

Waynedale



The library established a deposit collection in Waynedale as early as 1928, and in 1935, it opened a reading room together with a collection in the Noble Store. The collection grew, and in 1939 the library opened formally the new Waynedale Branch in a room at the Waynedale Public School building. The initial collection had 4,000 volumes. At a date probably in the mid-1950s, the branch closed, but it was still listed in reports at late as 1953. In 1970, the Board authorized the establishment of a temporary branch at the old post office building in Waynedale, and the following year it purchased just over an acre at 2200 Lower Huntington Road for a new Waynedale Branch. Under a design by the architectural firm of Barton-Coe Associates, the new building opened in 1972. It underwent renovation in 1989 and again in 2004.

GENERAL INFORMATION

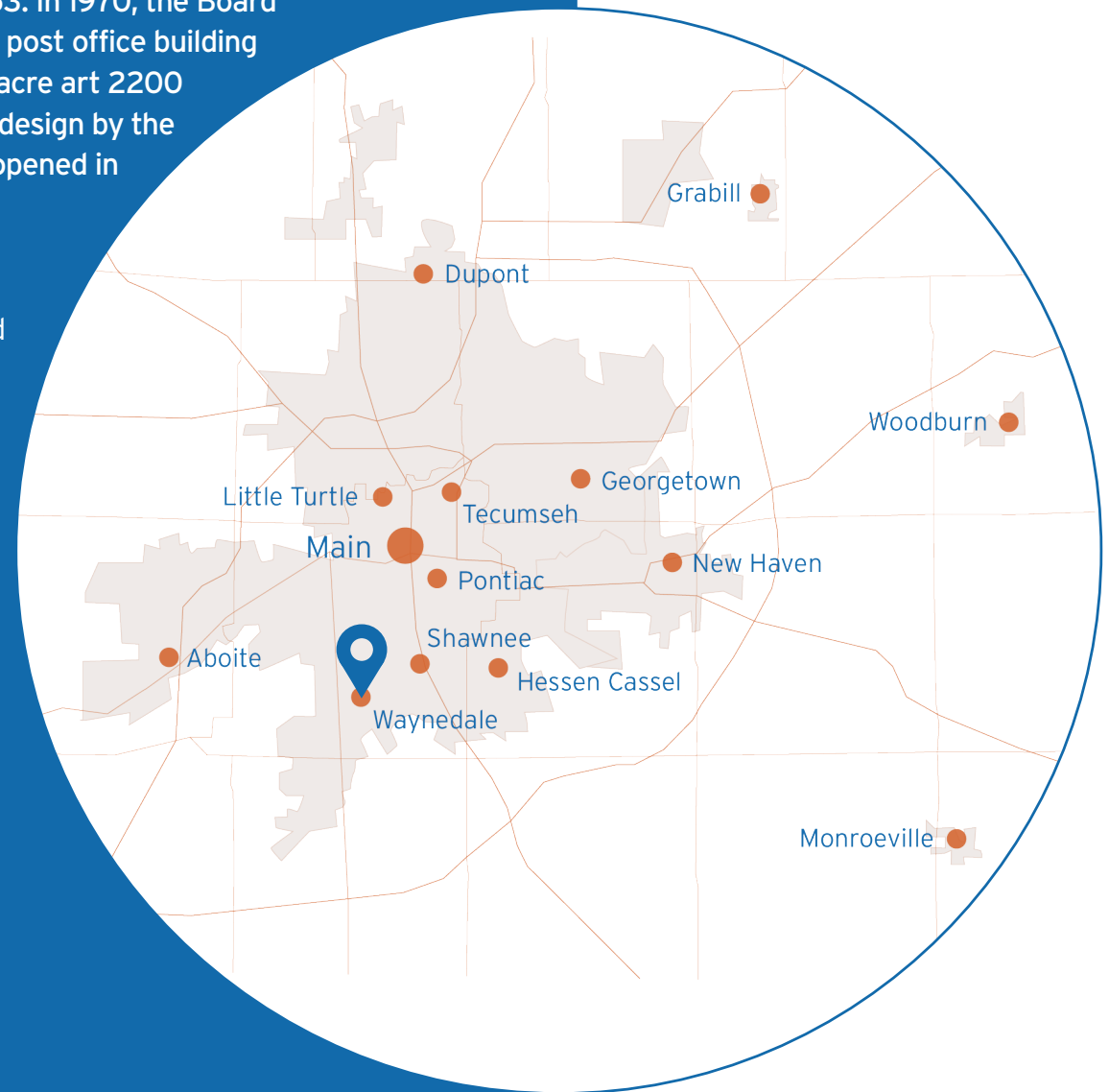
Address	2200 Lower Huntington Rd Fort Wayne, IN 46819
Building Size	13,300 SF
Site Area	2.49 Acres
On Site Parking	59
Year Built	1971
2005 Addition/Renovation	
Original Architect	Barton, Cxoe Associates

