

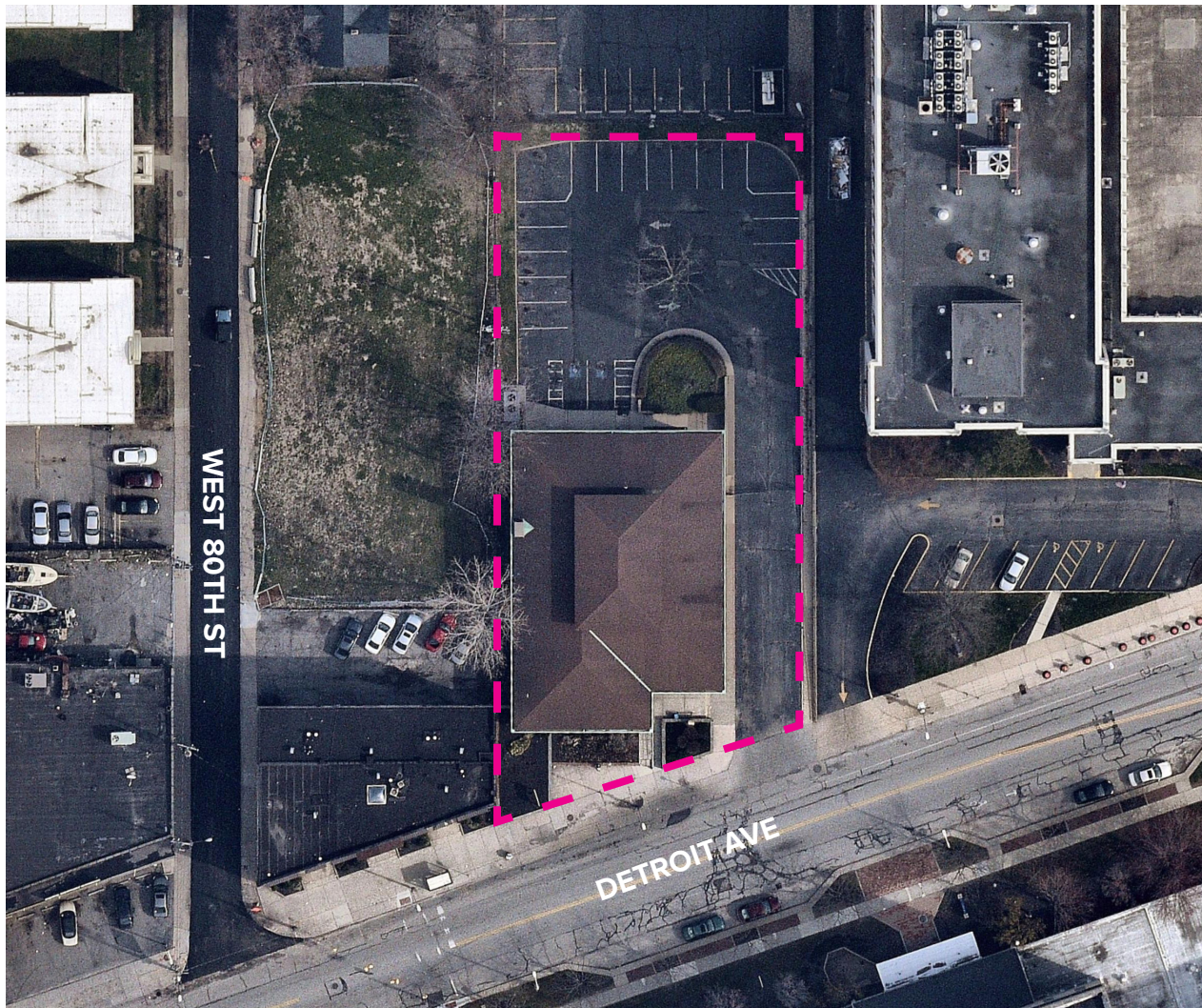
CLEVELAND PUBLIC LIBRARY

Walz Branch

Detroit-Shoreway Neighborhood



Branch Information



BRANCH STATISTICS

Location: 7910 Detroit Ave

Year Constructed: 1967

Size: 9,600 sf

Parking: 18 spaces

The Cleveland Public Library Walz Branch was built in 1967 and is located at 7910 Detroit Avenue on the city's west side at between 80th and 78th streets. It is located mid-block with access from the sidewalk and parking in the rear accessed off Detroit. The building is 9,600sf over two stories with collections and reading areas on the first floor, at street level, and a meeting room, staff and mechanical spaces in a walk-out lower level. The building is clad in red brick with a hipped, asphalt shingle roof. Clerestory windows allow significant light into the first floor but limited views.

Community Outreach

OUTREACH SUMMARY Walz Branch is generally well-located just west of Gordon Square, but the facility is too small for its patrons' needs, and the lack of accessible restrooms on the main floor is an issue for users. The topography of the site would make a potential addition difficult. A branch rebuild and/or relocation was tentatively supported, although residents in the neighborhood to the west of the branch were unsure whether a geographic shift east towards Gordon Square would make access more difficult. However, a new facility could considerably improve visibility from Detroit Ave, an issue with the current nondescript building. From a service perspective, a majority of Walz patrons want their branch to become a “technology hub,” with youth- and adult-oriented technological access and programs.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



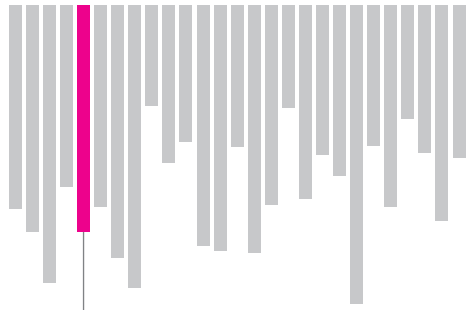
Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Add more comfortable seating and flexible workspace options
- Provide accessible bathroom(s) on the main floor (and/or add elevator to access downstairs meeting rooms)
- Find space for “quiet work areas” AND teen room
- Reconfigure tall central space into a “tech hub”
- Update interior with more modern color, lighting
- Work with local fabricator/artist to build new bike rack
- Improve front garden with signage, lighting, landscaping
- Explore converting the front lobby for after-hours access
- Explore possibilities for expansion through back or front addition
- Find opportunities for expanded parking
- Strengthen Wifi for after-hours access
- Add more technology options and training
- Work with the City to improve street lighting, safety
- Hold neighborhood “block party” events to deepen social ties
- Work with neighborhood arts & theater groups to create unique programming on-site and off, especially for kids

