

Area 2

Veterans' Park & North High Street



Plotted 7/21/2020 Holyoke Planning Department 20200721 UlpAgain This map is for planning purposes only. All information is subject to verification.

Holyoke, MA

Existing Property
 Proposed Addition
 ↻

This heavily pedestrian area includes key vacant buildings around Veterans Park and the newly renovated Chestnut Park residential development. Vacant buildings will be acquired and many will be slated for rehabilitation for mixed-use opportunities. Properties that are principally auto uses are also recommended for acquisition for eventual non-auto uses. It is further recommended that any future use of properties in the area should be consistent with the neighborhood and the preservation of the existing character and architecture should be strongly encouraged. Efforts will be made to improve the public transit connectivity to the PVTA bus terminal to enhance its use.

Also included in this area are the commercial areas of High and Maple Streets North of Appleton Street and Lyman Terrace Housing which were part of Area 4 in the 2012 version of the plan. The Holyoke Housing Authority has rehabilitated the Lyman Terrace buildings. Public infrastructure actions include demolition of the old Police Station/parking deck and construction of a small parking lot with green space in its place, streetscape improvements, and the acquisition of vacant buildings in the area for rehabilitation and reuse. The HRA also will take actions to support the revitalization of the Victory Theater, the Holyoke House and Hadley Falls Trust building, which should be done in a manner which ensures the preservation of the building's historic characters and attributes and is complementary to adjacent properties

Chestnut St

006-02-003

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: DR
Acres: 0.193
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: WELD PARTNERS/LLC
Address: 112 WATER ST
BOSTON, MA 02109

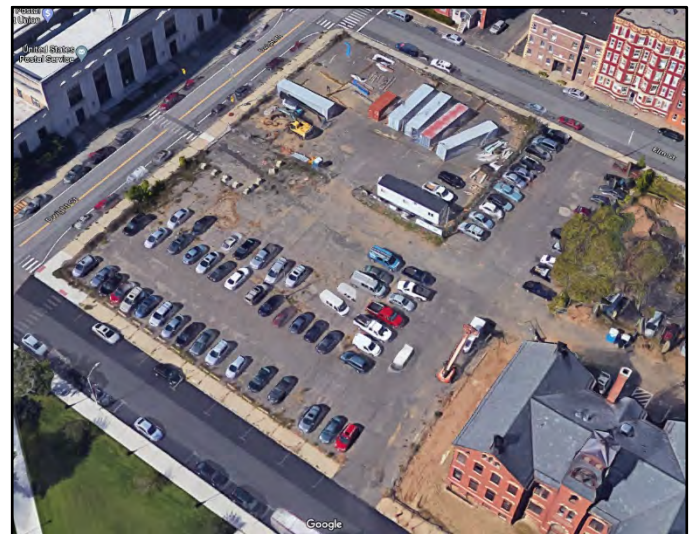
Total Value: \$17,300
Land: \$17,300
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and three adjacent parcels contribute to blight in the area west of Veterans park. The absence of “curb appeal” detracts from the character of the surrounding neighborhood. New construction on this and adjacent parcels would present the opportunity for new, housing options and light commercial use at street level on a scale that fits within the neighborhood. Rezoning from Downtown Residential to Downtown Business will help promote mixed use development.



Dwight St

006-02-004

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: DR
Acres: 0.416
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: WELD PARTNERS/LLC
Address: 112 WATER ST
BOSTON, MA 02109

