This area includes the area between Maple Street to the First Level Canal and Sargeant Street to Appleton Street. The area formerly included the Lyman Terrace Housing complex, which has been moved to Area 2. This area has been refocused on the South end of High Street which is currently made up of many vacant lots that where formerly a dense urban commercial corridor with residential neighborhoods at it sides and some industrial properties abutting the first level Canal. Existing buildings that are in a state of disrepair should be acquired and addressed to further minimize demise (e.g. repair roofs, as appropriate). Redevelopment of vacant and underutilized commercial properties should complement the mixed-use character of the area.
Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.066
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: ALVARADO LUIS
ALVARADO JOSE

Address: 1 DUNN AVE
HOLYOKE, MA 01040

Total Value: $2,900
Land: $2,900
Building: $0

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
Aggregation of this and two adjacent parcels will allow for a larger, more marketable development project in light of upcoming High Street improvements and planned new offstreet parking on Newton Street. New construction on these parcels would present the opportunity for new, mixed income housing and light commercial use at street level on a scale that fits within the neighborhood.
405 High St
011-07-003

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.113
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: DHALIWAL GURNINDER S.
Address: 550 WESTFIELD RD
HOLYOKE, MA 01040

Total Value: $3,400
Land: $3,400
Building: $0

Vacant?: Yes
Tax Title?: No

Action: Acquisition

Description:
Aggregation of this and two adjacent parcels will allow for a larger, more marketable development project in light of upcoming High Street improvements and planned new offstreet parking on Newton Street. New construction on these parcels would present the opportunity for new, mixed income housing and light commercial use at street level on a scale that fits within the neighborhood.
415 High St
011-07-004

Area #4 - South High Street
Ward: 1
Zoning: BC
Acres: 0.092
Bldg. Type: FENCE-8
Condition: NA
Bldg. Size: NA

Owner: ROSARIO OSCAR
ROSARIO ALICIA

Address: 408 HIGH ST
HOLYOKE, MA 01040

Total Value: $33,700
Land: $32,100
Building: $0

Vacant? No (parking lot)
Tax Title? Yes

Action: Acquisition

Description:
Aggregation of this and two adjacent parcels will allow for a larger, more marketable development project in light of upcoming High Street improvements and planned new offstreet parking on Newton Street. New construction on these parcels would present the opportunity for new, mixed income housing and light commercial use at street level on a scale that fits within the neighborhood.
31 Newton St
011-04-004

Area #4 - South High Street

Ward: 1
Zoning: DR
Acres: 0.098
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF C/O LAW DEPT
Address: 536 DWIGHT ST
HOLYOKE, MA 01040

Total Value: $32,100
Land: $32,100
Building: $0
Vacant?: Yes
Tax Title?: No
Action: Transfer

Description:
This parcel and three adjacent parcels should be aggregated to provide parking for businesses along the adjacent section of High Street and support corridor businesses and residents.
43 Newton St
011-04-005

Area #4 - South High Street

Ward: 1
Zoning: DR
Acres: 0.225
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
Address: 536 DWIGHT STREET
HOLYOKE, MA 01040

Total Value: $33,100
Land: $33,100
Building: $0

Vacant? Yes
Tax Title? No
Action: Transfer

Description:
This parcel and three adjacent parcels should be aggregated to provide parking for businesses along the adjacent section of High Street and support corridor businesses and residents.
61 Newton St
011-04-006

Area #4 - South High Street

Ward: 1
Zoning: DR
Acres: 0.099
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
Address: 536 DWIGHT STREET
HOLYOKE, MA 01040

Total Value: $32,100
Land: $32,100
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This parcel and three adjacent parcels should be aggregated to provide parking for businesses along the adjacent section of Hi gh Street and support corridor businesses and residents.
400 High St
011-04-013

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.088
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: CITY OF HOLYOKE
FORECLOSED BY DECREE
Address: 536 DWIGHT ST
HOLYOKE, MA 01040

Total Value: $21,700
Land: $21,700
Building: $ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This and an adjacent parcel should be aggregated to provide open space and interconnectivity with neighboring assets. Alternatively, if possible, new mixed use development could be built that includes dense commercial uses with offices or residences on upper floors.
394 High St
011-04-014