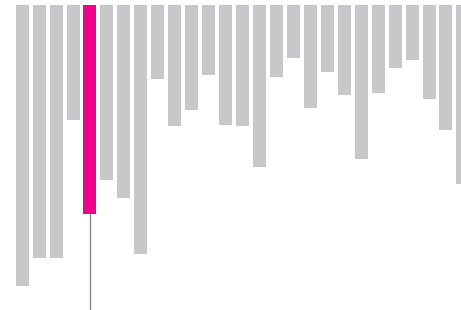
1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



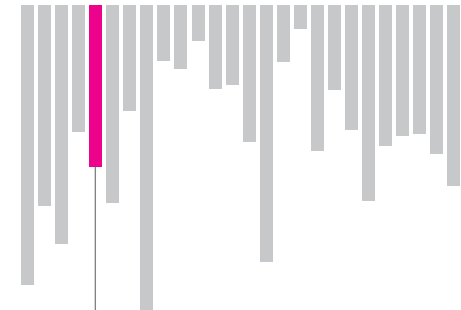
96,409 VISITS

CIRCULATION



149,395 ITEMS

SERVICE AREA POPULATION

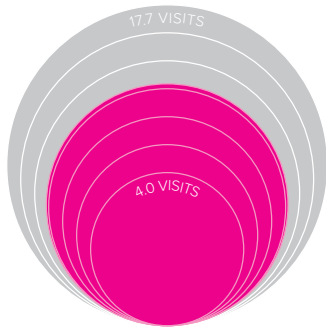


16,063 RESIDENTS

2 OCCUPIED AREA ANALYSIS

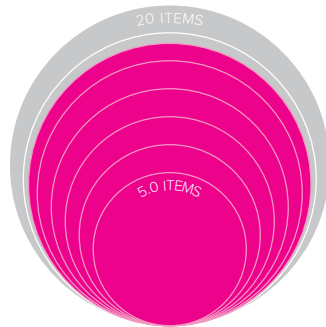
CURRENT OCCUPIED SQUARE FOOTAGE: 9,600 SF

