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Auburn Planning Board

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**Subject: Workshop Staff Report on Engine 2 located at 180 South Main Street**

- I. **Proposal:** District 2 Fire Station at 180 Main Street is looking to replace the existing 1952 fire station (2,662 SF) with a new fire station (9,014 SF) while keeping the existing fire station operational. A construction start date is expected in June 2025.
- II. **Background:** District 2 is a critical fire station that serves the area of New Auburn area as well as all the way to the southern border of the city on the southeast side. The current fire station does not meet the fire fighter's operational needs, energy & building codes, and operational requirements. Specifically in the feasibility study the following critical deficiencies were found.
  - a. Living spaces open directly into the apparatus bays.
  - b. No drive-thru apparatus bays.
  - c. Undersized living quarters and no accommodation for gender diversity.
  - d. No equipment storage.
  - e. No workstations.
  - f. No fitness areas.
  - g. No EMS apparatus bay or living space.
- III. **Summary:** Given the site constraints, lot size, zoning T-4.2B and the operational needs of the existing engine 2 fire station. The site has challenges that will make the site difficult to develop without waivers.
- IV. **Staff Suggested Ordinance Waivers:** Staff is requesting the Planning Board to consider future waivers for the development of the site while keeping the character of the neighborhood. See attached ordinance and site plan analysis presented by Woodard & Curran.