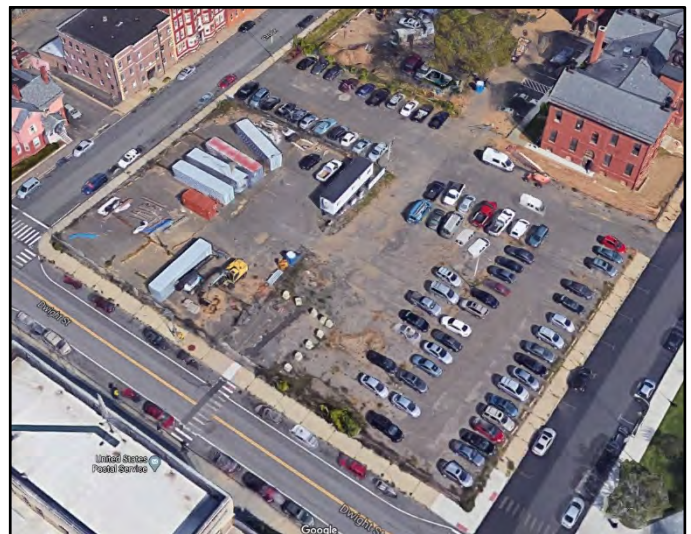
Total Value: \$44,800
Land: \$31,100
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and three adjacent parcels contribute to blight in the area west of Veterans park. The absence of “curb appeal” detracts from the character of the surrounding neighborhood. New construction on this and adjacent parcels would present the opportunity for new, housing options and light commercial use at street level on a scale that fits within the neighborhood. Rezoning from Downtown Residential to Downtown Business will help promote mixed use development.



Dwight St

006-02-005

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: DR
Acres: 0.451
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: WELD PARTNERS/LLC
Address: 112 WATER ST
BOSTON, MA 02109

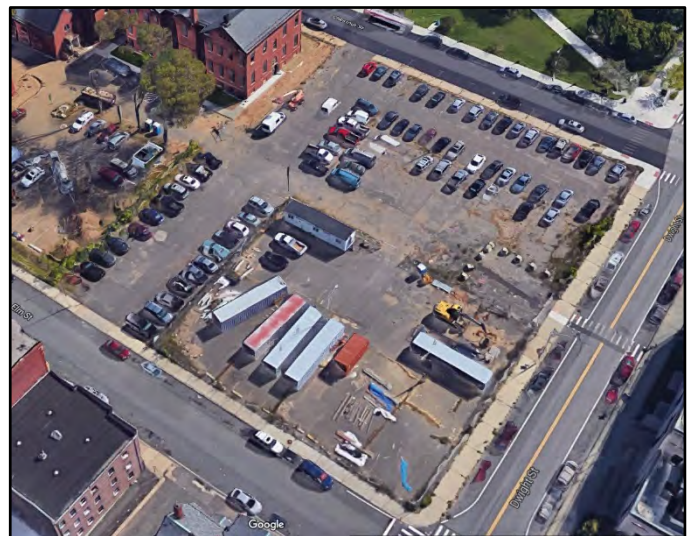
Total Value: \$55,700
Land: \$32,100
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and three adjacent parcels contribute to blight in the area west of Veterans park. The absence of “curb appeal” detracts from the character of the surrounding neighborhood. New construction on this and adjacent parcels would present the opportunity for new, housing options and light commercial use at street level on a scale that fits within the neighborhood. Rezoning from Downtown Residential to Downtown Business will help promote mixed use development.



Elm St

006-02-007

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: DR
Acres: 0.209
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: WELD PARTNERS/LLC
Address: 112 WATER ST
BOSTON, MA 02109

Total Value: \$17,600
Land: \$17,600
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and three adjacent parcels contribute to blight in the area west of Veterans park. The absence of “curb appeal” detracts from the character of the surrounding neighborhood. New construction on this and adjacent parcels would present the opportunity for new, housing options and light commercial use at street level on a scale that fits within the neighborhood. Rezoning from Downtown Residential to Downtown Business will help promote mixed use development.



Chestnut St

011-09-010

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.329
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: WIELGOSZ MARY E
Address: 10 CAROL LANE
HOLYOKE, MA 01040

Total Value: \$36,000
Land: \$28,600
Building: \$ 0

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:

This parcel adds blight to the Chestnut Street corridor. This area has seen recent redevelopment activity along Appleton Street. This parcel should be utilized as parking and green space to support the redevelopment of 158 Chestnut Street and the areas commercial corridor.



