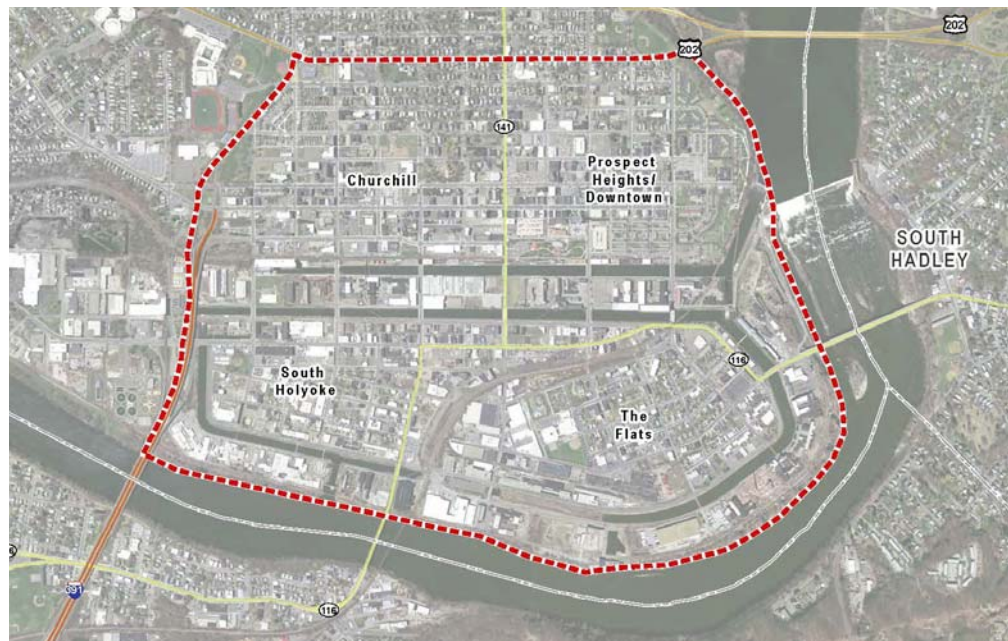


1

12.02(1): Characteristics

This section presents the required plans and/or maps of the proposed Center City Plan (CCP) area and the adjacent surrounding area, as required for a state-approved Urban Renewal Plan (URP), in accordance with 760 CMR 12.02(1). The required maps as well as supplemental graphics aim to demonstrate the need for improvements in the City of Holyoke. This section also includes a narrative explaining these plans and/or maps as well as references to other sections of the CCP for further detail.



List of URP Graphics

The plans and information presented herein are included to show the existing characteristics of the Project Area, which support the findings that the Project Area qualifies as an Urban Renewal Area. In addition, many of the plans included in this section show future conditions and recommendations, and are included here to meet State requirements for URPs. Most of this information is based on the City GIS maps. Below is a list of the maps and figures provided in this URP.

Required Maps:

- A-3. Project Boundary and Topography
- B-1. Boundary of Proposed Clearance and Rehabilitation Areas
- C-1. Existing Property Lines, Building Footprints and Parking Areas
- C-2. Proposed Property Lines, Building Footprints and Parking Areas
- D-1. Existing Land Use As Per City of Holyoke Land Use Codes
- D-2. Existing Zoning
- E-1. Proposed Land Use
- E-2. Proposed Zoning - NA*
- F-1. Existing Thoroughfares Public Right-of-Ways and Easements
- F-2. Proposed Thoroughfares, Public Right-of-Ways and Easements - NA*
- G-1. Parcels to be Acquired
- H-1. Lots to be Created for Disposition
- I-1. Buildings to be Demolished
- J-1. Buildings to be Rehabilitated
- K-1. Lots for Buildings to be Constructed

Supplemental Graphics:

- A-1. Urban Renewal Plan Area Location
- A-2. Urban Renewal Plan Area Context
- A-4. FEMA Floodplain Delineation Map
- D-3. Existing Special Overlay Districts
- L-2. Holyoke Center City Revitalization and Development Plan



* No changes proposed to existing therefore Not Applicable (NA)

[TO INSERT MAPS HERE]

Project Area and Ownership

The following sections briefly describe the required and supplemental graphics that illustrate the existing conditions and characteristics of the area designated proposed for revitalization under this URP (the “Project Area”).