MANAGEMENT INFORMATION

Population Served (3 mile)	7,443
Days Open	6 / week
Hours Open	57 / week
Full Time Staff	5.98

STATISTICS 2020

Door Count	48,219
Programs	26
Program Attendance	185
Collection Size	56,844
Circulation	77,093
Computer Usage	20



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

The branch and library sign are easily visible from Lower Huntington Road, a primary route in the area. The building is close to the street at the southeast corner but does not project a significant presence as a library.

The parking lot includes 59 total spaces, split between the front and back of the branch with 21 to the south (front) and 38 to the north (back).

The front lot is easily accessed and obvious from the street, although the entrance drive is narrow and seen as a collision hazard. The front lot includes four accessible parking spaces, however the ramp to access the building is inappropriately placed to the south of and well behind all the ADA spaces. It is not obvious that the back parking lot can also be used by library patrons.

There are no overhangs at either entrance to shield patrons from weather or winter ice build-up. The north facing entrance is convenient to the back parking lot, but a long walk to the entrance.

A wood fence along the neighboring yard to the west needs repair.

The site is generous and has ample green space to the north. Exterior spaces have not been developed for library programming.

The property could support expansion, although the architectural design and layout does not lend itself to easy expansion.



	main entrance
	number of parking spaces
	property line



Site Plan

BRANCH CONDITION

The original branch was completed in 1971, and it was fully renovated and expanded to the north in 2005. The branch has not benefited from any major capital improvements since the renovation/expansion.

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 fair condition.
- The system includes central DX VAV air handling units served by boilers.
- Water heater has recently been replaced.
- The boiler is 16 years into a 25 year expected useful life.
- The split system is 15 years into a 15 year expected useful life and will soon need to be replaced.
- The motor for the air handling unit is 15 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 well maintained, but the glazing failures and masonry concerns are visible, including rusted window frames and leaks in several locations.
- The complex geometry presents ongoing roof drainage concerns and maintenance challenges as aging materials expand and contract seasonally.
- Finishes are original to the 2005 renovation and showing signs of age.
- The sink in the housekeeping closet needs to be replaced.
- The original building pre-dates the Americans with Disabilities Act, and the team recognized several conditions that are non-compliant with the current applicable law. A full audit would be required as part of any future renovation or expansion.



"We like our library the way it is, though my kids and myself might enjoy the opportunities created if there was a makers space."

Public Survey Response

"I like the front meeting room, but it could be bigger and have better lighting. Should have a space for the afterschool crowd."

