

WALNUT HILL BRANCH LIBRARY

Site & Location Plans

The building is a low, one story pavilion with marble cladding - its civic image is weak, and the building is over-powered by adjacent retail areas.



View of the entrance



View along the street

WALNUT HILL

FAST FACTS

ADDRESS:

9495 Marsh Lane, 75220

PHONE/FAX:

214-670-6376, fx 670-6614

COUNCIL DISTRICT:

Two

CURRENT FACILITY:

Opened in 1961; 12,491 GSF

ARCHITECT:

Fisher & Jarvis

'98/'99 MATERIALS:

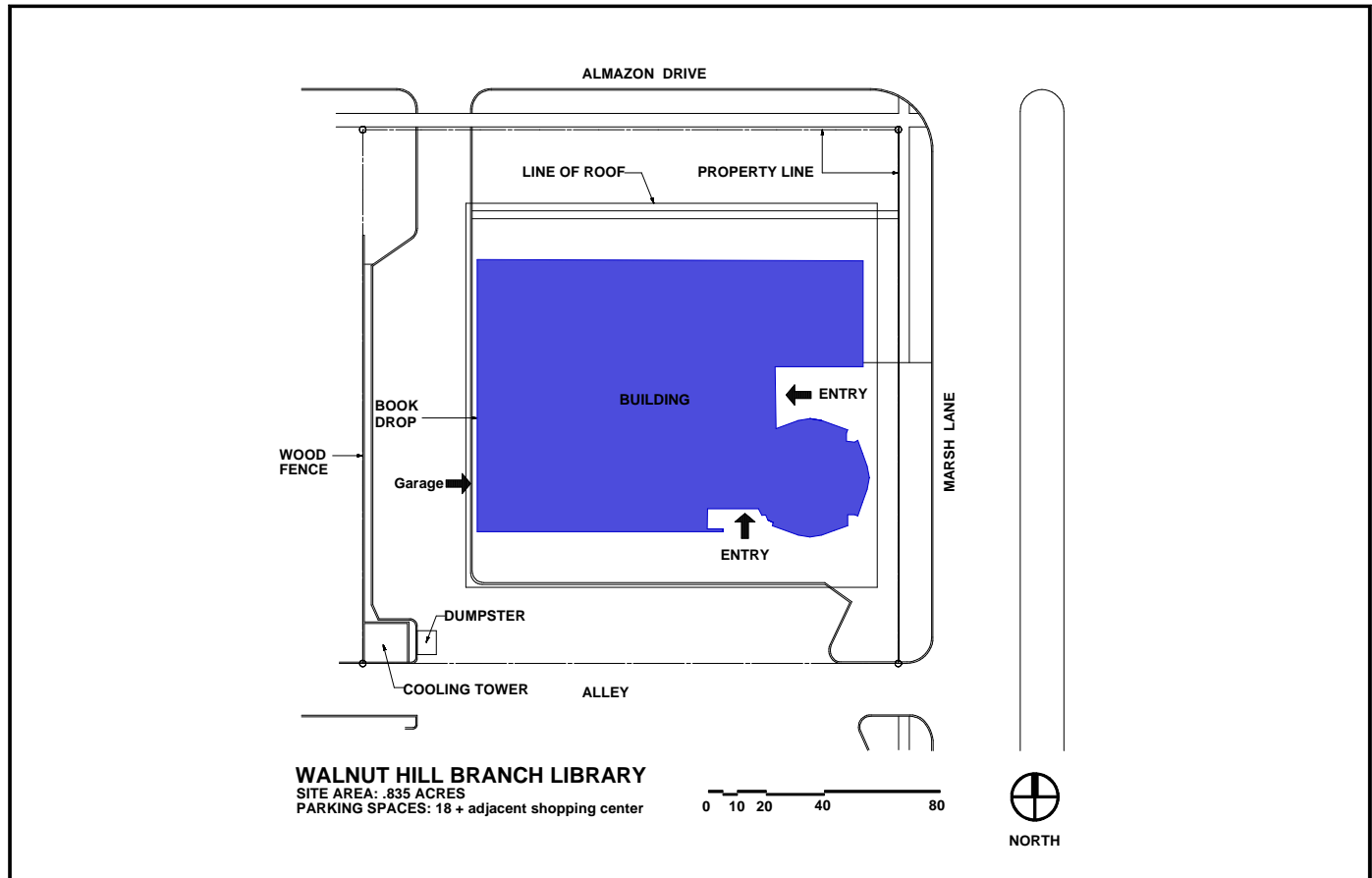
122,220 materials used

COLLECTION SIZE:

52,569

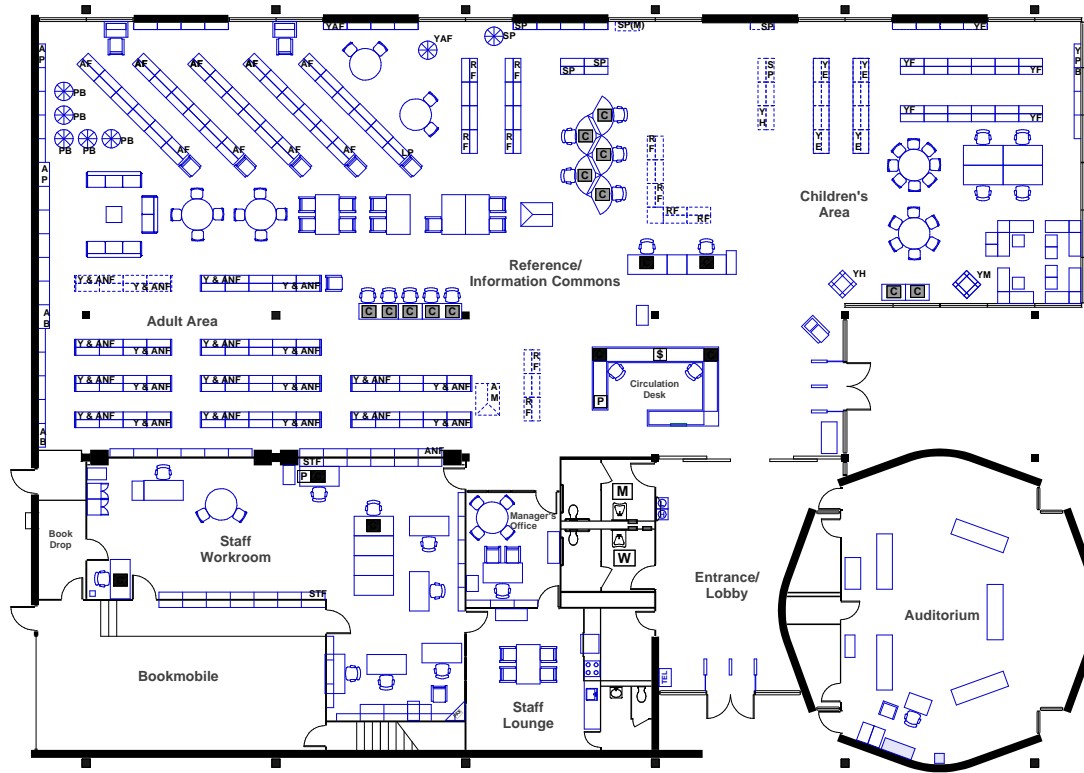


Walnut Hill Service Area



WALNUT HILL 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

WALNUT HILL BRANCH LIBRARY



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Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Landscape is in fair condition. Site provides no opportunities for sufficient expansion.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The built-up roofing system is in fair condition. Single ply membrane roofing over the abandoned raised skylight or monitor roofs is in good condition.

EXTERIOR WALLS

Exterior brick is in fair condition. A wall mural is painted on the west wall, detracting from the building. White marble panels are in poor condition, several are broken, several have scars where signage may have been removed. Several newer replacement marble panels do not match the color or veining of the original marble.

EXTERIOR DOORS & WINDOWS

The existing storefront system and hollow metal doors are in fair condition.

INTERIOR FINISHES

The carpet and wall finishes are in fair condition.

ACCESSIBILITY

Staff area door hardware, millwork, book-drop, and restrooms are non-compliant with accessibility requirements. Recessed bookmobile/meeting room does not comply with ADA criteria.

DUCTWORK

The ductwork is in good condition except that the interior is quite dirty.

CHILLED WATER PIPING

The chilled water piping is in good condition, but the insulation vapor barrier is in need of repair.

