

## TOWN OF GREENFIELD COMMUNITY DEVELOPMENT STRATEGY

This community development strategy was prepared by the Town of Greenfield, Department of Planning and Development, in partial fulfillment of the requirements for submitting its annual Mini-Entitlement CDBG application.

A community development strategy is not a plan in itself, but rather a summary of existing planning documents and initiatives, that serves to identify common issues, themes and action strategies, and provide a unifying vision.

### *Greenfield in Regional Context*

Greenfield is a town 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 and incorporated as a town in 1753, 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 in town.

Greenfield has always been the economic and employment center of Franklin County, as well as the seat of county government (celebrating 200 years as County Seat in 2011). Early access to water power and transportation influenced the development of the machine tool and cutlery industries for which the town is famous. Today, the medical and knowledge sectors are the prime economic activities in the town. At the same time, it retains thousands of 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.<sup>1</sup> The charter established the Department of Planning and Development as the city's chief planning agency, responsible for assessing community needs, preparing and implementing planning actions. The Department also provides staff support to the planning, zoning and conservation regulatory boards.

The purpose of planning is to assess alternative courses of action, gather relevant information, and identify options and their implications, in order to guide municipal actions. Following is a brief summary of key planning documents.

### *Key Planning Documents*

The Town of Greenfield is committed to an ongoing comprehensive public planning process that assesses community needs and guides community development. Six major planning documents form the basis for the town's development. They are: the Downtown Master Plan (2003); the Community Development Plan (2004); the Bank Row Urban Renewal Plan (2006, updated 2008); the Open Space

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<sup>1</sup> Although Greenfield uses a city form of government, the voters prefer to call their community a town. Hence, Greenfield is officially known as "The City known as the Town of Greenfield."

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and Recreation Plan (2012); the Town of Greenfield Local Multi-Hazard Mitigation Plan (2014); and Sustainable Greenfield, Greenfield's Comprehensive Sustainable Master Plan (2014).

**Bank Row Urban Renewal Plan (2006, updated 2008).** The Greenfield Redevelopment Authority contracted with Hayes Associates to prepare this urban renewal plan under MGL 121B for the purpose of developing a strategic action plan for the re-use of abandoned and distressed properties along Bank Row in the center of downtown. The plan evaluated the re-use of an auto dealership for a regional transit center, proposed the acquisition and renovation of 6 buildings and the construction of a new parking facility on municipal property. The total cost for these tasks is projected to be in excess of \$14.2 million, with the transit center costing an additional \$12.8 million. Under this plan, three of the buildings along Bank Row have been purchased and renovated by a private developer. These buildings now hold small businesses on the street level and market-rate apartments on the upper floors. The regional transit center began construction in the fall of 2010 and was completed in May 2012. The Town is continuing to search for funding in order to build a Parking Facility directly across the street from the Transit Center.

**Open Space and Recreation Plan (2012).** This plan guides the town's decisions about how we use and invest in our parks, playgrounds, recreation and conservation areas. Equally as important, a current plan is required to apply for grant funds to maintain, upgrade and enhance our facilities. Without the plan, the town cannot apply for the grant funds. The most important part of the OSRP is the survey of the public. It is here that the residents and users tell the town what is important to them, what they value about Greenfield's recreation facilities, where the town needs to invest funds, and how the town can make the public's recreation experiences better.

**Town of Greenfield Local Multi-Hazard Mitigation Plan (2014).** The Federal Emergency Management Agency (FEMA) and the Massachusetts Emergency Management Agency (MEMA) define Hazard Mitigation as any sustained action taken to reduce or eliminate long-term risk to people and property from natural hazards such as flooding, storms, high winds, hurricanes, wildfires, earthquakes, and other disasters. Mitigation efforts undertaken by communities will help to minimize damages to buildings and infrastructure, such as water supplies, sewers, and utility transmission lines, as well as natural, cultural and historic resources. Planning efforts, like the one undertaken by the Town of Greenfield and the Franklin Regional Council of Governments, make mitigation a proactive process. Pre-disaster planning emphasizes actions that can be taken before a natural disaster occurs. Future property damage and loss of life can be reduced or prevented by a mitigation program that addresses the unique geography, demography, economy, and land use of a community within the context of each of the specific potential natural hazards that may threaten a community. Preparing a Local Multi-Hazard Mitigation Plan before a disaster occurs can save the community money and will facilitate post-disaster funding. Costly repairs or replacement of buildings and infrastructure, as well as the high cost of providing emergency services and rescue/recovery operations, can be avoided or significantly lessened if a community implements the mitigation measures detailed in the Plan. Many disaster assistance agencies and programs, including FEMA, require that a community have adopted a pre-disaster mitigation plan as a condition for both mitigation funding and for disaster relief funding. For example, the Hazard Mitigation Grant Program (HMGP), the Flood Mitigation Assistance Program (FMA) and the Community Rating System (CRS), are programs with this requirement.