158 Chestnut St

011-09-011

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.350
Bldg. Type: REPAIR GAR
Condition: Fair
Bldg. Size: 35,124 GSF

Owner: WIELGOSZ HENRY J
C/O MIMI WIELGOSZ
Address: 605 HAMPDEN ST
HOLYOKE, MA 01040

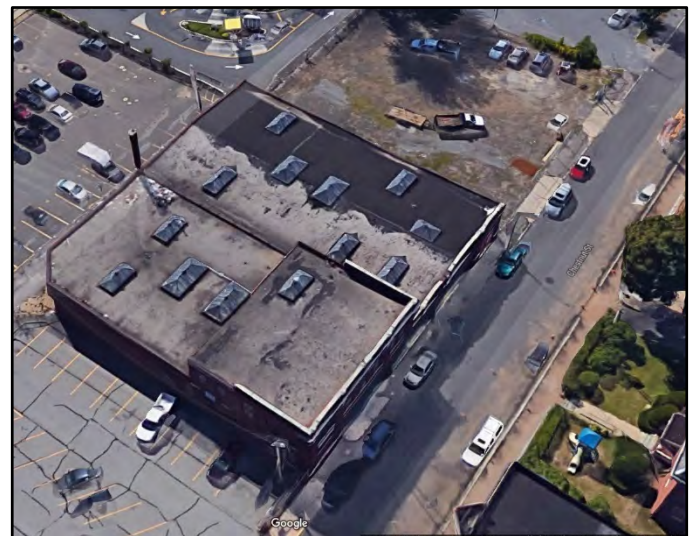
Total Value: \$170,500
Land: \$29,200
Building: \$140,200

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:

This vacant building adds blight to the Chestnut Street corridor. This area has seen recent redevelopment activity along Appleton Street. Redeveloping the building into a commercial project has potential for job creation, increased tax revenue and added curb appeal. The adjacent vacant parcel should be utilized as parking and green space for supporting the redevelopment of the building and surrounding commercial area.



174 Lyman St

012-04-001

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.068
Bldg. Type: MX USE < 9
Condition: Fair
Bldg. Size: 11,808 GSF

Owner: BOSTON HOME
INVEST, LLC
Address: 22 BELAIR DRIVE
HOLBROOK, MA 02343

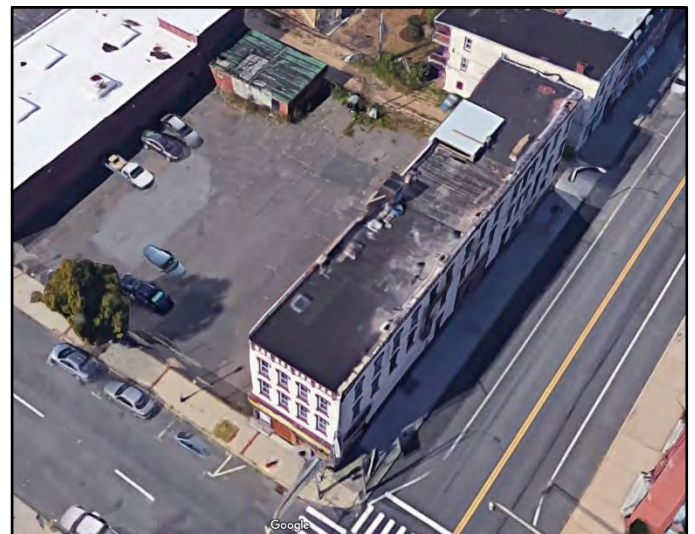
Total Value: \$92,000
Land: \$26,600
Building: \$65,400

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:

This vacant historic building is significantly blighted and in need of redevelopment. Redeveloping the building into a mixed use project has potential for job creation, increased tax revenue and added curb appeal. The three adjacent parcels should be utilized as parking and open space to support the reuse of 174 Lyman Street and surrounding commercial area.



