



Central Fire Station

21 Town Hall Place

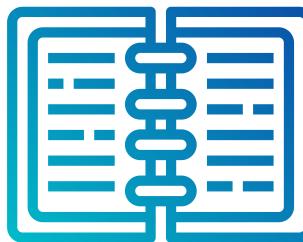
COMMITTEE DIRECTION AND GOALS

Committee Objectives

Check points with Town Council at each stage



Conduct community engagement



Create a Request for Proposals for the Central Fire Station



Review proposals

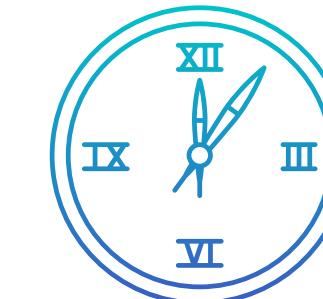


Recommend a proposal
Town Council

Finish by March
2023

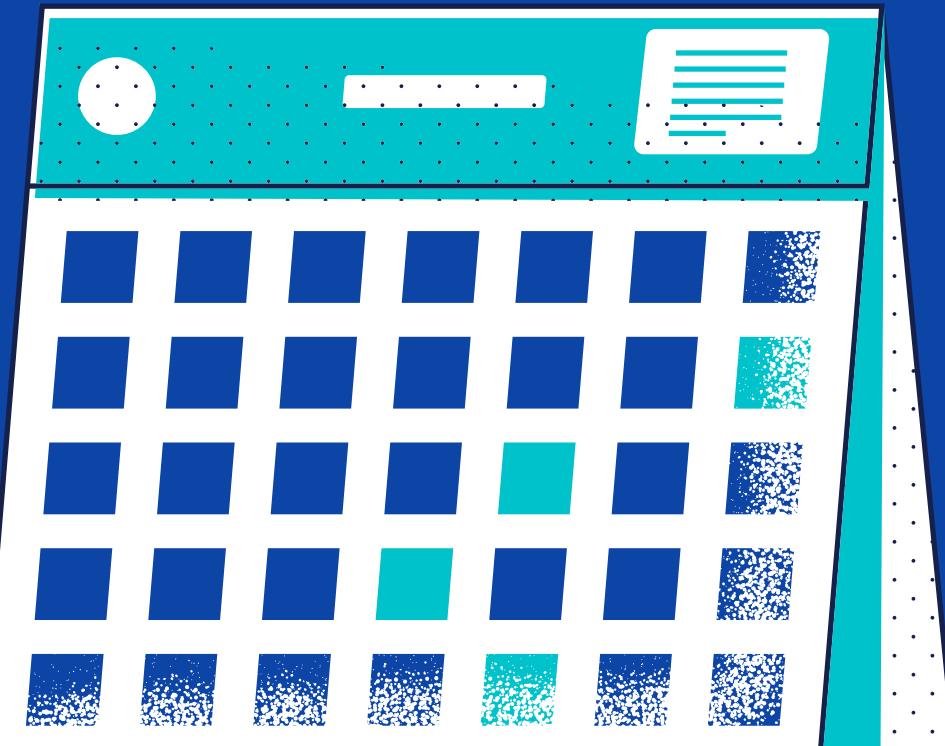


Vacancy is costly

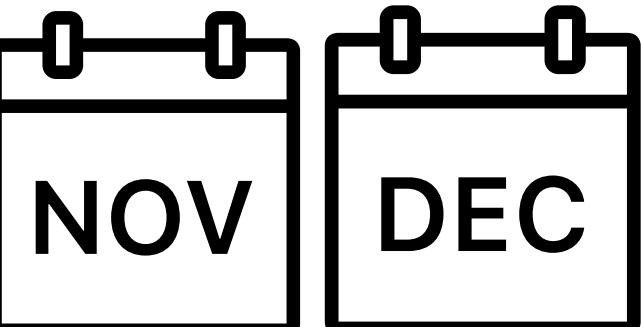
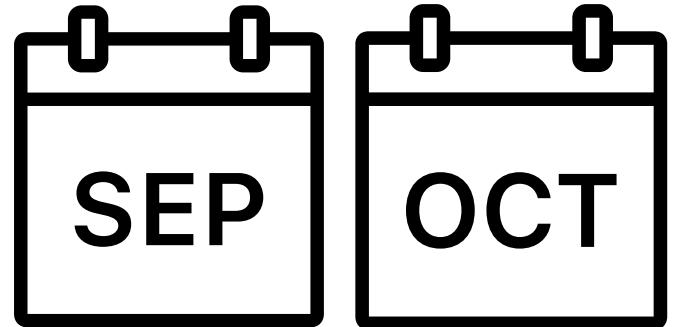