**Sustainable Greenfield, Greenfield's Comprehensive Sustainable Master Plan (2014).** In 2012, Greenfield embarked on a journey that many communities undertake: development of a Comprehensive Master Plan. Having already made a commitment to principles and practices of sustainability, Greenfield wanted more than a traditional Master Plan. The Town wanted to create a Plan that

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established a path towards a more Sustainable Greenfield. Over 12 months, a passionate, committed group of residents, Town staff and other community stakeholders worked to craft a pathway for the future sustainability of Greenfield. The driving forces behind this Comprehensive Sustainable Master Plan are rooted in a commitment to preserving the small-town heritage of Greenfield while embracing changes that will allow sustainable renewal of the Town as the economic and cultural hub of the region. Greenfield's commitment is to preserve the richness of small town life by restoring some of the lost economic vitality to its downtown, by supporting its farming and food production and distribution economic sectors, protecting its natural environment, providing housing and educational opportunities for diverse groups of people, and by seeking to attract jobs and industry sectors compatible with both small town life and the economic realities of the 21st Century. The Comprehensive Sustainable Master Plan is the means for creating a sustainable town. The strategy for moving the Town of Greenfield toward sustainability focuses first on changes the Town has control over. The Town has the most control over its internal operations. In addition, the Town has jurisdiction over changes to the built environment (land use, infrastructure, and building permits) within its boundaries. The Comprehensive Sustainable Master Plan is the means for creating a sustainable Town. Sustainable Greenfield will be a tool to guide future operational, programmatic, and policy decisions. This summary introduces the Comprehensive Sustainable Master Plan, the collaborative planning process Greenfield followed, and the ultimate vision for each of the seven Elements of the Plan for achieving a Sustainable Greenfield.

The Town has also completed two "targeted neighborhood" planning initiatives.

**The Deerfield Street Corridor Neighborhood Planning Initiative (1995-2007 and 2014-current).** The first neighborhood planning effort was targeted to the Deerfield Street Corridor, a largely residential area south of downtown that includes Deerfield, Washington, Meridian and Mill Streets, Carpenter Lane, Power Court and Power Square. A series of public meetings led to the development of an action plan for improvements and investment. In subsequent years, the town targeted CDBG funds, municipal revenues, highway improvements funds, EPA Brownfield clean up grants and loans to the neighborhood. Perhaps the most prominent project was the demolition and environmental clean-up of the former Greenfield Tap & Die (GTD) factory site. Late in 2005, the town entered into an agreement with a developer to construct a 75-bed assisted living facility on the site; the project (The Arbors) was completed in June 2007. Also, in 2005, the Town received an EPA Clean-up grant to deal with environmental issues at a site (former Food & Fuel) located on Deerfield Street. The site has been cleaned, monitored and is now a "green" space within this densely populated area. The Town's FY 2013 CDBG grant went back to this Target area to begin replacing old worn sidewalks and to introduce a Housing Rehabilitation Program. Included in the Town's FY 2013 CDBG grant and the FY 2015 grant was funding to purchase condemned properties, located in this area, with the plan to building low income Veterans housing in the future.

**The Hillside Neighborhood Revitalization Plan (2007-2014).** In October 2007, using CDBG funds, Dodson Associates was selected to complete a "Neighborhood Revitalization Strategy" for the Hillside Neighborhood. This neighborhood is approximately 64 city blocks located adjacent to "Downtown" Greenfield and is home to approximately 6,155 residents living in late nineteenth and early twentieth century single and multifamily homes. This area also has some of the oldest water, sewer and drainage infrastructure within the Town. Over the past 7 years, this area has been the recipient of additional funding through the Town's Community Development Block Grant Mini-Entitlement Program. With the use of CDBG funding, the Town refurbished the Hillside Park, located within this neighborhood, giving the park a new basketball court, updated playground equipment, renovated soft-ball field, additional trees, picnic tables and benches. With additional funding from an "Our Common Backyard" grant, the Town has added a "Splash Pad" to this park. Along with Town funds, the CDBG FY 2011

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grant was used to replace one of the oldest sanitary sewer systems located within this area. The FY 2012 CDBG grant was used to replace decaying sidewalks on many streets in this area. Housing Rehabilitation has been a major activity within this area since 2007 and will continue in future years.

