

Pontiac



In 1922, residents of the Weisser Park Community Association on the east side of Fort Wayne petitioned the library for a branch. In October that year, the Pontiac Branch was formally established in the Menefee building at 1023 East Pontiac Street. Like Tecumseh and Little Turtle, the branch was named for a Native American, Chief Pontiac, and not the street. In 1972, the old Macedonian Hall at 3304 Warsaw Street was selected for the site of a new library. Built in 1950, it was a fairly modern building and offered four times the floor space of the Menefee building. The firm of Grinsfelder-McArdle Associates was selected to design the renovations. In 1997, a consultant recommended the closure of the building and the construction of a new branch. A new brick building under a design by Grinsfelder Associates opened in 2004 at 2215 South Hanna Street. It was located on a campus that also included the Fort Wayne Urban League and Community Action Northeast.

GENERAL INFORMATION

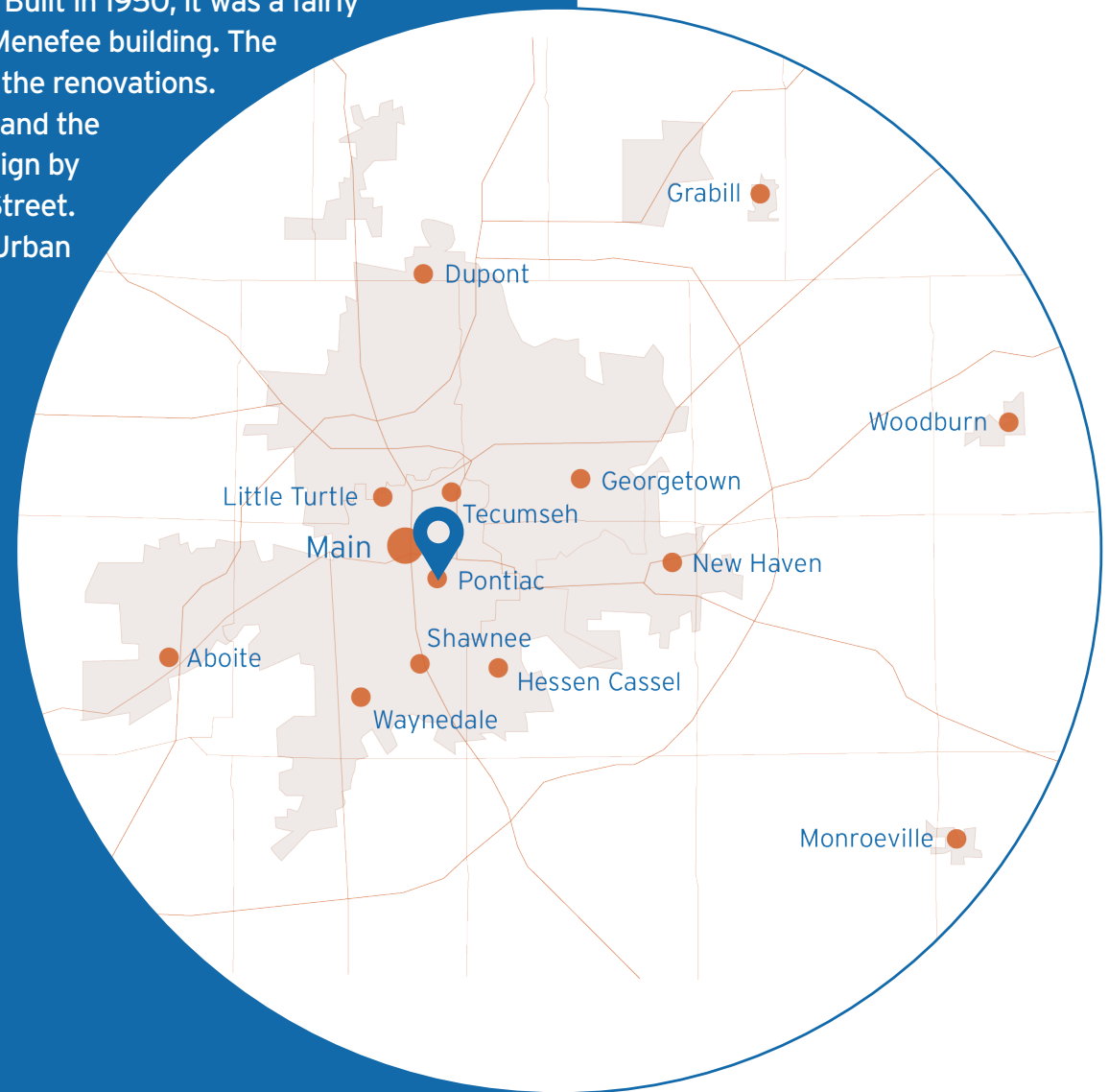
Address	2215 S Hanna St, Fort Wayne, IN 46803
Building Size	10,500 SF
Site Area	1.26 Acres
On Site Parking	43
Year Built	2004
Original Architect	Grinsfelder Associates

