

This section describes the results of a three-day charrette held in January 2010 to brainstorm the best use and layout for the Central Library. Participants included library stakeholders and staff. This section qualifies aggregate library space needs for the Central Library through the planning horizon of 2020 by proposing specific design concepts for accommodating future library reconfiguration and/or expansion. It serves to evaluate the solutions presented herein as they address the issues stated in the Central Library Assessment. It verifies space needs through actual space planning concepts which apply the square footage projections to the constraints placed upon the project by the existing building. This section includes text and drawings depicting the application of square footage requirements, as they apply to each of the alternative options; presented in subsections related to each Phase.

### **Process of Generating Alternatives**

Generically, the full range of potential alternatives for accommodating future library space needs would include:

- The current facility is adequate, therefore no action is required
- Utilization of found space within the building envelope
- Renovation of existing facilities
- Renovation and expansion of existing facilities
- Renovation with relocation of selected library functions or non-library occupants
- Alternate use of existing facilities
- Construction of a new library space(s)

However, based on the work accomplished for the project to date, the consulting team has narrowed this range of potential alternatives considerably.

**Fundamental Goals for Planning.** For the Central Library, a charrette, or idea session, was held, involving the consulting team, key stakeholders, and library staff. Based on a review of existing background data, the Central Library's program of services, including its administrative support function, and its location in Fort Worth's central business district, several of the potential issues and

opportunities were brainstormed and integrated into the proposed solutions. The only rule for this charrette session was that "... there is no such thing as a bad idea." Based on the range of ideas presented, different conceptual approaches were developed. This strategy allowed for the exploration of varying functional approaches responding to the programmatic and service requirements defined in the initial planning steps for the most effective library service. The consulting team recommended this exploration include:

- **Recognition of the public as customer.** As with all service-oriented businesses, the public library serves the citizens of Fort Worth. The ability to reflect this philosophy in the planning of a facility, in terms of merchandising, service, and ease of use, is an essential consideration in developing a space plan and a design solution for a reconfigured Library
- A structured approach to **consensus building** in the development of space planning solutions. This approach relies on both a top-down and bottom-up approach to developing an understanding of the operational issues impacting space requirements and service planning. For the Central Library, this approach included close consultation with stakeholders and staff throughout the planning process
- The **aesthetic design response to space planning** is a critical ingredient to the ultimate success of the solutions. Key issues to be addressed include the need to reinforce clear public access to both the current structure and future configurations through the utilization of architectural form givers, the appropriate deployment of materials and finishes which will remain attractive over the lifetime of the facilities, and the adequate provision of space for both public service and staff functions in order to avoid spaces that appear over-crowded or cluttered

Experience has made the consulting team cognizant of the need for careful planning for library security, both in terms of the exterior perimeter of the building and internal staff sightlines. Additionally, consideration of the public in the planning of library facilities must be incorporated, and include considerations for handicapped and vertical movement, clarity of access to various functions, and provision of meeting rooms and other support facilities.

**Determination of Facility Reuse Potential.** The consultants investigated the feasibility of making the best use of the existing facility, and portions of the existing walls and systems. Square footage and functional data documented for each functional unit was combined with the physical assessment of the Central Library outlined in Appendix Five to determine to what extent and over what time period space needs could be met within the existing facility. Key to this effort was an overview of infrastructure upgrades which could both extend the life of the existing facility and impact the delivery of services to the public.

**Central Library Project Phases**

Three distinct phases have been defined by this report:

- **Phase One:** defined as the near-term time period of years 2010 and 2011
- **Phase Two:** defined as the mid-term time period of years 2012 through 2015
- **Phase Three:** defined as the long-term time period of years 2016 through 2020

As the charrette participants discussed design options, it became clear that future public service requirements cannot be met within the existing facility if the current configuration is maintained. In some cases, decentralization of some of the support functions, even into other buildings, was considered in order to match area requirements with square footage. To be able to respond to alternatives that might suggest the relocation of all or part of certain activities, it was necessary to have an understanding of operations and inter-relationships that many of the different functions may have with other functions. A clear understanding of the current operation was developed, in order to fully assess the impact that any such proposal might have on the delivery of services and long-term operational costs.

