



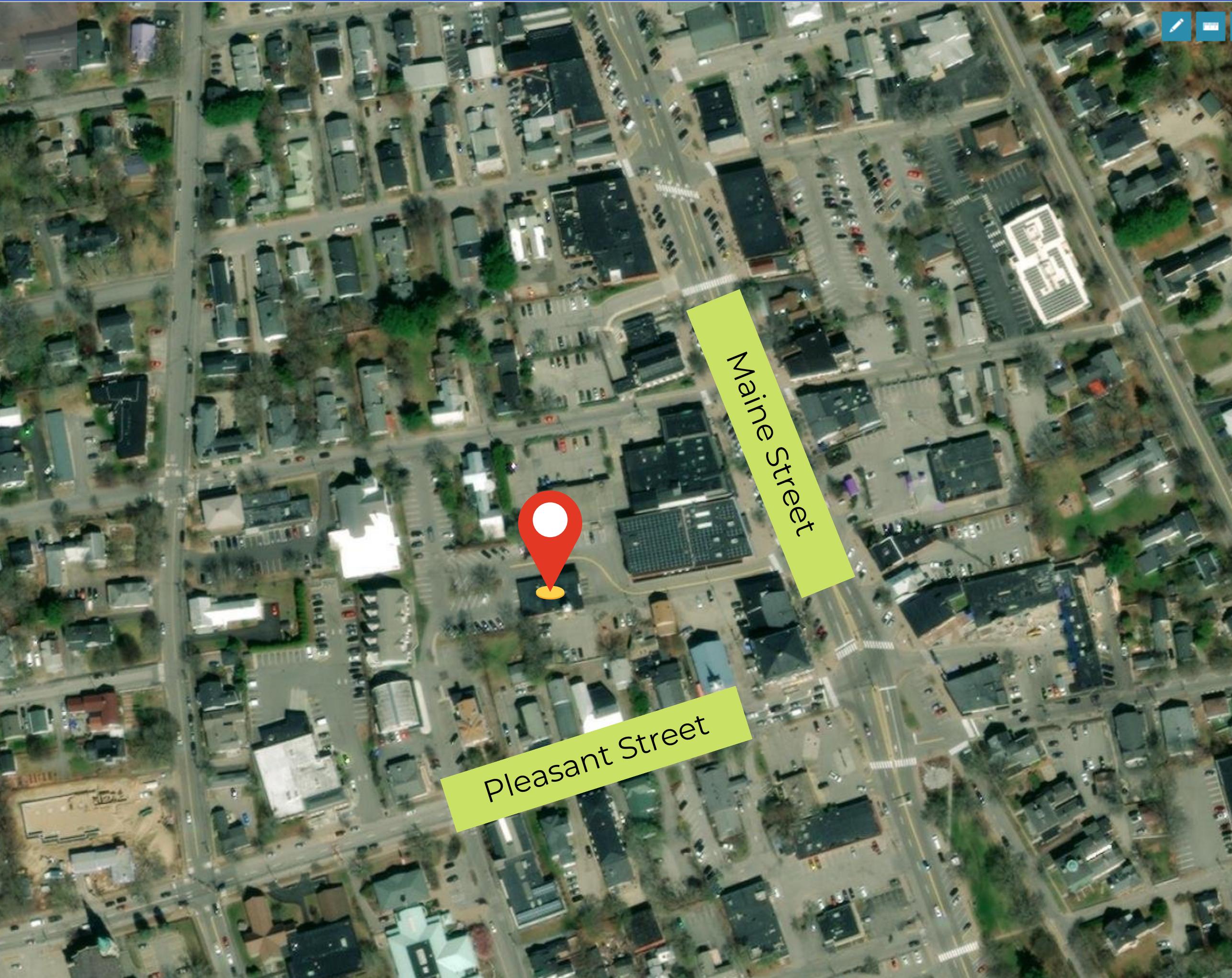
Central Fire Station

21 Town Hall Place

September 18, 2023

Project Site

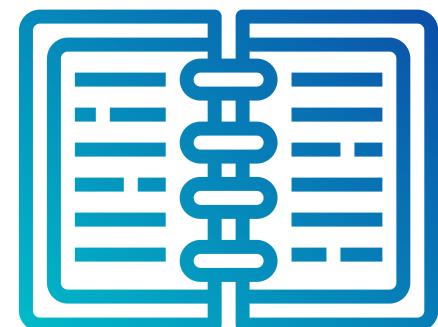
Opportunity to fulfill the vision in the Downtown Master Plan with the adaptive reuse of the historic CFS building



