



DEKALB COUNTY
PUBLIC LIBRARY
a place to grow

LIBRARY FACILITIES PLAN
2006-2025

Approved:

DeKalb County Public Library
Board of Trustees
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I. Introduction

The DeKalb County Public Library (DCPL) currently operates a 53,356 square foot Main Library and 21 branch libraries, providing public library services to a 2005 estimated population of 728,613 residents.¹ It is currently the second most populated county in Georgia and is much more diverse than the state of Georgia overall. According to the 2000 Census, 35.8% of the residents were white, 54.2% were black, 7.9% were classified as Hispanic, and 4% were Asian.² The county has a mature infrastructure, and recently prevailing opinion assumed it was near build-out. However, growth trends have belied that assumption, and the most recent figures indicate that the county's population grew at a 1.3% average annual rate between 2000 and 2003. According to the Atlanta Regional Commission, the county population is projected to reach 938,520 residents by 2025, a population base well beyond the capacity of the current infrastructure of the library system. Consequently, the DeKalb County Public Library Board of Trustees and the library's administrative staff have determined that the future capital needs of the library system require reassessment.

The following 2006-2025 DeKalb County Public Library Facilities Plan has been developed to that end. It has been developed within the framework of existing library standards, demographic projections, and experiential data from other major metropolitan library systems. All twenty-three existing county library facilities were assessed, meetings were held with DCPL trustees and library staff, and five open public meetings were held to receive citizen input. The county was physically scanned to determine existing service gaps, and identify potential future library locations, and a comprehensive customer survey was conducted with support from the GIS Department to assess present resident use patterns. Information gathered during these efforts forms the basis for the recommendations in this planning document.

II. DeKalb County Demographics

DeKalb County was one of the first areas of suburban growth in Metro Atlanta and its population has grown steadily over the past thirty years. However, the strongest growth has now spread past the county boundaries to areas farther east and south, and the population has matured and stabilized to some extent. Nevertheless, over the next twenty years, the county's population is projected to grow by over 28%.

Table 1
Projected DeKalb County Population Growth to 2025
Impact Fee Study Estimates based upon Atlanta Regional Commission Projections

Population Estimate 2005	Population ARC Estimate 2025	Change	Percent Change
728,613	938,520	+209,907	+28.8%

¹ DeKalb County 2004 Impact Fee Study estimates based upon Atlanta Regional Commission projections to 2030.

² U.S. Census Bureau. Quick Tables, QT-P3 Race and Hispanic or Latino: 2000, DeKalb County. www.factfinder.census.gov.



Much of this growth will occur in the south and southeast portions of the county which still has developable land, but much will also be due to in-fill redevelopment in the older portions of the county. In the past, DeKalb County has experienced some significant growth in the number of multi-family homes. This should continue at a decreased rate in the form of townhouses and higher density multi-storey home developments, particularly with in-fill redevelopment in well established communities and neighborhoods. This is already happening in several parts of the county. Despite this, it is the goal of the county to encourage the development of single family residential homes. Currently, 43% of the existing land use coverage is due to single family residential units, 1% is due to condominiums, and 3.9% is due to apartments.

A. Population Characteristics

The following statistics are drawn from the DeKalb County Snapshot as summarized by the Atlanta Regional Commission:

- According to the 2000 Census, in DeKalb County, 35.8% of the residents were white and 54.2% were black. Hispanics, who can be identified as either white or black in the Census data, made up 7.9% of the county's population. Statewide, 65.1% of residents were white, 28.7% were black and 5.3% were Hispanic.
- In DeKalb County, 24.6% of the county's residents were age 18 or younger, while 8.0% were age 65 or older. Statewide, 26.5% were age 18 or younger and 9.6% were age 65 or older.
- The 2000 Census reports 10.2% of DeKalb County's households were headed by females with children under 18 years of age, compared with 9.0% statewide. Total households with children under 18 comprised 31.0% of all households in the county and 35.0% of those in the state.
- Between 1996 and 2000, DeKalb County School System reported an average high school dropout rate of 6.4% for students in grades 9 to 12. Statewide, this rate is 6.8% for the same period of time.
- DeKalb County spent an average of \$5,849 per student for public education each year between 1996 and 2000. This average expenditure per student was greater than the statewide average of \$5,285.
- Based on the 2000 graduating class for DeKalb County School System, 61.5% of the students were eligible for the HOPE Scholarship Program. The scholarship is available to eligible students to attend a post-secondary school in Georgia. Statewide, 57.9% of the graduating students were eligible for the HOPE scholarship.
- Between 1995 and 1998, the infant mortality rate (infant deaths per 1,000 live births) was 9.3 for the county. The statewide rate was 9.2 during the same period.
- In 2000, the number of physicians in the county per 1,000 population was 3.1, compared with the 1.9 state average. DeKalb County had 3.1 hospital beds per 1,000 population in 2000, which was the same as the statewide average.
- The 1999 index crime rate (crimes per 1,000) for DeKalb County was 5.0. Statewide, in 1999, the rate was 3.4. Of the total index crimes reported, 8.1% were violent crimes, while 91.9% were property crimes.
- In 2000, 62.4% of the adult population in the county was registered to vote. Of those registered voters, 72.8% voted in the 2000 general election. Statewide, in 2000, 64.1% of eligible Georgians were registered to vote. Of those registered, 69.6% voted in the general election that year.



B. Economic Characteristics

Although DeKalb County compares favorably to Georgia overall in the health of its economy, it fares less well when compared to other counties in the Atlanta metropolitan area. In 2000 DeKalb County ranked only seventh in per capita income.

In terms of median household income, DeKalb County ranked even lower in 10th place out of the 15 metropolitan counties within the Atlanta Regional Commission area.

**Per Capita Income – 2000
Atlanta Metropolitan Area**

County	Per Capita Income
1. Fulton	\$30,003
2. Fayette	\$29,464
3. Forsyth	\$29,114
4. Cobb	\$27,863
5. Gwinnett	\$25,006
6. Cherokee	\$24,871
7. DeKalb	\$23,968
8. Henry	\$22,945
9. Coweta	\$21,949
10. Douglas	\$21,172
11. Georgia average	\$21,154
12. Paulding	\$19,974
13. Newton	\$19,317
14. Bartow	\$18,898
15. Clayton	\$18,079
16. Carroll	\$17,656

**Median Household Income – 2000
Atlanta Metropolitan Area**

County	Median Household Income
1. Fayette	\$71,227
2. Forsyth	\$68,890
3. Cherokee	\$60,896
4. Gwinnett	\$60,537
5. Cobb	\$58,289
6. Henry	\$57,309
7. Coweta	\$52,706
8. Paulding	\$52,161
9. Douglas	\$50,108
10. DeKalb	\$49,117
11. Fulton	\$47,321
12. Newton	\$44,875
13. Bartow	\$43,660
14. Clayton	\$42,697
15. Georgia average	\$42,433
16. Carroll	\$38,799

Also, between 1996 and 2000, DeKalb County's annual unemployment rate was higher than the state's rate, averaging 5.0% compared with the state's average of 4.2%. Nationally, the unemployment rate for the same period averaged 4.8%.



Nevertheless, according to figures from the Georgia Department of Community Affairs, compared to most of Georgia, DeKalb County is in an economically enviable position in several respects:

- In the year 2000, the average weekly wage for all the employment sectors in the county was \$709. This amount was greater than the statewide average of \$622.
- In DeKalb County, services is the largest employment sector providing 39.3% of the jobs. The other predominant employment sectors are retail trade and manufacturing. Statewide, the service industry is the largest employment sector, contributing 25.6% of the state's jobs.
- The county per capita personal income in 1999 was \$33,592, as compared with \$27,324 for Georgia and \$28,546 for the United States.
- DeKalb County's median household income in 1997 was \$42,767. This amount was greater than the state's median household income of \$36,372 in that same year. Nationally, the median household income in 1999 was \$37,005.
- During 1997, 13.2% of the county's population lived below the poverty level, compared with Georgia's rate of 14.7% and the national rate of 13.3%. In addition, 22.9% of the children under the age of 18 lived below the poverty level in DeKalb County. Nationally, 19.9% of the population under the age of 18 years lived below the level of poverty.
- DeKalb County residents received government transfer benefits payments amounting to \$2,268 per capita in 1999, compared with \$3,302 per capita statewide.
- According to the Georgia Department of Revenue's Net Property and Utility Digest, DeKalb County's assessed property value amounted to \$15.1 billion in 1999, resulting in a per capita assessed property value of \$25,470. At the state level, per capita assessed property value in 1999 equaled \$24,462.

III. Review of Standards

There exists no current national library space standard. Until the 1980's, the American Library Association (ALA) had set forth a national space standard of .6 square feet per capita, but eventually stopped supporting a numerical standard because it was felt to be too limiting for planning purposes. Many jurisdictions already exceeded this standard, and any improvement beyond it was sometimes inhibited by the ALA minimum standard. The organization instead began promoting the assessment of space needs based upon local community conditions.

An older more conservative standard was set forth by the International City Manager's Association (ICMA) in their publication Local Public Library Administration, which provided standards based upon experience formulas gathered from several localities around the country, which were recognized by their constituents and peers to be doing a good job. Noting that these figures were given as minimum standards, the ICMA pointed out that "although the standards very well define minimum adequacy of library facilities (which is all they set out to do), they do not attempt to go beyond essential elements of the library's program. There are no guideposts or measuring sticks for the provision of service above the minimum level – that is for superior service." ICMA standards set forth a minimum requirement of .5 square foot per capita experience standard. In the area of personnel, the standards further set a fairly conservative minimum experience formula requirement of 1 employee per 2,500 residents.



The only Georgia public library facility standards are contained in Georgia Public Library Capital Outlay Grant guidelines, but those guidelines are based on an outdated sliding scale which varies from .3 square feet per capita to .7 square feet per capita for a minimal space standard, and from .5 square feet per capita to 1 square foot per capita for an optimal standard. This set of standards, which is used only for determining the amount of state library construction grants, assumes a lower square foot per capita requirement for high population jurisdictions. DCPL experience does not confirm this assumption. In fact, a denser population base results in higher rates of library use with consequent space implications.