**Library Design Options.** Over the three-day charrette process, the participants reviewed and discussed a progressive series of design alternatives for the Central Library. Observations and recommendations from one session were incorporated into the design

presented in the next session. In order to evaluate each design concept, the consultant team developed a series of drawings that defined several concepts in sufficient detail to verify the required space.

**CENTRAL LIBRARY**

The Central Library is projected to require 193,844 net assignable (useable) square feet (242,305 gross square feet at 80% efficiency), if it is to fulfill the demands of the service area by the year 2020. This size library equates to a structure which is approximately 99% the size of the existing building. In other words, the existing building should be able to accommodate future expansion internally, by using the space currently vacant within the building envelope - no addition(s) need be constructed.

**Stakeholder Brainstorming Session.** The assets of the Central Library noted during the charrette included:

- A good location
- Quality staff
- Ample space, some of which is under-utilized
- Outstanding Library Foundation and Friends of the Library
- A strong Local History, Genealogy, Archives collection
- WiFi throughout the building
- An adequate electrical system on the Plaza Level

The Central Library's liabilities noted during the session included:

- Limited building identity due to:
  - Very poor street presence
  - Foreboding gated entrance, located mid-block
  - Dark tinted windows
  - Inadequate exterior signage
- Extremely limited parking
- Totally inadequate space for teens
- Totally oversized space for children's

- Layout of spaces
- Minimal use of technology for real productivity
- Major portions of the HVAC system are near the end of life

**Does Fort Worth Need a Central Library?** Participants agreed that it does because the Central Library contributes to:

- The City's image within the community
- Quality of life for the City and downtown
- Economic development for the City and downtown
- Consistency with the vast majority of urban centers

Also, the current location:

- Is central to all citizens
- Is accessible to Teens through public transportation
- Provides access to the downtown workforce and residents
- Provides proximity to Trinity River development
- Enhances property values
- Is the right location despite the absence of adequate parking

**What Type of Library Should the Central Library Be?** The charrette participants' consensus was that Central should continue in its role of General Library for the city and its commitment to preserving Fort Worth's history through its local history, genealogy, and archival collections. But as the local neighborhood library for the Central Business District's businesses, workers, and residents, it also needs a strong "Popular Library" element. Abundant technology for all ages is critical. They agreed Central needs a stronger downtown presence via marketing and additional space for meetings and gatherings. Goals for improvements to the Central Library include a phased approach that:

- Makes better use of existing space
- Partners with high-tech concerns
- Markets the library as a gathering place
- Includes a viable library café, book store/museum store partner
- Adds technology for customers

- Adds productivity technology for operations
- Establishes a real Popular Library
- Establishes a much-expanded Teen Services space
- Consolidates adult services collections and points of service
- Expands the amount of Local History, Genealogy, and Archives space
- Upgrades restrooms, HVAC and plumbing systems as other changes take place
- Combines existing lighting control systems
- Combines existing public address systems
- Adds a building security system

### **Project Design Determinants**

Issues which influenced design solutions proposed and developed for the Central Library during the process include the following:

**Marketing the Central Library.** Despite being a municipal service, the public library is a service business. As such, it must perpetually market itself to its current and potential customers. Accessibility to the location of the Central Library is key. Visibility of the library collections and services as one approaches and enters the building is imperative. Merchandising the Library's collections is an important element in keeping the Library relevant in the eyes of its customers. All of these goals suggest a retail approach to the re-design of the Central Library.

**Parking.** Accessibility to, and usage of, the Central Library is impacted by two critical physical constraints:

- A location on the periphery of the central business district (CBD)
- A profound lack of convenient parking

**Linkages to Downtown.** Improvements to the streetscape on 3<sup>rd</sup> Street leading into Sundance Square from west of the Central Library have been designed. Implementation was originally scheduled for 2011, but is currently uncertain. In response, the windows into the Library should offer transparency – thereby offering a view of the treasures within to the streetscape and passersby.