MANAGEMENT INFORMATION

Population Served (1 mile)	14,579
Days Open	6 / week
Hours Open	57 / week
Full Time Staff	3.5

STATISTICS 2020

Door Count	25,451
Programs	43
Program Attendance	723
Collection Size	18,799
Circulation	8,114
Computer Usage	25



Regional Location Map

Adequately sized for current service demands

Yes No

Overall building condition

1 2 3 **4** 5

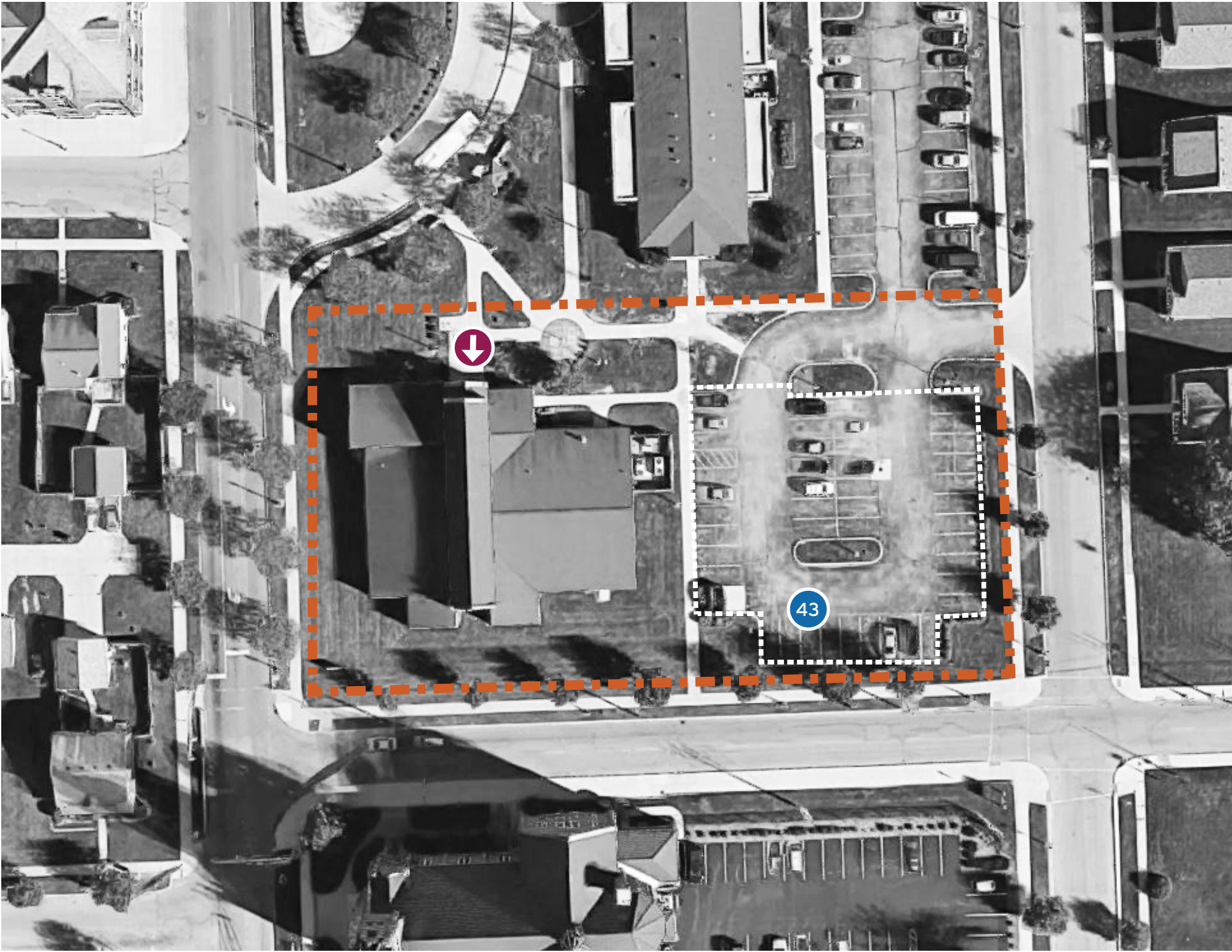
Scale: 1 = Poor to 5 = Good

Site allows for future expansion

Yes No

Renovation and/or expansion can meet 10-year service demand

Yes No



Site Plan




SITE

The branch is easily visible from Hanna Street and Creighton Avenue, and it projects a good presence although not immediately recognizable as a library. This is in part due to the location on a campus of buildings with similar architecture.

The parking lot includes 43 spaces which is adequate. Parking is accessed only off a side street Weisser Park Avenue to the east of the branch, and not directly from Hanna Street.

The main entrance is close to a drop-off drive to the north that serves other buildings for bus traffic only. This causes confusion as that drive does not lead to library parking, but is close to the entrance and off of Hanna Street, the library's address. The distance from the parking lot to the entry is unusually far, and particularly difficult for those with mobility challenges and for all patrons during bad weather.

The site includes green space that could be developed to support outdoor programming. The site could accommodate a modest expansion of the building along the northeast and east walls.

-  main entrance
-  number of parking spaces
-  property line



BRANCH CONDITION