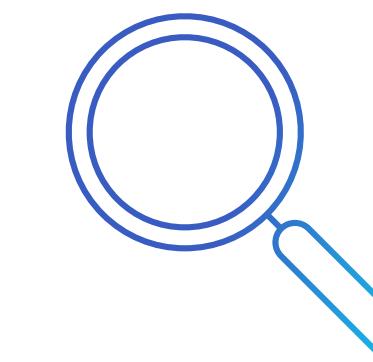
ADVISORY COMMITTEE TASKS--MAY 2022



Conduct community engagement



Create a Request for Proposals for the Central Fire Station

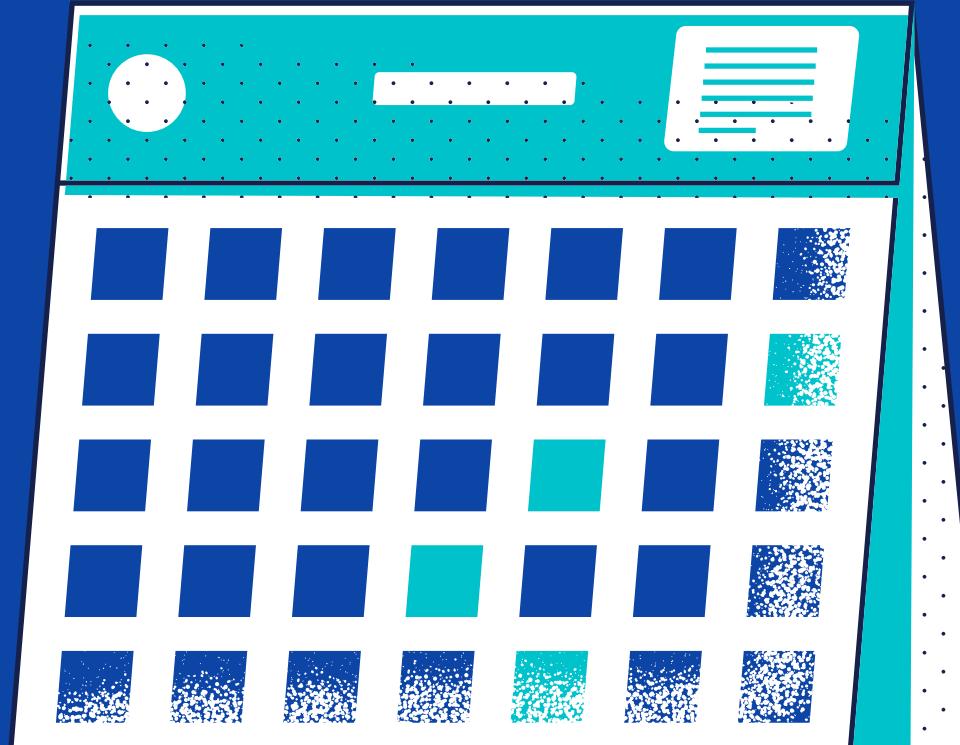


Review proposals



Recommend a proposal
Town Council

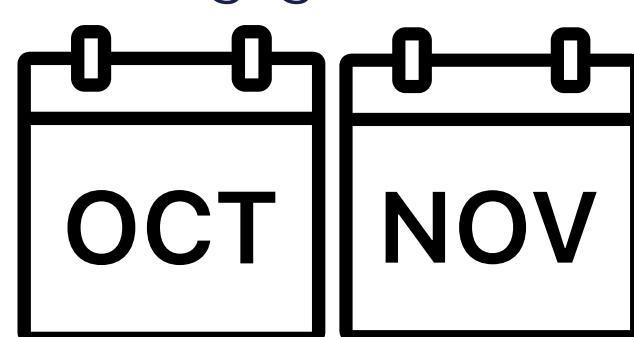
COMMITTEE TIMELINE



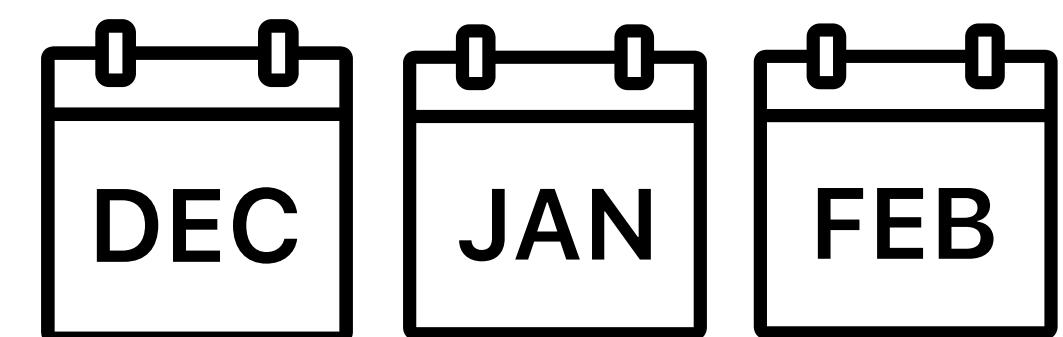
May 2022: Town
Council forms Advisory
Committee