Expanding meeting room space and inviting co-habitants into the building, such as a copy center, grocery store, restaurant, and office lessees, could potentially attract new visitors to the Central Library – including both nearby residents and office workers. Partnering with high-tech companies or other cultural/arts agencies should also be considered as potential occupants within the Library.

**Friends of the Library Store.** All concepts include space for the proposed Friends Library Store.

**Existing Upper Level as a Resource.** There is a significant amount of space (46,290 gross square feet) located in the Upper Level of the Central Library, all of which is currently unoccupied. In order to meet square footage standards for the Fort Worth Library System in the long-term, all of the space in the Central Library needs to be utilized.

**Introduction of Natural Light into the Basement.** Also, for Lower Level space to be utilized to house staff work space, the consulting team recommends natural light be introduced into the space. The only possible exception to this premise would be if the occupants of the Lower Level spent at least 50% of their time in other areas of the Library on a regular basis, such as in public service.

**Special Collections.** All concepts included expanded space for the Local History, Genealogy, and Archives Collection, currently located on the Lower Level of the Central Library building, based on current plans which allow for expansion of this collection.

**Infrastructure Upgrades.** The charrette did not cover the infrastructure upgrades proposed in the physical assessment of the Central Library. A small portion of these systems would be included in refinishing the building's interior areas. The large majority of upgrades are for HVAC equipment. Existing mechanical and electrical spaces will need to be expanded for the eventual replacement of equipment. Existing restrooms will also need updating.

### **Central Library Concepts**

Several design alternatives were developed for each level of the building. Each concept utilizes most portions of the Central Library for library functions, as well as anticipating occupancy by other City departments, outside agencies, and/or private sector vendors. The pages which follow analyze the preferred design options, presented in sub-sections for each phase.

#### **Phase One**

Phase One proposes that the Children's Area on the Plaza Level is down-sized in its current location to make room for a new Popular Library, and the current Teen Area is moved from the Lower Level to the current Intel Lab location on the Plaza Level. Staff work space on the Plaza Level is relocated into vacated space on the Lower Level. The remainder of the functions currently housed on the Plaza Level would remain in their approximate current locations.

The primary advantage this concept provides over the current configuration is that more space for public services is provided on the Plaza Level – with popular book and (by Phase Two) media collections visible to customers as they enter the Library. This option for the proposed remodel of the Central Library is detailed as follows:

- Move Collection Management to East Regional Library or to the Lower Level
- Relocate Donor Wall to prominent location
- Move the Circulation Desk to the rotunda
- Move Circulation Workroom and Inter-Library Loan to space vacated by Collection Management
- Create a Public Computer Area in space vacated by the Circulation Desk
- Create Adult Services Workroom (to include Media staff) in the space vacated by the Circulation Workroom
- Consolidate Media Center
- Move Youth Center staff workroom into current Media Staff workroom

- Move part of Youth Center collection into space currently occupied by west end of Media Center and Youth Center staff workroom
- Create a new Popular Library in part of the space currently occupied by the Youth Center
- Remove the glass display case in the Lobby to create a door into the Popular Library
- Remove tinted glass so books and reader tables show through the windows
- Move Local History/Genealogy to the east end of the Lower Level for a better line of sight, access from the elevators and stairs, and increased Closed Stack Area
- Move the Intel Lab to the west end of the Lower Level
- Create a new Teen Space in area vacated by Intel Lab
- Create Computer Training Room (replacement Intel Lab)
- Shift the Lower Level Adult Collections to the west, including the Art Study Area and World Languages collection
- Create office space for Tarrant County staff and Friends of the Library
- Investigate trading office space for parking with the County

Success of this concept hinges, in part, on collection optimization activities which allow vacating a portion of the public area for collections, transferring books that are rarely circulated to the refurbished Closed Stack Area. Existing mechanical/electrical spaces and restrooms are retained.

