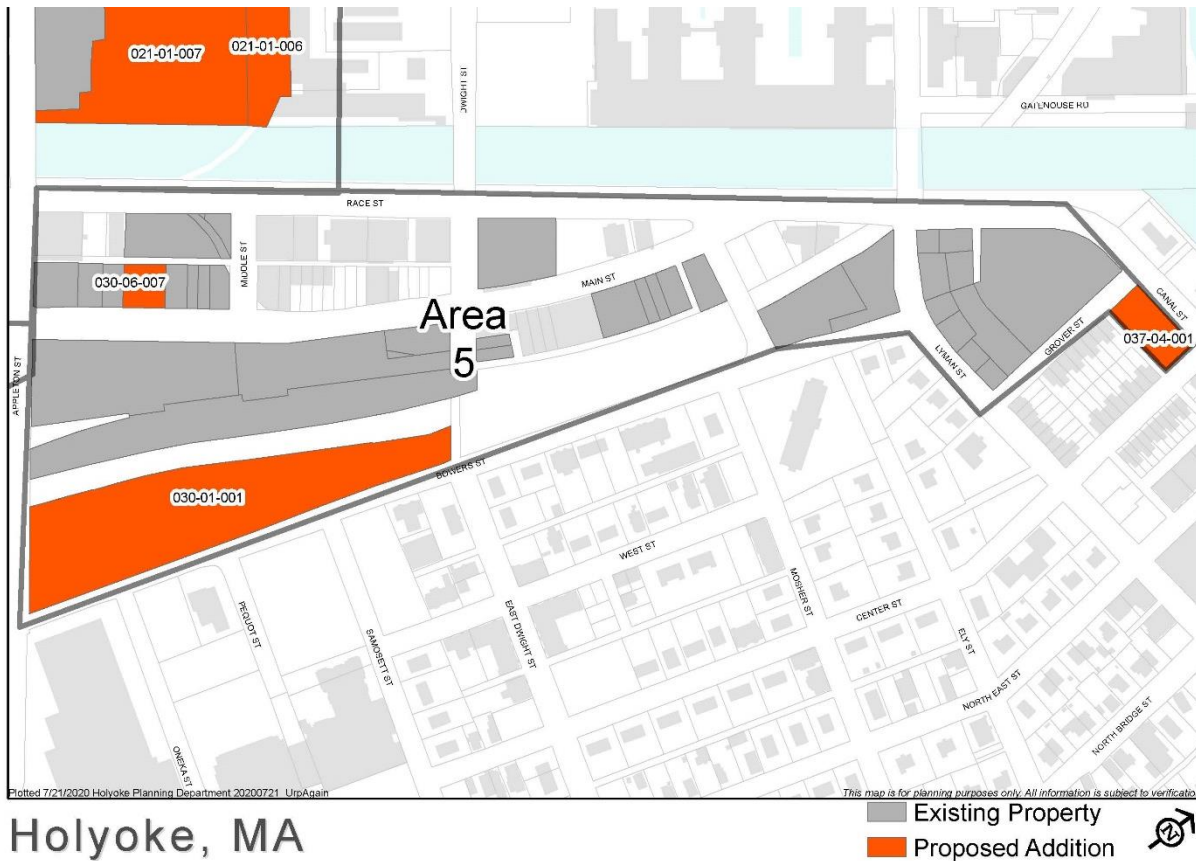


Area 5

Passenger Rail TOD



Holyoke, MA

This area includes the site of the new passenger rail stop at the bottom of Dwight Street along with associated parking and multi-modal access. Actions in the area include the HRA acquisition and redevelopment, as well as support for private redevelopment, of vacant buildings and lots, additional parking, streetscape improvements (Lyman and Main), extension of the Canal walk along Race Street, and improved pedestrian connections to the Flats. Other actions that will require the HRA to team with other entities include: efforts concerning the rehabilitation and redevelopment of the old train station in a manner that embraces the historic character of the building; efforts to improve the connectivity to the PVTa bus system such that the rail and bus transit systems operate efficiently and in tandem; and development of retail (grocery), commercial, restaurant and additional parking in this area. Arts inclusion and green spaces should be encouraged as part of any redevelopment efforts. Additional properties have been added to complement existing neighborhoods or planned improvements.