Area #4 - South High Street

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward</td>
<td>1</td>
</tr>
<tr>
<td>Zoning</td>
<td>BC</td>
</tr>
<tr>
<td>Acres</td>
<td>0.094</td>
</tr>
<tr>
<td>Bldg. Type</td>
<td>COMM BLOCK</td>
</tr>
<tr>
<td>Condition</td>
<td>Poor</td>
</tr>
<tr>
<td>Bldg. Size</td>
<td>12,240 GSF</td>
</tr>
<tr>
<td>Owner</td>
<td>CITY OF HOLYOKE</td>
</tr>
<tr>
<td>Address</td>
<td>536 DWIGHT STREET</td>
</tr>
<tr>
<td></td>
<td>HOLYOKE, MA 01040</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Value Information</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Total Value</td>
<td>$101,400</td>
</tr>
<tr>
<td>Land</td>
<td>$21,900</td>
</tr>
<tr>
<td>Building</td>
<td>$79,500</td>
</tr>
</tbody>
</table>

| Condition                     | Yes                    |
| Tax Title                     | No                     |
| Action                        | Transfer               |

Description:
This and an adjacent parcel should be aggregated to provide open space and interconnectivity with neighboring assets. Alternatively, if possible, new mixed use development could be built that includes dense commercial uses with offices or residences on upper floors.
### 460 High St
011-05-033

#### Area #4 - South High Street

<table>
<thead>
<tr>
<th>Property Details</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ward:</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>BC</td>
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<tr>
<td><strong>Acres:</strong></td>
<td>0.196</td>
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<tr>
<td><strong>Bldg. Type:</strong></td>
<td>STORE</td>
</tr>
<tr>
<td><strong>Condition:</strong></td>
<td>Fair</td>
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<tr>
<td><strong>Bldg. Size:</strong></td>
<td>9,135 GSF</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>HABERMAN ESTHER</td>
</tr>
<tr>
<td></td>
<td>HABERMAN DONALD J</td>
</tr>
<tr>
<td></td>
<td>TRS</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>955 HAMPDEN STREET</td>
</tr>
<tr>
<td></td>
<td>HOLYOKE, MA 01040</td>
</tr>
<tr>
<td><strong>Total Value:</strong></td>
<td>$115,300</td>
</tr>
<tr>
<td><strong>Land:</strong></td>
<td>$24,800</td>
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<td><strong>Building:</strong></td>
<td>$90,500</td>
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<td><strong>Vacant?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Tax Title?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Action:</strong></td>
<td>Acquisition</td>
</tr>
</tbody>
</table>

**Description:**

This and two adjacent vacant buildings contributes to blighted conditions on High Street. Assemblage of these properties for redevelopment with the adjacent Hapco, City owned and privately owned properties on this block of High Street (already part of the URP), would present the opportunity to create quality housing and light commercial/retail uses to an entire city block. A municipal parking lot across High Street could be utilized for parking to support the redevelopment.
**450 High St**  
011-05-034

**Area #4 - South High Street**

<table>
<thead>
<tr>
<th>Ward:</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning:</td>
<td>BC</td>
</tr>
<tr>
<td>Acres:</td>
<td>0.045</td>
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<tr>
<td>Bldg. Type:</td>
<td>STORE</td>
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<tr>
<td>Condition:</td>
<td>Fair</td>
</tr>
<tr>
<td>Bldg. Size:</td>
<td>6,000 GSF</td>
</tr>
</tbody>
</table>

**Owner:** E + D TRUST  
**Address:** 955 HAMPDEN STREET  
HOLYOKE, MA 01040

**Total Value:** $45,800  
**Land:** $12,800  
**Building:** $33,000

**Vacant?** Yes  
**Tax Title?** Yes

**Action:** Acquisition

**Description:**
This and two adjacent vacant buildings contributes to blighted conditions on High Street. Assemblage of these properties for redevelopment with the adjacent Hapco, City owned and privately owned properties on this block of High Street (already part of the URP), would present the opportunity to create quality housing and light commercial/retail uses to an entire city block. A municipal parking lot across High Street could be utilized for parking to support the redevelopment.
446 High St
011-05-035

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.045
Bldg. Type: STORE
Condition: Fair
Bldg. Size: 6,720 GSF

Owner: E + D TRUST
Address: 955 HAMPDEN STREET
          HOLYOKE, MA 01040

Total Value: $57,300
Land: $12,800
Building: $44,500

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This and two adjacent vacant buildings contributes to blighted conditions on High Street. Assemblage of these properties for redevelopment with the adjacent Hapco, City owned and privately owned properties on this block of High Street (already part of the URP), would present the opportunity to create quaility housing and light commercial/retail uses to an entire city block. A municipal parking lot across High Street could be utilized for parking to support the redevelopment.
Holyoke Urban Renewal Plan - 2020 Major Plan Update

