



## **Library Needs Assessment and Feasibility Study**

LYON TOWNSHIP PUBLIC LIBRARY  
27005 Milford Rd.  
South Lyon, Michigan



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## **Introduction**

In October of 2015, Quinn Evans Architects (QEA) was contracted by the Lyon Township Public Library board to complete a Needs Assessment and Feasibility Study for a new Lyon Township Public Library. The outcome of the study was to establish an appropriate building size, determine a suitable location, and establish a total project cost. QEA added to their team Beckett & Raeder as site planning and engineering consultants to help evaluate potential library sites in the township. A key element of the process was to engage library staff, library board members and most important to engage the community in the process.

The process which began in the fall of 2015 was completed on March 29, 2016 with the library board adopting a ballot language for an August 2016 public vote. Following a successful election the community can expect completion of their new library in August 2018.

The following report is a summary of the process, findings, site selection process and final recommendations by the QEA to the Lyon Township Library Board.

## **Community Engagement Process**

While each library and community is unique, there are standard aspects of the Needs Assessment and Feasibility Study process which formulate a logical and effective outcome. Long before QEA was hired to evaluate the expansion of the library, the staff and library board had been surveying the community to better understand how to meet their needs. Through successful leadership the library has worked to address community needs; that is requests that could be achieved within the limitations of the existing library building.

It was through this process the Library Board came to the realization that to truly satisfy the library needs of this community it is time to consider building a new and adequately sized library. With the improving economy and significant increase in township population the Library Board determined now was the time to seek community approval. To obtain the amount of funding needed for a new building and increased in operational costs to support the building, a public millage vote is required. The State of Michigan allows a community to vote on these types of issues only four times per year, typically one per quarter.

The Library Board determined that August 2016 was the target date for the election, which meant the Needs and Feasibility Study had to be completed by the end of March to allow time for the Library Board to develop ballot language and get approval from the Township Board. Ballot language needed to be submitted to the State of Michigan by April 26, 2016.

The team started the process by conducting informal discussion with the library board and library staff to gain insights into their goals and expectations for the final project. Gathering public input into the final outcome was very important to the Library Board, they wanted the public to have an impact on the final outcome.

The team held three public meetings, each approximately three weeks apart. The first community meeting focused on project size and eight potential locations for a new library. The second session focused on planning test fits for the two sites which the public had identified as most desirable and gathering input on library program expectations. The third session presented project costs for each of the two specific site locations, and reviewed operational costs and millage rates for the proposed project.

## **Project Size**

The common practice for planning a public library is to anticipate approximately 20 years of growth for the community it is intended to serve. There is a very clear relationship to the size of a community and amount of library space needed and is expressed in square foot per person. Influences on this relationship of size to populations varies around the country dependent on density of population and community expectations. Lyon Township is a community that has been experiencing tremendous growth in population due to the quality of life offered and proximity to the

freeways. So in planning the new library the team looked at both the SEMCOG projects and consulted with McKenna Associates who prepared the Township Master Plan.

Our team considered it important to establish both a 20 year project size and anticipate a maximum library size for purposes of site selection based on current master plan. This potential maximum size was utilized strictly for determination of a minimum site size. The goal is to select a site large enough to allow for future building expansion.

In an effort to position the new library in the context of Southern Michigan two bench-marking metrics were utilized. Bench-marking is where libraries of similar criteria are aggregated and utilized as a reference point for projecting these expectations on a proposed facility. It was determined that two difference set of benchmarking samplings would be used. The first sampling would be adjacent libraries frequently used by Lyon residents; these are Milford Library, Northville Library, Novi Library, Salem / South Lyon Library and the Wixom Library. The second sampling would be libraries in communities where residents were relocating from and into Lyon Township; these are Farmington Library, Livonia Library, Plymouth Library, Redford Library and Westland Library.

The two samplings provided a clear and consistent expectation for the new library. The first sampling of adjacent libraries yielded 1.1 square foot per person while the second yielded 1.01 square foot per person. These two outcomes represent a level of library service residents in other community's experience. It was established that 1.05 square feet per person would be the starting point for sizing the future Lyon Township Public Library.

For reference purposes the team calculated the square foot per person for current population figures and for years 2025 and 2035. These calculations demonstrated the current library averages approximately .20 square feet per person. Essentially the existing library is one fifth the size it should be for the population it serves. This information was summarized in two tables; Comparison to adjacent communities and Making Lyon Township Comparable. (See table 1 and table 2).

The recommendation for the size of the project was to be approximately 25,000 square feet to satisfy the next 20 years and have a site capacity to support future expansion to grow to between 31,000 square feet to 35,000 square feet.

