



Proposal to Use Building

Please fill out this form if you propose to use either the old Lafayette library or the old doctor's office at 949 Moraga Road. This form should be viewed as a guide; feel free to amend or append this form with other or different information that better describes what you seek to accomplish. Please send your completed form to sfalk@lovelafayette.org.

Completed forms must be submitted by January 1, 2014.

Organization	City of Lafayette
Project Name	Consolidated Public Agencies Building
Requested By	Steven Falk, City Manager
Phone / Email	925-284-1968 sfalk@lovelafayette.org

Which Building Do You Want to Use (Circle One or Both):

Old Library

**949 Moraga Road
(Old Doctors Office)**

Mission Statement of Your Organization

[State your organization's mission statement.]

Lafayette was incorporated for the preservation and enhancement of the semi-rural character of the community. Lafayette shall endeavor to maintain the nature of the community by using a volunteer system of commissions and committees to assist a small staff whose number is consistent with the services provided. Limited services and a conservative fiscal policy shall be Lafayette's practice.

How Will Your Organization Use the Building?

[Summarize the opportunity that your organization wants to explore]

This ambitious option would consolidate the City offices, police station, and school district administrative offices in a single two-story building with underground parking at the site of the Old Library.

The program would require the City to acquire the Doctors office located at the corner of Moraga Road and Moraga Boulevard. This could either be done with an outright purchase, or by trading the doctor's office for the 949 Moraga Road building. We have had no conversations with the owner about this idea, and thus have no indication regarding whether the owner is amenable to either option.

Other Details:

<i>Proposed days and hours of operation.</i>	<i>7 Days, 24 Hours</i>
<i>Minimum and maximum number of staff members in the building during operating hours</i>	<i>60 staff members</i>
<i>Minimum and maximum number of patrons in the building at peak operating hour.</i>	<i>30 visitors</i>
<i>Number of parking spaces required.</i>	<i>100 parking spaces</i>
<i>Does your use require that permanent changes be made to the building? If so, describe.</i>	<i>Yes. An entirely new building would be designed and built.</i>
<i>For how many months / years would you expect to use the facility? If perpetual, write "perpetual."</i>	<i>Perpetual.</i>
<i>Will any chemicals be used for your operation, including cleaning materials? If so, describe.</i>	<i>Ordinary cleansers.</i>
<i>Expected maximum noise level:</i>	<i>Occasional siren from police cars.</i>

How Will the Community Benefit from Your Organization's Use of the Space?

[Describe how the community will benefit]

The City would have higher profile, more easily identifiable civic facilities.

The move is anticipated by the Lafayette's Downtown Specific Plan (DSP), which was approved by the City Council in 2010 after more than 130 public hearings. The DSP breaks the downtown into five districts, with the Old Library located in the so-called Plaza District. The DSP says that "civic and cultural uses will be encouraged here." Program 2.13.2 of the DSP goes on to state that, "If the City Office and/or Police Services Offices. . . relocate, they should be moved to the Plaza District or the Downtown Retail District where they will be in the heart of the downtown with access to transit."

There would be taxpayer savings.

The most compelling reason to move the city offices to this location is to save taxpayer money. It is typically more cost efficient for cities to own, rather than rent, their facilities. There are three reasons why this is true:

1. **Cities can borrow at lower interest rates.** Because cities can issue tax-exempt bonds, the cost to borrow money is lower than private loans.
2. **Cities are exempted from paying property taxes.** The savings on a \$5M property-and-building would be up to \$75,000 annually.
3. **Cities have little or no business risk.** Unlike businesses, which come and go, cities rarely disincorporate. Because municipalities will be around decades if not centuries, long-term investments are less risky.

Most cities therefore own their own facilities, and it explains to some large extent why Lafayette owns and operates, rather than rents, the Lafayette Library and Learning Center and the Lafayette Community Center.

The School District Could Reclaim the Old District Offices for Use at Stanley Middle School

The recent mini-housing boom in Lafayette has created a bulge in the student population and, with just one middle school in the district, Stanley may need to expand to accommodate the growth. This option would allow the old District administrative offices to be converted to classroom use.