ATTENDANCE

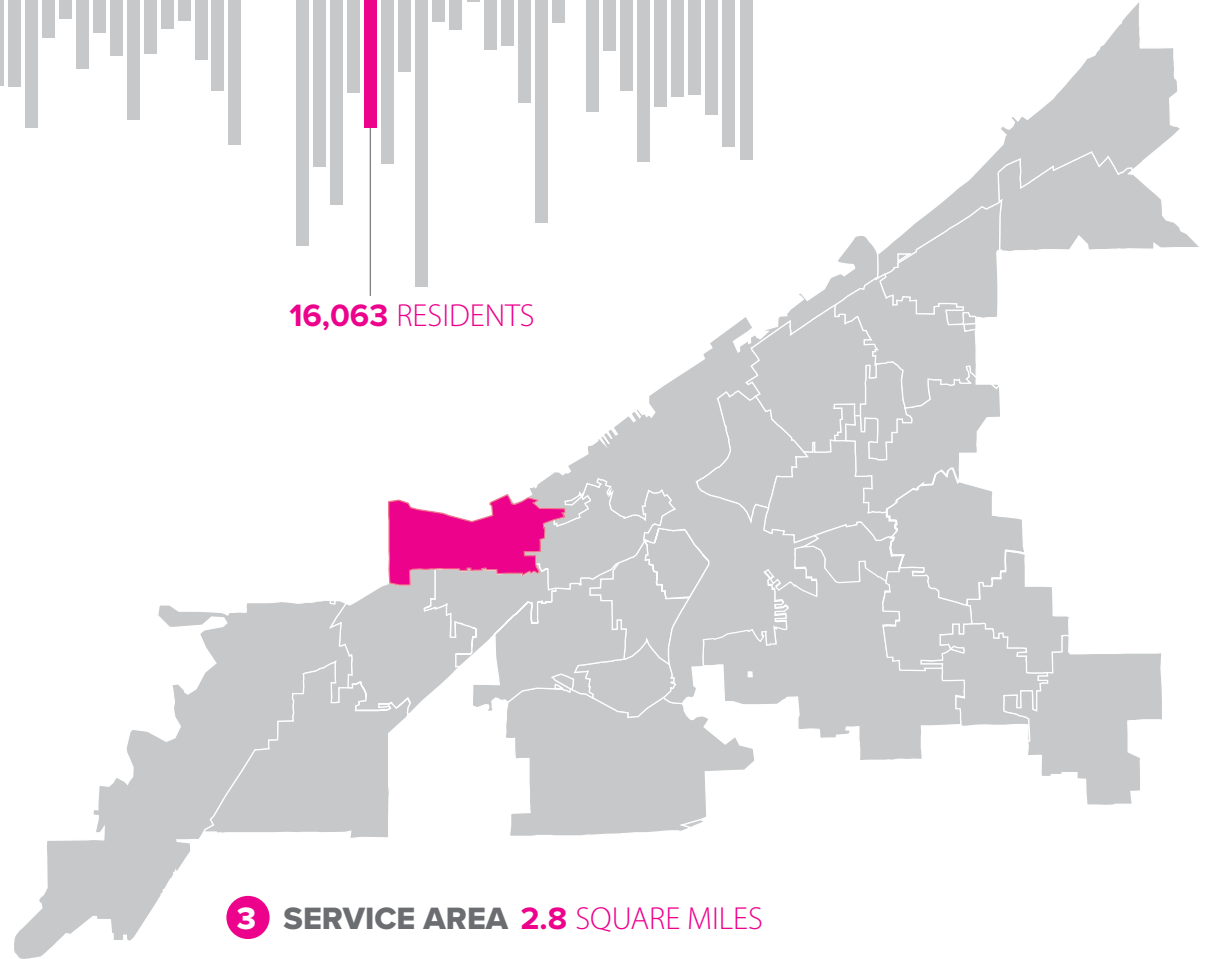


10 VISITS PER SF

CIRCULATION



15.6 ITEMS PER SF



3 SERVICE AREA 2.8 SQUARE MILES

KEY

DATA REPRESENTATION

- System Wide
- Current Branch

1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Walz branch is in fair condition but has major accessibility issues. To provide a fully accessible library and elevator will need to be added and new bathrooms built. roof should be replaced with additional insulation. Single pane glazing should be replaced throughout with insulated glazing units. Finishes and millwork are worn and should be replaced in the near future with the exception of the wood library shelving with is generally in good condition.

SITE The library is located on a steeply sloped site with a dedicated parking lot behind. There are significant issues relating to site drainage that are degrading the building and site in areas and requires immediate attention. The rapidly failing site walls are should also be a priority for repair.

MECHANICAL The Walz Branch HVAC system consists of one multi-zone air handling unit and two 80% efficient boilers. The air handler and condensing unit are in working order but are close to the end of their service life; they should be replaced within the next five years. The ductwork should be replaced due to age and questionable condition. When the air conditioning units are replaced, consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency. The two boilers were replaced in 1997 and are in poor condition. They should be replaced within the next 10 years. The primary and secondary heating water pumps are past their service life and should be replaced.



Walz Exterior - 1967

PLUMBING The Walz Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2016 and is in good condition. Plumbing fixtures are in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. Water closets, the urinal, and lavatories are not ADA compliant; they should be reconfigured or replaced. The existing sewer and storm drainage system appears to be in working condition without issue. The strainers for the roof drains are in poor condition and should be replaced.

ELECTRICAL The electrical systems in the Walz branch are aged, but operational. The Walz distribution system contains a variety of miscellaneous code violations such as providing the appropriate working clearances. The existing Walz distribution equipment can be maintained as long as it is regularly serviced. Due to limited spare capacity in the existing branch panels, any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Walz branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

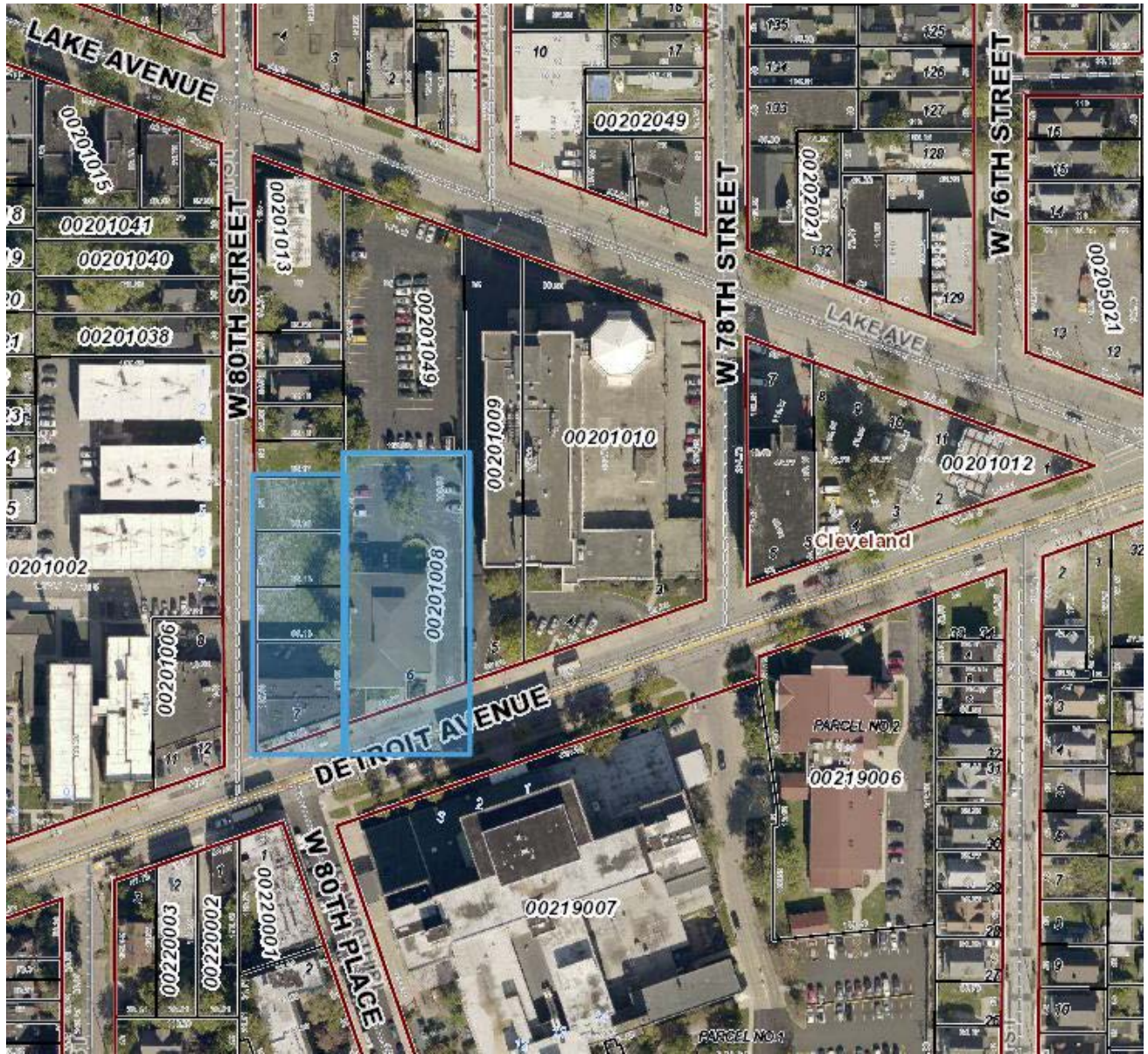
TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$1,255,386