## COMPARISON TO ADJACENT COMMUNITIES

|                            | Population* | Size of Bldg | Sqft  Person |
|----------------------------|-------------|--------------|--------------|
| Milford Library            | 15,736      | 23,500       | 1.49         |
| Northville Library         | 34,467      | 25,000       | 0.73         |
| Novi Library               | 55,374      | 59,314       | 1.07         |
| Salem / South Lyon Library | 16,753      | 19,201       | 1.15         |
| Wixom Library              | 13,498      | 14,300       | 1.06         |
|                            |             |              | 1.10         |
| Farmington Library         | 90,000      | 90,112       | 1.00         |
| Livonia Library            | 85,612      | 96,942       | 0.88         |
| Plymouth Library           | 52,200      | 36,656       | 1.42         |
| Redford Library            | 65,000      | 48,362       | 1.34         |
| Westland Library           | 84,904      | 33,450       | 0.40         |
|                            |             |              | 1.01         |
| Lyon Township (existing )  | 17,313      | 3,500        | 0.20         |
| Lyon Township (2025 )      | 23,900      | 3,500        | 0.15         |
| Lyon Township (2035 )      | 30,300      | 3,500        | 0.12         |

Comparable Library Information provided by Michigan Library Association/ \*Population based on 2010 Census

## MAKING LYON TOWNSHIP COMPARABLE

| Existing Condition        | Population | Size of Bldg  | Sq ft  Person |
|---------------------------|------------|---------------|---------------|
| Lyon Township (existing ) | 17,313     | 3,500         | 0.20          |
| Lyon Township (2025)      | 23,900     | 3,500         | 0.15          |
| Lyon Township (2035)      | 30,300     | 3,500         | 0.12          |
| Comparable Condition      |            |               |               |
| Lyon Township (existing ) | 17,313     | <b>18,189</b> | <b>1.05</b>   |
| Lyon Township (2025 )     | 23,900     | <b>25,095</b> | <b>1.05</b>   |
| Lyon Township (2035)      | 30,300     | <b>31,815</b> | <b>1.05</b>   |

Township information provided by Mckenna Associates representative

### **Site Selection Process**

The location of a library and the selection of a site can be a highly charged and subjective topic. We have learned through experience that this process needs to be transparent, objective, and vetted with public input. The process starts with establishing an understanding of what elements are important to making a site successful for a library. Where a library is located directly influences how much it is used and what type of experience it yields. There are certain characteristics of a good library site which can be used to successfully and objectively evaluate potential sites. The characteristics used for evaluating a library site are: Location, Compatibility, Vehicle Access, Pedestrian Access, Quality of Site, Visibility, Familiarity, Acquisition Costs and Development Costs. By establishing this evaluation criteria and applying it to each potential site a base line for comparison can be established. This consistency allows for a more apple to apple comparison. The following criteria was presented and discussed at Community Meeting #1.

Location – A site this is centrally located as possible to the majority of existing and future library users.

Compatibility – The site should benefit from the surroundings and adjacent neighbors and be an enhancement to the area.

Vehicle Access- The site should be easily accessible by car. There should be convenient and safe access into and out of the site.

Pedestrian Access- The site should convenient to bike and walking pathways.

Quality of Site – The site should allow for outdoor library activities, convenient parking and create a pleasant overall library experience.

Visibility- The site should have a street presence along a highly traveled roadway. A library site much like a retail business benefits from visibility by the passing motorist.

Familiarity - The site should be in a location which is familiar or recognizable to the community.

Acquisition Cost – The cost of acquiring sufficient amount of land which will support both current and future library needs.

Development Cost - The cost of developing the site to provide access drives, parking, landscaping and walkways and utilities.

The second step in the process was to identify sites which reflected a diversity of locations and were distributed equally throughout the township. To accomplish the team meet with a representative from McKenna Associates, a consulting firm to the Township on planning and development issues. Their long standing relationship and familiarity with the township was instrumental in identifying eight sites, all of which meet or exceeded the minimum size of four useable acres of property. Useable acreage for this study meant property that was not encumbered by wetlands, deed restriction, easements or right of ways which would limit development.

The eight sites are:

Site #1: Township Center

This parcel is located adjacent to the Township Offices to the west along Grand River Ave. The Parcel is 14 acres in size and is currently owned by the Lyon Township and is located with DDA boundary.

**Site #2: Huron Valley Trail**

This parcel is located south of Grand River, does not have street frontage and is adjacent to the east side of Huron Valley Trail. The site is 14 acres total with approximately six usable acres of land and is currently owned by the township. The south side of the site will eventually be bounded by the proposed loop road.

**Site # 3: Detroit Edison Site**

This parcel is owned by Detroit Edison and would require land acquisition. The property has frontage on Grand River and is adjacent to the west side of the Huron Valley Trail. The site is approximately five acres and its configuration would make site planning a challenge.

**Site # 4: Milford Road Corridor**

This parcel is located on Milford Road, just north of the current library. The site is owned by the Township and development restrictions require it be utilized for Township functions. The site is approximately 7 acres and frontage along Milford Road.

**Site # 5: Milford Road and 11 Mile Road**

This parcel is located at the northeast corner of Milford Road and 11 Mile Road. The site is currently owned by the Township and has a grant application submitted for conversion to a recreational area. The site is approximately 20 acres and have frontage along both Milford Road and 11 Mile Road.

**Site # 6: Mulligan's Golf Center**

This parcel is located on the north side of 10 Mile Road and is privately owned. There is approximately 27 acres and it has street presence along 10 Mile Road. This parcel would require land acquisition and also incorporated into a larger for profit development.

**Site # 7: Nine Mile & Griswold**

This parcel is located in the southwest corner of the township and is currently owned by the township. The property is large and but encumbered with wetlands and accessibility issues due to configuration. There is approximately 2.3 acres of usable land at the southeast corner of 9 Mile Road and Griswold Road.

**Site # 8: Cattails on Nine Mile Road**

This parcel is currently the Cattails Golf Course and has frontage along Nine Mile Road. The property is located in the southern edge of the township, remote from the density of population. This site would require land acquisition and would also need to be incorporated into a larger for profit development.