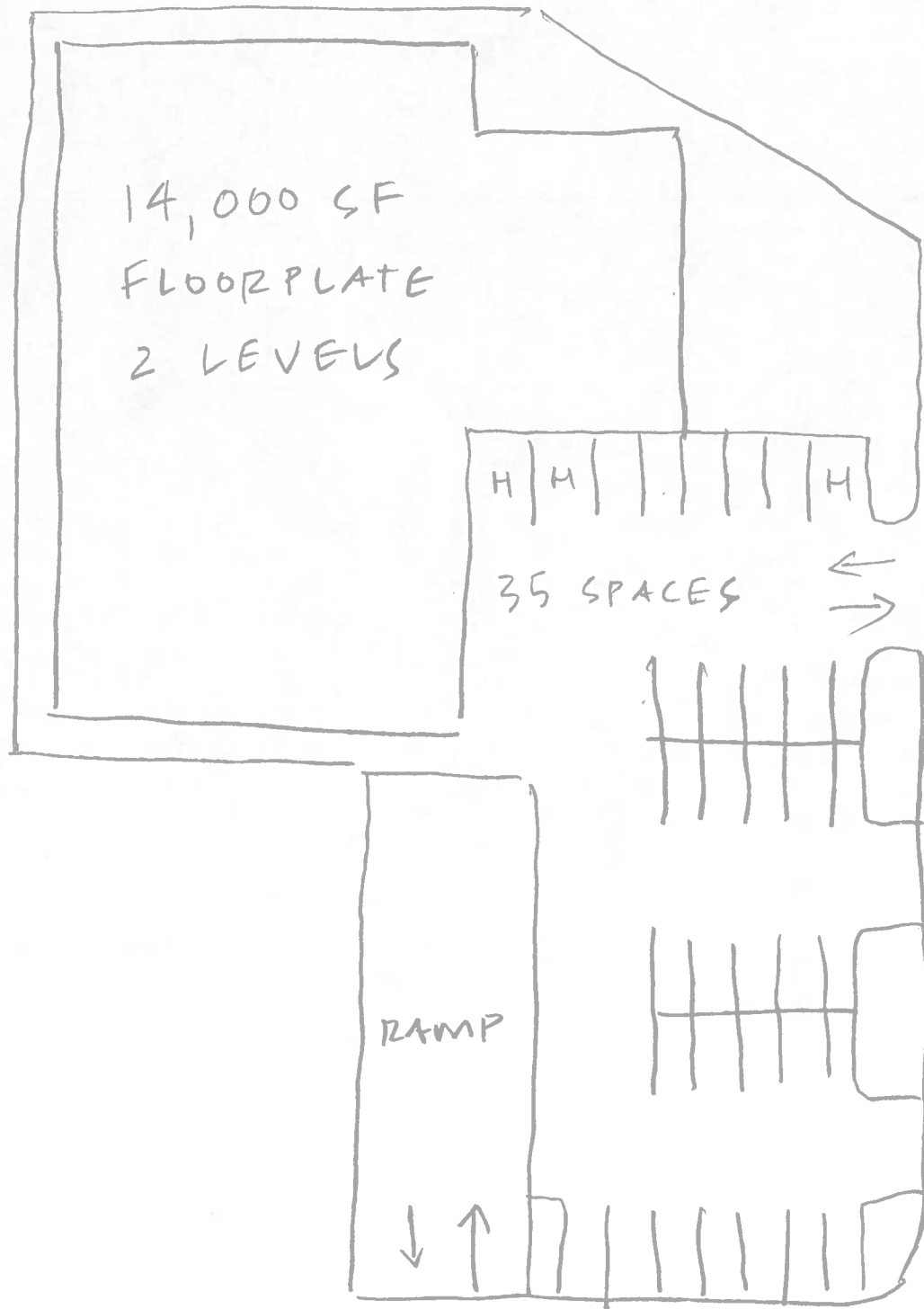
Financial Projections: *Start Up Costs*

Use the table below to describe the expected costs for your organization to occupy the building and begin operation, and your sources to fund the start-up.

Given the ambitious nature of this proposal, we have not estimated the costs. The acquisition of the parcel, the underground garage, and the two-story building will certainly make the building an expensive one. If the Task Force believes that this proposal has sufficient merit, staff can work with the School District to develop a cost estimate and financing plan.

PUBLIC OFFICE COMPLEX

CITY OFFICES / SCHOOL DISTRICT / POLICE



BASEMENT GARAGE

99 PARKING SPACES