Building Interior

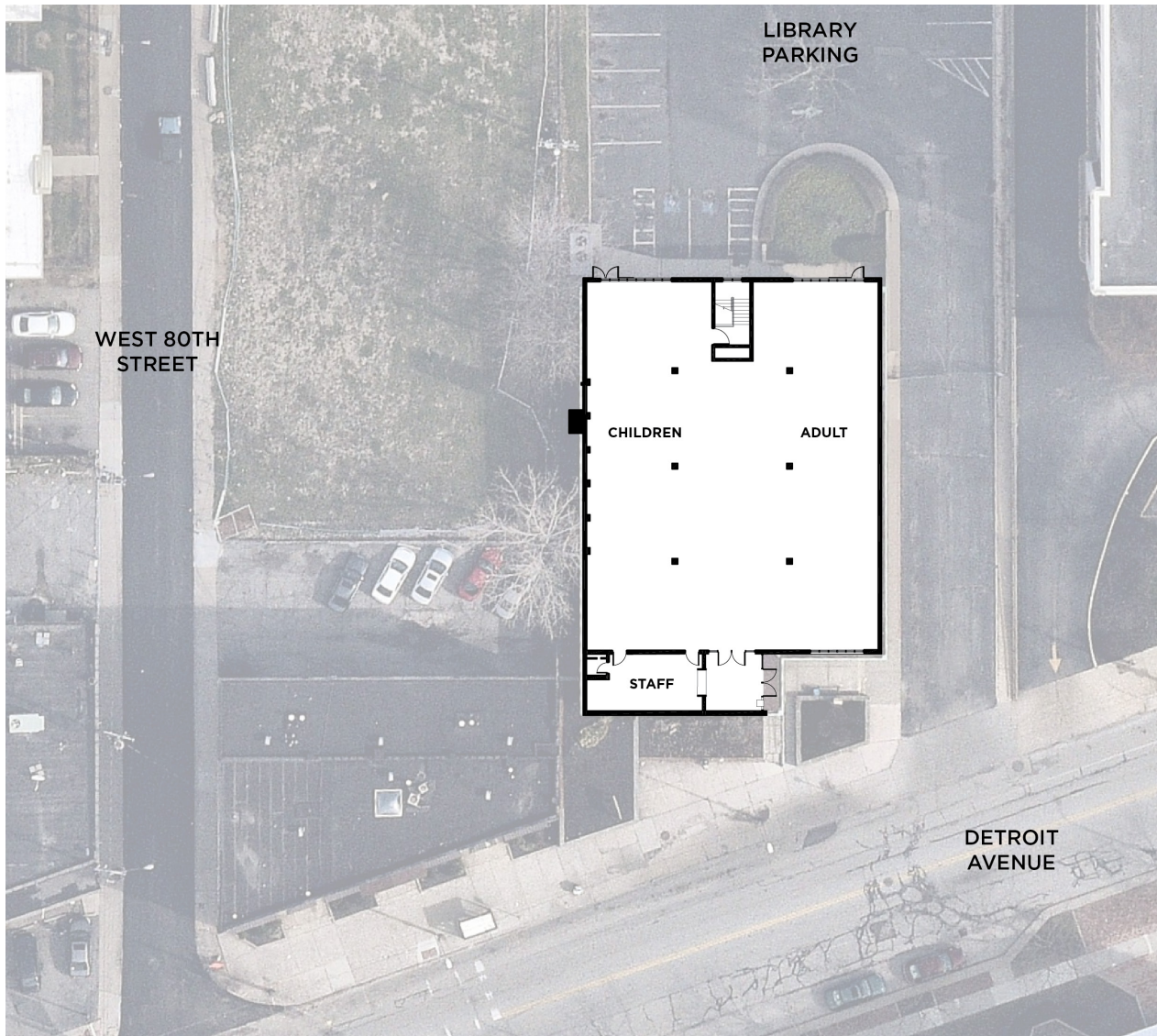


Exterior Signage





Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

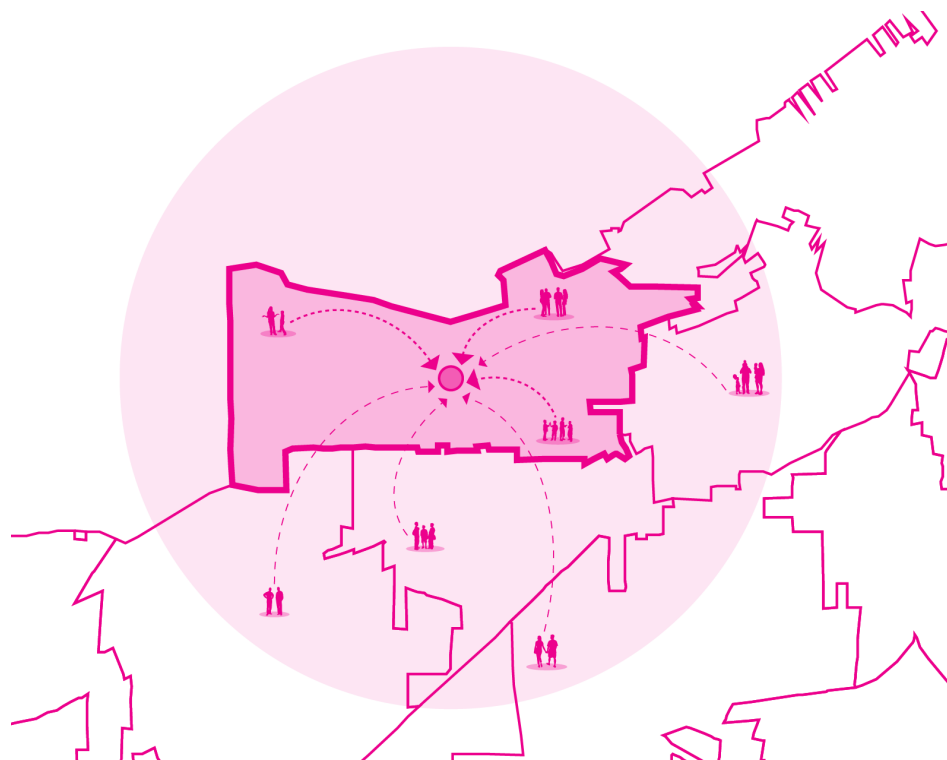
- Located on a steeply sloped site
- Branch is located on two levels with no elevator
- Issues with accessibility & sightlines
- Limited signage & wayfinding
- Building is set back on the site with limited street presence
- Lack of dedicated teen space
- Building has a low profile and lacks transparency
- Parking is limited on site
- Building layout is inefficient

