

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



195 DANIELSON PIKE



Proposed Gas Station/Convenience Store, Office Space, and Dog Park

SPRING 2024 MUNICIPAL ASSISTANCE PROGRAM

PROPERTY INFORMATION

Address: 195 Danielson Pike, Foster, RI

Property Size: 13.01 acres

Current Zoning: General Business

Mixed-Use

C
U
R
R
E
N
T



Site History

The site is on a large corner parcel. It currently has a residence built in 1930 and a vacant commercial building formerly used as a restaurant. A gas station also was located on the site, and though the building is gone, remnants of the gas pump islands exist. The Site is on Route 6, a major travel corridor and transcontinental highway.

Considerations

There is no public drinking water utility or sewer in Foster, and therefore, on-site water well and septic system will be required for any commercial or residential reuse of the Site. The site's location on a busy highway is highly advantageous for potential commercial redevelopment.

Reuse Alternative

The reuse alternative for this Site is a gas station/convenience store, office/commercial space, green space, and a dog park. Other features include EV charging stations and decorative vegetation throughout. Sufficient space is left for on-site water wells and wastewater systems.



C
O
N
C
E
P
T



UConn TAB worked with the Town of Foster to develop a conceptual reuse plan for this brownfield site.



uconn-tab@uconn.edu



tab.program.uconn.edu