Public Survey Response



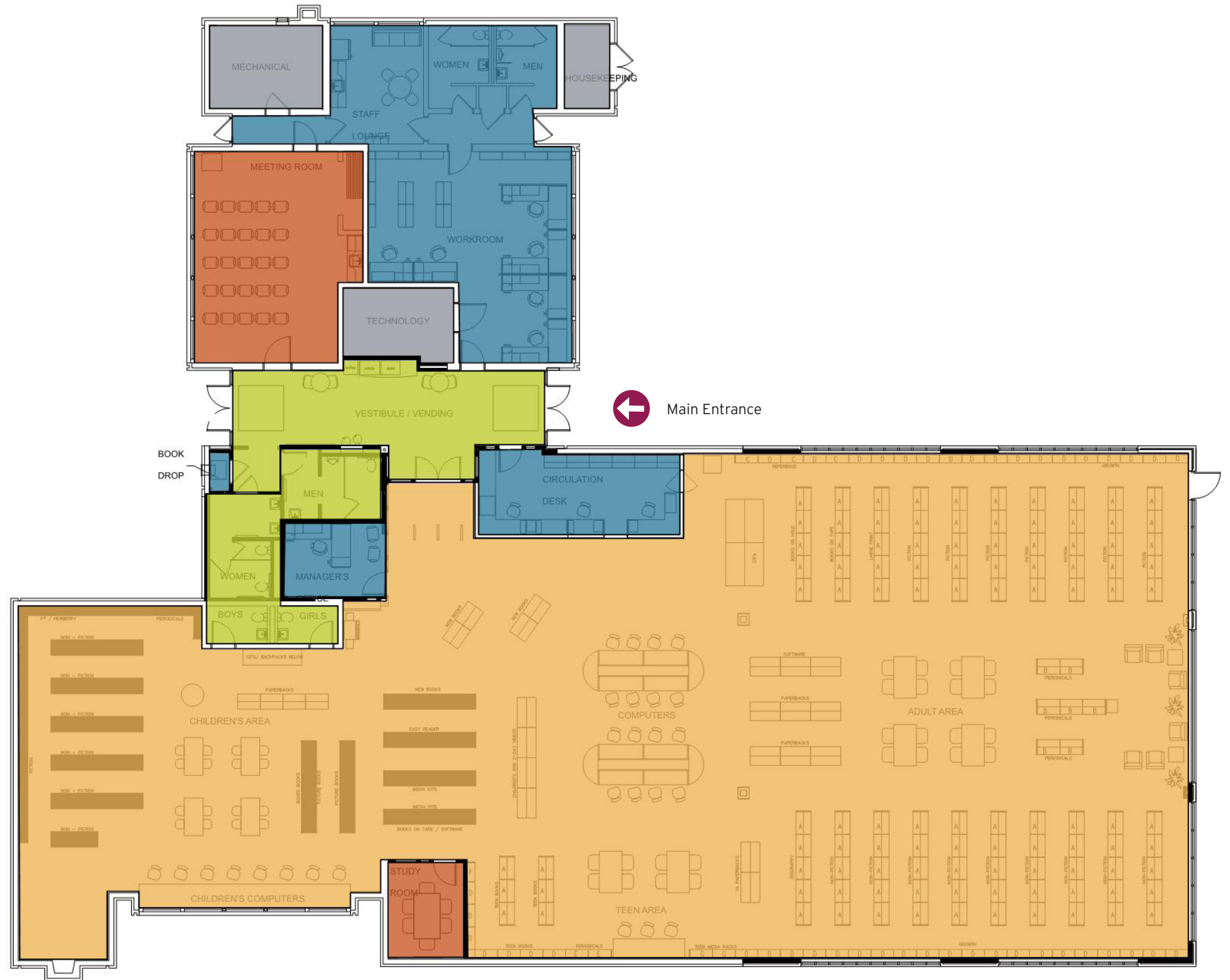
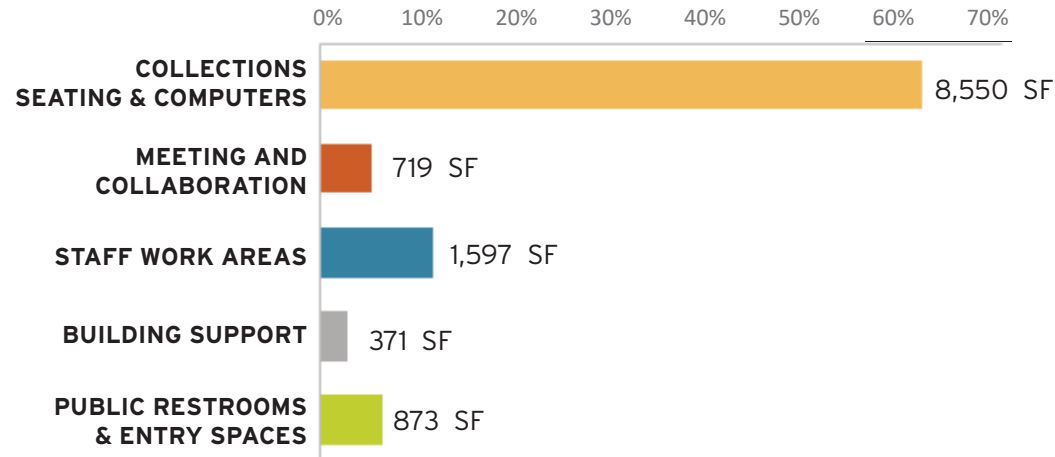


"The driveway from the street to the parking lot is too narrow, lots of near-misses from one car coming in and one coming out at the same time. Not enough handicap accessible parking. The accessible cut in the sidewalk is too far away from the spots. Parking spots in the back have lines painted in the middle of parking spots, very confusing."

