

## CITY OF GREENFIELD COMMUNITY DEVELOPMENT STRATEGY- FALL 2022

This community development strategy was prepared by the City of Greenfield, Community and Economic Development Department (CEDD), in partial fulfillment of the requirements for submitting its annual Mini-Entitlement CDBG application. This document was developed based on input received at a public hearing held on November 17, 2022.

### ***Greenfield in Regional Context***

Greenfield is a city of approximately 17,450 people and is the largest community in Franklin County, the most rural county in Massachusetts. It is situated in the Pioneer Valley of Western Massachusetts. Settled in 1686, incorporated as a town in 1753 and incorporated as a city in 2002, Greenfield's strategic location at the junction of the Connecticut and Green Rivers and at the head of navigation of the Connecticut River made it a natural crossroads. With the Multi-Modal Transit Center all bus services; local, regional and national; are available from one central location. Four rail lines run north-south and east-west out of Greenfield and a general aviation facility is only 7 miles away in neighboring Montague. High speed communications access is available.

Greenfield has always been the economic and employment center of Franklin County, as well as the seat of county government. Early access to water power and transportation influenced the development of the machine tool and cutlery industries for which the city is famous. This precision manufacturing background has led to the evolution of a strong advanced manufacturing sector which joins with the health care and education sectors as our major economic activities. At the same time, Greenfield retains significant acres of prime agricultural land still in active use and is the gateway to vacation areas in the Berkshires and to Vermont and New Hampshire to the north. Greenfield is the lead community in numerous county wide initiatives that promote housing choice, economic expansion and natural resource protection. Its high quality of life and low real estate values, together with a skilled labor force, make it attractive to new residents and businesses seeking to expand.

### ***Planning in Greenfield***

In 2002 the Town of Greenfield adopted a new charter establishing a city form of government with an elected mayor and council of 13 members. The Mayor's Office of Community and Economic Development partners with other key municipal departments (Planning, Department of Public Works, Recreation Department, Council on Aging, and Public Safety), committees (Sustainable Greenfield Implementation Committee, Crossroads Cultural District, Greenfield Redevelopment Authority, Greenfield Housing Authority, Commission on Disability Access, Greenfield Local Cultural District, and Community Preservation Committee) and regional organizations (Community Action of Pioneer Valley, Opioid Task Force, Franklin County Resource Network, Greenfield Business Association, Franklin County Chamber of Commerce, Franklin Regional Council of Government) to assess community needs and develop plans that guide our community development priorities.

### ***Key Planning Documents***

The City of Greenfield is committed to an ongoing comprehensive public planning process that assesses community needs and guides community development. Major planning documents form the basis for the city's development and include:

Bank Row Urban Renewal Plan (2006, updated 2008);		Crossroads Cultural District Renewal – August 2021
<i>Greater Franklin County Comprehensive Economic Development Strategy (CEDS) 2022).</i>		Downtown Business District Assessment and Market Analysis (January 2021)
Local Multi-Hazard Mitigation Plan (2020);		Local Rapid Recovery Plan and Priorities– August 2021
Sustainable Greenfield Master Plan (2014).		Community Preservation Plan 2022-2023
ADA Self Assessment and Transition Plan (2019)		Downtown Revitalization Plan Update – in process

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Court Square Streetscape Report (2018)		Complete Streets Plan (2017)
First National Bank Market and Feasibility Study (2020)		<i>Franklin County Community Health Improvement Plan (CHIP) (2021-2023)</i>
Vacant Storefront Designation MOBD -2018		Open Space and Recreation Plan (2022);
Streetscape Improvement Plan – September 2022		

***Common Themes***

With such diverse planning documents, it is important to identify common themes and elements that run through and provide a unifying framework for an overall plan of action. Some common themes we have identified are:

- Quality of life
- Concentrate development in the established neighborhoods and the business core to make better use of existing infrastructure and preserve undeveloped open space, farmlands and historic assets for future generations.
- Maintain and enhance Greenfield’s traditional position as the economic, employment and transportation hub of Franklin County.
- Enhance Greenfield’s position in Franklin County as the leader for sustainable design/clean and renewable energy.
- Plan and implement in a regional context.
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**CITY OF GREENFIELD PRIORITIES:**

**PROJECTS**

**POTENTIAL FUNDING SOURCES**

**Create a 21<sup>st</sup> Century Downtown**

Strengthen and diversity the downtown business community  
 Strengthen a sense of place by capturing and advancing the benefits of designation as the Crossroads Cultural District and Historic Districts

Upgrade public facilities (roads, sidewalks, parking, streetscape, infrastructure (water, sewer, storm drainage, utilities including high speed broadband);

Create new and upgrade existing housing; diversify the mix and type of housing in Downtown

State and federal grant programs, Mass Cultural District Funds

Mass Cultural Council Funds, CDBG, CPA

MHP Complete Neighborhood, CPA, private funds, state and federal funding

Expand Wells St Shelter & add affordable units with support services  
 Redevelopment of Wilson's with addition of 65 units affordable rentals

CDBG, CPA, DHCD PSH, LIHTC, HUD PI, ARPA, MassDevelopment, CPA, Historic Tax Credits

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**Expand and upgrade municipal facilities**

New City Library (opening May 2023)	City funds, state grant and private donations
New Fire Station (construction completion expected fall 2023)	City funds, USDA grant
Create new Skateboard Park (construction completion expected summer 2023)	Land and Water Conservation Grant and City Funds MassDOT 6.25 million(FY27 TIP), City capital funds, CDBG, Federal Infrastructure
Main Street Improvements (construction 2026-2027)	

**Expand and Diversify Tax Base**

Expand availability of Industrial zoned land to support expansion of advanced manufacturing sector  
Support the redevelopment of underutilized properties

Wilson’s Department Store Greenfield Community College Downtown Center (on the market)	MassDevelopment, Program Income, CPA, private grant funds, Historic Tax Credits
First National Bank building (RFP issued November 2022)	MassDevelopment?, private funds MassDevelopment, private funds, Historic Tax Credits
Mill buildings Other small commercial properties	MassDevelopment?, private funds MassDevelopment?, private funds

**Expand, update and harden city infrastructure to reduce municipal vulnerabilities and adapt to impact of climate change**

Implement requirements of Inflow/Infiltration Corrective Consent Decree	CDBG funds, city funds
Upgrade waste water treatment plant	City funds, grants
Complete the build-out of municipal high speed broadband internet	City funds, grants

**Enhance the quality of life for current and future residents of Greenfield and the region.**

Improve the wellbeing of residents by ensuring access to affordable food, housing, transportation and health care

Community Action	CPA, CDBG
River Street Services Center	MassDevo Underutilized Buildings, USDA
Expand Wells St Shelter & add affordable units with support services	CDBG, CPA, DHCD PSH,
Recovery Support Services -Opioid Task Force	Opioid Lawsuit Settlement Funds

Improve economic opportunities and reduce inequality by ensuring access to education and living wage employment opportunities.

Stone Soup Culinary Training Program	Urban Agenda, USDA
Compost Collective Apprentice Program	Urban Agenda, USDA

Expand access to and preservation of the natural environment

CPA, MOD