The eight site locations were reviewed with the public at Community Meeting #1, which had an attendance of approximately 60 people. Each of the eight sites were presented to those in attendance and discussed. At the conclusion of the meeting each person was given two green stickers and asked to place on one of two boards to indicate their preferred sites. The results of the voting can be seen in the two images of the boards, the choice was clear, Site #4 Milford Road Corridor and Site # 5 Milford Road and 11 Mile Road sites.

The analysis and rating for each individual site is a reflection of input gathered from Community Meeting #1 and was presented back to the community during Community Meeting #2. The approach to rating each aspect of the site ranges from Very Poor to Excellent. A rating of average would represent this aspect of the site was consistent with other library sites but does not constitute as contributing asset.

The maps and detailed review summary for each site is found in Appendix I starting on page 16.

**Site Capacity Test**

The sites that were initially included in the site selection process were all of sufficient size to provide adequate parking and building for long term growth of the Township. The next step in the process was to test the two sites identified as best locations following community meeting #1 for building placement and parking lot configuration.

Through benchmarking comparison it was determined that an initial building of 24,000 square feet with expansion up to 36,000 square feet would be the design parameters. The zoning ordinance would require approximately 70 cars for the 24,000 square foot building and 100 cars for future expansion. The community also expressed interest in having a drive up book return incorporated into the project.

These design assumptions were then applied equally to both sites.

**Site #4**

The building is located on the Milford Road side of the site with the parking and building entrance located to the west. The building is positioned to provide maximum exposure along Milford Road and allow for future expansion to wrap around the perimeter of the building. This concept for expansion will allow for growth in all service areas of the library. Parking is located west of the building with entrance drive off the existing roadway that serves Mill River and Abbey Park. By accessing the library off the existing roadway it will eliminate a need for new access drives off of Milford Road. In the final design of the site some modifications to Milford might be needed to allow for left turn and/or deceleration lanes at one of the entrances.

The concept site layout allows for the parking lot to be accessed from the backside, minimizing the amount of traffic which will drive past the front door, reducing conflicts between pedestrian and vehicular traffic. Shown on the south side is a drive-up book return which allows the driver to return books without exiting their vehicle. The location of the drive will allow for someone to enter the site, return a book 24/7 and not be encumbered by those parking in the lot. A space will be provided at the front door for drop off and pick up of library users, either by car or bus. There will be adequate room for outdoor seating and activity areas along with sufficient landscaping to screen the parking from the internal roads if needed.

The site has sufficient utilities within a reasonable distance and there is adequate space for storm retention. One aspect of this particular site location is that when the Mill River development was established and the property was negotiated for and given to the Township it was tentatively planned as the site for a future library. A library in this location will be centrally located to both current and future population density.





