

Aboite



The earliest public library collection in Aboite Township began as a deposit station that opened in 1921 at William Wilder’s general store. A second station followed in 1922 at Aboite Center. Both closed during the Great Depression, and the area remained rural without library service. Beginning in the 1960s and continuing through the 1970s and 1980s, Aboite Township became the site of many new, upscale housing developments. In 1984, a consultant recommended the construction of a branch library in Aboite Township in response to this residential growth. Five years later, the library Board purchased land in the Village of Coventry shopping center and broke ground for the branch, which opened to the public in November 1990. A popular branch from the beginning, its growth has been fueled by the continued expansion of the city of Fort Wayne to the southwest and the rapid commercial development of the area. It draws students from the Southwest Allen School District.

GENERAL INFORMATION

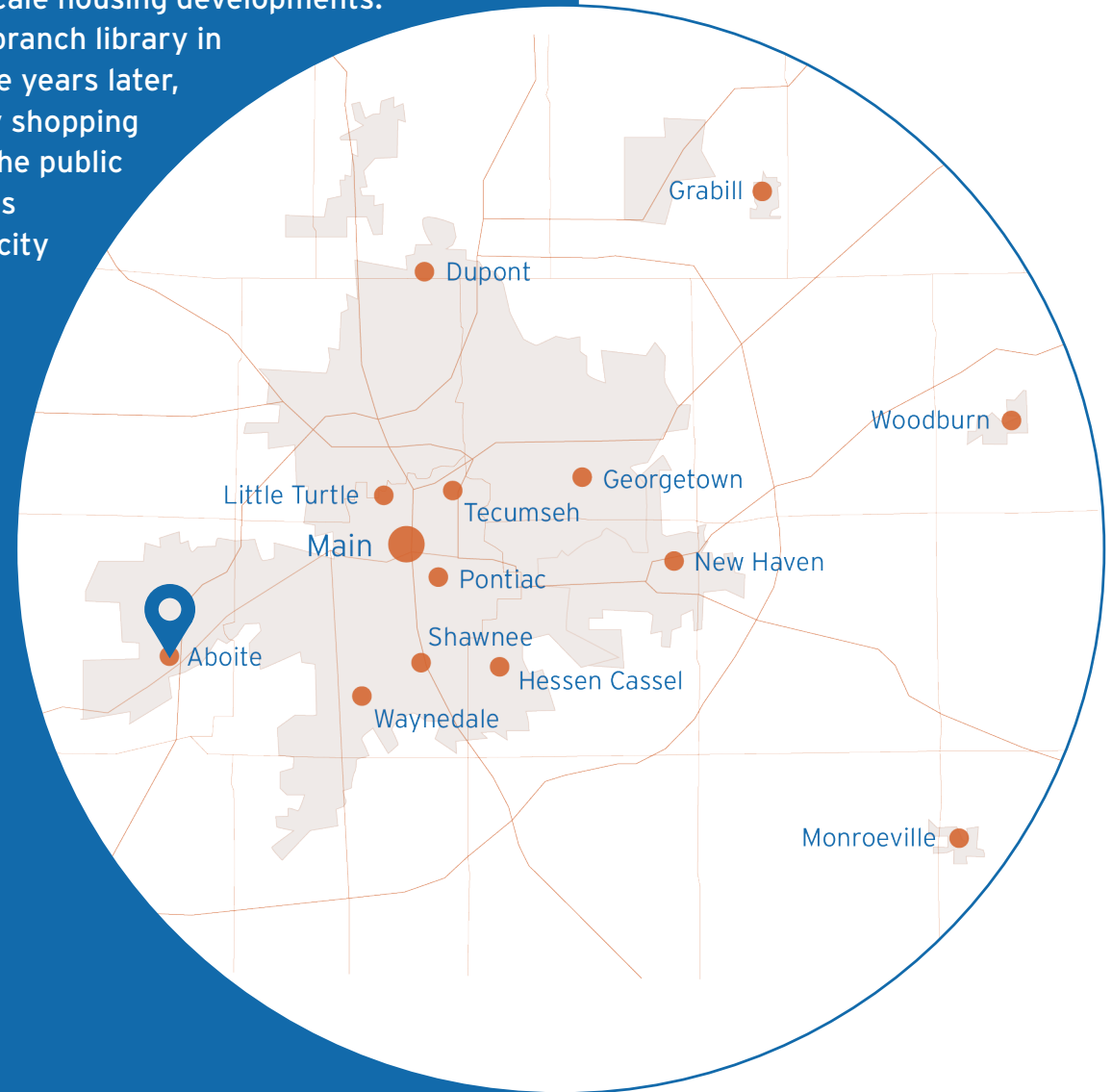
Address	5630 Coventry Lane Fort Wayne, IN 46804
Building Size	13,319 SF
Site Area	2.20 Acres
On Site Parking	37
Year Built	1990
Original Architect	Moake & Associates