More recently, many State Library Associations have returned to the practice of establishing minimum space standards. Several state associations in the southeastern United States have adopted a .6 square foot per capita minimum standard, including Kentucky, North Carolina, South Carolina, and Virginia. Recently the Florida Library Association adopted a new library space standard on a sliding scale, ranging from a “minimum” level of .6 square feet per capita to an “exemplary” level of 1 square foot per capita. There is some expectation that when the outdated Georgia standards are reexamined, they will develop a similar sliding scale, to allow library systems to exceed minimums.

Responding to this issue in 2003, the DeKalb County Public Library Board of Trustees approved the .6 square foot per capita standard as a basis for future library facility development in DeKalb County; but the Board has delayed implementing this standard for the purposes of impact fees assessment until the library’s capital plan is updated. Standards are helpful in assessing local conditions, but they only represent generally accepted minimums. Many libraries commonly exceed minimum standards responding to local needs and actual community demand.

Another standard that will affect space requirements is “volumes per capita.” Georgia Public Library Standards issued in 2000 by the Planning and Evaluation committee for Georgia Public Libraries under the auspices of the Georgia Public Library Service sets three levels of standards for public libraries:

Essential service	2 volumes per capita
Full service	3 volumes per capita
Comprehensive service	5 volumes per capita

Currently the DeKalb County Public Library holds only 1.22 library material volumes per capita, but the DeKalb County Public Library Board of Trustees has set a 2 volumes per capita goal for the library system over the next 10 years. Projecting that goal to 2025 yields a collection size of 1,840,000 volumes, which is more than double the current collection of 850,000 volumes. Accommodating this collection alone will require substantially increased library space over the next twenty years.



IV. Branch Service Areas

To help determine the optimum size and location of library facilities in DeKalb County, a comprehensive survey of customer addresses was performed in October 2002. Over a three-day period the library staff attempted to secure the address of every person entering library doors over a three-day period. Over 10,000 addresses were obtained, entered into a database, and converted to a GIS map for each branch. The results displayed the primary service radius for each facility, which has formed the basis for estimating present and future service populations for each branch. For most branches, 60 to 75% of customers lived within two miles of the facility. 70 to 85% lived within three miles. Exceptions to this pattern were the Decatur Library (the DCPL Main Facility) and the Covington Branch (DCPL's Audiovisual Library), both of which have specialized service roles which attract customers from throughout the county.

This tracks experience in other urbanized areas which has indicated that over 85% of library use commonly comes from persons living within a two to three mile radius. However, service radii are effectively greater with larger regional libraries, and in rural areas. Optimum service populations for branch libraries vary from 20,000 to 50,000 residents depending upon the size of the facility and the density of the population. For example, a 12,000 square foot branch would ideally serve a population of 20,000 residents (.6 square feet per capita) living within two miles in a moderately dense area, or within a three to four mile area in a less densely populated area. A service population of 40,000 persons would require a building twice as large, but the same service radius guidelines would apply. Larger regional libraries with expanded service roles and greater drawing power would effectively have larger service radii, and may have more square feet per capita to accommodate the expanded roles.

Using this data, estimated future service populations have been applied to each existing branch to help determine future space needs – where new branches might be needed to help relieve pressure on existing branches, and where expansions or replacements might be warranted to accommodate growing populations. A map showing current effective service areas is shown in Appendix A. It will be noted that some areas of DeKalb County are considered to be outside the effective service area of any branch library, while other service areas are so large as to place an excessive service load upon the serving branch. In the latter case, this will dictate either an expanded branch or the construction of a new branch to handle the load.

V. Community Input

To assist in the development of recommendations of future capital needs for the library system, six public meetings were held to gather community input. While the number of people attending all six meetings totaled only 108 persons, the comments provided are judged to be well representative of the community. Following is a brief summary of the public input received at those meetings. Although the intent of the meetings was to solicit thoughts related to capital needs, several recommendations regarding operational issues are also included.

Chamblee Branch Public Meeting

Identified space needs included a larger Chamblee Branch and expanded services in the Buford Highway corridor, especially in the area of the Northeast Shopping Plaza. More meeting space was requested, as well as more places to sit and read. Most of the input received here focused on operational concerns. Arts programs,



teen programs, marketing in other languages, more computers, international magazines, book discussion groups targeted at male audiences, more audiovisual materials, and timely publicity were all mentioned as needs.

Decatur Library Public Meeting

While it was acknowledged that its tight property area presented challenges, participants expressed the need for more space at this location, especially for a larger adult book collection and more youth services area. The children's area needs more reading area, more programming space, more staff space, and a homework area. There was support for more "multi-use" rooms. Regarding operational issues, more programming for senior citizens, singles, and teens was requested.

Dunwoody Branch Public Meeting

There was much concern at this session about the entrance/exit to the Dunwoody Branch parking lot, which several persons thought was dangerous due to its proximity to the intersection of Chamblee Dunwoody Road and Womack Road. More library space was judged needed in the Dunwoody area, but when the possibility of a second branch was offered, all attendees preferred an expansion at the present Dunwoody Branch location. More space was desired for computers and AV collections, and a larger area for the Friends of the Dunwoody Library was requested. On the operational side, participants wanted longer open hours, Sunday hours, more books-on-tape, more videos, and DVDs.

Salem-Panola Branch Public Meeting

The main need identified here was a larger Salem-Panola Branch, including a much larger children's area. Operationally, more programming for 2-year old children, expanded hours, and computer classes were suggested.

Stone Mountain-Sue Kellogg Branch Public Meeting

The expansion of the Salem-Panola Branch was judged to be a high priority. The present facility does not provide enough tables, study area, and computers, and has no meeting space. This branch is severely undersized for a growing population. A new neighborhood branch was also requested to be near the Rockbridge/Deshon Road intersection. On operational issues, participants expressed a desire for more open hours (especially on Sunday), more security, more books-on-tape and CDs, a more frequent rotation of videos, and more literacy classes.

Wesley Chapel-William C. Brown Branch Public Meeting

There was strong interest in a larger Hairston Crossing Branch, as well as expanded hours and more activities for children. The theme of expanded open hours for community libraries applied to several other locations, as well. A larger building was requested for the Wesley Chapel-William C. Brown Branch, with more computers, more reference sources, and a better children's area. A new branch for the Ellenwood area along River Road or Flakes Mill Road received strong support.



VI. Program Costs

The total capital costs for the following recommendations are estimated at \$123,274,000 for 25 library projects over a ten to fifteen year period (2006 to 2015 and beyond). Project costs are projected at \$250 per square foot for new construction, and \$150 per square foot for renovation of existing space. These costs include design, site work, construction, furniture, equipment, communications infrastructure, and an inflationary factor to the year 2006, which is the proposed start for implementing the capital program. The total cost also includes site acquisition for several projects, and starting collections for several new libraries at \$25 per volume.

The operating cost impact of the entire capital program is projected at an additional \$7,272,500 annually. This is based upon the additional staff for new facilities, as well as additional staff at a number of expanded facilities, which are expected to experience increased use following project completion. It also includes additional operating costs associated with general administrative support, particularly in purchasing, accounting, and facilities support functions. A two person construction program office is also included, consisting of an Administrative Librarian and an Administrative Assistant. This is intended to provide for day-to-day liaison among the library system, the various design teams, contractors, and the DeKalb County Facilities Management Department, which will provide oversight of the various projects.

VII. Doraville Branch and Homework Centers

The following recommendations do not include proposals for the Doraville Branch or for the Bruce Street and Scottdale-Tobie Grant Homework Centers. The operations and capital needs of the Doraville Branch are funded by the City of Doraville. This library facility functions as a branch of the DeKalb County Public Library through a city-county contract; therefore, the responsibility for facility improvements rests with the City of Doraville.

DCPL's two Homework Centers are specialized operations working out of DeKalb County Recreation Centers, and serve a youth clientele exclusively. Any capital improvements for these library facilities will be dependent upon plans of the DeKalb County Parks and Recreation Department to upgrade or replace the Tobie Grant and Bruce Street Recreation Centers. In such case, the DCPL Homework Center facility issues should be addressed through the county's annual capital and operating budgets. Should DeKalb County decide to replace these two facilities, a 2,000 square foot space, and necessary furniture, shelving, and equipment should be incorporated into each building's plan to accommodate the Homework Center operations.



VIII. Recommendations for Existing Library Facilities

A. Briarcliff Branch

Location:	2775 Briarcliff Road, Unincorporated DeKalb
Nearest Libraries:	Toco Hill-Avis G. Williams Branch – 1.8 miles SE
	Brookhaven Branch – 2 miles NW
Current Size:	4,000 square feet
Service Population 2005/2025:	14,000/16,400 (+17%)
Library Use (FY 2003) – Visits:	96,401
Circulation:	90,272
Reference:	7,505
Staff – Present/Future:	3.5 FTE/5.0 FTE
Open Hours per Week – Present/Future:	36/42
Collection – Present/Future:	9,350/10,000
Seating – Reader/PCs:	34/12
Recommendation:	Expand by 2,000 square feet
Project Start/Completion:	2013/2015
Estimated Capital Cost:	\$1,100,000
Estimated Additional Annual Operating Cost:	\$62,700 – Personnel (1.5 positions) \$6,000 – Building

Assessment

The Briarcliff Branch is a 4,000 square foot neighborhood library. It is one of four neighborhood libraries that were all built to the same design and specifications as part of the 1986 Bond Issue building program. This facility serves a very restricted service area, perhaps less than a mile in radius. This is due to the proximity of the Brookhaven and Toco Hill-Avis G. Williams branches, and to the barrier effect of Highway I-85 to the north. Based upon the public use survey, there appears to be little impact upon this branch from the growing Hispanic community living along Buford Highway one-half mile to the north.

The facility has suffered from chronic roof leaks since first constructed, and any future enhancement should include a new roof. The site is approximately 3 acres, although much of the open land area may be devoted to water retention. Nevertheless, it should allow for a small expansion.

Customer service surveys have indicated a strong public preference for additional public computer stations at this facility.

Despite its small size, there is minor need for more public service space due to the small service population, but the library would benefit from some limited expansion to allow additional public computers, additional youth services space, and additional work space for staff, and a meeting room.