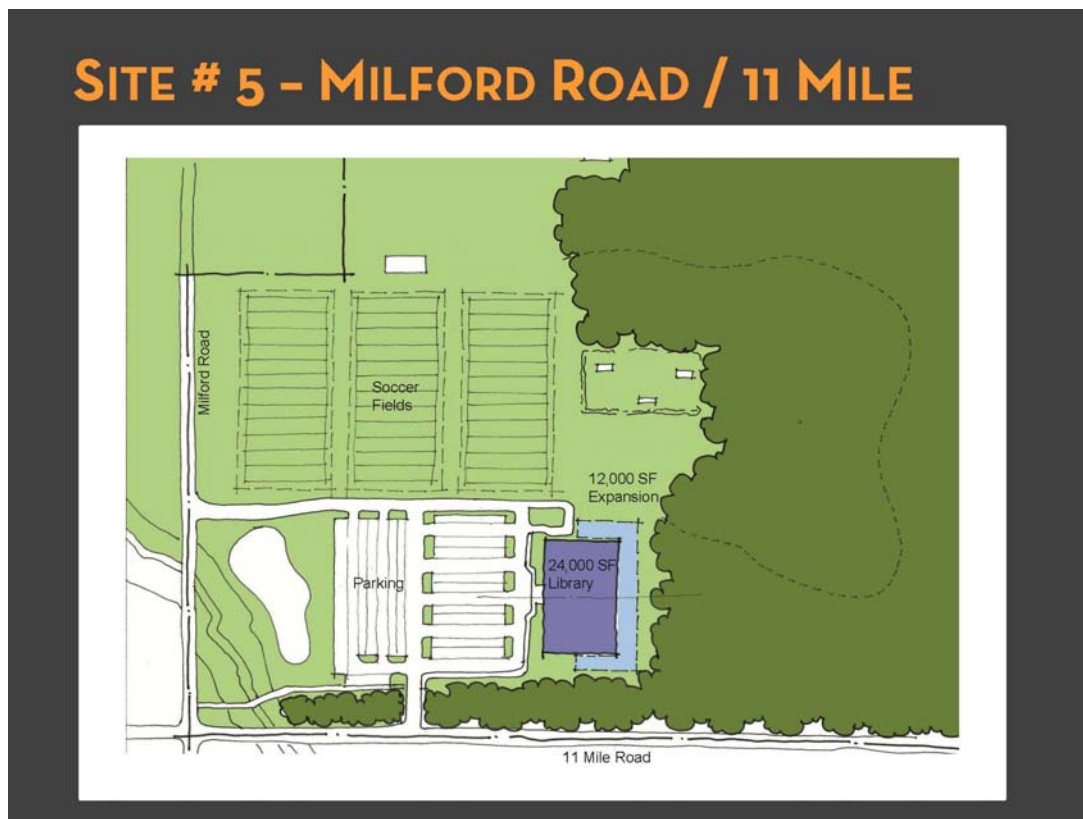
## Site #5

This site has been submitted for grant funding to support recreational fields, walking paths, outdoor pavilion, refreshment center and parking. The initial concepts submitted suggest play field sufficient in size for football, lacrosse or soccer. The location of the library in this location is a compatible use, encouraging both a mind and body experience. It would also provide an alternative for family members not interested in sports practice or a game to utilize the library. While the library would not be visible for Milford Road, it would have some exposure along 11 Mile Road. To offset this lack exposure is familiarity, the amount of activity generated by the playing fields would more than compensate. One strong aspect of this site is the surrounding setting would be more pastoral when compared to site #4.

Locating the library here would require elimination of one playing field and increasing the overall parking on the site. The zoning ordinance requires parking 30 per playing field and the initial phase of the library requires 70 spaces and future expansion 100. This is a net increase in up to 70 cars for this location. It would be realistic to expect some reduction in the net increase due to use patterns. But for the study it must be assumed the park is not implemented and it is developed as a standalone library site.

The same building strategy is applied to this location as described in the previous site. By holding this aspect of project constant the analysis will be able to isolate the cost differences between sites. The location has more infrastructure work required when compared to site #4. The increased site development work is:

- Paving of 11 Mile Road to proposed entrance
- A new water main would have to be looped from Elk Run to Creekside Drive and tunneled under the Blackwood Drain
- Sanitary sewer would have to be extended from Creekside Drive and tunneled under the Blackwood Drain
- Pedestrian access would require a bridge or boardwalk over the Blackwood Drain



## **Community Input**

As part of the process QEA conducted work sessions with the library staff and library board to understand the goals, objectives and expectations for the library project and services to the community. In addition to gathering this information from those closest to the library operations, at Community Meeting #2 a series of questions were presented and discussed at length. The following is a brief summary of the questions and responses generated. In addition to gathering information through a community meeting, the library has been encouraging those who were not in attendance to contact the library and express their thinking. The information gathered has been taken into consideration in establishing the size, location, and cost of the project.

### **What is one thing you really enjoy about the current library?**

Close parking, personable/friendly atmosphere, lake view, children summer reading program,

### **What is one thing you would expect to find or be able to do at a new expanded library?**

Adequate parking, separation areas (defined spaces), genealogy hi-lighted, no eating/drinking unless in a small dedicated area, study areas, computer hook-up areas, large room for story time, computers, large room for 125 people, video conferencing capabilities, expandable server space, printing capabilities (large format)

### **How do you see outdoor space being used at a new expanded library?**

Amphitheatre, room for crafting, bounce house, exotic animals/zoo presentation, sitting/reading area, art statues/displays, local art displays, nature walk, gardens, master gardening program

### **What do you see as important:**

- For children?  
Storytelling, hands-on activities (puppets, play kitchens, puzzles, chalk boards, “manipulatives”); craft room, children-sized restroom, outdoor drawing area, books, designated computers for kids, more tables, nice rug to sit/read on the floor
- For teens?  
Study areas, lounging chairs/relaxed seating, duplicate text books, tutoring space, gaming area, modular furniture setups, plenty of data/plug/laptop-tablet charging areas
- For adults?  
Fireplace, sitting areas, quiet areas, comfortable chairs, step stools to reach high shelves, self-check-out/return, natural lighting (skylights), family bathroom
- For seniors?  
Fireplace, ADA parking, one-story building, large print books, bus/senior transit

### **What types of programs do you attend at the library?**

Genealogy, gardening, summer reading, story time, Kindergarten readiness class, craft day

### **What other programs might you want to attend at a new expanded library?**

Crafting, DIY programs, seed exchange, lego days, STEM program, electronic take-apart, learning/trade skills (car repair, wood chopping, etc.), guest speaker lecturers, cooking, mentoring programs, fitness (yoga), book clubs

## **Project Cost**

The feasibility study goal is to establish a Total Project Cost for the project which forms the basis of the millage rate required to retire a capital improvement bond which pays for the library building construction. The second aspect of the establishing a project is to determine the cost difference between the two sites; which might be a deciding factor in site selection. For this level of study development unit pricing for each aspect of the cost model is sufficient and is based on past experiences and comparative project costs. The elements which are components of a total project cost are:

Site Development – This sum covers, earth work, access drives, parking lots, utilities, side walk and landscaping. It is intended to provide for a moderate level of landscaping and outdoor development around the building.

New Construction – This sum covers the construction of the new library. It is intended that the library have good life cycle cost investment and sustainable design attributes, both of which will minimize operational cost. The building will have an electrical and mechanical infrastructure which will allow for flexible reconfiguration of the interior spaces.

Furniture and Furnishings – This sum covers providing all new furniture and furnishing for the entire library. This will allow for creating age appropriate areas and maximize flexibility. Furniture in the existing building which is not used will be made available to other libraries.

Technology – This cost covers the data infrastructure and end user equipment needed. There will be flexibility designed into study rooms and conference areas for collaboration and teaming communication. The building will have the capacity to offer power and data at all seating locations.