The town also actively contributes to and participates in regional planning efforts. Chief among these is the *Greater Franklin County Comprehensive Economic Development Strategy (CEDS) 2010*. The CEDS Program is a fundamental component of the greater Franklin County region's economic development planning efforts. The CEDS Program examines the current economic situation and identifies important economic development goals and projects in the region. The CEDS Region encompasses the twenty-six towns of Franklin County, plus Amherst in Hampshire County, and Athol and Phillipston in Worcester County. The process is guided by the CEDS Committee and the Economic Development District (EDD) Governing Board. Seven goals have been identified to guide the work of the CEDS Program. These goals reflect the themes outlined in the CEDS Program vision statement and the promise of the existing and emerging clusters operating in the region. These goals address many important issues as they relate to the CEDS Program and to creating greater economic opportunity for the region. Infrastructure improvements, Brownfield redevelopment, economic initiatives to promote natural resources and enhancing public services are some of the topics addressed. To guide the activities and evaluation of the CEDS Program, an Action Plan has been created. Individual action items are evaluated on an annual basis. The entity responsible for completing the action item and the evaluation criteria are specifically identified for each action item. It is important to note that many of the tasks are multi-year in nature.

### *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* is a key to both the heritage and the future of Greenfield. Affordable housing opportunities, economic competitiveness for businesses (both locally-owned and nationally-based), strong educational opportunities, a well trained and healthy workforce, caring for citizens in need, transportation improvements and cultural and recreational attractions are the strengths upon which Greenfield's future quality of life will depend.
- *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.* Concentrating development capitalizes on the town's prior investment in its roads, sidewalks, and utility lines and controls costs for expansion and maintenance of new facilities. It conserves land, integrates uses and helps foster a sense of Greenfield as a "special" place.
- *Maintain and enhance Greenfield's traditional position as the economic, employment and transportation center of Franklin County.* Greenfield has a traditional and historic town center that provides local employment, educational, cultural, religious and recreational opportunities and has continued to have immense potential to be a vibrant hub of economic and cultural activity for Franklin County and beyond. Local businesses and in-town shopping areas must be supported. New growth in appropriate areas must be promoted. Preservation of the pedestrian-friendly urban fabric and the many diverse residential neighborhoods is important as is the ongoing maintenance and upkeep of existing roadways and infrastructure systems.
- *Enhance Greenfield's position in Franklin County as the leader for sustainable design/clean and renewable energy.* As the economic center and largest town of Franklin County, Greenfield has taken a prominent role in promoting sustainable design and renewable energy throughout the region that includes promoting "green buildings." Greenfield actively pursued and was awarded

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the designation as a “Green Community.” Greenfield entered into a purchase power agreement with AXIO Greenfield, LLC for development of a solar array on the Town’s capped landfill. This project was completed in June 2012.

- *Plan and implement in a regional context.* Greenfield is part of a larger county-wide community. Greenfield is home to the County Jail, County Court House and several Federal, State and County offices. As the largest town and the economic engine of Franklin County, Greenfield should take a prominent role in devising regional solutions to common problems.

### *Guiding principles*

Greenfield has identified principles to guide its community development strategy based on these planning studies and within the framework of these common themes. They are:

- Practice infill development. Preserve valuable agricultural lands, forests and recreation areas, and historic assets by supporting development in targeted areas of town where the existing transportation and utility infrastructure can serve development, rather than develop in un-serviced areas.
- Reuse and invest in existing facilities and buildings for new purposes.
- Incorporate environmentally-friendly techniques and materials wherever possible to lessen energy costs and dependency and preserve natural resources
- Use municipal funds, tax incentives and regulatory efforts to leverage grant funds and private investment.
- Support investment that enhances the tax base and hence tax revenues and retains or creates jobs especially in the medical and knowledge sectors as well as the “green” building and renewable energy sectors.
- Target municipal community development efforts to the neediest neighborhoods to achieve greater lasting impact and the most noticeable physical change.
- Support transportation alternatives such as biking, walking, rail, vans and busses.
- Promote “green” buildings, sustainable design and clean/renewable energy throughout town and throughout Franklin County.
- Develop Public-Private Partnerships.