Project Area Description (Figures A-1 and A-2)

The City of Holyoke is located in Hampden County on the banks of the Connecticut River bordered by West Springfield on the south; Westfield, Southampton, and Easthampton on the west; and separated from South Hadley and Chicopee by the Connecticut River on the east. Holyoke is 90 miles west of Boston; 34 miles north of Hartford, Connecticut; and 150 miles from New York City. Refer to Figure A-1 for a location map of the Project Area.

Holyoke is a densely populated city of approximately 23 square miles, with most of its approximately 39,880 residents in the urban core, industrial, commercial and suburban half of the City between the river and mountain range.¹ Holyoke, as an older industrial city, exists today because of the Connecticut River and its falls at the bend between Holyoke and South Hadley. In contrast to the urban core is West Holyoke, located on the west side of East Mountain and is mostly suburban, and Ingleside, which has larger commercial parks and the Holyoke Mall.

The area designated for revitalization under this URP (the “Project Area”) consists of approximately 749.24 acres (32.6 million square feet), including streets and water area, in and around the historic downtown and industrial canal/waterfront area. The URP Area is improved with nearly 21.8 million square feet of building area, including approximately 11.9 million square feet in taxable commercial and industrial buildings and 5.9 million square feet in taxable residential buildings as well as 3.9 million square feet of tax-exempt properties.² The Project Area has frontage on the Connecticut River and includes the downtown Canal District with a power-generating human-made canal system. The Project Area is generally bounded by the Connecticut River to the northeast, east and southeast, Interstate 391 (I-391) and Resnic Boulevard to the south/southwest, and Beech Street (Route 202) to the west. The Project Area includes the entire Center City area, which is comprised of



¹ U.S. Census Bureau, 2010 Population .

² RKG Associates, Inc., *Baseline Economic Conditions & Market Characteristics: The City Center Urban Renewal District, Holyoke, Massachusetts*, October 2010.

census tracks 8114, 8115, 8116, and 8117. Specifically, as shown on Figure A-2, the Project Area consists of the following boundaries:

<i>Interstate 391 (I-391)</i>	From the Connecticut River riverfront to High Street
<i>Resnic Boulevard</i>	From High Street to Beech Street
<i>Beech Street (Route 202)</i>	From Resnic Boulevard to the railroad line almost at the Connecticut River riverfront
<i>Connecticut River</i>	Beginning at Beech Street along the northeastern, eastern, and southeastern riverfront areas to I-391

Figure A-2 provides an aerial image with the Project Area boundaries and four neighborhoods. The Project Area includes the neighborhoods of:

- South Holyoke;
- The Flats;
- Downtown/Prospect Heights; and
- Churchill.

These neighborhoods once comprised the urban core and industrial hub of the City and include a central business district along Main, High and Maple Streets, manufacturing sites along the canals, industrial employee housing developments, and commercial uses. Significant disinvestment has occurred over the years as once flourishing industries went out of business or relocated, leaving many vacant and underutilized parcels and buildings.



Project Area Topography (Figure A-3)

The topography within the Project Area generally slopes downward from the west towards Main Street from the Churchill and Prospect Heights/Downtown neighborhoods. The neighborhoods of The Flats and South Holyoke are at similar elevations along the Connecticut River, with just a small ridge along separating the railroad tracks and The Flats.



Project Area Floodplain (Figure A-4)

Figure A-4 shows the portion of the Project Area that falls within designated 100-year and 500-year floodplain areas based on the 2010 Federal Emergency Management Agency (FEMA) flood plain map. Two small areas of the Project Area fall within the 100-year floodplain: the southernmost portion of the Project Area at I-391; and the north and northeastern edge of land along the Connecticut River. A larger portion of the Project Area falls within the 500-year floodplain, including South Holyoke and in

the northern portion of the Project Area between 2nd Level Canal and the River fall within the 500-year floodplain (Figure A-4).



