

FOREST GREEN BRANCH LIBRARY

Site & Location Plans

Set within a busy retail and commercial strip, this library's civic image is overwhelmed by its context and constrained by its small site.



View of the entrance



View along the street

FAST FACTS

ADDRESS:

9015 Forest Lane, 75243

PHONE/FAX:

214-670-1335, fx 670-5597

COUNCIL DISTRICT:

Ten

CURRENT FACILITY:

Opened in 1976; 9,030 GSF

ARCHITECT:

Lane Gamble Huddleston & Smith

'98/'99 MATERIALS:

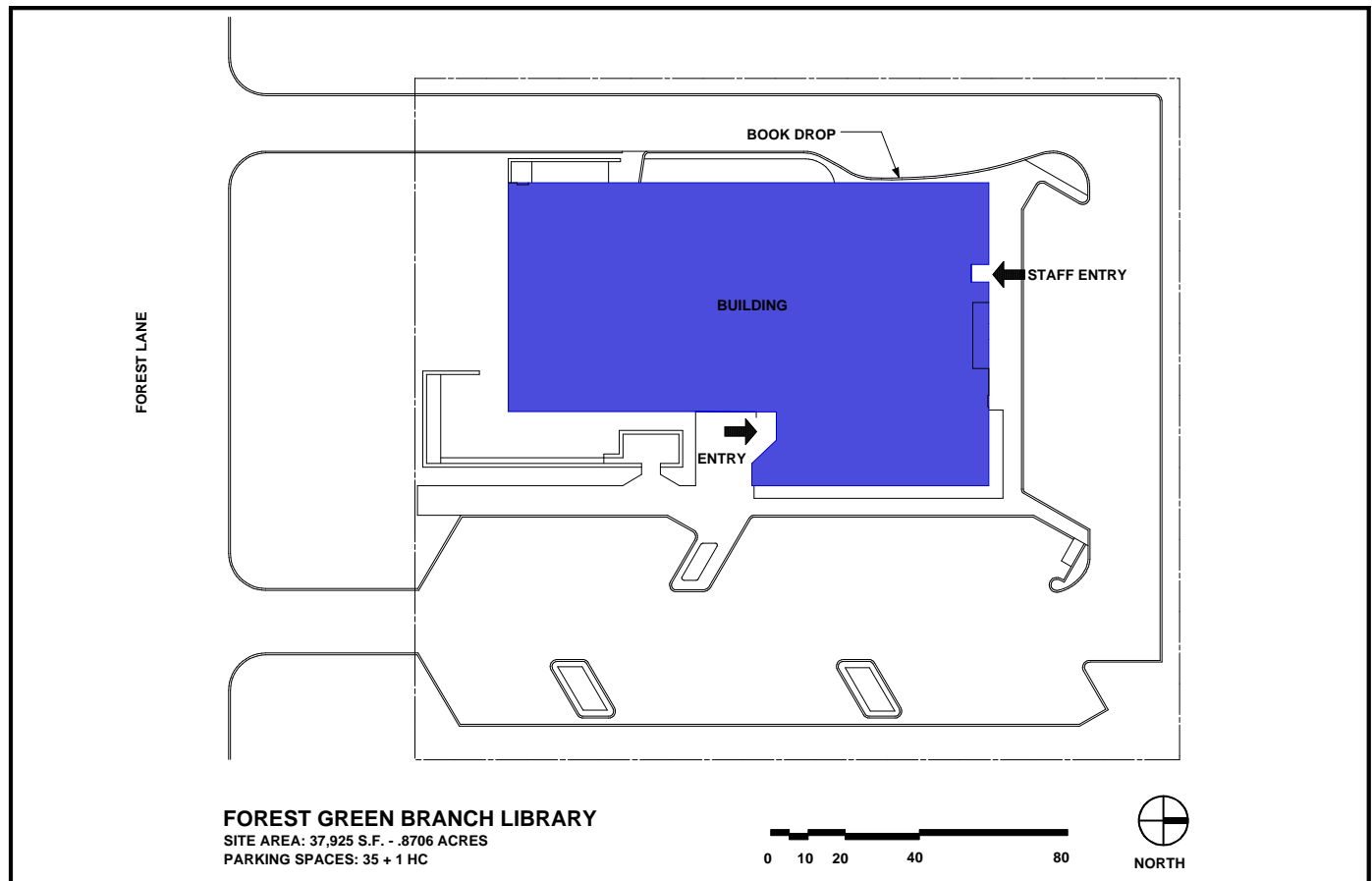
167,629 materials used

COLLECTION SIZE:

53,067



Forest Green Service Area

















FOREST GREEN

FOREST GREEN
BRANCH LIBRARY

Existing Floor Plan

LEGEND

-  HIGH SHELVING (5 TO 7 SHELVES)
-  LOW SHELVING (3 OR 4 SHELVES)
-  DISPLAY SPINNERS (5 TO 7 SHELVES)
-  BOOK BIN
-  COMPUTER WORKSTATION - PUBLIC
-  COMPUTER WORKSTATION - STAFF
-  MICROFORM WORKSTATION
-  PHOTOCOPIER
-  DISPLAY TABLE
-  ATLAS TABLE
-  CASH REGISTER
-  PRINTER
-  WOMEN'S ROOM
-  MEN'S ROOM

CHILDREN'S COLLECTION SHELVING

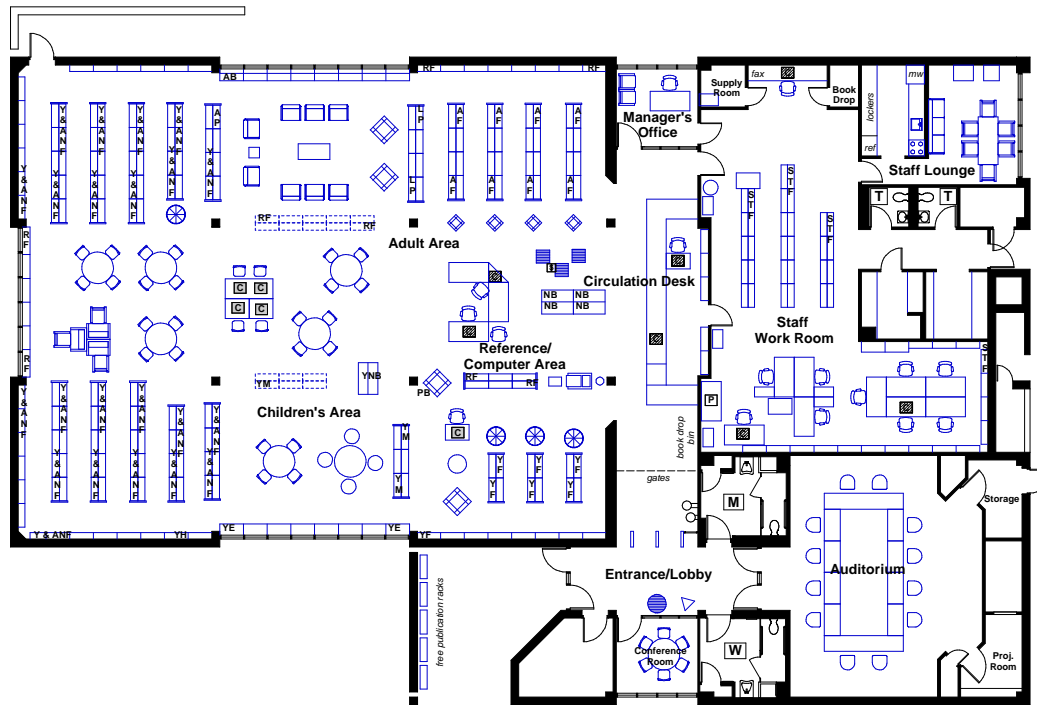
- YE Youth Easy Books & Picture Books
- YF Youth Fiction
- YNF Youth Non-fiction
- YB Youth Biography
- YAF Young-Adult Fiction (Sci-Fi, Mystery)
- YPB Youth Paperbacks
- YP Youth Periodicals
- YM Youth Media
- YNB Youth New Books
- YH Youth Holiday Books