The building was completed in 2004, with no major capital improvements since the original construction.

Major systems notes are informed by a January 2020 Trane Energy Contracting systems audit, as amended by ACPL facilities staff where applicable:

- The major equipment is in good condition.
- The system includes central DX VAV air handling units served by boilers.
- Water heater is 16 years into a 15 year expected useful life and will soon need to be replaced.
- The boiler is 16 years into a 25 year expected useful life.
- The motors for both air handling units are 16 years into an 18 year expected useful life. ACPL has entered into a maintenance agreement to attend to these.
- Lighting is fluorescent throughout, no LED upgrades to date.

Additional observations:

- The exterior building envelope is in decent condition, with two exceptions: the roof leaks in heavy rain, and some exterior window seals are broken allowing condensation into the airspace between panes.
- Interior finishes are original and showing signs of age and significant use, including 'shadows' in carpet where shelving has been moved, and carpet delaminating from the floor below creating some trip hazards.
- A survey prepared by Huntington University identified conditions that are non-compliant with the current applicable Americans with Disabilities Act.



"Pontiac's layout is also too open, allowing for lots of noise and echoing. The children inevitably end up being a little too loud, which is not their fault--just the way the room is set up at the moment"

Staff Survey Response

"The door is indeed far from the parking lot. The architecture is very pretty at Pontiac, so I hope we can maintain that."