**Lower Level:** Remodeling of 72,738 net assignable square feet (nasf) on the Lower Level includes the following components and the corresponding nasf for each:

**Lower Level Spaces to be Remodeled and/or Relocated:**

- Local History & Genealogy Collections, located directly off of the east monumental stair, 9,717 nasf
- Local History & Genealogy Closed Stacks, 4,553 nasf
- Local History & Genealogy Staff Offices & Workroom, 1,811 nasf
- Information Technology Staff Offices, Workroom & Server Room, 3,289 nasf
- Closed Stacks, 4,202 nasf

- Friends of the Library, 699 nasf
- Maintenance Workshop, 1,495 nasf
- Computer Training Room (replacing the Intel Lab), 1,359 nasf
- Information Technology Staff Office, 278 nasf
- Lobby/Gallery, 11,415 nasf
- Adult Collections, 31,192 nasf, including consolidating the two service desks into one, adding computers and locating them around the new desk, and relocating the Art Study area and World Languages Collections
- Potential County Offices, totaling 1,846 nasf
- Adult Services Workroom (Managers' offices), 282 nasf
- Potential Lease Space, 600 nasf

**Lower Level Spaces to Remain As-Is in Phase One:**

- Administration Offices, totaling 5,666 nasf
- Adult Librarians' Workroom, 2,625 nasf
- Staff Services Break Room, 908 nasf
- Conference Room, 130 nasf
- Four Research/Tutoring Rooms, totaling 130 nasf
- Two Maintenance/Janitor Closets, totaling 102 nasf
- Information Technology Closet, 96 nasf

**Plaza Level:** Remodeling of 45,770 net assignable square feet (nasf) on the Plaza Level includes the following components and the corresponding nasf for each:

**Plaza Level Spaces to be Remodeled and/or Relocated:**

- Teen Area (in place of the Intel Lab), 2,153 nasf
- Lobby/Gallery, 5,252 nasf
- Circulation Desk, 343 nasf
- Circulation Workroom, 4,217 nasf
- Media Services Workroom, 1,730 nasf
- Popular Library, 14,230 nasf
- Inter-Library Loan Offices & Workroom, 1,820 nasf
- Computers, 2,781 nasf
- Media Collections, 2,550 nasf
- Children's Collections, 8,860 nasf
- Children's Services Workroom, 1,834 nasf

**Plaza Level Spaces to Remain As-Is:**

- Discovery Theatre Children’s Program Room, 1,785 nasf
- Friends of the Library Store, 302 nasf
- Auditorium, 2,831 nasf
- Library Foundation Offices, 1,490 nasf
- Cable Television Studio & Offices, 10,098 nasf
- Multi-Purpose Meeting Room, 1,303 nasf
- Shell Space, 6,234 nasf
- East Gallery, 5,513 nasf
- Maintenance Office, 225 nasf
- Receiving, 5,292 nasf

Drawings depicting Phase One include two Blocking Diagrams depicting the proposed reconfiguration of space on both Lower and Plaza Levels. Spaces to be reconfigured are delineated with colored hatching. Spaces with no modifications are labeled but not filled in with color.

**Functionality.** In this Phase, the space for public services located on the Lower Level is reduced, but space has been made available to accommodate additional public computers. The space allocated to the public restrooms remains the same in this concept, but upgrades will eventually be needed to bring them into ADA compliance.

The reconfiguration of space for public services located on the Plaza Level is intended to make library collections more prominent to those entering the building. The Teen and Adult spaces are expanded over their current respective conditions. Children’s and Media are reduced. The redesign of the Circulation Desk reduces its footprint, while accommodating two self-check stations. In order to help to siphon off some short-term parking demand, this Concept creates the potential to implement the drive-up book drop along 2<sup>nd</sup> Street, directly into the new Circulation Workroom.

**Conclusions.** While the reconfiguration of spaces proposed by Phase One would improve the ability to deliver service, additional improvements are needed to result in a “new” Central Library that is viable in the long-term. And while there is money in the budget to upgrade the data infrastructure, the practicality of doing so on the

Lower Level remains suspect, given the constraints of the existing construction in most areas of the building.

No additional off-street parking is provided to meet the current shortfall.

