



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 14, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Emily Dumas, Library Director
Phillip Kwik, Assistant Library Director

Subject: Proposed New Troy Public Library Building

Background

The City Council awarded a contract to ReThinking Libraries (RTL) to provide strategic planning consultant services on April 10, 2023 (Resolution #2023-04-061-J-4a) and the strategic planning process began in May 2023. The process included community surveys, staff participation, and other stakeholder input lead by a steering committee of 30 community members. The RTL team visited Troy four times throughout the project to evaluate the building, meet with staff, community leaders, and residents.

On June 10, 2024, RTL delivered its findings to the City Council. The Strategic Planning Report included a Michigan benchmark analysis comparing the Troy Public Library (TPL) to nineteen (19) comparable libraries. The Report also included a space needs analysis based on a low-end national standard of 0.80 square feet per capita and a high-end national standard of 1.20 square feet per capita.

The City issued a Request for Proposal (RFP) for architectural and engineering services for schematic design and opinion of cost for a new library building on November 18, 2024. On January 27, 2025, the City Council awarded a contract to HBM Architects for architectural and engineering services to provide schematic design and opinion of cost for a new public library by May 30, 2025 (Resolution #2025-01-015). On April 28, 2025, a joint meeting of the City Council and Planning Commission was held at TPL and HBM Architects provided a preview of the design concept.

During the April 28 meeting, several comments were made and questions were asked regarding library size and population growth. The purpose of this memo is to provide additional information before HBM Architects presents the schematic design and cost estimate to the City Council on June 9.

First Permanent Library Building

The Friends of the Troy Public Library formed in 1962 and helped open Troy's first public library in Troy High School. Section 2.2 of the Troy City Charter was amended on April 1, 1963 to permit the establishment and maintenance of a public library. The collection grew and the library moved several times before the first permanent library building was established.

Ground was broken on January 24, 1970 and the ribbon was cut on May 16, 1971. According to a May 22, 1971, article, the library was 16,253 square feet, including 12,500 square feet of public service area, a 2,500 square foot basement, and 1,000 square feet of office space. The original public service area is the southernmost portion of the building currently occupied by the youth services area and the



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original office space is the southeasternmost portion of the building between the youth services area to the loading dock.

According to the 1970 Census, the City's population was 39,419 so the library was approximately 0.41 square feet per capita. The population increased by more than 70% (from 39,419 to 67,102) between 1970 and 1980 and the square footage per capita decreased by more than 41% (from 0.41 to 0.24 square feet per capita).

| Year | Square Feet | Population | Square Feet per Capita |
|------|-------------|------------|------------------------|
| 1970 | 16,253 | 39,419 | 0.41 |
| 1980 | 16,253 | 67,102 | 0.24 |
| | # Change | 27,683 | -0.17 |
| | % Change | 70.2% | -41.3% |

Library Building Expansion

The library building was expanded to its current size (46,834 square feet) in 1984. According to the 1980 Census, the City's population was 67,102 so the library was approximately 0.70 square feet per capita. The population increased in each subsequent decennial census and square footage per capita continued to decrease as follows:

| Year | Square Feet | Population | Square Feet per Capita |
|------|-------------|------------|------------------------|
| 1980 | 46,834 | 67,102 | 0.70 |
| 1990 | 46,834 | 72,884 | 0.64 |
| 2000 | 46,834 | 80,959 | 0.58 |
| 2010 | 46,834 | 80,980 | 0.58 |
| 2020 | 46,834 | 87,294 | 0.54 |
| | # Change | 5,782 | -0.06 |
| | % Change | 8.6% | -7.9% |

Library Usage and Space Needs Analysis

The Michigan benchmark analysis in the Strategic Planning Report averaged 0.92 square feet per capita. The Report also included a Preliminary Space Needs Analysis based on a low-end national standard of 0.80 square feet per capita and a high-end national standard of 1.20 square feet per capita.

The Report also notes TPL usage is high. For example, the tables in the adult space were more than 90% utilized during most open hours, and dwell times (length of time at the library per visit) appear to be above average based on observations. The Report also includes a Collection Utilization Analysis that found TPL collection utilization is MUCH higher than average (see pages 54-55). Finally, a composite weighted index of various usage metrics (Total Weighted Activities), showed TPL Weighted Activities per Capita, and Weighted Activities per Square Foot were above the average of the nineteen (19) libraries in the Michigan Benchmark Analysis (see pages 56-57).



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Based on this utilization, RTL subsequently prepared a Space Program based on high-usage standard of 1.30 square feet per capita. Troy's population is expected to increase in each subsequent decennial. Applying the approximate Michigan benchmark and high-usage standard to this population forecast creates a range of approximately 80,000 to 124,000 square feet.

| Year | Michigan Benchmark | High-Usage Standard | Population | Low-End Square Feet | High-End Square Feet |
|-----------------|--------------------|---------------------|------------|---------------------|----------------------|
| 2020 | 0.90 | 1.30 | 87,294 | 78,565 | 113,482 |
| 2030 | 0.90 | 1.30 | 89,432 | 80,489 | 116,262 |
| 2040 | 0.90 | 1.30 | 93,436 | 84,092 | 121,467 |
| 2050 | 0.90 | 1.30 | 95,523 | 85,971 | 124,180 |
| Average: | | | | 82,279 | 118,848 |

To help put this into perspective, the table below includes the ten largest libraries in the seven-county SEMCOG region excluding library systems with branches. Like Troy, one central library serves the community without library branches. They range from 0.32 square feet per capita (Sterling Heights Public Library) to 2.32 square feet per capita (Bloomfield Township Public Library).

| Library Class | Library | Central Library Square Feet | Total Population Served | Square Feet per Capita |
|-----------------|------------------------------------|-----------------------------|-------------------------|------------------------|
| Class 5 | Baldwin Public Library | 42,174 | 37,981 | 1.11 |
| Class 5 | Bloomfield Township Public Library | 102,505 | 44,253 | 2.32 |
| Class 6 | Canton Public Library | 53,000 | 98,659 | 0.54 |
| Class 6 | Novi Public Library | 59,314 | 66,403 | 0.89 |
| Class 5 | Plymouth District Library | 52,000 | 37,308 | 1.39 |
| Class 5 | Redford Township District Library | 65,000 | 49,504 | 1.31 |
| Class 6 | Rochester Hills Public Library | 76,600 | 109,402 | 0.70 |
| Class 6 | Royal Oak Public Library | 42,000 | 58,211 | 0.72 |
| Class 6 | Southfield Public Library | 124,000 | 80,706 | 1.54 |
| Class 6 | Sterling Heights Public Library | 42,556 | 134,346 | 0.32 |
| Average: | | 65,915 | 71,677 | 1.08 |