588 High St
010-01-020

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.051
Bldg. Type: STORE
Condition: Very Poor
Bldg. Size: 11,200 GSF

Owner: CITY OF HOLYOKE
Address: 536 DWIGHT STREET
HOLYOKE, MA 01040

Total Value: $33,800
Land: $14,800
Building: $19,000

Vacant? Yes
Tax Title? No

Action: Transfer

Description:
This vacant and deteriorated building contributes to blight and presents a potential public safety hazard in the area. Redevelopment of this property into mixed use project has potential for job creation, increased tax revenue and added curb appeal. Demolition of the deteriorating building is also a possibility, with aggregation of the property or new development in the character of the neighborhood desirable in its place.
16 Commercial St
019-01-017

Area #4 - South High Street
Ward: 1
Zoning: IG
Acres: 0.324
Bldg. Type: WAREHOUSE
Condition: Very Poor
Bldg. Size: 31,280 GSF

Owner: K.M.D. CORPORATION
C/O DAN MCMAHON
Address: 409 SUMNER AVE
SPRINGFIELD, MA 01109

Total Value: $36,900
Land: $25,900
Building: $11,000

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This vacant and deteriorated complex of commercial buildings contributes to blight in the area. Redevelopment of this complex into new commercial use presents the opportunity for additional jobs and increased value for the area, which has begun seeing private reinvestment in residential properties.
Commercial St
019-01-018

Area #4 - South High Street
Ward: 1
Zoning: IG
Acres: 0.220
Bldg. Type: WAREHOUSE
Condition: Very Poor
Bldg. Size: 19,530 GSF

Owner: K.M.D. CORPORATION
C/O DAN McMahan
Address: 409 SUMNER AVE
SPRINGFIELD, MA 01108

Total Value: $29,100
Land: $23,200
Building: $5,900
Vacant? Yes
Tax Title? Yes
Action: Acquisition

Description:
This vacant and deteriorated complex of commercial buildings contributes to blight in the area. Redevelopment of this complex into new commercial use presents the opportunity for additional jobs and increased value for the area which has begun seeing private reinvestment in residential properties.
Worcester Pl
019-01-019

Area #4 - South High Street

Ward: 1
Zoning: IG
Acres: 0.100
Bldg. Type: WAREHOUSE
Condition: Very Poor
Bldg. Size: 4,347 GSF

Owner: K.M.D. CORPORATION
C/O DAN MCMAHON
Address: 409 SUMNER AVE
SPRINGFIELD, MA 01108

Total Value: $22,500
Land: $20,000
Building: $2,500

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This vacant and deteriorated complex of commercial buildings contributes to blight in the area. Redevelopment of this complex into new commercial use presents the opportunity for additional jobs and increased value for the area which has begun seeing private reinvestment in residential properties.
High Street
011-08-003

Area #4 – South High Street
Ward: 1
Zoning: BC
Acres: 0.452
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
DEPT OF PUBLIC WORKS
Address: 63 NO CANAL ST
HOLYOKE, MA 01040

Total Value: $45,100
Land: $45,100
Building: $0

Vacant? Yes – Municipal Parking Lot
Tax Title? No

Action: Transfer

Description:
This parcel is currently an underutilized municipal parking lot to support business along High Street and housing along Maple Street. The facility could be rehabilitated to support redevelopment of the Haberman Hardware and Hapco Buildings (446-490 High Street) directly across the street.
20 Worcester Place
010-01-016

Area #4 – South High Street

Ward: 1
Zoning: IG
Acres: 0.10
Bldg. Type: -
Condition: -
Bldg. Size: -

Owner: Valley Opportunity Council, Inc.
Address: 300 High Street
Holyoke, MA 01040

Total Value: $32,200
Land: $32,200
Building: -

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
Aggregation of this parcel with a neighboring empty lot would lead to new construction for residential infill in the character of the neighborhood. This area has recently seen new private investment.
Worcester Place
010-01-015

Area #4 – South High Street

Ward: 1
Zoning: IG
Acres: 0.103
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: N & I Realty
SPEAR MAURICE
Address: 54 PINE GROVE RD
SOUTH HADLEY, MA 01075

Total Value: $22,100
Land: $22,100
Building: $0

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:
This parcel contributes to the appearance of neglect and blight in neighborhood. Aggregation of this parcel with a neighboring empty lot would lead to new construction for residential infill in the character of the neighborhood. This is the only parcel on this side of the block that is in different ownership, in an area that is recently seen new private investment.