MANAGEMENT INFORMATION

Population Served (3 mile)	29,890
Days Open	6 / week
Hours Open	60 / week
Full Time Staff	8.5

STATISTICS 2020

Door Count	67,581
Programs	116
Program Attendance	2,138
Collection Size	76,896
Circulation	233,714
Computer Usage	4,909



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

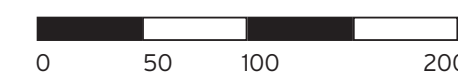
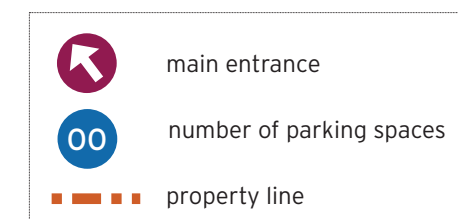
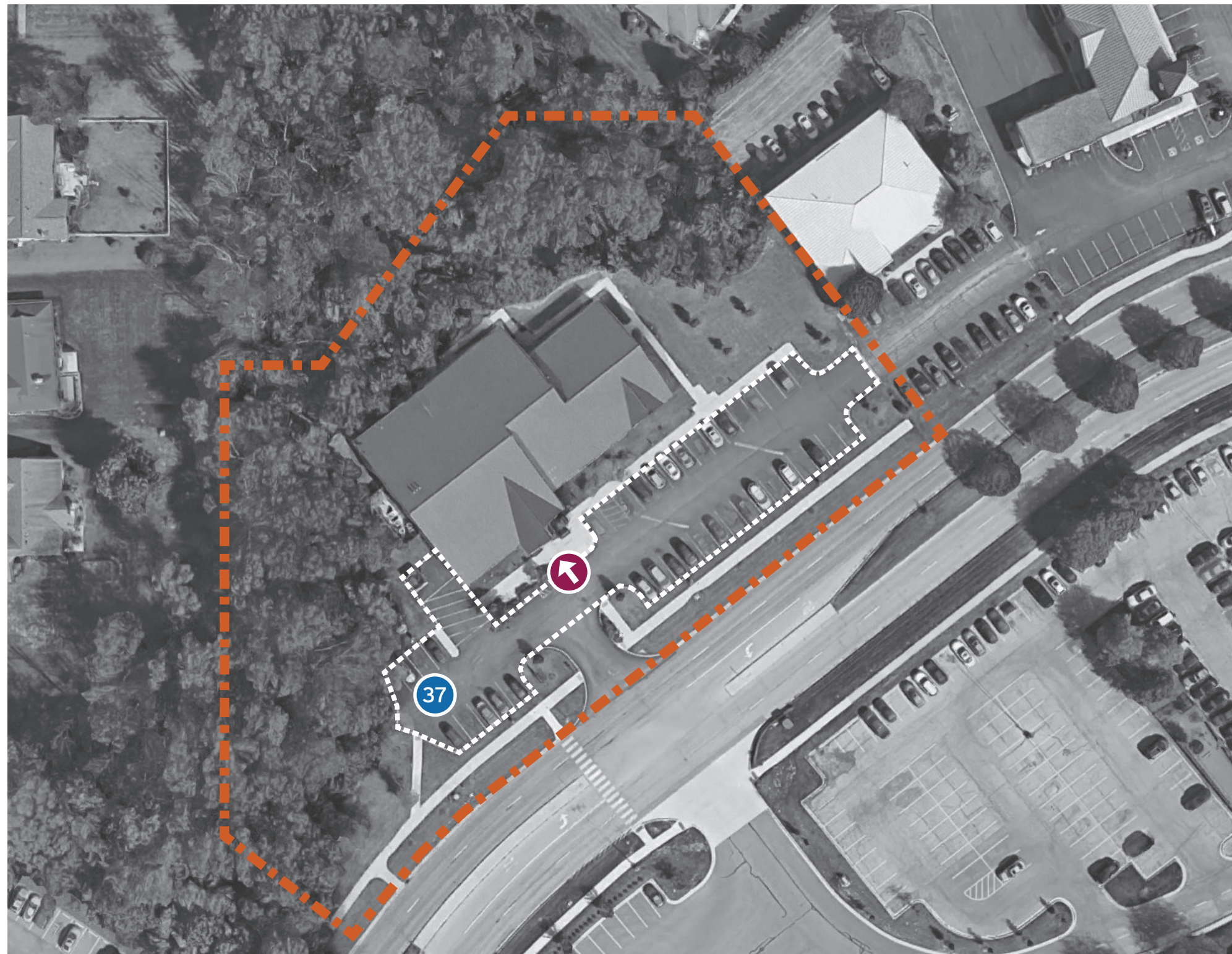
Yes **No**