Project Costs - This sum covers the costs associated with surveying the property, securing permits and reproduction costs typically associated with construction.

Architecture and Engineering Fees - This sum covers the cost of professional services for the design, documentation and construction administration on behalf of the library.

Owner Contingency – This sum covers the cost of unforeseen conditions and project elements not yet clearly defined. This is a typical allowance category for this type of study and is applied as percentage of the overall costs.

Bond and Legal Services – This sum covers the cost of legal and issuance fees for the processing and selling the bonds needed to fund the construction.

The two properties under consideration are currently owned by Lyon Township and have an estimated value of approximately \$750,000. Being able to use a site that is already owned by the community is a great benefit as the project costs does not have to include purchasing property since this property will be provided to the project by the Township at no cost to the tax payers. The Lyon Township Library Board and Lyon Township will enter into a legal agreement which will transfer ownership of the property only when the voters approve both the construction and operating millage.

The following were cost models created for both site locations and represent equal amount and quality of new construction and Project Costs. The difference in the project cost is a result of \$500,000 more site development costs at the Milford Road and 11 Mile Road site due to longer utility runs and 11 Mile Road work. This increase in site costs is amplified by applying the professional fees and contingency, which are based on a percentage of construction cost.

# Cost Models

## Site # 4 - Milford Road

|  |                  |
|--|------------------|
| Site New Work                                      | 1,250,000        |
| Building New Construction<br>( 24,000 square feet) | <u>4,800,000</u> |
| <b>subtotal</b>                                    | <b>6,050,000</b> |

### Project Costs

|                           |                  |
|---------------------------|------------------|
| Furniture and Furnishings | 600,000          |
| Technology                | 480,000          |
| Reproduction              | 40,000           |
| Permits                   | 70,000           |
| Survey                    | <u>10,000</u>    |
| <b>subtotal</b>           | <b>1,200,000</b> |

|                            |                  |
|----------------------------|------------------|
| Architecture / Engineering | 610,000          |
| Owner Contingency          | 660,000          |
| Bond and Legal services    | <u>130,000</u>   |
| <b>Total Project Cost</b>  | <b>8,650,000</b> |


## Site # 5 - Milford / 11 Mile Road

|  |                  |
|--|------------------|
| Site New Work                                      | 1,750,000        |
| Building New Construction<br>( 24,000 square feet) | <u>4,800,000</u> |
| <b>subtotal</b>                                    | <b>6,550,000</b> |

### Project Costs

|                           |                  |
|---------------------------|------------------|
| Furniture and Furnishings | 600,000          |
| Technology                | 480,000          |
| Reproduction              | 40,000           |
| Permits                   | 70,000           |
| Survey                    | <u>10,000</u>    |
| <b>subtotal</b>           | <b>1,200,000</b> |

|                            |                  |
|----------------------------|------------------|
| Architecture / Engineering | 570,000          |
| Owner Contingency          | 640,000          |
| Bond and Legal services    | <u>125,000</u>   |
| <b>Total Project Cost</b>  | <b>9,150,000</b> |

 Estimated value of property provided to the community is \$750,000

The cost model and capacity test was a revealing exercise for the library board and the community. It clearly demonstrates the Milford Road site is a better value than the Milford Road and 11 Mile Road site. The two sites are of equal quality, although slightly different in their characteristics, and will result in an outstanding library site location. In addition to the Milford Road site a more cost effective option, it also preserves the integrity of the park and playfields planned for the Milford Road and 11 Mile Road site.

**Operational Costs**

The first part of the study established a cost model for construction and equipping the library, the second component was to establish the operating costs. The operational costs were developed by the Library Director utilizing two different approaches validate costs. Similar to our use of data to determine the appropriate library size, operational costs were bench marked against the same peer libraries as there is a direct correlation between the size of the library and cost of operations. A second approach to operational costs was developed by creating a budget from the ground up by anticipating staffing positions, hours worked, collection development and gathering cost information by reaching out to other libraries. The two approaches validated each other.

There three essential elements to an operational budget; staffing, operations and maintenance. Staffing costs are the largest component of a budget and represents between 65% and 70% of the overall budget. The staffing cost is also impacted by the numbers of hours the library is open per week; this new operating budget reflects and increase in the hours the library is open. The operations component reflects utility costs and acquisition of new materials, services or data bases. Maintenance has two components; one is the daily operational needs and second general upkeep of the building and planning for long term maintenance issues in the future.

The table below is the result of balancing the two approaches two establishing the operational budget. The findings are summarized the tables to allow a reference point to other communities. The most direct comparison is to SSLDL, which is the Salem South Lyon District Library, which is comparable in overall budget and budget per capita.