Maple St

012-04-002

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.067
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: SZALKUCKI JAMES J
Address: 58 ELMORE ST
HOLYOKE, MA 01040

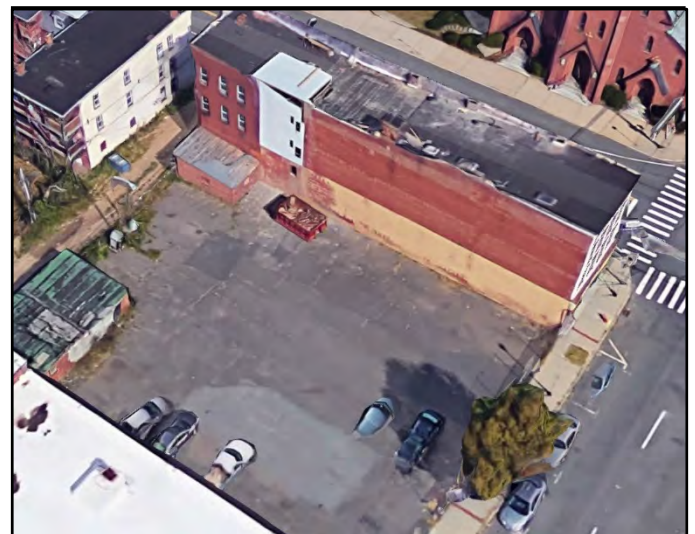
Total Value: \$8,100
Land: \$2,900
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and two adjacent parcels are underutilized parking lots and the absence of "curb appeal" detracts from the character of the surrounding neighborhood. The purpose of acquiring this and other adjacent parcels would be for aggregation for parking and open space to support the reuse of 174 Lyman Street and surrounding commercial area.



Maple St

012-04-003

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.074
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: SZALKUCKI JAMES J
Address: 58 ELMORE ST
HOLYOKE, MA 01040

Total Value: \$6,900
Land: \$3,200
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and two adjacent parcels are underutilized parking lots and the absence of "curb appeal" detracts from the character of the surrounding neighborhood. The purpose of acquiring this and other adjacent parcels would be for aggregation for parking and open space to support the reuse of 174 Lyman Street and surrounding commercial area.



Maple St

012-04-004

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.110
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: SZALKUCKI JAMES J
Address: 58 ELMORE ST
HOLYOKE, MA 01040

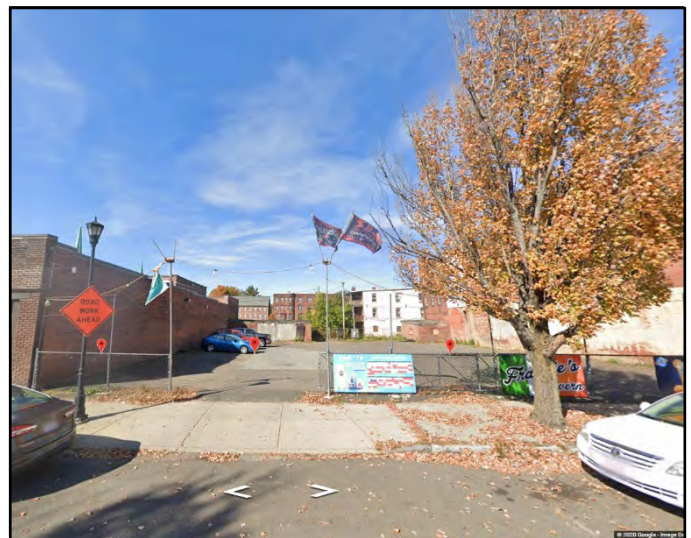
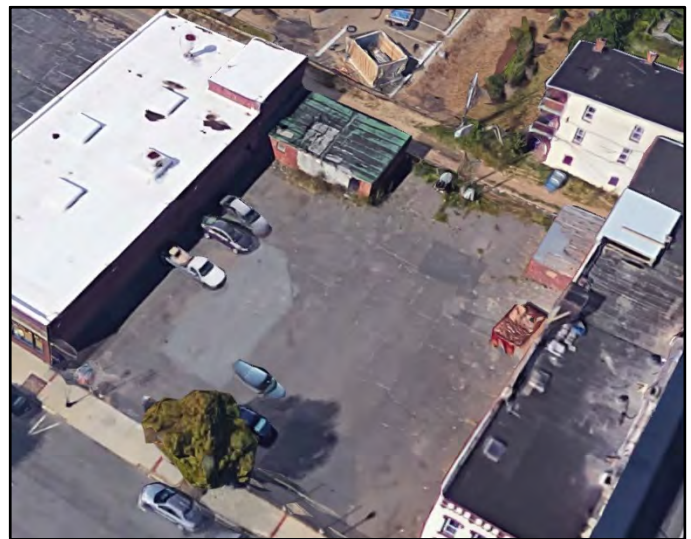
Total Value: \$11,900
Land: \$3,400
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and two adjacent parcels are underutilized parking lots and the absence of "curb appeal" detracts from the character of the surrounding neighborhood. The purpose of acquiring this and other adjacent parcels would be for aggregation for parking and open space to support the reuse of 174 Lyman Street and surrounding commercial area.