ADULT COLLECTION SHELVING

- AF Adult Fiction (Sci-Fi, Mystery)
- ANF Adult Non-Fiction
- AB Adult Biography
- AP Adult Periodicals
- AS Adult Special Collection
- AM Adult Media
- LP Large Print
- SP Spanish Language
- PB Paperbacks
- NB New Books

OTHER SHELVING

- RF Reference Collection
- STF Staff Shelving
- OS Over-sized shelving



FOREST GREEN BRANCH LIBRARY



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Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Parking lot is in poor condition. Exterior railings in poor condition.
Landscaping is in good condition.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The metal standing seam roof appears to be in poor condition and is heavily caulked with sealant.
The modified bitumen roof looks well weathered. The staff reported persistent leaks from both roofs and the skylights (evidenced in the stained ceiling.)

EXTERIOR WALLS

There is evidence of stress in the brick at two window locations where sealant has been used to caulk masonry joints and possible brick fractures. The cast in place concrete lintel shows signs of efflorescence indicating water penetration. Both the exterior brick and cast in place lintel need cleaning.

EXTERIOR DOORS & WINDOWS

The existing storefront system is in fair condition.
The hollow metal doors need painting.

INTERIOR FINISHES

The carpet is in poor condition throughout. The painted wall finishes in both public and staff areas are in fair condition. The acoustical ceilings are in fair to poor condition.
Drywall ceilings are in fair condition.

ACCESSIBILITY

The staff area door hardware and millwork do not meet accessibility requirements.

DUCTWORK

The ductwork is in good condition, but the interior of the ducts are quite dirty.

BUILDING AIR HANDLER

The DX air handling unit serving the main building is in good condition. The system is not adequate and there is a musty smell, possibly due to the underground installation of the air handler.

AUDITORIUM AIR HANDLER

The DX air handling unit serving the auditorium is in good condition. However, as in the case of the unit listed above, there is a musty smell, possibly due to the underground installation of the air handler.

VENTILATION

The ventilation is in fair condition, but may not meet the latest Indoor Air Quality Requirements. Also, a lack of fresh air may be contributing to the odor problems mentioned above.

ROOF DRAINS

The roof drains are in generally good condition except for some leaks in the auditorium.

PLUMBING FIXTURES

The china plumbing fixtures are in good condition but do not meet the requirements of the State of Texas and the Texas Accessibility Standards. The number of fixtures is inadequate.

ELECTRICAL MAIN AND PANELBOARDS

Main and panelboards are Square D. The rating is 1200 Amps and the voltage rating is 120/208 VAC 60 Hz. There is no history of failure or problems with either.

TELEPHONE WIRING

Southwestern Bell.

CONTROLS

Various.

EXIT LIGHTING & LIGHTING

The exit lights are powered from emergency self-contained battery packs.
The condition of both the indoor and outdoor lighting is fair.

MISCELLANEOUS

Some restroom outlets do not have ground-fault interrupters.
The audio/visual fire alarms seem inadequate.

RECOMMENDATIONS

SITE/LANDSCAPE

Select a new site that can accommodate a larger library with ample parking and that is more central to the service area.

STRUCTURE

No action required.

ROOF & INSULATION

Roof has been replaced.

EXTERIOR WALLS

Clean both the cast in place concrete lintel and brick.
Remove unsightly sealant and repair brick mortar joints.
Refer also to roof recommendations.

EXTERIOR DOORS & WINDOWS

Clean storefront and remove and replace sealant around frames.
Paint exterior doors and frames. Remove and replace caulking around door frames.

INTERIOR FINISHES

Complete renovation of interior is needed, including new furnishings, new ceilings and light fixtures, new carpet, and all new finishes.

ACCESSIBILITY

Replace knob type door hardware with ADA approved lever type hardware.
Modify millwork for compliance with ADA requirements.

DUCTWORK

Clean the interior of the ductwork.
Check the filter housing and ductwork for leaks, and repair as necessary.

BUILDING AIR HANDLER

The Unit should be cleaned, inspected for leaks and repaired as needed.
The unit may also need to be adjusted to take in more outside air. (See Ventilation below).

