



# Central Fire Station

21 Town Hall Place

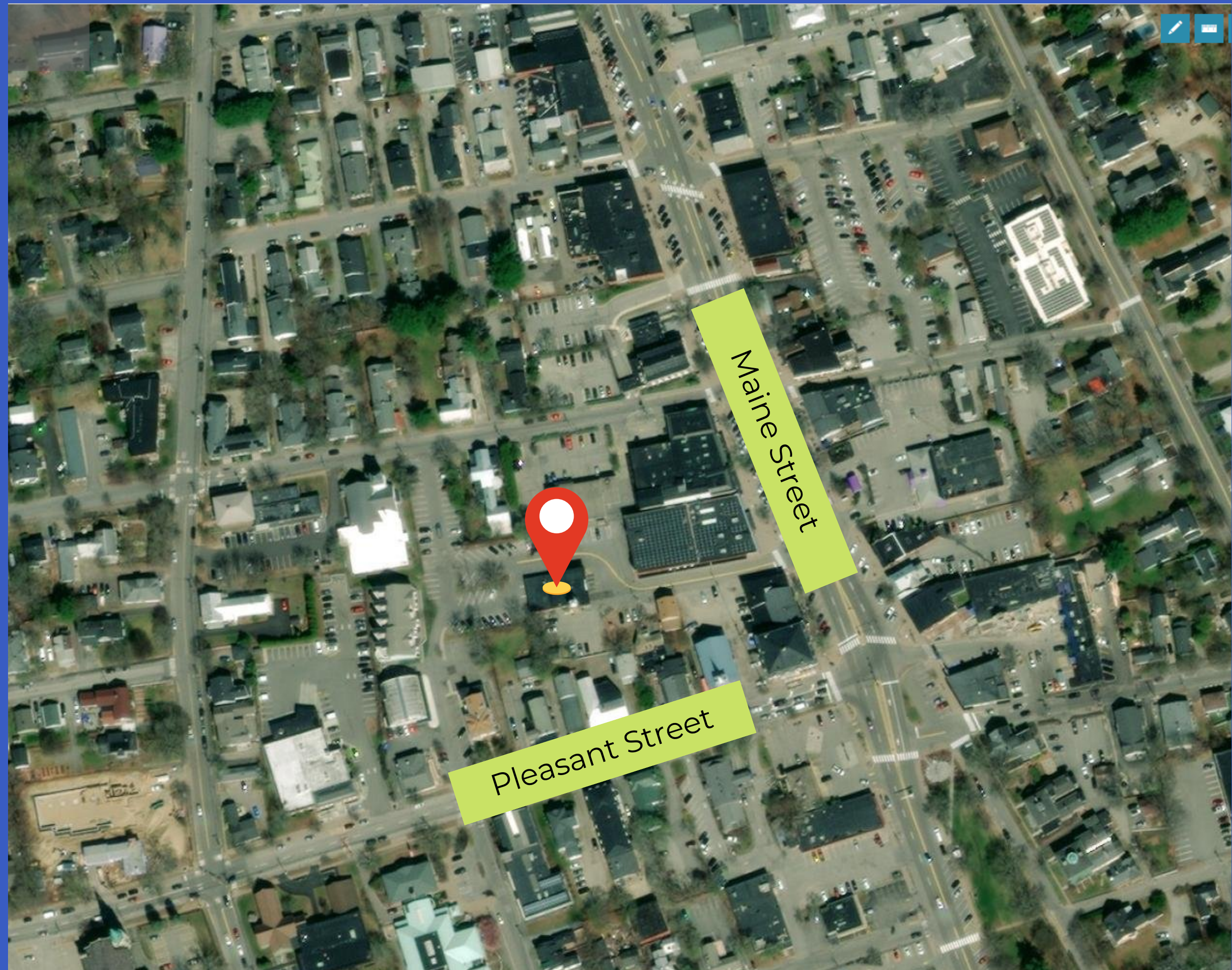
September 18, 2023



# Project Site

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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