SITE

The branch is easily identifiable from Coventry Lane, however this is a secondary road at the back of the Village at Coventry, a large mixed use retail development on the primary route, Jefferson Boulevard. The library is not visible from Jefferson Boulevard and there is no signage at the Coventry Lane intersection indicating the library location.

The parking lot is too small, and the configuration at a busy retail development requires overflow parking at adjacent lots across Coventry Lane requiring a hazardous street crossing to access the branch.

The site has a small grass yard to the north, but not sufficient for programming or expansion. The ravine to the south and west of the branch further limit any growth or development.



Site Plan

BRANCH CONDITION

The library was completed in 1990 and has not benefited from any major capital improvements since its 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 fair condition.
- Hot water boilers serve four central air handling units.
- Water heater has recently been replaced.
- The split system is 13 years into a 15 year expected useful life and will soon need repair or replacement.
- The boiler is 24 years into a 25 year expected useful life and will soon need repair or replacement.
- The motors for all 4 air handling units have reached their 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.
- The building shows signs of settling along the west wall, with interior and exterior finishes separating.
- The exterior insulation and finish system has reached its life expectancy and requires increasing maintenance, including repairs from damage due to weather and pests.
- Many finish materials are original to the building. Furniture and equipment is a mix of old and new.
- The original building pre-dates the Americans with Disabilities Act, and a survey prepared by Huntington University identified conditions that are non-compliant with the current applicable law - including the main entrance.
- The second emergency exit from children's is through the meeting room
- The building is not sprinklered, and the 2018 conditions report recommended a full retrofit to include sprinklering
- Staff restroom plumbing not functioning well and door to restroom sticks



"More meeting room and study room space for groups who want to collaborate so quiet reading area is truly quiet."

Public Survey Response

"New and larger building with better parking. When I have used the overflow parking, I feel like I am taking my life in my hands trying to cross the street with children. The curve in the road makes it difficult to see oncoming traffic once I am already in the street. I wish that my family and I had access to a branch that was closer to where we reside."