Proposed Action

It is proposed that the Briarcliff Branch be expanded by 2,000 square feet to provide an 800+ square foot meeting room, space for six additional public computers, expanded youth service space, and additional work/storage space for the library staff. The expansion should include six additional public parking spaces. It is anticipated that 1.5 additional staff positions will be required to support the meeting room function and increased public use overall.



B. Brookhaven Branch

Location:	1242 North Druid Hills Road, Unincorporated DeKalb
Nearest Libraries:	Chamblee Branch – 2.5 miles NE
	Briarcliff Branch – 2 miles SE
Current Size:	6,800 square feet
Service Population 2005/2025:	40,300/46,600 (+15.6%)
Library Use (FY 2003) – Visits:	84,709
Circulation:	77,625
Reference:	16,155
Staff – Present/Future:	4 FTE/10.5 FTE
Open Hours per Week – Present/Future:	36/51
Collection – Present/Future:	24,000/55,000
Seating – Reader/PCs:	41/11
Recommendation:	15,000 square foot replacement
Project Start/Completion:	2008/2010
Estimated Capital Cost:	\$3,750,000
Estimated Additional Annual Operating Cost:	\$262,100 – Personnel (7.5 positions) \$15,000 – Building

Assessment

The Brookhaven Branch is situated within a service area which should generate more public activity than is currently experienced, but public use is limited by the building's small size and awkward design. The facility is only 6,800 square feet, and yet is divided into two floors with a small meeting room and the youth services area isolated on a lower level. Supervision is difficult for the staff of four FTE employees, and particularly the lower level.

The building is located one block south of Peachtree Road on North Druid Hills Road. While the site is more secluded than is desirable, North Druid Hills Road is a major residential feeder route, and the site is close to a MARTA Station. Current use is predominantly by senior citizens, but with a larger, better arranged, and more prominent building, this facility should better realize its potential, and draw more family use.

Due to its proximity to a MARTA station on the same line as the Chamblee and Doraville MARTA stations, this site would be an excellent location for the incorporation of system-wide Literacy Services, to include a literacy lab, classrooms, and system literacy offices. The site is small – only 1.18 acres. However, if meeting spaces and literacy functions were combined with mechanical areas on a smaller lower floor, all public service functions could be combined on a larger upper floor with public parking below, allowing a much larger facility.

It should be noted that the Atlanta Regional Commission projects a 2025 population of over 46,000 persons in the immediate area – a 15.6% increase. This is likely due to an anticipated increase in multi-family housing.

Proposed Action

Replace the Brookhaven Branch with a new building of up to 15,000 square feet in area on the present site. A larger facility would be desirable given the projected population increase, but the site is limited. Up to 60 parking spaces would be desirable, but that number may be optimistic given the small site. It is anticipated that 7.5 additional positions will be required to support increased public use. The system's literacy functions would also have a staffing impact, but this would be separate from the branch functions.



C. Chamblee Branch

Location:	4115 Clairmont Road, Chamblee
Nearest Libraries:	Brookhaven Branch – 2.5 miles SW
	Doraville Branch – 2 miles NE
Current Size:	17,100 square feet
Service Population 2005/2025:	39,700/46,600 (+17.4%)
Library Use (FY 2003) – Visits:	209,200
Circulation:	245,004
Reference:	60,337
Staff – Present/Future:	12 FTE/15.5 FTE
Open Hours per Week – Present/Future:	58/63
Collection – Present/Future:	67,500/90,000-125,000
Seating – Reader/PCs:	99/30
Recommendation:	Expand to 27,000 square feet, with a subsequent additional 8,000 square foot expansion after 2015
Project Start/Completion:	2006/2008
Estimated Capital Cost:	\$6,000,000*
Estimated Additional Annual Operating Cost:	\$123,400 – Personnel (3.5 positions) \$30,000 – Building

*Note – Includes \$935,000 for sitework and a parking structure

Assessment

The Chamblee Branch serves as one of four area libraries which provide reference and collection support to neighboring community branch libraries. It is one of the busiest library facilities in DeKalb County and serves an increasingly diverse clientele. This branch experiences considerable use from the growing Asian and Hispanic communities residing in the area, and houses print and AV collections in Chinese, French, Korean, Spanish, and Chinese.

The building is attractive and the interior layout is functional, but it suffers from a serious access problem which an expansion might resolve. The primary entrance to the building is from the parking lot on the side of the building away from Clairmont Road and is accessed only after a fairly high stairway. An at-grade entrance for general use is preferable. Access for persons with disabilities, which is on the opposite end of the building, does allow at-grade access, but there are only two parking spaces reserved for disabled persons. This arrangement addresses the disabilities issue, but it requires persons with children in strollers (parking in the main lot) to walk the length of the building in a roadway to enter the building. The building is also undersized for demand. Additional space is required for collection growth, and more reader seats.

The recent acquisition of an adjacent ¹/₂ acre property to the southwest of the branch should allow an expansion which would resolve these issues. Library parking could be developed on the new adjacent property allowing expansion of the library into the existing parking area.

Although only 46,600 residents are projected by 2025 in the primary service area, the facility draws customers from a much wider area due to its excellent location, unique collection offerings, and its area library status. Therefore a significant expansion is warranted at this location to relieve pressure on neighboring branches.

Proposed Action

It is proposed that the Chamblee Branch be initially expanded by 10,000 square feet, increasing the building size to 27,000 square feet. Additional staff positions (3.5 FTE) would be required to respond to increased meeting room activity, and increased public use overall. Sometime after 2015, this facility should be further expanded to the same 35,000 square foot size proposed for the other area libraries.



D. Clarkston Branch

Location:	951 North Indian Creek Drive, Clarkston
Nearest Libraries:	Northlake-Barbara Loar Branch – 2.7 miles NW
	Covington Branch – 2.85 miles S
	Stone Mountain-Sue Kellogg Branch – 4 miles E
Current Size:	10,000 square feet
Service Population 2005/2025:	35,600/38,000 (+6.7%)
Library Use (FY 2003) – Visits:	156,905
Circulation:	92,716
Reference:	19,049
Staff – Present/Future:	7.5 FTE/No change
Open Hours per Week – Present/Future:	51/No change
Collection – Present/Future:	31,335/40,000
Seating – Reader/PCs:	70/16
Recommendation:	No change
Project Start/Completion:	Not applicable
Estimated Capital Cost:	None
Estimated Additional Annual Operating Cost:	None – Personnel None – Building

Assessment

The Clarkston Branch serves one of DeKalb County's most culturally diverse areas. The City of Clarkston is situated in a transitional area between north (predominantly white) and south (predominantly black) DeKalb County, and in the past few years has become a magnet for several immigrant groups, including Vietnamese and Ethiopians. The library is located adjacent to one of the Alternative Schools operated by the DeKalb County School System, and consequently receives heavy student use.

The primary service area is expected to see only a marginal 6.7% increase in population over the next 20 years, and the service areas of neighboring libraries somewhat overlap the Clarkston Branch service area, so the space issue is less critical here than at other branch locations. In any case, the site is so restricted that an expansion at this location is not feasible. If the services at the Covington Branch (2.85 miles south) were modified, allowing it to become a full service branch, it would relieve some pressure from this future population growth.

Proposed Action

Due to site restrictions, marginal population growth, and the proximity of other branches, no expansion is recommended for the Clarkston Branch.



E. Covington Branch

Location:	3500 Covington Highway, Unincorporated DeKalb
Nearest Libraries:	Clarkston Branch – 2.85 miles N
	Decatur Library – 2.5 miles W
	Scott Candler Branch – 2.85 miles SW
Current Size:	10,000 square feet
Service Population 2005/2025:	33,400/45,500 (+36.2%)
Library Use (FY 2003) – Visits:	184,407
Circulation:	279,101
Reference:	55,432
Staff – Present/Future:	10 FTE/No change
Open Hours per Week – Present/Future:	49/51
Collection – Present/Future:	47,300/40,000
Seating – Reader/PCs:	78/19
Recommendation:	No change
Project Start/Completion:	Not applicable
Estimated Capital Cost:	\$450,000 (18,000 volumes @ \$25 ea)
Estimated Additional Annual Operating Cost:	None – Personnel None – Building

Assessment

The Covington Branch role is unique in the DeKalb County Public Library service pattern. For the past 12 years the facility has served as the audiovisual library for the library system, housing over 40,000 videotapes, digital video discs, audiotapes, and compact discs – the bulk of DCPL’s audiovisual materials. Because of this collection and its central location, the Covington Branch service area is essentially countywide and the staff responds to requests for AV materials from the entire library system. As such, the staff at this location is slightly larger than comparably sized branches. The branch houses a small children’s book collection, a small magazine collection, and 19 public computers and a few adult books. With this limitation, the facility does not provide a full range of library services to the immediate area. Residents living in the vicinity of the Covington Branch must rely upon the more distant Decatur Library and the Clarkston and Scott Candler branches for print materials and reference services.

The library system is beginning to deemphasize the central audiovisual collection concept as the collection grows, and has begun establishing AV collections in branches throughout the county. Nevertheless, there will be a continuing need for a central collection space, and the Covington Branch is not in a position to accommodate any growth. The facility site is restricted on all sides, with no prospects for acquiring adjacent property. Building expansion is not an option.

Should the expansion of the Decatur Library prove feasible, it is recommended that that facility take on the role of the central AV collection, allowing the Covington Branch to be converted to a full service library serving 33,000+ residents in the immediate area. This would not require any substantial physical change to the building; however, the branch would require the purchase of an opening day print collection to replace the AV items relocated to the Decatur Library.

Proposed Action

Pending expansion of the nearby Decatur Library, which would allow relocation of the library system’s central audio and video collections, the Covington Branch should be converted to a full service library including a print and reference collection. Despite sizable potential service population, no expansion is recommended due to site restrictions and the proximity of the Decatur Library.