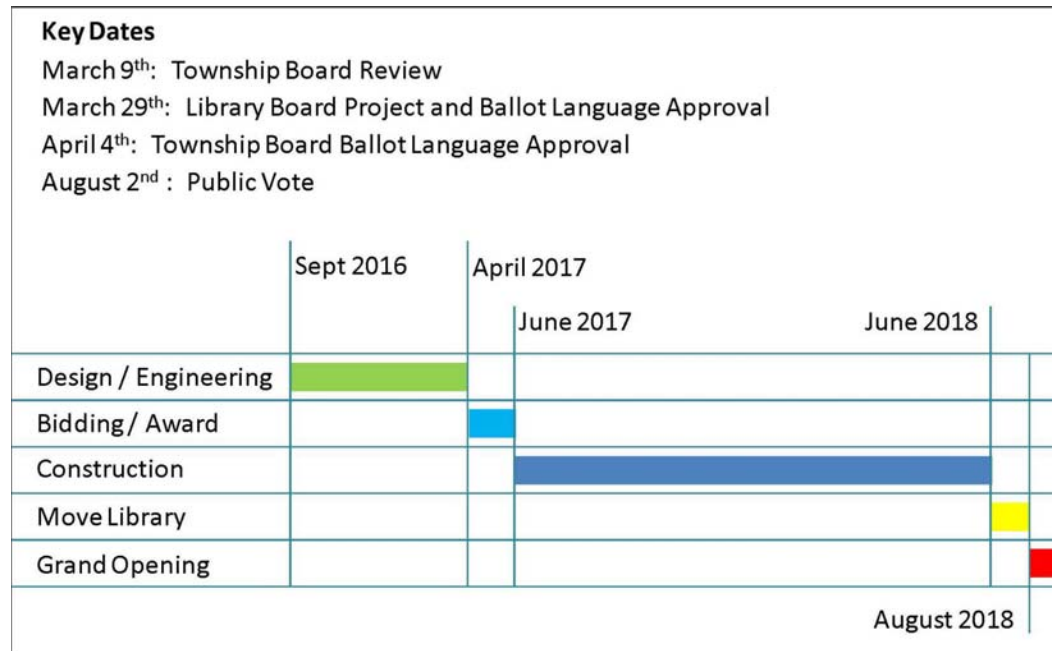
## PROPOSED OPERATING BUDGET

|                     | 2015 Population | Size of Building (square feet) | Square feet/ person | Budget      | Budget/per capita | Budget/per square foot |
|---------------------|-----------------|--------------------------------|---------------------|-------------|-------------------|------------------------|
| Northville District | 35,918          | 25,000                         | .70                 | \$2,653,800 | \$74              | \$106                  |
| Novi Library        | 59,348          | 59,314                         | 1.00                | \$2,796,704 | \$47              | \$47                   |
| SSLDL               | 17,901          | 19,201                         | 1.07                | \$1,275,850 | \$71              | \$66                   |
| Wixom               | 15,420          | 14,300                         | 0.93                | \$840,739   | \$55              | \$59                   |
| Milford             | 16,249          | 23,500                         | 1.45                | \$1,032,900 | \$64              | \$43                   |
| LTPL                | 17,714          | 24,000                         | 1.35                | \$1,271,350 | \$71              | \$53                   |

PROPOSED OPERATING BUDGET FOR NEW LIBRARY

**Proposed Project Schedule**

The proposed project schedule is based on a successful election outcome held on August 2, 2016. Following the election the next step in the process will be to secure professional architectural and engineering services. The Library will issue a Request for Professional services to qualified professional teams and make a selection based on that process. The details of the process have not been defined, but in our experience the process will take approximately six weeks. Based on the assumption the proposed schedule has the project starting in September 2016 and being completed August 2018. The project will take approximately nine months to prepare for bidding and approximately one year for construction. There will be approximately one month where the library services will be unavailable as the staff transitions from one library to the other.



**Financials**

The final component of the feasibility study is to establish the financials for the project. These are what will it cost to construction, what will it cost to operate and what will be the cost to the community. The total project has been established at \$8,400,000 which covers all expenses from the day the voters would approve the project to day it opens. It was determined by the library board that retiring the cost of the project would be covered with a 30 year bond, which is equivalent to a 30 year fixed rate mortgage. The maximum cost for construction is .5335 mils for a maximum of 30 years. If the project is constructed for less, this can be reduced. If the community grows at a rate faster than incorporated into the financial model the debt could be retired in less than 30 years.

The second component of the financials is operating costs. The library currently has an operating budget of \$470,580 dollars which is .53 mils. It should be noted the township only charges the library \$10,000 a year for rent and covers all the maintenance of the building. It is anticipated that this millage will be eliminated if the new operational millage is approved in August. The proposed operating budget is \$1,271,350 and is equal to 1.585 mils. This will result in a net increase of 1.055 mils.

The amount in actual dollars a resident will pay for library services is connected to the taxable value of their property. The following chart was presented and discussed as a part of Community Meeting #3. The chart demonstrates a range of property values and equivalent taxable values for a price range of properties typically found within the community.