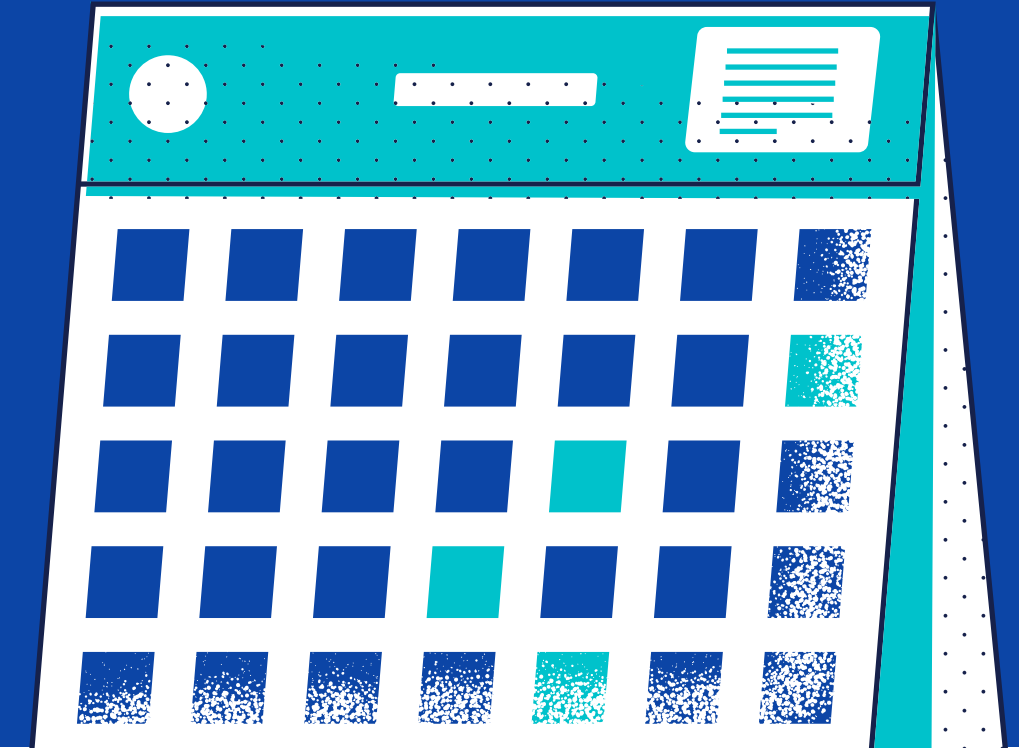


Review proposals



Recommend a proposal  
Town Council

# COMMITTEE TIMELINE



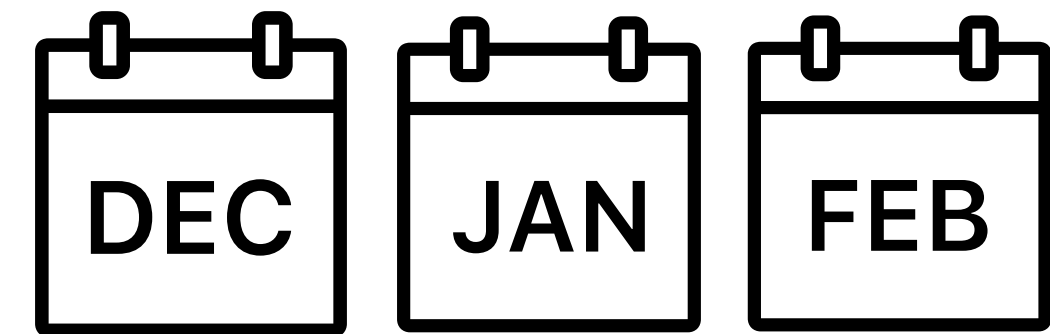
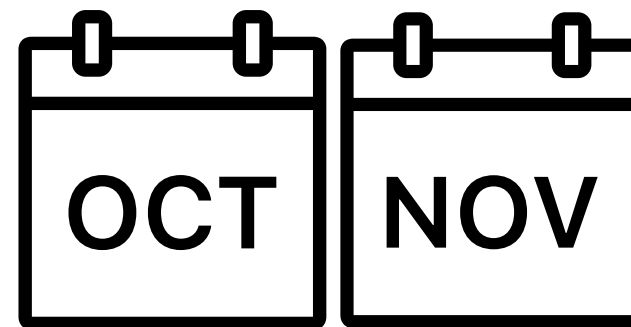
May 2022: Town  
Council forms Advisory  
Committee