AUDITORIUM AIR HANDLER

The Unit should be cleaned, inspected for leaks and repaired as needed.
The unit may also need to be adjusted to take in more outside air. (See Ventilation below).

VENTILATION

Increase outside air volume if needed to meet requirements of ASHRAE 62 and Building Code. This may entail replacing cooling coils, fans, condensers and associated equipment.

ROOF DRAINS

Inspect the roof drain piping and repair all leaks.

PLUMBING FIXTURES

Replace the fixtures with new fixtures that meet the requirements of the State of Texas and the TAS in regards to mounting height, proper flush valve installation, and water usage. Investigate the possibility of increasing the number of fixtures available.

ELECTRICAL MAIN AND PANELBOARDS

Clean and inspect.

TELEPHONE WIRING

-

CONTROLS

Clean and inspect.

EXIT LIGHTING & LIGHTING

Replace bulbs and check condition of batteries for exit lights.
Replace interior light fixtures with new glare-free fixtures.

MISCELLANEOUS

Replace outlets with GFCI Type.
Consider upgrading to NFPA, TAS/ADA Requirements

**FOREST GREEN
BRANCH LIBRARY**
Planning and Design
Assessments
& Recommendations



View of the circulation desk



View of the reading room

ACTION PLAN

This is the smallest library in the system at just over 9,000 SF. It can no longer serve its present or projected population. Its site does not allow for expansion, and its neighboring land uses are incompatible with the library.

REPLACE
with a new 18,000 SF library on a new site. Adjust the service area boundaries by the east near Skillman and the DART line.

1999 POPULATION: 31,487
2009 POPULATION: 37,581
(with old service boundaries)
2009 POPULATION: 55,302
(with new service boundaries)

**PROJECTED
CAPITAL COSTS**
Forest Green Branch:
\$4,458,803

ASSESSMENTS

- PARKING**
 - The parking is limited in quantity and remote from view.
- ENTRANCE**
 - The entrance is remote from the parking lots. The doors are too heavy for ADA compliance.
- CIRCULATION DESK**
 - The meeting room/toilets and parking cannot be viewed from the desk. The traffic and circulation space is very tight.
- AUDITORIUM**
 - The auditorium is too small for community meetings
- DISPLAYS**
 - The displays are small and not very eye-catching
- ADULT AREA**
 - The adult area is too small and does not have enough P.C.'s or stacks.
- CHILDREN'S AREA**
 - The children's area is not well defined. The young adults collection is mixed in with adult Non-fiction.
- STAFF AREA**
 - A staff meeting area is needed.
- GROUP STUDY/CONFERENCE**
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- SERVICE DESKS**
 - The current desks are out-of-date and unprofessional looking.
- FURNITURE**
 - The furniture is dated and has limited P.C. accommodations.
- BUILDING EXTERIOR**
 - The small site diminishes the effect of the library's "Civic image."

RECOMMENDATIONS

- PARKING**
 - The new facility should provide ample parking for users and staff, with accessible spaces near the entrance.
- ENTRANCE**
 - The new entrance should be welcoming, easily accessible, and clearly visible to staff.
- CIRCULATION DESK**
 - The new facility should have a well-placed central desk with good sight lines.
- AUDITORIUM**
 - The new auditorium should accommodate large public gatherings and provide for flexibility of use.
- DISPLAYS**
 - The new library should provide new interactive display units and bold wall graphics.
- ADULT AREA**
 - Create a new "Reference/Computer Area" with PC's, power/data ports for laptops, and a central periodicals reading area.
- CHILDREN'S AREA**
 - The new library should have a dynamic "storytelling circle" area, ample computer areas, and a separate Young Adults area.
- STAFF AREA**
 - The new staff areas should have ample sized, ergonomic furnishings, with visibility to the public areas.
- GROUP STUDY/CONFERENCE**
 - New study and conference rooms will provide additional private spaces for public and staff group use.
- SERVICE DESKS**
 - The new library should provide high quality, accessible consultation desks.
- FURNITURE**
 - The new library should provide a variety of new furniture - some made of wood and some that are wired for laptops.
- BUILDING EXTERIOR**
 - The new facility should be functionally well designed and contexturally and environmentally suitable for Dallas.