

Area 4

South High Street



Holyoke, MA

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.

399 High St

011-07-002

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

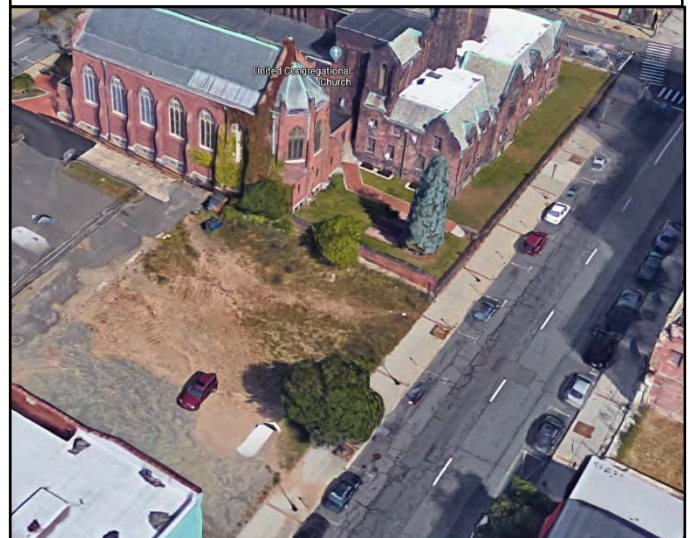
Total Value: \$2,900
Land: \$2,900
Building: \$ 0

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: DHALI WAL GURNINDER S.
Address: 550 WESTFIELD RD
HOLYOKE, MA 01040

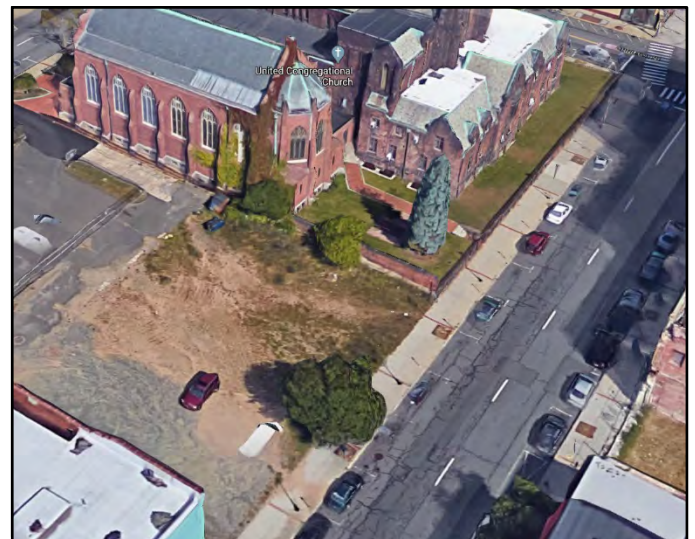
Total Value: \$3,400
Land: \$3,400
Building: \$ 0

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

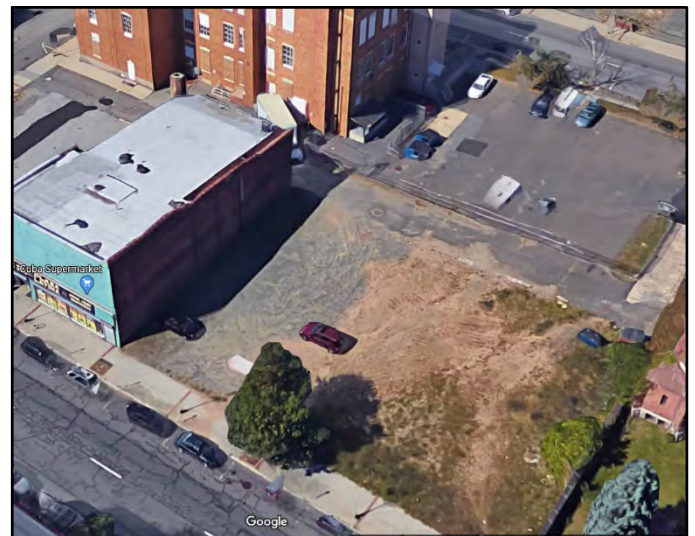
Total Value: \$33,700
Land: \$32,100
Building: \$ 0

