



PITTSFIELD

William Stanley Business Park Site 9 Redevelopment



THE CHALLENGE

Site 9 at the William Stanley Business Park was constrained by approximately 16.5 acres of deteriorated concrete foundations left from its former industrial use. The condition of the site made new construction undevelopable and limited its ability to attract private investment despite its strategic location within Pittsfield’s established business park.



PROJECT DESCRIPTION

The Pittsfield Economic Development Authority and the City of Pittsfield transformed Site 9 into a green, development-ready property by crushing and reusing existing concrete, importing clean fill, constructing new roads, utilities, and stormwater infrastructure, and creating landscaped open spaces with flexible development parcels for future commercial and industrial investment.

SITE 9 - FORMER OVERVIEW



SITE 9 - CONCEPTUAL REDEVELOPMENT



IMPACT



10M+

secured for the redevelopment project



16.5 Acres

prepared for development



100,000 cubic yards

of clean fill imported



Development-ready site

approved by MassDEP



Roadways

utility corridors, and stormwater basins constructed

TOOLS & FINANCING

- MassWorks and ARPA funding supported major infrastructure and site-readiness improvements
- The funding contributed to concrete crushing, grading, and preparation for reuse
- PEDAs investment and oversight coordinated site preparation and future disposition
- More than \$10M in combined public funding was assembled to make the site viable for private development

PROJECT STATUS

Site preparation and greening are complete.

Roadways, utility corridors, stormwater systems, and landscaped areas have been installed.

The next step is to secure a developer or end users to construct the commercial or industrial projects.



Shovel-Ready / Developer Recruitment