F. Decatur Library

Location:	215 Sycamore Street, Decatur
Nearest Libraries:	Covington Branch – 2.5 miles E
	Scott Candler Branch – 2.9 miles SW
	Toco Hill-Avis G. Williams Branch – 2.4 miles NW
Current Size:	53,355 square feet
Primary Service Population 2005/2025:	103,500/101,000*
Library Use (FY 2003) – Visits:	446,577
Circulation:	455,337
Reference:	166,053
Staff – Present/Future:	27 FTE/41 FTE
Open Hours per Week – Present/Future:	71/No change
Collection – Present/Future:	110,000/250,000
Seating – Reader/PCs:	208/35
Recommendation:	Expand by 66,644 square feet (120,000 total)
Project Start/Completion:	2010/2012
Estimated Capital Cost:	\$24,664,000 Library \$4,500,000 Parking Deck
Estimated Additional Annual Operating Cost:	\$495,000 – Personnel (14 positions) \$170,000 – Building

*Note – The 2025 population assumes that the nearby Covington Branch is converted to a full service agency serving 45,000 persons.

Assessment

The Decatur Library serves as the Reference and Administrative Center for the library system. Use surveys confirm that the facility has a countywide presence, pulling customers from all parts of DeKalb County due to its considerable resources and high profile programs.

This attractive facility, completed in 1992, is well located to carry out its mission. Decatur is a major commercial and government center and draws people from all parts of DeKalb County. The Decatur Library receives very heavy public use and suffers from insufficient space for a growing service program. On afternoons, evenings and weekends, all tables and computer stations are often in use, with people waiting for openings. The Youth Services area is smaller than the Youth Services areas in the system's area libraries, and yet is a major destination for young people. The Decatur Library has become a major focus for live programming. The auditorium is in heavy demand, and has sometimes exceeded capacity. As the library tries to address the demands of a growing population and increasing public use, space will be required for additional library staff. And of course, additional space will be required for books as the collection grows.

More space is clearly warranted, but expansion of the building is problematical due to the restricted site. One course might be a joint area approach which meets the needs of the Library, the City of Decatur, and the adjacent Decatur Presbyterian Church. An agreement might be proposed to the Presbyterian Church, the Decatur Downtown Development Authority, and the City of Decatur, that (pending county funding) a joint Church/Recreation Center/Library multi-story 400 to 450 vehicle parking deck be developed using the library's property and some adjacent church property. City funding may also be incorporated. The benefit to the church would be a long-term solution to parishioner parking at no cost. Then the Library could be expanded on all five floors halfway out onto the present parking deck area. Alternatively, this solution might possibly also be applied to the city tennis courts on the east side of the library parking deck, although this might present more design challenges. Absent such a solution, the only other option would be the relocation of the 4th Floor administrative offices to a remote location and the conversion of that area to public functions. However, this would be less than a half-measure.

Proposed Action

Pending resolution of site restrictions, it is proposed the Decatur Library be expanded by up to 66,645 square feet to a total size of 120,000 square feet.



G. Dunwoody Branch

Location:	5339 Chamblee-Dunwoody Road, Unincorporated DeKalb
Nearest Libraries:	Chamblee Branch – 4.3 miles S
	Doraville Branch – 4.3 miles SE
Current Size:	21,400 square feet
Service Population 2005/2025:	43,600/54,600 (25% increase)
Library Use (FY 2003) – Visits:	216,256
Circulation:	371,082
Reference:	51,705
Staff – Present/Future:	10 FTE/17 FTE
Open Hours per Week – Present/Future:	51/63
Collection – Present/Future:	75,000/125,000
Seating – Reader/PCs:	100/33
Recommendation:	Expand by 13,600 square feet
Project Start/Completion:	2013/2015
Estimated Capital Cost:	\$6,610,000
Estimated Additional Annual Operating Cost:	\$264,000 – Personnel (7 positions) \$15,000 – Building

Assessment

The Dunwoody Branch occupies half of a former elementary school that was renovated in 1989 to house the library and the North DeKalb Spruill Arts Center. It serves as the north area library for DCPL. The facility is sufficient to meet current demand, but the population of the Dunwoody Service Area is expected to increase by 25% over the next 20 years, which will create a space deficiency. Additionally, the library serves as one of the few community gathering points in the far north part of DeKalb County. The importance of this point is borne out by the success of the Dunwoody Friends of the Library. This friends group is the most energetic, active, and financially successful of DCPL's many fine Library Friends organizations. This is due in great measure to the perception of the library as a central feature of the Dunwoody community. Besides meeting the expected increase in demand for library services, an expansion of this facility would provide the opportunity to enhance the library's role as a community center. An expansion should incorporate enhanced programming and meeting room spaces, a young adult area, and a permanent sales area for the Friends of the Dunwoody Library. Another possible result might be the development of a programming space which could provide performance opportunities for community theater groups.

An expansion should also address parking lot ingress and egress issues. The present entrance is so close to the nearby intersection of Chamblee-Dunwoody Road and Womack Road as to create a severe traffic hazard.

The 6.15 acre site should be large enough to accommodate a modest expansion and still provide sufficient parking for both the library and the arts center; however, the expansion could possibly require the inclusion of a parking deck. In such case, the project cost could increase by an additional \$1.5 million to \$2 million dollars.

Proposed Action

It is proposed that the Dunwoody Branch be expanded by 13,600 square feet to a total of 35,000 square feet.



H. Embry Hills Branch

Location:	3733 Chamblee-Tucker Road, Unincorporated DeKalb
Nearest Libraries:	Doraville Branch – 2.6 miles NW
	Tucker-Reid H. Cofer Branch – 2.6 miles SE
Current Size:	4,000 square feet
Service Population 2005/2025:	17,800/18,000 (+1%)
Library Use (FY 2003) – Visits:	43,392
Circulation:	38,847
Reference:	5,789
Staff – Present/Future:	2 FTE/7.5 FTE
Open Hours per Week – Present/Future:	20/42
Collection – Present/Future:	10,000/25,000
Seating – Reader/PCs:	34/11
Recommendation:	Expand by 4,000 square feet
Project Start/Completion:	2008/2010 (Site – 2006)
Estimated Capital Cost:	\$1,850,000 (including \$250,000 for site acquisition)
Estimated Additional Annual Operating Cost:	\$189,700 – Personnel (5.5 positions) \$12,000 – Building

Assessment

The Embry Hills Branch serves a niche community tucked into the southeast corner of “Spaghetti Junction.” Current use is not high, but this is due primarily to the limited number of hours that the facility is open to the public (20 hours per week). The DCPL Board of Trustees has for several years requested additional funds to open the facility to a minimum of 36 hours per week, but the necessary funding has not been forthcoming to date.

The branch is considered a neighborhood library, and indeed, a survey conducted in 2002 indicated that about 80% of the use comes from residents living within one mile of the facility. The library receives strong local support despite its limited open-hours schedule. Although the service population is not expected to increase much over the next 20 years, there is a strong existing need for a community meeting room, additional space for library materials, and additional parking, but the site is very small and expansion options are limited. If adjacent property could be acquired, it is recommended that this facility be expanded by up to 4,000 square feet, with parking for 44 vehicles (a 20 vehicle increase). Should the site remain as is, it may be possible to expand the building by up to 1,500 square feet to allow the addition of a community meeting room, but in this case additional parking is likely not possible. The larger addition is preferred.

Proposed Action

It is proposed that the Embry Hills Branch be expanded by 4,000 square feet, pending acquisition of additional adjacent property. Absent site expansion, a 1,000 to 1,500 square foot addition should be provided.



I. Flat Shoals Branch

Location:	4022 Flat Shoals Parkway, Unincorporated DeKalb
Nearest Libraries:	Wesley Chapel-William C. Brown Branch – 2.3 miles NE
	Scott Candler Branch – 3.1 miles NW
Current Size:	10,000 square feet
Service Population 2005/2025:	18,500/30,400 (+64%)
Library Use (FY 2003) – Visits:	119,580
Circulation:	82,982
Reference:	45,552
Staff – Present/Future:	6 FTE/No change
Open Hours per Week – Present/Future:	51/No change
Collection – Present/Future:	29,000/40,000
Seating – Reader/PCs:	75/16
Recommendation:	No change
Project Start/Completion:	Not applicable
Estimated Capital Cost:	None
Estimated Additional Annual Operating Cost:	None – Personnel None – Building

Assessment

The Flat Shoals Branch is the closest library facility available to residents living south of Flat Shoals Road to the county line in southwest DeKalb. As such, this branch theoretically has a service population exceeding 45,000, but in fact, due to the distance from the library to the south county line, most residents of the Ellenwood/River Road/Bouldercrest area are effectively unserved. On the other hand, residents living north of this facility have the option of using the Wesley Chapel-William C. Brown Branch as well as the Flat Shoals Branch due to overlapping service areas.

By 2025, the primary service area of this branch will be approximately 42,000 persons which, absent other factors, would suggest an expansion. However, if a new branch could be developed in the Ellenwood/River Road/Bouldercrest area to serve the far south region of DeKalb County, this would relieve pressure from neighborhoods south of the Flat Shoals Branch, as well as provide service to several neighborhoods in far southwest DeKalb that are effectively unserved. This, combined with the continuing supporting effect of the Wesley Chapel-William C. Brown Branch to the north, would obviate the need for expansion at this location.

Proposed Action

No capital improvements are proposed for the Flat Shoals Branch. A new branch should be constructed in the Ellenwood/River Road area to the south to meet the needs of unserved populations and relieve future service pressures at the Flat Shoals Branch.



J. Gresham Branch

Location:	2418 Gresham Road, Unincorporated DeKalb
Nearest Libraries:	Scott Candler Branch – 2 miles NE
Current Size:	5,000 square feet
Service Population 2005/2025:	13,500/21,300 (+58%)
Library Use (FY 2003) – Visits:	40,485
Circulation:	22,135
Reference:	22,377
Staff – Present/Future:	3.5 FTE/9 FTE
Open Hours per Week – Present/Future:	36/51
Collection – Present/Future:	10,700/14,000
Seating – Reader/PCs:	52/10
Recommendation:	Expand to 12,000 square feet
Project Start/Completion:	2012/2014
Estimated Capital Cost:	\$3,200,000 (including \$375,000 for materials and \$325,000 for site expansion)
Estimated Additional Annual Operating Cost:	\$189,700 – Personnel (5.5 positions) \$18,000 – Building

Assessment

Although materials circulation and walk-in use is currently relatively low at this location, the Gresham Branch plays a very important role as a focal point for the immediate neighborhood, and the surrounding environment is in the process of considerable change. The branch's meeting room and the Internet stations are well used and the facility provides an after-school alternative for area students.