### *The “Neighborhood First” Initiative*

Beginning in 2005, the Town launched a new initiative called “Neighborhoods First,” by which the town targets its public investment to strengthen its established neighborhoods. The town does this by investing in the existing infrastructure (roads, sidewalks, water, sewer and drainage utilities); neighborhood facilities (parks and playgrounds); and by using public funds, regulatory relief and incentives to leverage private investment in residential and commercial property (housing rehab, commercial façade improvements and upper story conversions). This initiative is Greenfield’s effort to encourage development and investment in existing neighborhoods, and complements the Sustainable Development Principles “Redevelop First,” and “Concentrate Development.”

### *Prior Accomplishments*

*TO BE UPDATED*

*A list of anticipated projects and potential funding sources is shown in the following tables. This document along with the attachments will be presented to the public at a hearing on November 22, 2016.*

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<u>Category</u>	<u>Priority</u>	<u>Project</u>	<u>Description</u>	<u>Anticipated Funding Sources</u>	<u>Timeline</u>
		<u>Economic Development</u>			
ED	1	Greenfield Eco-Industrial Park	Develop former ± 18 acre Bendix site as light industrial/flex space garden industrial park. A Definitive Subdivision plan has been approved. Site cleanup is almost complete. New businesses in process with \$12 million investment; 67 new jobs in phase 1 & additional new jobs in phase 2	Town Funds, MOBD, Mass Development, MassWorks	2016-2017
ED	1	Parking Garage	Town has secured an Owner Project Manager using the firm Skanska. State bonding approval has been secured. Governor Baker announced \$7.5 Mil from the MassWorks Infrastructure Program on Oct. 27, 2016. 100% Design will be completed over the next 6 months.	MassWorks (7.5 Mil)/Bonding (2.5 Mil)	2017-2018
ED	1	Medical Campus (formerly Lunt Redevelopment)	The Town has taken possession of a 4/5+ acre site with over 100,000 SF of buildings. Site cleanup almost complete. The Town has entered into a lease agreement with a developer to house a major rehab facility in half of the space which was completed in June 2016 employing 63 FT jobs. The remaining space cleanup is underway and will be marketed in 2017-2018	Town Funds, Private Funds, Brownfield funds, MassDevelopment Grant	2017-2018
ED	2	Town Owned Properties	Provide funding to clean up, market, and/or develop existing commercial, residential and industrial properties that are under-utilized. Mapping completed - evaluation for disposition underway	Town Funds, Proceeds from sales	Ongoing
ED	2	I-91 Industrial Park (Urban Renewal District)	The Town is marketing the final sites in the park. Demand for industrial land is very high, and remaining parcel in park has site constraints. The Town seeks to expand the current park location	MassWorks, Mass Development, USDA	Ongoing
ED	2	Downtown Vacant & Underutilized Buildings	Numerous vacant commercial spaces exist in the downtown Commercial Business District (CBD). The Town will research the sites and owners to gather information to upgrade and market the spaces.	Urban Agenda Program/CDBG Commercial Façade funds	2016

ED	2	Downtown Market Initiative	The Town seeks to identify challenges that the CBD is facing. Assist off Main Street businesses to improve customer base and visibility.	Downtown Market Initiative	2016-2017
ED	2	Marketing Land/Buildings	The Town is securing information on available land/buildings for sale/lease and will provide this inventory listing as part of it's new interactive web page; focus on Wells St. corridor.	Town Funds	2016-2017
ED		Ford-Toyota	Town has assisted local car dealership who needed to relocate due to new transit facility. Project completed & opened in December 2015 with total investment of almost \$8 million.	Private Funds & Tax Increment Financing	completed December 2015
ED		Agrotec	Major manufacturer underwent their 5th expansion to create 50 new jobs and investing \$20 million in new equipment.	Private funds & Tax Increment Financing	Ongoing
ED		Downtown Human Services Center	A major human services provider has been working to consolidate intake operations with two other agencies. Town assisted in identifying sites.	Private Funds	2017-2020
ED		Decker Machine Works	Company has outgrown existing space and is in the process of buying available building	Private Funds & Tax I	2017 completion expected