Staff Survey Response



SPACE ALLOCATION





FUNCTIONALITY

Waynedale is adequately sized for the population served, although the meeting spaces and staff areas are undersized for effective use.

- The branch layout separates the public meeting function - and staff areas - with a main entrance corridor that runs north to south. The east portion where the public services areas are located is relatively simple and straightforward, and generally flexible except for access to power and current furniture.
- The meeting room is approximately 550 SF, and is inadequate in location, size, and configuration. Storage is negligible.
- The building was designed to accommodate after-hours meetings with restroom access.
- There is a vending area located in the main entrance corridor which is well located and were well-used prior to COVID protocols stopping use.
- The children's space is well located but limited in its current configuration, with little space for older children. There are two unisex children's restrooms in the area which are a plus, they do not have changing tables.
- The young adult space is small and centrally located in the open library, and is not acoustically separated from the rest of the space.
- There is one small study room which is functional, but the building needs more spaces of this type.
- The built-in computer areas in front of circulation between the columns are functional but limit flexibility and some visibility.
- The layout and size of the branch does not adequately separate quiet and loud spaces.

"The staff area is separated from the front desk by a public hallway and a locked door. Not enough storage space. The outside drop box's back door is located directly in front of the bathrooms and is a safety hazard."

Staff Survey Response



EFFICIENCY

- Waynedale is adequately sized for the community served and volume of use.
- The circulation service point is oddly configured and separated from all other staff service points. There are not good sightlines to the children's spaces, and the shelving arrangements make much of the north and east walls of the building difficult to monitor. Patrons arriving from the north enter behind staff working at the desk.
- The branch manager's office is disconnected from all other staff, and noise from adjacent restrooms on three sides is problematic.
- The staff work area is disconnected from library service areas, small and cluttered. There is storage located in some cabinets within the room, but no adequate dedicated storage room.
- The book return at the south entrance is enclosed but too small to accommodate a bin, which results in returned materials dropping directly to the floor which results in damage to materials and takes extra time for staff to process them. The door to the book return is also in conflict with the adjacent restroom and can be a safety hazard.
- There is a separate door to the staff area, but the small (and non-ADA compliant) doorways are not adequate for deliveries.
- There is a storage room accessed only from the exterior which currently houses library materials.
- The housekeeping closet is too small to be functional.
- Staff restrooms do not lock, are too small, and are awkwardly arranged.
- There is a pull-down access stair to an attic mechanical room that blocks the staff entrance, restroom and housekeeping closet when opened.

TECHNOLOGY

Building Technology Infrastructure

- There are enough wired network connections.
- There are not enough power outlets for charging mobile devices, and outlets are not easy/comfortable 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 not adequate computers or devices for staff.
- The existing printers/scanners/photocopiers are adequate.
- The existing phones are adequate for work needs.

FF&E

- There are not enough computers to meet demand, patrons may experience wait times over 20 minutes during peak hours.
- There is a designated computer lab.
- 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 has 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 facility in meeting/study rooms is not meeting patron needs, and notes that patrons have requested public access projectors.

Other/Additional Technology

- The library would like to add technology that supports a "roaming" service model.



"Put the computers in a separate room so when students come to play games, they aren't disturbing everyone else in the building."

Staff Survey Response





“Not enough outlets, poor lighting in adult area, not super welcoming to teens, kids space needs more color, meeting room too small.”

Staff Survey Response

AMBIANCE

- Finishes are aging and showing increasing signs of wear. The interior décor feels dated.
- The main reading area central to the adult services space is unacceptably dark, and acoustically echoey and uncomfortable.
- Furnishings are dated and heavy, and they are showing signs of age.
- Other than a few blocks of color on the south wall at the children’s area, the branch palette includes greens and browns and feels a bit dark.
- The acoustics are problematic; loud and quiet spaces are not separated.
- The layout makes wayfinding straightforward given the open nature of the building, but there is little signage to support navigation.

“Lighter/sound proofed ceilings in adult area. it’s far too dark and echoes.”

Staff Survey Response