Your time is valuable

TIMELINE

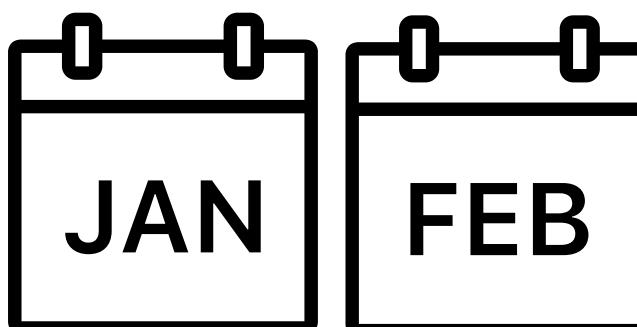


Conduct community engagement



Create a Request for Proposals for the Central Fire Station

Review proposals & recommend RFP to Town Council



Finish by March 2023

HISTORY

- Parcel once contained an armory, housing & stable, storehouse, blacksmith, carriage & harness shop, dry cleaner, and sea food market. All converted to parking
- Concrete block addition built in 1966
- Eligible for the National Register of Historic Places

- Three levels: apparatus bays on the main level, offices and living space on second level, kitchen & exercise space in basement.

- Ongoing maintenance has occurred, but few upgrades.
- Does not meet life safety & ADA codes

BUILT IN 1919



THE PARCEL



1.18 acres

Almost entirely impervious surface; no landscaping

Growth Mixed-Use 6 & Village Review Overlay

Accessed from Pleasant St.,
Cumberland St., or Maine St.

SMRT REPORT TAKEAWAYS



Building has good bones, but all systems need to be replaced

There are some environmental hazards, but they exist in manageable quantities. Asbestos, lead, PCBs exist. Mold & radon minimal.

Second floor and roof are wood framed

Currently classified by IBC as Type VB (combustible, nonprotected). Business use permitted. Mixed use will require upgrades.

Committee members should peruse the full report



PRIORITIES

Preserve historic 1919 structure

Balance public parking with public space

Create new public & green space that activates Town Hall Place

Allow public access to the building

Find and facilitate a viable project through a public-private partnership; take advantage of new funding sources