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Category

Priority

Project  
Energy and Sustainability

Description

Anticipated Funding Sources

Timeline

<u>Category</u>	<u>Priority</u>	<u>Project</u>	<u>Description</u>	<u>Anticipated Funding Sources</u>	<u>Timeline</u>
Ene	1	Municipal Energy Efficiency Program	Continue work on Town building upgrades; building audit and capital needs assessments underway	Eversource and Town Funds	Ongoing
Ene	3	Solar Panels	Solar Panels with battery storage will be installed at the new High School.	DOER resiliency grant	2016
Ene	4	Anaerobic Digester	Construct an Anaerobic Digester Plant, for a green solution to the disposal of the Town's Waste Water Treatment Sludge, and locally generated organic wastes, which will also reduce Greenfield costs.	State Grants/Developer Owned	2016-2017
Ene		Millbrook Wellsite Solar Farm	1.5 MegaWatt municipal can community solar	Town/Private	2016-2017
Ene		Fleet Energy Efficiency Improvements	A study of town-owned vehicles is underway to explore increased energy efficiency as a criteria for town purchases of new vehicles.		

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Category  
Priority

		<u>Project</u>	<u>Description</u>	<u>Anticipated Funding Sources</u>	<u>Timeline</u>
		<u>Infrastructure</u>			
INF	1	Broadband Infrastructure	Implement Consultant's recommendations to provide "last-mile" high speed internet access to businesses and residents of Greenfield.	USDA/Town Funds	2016-2017
INF	2	Sidewalk /Guardrail Replacement	Replace sidewalks & guardrails in various locations throughout Town	Town Funds/CDBG	Ongoing
INF	3	Leyden Road Water Main Replacement Project	Construction of a new 12-inch ductile iron water main to replace the existing, aging 8-inch cast iron main.	Town Funds	2016
INF	4	Repair/Rehabilitation of Rocky Mountain Water Tank	Repair/rehabilitation of the existing tank, which has leaks, a leaking roof and 100 year old valves that have never been replaced.	Town Funds	completed 2016
INF	5	Water Meter Replacement/Upgrade Project	Replacement of existing water meters and installation of a radio read fixed network system.	Town Funds	2017-2019
INF	6	Green River Ecosystem Restoration - Phase #1 & #2	Repair of Wiley-Russell and Mill Street Dams and Installation of Fish Ladder at Mill Street and Green River Swim Area Dam and Water Supply Dam	Various Federal and State Agencies/Town Funds	TBD
INF	8	Maple Brook Culvert & Sewer Rehabilitation	Separation of the sewer line from the Maple Brook Culvert, which runs inside portions of the culvert, to eliminate inflow into the sewer system and continuation into the stormwater system.	Town Funds, CDBG	2016-2017
INF		Tree planting & Maintenance	As per new Tree Ordinance ..plant more trees than are take down each year & prune & maintain as needed	Town funds/grants/FRCOG/Berkshire Gas & Eversource & funds raised by Greenfield Tree Committee	ongoing
INF		Fiske Ave Parking Area	Redesign & rebuild Fiske Ave Parking into Parking & outdoor seating based on CSLD study. Rebuild retaining walls & plant tress OR focus only on redoing the seating area next to the Main St Sidewalk	Town funds/grants/Greenfield Tree Committee	unknown
INF		Nash Mill Bridge	At 25% design	Town/State	2018

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INF	Culvert Replacment on South Shelburne Road	Replace cuiverts	Town	TDB
INF	Wayfinding	Install signs to improve wayfinding to Town sites	Mass Downtown Initiative/Town funds	2016-2017