Public Survey Response

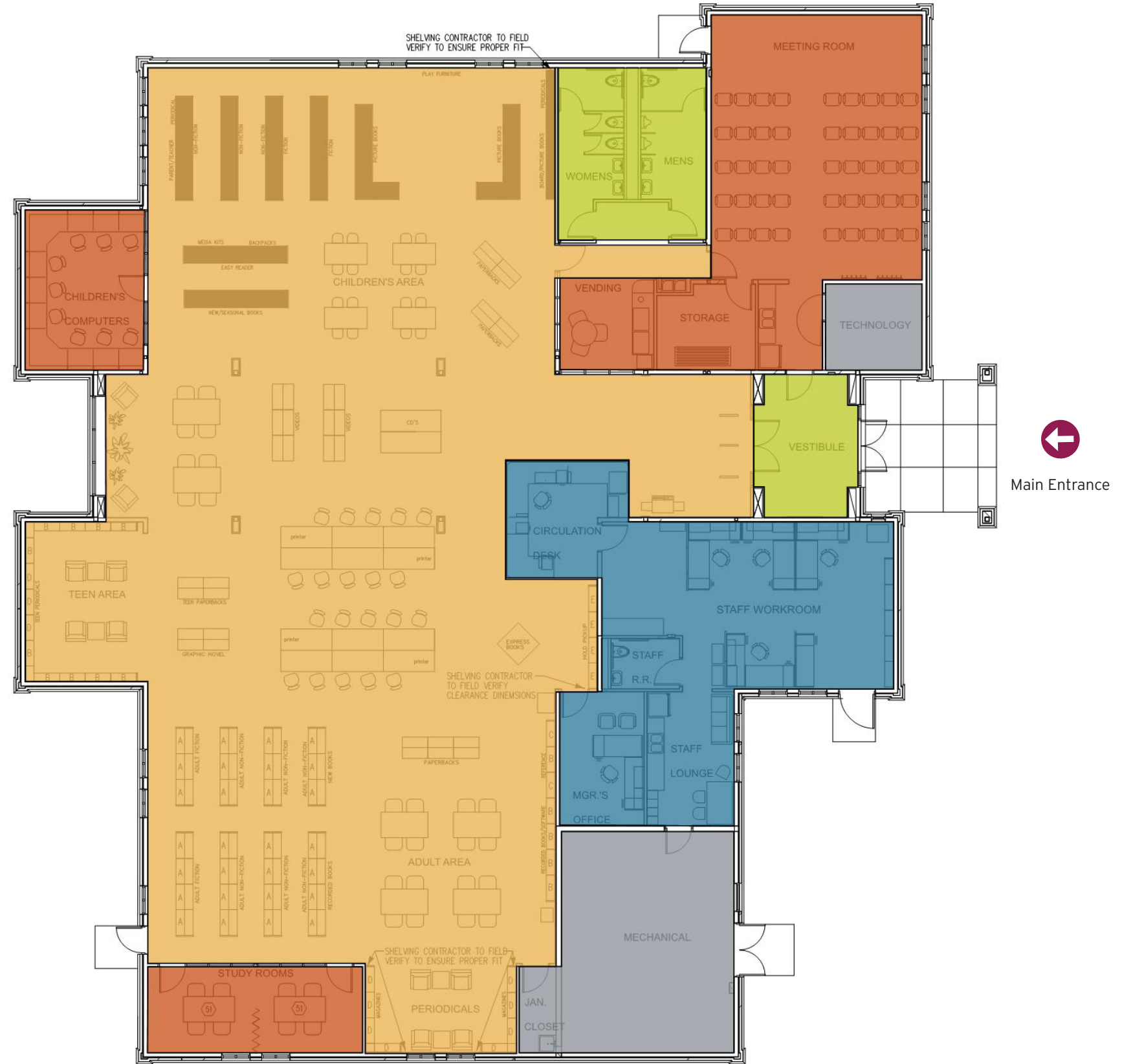
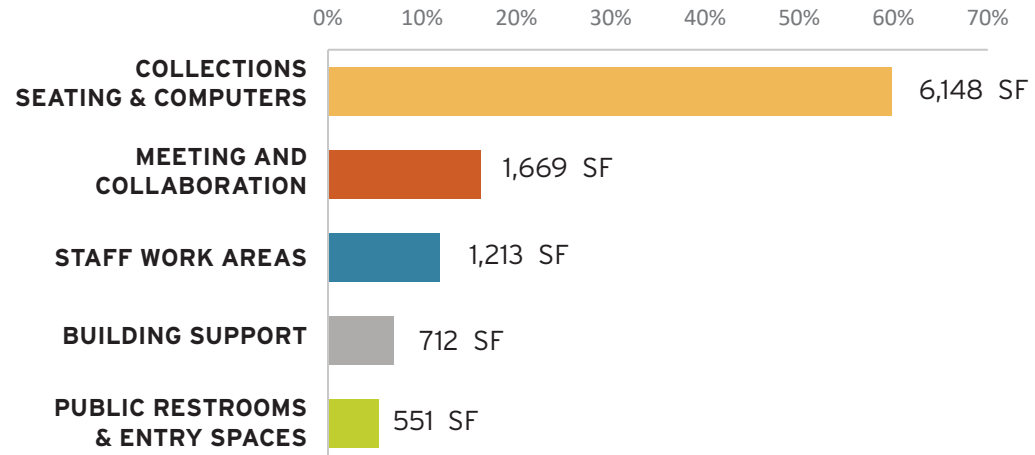




