

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



56 PLEASANT ST.

Proposed Residential / Commercial Redevelopment



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PROPERTY INFORMATION

Address: 56 Pleasant St. Morrisville, VT
Property Size: 0.45 acres
Current Zoning: Central Business



Site History

The site was formerly a gas station and auto repair garage, closed in the early 2020s. Environmental assessments conducted under the VT Brownfield (BRELLA) Program identified 6 areas of concern. In 2024-2025, brownfield grants from the State and the Lamoille County Planning Commission funded site assessments, removal of hydraulic lifts, and remediation.

Considerations

A growing tourism industry and walkable downtown provide great opportunities for redevelopment, but the small size of the property and limited parking can pose challenges. The zoning regulations require half of the first floor to be allocated for commercial use.

Reuse Alternative

4-story, mixed use building. Ground level commercial & under-building parking, plus 30 units of 1-, 2-, and 3-bedroom apartments on upper floors. Project will address strong demand for rental housing and will benefit from proximity to public parking, schools, services, shopping, entertainment, and recreation facilities.



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UConn TAB worked with LCPC and the owner/developer to prepare a conceptual redevelopment plan for this brownfield site.

SPRING 2025 MUNICIPAL ASSISTANCE PROGRAM



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