



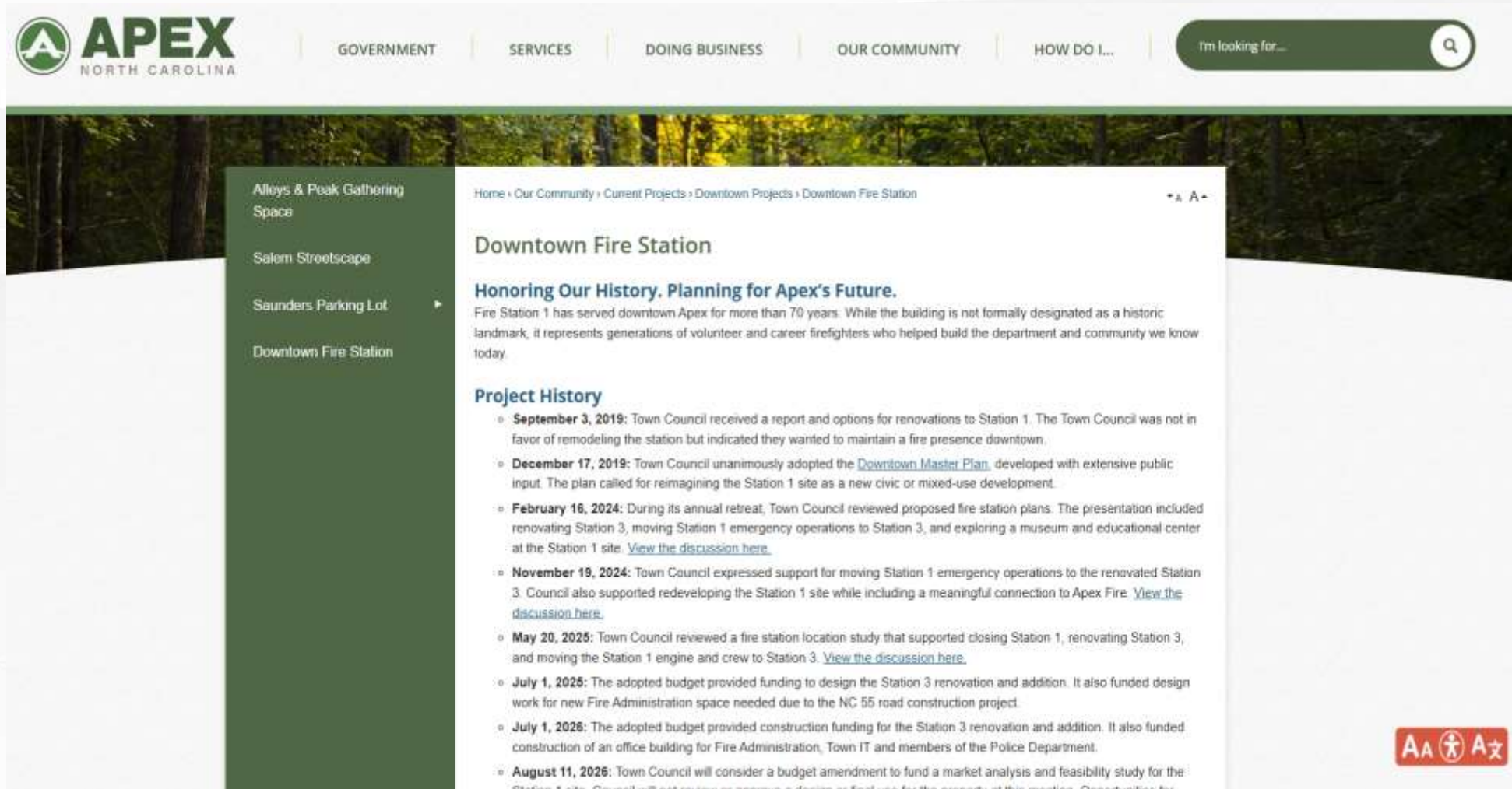
August 11, 2026
Regular Town Council Meeting
**Downtown Apex Fire Station No. 1
Market Analysis & Feasibility Study**

AGENDA

- Update on plans and timelines related to Fire Station 1
- Brief overview of Emergency Operations related to Stations 1 & 3
- Market & Feasibility Study information (Joanna Helms)



Plans & Timelines related to Fire Station 1 (210 N. Salem St.)