"Perhaps add several half-size meeting rooms"
Public Survey Response



SPACE ALLOCATION





FUNCTIONALITY

Pontiac is adequately sized for the population served.

- The building is challenging to reconfigure given the floor plan and architectural features - in particular the tall central ceiling aligned with the entrance and running north-south through the building and computers noted below.
- The two built-in computer areas in the center of the branch are functional but oversized and presents a significant challenge to flexibility.
- The entrance is clear architecturally, but not obvious from the parking areas as noted above.
- The meeting room is approximately 770 SF, with an adequate presentation wall but no integrated technology. Storage is convenient but shared with the rest of the building and therefore not accessible when the meeting room is in use.
- The building was designed to accommodate after-hours meetings with restroom access.
- An underused café/vending area is included as part of the branch which can be accessed after hours.
- The building does not lend itself well to accommodating adequate space for children. The existing space is undersized for the demand, not separated from other spaces in the branch, and currently includes an area where shelving is too tall.
- The young adult space is small and not acoustically separated from the rest of the space.
- The two small conference rooms in the southeast corner do get a lot of use, but they are not acoustically private and lack adequate technology. They could be reconfigured into one larger room via an operable partition.
- The enclosed computer room between children and teens spaces serves a purpose for gaming or other computer usage that includes sound. This space could possibly be repurposed.
- The layout of the branch does not adequately separate quiet and loud spaces.



EFFICIENCY

- The building configuration does not lend itself to flexibility of layout and service delivery, as noted above.
- The circulation service point is well located but is too small to properly accommodate all of the functions and services located here. The desk is also not ADA compliant.
- The staff work areas are undersized, and the space between circulation and staff work areas can be a bottleneck.
- The branch manager's office is disconnected from all other staff.
- The open book return directly into the work space should be enclosed for sound and safety.
- Staff workstations are near the exterior door. This makes it uncomfortable to work there when deliveries are being made, especially during bad weather.

"The play area is fun for kids. Needs better lighting and a more functional lay out."

Public Survey Response

TECHNOLOGY

Building Technology Infrastructure

- There are enough wired network connections for all library computers.
- There are not enough power outlets for charging mobile devices such as laptops and cell phones.
- The existing power outlets are not easy/comfortable for patrons to access.
- The existing space can accommodate expansion of power access needs.

WiFi

- The existing WiFi covers: bandwidth needs for the library's computers; the physical space of the library for current usage; but not the needs of users outside the library building

Patron Computing

- There are no public computer stations with capabilities to support those with visual, auditory, or physical impairments.
- The Children's area does not have collaborative computing space for caregivers and children.