Community
Engagement

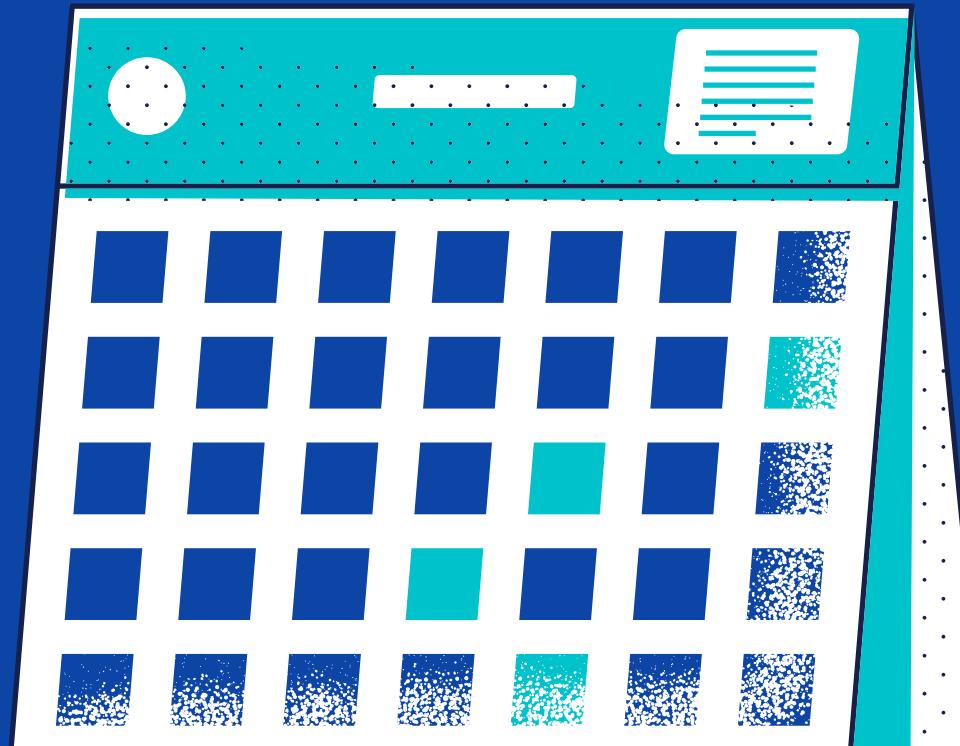


Sept. 7, 2022
Committee has first
meeting

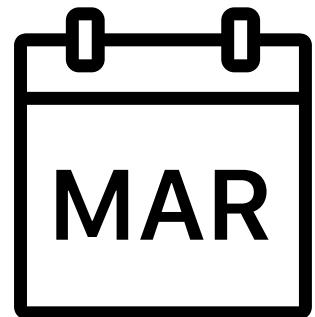


Committee Drafts RFP

RFP TIMELINE

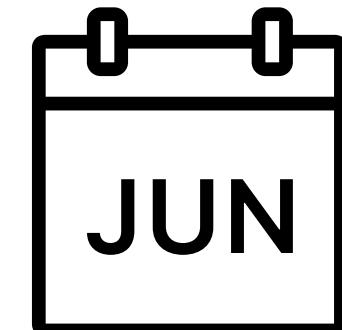


Town Issues RFP on
March 8; Site Visit
March 20

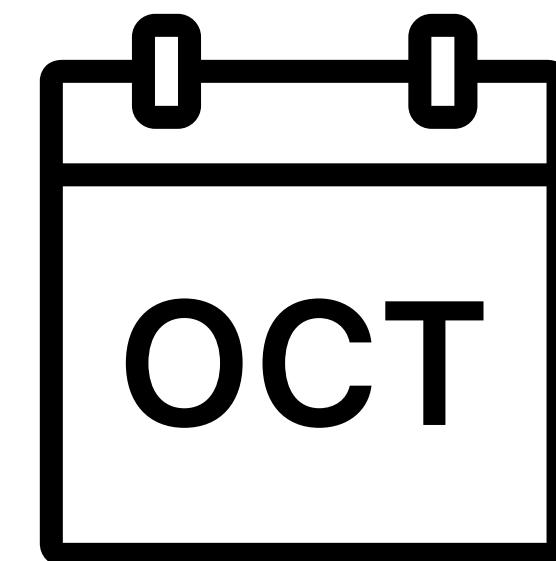


Site Visit April 3;
Proposals Due April 21

Committee Evaluates
RFPs



AC Recommends
Project Award



**Award, Purchase, Sale, &
Developers Agreement**

OVERVIEW

- Survey open October 5 - November 11
- 900 survey links given on Nov 8, 2022
- This data is from 601 responses

