

# **Downtown Library and Community Arts**

**Presented to City Council  
June 2, 2026**

# Outline

- Downtown Library
- 512 W. 4<sup>th</sup> Street
- 1300 Gendy Street
- Next Steps

# Downtown Library: Original Plan

Purchased 512 W. 4th Street for \$6.5 million from sale of Central Library

## Layout challenges for library use

- Single entrance for families, transient adults, and daily box truck deliveries
- Small lobby with no security space and split-level stairs
- Lower level broken up with multiple day care rooms
- Three upper floors L-shaped with studio apartments
- Library would be spread out over 6 floors



# Downtown Library: Original Plan with Addition



Library spread out over 6 floors with L-shape on upper 3 floors

## 512 W 4th Street Library w/Addition

|                                  |                     |
|----------------------------------|---------------------|
| Abatement                        | \$120,000           |
| Base Renovation                  | \$11,945,101        |
| Addition                         | \$9,601,469         |
| Renovation of Level 3            | \$993,600           |
| Renovation of Level 4            | \$1,039,000         |
| Renovation of Level 5            | \$1,168,270         |
| IT Equipment/AV                  | \$765,000           |
| FFE Library                      | \$1,346,727         |
| Contingency 10%                  | \$2,697,917         |
| Project Administration           | \$800,000           |
| <b>Design/Construction Costs</b> | <b>\$30,477,084</b> |

# Proposed Plan: Downtown Library & Community Arts

- Utilize 512 W. 4<sup>th</sup> as new arts center for the community
- Select a new library site
- Utilize available funding created by CO funding of other projects for downtown library and partner with Fort Worth Library Foundation to fundraise

# Downtown Library: Proposed Plan Cost Estimate

\$36 million City

\$ 5-7 million+ Foundation

\$41-43 million

30,000 sf proposed

| Building                            |                      |
|-------------------------------------|----------------------|
| Building (SF)                       | 30,000               |
| Abatement/Demolition Costs          | \$ 200,000           |
| <i>New Const (\$/SF)</i>            | <i>\$ 750</i>        |
| Construction Cost                   | \$ 22,500,000        |
| Civil Site & Parking                | \$ 2,250,000         |
| Design Fees                         | \$ 2,724,000         |
| ITS/Security                        | \$ 275,000           |
| FF&E                                | \$ 700,000           |
| Book Collection                     | \$ 850,000           |
| Proj Admin Costs                    | \$ 150,000           |
| Proj Contingency (20%)              | \$ 5,929,800         |
| <b>Total Building Cost Estimate</b> | <b>\$ 35,578,800</b> |

# 512 W. 4<sup>th</sup> Street



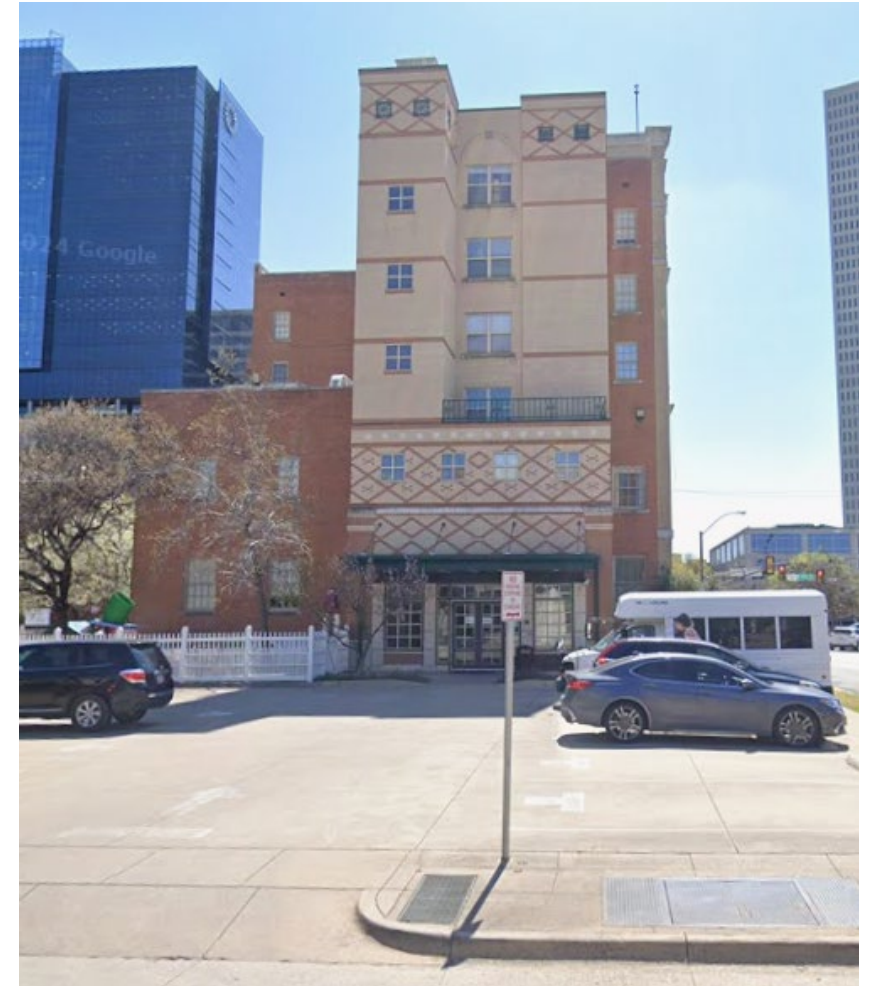
# 512 W. 4<sup>th</sup> Street: Community Arts Opportunities

- Lower-level day care → Artist marketplace – for rent
- 1<sup>st</sup> floor grand room → Community arts/events
- 2<sup>nd</sup> floor theater → Performing arts/events
- 3<sup>rd</sup> – 5<sup>th</sup> floor studios → Artist studios – for rent



# 512 W. 4<sup>th</sup> Street: Community Arts

Appoint a working group to gather public input on preferred uses for 512 W. 4<sup>th</sup> as new City-managed Community Arts incubator



# 512 W. 4<sup>th</sup> Street: Community Arts Working Group

Chair: Bob Jameson

## Councilmembers

Deborah Peoples, CD 5

Macy Hill, CD 7

Elizabeth Beck, CD 9

Jeanette Martinez, CD 11

## Community Members

Wesley Gentle, Arts Fort Worth

*Others TBD*

Working Group to consult with community arts stakeholders

# 1300 Gendy Street

Local stakeholders/foundations have approached City about funding a **feasibility study** to determine most appropriate use for property:

- Identify financially sustainable arts and culture uses and operations
- Integrate with existing area uses and attractions
- Identify partners to fund and implement recommendations



# 1300 Gendy Street: Feasibility Study Funding Partners

## Funding Partners

- Amon G Carter Foundation
- North Texas Community Foundation (lead)
- Goff Family Foundation
- Scott Foundation
- Visit Fort Worth

# 1300 Gendy Street: Feasibility Study

- North Texas Community Foundation to contract with study consultant
- Study to begin in July and be completed in 4-5 months
- Consultant to meet with arts and culture stakeholders

# Next Steps

- June: Schedule Community Arts Working Group meetings
- June 9: City Council considers debt plan
- June–August: Secure site for Downtown Library property
- July: 1300 Gendy feasibility study begins

***Questions?  
Comments?***