Branch Recommendations

NEW BUILDING ON EXPANDED SITE

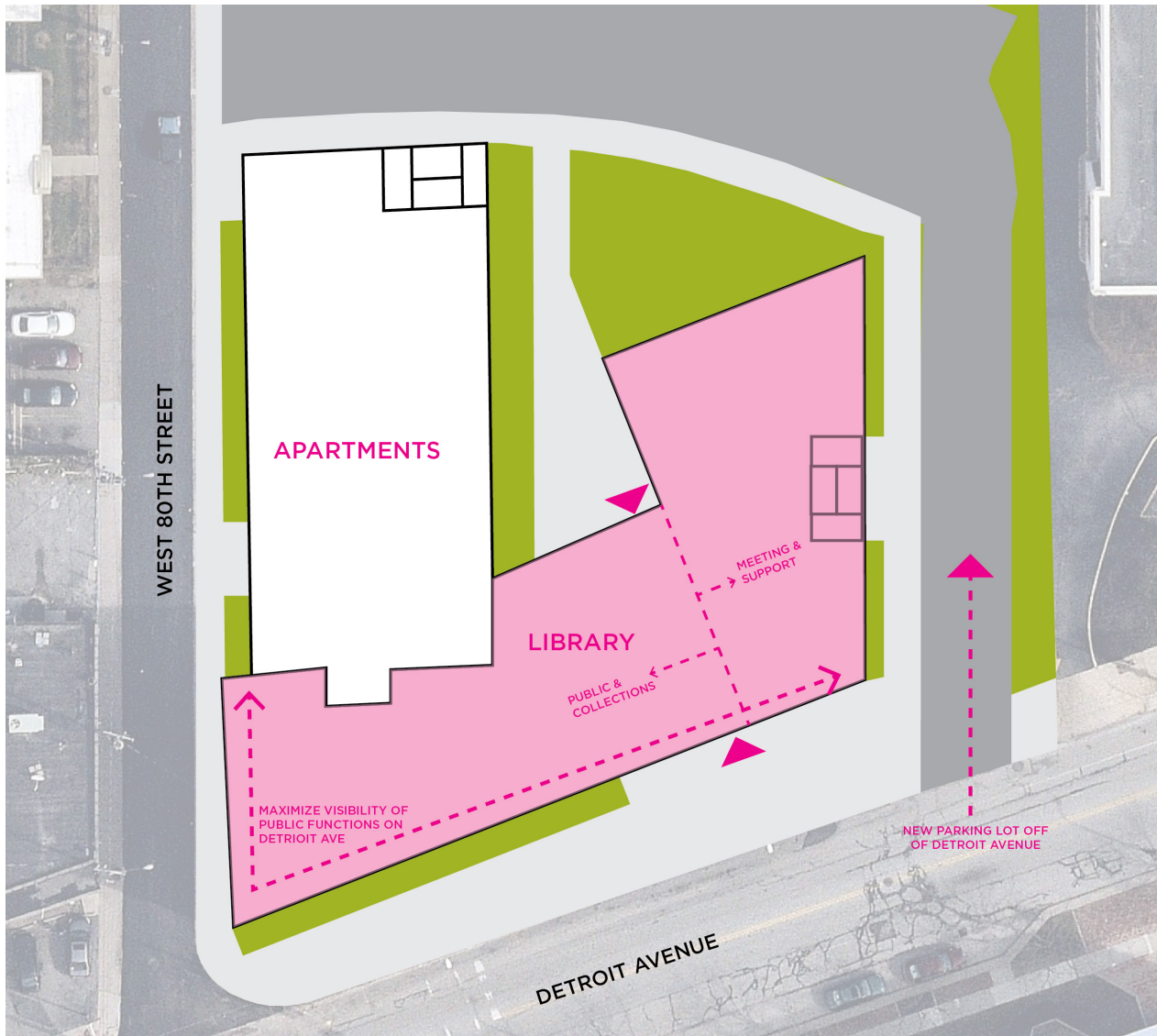
CURRENT STATE The Walz branch is located on a small, steeply sloped site that necessitated a multi-level building. The two-story layout has created issues with accessibility and sight lines that could be mitigated, but not fully solved, by adding an elevator. The building's location on the site, low profile and lack of transparency have resulted in many area residents not even being aware of its existence. In addition to upgrades necessary to make the building accessible there are multiple significant maintenance issues that require attention if the building is to remain.

FUTURE VISION It is recommended that a new branch be built with an expansion of the current site. Partnering with the Detroit Shoreway Community Development Organization on a new mixed use building anchored by the library would provide the means to maintain and expand the site in an active development area where there are few lots available. A new branch would provide the level of flexibility and visibility that could not be achieved with the limitations of the current building with the goal being to expand it to accommodate the program of a Community Hub branch.