145 Hampden St

012-04-009

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.325
Bldg. Type: REPAIR GAR
Condition: Fair
Bldg. Size: 2,232 GSF

Owner: 47 MEMORIAL DRIVE, LLC
Address: 330 WHITNEY AVE #440
HOLYOKE, MA 01040

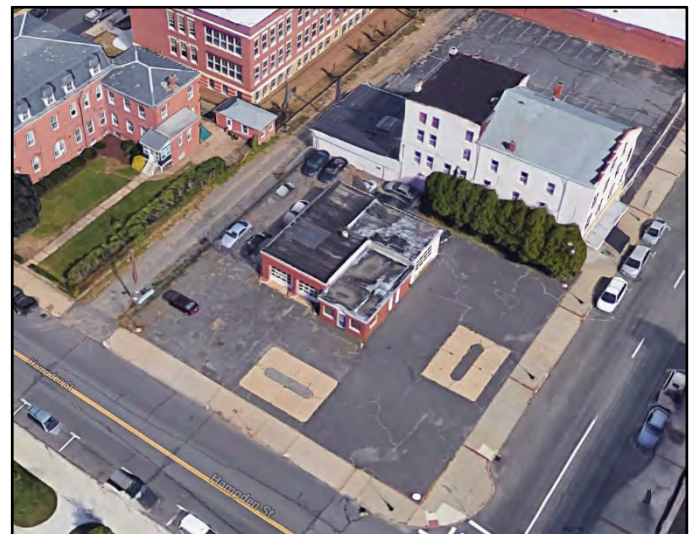
Total Value: \$70,100
Land: \$28,500
Building: \$34,800

Vacant? No
Tax Title? No

Action: Acquisition

Description:

This underutilized property has the potential to be more compatible with neighboring redevelopment that is occurring or planned around Veterans Park. Redevelopment of this property would increase local property values on the surrounding area and has good job creation potential through retail use, reduce blight and stormwater runoff, and increase the quality of neighborhood assets accessible to pedestrians and nearby transit hub.



71 Maple St

014-02-001

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: DR
Acres: 1.437
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: ROMAN CATHOLIC BISHOP
OF SPRINGFIELD
Address: P O BOX 1730
SPRINGFIELD, MA 01102

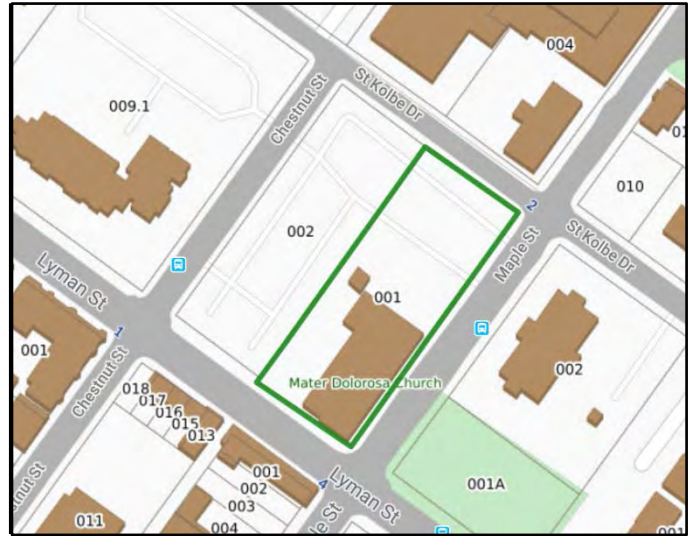
Total Value: \$87,400
Land: \$60,500
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel, together with an adjacent parcel, make up an entire city block. Formerly the Mater Dolorosa Church and parking lots, the property is now underutilized and only partially used for parking. The two parcels provide an opportunity for a large redevelopment project. New construction on these parcels would present the opportunity to provide more housing options, and potentially street-level commercial tenancy on Lyman Street, which as a result would increase local property values on the parcels and surrounding area.



