

HIGHLAND HILLS BRANCH LIBRARY

Site & Location Plans

This small branch is located in a low-density, mixed usage area. The interior is dark, with limited windows, and is an interior focused building.



View of the entrance



View along the street

FAST FACTS

ADDRESS:
3624 Simpson Stuart Road, 75241

PHONE/FAX:
214-670-0987, fx 670-0318

COUNCIL DISTRICT:
Eight

CURRENT FACILITY:
Opened in 1980; 10,000 GSF

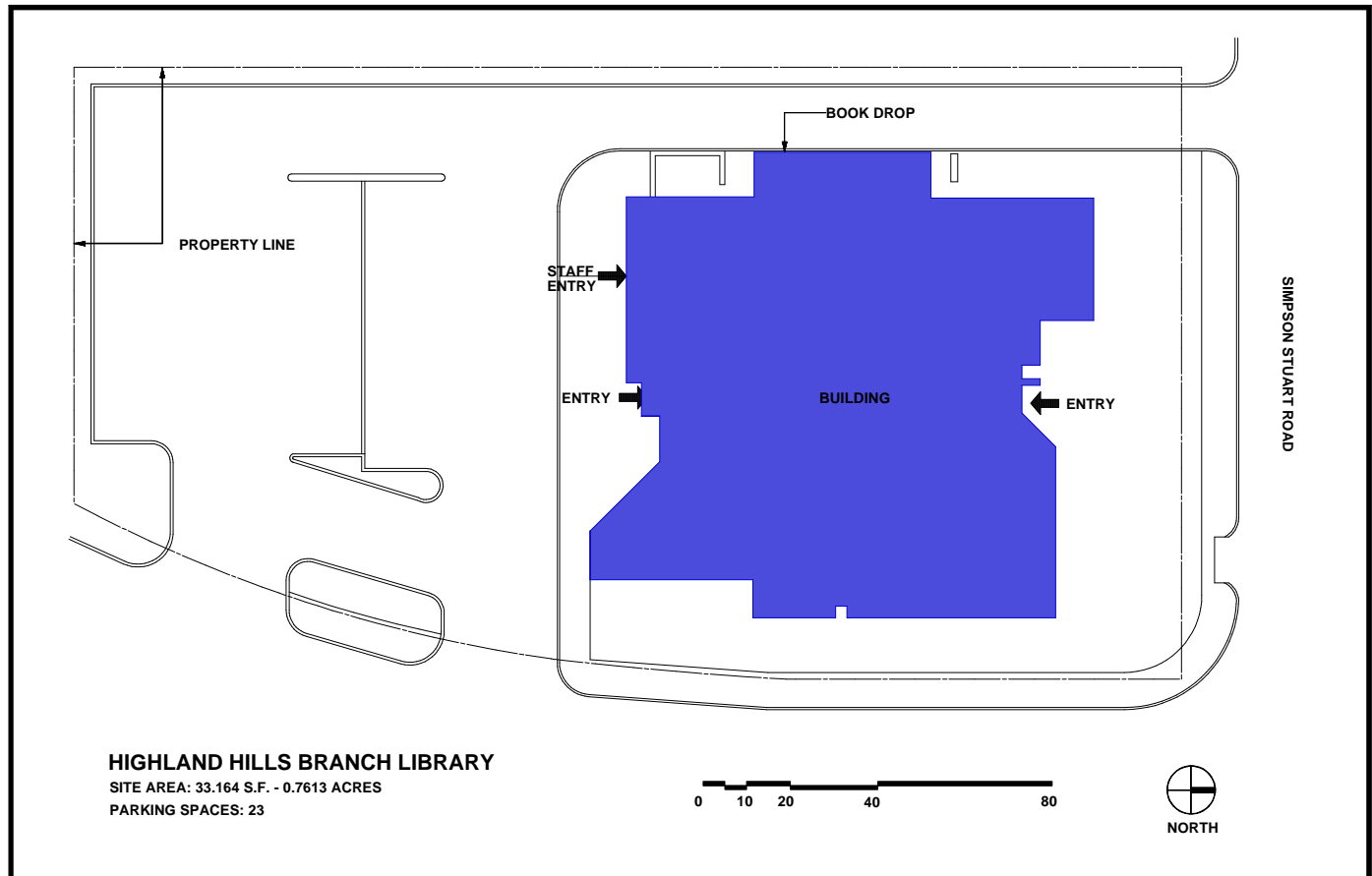
ARCHITECT:
Harper, Kemp, Clutts & Parker

'98/'99 MATERIALS:
70,387 materials used

COLLECTION SIZE:
46,302



Highland Hills Service Area



HIGHLAND HILLS

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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

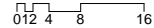
ADULT COLLECTION SHELVING

- 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

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Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Asphalt parking lot in fair condition and unattractive - needs restriping.
Wood fences need replacement. Lot needs more trees and plantings.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

Built-up roofing appears to be in fair condition, except for some evidence of blistering.