Community Hub Diagram

Future Vision

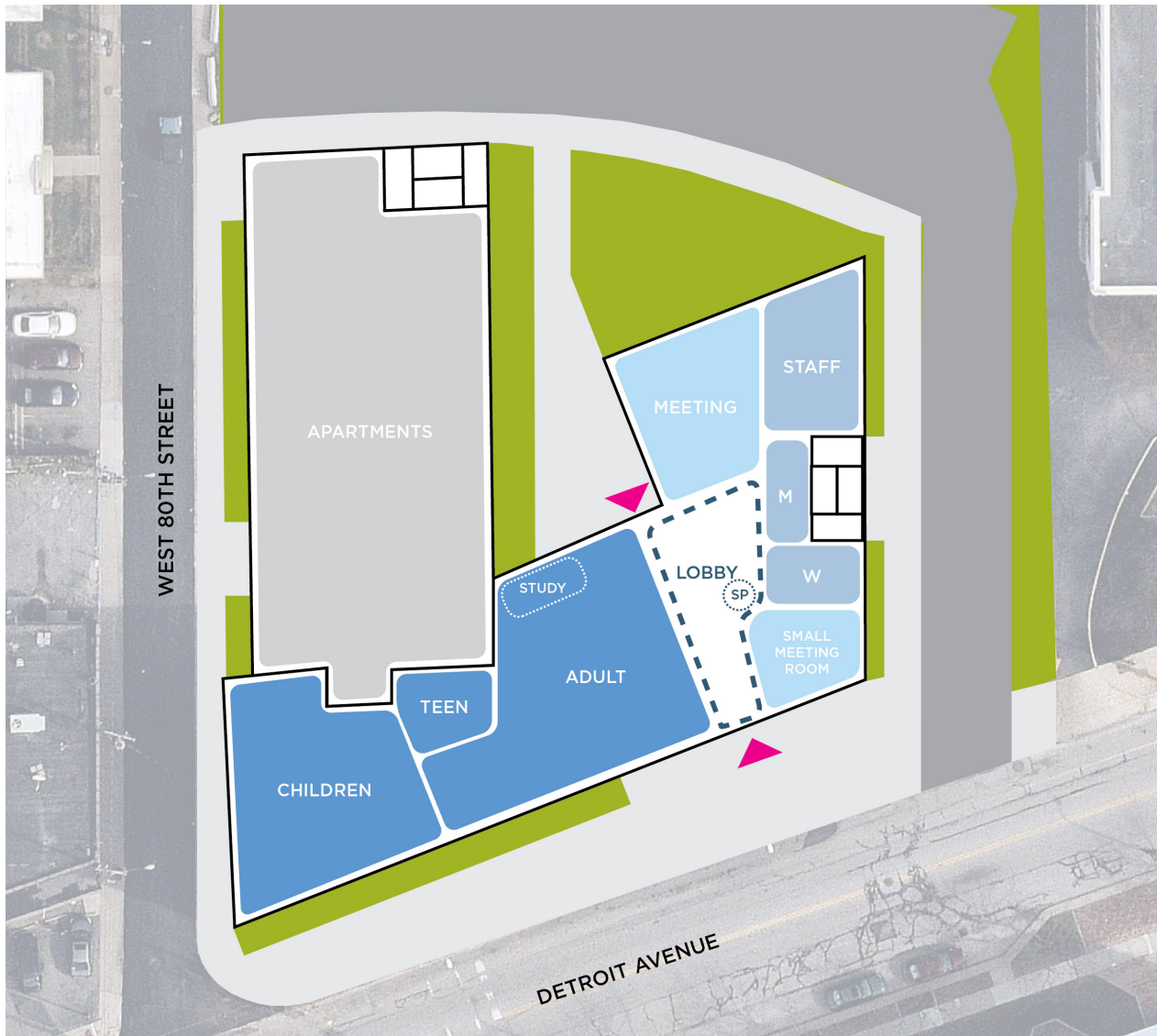


POTENTIAL FIRST FLOOR DIAGRAM

RECOMMENDATIONS

- Pursue collaboration with the Detroit Shoreway CDO to create a new library on the first floor of a new mixed use building
- Push active public uses to the streetfront
- Maximize visibility of the public functions on Detroit Avenue
- Add small group study space or other collaborative space
- Create designated teen area
- Create designated children's area w/ small scale interactives
- Improve wayfinding
- Create new 'Community Living Room'
- Create a designated computer area with fixed stations and a 'laptop bar'
- Utilize spatial configuration to break up active and quiet spaces

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

IMPLEMENTATION COSTS

NEW MIXED-USE BUILDING

Total Cost of Implementation: **\$6,500,000**

Walz Library - Karam Senior Living Floor Plan - Option 1

1"=30' Marous Brothers Construction 4/20/2017

Area Calculations

Library -	*13,280 sf
Apartments -	61,800 sf
Total -	75,080 sf

*Does not include service/
mech. in lower level.