Atlanta Regional Commission population estimates for 2030 indicate that there may be significant residential redevelopment in the vicinity of the library over the next 25 years. In fact, this may have already begun, with the projected completion of a new multi-housing development across the street from the Gresham Branch. The branch should be able to accommodate some of this growth with the currently available space, however public demand is expected to rise as the area develops, and an expansion will likely be necessary within 5 to 10 years. However, in such an eventuality, at least one acre of additional property will be required. The current site is only 1.17 acres, which prevents any significant expansion effort.

If an expanded site is developed, the number of parking spaces should be increased by 24 or more spaces, to at least 50 total.

Unrelated to capital issues, this branch would benefit from additional staff to increase the open hours schedule to at least 42 hours per week. When expanded, 51 hours per week are proposed.

Proposed Action

It is recommended that the Gresham Branch be expanded to 12,000 square feet total and the parking area doubled in size, if adjacent property can be acquired.



K. Hairston Crossing Branch

Location:	4911 Redan Road, Unincorporated DeKalb
Nearest Libraries:	Redan-Trotti Branch – 3.1 miles E
	Covington Branch – 4 miles W
	Stone Mountain-Sue Kellogg Branch – 4 miles NE
Current Size:	4,000 square feet
Service Population 2005/2025:	38,200/47,000 (+23%)
Library Use (FY 2003) – Visits:	52,966
Circulation:	27,007
Reference:	10,192
Staff – Present/Future:	2 FTE/12 FTE
Open Hours per Week – Present/Future:	20/51
Collection – Present/Future:	9,300/60,000
Seating – Reader/PCs:	39/12
Recommendation:	Expand by 14,000 square feet
Project Start/Completion:	2008/2010
Estimated Capital Cost:	\$4,100,000
Estimated Additional Annual Operating Cost:	\$362,100 – Personnel (10 positions) \$55,000 – Building

Assessment

The Hairston Crossing Branch is the location for the library system's public computer training lab, which was established through the receipt of a grant from the Bill and Melinda Gates Foundation. Combined with the small building size, this limits the space available for the book collection, so materials circulation is relatively low compared to other surrounding branches. The limited 20 hours per week open hours schedule also holds down use. However, the popularity of the 12 computer stations in the lab, still attracts a correspondingly higher level of walk-in traffic. The branch has the potential, if given the necessary space, to become a very well-used facility. Currently 38,700 persons live within the branch's most natural service area, which is larger than the facility can properly support. By 2025, this figure is projected to grow to 47,000 persons (a 23% increase).

The facility is well-sited to maximize public access, being located near a major intersection in South DeKalb County (Redan Road and Hairston Road). In fact, this site would be a natural site for an area library if the Redan-Trotti Branch were not located only 3 miles east. In retrospect, this location might have proved a superior location for the Redan-Trotti Branch when it was built in 1991. Under current conditions, it should warrant a 18,000 square foot community branch, which would require a 14,000 square foot expansion. The three acre site should accommodate a facility of this size, plus attendant parking for 90 vehicles. With this expansion and an expanded open hours schedule, additional personnel would be required and operating costs would increase, but this should be rewarded with markedly higher public use.

Proposed Action

It is recommended that the Hairston Crossing Branch be expanded by 14,000 square feet to a total size of 18,000 square feet, with parking for 90 vehicles.



L. Lithonia-Davidson Branch

Location:	6821 Church Street, Lithonia
Nearest Libraries:	Redan-Trotti Branch – 3.1 miles NW
	Salem-Panola Branch – 4.8 miles SW
Current Size:	5,590 square feet
Service Population 2005/2025:	7,400/14,300 (+93%)
Library Use (FY 2003) – Visits:	58,363
Circulation:	42,506
Reference:	14,803
Staff – Present/Future:	4.5 FTE/No change
Open Hours per Week – Present/Future:	36/No change
Collection – Present/Future:	15,000/18,000
Seating – Reader/PCs:	22/8
Recommendation:	No change
Project Start/Completion:	Not applicable
Estimated Capital Cost:	None
Estimated Additional Annual Operating Cost:	None – Personnel None – Building

Assessment

The Lithonia-Davidson Branch is one of the library system's least used branches. Because it is the only DCPL facility in the far southeast corner of DeKalb County, it pulls customers from some distance away, but its secluded location on a residential backstreet limits the level of use. The library is quite attractive and well designed with adequate parking given the use it receives, but it is inadequate to meet the needs of this part of the county. Expanding the building is not possible due to the restricted site, and is inadvisable in any case to the poor location.

There is a strong need for a major branch library facility in this part of the county. The recommended solution, presented later in this report, is the construction of a 25,000 square foot area library approximately one mile southwest of downtown Lithonia, near the Stonecrest Mall. An area library this close to Lithonia would likely impact use levels at this branch, but this presence of the Lithonia-Davidson Branch should not preclude pursuing a solution which would best meet the service demand in this rapidly growing part of DeKalb County. In such case, the effective service area of the Lithonia-Davidson Branch would only be the Lithonia community and the immediate area. This might make the need for the Lithonia-Davidson Branch problematical, but over the next 25 years, its customer base would grow to about 15,000 residents, which could support its retention, despite the location of the area library nearby.

Proposed Action

No capital improvements are proposed for the Lithonia-Davidson Branch. A new area library should be developed near the Stonecrest Mall to address unserved populations in the far southeast part of DeKalb County.



M. Northlake-Barbara Loar Branch

Location:	3772 LaVista Road, Unincorporated DeKalb
Nearest Libraries:	Clarkston Branch – 2.8 miles SE
	Tucker-Reid H. Cofer Branch – 3.1 miles NE
	Toco Hill-Avis G. Williams Branch – 3.5 miles SW
Current Size:	10,000 square feet
Service Population 2005/2025:	35,900/44,500 (24% increase)
Library Use (FY 2003) – Visits:	163,632
Circulation:	230,862
Reference:	57,703
Staff – Present/Future:	8 FTE/13.5 FTE
Open Hours per Week – Present/Future:	51/No change
Collection – Present/Future:	49,000/60,000
Seating – Reader/PCs:	44/17
Recommendation:	Expand by 5,000 square feet
Project Start/Completion:	2012/2014
Estimated Capital Cost:	\$2,750,000
Estimated Additional Annual Operating Cost:	\$200,400 – Personnel (4.5 positions) \$17,000 – Building

Assessment

The Northlake-Barbara Loar Branch is a very well-located library facility, being situated on a major east-west thoroughfare just a few blocks from the Northlake Mall shopping district. As a result it receives heavy use from a fairly wide area, drawing customers from Chamblee, Brookhaven, Embury Hills, Tucker, and Toco Hill. This is doubtless due to the effect of the Northlake Mall. By 2025, the population of its most natural service area will exceed 44,000 persons which will overtax this facility unless it is expanded.

The unique building design and the tight site (2.237 acres) will present challenges in any expansion effort. The only apparent space available for building expansion is on the north side of the facility. It appears the south side is set aside for water retention, and building is too close to the east and west sides. It should be possible to expand the facility into the existing parking lot to gain at least an additional 5,000 square feet with the loss of only six parking spaces. Such an expansion would accommodate additional reader seating, additional PC stations, and an expanded materials collection. This would bring the total building size to 15,000 square feet. The project should also include a larger meeting room that can accommodate up to 120 persons. This would also reduce off-street parking to 69 spaces which is undesirable, but probably unavoidable.

If the site would permit, an even larger expansion, up to an 18,000 square foot maximum would be preferred, but this is likely not feasible given the tight site.

Proposed Action

It is recommended that the Northlake-Barbara Loar Branch be expanded by 5,000 square feet to a total size of 15,000 square feet, with loss of off-street parking to be minimized as much as possible.



N. Redan-Trotti Branch

Location:	1569 Wellborn Road, Unincorporated DeKalb
Nearest Libraries:	Hairston Crossing Branch – 3.1 miles W
	Stone Mountain-Sue Kellogg Branch – 4.6 miles N
	Lithonia-Davidson Branch – 3 miles SE
Current Size:	21,500 square feet
Service Population 2005/2025:	63,100/75,000 (19% increase)
Library Use (FY 2003) – Visits:	188,819
Circulation:	141,289
Reference:	110,465
Staff – Present/Future:	10 FTE/No change
Open Hours per Week – Present/Future:	51/No change
Collection – Present/Future:	60,000/80,000
Seating – Reader/PCs:	92/24
Recommendation:	Initially site improvements only; Long Term – Expand to 35,000 square feet
Project Start/Completion:	2006/2007
Estimated Capital Cost:	Initially \$350,000 for sitework; Long Term - \$6,600,000
Estimated Additional Annual Operating Cost:	None – Personnel None – Building

Assessment

The Redan-Trotti Branch was built as an area library to serve the most eastern extremities of DeKalb County. The facility has yet to reach its potential, and remains underused given the large population that it serves. It is located adjacent to South Stone Mountain-Lithonia Road immediately after it joins with Redan Road. This east-west thoroughfare is only a two-lane road at present, but it will be widened to become a major four-lane road at some future point. Unfortunately, the Redan-Trotti Branch is nearly invisible from this roadway, and can be accessed only by turning down Wellborn Road.

Some under-utilization of this branch can be traced to its isolation and lack of visibility from South Stone Mountain-Lithonia Road. Many in the area are simply not aware that a library exists at this location. It is recommended that visibility and accessibility be improved by the creation of a second major vehicular entrance to the library parking lot from South Stone Mountain-Lithonia Road. This new entrance should include a large architectural fiberglass illuminated pylon sign, and significant landscaping installed so as not to obscure the building from the road.

For the next 10 to 15 years, an expansion at this location will not likely be warranted if other nearby projects are completed; however, after 2020, population growth should warrant bringing this facility up to the same size as proposed for the other area libraries – 35,000 square feet, at which time additional staff will be required. Unrelated to capital issues, additional staff might be considered in the next several years to bring the Redan-Trotti Area Library to the same schedule as other area libraries.

Proposed Action

It is recommended that a new major entrance to the Redan-Trotti Branch parking lot be immediately created off of South Stone Mountain-Lithonia Road to include major signage and landscaping. Sometime after 2020, the facility should be expanded by 13,500 square feet to the same 35,000 square foot size as proposed for the other DCPL area libraries.