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

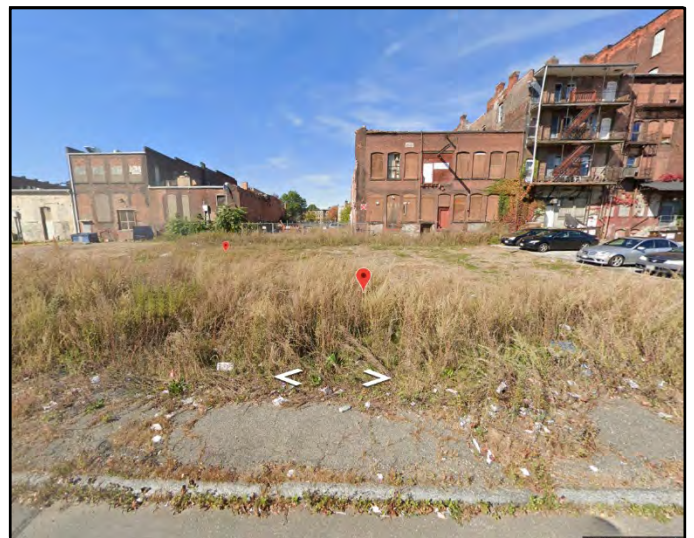
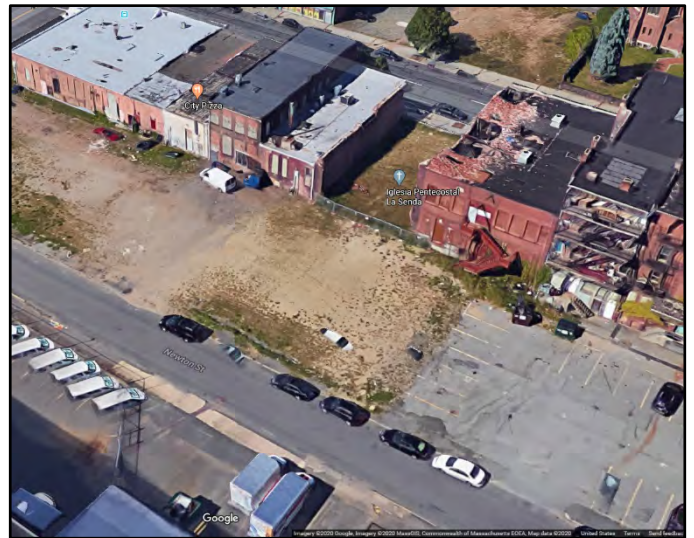
Total Value: \$32,100
Land: \$32,100
Building: \$ 0

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

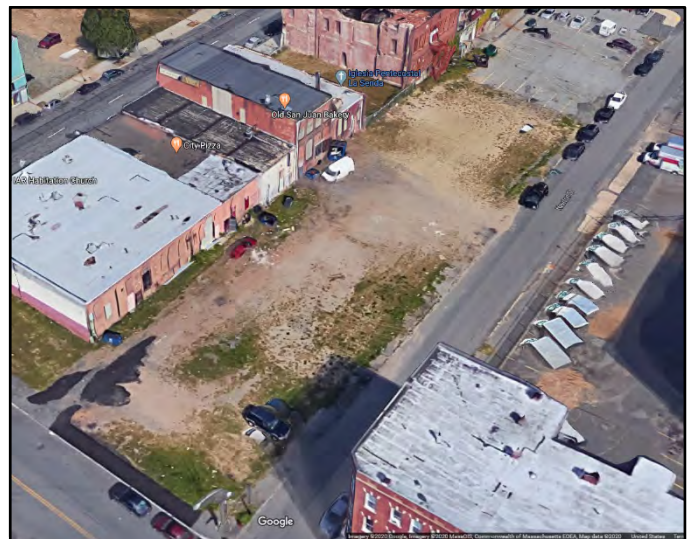
Total Value: \$33,100
Land: \$33,100
Building: \$ 0