107 Appleton St

030-01-001

Area #5 - Passenger Rail TOD

Ward: 1
Zoning: IG
Acres: 3.594
Bldg. Type: MILL
Condition: Fair
Bldg. Size: 38,581 GSF

Owner: EASTWOOD REALTY INC
Address: PO BOX 381
HOLYOKE, MA 01041

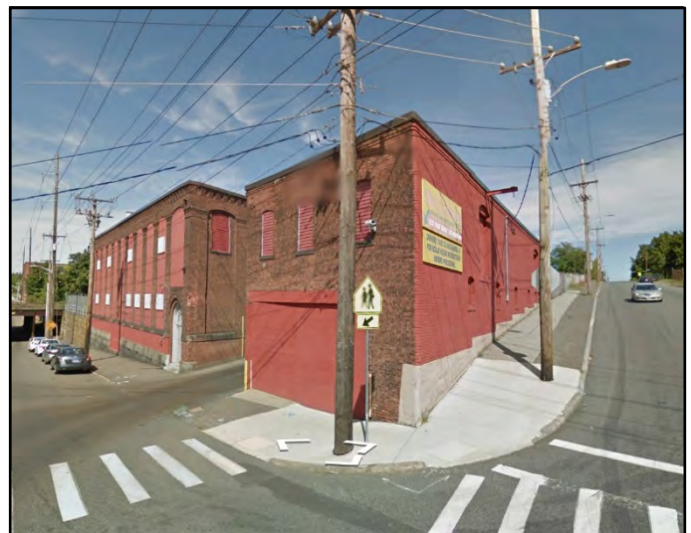
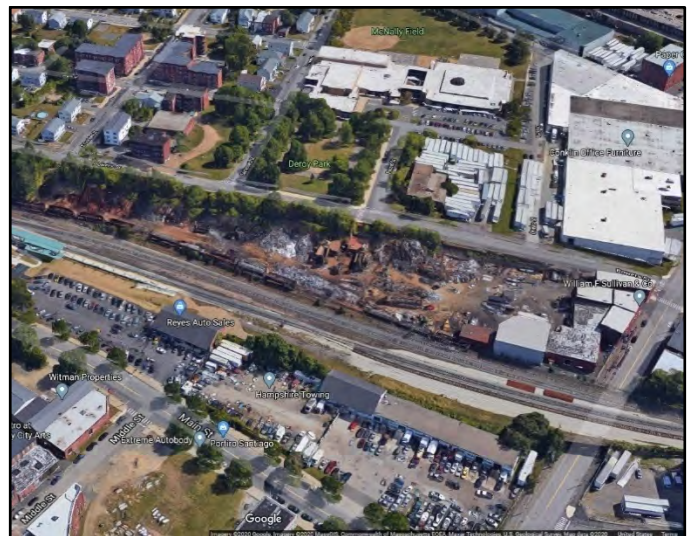
Total Value: \$436,600
Land: \$125,300
Building: \$303,500

Vacant? No
Tax Title? No

Action: Acquisition

Description:

This site is a scrap metal transfer station, a grandfathered use that is otherwise no longer allowed in Holyoke. It contributes to blight in the area and is close to residences and a public elementary school. The long and narrow shaped property adjacent to a railroad line would likely require substantial site improvements. Proactive steps should be taken to examine reuse strategies, as the site is significantly constrained for future redevelopment.