Areas Proposed for Clearance and Rehabilitation (Figure B-1)

Figure B-1 highlights the areas proposed for clearance and for rehabilitation.

Most of the sites identified for clearance can be classified as spot clearance, meaning they constitute individual parcels or only a few adjacent parcels. The only “Clearance Area” is in South Holyoke, which comprises a number of contiguous parcels as outlined on the plan. This is a clearance area because more than 50% of the floor area of the remaining buildings is either functionally obsolete or not reasonably capable of being rehabilitated for productive use.

In total, 10 of the 15 buildings proposed for clearance are either partially demolished already or have been determined to be a public safety concern by the City and should be demolished, and 10 buildings are also vacant. Buildings proposed for rehabilitation appear feasible for restoration and reuse, and have architectural, historic or some other characteristics that contribute to the goals of this URP. However, more in-depth building evaluation will be needed to determine if rehabilitation is a viable option for some.



Existing Properties and Property Ownership (Figures C-1 and C-2)

Figure C-1 shows the existing property lines, building footprints, and parking areas. According to the City’s Assessor’s Office data, there are 1,983 individual parcels within the Project Area boundary (including water area for the three canals) totaling approximately 749.24 acres (32.6 million square feet). The URP Area also includes 1.82 acres of Right-of-Way area. A majority of the parcels are privately-owned; however, roughly one-third of the parcels are owned by various entities of the City of Holyoke. Refer to Chapter 2, *Eligibility* for a detailed description of existing property ownership within the Project Area.

Figure C-2 shows the proposed property lines, building footprints, and parking areas. Refer to Chapter 3, *Project Objectives* for detailed descriptions of the proposed public actions and anticipated redevelopment initiatives for the above-referenced sites.

Land Use and Zoning (Figures D-1 – D-3, E-1 and E-2)

Figure D-1 shows the existing land uses within and adjacent to the Project Area based on the City's land use data. Figure D-2 shows the existing zoning districts applicable to the Project Area. Figure D-3 shows the existing special overlay districts. Refer to Chapter 2, *Area Eligibility* for a detailed description of the existing land uses and zoning.

Figures E-1 shows the proposed land uses as a result of the URP. A proposed Zoning map has not been included as no zoning changes are being proposed. Refer to Chapter 3, *Project Objectives* for a detailed description of these proposed changes to the Project Area as they relate to land use and zoning.

Access and Transportation (Figures F-1 and F-2)

Figure F-1 shows the existing thoroughfares, public rights of way and easements within and adjacent to the Project Area. Refer to Chapter 2, *Area Eligibility* for a detailed description of the existing access and transportation conditions.

Figure F-2 is not included as there are no changes to the existing thoroughfares, public rights of way and easements within and adjacent to the Project Area.

Property Acquisition, Disposition and Building Demolition, Rehabilitation and Construction

This section presents the report graphics that illustrate the proposed parcels to be acquired, lots to be created for disposition, and the buildings to be demolished, rehabilitated and/or constructed as part of this URP.

■

Parcels to be Acquired (Figure G-1)

Figure G-1 shows the parcels slated for acquisition by the HRA for implementation of this URP. Table 1-1 lists those privately owned parcels that will be acquired as part of the project initiatives, with their present use and proposed new use.