Staff Computing

- There are adequate computers or devices for all staff members.
- The existing printers/scanners/photocopiers are not adequate.
- The existing phones are adequate for work needs.

FF&E

- Patrons experience a short (5-15 minute) wait during peak demand-times.
- There is adequate space at computer stations for patrons' items.
- There are no collaborative computing spaces.
- Some of the public computer workstations are ADA compliant.
- The Children's area does not have space for adult caregivers to work while supervising children in their care.
- There is no assistive listening technology in public meeting room.
- The audio/visual in meeting/study rooms is not adequate.

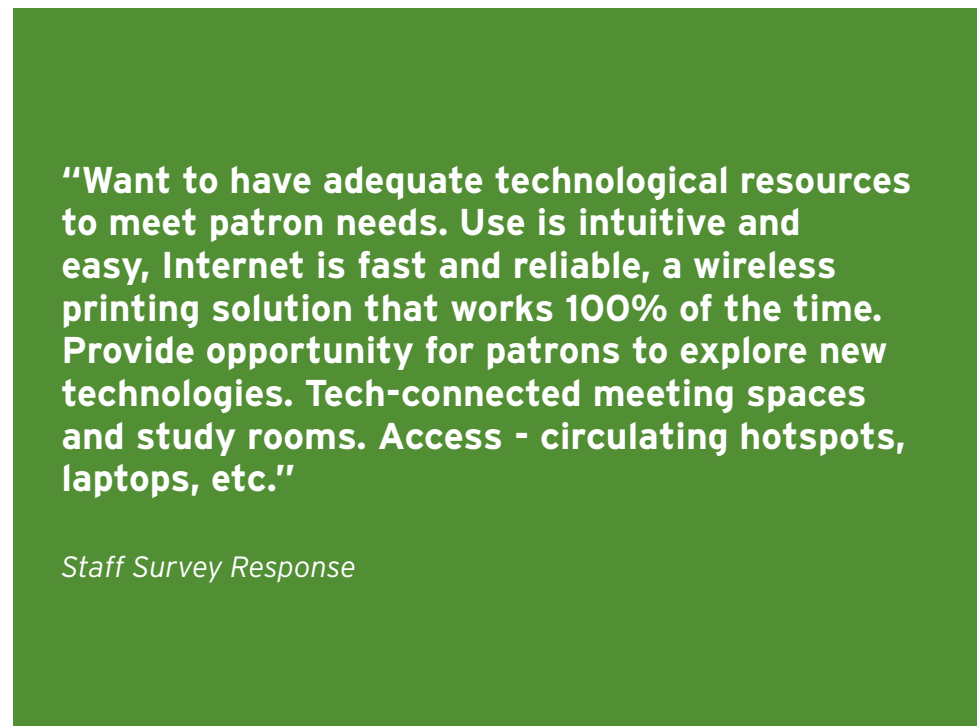
Other/Additional Technology

- The library would like to add: a "roaming" service model; Smart Boards; Library of Things; a portable projector.



"We need permanent, mounted technology for meeting spaces. Wireless printing needs to work 100% of the time. (Air drop would be most ideal.)"

Staff Survey Response





"This library tends to be very noisy, maybe something could be put into place to separate those who are reading or working on computers who need quiet time from the kids playing."

Public Survey Response

AMBIANCE

- The building is small but includes many different types of spaces. That coupled with insufficient signage results in poor wayfinding.
- The primary defining feature is the tall interior space and the stained-glass window which draws attention away from services and spaces provided in the building.
- The building includes a few targeted areas of color, and interesting murals on several columns, but there is little else to help differentiate adult, teen, and children's spaces.
- The acoustics are problematic; loud and quiet spaces are not separated.
- The meeting room is functional, but the finishes are dated and need to be upgraded.

"Please add some art to the walls. Also the kids here are so amazingly artistic and it would be nice to have a gallery for them to show off their art."

Staff Survey Response