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

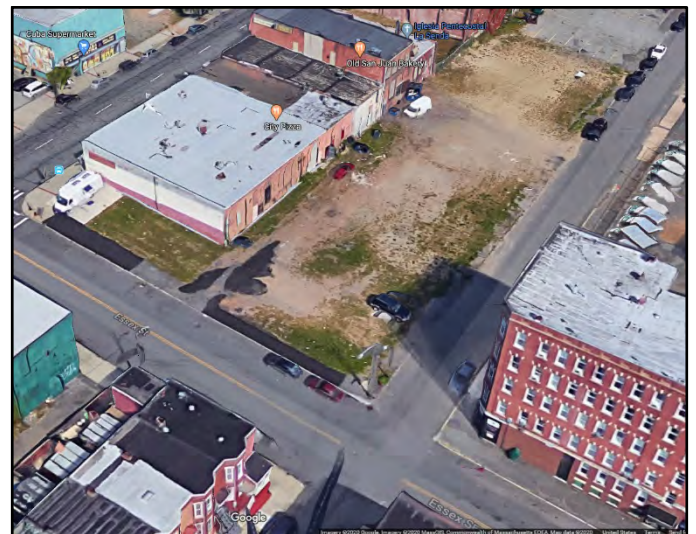
Total Value: \$32,100
Land: \$32,100
Building: \$ 0

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 High 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

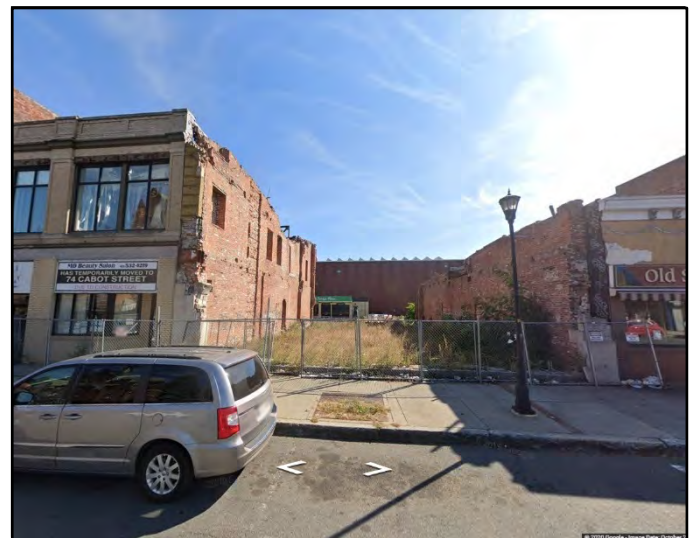
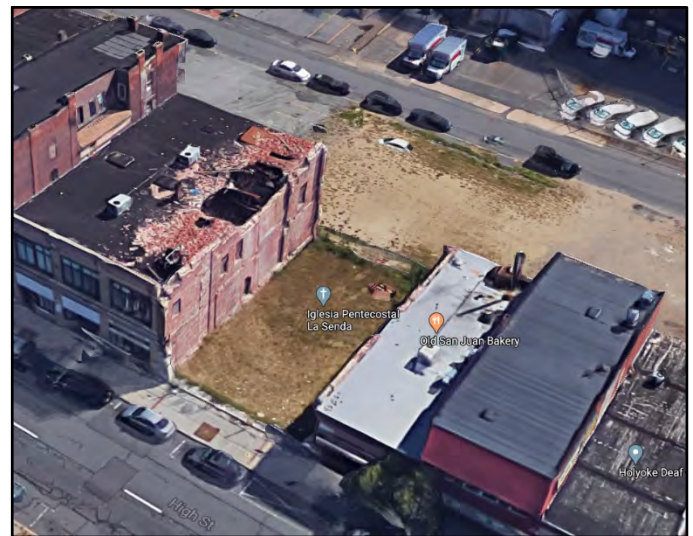
Total Value: \$21,700
Land: \$21,700
Building: \$ 0

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.