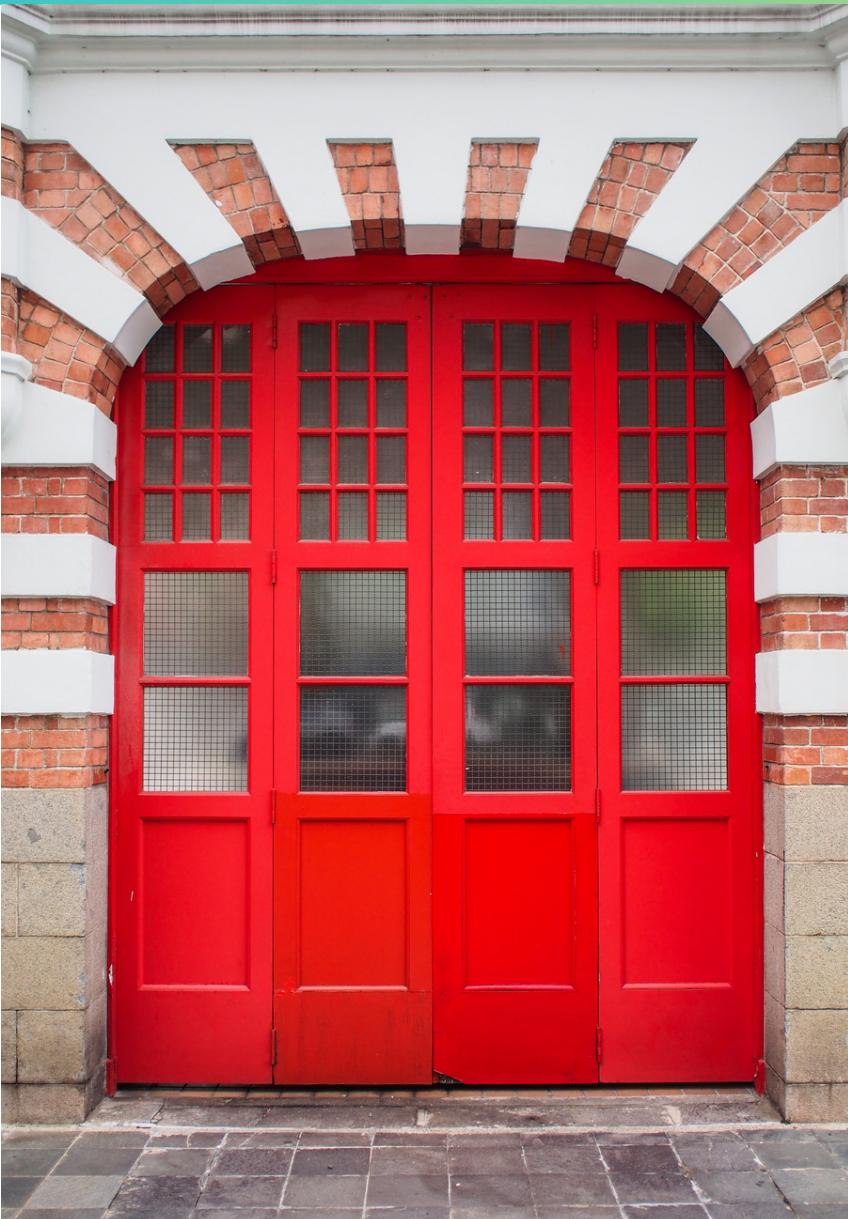


OUTREACH

- BBQ
- Library, BDA Blast, Facebook, News Alert
- What is Old is New Again & Magic on Maine Events
- Farmer's Market
- Election Day

TOP THREE PRIORITIES

1. Historic preservation
2. Public space and/or green space
3. Affordable housing



OTHER PRIORITIES

4. Green infrastructure
5. Job creation
6. Public parking
7. New tax revenue



April 21st, 2023

Central Fire Station

Response to Request for Proposal



Presented To
Town of Brunswick, ME

Presented by
Moderation Brewing & Developers Collaborative

The Town received one application from Developers Collaborative and Moderation Brewing

The Advisory Committee evaluated it using the process laid out in the RFP.

The proposal has social, environmental, and economic benefits--**delivers a triple bottom line .**

Development Team's Proposal:

Mixed-use building

- Affordable housing on second floor
- Brewery on the first floor

Potential commercial kitchen in the basement.

Creates

- 15-20 Jobs
- Outdoor green space
- Uses sustainable building practices
- Keeps 84% of the parking



AFFORDABLE HOUSING



- Five (5) affordable efficiency units on the second floor.
- Available for people at or below 80% AMI.
- Affordable for 30 years.
- Workforce housing downtown.

COMMERCIAL SPACE



- The first floor and basement would be refinished to host a commercial business.
- Moderation Brewery is the proposed tenant.