**Table 1-1
Private Properties to be Acquired**

Parcel ID	Address ¹	Owner	Land Area (Acre)	Current Use	Proposed Use
Area #1					
006-08-008	737 DWIGHT ST	PECHUKAS, ROLF	0.13	Vacant Land	Mixed: residential/retail
062-02-010	787 DWIGHT/111 PINE ST	SIMOV, ELMIR	0.36	Occupied Residential	Mixed: residential/retail
062-03-001A	DWIGHT ST	LAJZER, STEPHEN J	0.08	Vacant Land	Mixed: residential/retail
Area #2					
012-02-012	567 DWIGHT ST	PEREZ, JOSE A	0.11	Vacant Building	Commercial
012-02-013	579 DWIGHT ST	STEIN, KENNETH P	0.11	Vacant Building	Commercial
012-06-009	630 DWIGHT ST	POWER TEST REALTY COMPANY	0.34	Vacant Building	Commercial
Area #3					
004-01-002	CHESTNUT ST	ROMAN CATHOLIC BISHOP OF SPRINGFIELD	0.17	Vacant Land	Educational/Residential
004-01-004	264 ELM ST	ROMAN CATHOLIC BISHOP OF SPRINGFIELD	0.31	Vacant Land	Educational/Residential
004-01-005	250-256 ELM ST	EPSTEIN AND WEISS, LLP	0.41	Vacant Land	Educational/Residential
004-01-006	168-184 CABOT ST	HOLYOKE HOUSING AUTHORITY	0.13	Vacant Land	Educational/Residential
004-01-007	CABOT ST	HOLYOKE HOUSING AUTHORITY	0.13	Vacant Land	Educational/Residential
004-02-010	74 HAMPSHIRE ST	LYNWOOD REALTY	0.21	Vacant Land	Residential
004-04-002	ELM ST	REYES, OSCAR	0.15	Vacant Land	Residential
004-06-009	SARGEANT ST	224-224A WASHINGTON STREET INC	0.44	Vacant building	TBD
Area #4					
011-03-006	115 CABOT ST	SHNAYDER, ILYA M	0.18	Vacant Building	Residential
011-03-008	118 NEWTON ST	ROMANENKO, YURI	0.1	Vacant Land	Residential
011-05-026	123-125 NEWTON ST	THE STAFFORD GROUP, LLC	0.1	Vacant Land	Residential
011-05-029	HIGH ST	HABERMAN, ESTHER	0.05	Vacant Land	Mixed: residential/commercial
011-05-028	HIGH ST	HABERMAN HARDWARE CORP	0.11	Vacant Land	Mixed: residential/commercial
011-05-030	HIGH ST	HABERMAN, ESTHER	0.05	Vacant Land	Mixed: residential/commercial
011-05-031	480 HIGH ST	HALPERN, HERBERT	0.1	Vacant Building	Mixed: residential/commercial
011-05-031A	490 HIGH ST	HALPERN, R, CARMAN L J	0.1	Vacant Building	Mixed: Residential/Commercial
011-05-032	468 HIGH ST	HALPERN, HERBERT M	0.1	Vacant Building	Mixed: Residential/Commercial
013-04-006	30 JOHN ST	HENDRICKS, JAMES C	0.05	Vacant Building	Commercial