460 High St

011-05-033

Area #4 - South High Street

Ward: 1
Zoning: BC
Acres: 0.196
Bldg. Type: STORE
Condition: Fair
Bldg. Size: 9,135 GSF

Owner: HABERMAN ESTHER
HABERMAN DONALD J
TRS

Address: 955 HAMPDEN STREET
HOLYOKE, MA 01040

Total Value: \$115,300
Land: \$24,800
Building: \$90,500

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 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

Ward: 1
Zoning: BC
Acres: 0.045
Bldg. Type: STORE
Condition: Fair
Bldg. Size: 6,000 GSF

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

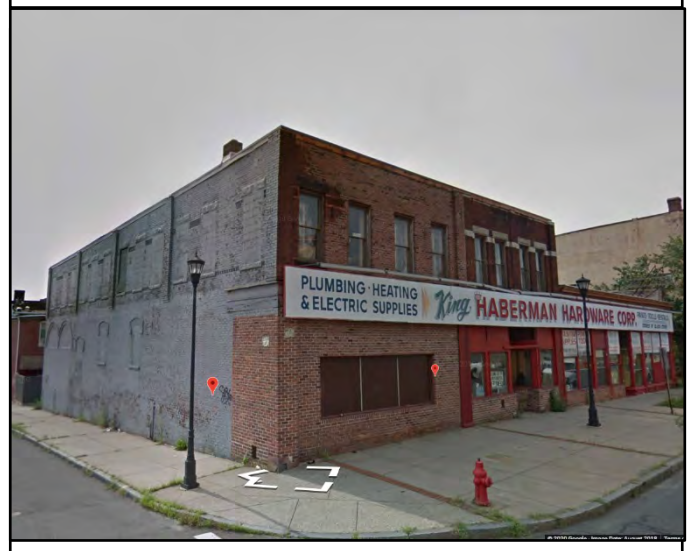
Total Value: \$57,300
Land : \$12,800
Building: \$44,500

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 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.



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 MCMAHON
Address: 409 SUMNER AVE
SPRINGFIELD, MA 01108

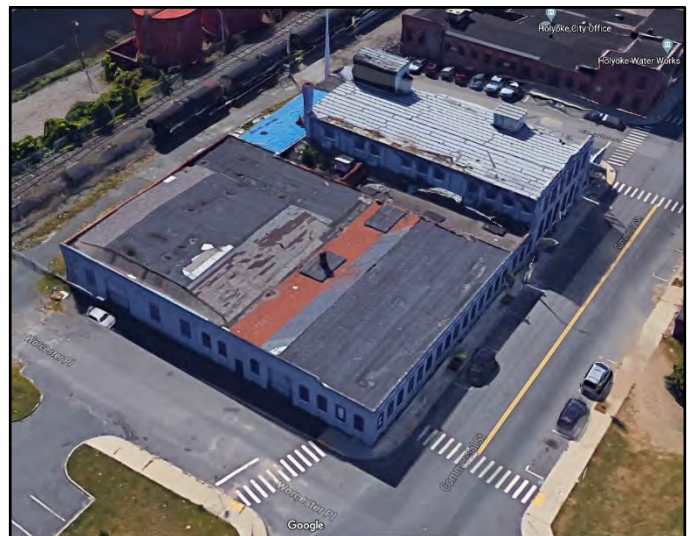
Total Value: \$29,100
Land: \$23,200
Building: \$5,900