Sept. 7, 2022  
Committee has first  
meeting



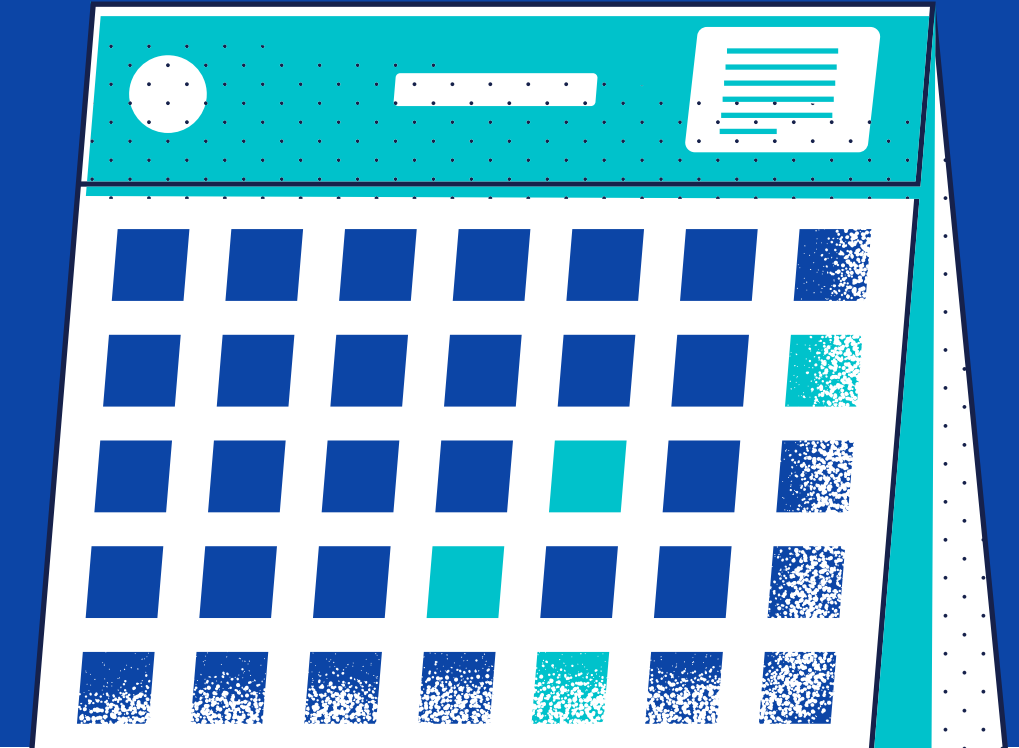
Community  
Engagement



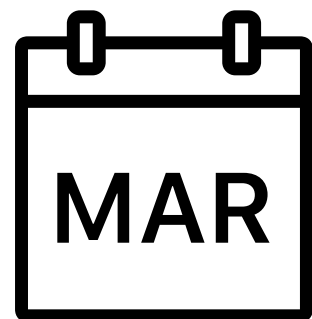
Committee Drafts RFP



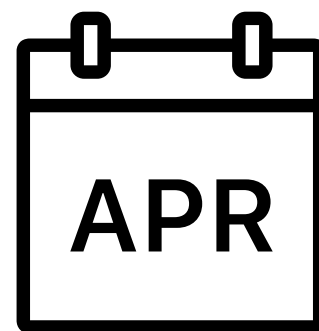
# RFP TIMELINE



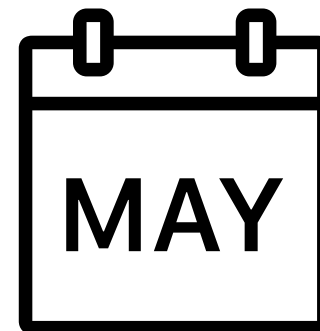
Town Issues RFP on  
March 8; Site Visit  
March 20



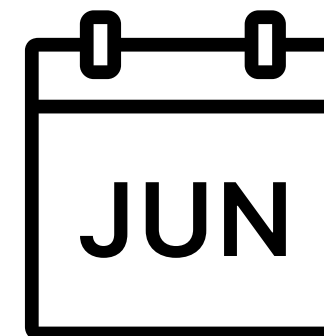
Site Visit April 3;  
Proposals Due April 21



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:

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## Mixed-use building

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

Potential commercial kitchen in the basement.

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## 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.
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- 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



















# 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

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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