**Phase Two**

Phase Two provides additional access to the building by creating a new entrance from 2<sup>nd</sup> Street. Phase Two also proposes that the majority of staff workspace be consolidated in the Lower Level. For the proposed reconfiguration of space, this option is summarized below. On the Lower Level, changes to space configuration include:

- Consolidate Adult Collections
- Add two Multi-Purpose Meeting Rooms and one Computer Training Room in the west end
- Create Technology Lending Center and a vendor-operated Copy Center in space vacated by Our Place Teen Center

On the Plaza Level, changes to space configuration include:

- Create a new entrance from 2<sup>nd</sup> Street
- Move Circulation Desk and workroom to the east of the 2<sup>nd</sup> Street entrance lobby
- Create café at the new 2<sup>nd</sup> Street lobby entrance
- Move Friend’s Library Store to west of 2<sup>nd</sup> Street entrance lobby
- Move the entire media collection into Popular Library
- Move the Adult Services Workroom to area currently occupied by Media
- Move the World Languages collection into area vacated by the Adult Services Workroom
- Create a Technology Lending outlet in area vacated by the Friend’s bookstore
- Create a catering kitchen on north end of the East Gallery from space borrowed from Cable Television space
- Expand the Teen area into the unused Community Studio in the Cable Television space

Again in this Phase, mechanical and electrical spaces are retained for existing and replacement equipment. This Phase provides the opportunity for the Lower Level Public Toilets to be expanded and refurbished to become totally ADA compliant.

Lower Level: Remodeling of 31,366 net assignable square feet (nasf) on this floor. For this Concept, the Lower Level houses the following components and the corresponding square footage for each:

**Lower Level Spaces to be Remodeled and/or Relocated:**

- Adult Collections, 21,703 nasf
- A second Computer Training Room, 2,059 nasf
- Two Multi-Purpose Meeting Rooms, with the ability to sub-divide each room into as many as three rooms, and totaling 4,390 nasf
- Meeting Room Storage, totaling 1,357 nasf
- Technology Lending Center, 370 nasf
- Copy Center, 1,487 nasf

**Lower Level Spaces to Remain As-Is:**

- Local History & Genealogy Collections, 9,717 nasf
- Local History & Genealogy Closed Stacks, 4,553 nasf
- Local History & Genealogy Staff Offices & Workroom, 1,811 nasf
- Information Technology Staff Offices, Workroom & Server Room, 3,289 nasf
- Closed Stacks, 4,202 nasf
- Friends of the Library, 699 nasf
- Maintenance Workshop, 1,913 nasf
- Computer Training Room, 1,359 nasf
- Information Technology Staff Office, 278 nasf
- Lobby/Gallery, 11,415 nasf
- Potential County Offices, totaling 1,846 nasf
- Adult Services Workroom, totaling 2,907 nasf
- Administration Offices, totaling 5,666 nasf
- Staff Services Break Room, 908 nasf
- Conference Room, 130 nasf
- Four Research/Tutoring Rooms, totaling 278 nasf
- Two Maintenance/Janitor Closets, totaling 102 nasf
- Information Technology Closet, 96 nasf

**Plaza Level:** Remodeling of 13,258 existing square feet. Components include:

**Plaza Level Spaces to be Remodeled and/or Relocated:**

- Teen Area (adding the Community Television Studio), 1,565 nasf
- Catering Kitchen, 317 nasf
- 2<sup>nd</sup> Street Entrance Lobby/Gallery, 1,765 nasf
- Library Café, 706 nasf
- An additional 146 nasf for the Maintenance Office
- Circulation Desk, 438 nasf
- Circulation Workroom, 3,056 nasf
- World Languages Collections, 1,730 nasf
- Adult Services Workroom, migrating to the former location of the Media Collections, 2,550 nasf
- Friends of the Library Store, 829 nasf
- Technology Lending Center, converted from the former Friends Store location, 302 nasf