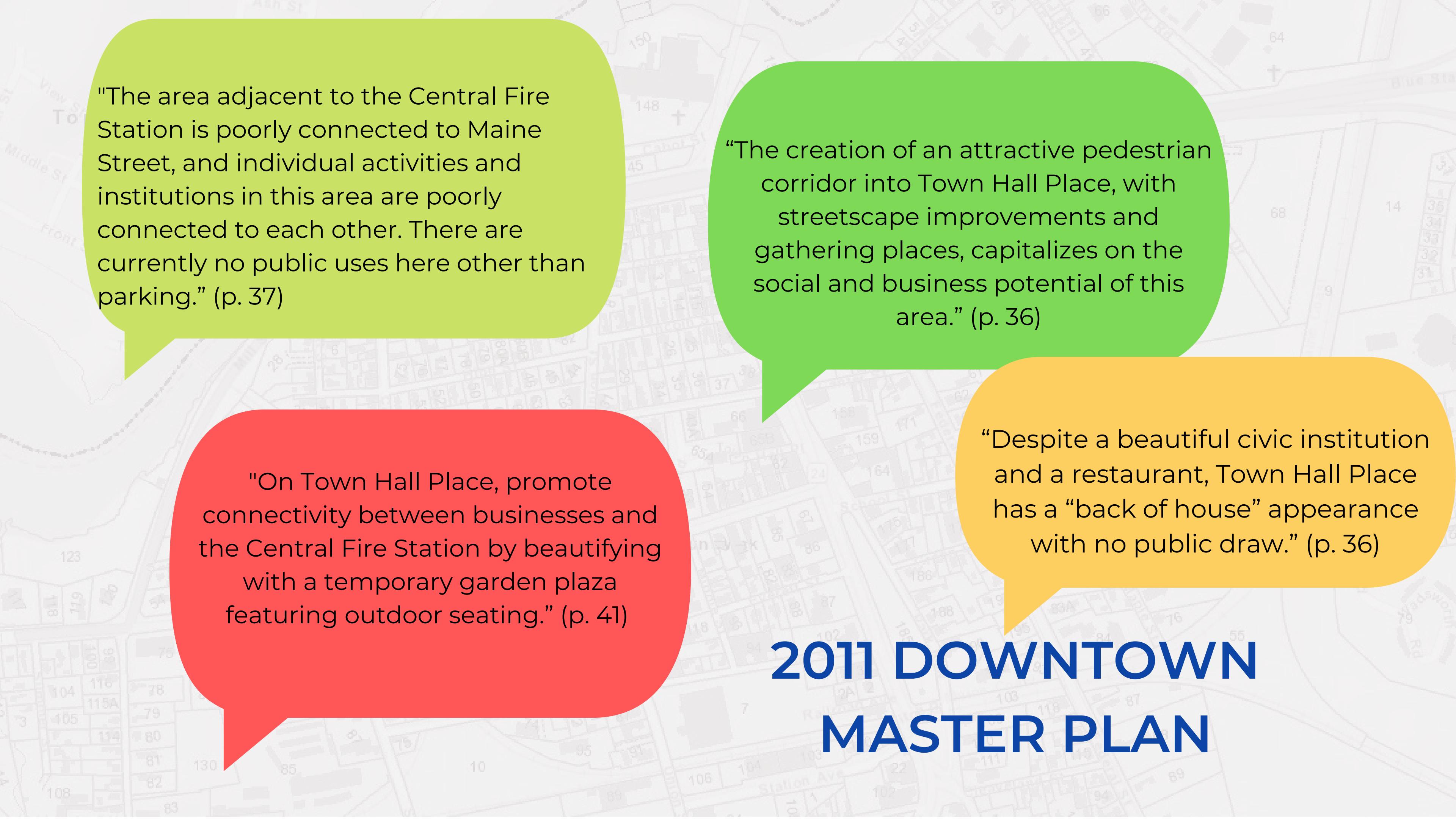
Encourage uses that contribute to the tax base

BRUNSWICK ZONING ORDINANCE

"The District standards are intended to provide for a vibrant mix of primarily commercial uses (e.g., offices, retail, and restaurants), cultural, educational, and residential uses... Minimal dimensional and density standards allow flexibility for infill development."

-- Brunswick Zoning Ordinance p 2.5





"The area adjacent to the Central Fire Station is poorly connected to Maine Street, and individual activities and institutions in this area are poorly connected to each other. There are currently no public uses here other than parking." (p. 37)

"The creation of an attractive pedestrian corridor into Town Hall Place, with streetscape improvements and gathering places, capitalizes on the social and business potential of this area." (p. 36)

"On Town Hall Place, promote connectivity between businesses and the Central Fire Station by beautifying with a temporary garden plaza featuring outdoor seating." (p. 41)

"Despite a beautiful civic institution and a restaurant, Town Hall Place has a "back of house" appearance with no public draw." (p. 36)

2011 DOWNTOWN MASTER PLAN



WHY USE THE PRIVATE SECTOR?

- We don't want it to stay vacant. Vacancy is costly.
- Need income producing properties for tax generation
- Private sector is creative. They can create a place that contributes to Brunswick's vibrant downtown
- Adaptive reuse takes skill to do successfully
- Potential for it to be a unique community asset

VIABLE DEVELOPMENT

Community Feasibility: People want the product being offered. The product fits in with their lifestyles, culture, & values.