Area #5

030-01-002	170 MAIN STREET	JOHNSON, WILLIAM E	1.07	Active Commercial Businesses	Mixed: train platform/commercial
033-05-006	MAIN STREET	JOHNSON, WILLIAM E	0.99	Active Commercial Businesses	Mixed: train platform/commercial
033-04-002	319-323 DWIGHT ST	LEFEBVRE, NORMAN KENT	0.05	Vacant Land	Mixed: train platform/commercial
033-04-003	DWIGHT ST	LEFEBVRE, NORMAN KENT	0.04	Vacant Land	Mixed: train platform/commercial
030-06-002	MAIN ST	AMERICAN WIRE OF NEW ENGLAND	0.11	Vacant Land	Mixed: commercial
030-06-004	137-139 MAIN ST	MAIN STREET INC.	0.05	Vacant Land	Mixed: commercial
030-06-016	130 RACE STREET	SCHOOL TRANSITION AND EMPLOYMENT PROJECT	0.07	Vacant Building	Mixed: commercial
030-06-015	RACE STREET	PAN AM SOUTHERN LLC	0.05	Vacant Land	Mixed: commercial
033-04-010	MAIN ST	HOLYOKE AUTO PARTS	0.25	Vacant Land	Mixed: commercial
033-04-011	24 MAIN ST	CUSHING, DONALD L	0.06	Vacant Land	Mixed: commercial
033-04-012	22 MAIN ST	MURRAY, JOANNE	0.06	Vacant Land	Mixed: commercial
033-04-013	12 MAIN ST	LIRIANO, ARLENE	0.12	Vacant Land	Mixed: commercial
033-04-015	8 MAIN ST	SILVA, GARY P	0.16	Vacant Building	Mixed: commercial
033-05-003	74 MAIN ST	MEI, RICHARD	0.22	Active Commercial Business	Mixed: train platform/commercial
033-05-003A	MAIN ST	JOHNSON, WILLIAM E	0.02	Vacant Land	Mixed: train platform/commercial
033-05-003B	MAIN ST	KRAWCZYNSKI, RICHARD	0.01	Vacant Land	Mixed: train platform/commercial
033-06-003	345 DWIGHT ST	ALTERNATIVE LEASING, LLC	0.6	Vacant Building	Mixed: residential/commercial
037-05-001	18 CANAL ST	CK REALTY LP	1.38	Active Industrial Business	Retail
037-05-002	GROVER ST	J + T REALTY	0.34	Vacant Land	Retail
037-05-003	LYMAN ST	85-105 LYMAN STREET, LLC	0.06	Parking Lot	Retail
037-05-004	LYMAN ST	85-105 LYMAN STREET, LLC	0.06	Vacant Land	Retail
037-05-005	93 LYMAN ST	85-105 LYMAN STREET, LLC	0.1	Occupied Residential	Retail
037-05-006	LYMAN ST	85-105 LYMAN STREET, LLC	0.08	Vacant Land	Retail
037-05-007	103 LYMAN ST	85-105 LYMAN STREET, LLC	0.14	Vacant Building	Retail
037-05-008	POTVIN AV	85-105 LYMAN STREET, LLC	0.1	Vacant Land	Retail
037-05-010	CANAL ST	KOBUS, PETER P	0.1	Vacant Land	Retail

Area #6

030-07-001	166-170 APPLETON ST	FOSTER J.E., LOPATA C.S.	0.11	Vacant Land	Mixed: Residential/Commercial
030-07-002	MAIN ST	FOSTER J.E., LOPATA C.S.	0.11	Vacant Land	Mixed: Residential/Commercial
030-07-003	MAIN ST	DORAN DENNIS C	0.16	Vacant Land	Mixed: Residential/Commercial
030-07-004	MAIN ST	DORAN DENNIS C	0.16	Vacant Land	Mixed: Residential/Commercial