# HOW MUCH WILL IT ALL COST

| House price | Taxable value | Current millage rate:<br>Operating millage 0.53 | Current Library taxes per year | Proposed millage rate:<br>Bond rate 0.5535 + operating millage 1.585 = | Proposed Library taxes per year | Net increase | Library taxes per month | Library taxes per day |
|-------------|---------------|---|--------------------------------|--|---------------------------------|--------------|-------------------------|-----------------------|
| \$500,000   | \$250,000     | 0.53 mills                                      | \$132.50                       | 2.1385 mills   | \$534.63                        | \$402.13     | \$44.55/month           | \$1.46/day            |
| \$450,000   | \$225,000     | 0.53 mills                                      | \$119.25                       | 2.1385 mills   | \$481.16                        | \$361.91     | \$40.10/month           | \$1.32/day            |
| \$400,000   | \$200,000     | 0.53 mills                                      | \$106.00                       | 2.1385 mills   | \$427.70                        | \$321.70     | \$35.64/month           | \$1.17/day            |
| \$350,000   | \$175,000     | 0.53 mills                                      | \$92.75                        | 2.1385 mills   | \$374.24                        | \$281.49     | \$31.19/month           | \$1.02/day            |
| \$300,000   | \$150,000     | 0.53 mills                                      | \$79.50                        | 2.1385 mills   | \$320.78                        | \$241.28     | \$26.73/month           | \$0.87/day            |
| \$250,000   | \$125,000     | 0.53 mills                                      | \$66.25                        | 2.1385 mills   | \$267.31                        | \$201.06     | \$22.32/month           | \$0.73/day            |
| \$200,000   | \$100,000     | 0.53 mills                                      | \$53.00                        | 2.1385 mills   | \$213.85                        | \$160.85     | \$17.82/month           | \$0.59/day            |
| \$150,000   | \$75,000      | 0.53 mills                                      | \$39.75                        | 2.1385 mills   | \$160.38                        | \$120.63     | \$13.37/month           | \$0.44/day            |

**Current library size:** 3,500 sq. ft.  
**Proposed library size:** 24,000 sq. ft.  
  
**Current operating millage:** 0.53 mills  
**Proposed operating millage:** 1.585 mills  
  
**Current operating budget:** \$470,580  
**Proposed operating budget:** \$1,271,350

## Conclusion

The Community Meetings conducted as part of this study, had significant public attendance and involvement, with attendance exceeding 55 persons at each meeting. This engagement is significantly more involvement than we typically see at this project level. The input was valuable and instrumental in defining a particular site and helping to establish expectations for the project.

The proposed size of the library is 24,000 square feet. This was arrived at through the bench marking with peer libraries. The amount of library based on project current and projected population is consistent with peer libraries within the library service area. The thinking and site selection associated with the proposed side also allows for a measured future expansion as the community grows.

It was determined Site #4 was the correct site. There were three key factors which influenced the final selection. First; the property was currently owned by the township and acquisition costs would be minimal. Second; the property was centrally located and had all the defining characteristics of a great library site and location. Third the development cost was significantly less than the Milford Road and 11 Mile Road site, the other community preference. In addition this selection is in sync with the Lyon Township master plan, which had identified this as a potential library site. This selection also retains Milford Road and 11 Mile Road property as a recreational facility.

The financials for the project have two components; construction of the library and operating the library. Each of these will appear as separate questions on the ballot, but must be approved in tandem in order to move forward. The

proposed total project cost is \$8,400,000 and will require a .5335 millage rate for 30 years. This is a maximum costs and duration for retiring the project cost.

Operating costs for the library will be 1.585 mils which will initially generate approximately \$1,272,350. This will cover all operational and maintenance costs required for the building and library property. It is intended that the hours of operations will be increased, the exact schedule has not been determined. The current operating is \$470,580 or .53 mils, which will be eliminated with when the new operating millage is approved.

These findings and the outcome of this feasibility study represents a library project and staffing model that will service the community for generations. Once this project is completed residents of Lyon Township will have a facility comparable to adjacent communities. This project if approved represents a win for Lyon Township residents on many levels.

| <b>OVERVIEW</b>                   |                    |
|-----------------------------------|--------------------|
| Existing Building Size            | 3,500 square feet  |
| Proposed Building Size            | 24,000 square feet |
| Total Project Cost                | \$8,400,000        |
| Value of Donated Land             | \$750,000          |
| Millage Rate for Building         | .55 mils           |
| Current Operating                 | .53 mils           |
| Proposed Operating                | 1.585 mils         |
| Net Increase in Operating         | 1.055 mils         |
| Current Library Millage           | .53 mils           |
| Proposed Building & Operating     | 2.138 mils         |
| Net Building & Operating Increase | 1.608 mils         |



**APPENDIX I : SITE SELECTION REVIEW**

# SITE 1- TOWNSHIP CENTER

**Location: Poor**

Located within DDA | Not central to the population

**Compatibility: Good**

Proximity to Township Offices and Park a positive

**Vehicle Access: Good**

Access from Grand River | Problem at peak traffic

**Pedestrian Access: Good**

Remote from Huron Valley Trail | Crossing Grand River required

**Quality of Site: Average**

Proximity to park and small wooded area

**Visibility: Poor**

Lack of visibility from Grand River

**Familiarity: Excellent**

Community recognizes Park and Township Offices

**Acquisition Cost: Excellent**

Township Owned

**Development Costs: Average**

Utilities available | Poor soils and proximity to landfill could increase costs



# SITE 2- HURON VALLEY TRAIL

**Location: Average**

Located in DDA | Located equal distance east and west

**Compatibility: Good**

Located adjacent to woods a positive | Located adjacent to industrial a negative

**Vehicle Access: Average**

Entrance from Grand River | Potential future ring road access.