161 Main St

030-06-007

Area #5 - Passenger Rail TOD

Ward: 1
Zoning: IG
Acres: 0.220
Bldg. Type: STORE
Condition: Average
Bldg. Size: 9,600 GSF

Owner: DAVIGNON PROPERTIES, LLC
Address: 167 MAIN ST
HOLYOKE, MA 01040

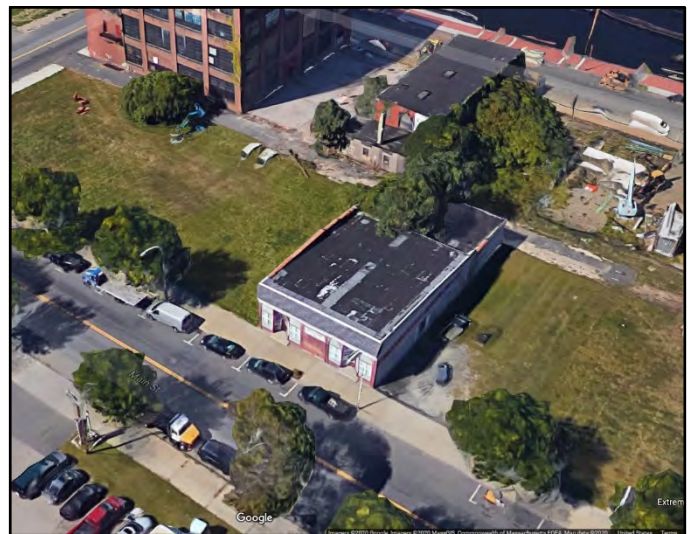
Total Value: \$129,500
Land: \$25,500
Building: \$102,800

Vacant? No
Tax Title? No

Action: Acquisition

Description:

Redevelopment of this property, which features a small commercial building, would compliment investment large-scale investments being made around the building in the rest of the City block.



31 Canal St

037-04-001

Area #5 - Passenger Rail TOD

Ward: 1
Zoning: BH
Acres: 0.371
Bldg. Type: REPAIR GAR
Condition: Average
Bldg. Size: 1,490 GSF

Owner: ROMAN FRANCISCO
Address: 58 FREEMAN TERRACE
SPRINGFIELD, MA 01104

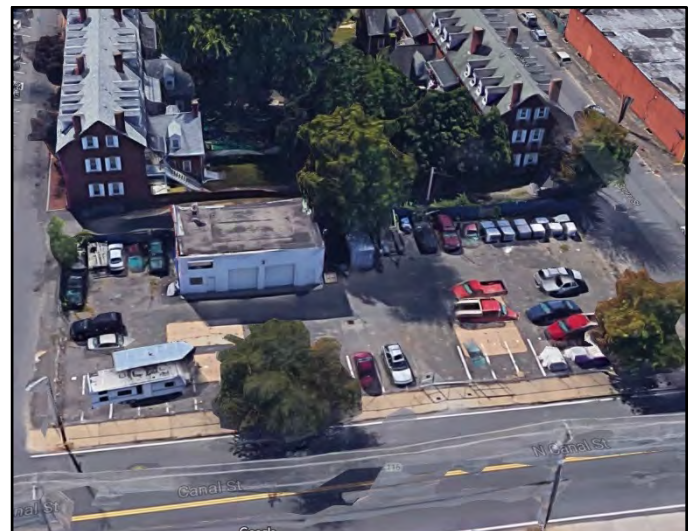
Total Value: \$76,200
Land: \$29,800
Building: \$32,000

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:

This underutilized, former auto related business is not well maintained and not compatible with the neighboring historic Hadley Falls Company Housing National Register District and other business activity in the area. Redevelopment of this property would increase local property values on the surrounding area, and/or could serve as a well landscaped green space and off-street parking to serve the residential neighborhood.