030-07-016	172-182 APPLETON ST	DORAN DENNIS, DORAN SUSAN	0.11	Vacant Land	Mixed: Residential/Commercial
Area #8					
028-03-002	107 CLEMENTE ST	CLEMENTE ST REALTY 107 HOLYOKE MACHINE COMPANY INC	0.15	Vacant Building	Parking
028-04-008	CLEMENTE ST		0.18	Vacant Land	Residential
029-05-009	27 SARGEANT ST	BIG WHALE REALTY, LLC	0.18	Commercial Business	Mixed: Residential/Retail
029-05-010	SOUTH BRIDGE ST	BIG WHALE REALTY, LLC	0.15	Vacant Land	Mixed: Residential/Retail
029-05-011	570 SOUTH BRIDGE	BIG WHALE REALTY, LLC	0.15	Vacant Land	Mixed: Residential/Retail
029-08-001	34-42 HAMILTON ST	DEVINO, DAVID E	0.08	Vacant Land	Residential
029-08-006	569 SOUTH BRIDGE ST	SWANIGAN, WILLIE SR	0.11	Vacant Building	Residential
029-08-009	45 SARGEANT ST	OLDE HOLYOKE DEVELOPMENT CORP	0.06	Vacant Land	Residential
029-08-012	650 SOUTH EAST ST	CABOT STREET REALTY TRUST	0.08	Vacant Land	Residential
029-08-013	SOUTH EAST ST	SPEAR, JEFFREY	0.1	Vacant Land	Residential
029-08-014	640 SOUTH EAST ST	SPEAR, MAURICE	0.06	Occupied Residential	Residential
029-08-015	632 SOUTH EAST ST	BORKOWSKI, ZBIGNIEW	0.1	Vacant Building	Residential
029-08-016	624 SOUTH EAST ST	CHARNLEY, ROSEMARY	0.06	Vacant Land	Residential
Area #9					
030-03-004	CABOT ST	CMMI ACQUISITION LLC	0.08	Vacant Land	Mixed: Commercial
030-03-005	CABOT ST	CMMI ACQUISITION LLC	0.05	Vacant Land	Mixed: Commercial
030-03-006	57 CABOT ST	CMMI ACQUISITION LLC	0.16	Vacant Land	Mixed: Commercial
030-03-009	84 CLEMENTE ST	ROSA JOSE LUIS RIVERA	0.07	Vacant Land	Mixed: Commercial
031-01-020	41 CABOT ST	ALVARADO RAFAEL	0.13	Vacant Building	Retail
031-01-013	508 SOUTH BRIDGE	MARKEN PROPERTIES	0.38	Vacant Land	Retail
031-01-014	510 SOUTH BRIDGE	NAVIAH INVESTMENTS, LLC	0.15	Occupied Residential	Retail
031-01-015	501 SOUTH BRIDGE	PAPER MILL SUPPLY CO INC	0.2	Vacant Land	Retail
031-01-016	SOUTH BRIDGE ST	PAPER MILL SUPPLY CO INC	0.13	Vacant Land	Retail
031-01-017	501 SOUTH BRIDGE ST	PAPER MILL SUPPLY CO INC	0.06	Vacant Land	Retail
032-01-011	CRESCENT ST	PAN AM SOUTHERN LLC	0	Crescent St. ROW	Retail
032-01-012	CRESCENT ST	PAN AM SOUTHERN LLC	0	Crescent St. ROW	Retail
Total Acquisition (sf)			794,098		
Total Acquisition (acres)			13.83		

Source: City of Holyoke Assessor's Office parcel data, March 2009.
 1 Refer to Figure G-1.

Properties to be Acquired through Transfer (Figure G-1)

1-2 lists those parcels that will be acquired by the HRA as a land transfer from the City or HEDIC, and are listed with their present use and proposed new use.

Table 1-2
 City-Owned or HEDIC Properties to be Transferred to HRA

Parcel ID	Address ¹	Owner	Land Area (Acre)	Current Use	Proposed Use
Area #1					
006-06-009	718 DWIGHT ST	HOLYOKE CITY OF	0.2	Vacant Land	Mixed: Residential/Retail
006-08-007	Walnut Street	HOLYOKE CITY OF	0.1	Active Storage	Mixed: Residential/Retail
006-09-001	DWIGHT ST	HOLYOKE CITY OF	0.05	Vacant Land	Mixed: Residential/Retail
006-09-002	736 DWIGHT ST	HOLYOKE CITY OF	0.18	Vacant Land	Mixed: Residential/Retail
006-09-019	772 DWIGHT ST	HOLYOKE CITY OF	0.06	Vacant Land	Mixed: Residential/Retail
006-09-020	764 DWIGHT ST	HOLYOKE CITY OF	0.05	Vacant Land	Mixed: Residential/Retail
062-03-001	780 DWIGHT ST	ROBERT PAUL R ²	0.14	Community Garden	Mixed: Residential/Retail
062-03-002	123 PINE STREET	HOLYOKE CITY OF	0.13	Vacant Building	Residential
062-03-019	800 DWIGHT ST	HOLYOKE CITY OF	0.06	Vacant Land	Mixed: Residential/Retail
Area #3					
010-08-014	290-294 CHESTNUT ST	HOLYOKE CITY OF	0.18	Vacant Land	Residential
010-08-013	296 CHESTNUT ST	HOLYOKE CITY OF	0.08	Vacant Land	Residential
004-01-001	255 CHESTNUT ST	HOLYOKE CITY OF	0.29	Vacant Land	Educational/Residential
004-01-003	ELM ST	HOLYOKE CITY OF TAKING	0.21	Vacant Land	Educational/Residential
004-03-004	267 ELM ST	THOMAS, LAWRENCE E ²	0.13	Vacant Land	Residential
004-04-001	ELM ST	HOLYOKE CITY OF	0.19	Vacant Land	Residential
004-04-005	297 ELM ST	HOLYOKE CITY OF	0.15	Vacant Land	Residential
004-04-006	301 ELM ST	HOLYOKE CITY OF	0.15	Vacant Land	Residential
004-04-007	303 ELM ST	HOLYOKE CITY OF	0.19	Vacant Land	Residential
004-06-013	278 PINE ST	HAMPSHIRE PINE STREET TRUST ²	0.19	Vacant Building	Residential
Area #4					
011-03-009	NEWTON ST	HOLYOKE CITY OF	0.19	Vacant Land	Residential