Market Feasibility: There is sufficient demand and/or need for the product being offered. The market can support the use.

Financial Feasibility: Developers must be able to cover their costs and make a profit with the financial tools available to them.



EXAMPLES OF VIABLE ADAPTIVE REUSE PROJECTS

September 21, 2020

Scarborough's former public safety complex envisioned as village center



COURTESY / HEBERT CONSTRUCTION

Seen here is a schematic rendering of the redeveloped fire station at 246 U.S. Route 1.



EXAMPLES OF VIABLE ADAPTIVE REUSE



EXAMPLES OF ADAPTIVE REUSE



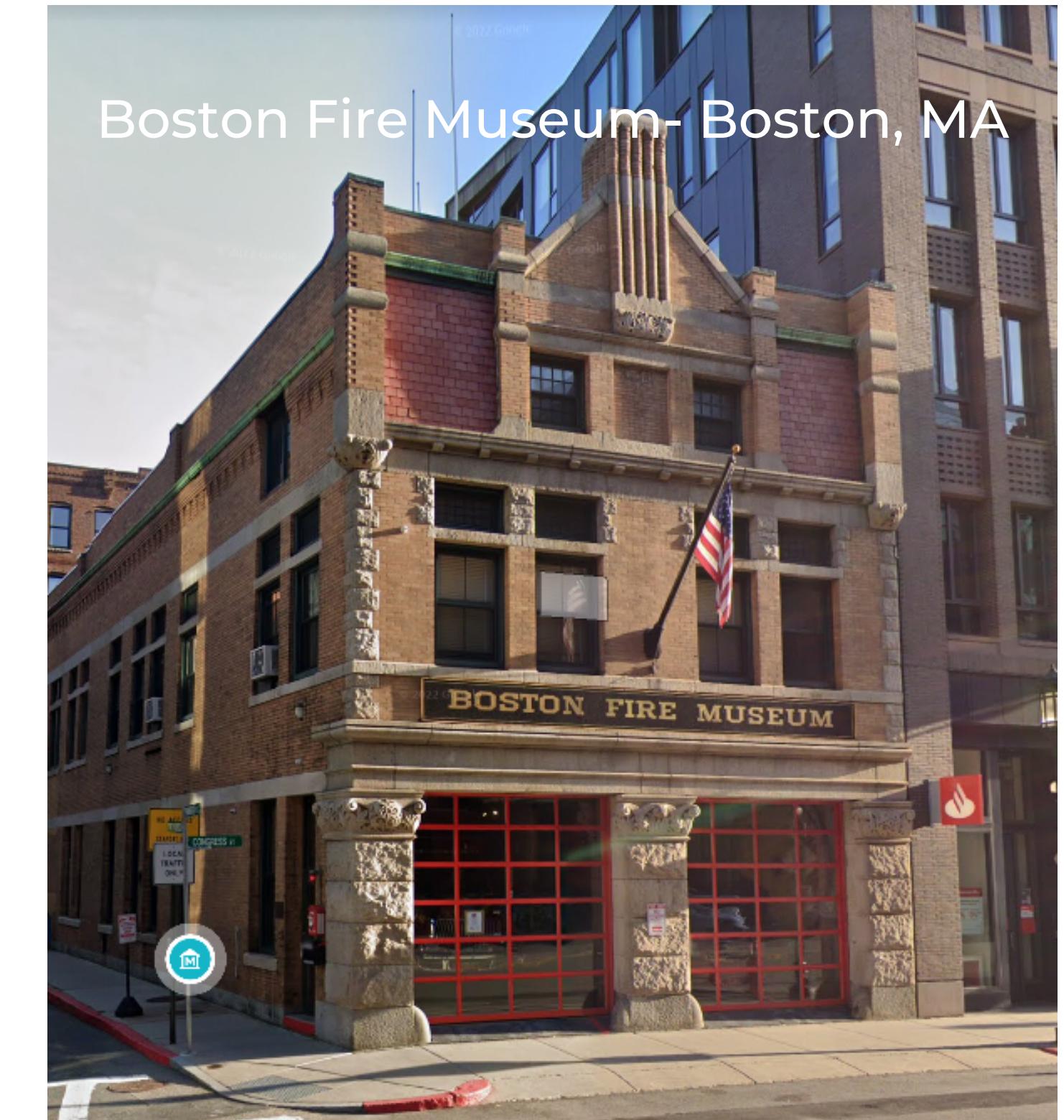
<https://www.opentable.com/r/battalion-san-antonio>

