

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



TAB
REGION 1

NIKE PR-79 CONTROL AREA

Proposed Age 62+ Low/Moderate-Income Housing



SUMMER 2025 MUNICIPAL ASSISTANCE PROGRAM

PROPERTY INFORMATION

Address: 23 Theodore Foster Drive
Foster, RI
Property Size: 6.6 acres
Current Zoning: Agricultural/Residential
(AR)

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Site History

This Site is a formerly used defense site (FUDS) built around 1955 and was deeded to the Town of Foster after decommissioning in 1965. Trichloroethylene (TCE) was discovered in the on-site water supply in 1987 and later formally attributed to prior Army activities. Site investigation/characterization is on-going.

Considerations

Town officials indicated a strong desire for site reuse to provide housing opportunities for low/moderate-income area residents aged 62+, including ADA accessible units, in a compact, pedestrian friendly neighborhood. Feasibility of reuse is dependent on suitability for on-site sewage disposal and establishment of a safe potable water supply, as public utilities are not available.

Reuse Alternative

Scenario A 23 attached, single-story townhouse units. **Scenario B** 17 detached, single-story residences, all of modest floor area. Both concepts include sidewalks, adequate parking w/ ADA spaces, pedestrian-scale lighting, landscaping, a central green with gazebo, refuse collection area, and centralized mailboxes.



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



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