011-05-027	510 HIGH ST	HOLYOKE CITY OF	0.1	Vacant Land	Mixed: Residential/Commercial
013-04-003	505 DWIGHT ST	HOLYOKE CITY OF	1.5	Parking Lot	Commercial
Area #5					
030-06-006	MAIN ST	HOLYOKE CITY OF	0.11	Vacant Land	Mixed: Residential/Commercial/ Light Industrial
030-06-008	169 MAIN ST	HEDIC	0.11	Vacant Land	Mixed: Residential/Commercial/Light Industrial
030-06-009	179 MAIN ST	HEDIC	0.13	Vacant Land	Mixed: Residential/Commercial/Light Industrial
030-06-014	RACE STREET	HEDIC	0.43	Vacant Land	Mixed: Residential/Commercial/Light Industrial
030-06-010	167-171 APPLETON ST	HEDIC	0.24	Vacant Land	Mixed: Residential/Commercial/Light Industrial
030-06-005	MAIN	HEDIC	0.06	Vacant Land	Mixed: Residential/Commercial/Light Industrial
033-05-002	APPLETON STREET	HOLYOKE GAS & ELECTRIC DEPARTMENT	1.97	Vacant Land	Mixed: Train Platform/Commercial
037-05-009	LYMAN ST	HOLYOKE GAS & ELECTRIC DEPARTMENT	0.06	Vacant Land	Retail
Area #6					
020-02-007	REAR BOND ST	HOLYOKE CITY OF	0.24	Vacant Building	Mixed: Residential/Commercial
020-02-008	130 APPLETON ST	HOLYOKE CITY OF	0.91	Vacant Building	Mixed: Residential/Commercial
021-01-008	191 APPLETON ST	HOLYOKE CITY OF	1	Vacant Land	Mixed: Residential/Commercial
Area #7					
018-01-005	84 SARGEANT ST	HOLYOKE CITY OF TAKING	4.61	Vacant Land/Building	Industrial
Area #8					
028-04-005	193 CLEMENTE ST	HOLYOKE CITY OF	0.07	Vacant Land	Residential
028-04-006	CLEMENTE ST	HOLYOKE CITY OF	0.12	Vacant Land	Residential
028-04-007	CLEMENTE ST	HOLYOKE CITY OF	0.13	Vacant Land	Residential
029-05-012	560 SOUTH BRIDGE ST	HOLYOKE CITY OF	0.41	City Park	Park
029-08-007	SOUTH BRIDGE ST	HOLYOKE CITY OF	0.1	Vacant Land	Residential
029-08-010	654 SOUTH EAST ST	HOLYOKE CITY OF	0.06	Vacant Land	Residential
029-08-011	SOUTH EAST ST	HOLYOKE CITY OF	0.06	Vacant Land	Residential
029-08-017	620 SOUTH EAST ST	HOLYOKE CIT OF - TAKING	0.09	Vacant Land	Residential
029-08-018	SOUTH EAST ST	HOLYOKE CITY OF	0.1	Vacant Land	Residential
029-08-019	44-48 HAMILTON ST	HOLYOKE CITY OF - TAKING	0.09	Vacant Land	Residential
Area #9					
030-03-007	CABOT ST	HOLYOKE CITY OF	0.09	Vacant Land	Mixed: Residential/Retail
030-03-008	61 CABOT ST	HOLYOKE CITY OF	0.08	Vacant Land	Mixed: Residential/Retail
Area #10					