Public Survey Response



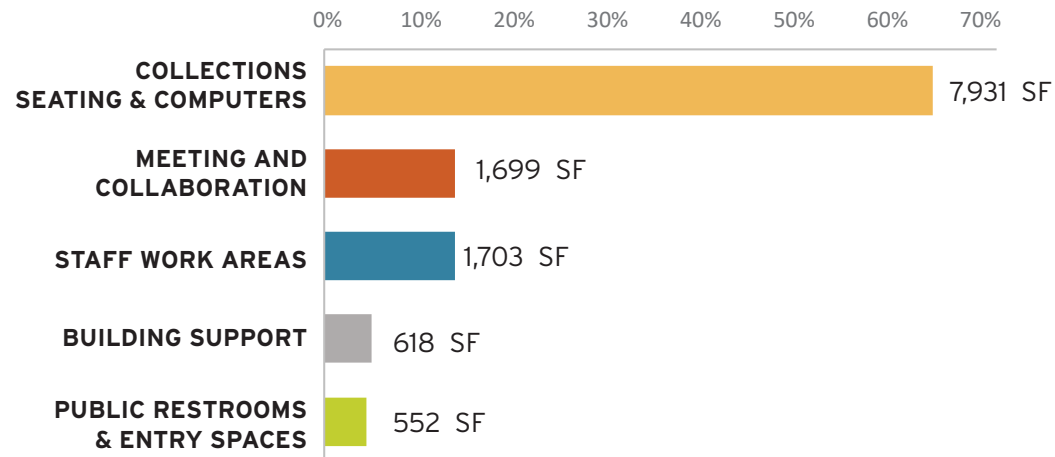


"I think the idea of expanding or getting a new building is great! I hope it can stay in the southwest but the building is really shabby so it needs improvements."

Public Survey Response



SPACE ALLOCATION





FUNCTIONALITY

In 2020, Aboite saw the third-highest number of visits per SF of any of the branches in the system. The building is too small for the current size of community served, and the anticipated population growth in SW Allen county will continue to place stress on the facility.

- The branch serves seniors and growing families but does not have space for adequate resources to appropriately satisfy each demographic.
- The small circulation desk results in patrons standing in front of checkout machines when talking with staff.
- The floor plan separates children's from adult spaces with a meeting room and restrooms, which has functional benefits but limits flexibility.
- The tiered story/puppet room limits visibility and flexibility of space use in the children's area. The lack of designated program or story space for children limits the use of the large meeting room for other purposes.
- The building does not include enough space for adequate shelving for collection demands along with spaces for collaboration or quiet reading.
- The meeting room is 875 SF which could serve 58 people maximum per original documents, and up to 130 based on a 7 person per SF calculation. The room lacks adequate storage and has very limited presentation wall space based on window and door locations.
- The building was not designed to accommodate after-hours meeting with restroom access.
- There is no adequate space to serve young adults.
- There is a small children's computer room between circulation and the children's area but it's located behind the children's information desk, and awkwardly configured so gets little use, except occasionally as an impromptu study area. More small and medium meeting and study spaces are needed.

EFFICIENCY

- The circulation service point is too close to the main entrance, resulting in congestion and noise issues.
- There is a single point of access to all staff areas that must pass behind circulation which creates a lot of staff traffic congestion.
- The information desk between circulation and children is not well-located for its function.
- The staff work areas are undersized and overcrowded, with no room to prepare for programs or complete other essential tasks that should not be done in the public area.
- There is no space to receive deliveries, which impose on an already insufficient staff work area.
- The open book return directly into the work space should be enclosed for sound and safety.

"We have no designated teen area/space. We lack the shelving space to accommodate the community we serve. We need additional meeting rooms/study rooms and a separate program room to better serve the people who use our rooms. Building-wise, this is not a very welcoming space."

Staff Survey Response

TECHNOLOGY

Building Technology Infrastructure

- There are not enough power outlets for charging mobile devices such as laptops and cell phones.
- Existing power outlets are not easy/comfortable to access.
- There are not enough wired network connections for all necessary computers for patrons and staff.

WiFi

- The existing WiFi covers the bandwidth needs of the library's computers and devices.
- The existing WiFi covers the physical space of the library adequately.
- The existing WiFi covers needs of users outside the library building.

Furniture, Fixtures & Equipment

- Public computer stations do not have enough space for patrons' items.
- There are no spaces for collaborative computing in the library.
- The library does not have at least one (1) ADA compliant public computer workstation.