O. Salem-Panola Branch

Location:	5137 Salem Road, Unincorporated DeKalb
Nearest Libraries:	Wesley Chapel-William C. Brown Branch – 3 miles NW
	Lithonia-Davidson Branch – 4.9 miles NE
Current Size:	4,000 square feet
Service Population 2005/2025:	30,600/52,700 (72% increase)
Library Use (FY 2003) – Visits:	55,645
Circulation:	46,011
Reference:	9,013
Staff – Present/Future:	3 FTE/12 FTE
Open Hours per Week – Present/Future:	36/51
Collection – Present/Future:	11,000/60,000
Seating – Reader/PCs:	35/10
Recommendation:	Expand by 14,000 square feet
Project Start/Completion:	2006/2008
Estimated Capital Cost:	\$4,100,000*
Estimated Additional Annual Operating Cost:	\$334,900 – Personnel (9 positions) \$50,000 – Building

*Note – Another \$200,000 to \$300,000 will be needed if adjacent property is to be acquired.

Assessment

The Salem-Panola Branch is the only DCPL branch serving the far south central DeKalb communities. As a result nearly half of its use comes from persons living more than 2 miles distant. This area will experience some of the highest growth in DeKalb County over the next twenty-five years. By 2025, the population of the Salem-Panola service area (within 2 miles) is projected to grow by over 70%. There is strong demand in this part of the county for a larger library facility, and the numbers back this up. The present 4,000 square foot branch, patterned on the same neighborhood branch design as was used with four other branches, is inadequate to meet current demand, much less that of the future. The two acre site might be too tight to accommodate a 16,000 square foot expansion, which will more than quadruple the present facility to an 18,000 square foot total size. Additional property may be required to achieve this size. As much parking as the remainder of the site will hold should be provided, up to 80 spaces maximum. The facility should include a meeting room that will accommodate 120 persons seated.

If additional adjacent property should be available for purchase, it should be acquired, since an 18,000 square foot building with an 80 vehicle parking lot will completely consume the existing site with little or no green space remaining.

Proposed Action

It is recommended that the Salem-Panola Branch be expanded by 14,000 square feet to a total size of 18,000 square feet, with parking for 80 vehicles. Additional adjacent property (up to 2 acres) should be acquired, if possible.



P. Scott Candler Branch

Location:	2644 McAfee Road, Unincorporated DeKalb
Nearest Libraries:	Gresham Branch – 2 miles SW
	Decatur Library – 2.9 miles N
	Flat Shoals Branch – 3.1 miles SE
	Covington Branch – 2.9 miles NE
Current Size:	8,700 square feet
Service Population 2005/2025:	30,000/45,600 (52% increase)
Library Use (FY 2003) – Visits:	82,240
Circulation:	48,335
Reference:	45,379
Staff – Present/Future:	4 FTE/9.5 FTE
Open Hours per Week – Present/Future:	36/51
Collection – Present/Future:	22,000/30,000
Seating – Reader/PCs:	49/14
Recommendation:	Replace with a 12,000 square foot branch library
Project Start/Completion:	2010/2012
Estimated Capital Cost:	\$3,600,000 (Including \$600,000 for site acquisition)
Estimated Additional Annual Operating Cost:	\$194,300 – Personnel (5.5 positions) \$25,000 – Building

Assessment

The Scott Candler Branch is one of the oldest branch libraries in the DeKalb County Public Library. The facility is located near an important intersection on Candler Road, which would be an asset under normal circumstances. However, the building is set quite far back from Candler Road, is partially obscured from southbound traffic on that thoroughfare, and until recently, the branch has suffered from poor exterior signage. These factors have combined to limit public accessibility. The site is nearly completely built out, so expansion options are limited without the acquisition of additional property.

The present building was constructed in 1964 with 6,970 square feet, and was retrofitted for energy conservation in 1986. While the building appears serviceable, it has suffered from chronic leaks despite a complete re-roofing in 2000, and the interior projects a 1950's utilitarian atmosphere. The facility could benefit from an expansion for additional collection, seating and computer stations, but the site will allow only a small addition, and expanding the facility would only ratify its status as one of the two oldest, least functional buildings in the library system (the other being the Toco Hill-Avis G. Williams Branch). Nevertheless some action is required given the projected 52% population increase for the immediate area over the next 25 years.

It is recommended that the building be sold or adapted to another county use. DeKalb County should acquire a new site nearby on Candler Road, and construct a new 12,000 square foot branch replacement with parking for 55 vehicles. At least a 1.5 acre site will be required, with up to 3 acres preferred.

Proposed Action

Assuming that suitable property can be acquired for a replacement branch, the present building should be sold or adapted to an alternate county use. A new 12,000 square foot replacement branch should be constructed nearby on Candler Road.



Q. Stone Mountain-Sue Kellogg Branch

Location:	952 Leon Street, Stone Mountain
Nearest Libraries:	Clarkston Branch – 4 miles W
	Hairston Crossing Branch – 4 miles SW
	Redan-Trotti Branch – 4.6 miles S
	Tucker-Reid H. Cofer Branch – 4.1 miles NW
Current Size:	9,300 square feet
Service Population 2005/2025:	47,700/58,300 (22% increase)
Library Use (FY 2003) – Visits:	129,317
Circulation:	135,032
Reference:	41,895
Staff – Present/Future:	8.5 FTE/14 FTE
Open Hours per Week – Present/Future:	51/No change
Collection – Present/Future:	43,000/70,000
Seating – Reader/PCs:	53/14
Recommendation:	Replace with an 18,000 square foot branch library
Project Start/Completion:	2012/2014
Estimated Capital Cost:	\$5,500,000 (Including \$1,000,000 for site acquisition)
Estimated Additional Annual Operating Cost:	\$200,400 – Personnel (5.5 positions) \$25,000 – Building

Assessment

The existing Stone Mountain-Sue Kellogg Branch is undersized to meet current demands, much less to meet future population growth. The service population for this facility is expected to rise by 22% over the next 20 years, exceeding 58,000 residents by 2025. Today, the meeting room is often overcrowded, there is insufficient room to expand the materials collections, and despite continuing customer demand for greater access to on-line resources, there is no room for additional public computer workstations. A larger facility is clearly warranted for this growing area, yet options are limited.

An ideal solution would be replacement of the existing library on the present site with a new 18,000 square foot branch; however, the library's small .575 acre site precludes this without access to adjacent city-owned property. If some accommodation could be reached with the City of Stone Mountain for acquisition of the adjacent building north of the library by the county, then a replacement on-site may be possible, although the 18,000 square foot size may still be problematical, given parking requirements for at least 60 vehicles. Expansion of the existing building is possible, but it would yield a less functional result, and likely would not save significant dollars.

Another option would be the acquisition of new property for the replacement library, but suitable options are limited, and may be non-existent within the city limits. In such case, placing a new facility outside, but adjacent to the City of Stone Mountain might be considered. Near the intersection of Rockbridge Road and Stone Mountain-Lithonia Road (1.2 miles south of the city center) might be one possibility. A four acre site is preferred. If this option is pursued, then some of the building and site costs might be recouped through the sale of the existing library property.

Proposed Action

Replace the Stone Mountain-Sue Kellogg Branch with a new 18,000 square foot branch, including parking for 60-80 vehicles.



R. Toco Hill-Avis G. Williams Branch

Location:	1282 McConnell Drive, Unincorporated DeKalb
Nearest Libraries:	Briarcliff Branch – 1.8 miles NW
	Decatur Library – 2.4 miles SE
Current Size:	9,335 square feet
Service Population 2005/2025:	35,200/43,900 (24.7% increase)
Library Use (FY 2003) – Visits:	140,343
Circulation:	273,446
Reference:	30,437
Staff – Present/Future:	8.5 FTE/13.5 FTE
Open Hours per Week – Present/Future:	51/No change
Collection – Present/Future:	56,000/70,000
Seating – Reader/PCs:	62/15
Recommendation:	Replace with an 18,000 square foot branch library
Project Start/Completion:	2012/2014
Estimated Capital Cost:	\$5,000,000*
Estimated Additional Annual Operating Cost:	\$188,300 – Personnel (5 positions) \$25,000 – Building

*Note – Includes \$500,000 for demolition and sitework.

Assessment

Activity at the Toco Hill-Avis G. Williams Branch belies the usual wisdom that a public library must be in a prominent location to be successful. Despite being in a secluded site one block east of Clairmont Road, this branch is one of the library system's busiest in terms of materials circulation – ranking fourth in the county during FY 2004. This is one of DCPL's oldest branches, and has become quite familiar to area residents over the past 45 years. Although it benefited from a 1,300 square foot expansion in 1993, adding a meeting room area, it remains undersized to meet the demands placed upon it by heavy public use. Additional space is required for materials shelving, reader seats, and computer workstations. The staff work area is much too small to support the building activity, and the meeting room, while very attractive, can accommodate only 45 persons seated. In addition, the building has suffered from continuing sewage and water line problems for several years, despite the county's best efforts to resolve them.

The situation will only worsen in the next few years. The service area appears built out at present, but in fact, a 25% population increase is expected over the next 20 years due to in-fill growth. An expansion or building replacement is warranted to meet existing and future demand. Because of the restricted 1.335 acre site, building replacement is the preferred solution. The existing building cannot support a second floor, and lateral expansion would consume too many parking spaces. A new 18,000 square foot branch may have to be a two floor facility with no more than a 13,000 to 14,000 square foot footprint. However, a two-floor solution will necessitate at least two more employees than a single floor building.

Proposed Action

It is recommended that the existing 9,335 square foot Toco Hill-Avis G. Williams Branch be replaced by a new 18,000 square foot library facility on its current site.