**Plaza Level Spaces to Remain As-Is:**

- Lobby/Gallery, 7,361 nasf
- Popular Library, 14,230 nasf
- Computers, 2,692 nasf
- Children's Collections, 8,860 nasf
- Children's Services Workroom, 1,834 nasf
- Children's Program Room, 1,785 nasf
- Auditorium, 2,831 nasf
- Library Foundation Offices, 1,490 nasf
- Multi-Purpose Meeting Room, 1,303 nasf
- Shell Space, 6,234 nasf
- East Gallery, 5,513 nasf
- Maintenance Office, 225 nasf
- Receiving, 5,292 nasf

Drawings delineating Phase Two include Lower Level and Plaza Level Blocking Diagrams depicting the proposed reconfiguration of spaces. Only spaces to be reconfigured are delineated with colored hatching. Spaces with no modifications are labeled but not filled-in with color.

**Functionality.** In this Concept, meeting room space is enhanced as two Multi-Purpose Meeting Rooms, with adequate storage/support spaces, have been added on the Lower Level. Both Meeting Rooms have been configured to allow for them to be sub-divided into two spaces, though they are located so that they cannot be easily accessible when the Library is closed.

On the Plaza Level, the World Languages Collections are relocated to a prominent 3<sup>rd</sup> Street frontage. A larger Lobby is extended northward, to a new 2<sup>nd</sup> Street Entrance, closer to the County parking lot, offering the opportunity to enter the main entrance to the Library directly from parking. The Friends of the Library Store is relocated toward the 2<sup>nd</sup> Street entrance – as is a new Library Café – positioning each function to benefit from increased foot traffic into the building. The Technology Lending Center creates a high-tech partnership opportunity.

By taking over the vacant community studio in the current Cable TV operation, the Teen Area adds an attractive and unique component, while creating a synergistic partnership between City departments. And the new Catering Kitchen off of the East Gallery creates an important support function for fund-raising events held in that space.

**Phase Three**

Phase Three proposes utilization of over 50,000 gross square foot, currently vacant on the existing Plaza and Upper Levels of the Central Library building. Like Phases One and Two, this concept locates all Public Services functions on the Plaza and Lower Levels of the Library. The result of occupying the Upper Level yields more space for both public and support services, allowing the building to meet the year 2020 space projections.

This option for expansion of service at the Central Library is summarized below. Changes to the Lower Level include:

- Create catering kitchen in northwest corner
- Create leasable County office space in the area vacated by Library Administration.

Changes to the Plaza Level include:

- Lease the vacant retail space in southeast corner of the building to a reputable Grocery Store
- Expand Teen area

Changes to the Upper Level include:

- Move Library Administration to the west end of this Level
- Move Friends and Foundation offices to the west end of this Level
- Create leasable office space in remaining area
- Construct a mezzanine level above the east portion of the Grocery Store, in order to house restaurant seating, in conjunction/simultaneous with the Grocery Store implementation

Drawings depicting Phase Three include three Blocking Diagrams – one for each of the Lower, Plaza, and Upper Levels.

**Lower Level:** Remodeling of 9,085 square feet of existing space. Components on this floor include:

**Lower Level Spaces to be Remodeled and/or Relocated:**

- Potential County Offices, replacing the Administration Offices, totaling 6,364 nasf
- Catering Kitchen, converted from the former Staff Services Break Room, 908 nasf
- Maintenance Workshop, 1,658 nasf
- Two Maintenance/Janitor Closets, totaling 155 nasf

**Lower Level Spaces to Remain As Is:**

- Lobby/Gallery, 11,415 nasf
- Adult Collections, 21,703 nasf
- Local History & Genealogy Collections, 9,717 nasf
- Local History & Genealogy Closed Stacks, 4,553 nasf
- Local History & Genealogy Staff Offices & Workroom, 1,811 nasf
- Closed Stacks, 4,202 nasf