Patron Computing

- There are usually enough public computers to meet demand.
- There are no public computer stations with capabilities to support those with visual, auditory, or physical impairments.
- The Children's area has collaborative computing space for caregivers and children.

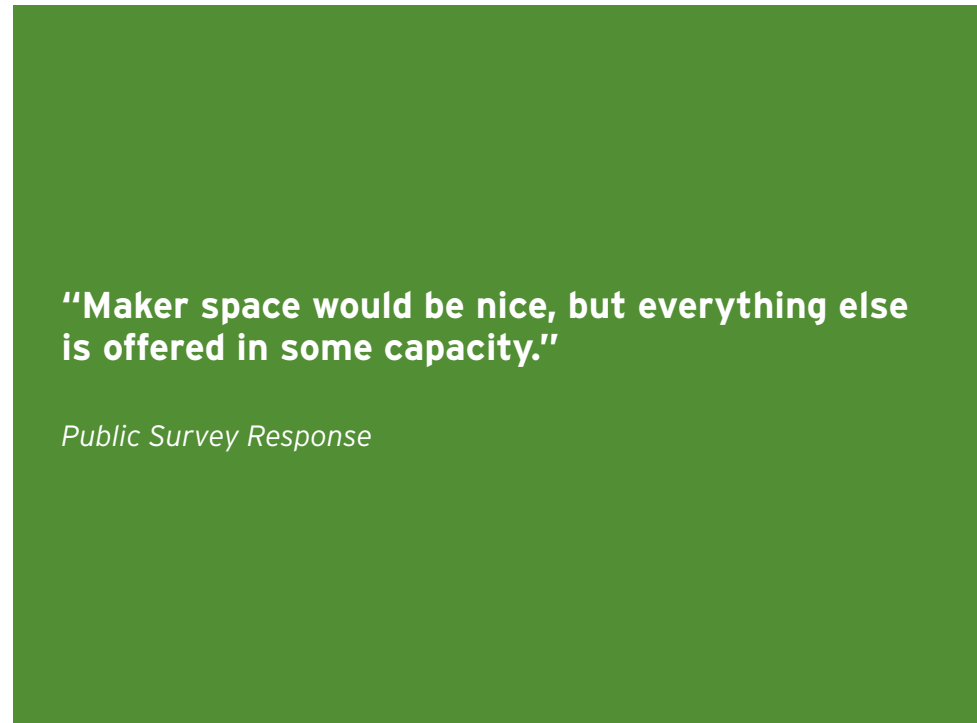
Staff Computing

- There are not enough computers/devices for all staff members.
- The Children's area provides space for adult caregivers to work while supervising children in their care



"Not enough outlets for laptops and other electrical needs."

Public Survey Response



"Maker space would be nice, but everything else is offered in some capacity."

Public Survey Response





“So small and looks so 1990s. Packed to the gills with books and people. It doesn't feel like a place to linger.”

Public Survey Response

AMBIANCE

- The acoustics within the building are problematic, specifically the crowded entry and circulation service point are loud. The manager's office adjacent to the restroom and meeting room is not acoustically private. The study room adjacent to the manager's office is also not acoustically private.
- The building is easy to navigate, once through the entrance area it's clear where services are located, although the meeting room location could be better highlighted.
- Interior space has been arranged to maximize comfort as possible, but the size limits do not allow for comfortable and quiet places to study or read.
- The mix of old and new furnishings, although functional, does not give the branch a cohesive look.
- The branch includes color in a number of areas to help identify different spaces, however all finishes need to be updated.
- Carpet pattern is bold and visually distracting.
- Public restrooms need updating, showing signs of age.

“I don't like the lack of nature light in the branch. It doesn't not match the bright, friendly environment of the branch. It also makes it feel dreary. Another thing that I least like about the space is the lack of it for the Teens. There isn't a space just for these patrons. The location where the Teen materials are seems to be a leftover space. It is not as inviting as it could be.”

Staff Survey Response