The screenshot shows the Apex, North Carolina website. The header includes the Apex logo and navigation links: GOVERNMENT, SERVICES, DOING BUSINESS, OUR COMMUNITY, and HOW DO I... A search bar is also present. The main content area is titled "Downtown Fire Station" and features a sidebar with links to "Alleys & Peak Gathering Space", "Salem Streetscape", "Saunders Parking Lot", and "Downtown Fire Station". The main text area is titled "Honoring Our History. Planning for Apex's Future." and contains a paragraph about the station's history. Below this is a "Project History" section with a list of dates and events. The footer includes a red "AA" logo.

APEX
NORTH CAROLINA

GOVERNMENT | SERVICES | DOING BUSINESS | OUR COMMUNITY | HOW DO I... | I'm looking for...

Alleys & Peak Gathering Space
Salem Streetscape
Saunders Parking Lot
Downtown Fire Station

Home » Our Community » Current Projects » Downtown Projects » Downtown Fire Station

Downtown Fire Station

Honoring Our History. Planning for Apex's Future.

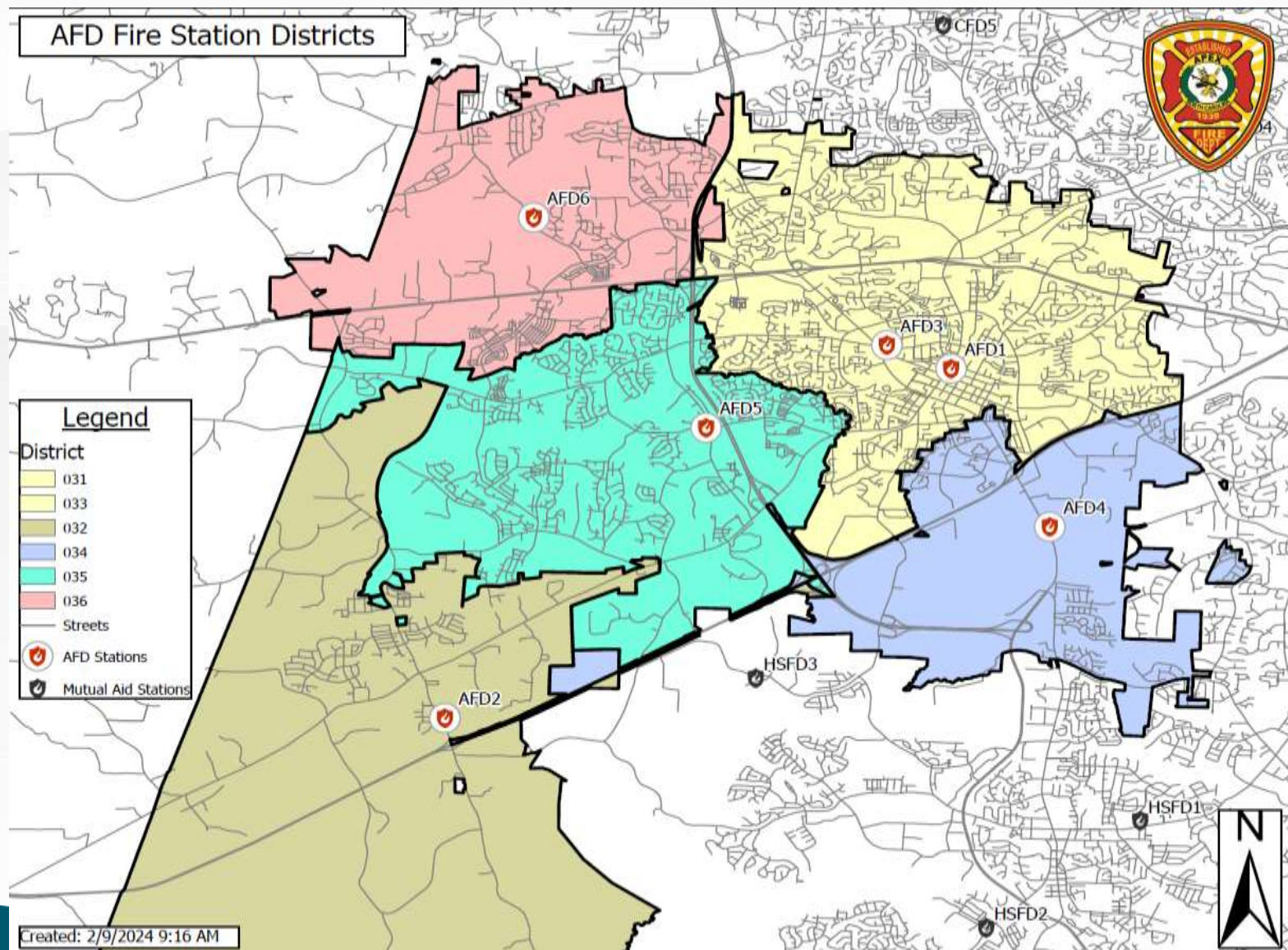
Fire Station 1 has served downtown Apex for more than 70 years. While the building is not formally designated as a historic landmark, it represents generations of volunteer and career firefighters who helped build the department and community we know today.