- Information Technology Staff Offices, Workroom & Server Room, 3,289 nasf
- Information Technology Closet, 96 nasf
- Two Computer Training Rooms, totaling 3,419 nasf
- Two Multi-Purpose Meeting Rooms, totaling 4,389 nasf
- Meeting Room Storage, totaling 1,357 nasf
- Information Technology Staff Office, 278 nasf
- Potential County Offices, totaling 1,846 nasf
- Adult Services Workroom, totaling 2,907 nasf
- Conference Room, 130 nasf
- Four Research/Tutoring Rooms, totaling 145 nasf
- Technology Lending Center, 370 nasf
- Copy Center, 1,487 nasf

**Plaza Level:** Remodeling of 10,092 square feet, primarily for finishing the shell space currently vacant. Components on this floor include:

**Plaza Level Spaces to be Remodeled and/or Relocated:**

- Grocery Store, finishing-out the shell space and taking over the former Library Foundation Offices and Multi-Purpose Meeting Room, 8,241 nasf
- Maintenance, converting the former temporary stair, 444 nasf
- Additional Lobby/Gallery, to create a wider entrance/exit from Taylor Street, adding 1,236 nasf
- Teen Area, adding 171 nasf leftover from the new Taylor Street entrance

**Plaza Level Spaces to Remain As Is:**

- Teen Area, 3,718 nasf
- Cable Television Studio & Offices, 8,262 nasf
- Catering Kitchen, 317 nasf
- 2<sup>nd</sup> Street Entrance/Lobby/Gallery, 7,361 nasf
- East Gallery, 5,513 nasf
- Library Café, 706 nasf
- Circulation Desk, 438 nasf
- Circulation Workroom, 3,056 nasf
- World Languages Collections, 1,730 nasf

- Adult Services Workroom, 2,550 nasf
- Technology Lending Center, 302 nasf
- Friends of the Library Store, 829 nasf
- Popular Library, 14,230 nasf
- Computers, 2,781 nasf
- Children’s Collections, 8,860 nasf
- Children’s Services Workroom, 1,834 nasf
- Children’s Program Room, 1,785 nasf
- Auditorium, 2,831 nasf
- Maintenance Office, 371 nasf
- Receiving, 5,292 nasf

**Upper Level:** Finish-out of 40,140 net assignable square feet of new space – primarily geared toward staff office functions. The additional elevator will stop on this floor, from a new Elevator Lobby. New public Restrooms are also located across from the elevators, stacked directly above the public restrooms on the Plaza Level, but designed to be fully accessible.

While this floor could be designed to support book stacks, the consultant team has proposed locating the lighter office functions of the new Library here, including:

**Upper Level Spaces to be Remodeled and/or Relocated:**

- Administration Offices, relocated from Lower Level, 11,039 nasf
- Library Board Room, 1,458 nasf
- Library Foundation Offices, relocated from Plaza Level, 3,270 nasf
- Friends of the Library Offices, relocated from the Lower Level, 1,540 nasf
- Staff Services Break Room, relocated from the Lower Level,, 2,107 nasf
- Restaurant seating, in conjunction with Grocery Store, 3,405 nasf
- Maintenance Closet, 134 nasf
- Lease Space, totaling 17,197 nasf

**Upper Level Spaces to Remain As Is:**

- Balcony, 4,766 nasf

**Conclusions.** The space and configuration proposed by this Concept greatly improves the ability to deliver service. These improvements come not merely from the internal reconfiguration – which is relatively minor when comparing public service spaces – but from bringing in a number of private tenants who will draw more potential customers to the Central Library,

To optimize the use of the Upper Level, a bank of space available for lease was created. This additional space, available for future expansion, is significant. Indeed, this type of built-in library expansion provided by the lease space is invaluable.

**Participants**

The following individuals participated in the Central Library three-day design charrette, held at the Central Library in January of 2010.

Jane Summerford, Reed Bilz  
Library Advisory Board

Bunny Gardner  
Friends of the Fort Worth Public Library

Keith Reardon, Jim Hambleton  
The Fort Worth Public Library Foundation

Melissa Konur, Jim Johnson  
Downtown Fort Worth, Inc.

Carol Everhart  
Tarrant County Community College

Carter Cook  
Fort Worth Independent School District

Jack McGee  
Community Access Cable Television

Approximately 25 library staff members also participated in the charrette.