EXTERIOR WALLS

The exterior brick is generally in good condition. There are conditions where tar has dripped down from the roof and has not been cleaned. At the southwest area of the building a rectangular portion of the brick looks discolored possibly due to sandblasting treatment.

EXTERIOR DOORS & WINDOWS

The existing storefront system is in fair condition.
Hollow metal doors are in fair condition.

INTERIOR FINISHES

The carpet is in fair condition throughout. The painted wall finishes in both public and staff areas are in fair condition. Vinyl wall covering needs to be replaced. The acoustical ceilings are in fair to poor condition. Drywall ceilings are in good condition.

ACCESSIBILITY

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

HEATING WATER BOILER

The heating water boiler is original equipment and while it is in good condition for its age, it is nearing the end of its economical life span.

EXHAUST FANS

The exhaust fans are original equipment and are nearing the end of their economic life span.

CONTROLS

The controls are original equipment and are pneumatic. While pneumatic controls enjoyed some popularity in the late 1970's, over time they have proven increasingly difficult to maintain.

BUILDING AIR HANDLER

The air handling unit serving the building is rather unique - it uses hot water heating coils and a direct exchange cooling coils with an evaporative condenser (a device which cools the condenser coils by spraying water over them). This unit is original equipment and is nearing the end of its economic life span, and the evaporative condenser is in need of replacement.

MAIN ELECTRICAL SERVICE

The Main Service is 208Y/120 Volts. No problems have been reported.

FIRE ALARM SYSTEM

The fire alarm system is not ADA approved.

RECOMMENDATIONS

SITE/LANDSCAPE

Secure new site with ample space for a larger building and parking.

STRUCTURE

No action required.

ROOF & INSULATION

Repair roof as needed.

Confirm and or modify building insulation systems performance to meet American Society of Mechanical Heating and Airconditioning Engineers - 90.1 standards.

EXTERIOR WALLS

Clean masonry.

EXTERIOR DOORS & WINDOWS

Clean storefront doors.

INTERIOR FINISHES

Replace carpet and ceiling tiles. Repaint. Replace light fixtures with new glare-free units.

ACCESSIBILITY

Renovate staff area, kitchen and restrooms, for full compliance with ADA requirements. The staff hall and restrooms will require reconfiguration to meet ADA requirements.

HEATING WATER BOILER

The heating water boiler should be replaced with a comparable new model.

EXHAUST FANS

The exhaust fans should be replaced by comparable new models.

CONTROLS

The controls should be replaced with more modern electronic controls.

BUILDING AIR HANDLER

The air handling unit should be replaced with a comparable new unit.

MAIN ELECTRICAL SERVICE

Clean and inspect.

FIRE ALARM SYSTEM

Upgrade the system to comply with ADA.

HIGHLAND HILLS
BRANCH LIBRARY
Planning and Design
Assessments
& Recommendations



View of the circulation desk



View of the reading room

ACTION PLAN

One of the smaller libraries in the system, this 10,000 SF library is inadequate due to its heavy usage by patrons. Successful expansion of this library is precluded by the arrangement of its plan and limited site area.

REPLACE with a 16,000 SF library on a new site.

1999 POPULATION: 21,865
2009 POPULATION: 19,676
(service boundaries unchanged)

PROJECTED CAPITAL COSTS
Highland Hills Branch:
\$3,996,025

ASSESSMENTS

- PARKING**
 - Parking is very limited and patrons must cross the driveway to use the accessible spaces.
- ENTRANCE**
 - The dual entrances consume too much area.
- CIRCULATION DESK**
 - There is limited visibility into the reading room, and none to the meeting room.
- AUDITORIUM**
 - If the auditorium is secured from the library, then one can enter from the street side only.
- DISPLAYS**
 - The displays are small and not very exciting.
- ADULT AREA**
 - The adult seating is very limited and not near the periodicals, and the area is too small for the collections.
- CHILDREN'S AREA**
 - There is no defined area for Young Adults. Collection storage is very limited.
- STAFF AREA**
 - The public areas seem undersized compared to the staff areas. (The program is out of proportion.)
- GROUP STUDY/CONFERENCE**
 - A conference room is provided.
- SERVICE DESKS**
 - The current desks are small, out-of-date and unprofessional looking.
- FURNITURE**
 - The furniture is dated and has very limited P.C. accommodations.
- BUILDING EXTERIOR**
 - The "Civic image" is somewhat insular and not particularly inviting due to very limited amounts of windows.

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 needed 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.