Chestnut St

014-02-002

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: DR
Acres: 0.629
Bldg. Type: FENCE-6
Condition: NA
Bldg. Size: NA

Owner: ROMAN CATHOLIC BISHOP
OF SPRINGFIELD
Address: 76 ELLIOT STREET
SPRINGFIELD, MA 01105

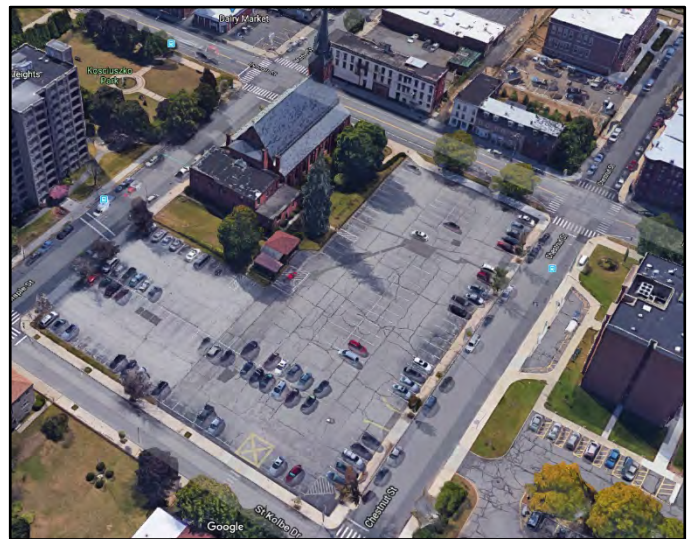
Total Value: \$68,000
Land: \$37,300
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel, together with an adjacent parcel, make up an entire city block. Formerly the Mater Dolorosa Church and parking lots, the property is now underutilized and only partially used for parking. The two parcels provide an opportunity for a large redevelopment project. New construction on these parcels would present the opportunity to provide more housing options, and potentially street-level commercial tenancy on Lyman Street, which as a result would increase local property values on the parcels and surrounding area.



111 Lyman St

015-01-007

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 1.640
Bldg. Type: R/M SHOP
Condition: Average
Bldg. Size: 11,964 GSF

Owner: WHITING RICHARD C
CONWAY REALTY TRUST
Address: 20 SILVERWOOD TERRACE
SOUTH HADLEY, MA 01075

Total Value: \$304,400
Land: \$60,300
Building: \$173,200

Vacant? No
Tax Title? No

Action: Acquisition

Description:

This property has been identified to recreate a former right of way that runs through the property and had been an extension of Front Street and additional access to Pulaski Park. Reestablishing this connection will enhance the neighborhood by providing an improved gateway entrance to Pulaski Park and with the recent redevelopment of Front Street, an “emerald necklace” connection among the City’s major downtown parks.



120 Front St

022-01-008

Area #2 - Veteran's Park & North High St

Ward: 1
Zoning: BC
Acres: 0.478
Bldg. Type: STORE
Condition: Average
Bldg. Size: 23,491 GSF

Owner: OWEN EDWARD A
Address: 78 HILL ST
W. SPRINGFIELD, MA 01089

Total Value: \$206,100
Land: \$29,900
Building: \$174,100

Vacant? No
Tax Title? No

Action: Acquisition

Description:

This property appears underutilized and has redevelopment potential. The property is within a block of Heritage State Park, the Holyoke Children's Museum, the Volleyball Hall of Fame and the Holyoke CanalWalk. Significant infrastructure and streetscape improvements are also underway in the area. The physical condition and continued underutilization of this property detracts from the other private and public redevelopment occurring in the Downtown.