Project History

- **September 3, 2019:** Town Council received a report and options for renovations to Station 1. The Town Council was not in favor of remodeling the station but indicated they wanted to maintain a fire presence downtown.
- **December 17, 2019:** Town Council unanimously adopted the [Downtown Master Plan](#), developed with extensive public input. The plan called for reimagining the Station 1 site as a new civic or mixed-use development.
- **February 16, 2024:** During its annual retreat, Town Council reviewed proposed fire station plans. The presentation included renovating Station 3, moving Station 1 emergency operations to Station 3, and exploring a museum and educational center at the Station 1 site. [View the discussion here.](#)
- **November 19, 2024:** Town Council expressed support for moving Station 1 emergency operations to the renovated Station 3. Council also supported redeveloping the Station 1 site while including a meaningful connection to Apex Fire. [View the discussion here.](#)
- **May 20, 2025:** Town Council reviewed a fire station location study that supported closing Station 1, renovating Station 3, and moving the Station 1 engine and crew to Station 3. [View the discussion here.](#)
- **July 1, 2025:** The adopted budget provided funding to design the Station 3 renovation and addition. It also funded design work for new Fire Administration space needed due to the NC 55 road construction project.
- **July 1, 2026:** The adopted budget provided construction funding for the Station 3 renovation and addition. It also funded construction of an office building for Fire Administration, Town IT and members of the Police Department.
- **August 11, 2026:** Town Council will consider a budget amendment to fund a market analysis and feasibility study for the Station 1 site. Council will not review or approve a design or final use for the property at this meeting. Opportunities for

AA A A

Fire Station Distribution



Not optimal station distribution



Not an ideal station location



Addressing current & growing needs for AFD

- We have surpassed the life of Stations 1 and outgrown Station 3.
- Hunter St. has the space to address our needs for today and in the future!
- The planned facility will house emergency operations, administration, and logistics, creating a centralized hub to support daily operations.
- Our staff's physical & mental health is our #1 priority. This plan ensures they have access to the resources they need.