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

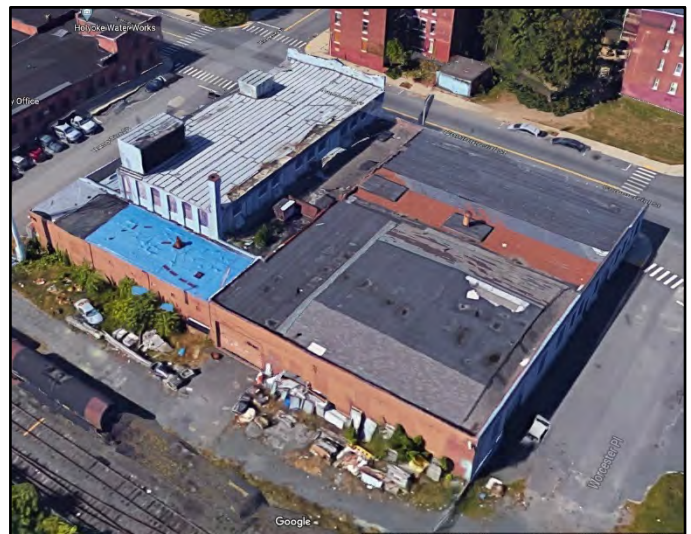
Total Value: \$22,500
Land: \$20,000
Building: \$2,500

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

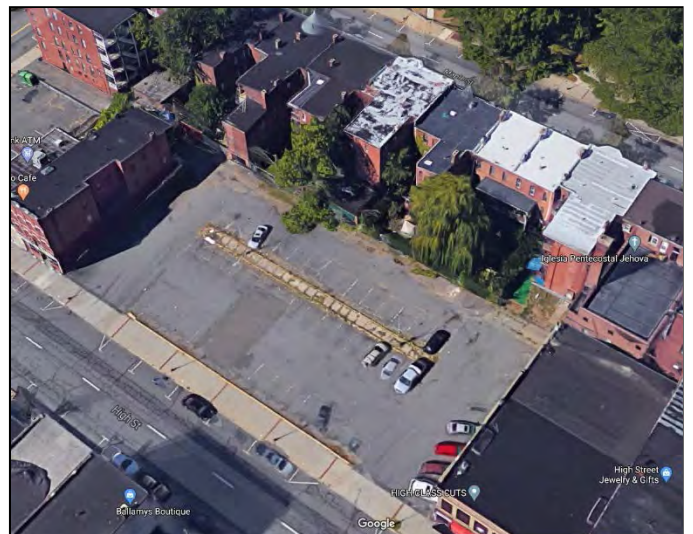
Total Value: \$45,100
Land: \$45,100
Building: \$0

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

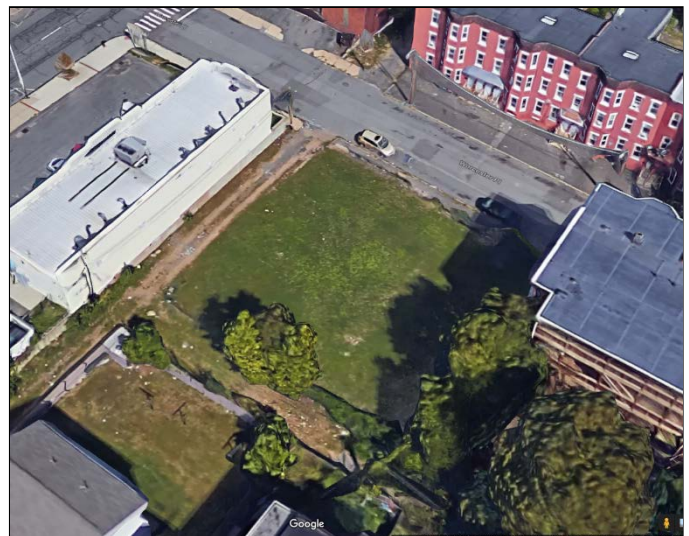
Total Value: \$32,200
Land: \$32,200
Building: -

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.