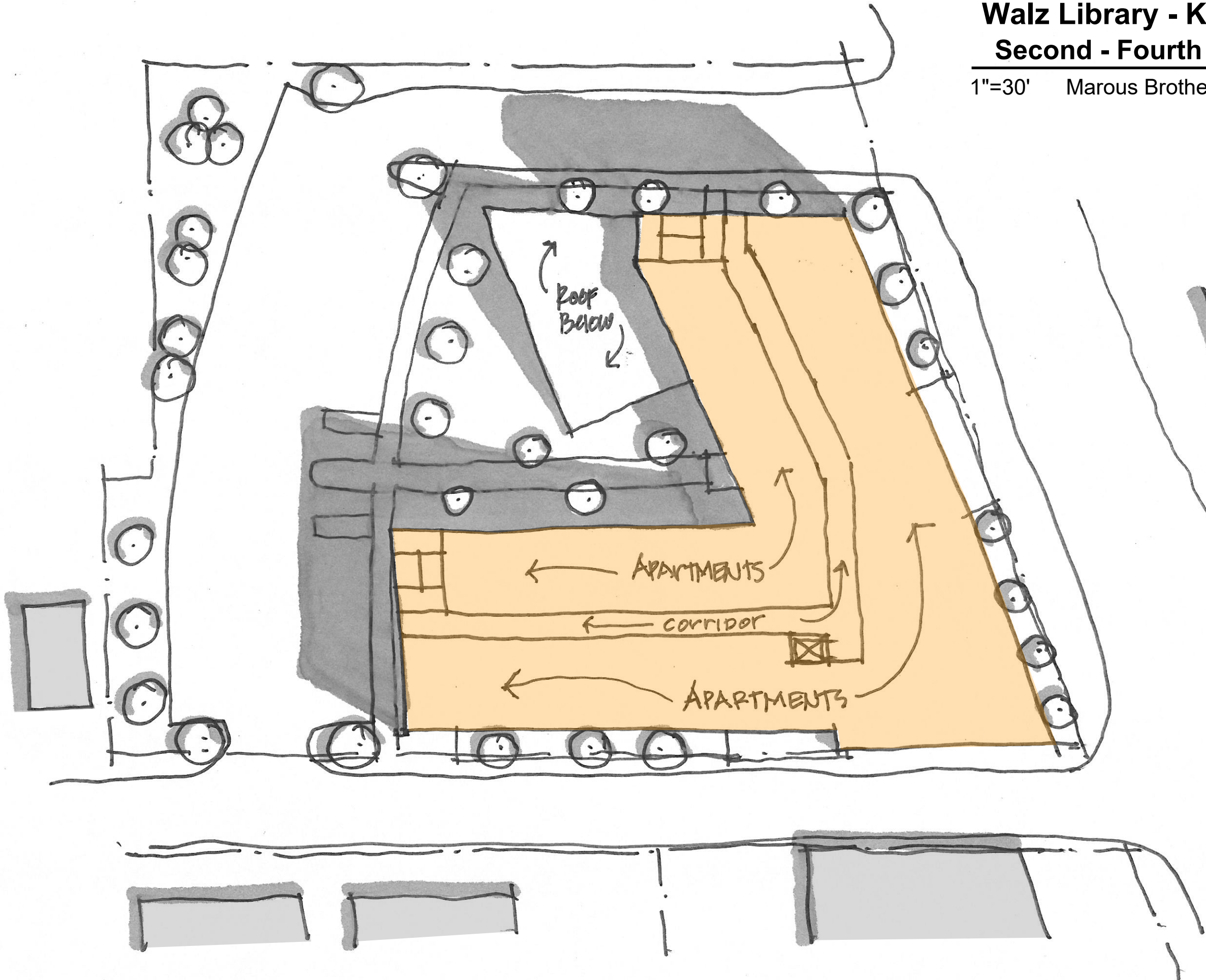


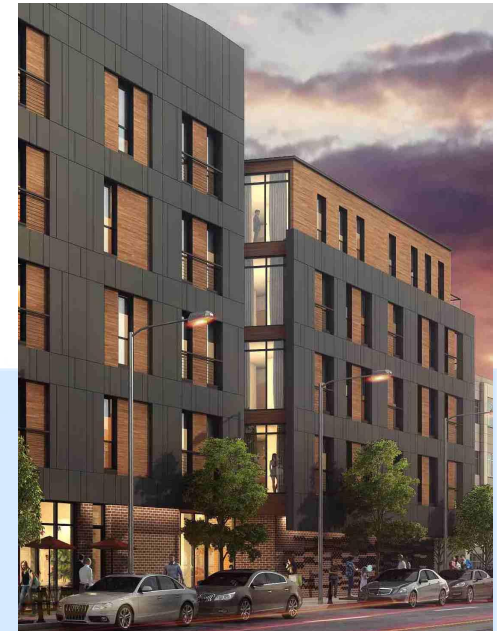
Walz Library - Karam Senior Living
Second - Fourth Floor Plan - Option 1