S. Tucker-Reid H. Cofer Branch

Location:	4316 Church Street, Unincorporated DeKalb
Nearest Libraries:	Embry Hills Branch – 2.6 miles NW
	Northlake-Barbara Loar Branch – 3.1 miles SW
	Clarkston Branch – 3.9 miles SW
Current Size:	12,140 square feet
Service Population 2005/2025:	19,200/25,700 (34% increase)
Library Use (FY 2003) – Visits:	135,594
Circulation:	246,652
Reference:	43,455
Staff – Present/Future:	7.5 FTE/15.5 FTE
Open Hours per Week – Present/Future:	51/63
Collection – Present/Future:	51,000/90,000-125,000
Seating – Reader/PCs:	66/15
Recommendation:	Replace with a 25,000 square foot Area Library, with later expansion to 35,000 square feet
Project Start/Completion:	2008/2010 (Site - 2006-2007)
Estimated Capital Cost:	\$7,000,000 (includes \$750,000 for site acquisition)
Estimated Additional Annual Operating Cost:	\$300,400 – Personnel (8 positions) \$35,000 – Building

Assessment

The service population of the Tucker-Reid H. Cofer Branch is apparently limited given the proximity of neighboring branches. Yet despite a secluded, hard-to-find location, this facility is well-used, pulling customers from the service areas of adjacent branches. By 2025, the Tucker service area is expected to grow by 34% to 25,000 persons, which by itself would warrant only a limited expansion. However, there is no area library in this part of the county. After construction of the Stonecrest Area Branch (recommended elsewhere in the capital plan), East Central DeKalb will be the only part of the county without such a facility. Placing an area library here would provide this part of the county with access to the higher level of service that such a facility can provide.

Consequently, replacing the Tucker-Reid H. Cofer Branch with a 25,000 square foot area library is recommended. While only a 25,000 square foot facility is initially proposed, the design should allow for later expansion (after 2020) to 35,000 square feet, bringing it to the same size as the other proposed area library projects.

A site in the immediate vicinity of the present library is desirable; however, much higher visibility is needed. There is adjacent vacant land running all the way to Lawrenceville Highway, but frontage on LaVista Road would be preferable. The value of the existing site combined with additional site acquisition funds might allow purchase of an already developed suitable property.

Proposed Action

It is recommended the present Tucker-Reid H. Cofer Branch be replaced with a 25,000 square foot area library, ideally in a highly visible location in the same vicinity. The design should allow for later expansion (after 2020) to the same 35,000 square foot size proposed for the other libraries.



T. Wesley Chapel-William C. Brown Branch

Location:	2861 Wesley Chapel Road, Unincorporated DeKalb
Nearest Libraries:	Flat Shoals Branch – 2.3 miles SW
	Salem-Panola Branch – 3 miles SE
Current Size:	21,500 Square Feet
Service Population 2005/2025:	42,400/53,200 (25% increase)
Library Use (FY 2003) – Visits:	249,822
Circulation:	158,012
Reference:	65,953
Staff – Present/Future:	14 FTE/20.5 FTE
Open Hours per Week – Present/Future:	58/63
Collection – Present/Future:	57,000/125,000
Seating – Reader/PCs:	101/21
Recommendation:	Expand 13,500 square feet
Project Start/Completion:	2013/2015
Estimated Capital Cost:	\$6,600,000
Estimated Additional Annual Operating Cost:	\$260,400 – Personnel (6.5 positions) \$30,000 – Building

Assessment

The Wesley Chapel-William C. Brown Branch, as much as any DCPL location, epitomizes the concept of the public library as a community center. In FY 2004, it registered second highest customer traffic count in the library system. In-library use, particularly by students, is very high also. This branch registered the third highest count of reference questions in the system last year.

This facility is one of the most strategically located branches in the DeKalb County Public Library system. It is situated on a heavily traveled thoroughfare near one of the busiest shopping areas in south DeKalb County. While its immediate service area projects a 2025 population of only 53,200 persons, which is comparable to several community branches, it pulls customers from a wide area due to its prominent location, and it truly fulfills the role of a regional library.

On weekends and late afternoons, when student use is high, this branch will see full utilization with every table and computer workstation in use. Also, the community meeting spaces are in high demand.

After 2010, it is projected that customer demand for study space and meeting room use will exceed building capacity. Also, additional space for collection growth will be required. Expanding the building by 13,500 square feet will bring this facility in line with the 35,000 size proposed for three other regional library buildings in this capital plan. The 10 acre site should easily accommodate this expansion. A sizable portion of the new space should be allocated to additional meeting and exhibit areas to support the active community center role.

Proposed Action

It is proposed that the Wesley Chapel-William C. Brown Branch be expanded by 13,500 square feet to a total of 35,000 square feet, including additional parking.



U. Library Processing Center

Location:	3560 Kensington Road, Unincorporated DeKalb
Nearest Libraries:	Not applicable
Proposed Size:	22,000 square feet
Service Population 2005/2025:	Not applicable
Library Use (FY 2003) – Visits:	N/A
Circulation:	N/A
Reference:	N/A
Staff – Present/Future:	21.5 FTE/29 FTE
Collection – Present/Future:	Not applicable
Seating – Reader/PCs:	Not applicable
Recommendation:	Replace with a 22,000 square foot facility
Project Start/Completion:	2006/2008
Estimated Capital Cost:	\$4,000,000
Estimated Additional Annual Operating Cost:	\$264,900 – Personnel (7.5 positions) \$20,000 – Building

Assessment

The Library Processing Center, located at 3560 Kensington Road adjacent to the Medical Examiner's Building, is the library system's support facility. It is the location where all library materials are ordered, received, cataloged and processed for the shelf. It also houses central supply, automation services, graphic and printing services, courier/delivery services and system training facilities. The present 9,920 square foot facility was constructed in 1966. At this size the facility will not be sufficient to provide the necessary system support in future years for a considerably larger service operation. More space will be required for automation services, training facilities, and processing and receiving space to support the additional and expanded facilities proposed in this plan.

While an expansion/renovation project might be considered, the 1966 building is in poor condition. The roof framing has deteriorated around the building perimeter, and because it rests partially on a former landfill, the north end of the present facility has settled. A new 22,000 square replacement facility would better meet long term needs of the library system. Only a basic, functional building is required, so for budget purposes, a project cost of approximately \$180 per square foot is recommended for new construction. However, if the replacement building is developed in the same immediate area, difficult site issues related to the soil conditions may increase this cost.

The purchase and renovation of an existing building may also be considered, but a more attractive option would be relocation into an existing county-owned building, assuming a suitable central county location. This could result in substantial cost savings.

Proposed Action

Replace the existing Processing Center with a new 22,000 foot facility. Alternatively, purchase and renovate a suitable existing building, or relocate into existing suitable county space.



IX. Recommendations for New Library Facilities

A. Deshon Road Branch

Proposed Location:	Near the intersection of Deshon Road and Rockbridge Road
Nearest Libraries:	Stone Mountain-Sue Kellogg Branch – 4.3 miles NW
	Redan-Trotti Branch – 3.5 miles SW
Proposed Size:	12,000 square feet
Service Population 2005/2025:	23,600/27,000 (14% increase)
Library Use (FY 2003) – Visits:	N/A
Circulation:	N/A
Reference:	N/A
Required Staff/Open Hours:	8.5 FTE/51 hours per week
Collection – Present/Future:	None/45,000
Seating – Reader/PCs:	75/20 (Proposed)
Recommendation:	Construct a 12,000 square foot branch
Project Start/Completion:	2013/2015
Estimated Capital Cost:	\$4,500,000 (including \$1,000,000 for site acquisition and \$500,000 for 20,000 volume opening collection)
Estimated Additional Annual Operating Cost:	\$296,300 – Personnel (8.5 positions) \$40,000 – Building

Assessment

The neighborhoods surrounding the intersection of Deshon Road and Rockbridge Road on the far eastern edge of DeKalb County reside three to five miles from the nearest DCPL branch. Absent a local branch facility, some residents rely upon the Stone Mountain-Sue Kellogg Branch for service, and others patronize the Redan-Trotti Branch. Both of those facilities have large service populations (Stone Mountain – 47,700, Redan – 63,000), which will only become larger over the next 20 years. Placing a small community branch near this intersection will relieve present and future service pressures on these two neighboring branches, and greatly improve access for area residents. It is projected that a branch facility here would serve a 2025 population exceeding 27,000 persons.

As there is a need for a community center in this part of DeKalb County, it is recommended that the proposed branch include a 1,000 square foot community room, and a 600 square foot Seminar/Story Hour room, in addition to reader, shelving and computer spaces. Parking for 90 vehicles is recommended. A 12,000 square foot branch is proposed, which is slightly larger than the current standard DCPL community branch size. The additional space is required to meet increasing demands for computer workstations and meeting room spaces.

The facility should be located on a prominent site adjacent to either Deshon Road or Rockbridge Road, very near the intersection of those roads. A minimum of three acres is required, with four acres preferred.

Proposed Action

It is proposed that a 12,000 square foot Deshon Road Branch be constructed on either Deshon Road or on Rockbridge Road near the intersection of those two streets. However, this project should be delayed until such time as the nearby Redan-Trotti Branch reaches full utilization and population growth supports an additional branch.



B. Ellenwood/River Road Branch

Proposed Location:	Near the intersection of Panthersville Road and River Road
Nearest Libraries:	Flat Shoals Branch – 1.7 miles NE
	Gresham Branch – 3.6 miles NW
Proposed Size:	12,000 square feet
Service Population 2005/2025:	20,000/25,000 (25% increase)
Library Use (FY 2003) – Visits:	N/A
Circulation:	N/A
Reference:	N/A
Required Staff/Open Hours:	8.5 FTE/51 hours per week
Collection – Present/Future:	None/45,000
Seating – Reader/PCs:	75/20 (Proposed)
Recommendation:	Construct a 12,000 square foot branch
Project Start/Completion:	2006/2008
Estimated Capital Cost:	\$4,500,000 (including \$1,000,000 for site acquisition and \$500,000 for a 20,000 volume opening day collection)
Estimated Additional Annual Operating Cost:	\$295,000 – Personnel (8.5 positions) \$40,000 – Building

Assessment

The heavily populated residential areas in the far southwest corner of DeKalb County are effectively unserved due to the distance to the Flat Shoals Branch. This includes the areas along River Road between Panthersville Road and Flakes Mill Road, as well as those along the Bouldercrest/Panthersville Road loop. This is perhaps the most isolated area in the county with respect to commercial and government services. The only focal point in this area is the Cedar Grove High School. There is a strong need for another non-school related community focal point, and a branch in this area would fill this need, besides improving residents' access to county library services.

A new 12,000 square foot branch is recommended for this area, including a 1,500 square foot community room, and parking for 80 vehicles.