**Pedestrian Access: Excellent**

Adjacent to Huron/Valley Trail | Future trail head planned

**Quality of Site: Good**

Natural surrounding due to woods | Potential liability due to industrial neighbors

**Visibility: Very Poor**

No visibility from major road until the Ring Road is completed (currently no time-table for completion)

**Familiarity: Poor**

Limited community recognition

**Acquisition Cost: Excellent**

Township Owned

**Development Costs: Average**

Extended entrance into site | Utilities available but remote



## SITE 3- DTE

**Location: Average**

Located in DDA | Located equal distance east and west

**Compatibility: Average**

Proximity to retail stores makes it convenient for users complete multiple errands

**Vehicle Access: Good**

Access off of Grand River | Problematic at peak traffic

**Pedestrian Access: Average**

Adjacent to Huron Valley Trail

**Quality of Site: Average**

Shape of site | Proximity to electrical transfer station

**Visibility: Average**

Building could be visible from Grand River

**Familiarity: Average**

Familiar to most residents

**Acquisition Cost: Very Poor**

DTE owned | Purchase required from reluctant owner

**Development Costs: Average**

Utilities available | Difficult site shape



## SITE 4- MILFORD ROAD CORRIDOR

**Location: Excellent**

Centrally located

**Compatibility: Excellent**

Nearby residential | Adjacent to Senior Living Center

**Vehicle Access: Excellent**

Milford Road a major road | Peak traffic hours will be a challenge

**Pedestrian Access: Excellent**

Located on the same side of Milford Road as Huron/Valley Trail

**Quality of Site: Good**

Adequate size with room for outdoor activity centers

**Visibility: Excellent**

Highly visible from Milford Road

**Familiarity: Excellent**

Very recognizable location for the community

**Acquisition Cost: Excellent**

Township owned

**Development Costs: Excellent**

Utilities available | No restrictive site features



## SITE 5- MILFORD RD/ 11 MILE

**Location: Excellent**  
Centrally located

**Compatibility: Excellent**  
Residential nearby | Future park setting | Adjacent to wetlands | Near future elementary school

**Vehicle Access: Excellent**  
Milford Road Access | Future light at 11 Mile | Potential 11 Mile Road access

**Pedestrian Access: Good**  
Connection to Huron/Valley Trail | Nearby residential

**Quality of Site: Excellent**  
Natural setting with potential park adjacency | Wetlands

**Visibility: Excellent**  
Likely visible from Milford Road | High visibility from future recreation

**Familiarity: Excellent**  
Known location | Will increase when park is built

**Acquisition Cost: Excellent**  
Township owned

**Development Costs: Average**  
Long distance for utilities and entrance drive | Potential ITC and / or Parks & Recreation financial support | Paving from 11 Mile for a secondary entrance



## SITE 6- MULLIGANS

**Location: Good**  
Near residential areas | Not centrally located | Near schools

**Compatibility: Excellent**  
Near schools and residential area

**Vehicle Access: Excellent**  
Ten Mile Road a major road | Peak traffic hours will be a challenge

**Pedestrian Access: Good**  
Remote from Huron/Valley Trail | Near residential and schools

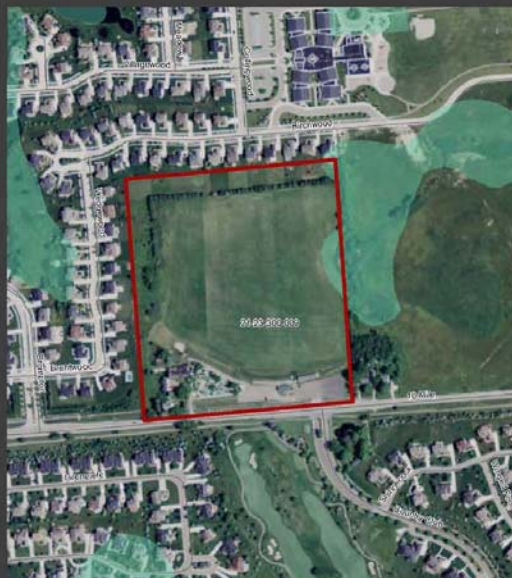
**Quality of Site: Average**  
No distinguishing qualities

**Visibility: Excellent**  
Highly visible from 10 Mile Road

**Familiarity: Excellent**  
Proximity to schools and asset

**Acquisition Cost: Very Poor**  
Privately owned | Large parcel | Highly priced location

**Development Costs: Good**  
Utilities are readily available



## SITE 7- NINE MILE/GRISWOLD

**Location: Very Poor**

Away from center of population and too close to Salem/ South Lyon Public Library

**Compatibility: Average**

Near residential and natural environments

**Vehicle Access: Average**

Nine Mile Road Access | Griswold Road Access

**Pedestrian Access: Poor**

Remote from Huron/Valley Trail | No current pathways exist | Future pathway a potential on Nine Mile Road

**Quality of Site: Good**

Wooded and wetland setting

**Visibility: Good**

Building will be visible from Nine Mile Road and Griswold Road

**Familiarity: Poor**

Site is not familiar to the community

**Acquisition Cost: Excellent**

Currently owned by Township

**Development Costs: Very Poor**

Extent of wetlands and topography prohibitive to development



## SITE 8- CATTAILS ON 9 MILE

**Location: Very Poor**

Away from center of population and too close to Salem/ South Lyon Public Library

**Compatibility: Average**

Near residential and natural environments

**Vehicle Access: Average**

Nine Mile Road Access

**Pedestrian Access: Poor**

Remote from Huron/Valley Trail | No existing pathways

**Quality of Site: Good**

Golf Course will make a good background

**Visibility: Average**

Building will be visible from Nine Mile Road

**Familiarity: Good**

Site somewhat familiar to the community

**Acquisition Cost: Very Poor**

Privately owned | Large parcel | High priced location

**Development Costs: Very Poor**

Utilities unavailable at site, would have to be extended from remote location | Paving of Nine Mile Road