1"=30' Marous Brothers Construction 4/20/2017

Area Calculations

2nd-4th - 17,940 sf/fl





Inspiration

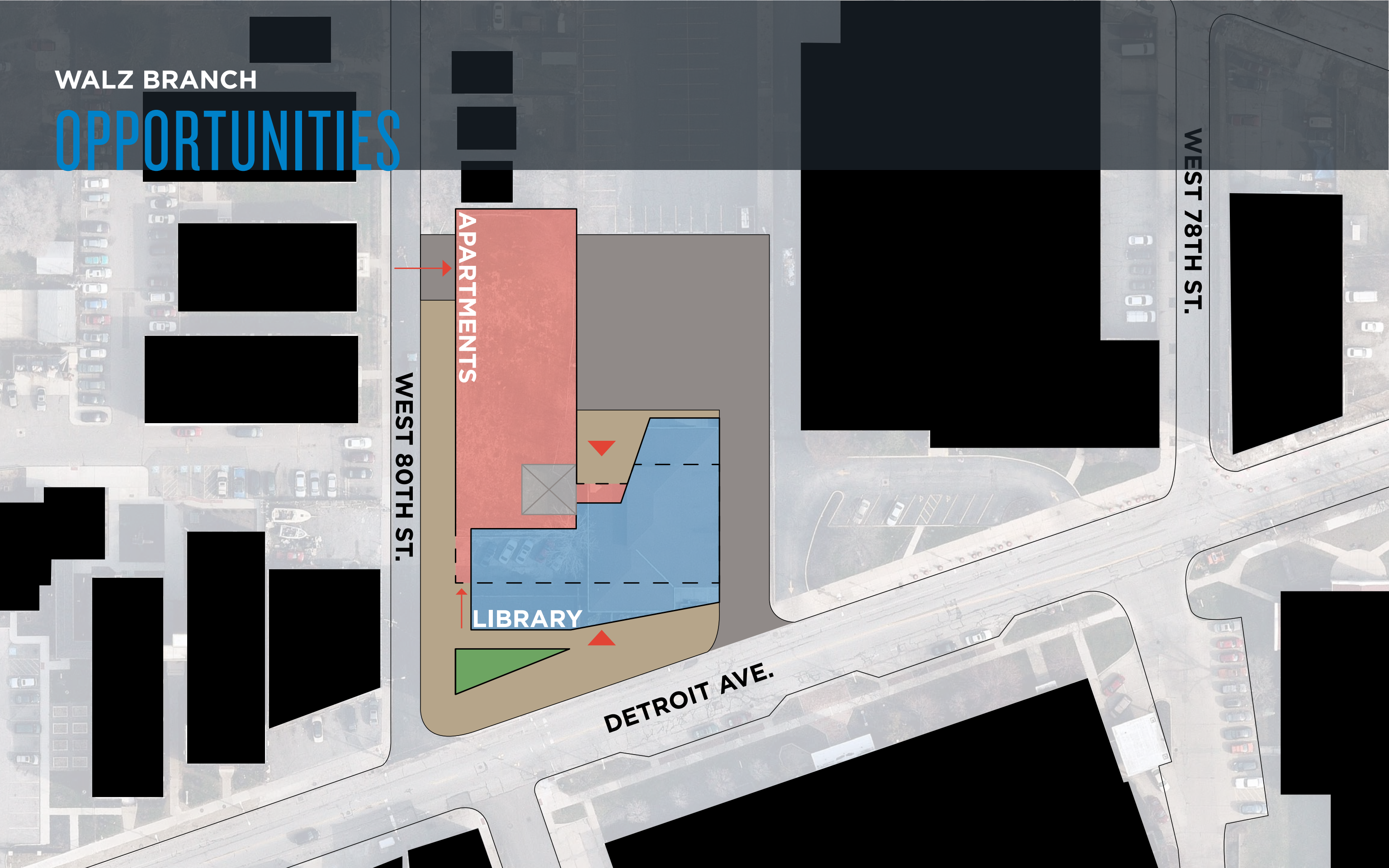


Walz Library - Karam Senior Living South Elevation

1"=30' Marous Brothers Construction 4/23/2018

WALZ BRANCH

OPPORTUNITIES



WEST 80TH ST.

APARTMENTS

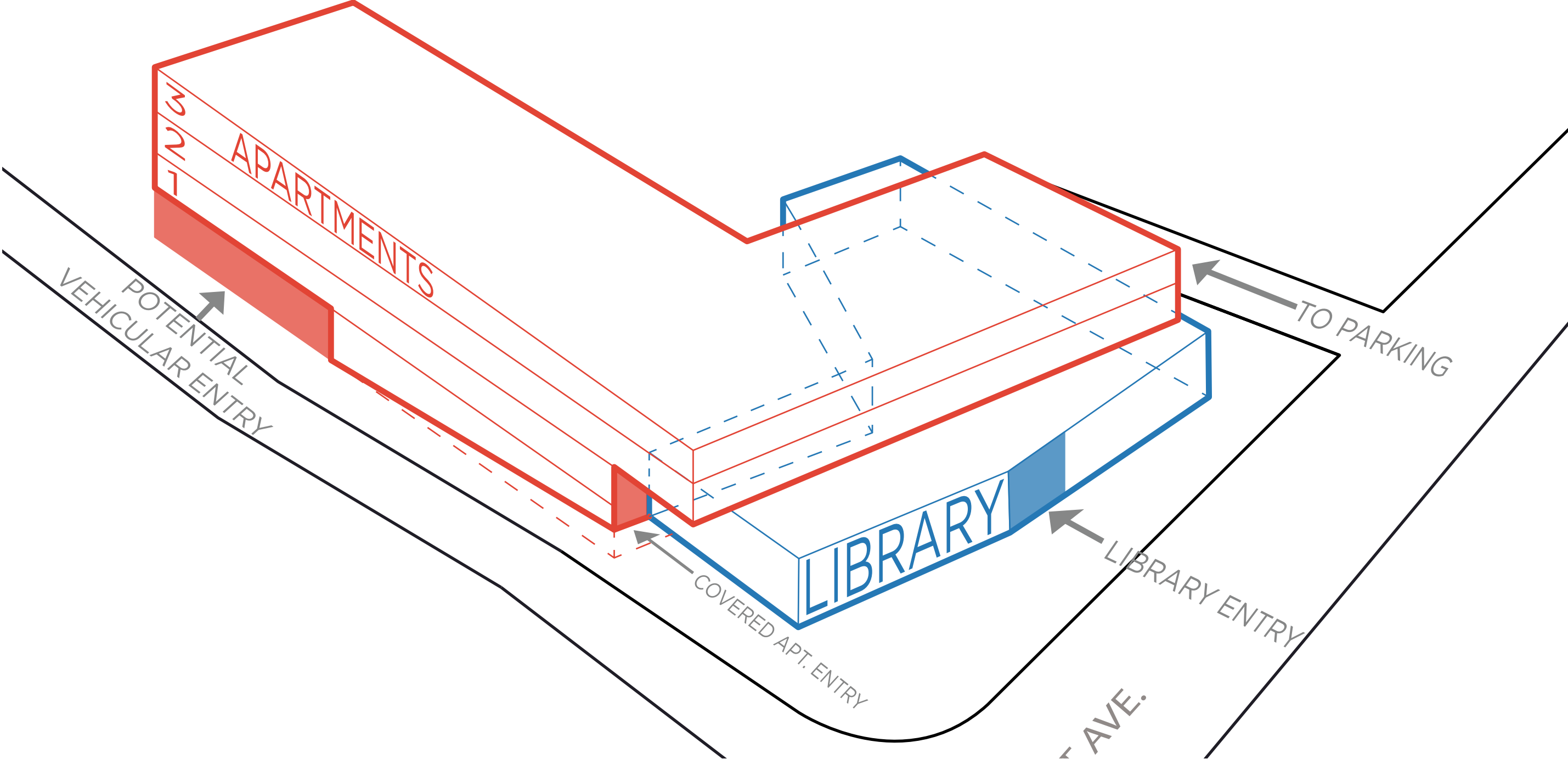
LIBRARY

DETROIT AVE.

WEST 78TH ST.

WALZ BRANCH

OPPORTUNITIES



WALZ BRANCH

OPPORTUNITIES