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Category  
Priority

		Project	Description	Anticipated Funding Sources	Timeline
Parks and Recreation					
Rec	1	Green River Park Renovations	Upgrades to the park include drainage improvements, parking lot upgrades, pickleball court, basketball court, playground, dog park pavilion, security lights, etc.	PARC Grant, Stanton Foundation and Town	2015-2016
Rec	2	Shattuck Park	Upgrade play structures	Town Funds & Private	complete
Rec	3	Energy Park	Replace play structure	Town Funds	complete
Rec	4	Park Signage & Bike Racks	Installation of park signs and bike racks at various park entrances.	Town Funds & FRCOG	ongoing
Rec	5	Green River School Playground	Replace outdated equipment with modern user friendly and accessible structures.	Town Capital Funds	complete
Rec	6	Portable Generator	Allow us to provide services at parks and facilities with limited power.	Town Capital Funds	complete
Rec	7	Main Street Barner	Install Main Street Barner Pole & Cable System to promote Townwide events.	Town Capital Funds	done
Rec	8	Hillside Park Pavilion	Install a pavilion with picnic tables	Town Capital Funds	2016-2017
Rec	9	Skate Park	Replace former skate park with new concrete structure.	Town Capital Funds, PARC Grant, Private Grants & Donations, Creative Placemaking Grant	2017-2018
Rec	10	Veteran's Field Light Replacement	Upgrade lights to energy efficient field lights	Town Capital Funds	2017-2018
Rec	11	Highland Park Trail Map Development	Design and create updated trail maps and kiosks	Town Capital Funds or MA Trail Grant	2017-2018
Rec	12	Park Bleachers	Upgrade Town park bleachers	Town Capital Funds/CDBG	2017-2019
Rec	13	Veteran's Field Improvements	Upgrade bleachers, press boxes, sound systems, sod, bathrooms, etc.	Town Capital Funds & Private Donations	2018-2019
Rec	14	Beacon Field	Build Bocce Courts and Exercise equipment.	Town Capital Funds	2019-2020
Rec	15	Beacon Field ADA Upgrades	Install curbing and sidewalks along Beacon and Gerrett Street	Town Capital Funds & DPW Sidewalk Funds	2019-2020
Rec	16	Four Corner School Playground	Upgrade play structure	Town Capital Funds & Grant	2019-2020
Rec	17	Poet Seat	Upgrades to stairs and benches to make ADA compliant	Town Capital Funds & Historic Preservation Grant/CDBG	2017
Rec	18	Greenfield Middle School Playground	Upgrades to play structures	Town Capital Funds & Grant	2020-2021
Rec	19	Bike Path	Create a bike path along the Green River Park river's edge as well as along Meade Street.	Town Capital Funds, PARC Grant & MA Trail Grant	2021-2022
Rec	20	Highland Pond	Remediation of the pond, culverts, and pathways.	Town Capital Funds, PARC Grant, & LWCF Grant	2021-2022
Rec		Greenfield Energy Park	Created forested picnic area	Town funds/Greenfield Tree committee	done
Rec		Walking Trail	Link downtown to Green River and Parks. Use River Study	Town Capital funds & Grant	TBD

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<u>Category</u>	<u>Priority</u>	<u>Project</u> Town Wide	<u>Description</u>	<u>Anticipated Funding Sources</u>	<u>Timeline</u>
TW	1	Senior Center	Site selection has been completed. Site Plan approval has been granted by the PB. Construction of new center is anticipated to begin in the spring of 2017	Town Funds	2017-2018
TW	2	Housing Rehabilitation	Assist with the correction of code violations and increasing handicap accessibility in existing housing by providing resources to low and moderate income residents	CDBG/Community Action/Rural Development (USDA), CEDAC HLMF	Ongoing
TW	3	Weatherization and Energy Efficiency	Provide information and resources to property owners to rehabilitate their buildings to become more energy efficient; improve coordination of housing rehabilitation with energy improvements	CDBG/LIHEAP/Private Funds	Ongoing
TW	4	Condemned Buildings	Provide funding for the demolition of Town owned buildings that have been condemned by the Board of Health	CDBG/Private Funds, AGO Demolition Initiative	Ongoing
TW	5	Library	Secure a site , complete schematic design and apply for a Construction Grant.	Massachusetts Board of Library Commissioners/New Market Tax Credits or Historic Tax Credits/Town Funds	2018-2022
TW	6	Passenger Rail Service	Expand service in conjunction with knowledge corridor efforts; Temporary wooden platform to be replaced with permanent structure	Transportation Bond Bill	ongoing
TW	7	Public Safety Complex	Phase #2 of this project has been completed. The Town is now waiting for site analysis and construction costs estimates.	Town Funds/USDA/State Grants	2017-2018
TW	8	Bike Trail	Continue development of the bike trail by striping the current section to downtown and other communities in Franklin County	Planning/Recreation Departments	Ongoing
TW		Trash/recycling bins	Replace town trash bins in Downtown and parks with attractive, easy to empty, side-by-side trash/recycle bins. Make most Parks Carry-in Carry out with bins at entrances.	Towns/MRF \$/grants	TBD
TW		ADA Study Update	Update the Town's Self-Assessment & Transition Plans for Handicap Accessibility	Town funds	2017
TW		Education, Wellness and Health Social Services	Increase mobile access and affordability of critical social services to Greenfield residents	Private/CDBG/Town	2017-2018

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