EXAMPLES OF ADAPTIVE REUSE

Station to Salon- Beverly, MA



Boston Fire Museum- Boston, MA



OUR PLAN

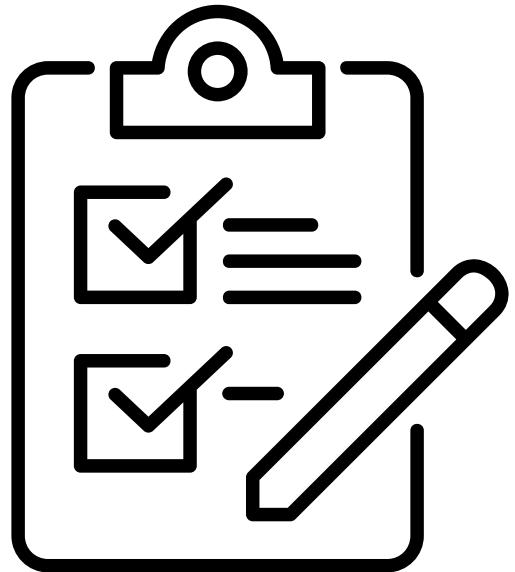
Do we agree on our charge?

Do we agree on our timeline?

Do we agree on the steps we are taking?



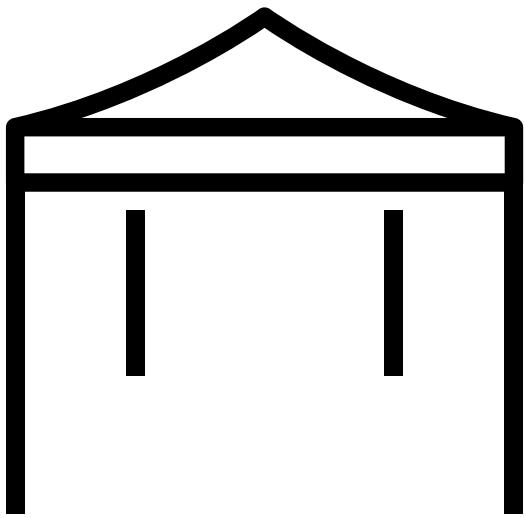
COMMUNITY ENGAGEMENT



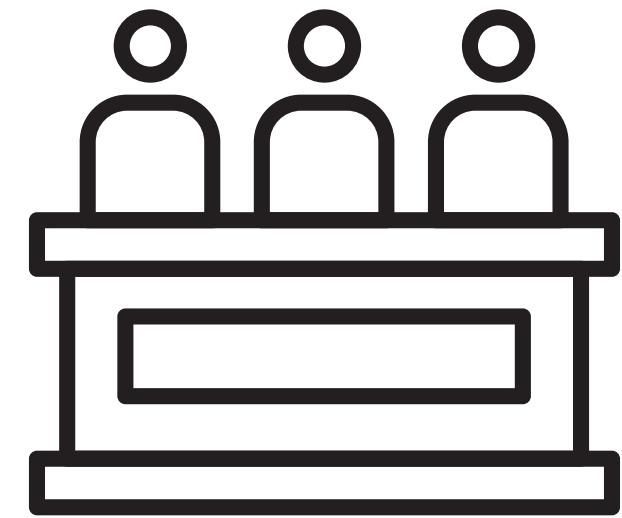
Survey



BDA
Collaborations



Community
Outreach & Tabling



Council Meetings

TAKE OUR SHORT SURVEY!

FOLLOW THIS LINK: <https://arcg.is/10W5Kf>

OR SCAN QR CODE:

Your input will help inform the vision for the historic Central Fire Station.