- Potential for a commercial kitchen
- Commercial uses in GM6 will be limited to those that support the RFP vision.

- Business expansion of local homegrown brewery.
- Moderation expects to be able to grow the business to create 15-20 jobs

Environmental Features



- Improve overall energy efficiency of the building
 - Full energy analysis
 - Triple glazed windows
 - Insulated roof
 - Heat pumps
- Add a solar array
- EV charging stations
- Secure bicycle parking
- Increase pervious surface
- Increase green space, trees, plantings







BRUNSWICK FIRE STATION | SITE CONCEPT
05-25-2023



BRUNSWICK FIRE STATION | SITE CONCEPT

05-25-2022

ALA

ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN

Project Structure



**DEVELOPERS
COLLABORATIVE**

- DC would be the owner and operator of the building.
 - Has extensive experience successfully redeveloping historic buildings
 - Has property rental arm
- DC intends to rent the commercial space to Moderation Brewing and housing to residents at or below 80% AMI.



- Moderation Brewing would be lead tenant

Public Benefits: Triple Bottom Line Project



Adaptive reuse of the Central Fire Station will:

- Preserve a building of historic and cultural significance
- Supports Downtown Master Plan
- Brings a vacant building into productive use
- Creates taxable property
- Creates green space
- Utilizes sustainable building practices
- Maintains significant public parking