HEATING WATER PIPING

The water piping is in good condition, but the insulation vapor barrier is in need of repair.

BUILDING AIR HANDLER

The Chilled Water Air Handling unit serving the main building is in good condition but has a musty odor, possibly due to its underground installation

CHILLED WATER PUMP

The end suction chilled water pump is in good condition except that the casing is not insulated.

VENTILATION

The ventilation system is in good condition but may not meet the latest Indoor Air Quality Standards.

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. Inadequate number of fixtures.

ELECTRICAL MAIN AND PANELBOARDS

Main is Square-D. The rating is 600 Amps and the voltage rating is 120/240 VAC 60 Hz. There is no history of failure or problems. The panelboards are Square D. Many of the circuits are overloaded.

CONTROLS

Various. Controls are old.

TELEPHONE WIRING

Southwestern Bell.

EXIT LIGHTING & LIGHTING

Inadequate and in poor condition.

MISCELLANEOUS

Audio/visual fire alarms seem inadequate.

RECOMMENDATIONS

SITE/LANDSCAPE

A new site for the library should be secured.

STRUCTURE

No action required.

ROOF & INSULATION

Clean and repair as necessary.

EXTERIOR WALLS

Clean brick, replace marble. Wall mural is in poor condition and taste.

EXTERIOR DOORS & WINDOWS

Clean storefront. Remove and replace sealant and backer-rod around frames.

INTERIOR FINISHES

All interior finishes are in need of repair and cleaning or replacement.

ACCESSIBILITY

Renovate staff work area, kitchen and restrooms, and meeting room for full compliance with ADA requirements.

DUCTWORK

Clean the ductwork, check the air filter housing and ductwork for leaks, and repair as necessary.

CHILLED WATER PIPING

Repair insulation vapor barrier with PVC jackets or mastic.

HEATING WATER PIPING

Repair insulation vapor barrier with PVC jackets or mastic.

BUILDING AIR HANDLER

Investigate increasing the outside air volume in order to remove the odor.

CHILLED WATER PUMP

Install an insulation jacket with vapor barrier on the chilled water pump casing.

VENTILATION

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

PLUMBING FIXTURES

Replace with fixtures meeting the current requirements of Texas and the TAS in regards to mounting height, proper flush valve installation, and water usage. Investigate the possibility of additional fixtures.

ELECTRICAL MAIN AND PANELBOARDS

Clean and inspect. Unload and recircuit to eliminate circuit overloading.

CONTROLS

Remove and replace.

TELEPHONE WIRING

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EXIT LIGHTING & LIGHTING

Replace existing indoor lighting. Need to increase outdoor lighting level because of nighttime gang activities.

MISCELLANEOUS

Consider upgrading to NFPA, TAS/ADA Requirements

WALNUT HILL
BRANCH LIBRARY
Planning and Design
Assessments
& Recommendations



View of the circulation desk



View of the reading room

ACTION PLAN

This 12,500 SF library is one of the oldest and most deteriorated in the system. It also sits on a very small site, with no possibility of on-site expansion. Traffic congestion, land uses and access to the library are deterrents to use.

REPLACE with a new 18,000 SF library on a new site. Slightly adjust the service boundaries.

1999 POPULATION: 53,248
2009 POPULATION: 58,917
(with old service boundaries)
2009 POPULATION: 52,588
(with new service boundaries)

PROJECTED
CAPITAL COSTS
Walnut Hill Branch:
\$4,754,903

ASSESSMENTS

- PARKING**
 - The parking is limited and shared with the adjacent shopping center.
- ENTRANCE**
 - There are two entrances to the library, one of which can be used just for the meeting room when the library is closed.
- CIRCULATION DESK**
 - The circulation desk is remote from the staff area.
- AUDITORIUM**
 - The auditorium is oddly configured.
- DISPLAYS**
 - The displays are limited and small.
- ADULT AREA**
 - The adult seating is too tightly spaced to be comfortable.
- CHILDREN'S AREA**
 - The children's area is reasonably identified, but popular activities and computers are jammed into corners.
- STAFF AREA**
 - The staff areas are remote from the public areas.
- GROUP STUDY/CONFERENCE**
 - There are no conference or group study rooms.
- 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**
 - "Civic image" is dated and weak.

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.