A site near the Panthersville Road and River Road intersection would most effectively serve both the residents along Bouldercrest Road, as well as those living along River Road both east and west. However, community input should be solicited before making a final site selection. A minimum of three acres is required, with four acres preferred.

Proposed Action

Construct a new 12,000 square foot branch near the intersection of River Road and Panthersville Road, pending receipt of input from area residents on location.



C. Northeast Plaza Branch

Proposed Location:	Near the intersection of Briarwood Road and Buford Highway in the Northeast Plaza Shopping Center
Nearest Libraries:	Briarcliff Branch – 1 mile SE
	Brookhaven Branch – 1.2 miles NW
	Chamblee Branch – 3 miles N
Proposed Size:	18,000 square feet
Service Population 2005/2025:	26,000/24,000 (8% decrease)
Library Use (FY 2003) – Visits:	N/A
Circulation:	N/A
Reference:	N/A
Required Staff/Open Hours:	12FTE/51 hours per week
Collection – Present/Future:	None/45,000 volumes
Seating – Reader/PCs:	90/30 (Proposed)
Recommendation:	Purchase and renovate an 18,000 square foot storefront property
Project Start/Completion:	2012/2014
Estimated Capital Cost:	\$3,750,000 (Purchase/Renovation)
Estimated Additional Annual Operating Cost:	\$441,600 – Personnel (12 positions) \$60,000 – Building

Assessment

Although the neighborhoods bordering Buford Highway are relatively close to both the Briarcliff and Brookhaven branches, the traditional rule of thumb for spacing branch facilities breaks down in practice. The I-85 freeway is a significant barrier to public use of the Briarcliff Branch by persons living north of the Interstate. A three day library use study demonstrated that nearly all customers of this branch came from neighborhoods south of I-85.

Buford Highway neighborhoods also make limited use of the Brookhaven Branch due to its secluded location and accessibility only by secondary routes. Cultural barriers also inhibit use by recent immigrant populations.

An 18,000 square foot branch library is proposed to meet the specific needs of the large Hispanic populations living in the vicinity of Buford Highway from the DeKalb/Fulton County line to Clairmont Road. Unlike other elements of this capital plan, it is recommended that an existing storefront property be acquired and renovated. The Northeast Plaza Shopping Center is already a magnet for immigrant residents, and should prove a stronger location for attracting customers from this target population than a stand-alone facility.

The branch should have a strong community center component with sizable meeting room, programming and exhibit spaces. It should house a multi-language collection with an emphasis on Spanish language materials. Literacy programming will play a large part in the services offered at this location.

Proposed Action

Purchase an 18,000 square foot storefront property in the Northeast Plaza Shopping Center and renovate the space into a branch to include specialized collections and services directed at Hispanic residents.



D. Stonecrest Branch

Proposed Location:	On Mall Parkway near the intersection with Klondike Road
Nearest Libraries:	Lithonia-Davidson Branch – approx. 1.5 miles N
	Salem-Panola Branch – approx. 2.4 miles SW
Proposed Size:	25,000 square feet initially; 35,000 square feet later
Service Population 2005/2025:	35,000/52,300 (49% increase)
Library Use (FY 2003) – Visits:	N/A
Circulation:	N/A
Reference:	N/A
Required Staff/Open Hours:	16.5 FTE/63 hours per week
Collection – Present/Future:	None/90,000-125,000
Seating – Reader/PCs:	110/40 (Proposed)
Recommendation:	Construct a 25,000 square foot area library initially with later expansion to 35,000 square feet
Project Start/Completion:	2006/2008
Estimated Capital Cost:	\$8,625,000 (including \$1,250,000 for site purchase and \$1,125,000 for 45,000 volume opening day collection)
Estimated Additional Annual Operating Cost:	\$588,200 – Personnel (16.5 positions) \$75,000 – Building

Assessment

The vicinity of the new Stonecrest Mall is perhaps the fastest growing area in DeKalb County and the Mall is a magnet for residents in the southeastern portion of the county. Although the Lithonia-Davidson Branch is nearby, this 5,591 square foot facility is patently inadequate to meet both present and future demands for library services, besides being difficult to find in its secluded residential location. There is a clear need for a major library facility in this area, and the DeKalb County Public Library Board of Trustees has included a 35,000 square foot area library in its capital requests to the Board of Commissioners for several years. During recent discussions with the DeKalb County Future Funding Commission, this has been reduced to an initial size of 25,000 square feet, with provision for later expansion to 35,000 square feet.

A new area library strategically located near the mall will likely prove to be one of the library system's busiest branches once constructed. It would serve a number of neighborhoods that are now effectively unserved due to distance from other DCPL facilities, and it would relieve customer demand upon the Redan-Trotti and Salem-Panola branches.

Early action is required to acquire a suitable 5-6 acre site in a prominent location near Mall Parkway. Parking will be required for 150 vehicles.

This should be the first facility constructed in any new capital program for the library system.

Proposed Action

Construct a new 25,000 square foot area branch in a prominent location near the Mall Parkway/Klondike Road intersection. Additional population growth after 2015, will support an expansion to 35,000 square feet in the future.



X. 2025 Space Goals Summary

Following is a summary of the 2025 space goals and proposed facility actions for all DeKalb County Public Library facilities which will bring the library system to the minimum standard of .6 square feet per capita by 2025 for a projected population of 938,520 residents.

Facility	Square Feet 2005	Proposed Action	Square Feet 2025
Briarcliff Branch	4,000	Expansion	6,000
Brookhaven Branch	6,800	Replacement	15,000
Bruce Street Homework Center	2,000	No Change	2,000
Chamblee Area Branch	17,100	Expansion	35,000
Clarkston Branch	10,000	No Change	10,000
Covington Branch	10,000	No Change	10,000
Decatur Library	53,355	Expansion	120,000
Deshon Road Branch	None	New Construction	12,000
Doraville Branch	9,300	No Change	9,300
Dunwoody Area Branch	21,400	Expansion	35,000
Ellenwood/River Road Branch	None	New Construction	12,000
Embry Hills Branch	4,000	Expansion	8,000
Flat Shoals Branch	10,000	No Change	10,000
Gresham Branch	5,000	Expansion	12,000
Hairston Crossing Branch	4,000	Expansion	18,000
Lithonia-Davidson Branch	5,590	No Change	5,590
Northlake-Barbara Loar Branch	10,000	Expansion	15,000
Northeast Plaza Branch	None	New Construction	18,000
Redan-Trotti Area Branch	21,500	Site Work/Expansion	35,000
Salem-Panola Branch	4,000	Expansion	18,000
Scott Candler Branch	8,700	Replacement	12,000
Scottdale-Tobie Grant Homework Center	1,100	No Change	1,100
Stone Mountain-Sue Kellogg Branch	9,300	Replacement	18,000
Stonecrest Area Branch	None	New Construction	35,000
Toco Hill-Avis G. Williams Branch	9,335	Replacement	18,000
Tucker-Reid H. Cofer Area Branch	12,140	Replacement	35,000
Wesley Chapel-William C. Brown Area Branch	21,500	Expansion	35,000
Library Processing Center	9,920	Replacement	22,000
Total	267,820 square feet .37 square feet per capita		581,990 square feet .62 square feet per capita



XI. Proposed Capital Project Priorities – 2006 to 2025

This summary represents the goals, priorities, and costs judged necessary to achieve the minimum standard of .6 square feet per capita for a projected 2025 DeKalb County population of 938,520 residents. Costs are in 2006 dollars.

Priority	Project	Site Acquisition	Design	Construction Start	Completion	Capital Cost	Annual Additional Operating Cost
1.	Stonecrest Area	2005-2006	2006	2007	2008	\$8,625,000	\$663,200
2.	Ellenwood/River Road Branch	2006	2006	2007	2008	\$4,500,000	\$335,000
3.	Redan-Trotti Area Branch	N/A	2006	2007	2007	\$375,000	None
4.	Chamblee Area Branch	N/A	2006	2007	2008	\$6,000,000	\$153,400
5.	Salem-Panola Branch	N/A	2006	2007	2008	\$4,100,000	\$384,900
6.	Library Processing Center	N/A	2006	2007	2008	\$4,000,000	\$284,900
7.	Tucker-Reid H. Cofer Area Branch	2006-2007	2008	2009	2010	\$7,000,000	\$335,400
8.	Brookhaven Branch	N/A	2008	2009	2010	\$3,750,000	\$277,100
9.	Hairston Crossing Branch	N/A	2008	2009	2010	\$4,100,000	\$417,100
10.	Embry Hills Branch	2006	2008	2009	2010	\$1,850,000	\$201,700
11.	Toco Hill-Avis G. Williams Branch	N/A	2010	2011	2012	\$5,000,000	\$213,300
12.	Scott Candler Branch	2006	2010	2011	2012	\$3,600,000	\$219,300
13.	Decatur Library	N/A	2010	2011	2012	\$29,164,000	\$665,000
14.	Covington Branch	N/A	N/A	N/A	2014	\$450,000	None
15.	Northeast Plaza Branch	2012	2012	2013	2014	\$3,750,000	\$501,600
16.	Northlake-Barbara Loar Branch	N/A	2012	2013	2014	\$2,750,000	\$217,400
17.	Gresham Branch	2006-2007	2012	2013	2014	\$3,200,000	\$207,700
18.	Stone Mountain-Sue Kellogg Branch	2011-12	2012	2013	2014	\$5,500,000	\$225,400
19.	Briarcliff Branch	N/A	2013	2014	2015	\$1,100,000	\$68,700
20.	Dunwoody Area Branch	N/A	2013	2014	2015	\$6,610,000	\$279,000
21.	Wesley Chapel-William C. Brown Area Branch	N/A	2013	2014	2015	\$6,600,000	\$290,400
22.	Deshon Road Branch	2011-12	2013	2014	2015	\$4,500,000	\$335,000
23.	Later Expansion – Chamblee/Redan/Stonecrest/Tucker	N/A	Post 2015	Post 2015	Post 2015	\$20,000,000	TBD
N/A	General Administration Impact*	N/A	N/A	N/A	N/A	N/A	\$997,000
	Total Cost					\$136,524,000	\$7,272,500

*Note – Personnel Costs associated with twenty additional administrative positions and additional general budget items required to support larger branch infrastructure and to manage the capital projects program from 2006 to 2015.