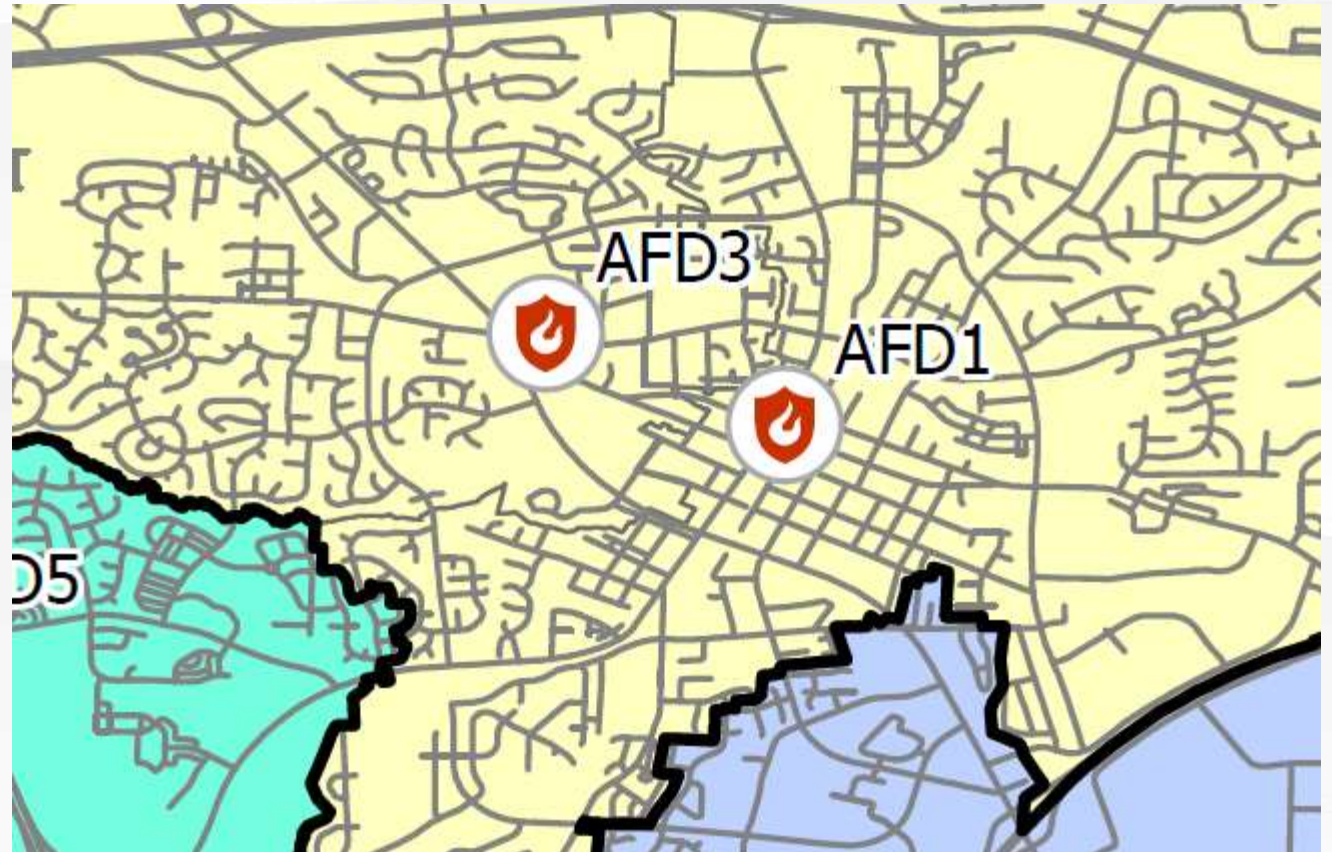


Hunter Street Renovation/Addition



Emergency Services

- Stations 1 & 3 operate as 1 station under 2 roofs.
- Response times
- ISO Grade & Accreditation Model
 - Data informed decisions
 - Best practices
 - 3rd party review
- Station location studies



Final Thoughts and Next Steps

- We must continually adapt to our every-changing environment, meet evolving service demands, and ensure our facilities remain modern, efficient, and equipped to support the needs of our staff and the community we serve.
- We are committed to honoring our history and preserving our legacy while maintaining the strong, valued connection to downtown.
- Let's work together on this balancing progress with tradition!





Downtown Site Redevelopment Market Analysis & Feasibility Study

Fire Station #1





Scope of Work

"To ***elevate the design vision*** for this downtown site, to ***educate*** the community about its ***economic impacts***, to ***celebrate*** the Fire Department's long and meaningful ***history***, and to create ***engaging opportunities*** for residents to participate in ***shaping the future*** of the site."

Public Engagement Plan

- Kickoff
- Academy & Aspirations (HOT)
- Design Strategy Session
- After Action Review (AAR)



Next Steps

- Visioning Summary & Preliminary Recommendations
- Draft Recommendation Strategy & Action Plan
- Public Presentation
- Final Report



Summary

We are fulfilling the “Vision for Vibrancy” for downtown Apex per public input:

- **Top Ten Project:** Re-envision the fire station as a civic + mixed use development
- **Key Goal:** Honor the history of downtown with a reimagined fire station on Salem Street

Key Goal 8

Honor the History of Downtown

REIMAGINED FIRE STATION ON SALEM



TOP 10 PROJECTS (IN PUBLIC PRIORITY ORDER)

1 Transform the Salem streetscape



2 Energize the alleys... Seaboard, Commerce, and Fire Station



3 Re-purpose the parking area at the Depot into the premier public space downtown

6 Re-envision the fire station site as a civic + mixed use development



7 Install wayfinding signage in and around Downtown



8 Revitalize the Tunstall House, grounds, and strollway as a pastoral treasure and link between Salem Street and the civic center



4 Add a net gain of 200 parking spaces within a 5-minute walk, and 100 within a 3-minute walk



5 Attract five new restaurants/bars/breweries and a boutique hotel to Salem Street



9 Make the transit station at NC 55 and Salem Street a multi-modal and iconic gateway



10 Construct 100 new housing units within a 10-minute walk (1/2 mile) of Downtown