2 Bowers Street

033-03-001

Area #5 – Passenger Rail TOD

Ward: 1
Zoning: DR
Acres: 0.379
Bldg. Type: INDUSTRIAL
Condition: POOR
Bldg. Size: 2,304 GSF

Owner: RACE STREET PROPERTIES LLC
Address: 460 RACE ST
HOLYOKE, MA 01040

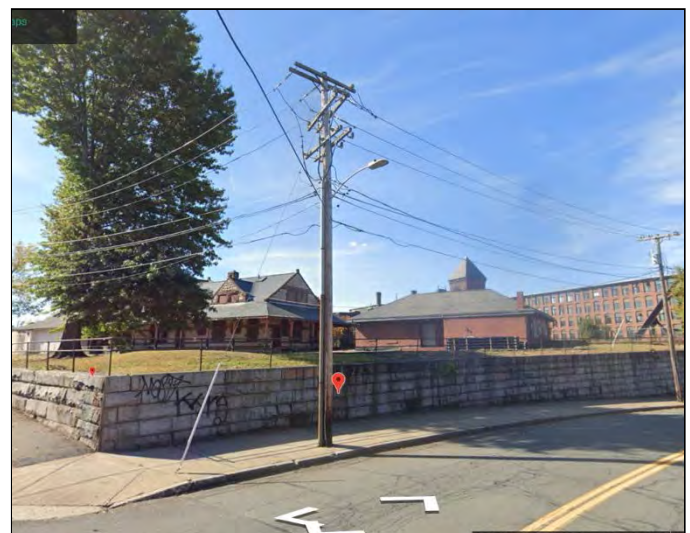
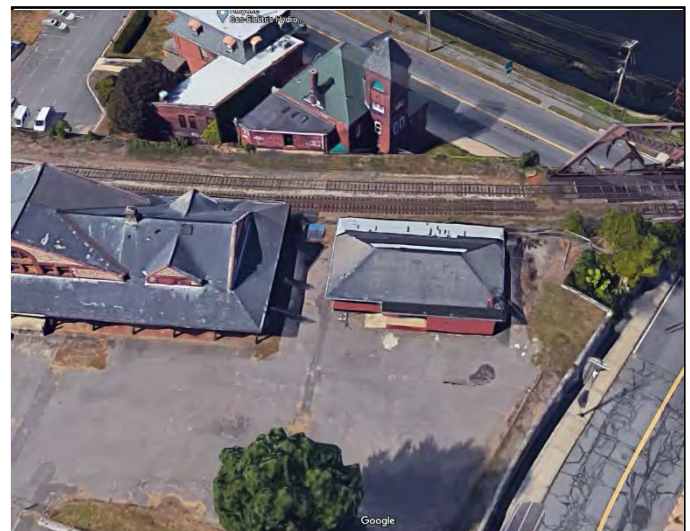
Total Value: \$49,200
Land: \$37,000
Building: \$12,200

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:

This vacant and deteriorated building is part of the former Holyoke Train Station designed by H.H. Richardson, considered among the greatest American architects. The property contributes to the appearance of blight in the area. This building, with the adjacent parcel and building, should be reused in a creative way that preserves a historic landmark building and becomes an asset to the surrounding neighborhood. This property was originally listed in the Urban Renewal Plan as a partnership.



12 Bowers Street

033-03-002

Area #5 – Passenger Rail TOD

Ward: 1
Zoning: DR
Acres: 0.583
Bldg. Type: WAREHOUSE
Condition: FAIR
Bldg. Size: 11,076 GSF

Owner: RACE STREET PROPERTIES LLC
Address: 460 RACE ST
HOLYOKE, MA 01040

Total Value: \$111,300
Land: \$42,700
Building: \$68,600

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:

This vacant and deteriorated building is the former Holyoke Train Station designed by H.H. Richardson, considered among the greatest American architects. The property contributes to the appearance of blight in the area. This building, with the adjacent parcel and building, should be reused in a creative way that preserves a historic landmark building and becomes an asset to the surrounding neighborhood. This property was originally listed in the Urban Renewal Plan as a partnership.