	R.O.W. CRESCENT ST & SOUTHBRIDGE ST	HOLYOKE CITY OF	1.54	Right-of-way	Retail
047-01-011	160 MIDDLE WATER ST	HOLYOKE CITY OF	1.4	Vacant Building	Industrial
048-01-013	CANAL ST	HOLYOKE CITY OF	1.46	Parking Lot	Parking
051-01-009	28 WATER ST	CITY OF HOLYOKE TAKING	1.14	Vacant Building	Industrial
036-01-002	37 APPLETON ST	CITY OF HOLYOKE TAKING	4.33	Vacant Building	Industrial
Total Transferred (sf)			742,698		
Total Transferred (acres)			25.66		

Source: City of Holyoke Assessor's Office parcel data, March 2009.
 1 Refer to Figure G-1.
 2 Still in private ownership, pending transfer of ownership in Land Court

Disposition Parcels (Figure H-1)

Figure H-1 shows the lots to be created for disposition in order to stimulate redevelopment as part of this URP.



Buildings to be Demolished (Figure I-1)

Figure I-1 highlights the buildings to be demolished as part of this URP. Table 1-3 lists those buildings to be demolished as part of the project initiatives, with their present use and proposed new use.

**Table 1-3
Buildings to be Demolished**

Parcel ID	Address ¹	Owner	Building Size (GSF)	Current Use	Proposed Use
031-01-014	510 SOUTH BRIDGE ST	NAVIAH INVESTMENTS, LLC	20,630	Vacant Building	Retail
004-06-013	278 PINE ST	HAMPSHIRE PINE STREET TRUST	24,658	Vacant Building	Residential
033-05-003	74 MAIN ST	MEI, RICHARD	1,000	Active Commercial Business	Mixed: train platform/commercial
033-04-015	8 MAIN ST	SILVA, GARY P	0	Vacant Building	Mixed: Residential/Commercial
037-05-001	18 CANAL ST	CK REALTY LP	15,175	Active Industrial Business	Retail
037-05-005	93 LYMAN ST	85-105 LYMAN STREET, LLC	9,504	Occupied Residential	Retail
037-05-007	103 LYMAN ST	85-105 LYMAN STREET, LLC	15,894	Vacant Building	Retail
020-02-007	REAR BOND ST	HOLYOKE CITY OF	9,794	Vacant Building	Mixed: Residential/Commercial

Parcel ID	Address ¹	Owner	Building Size (GSF)	Current Use	Proposed Use
018-01-005	84 SARGEANT ST	HOLYOKE CITY OF	0	Vacant Building	Industrial
028-03-002	107 CLEMENTE ST	CLEMENTE ST REALTY 107	12,000	Vacant Building	Parking
029-05-009	27 SARGEANT ST	BIG WHALE REALTY, LLC	18,768	Active Commercial Business	Residential
029-08-014	640 SOUTH EAST ST	SPEAR, MAURICE	11,700	Occupied Residential	Residential
029-08-015	632 SOUTH EAST ST	BORKOWSKI, ZBIGNIEW	8,918	Vacant Building	Residential
051-01-009	28 WATER ST	HOLYOKE CITY OF	24,388	Vacant Building	Industrial
047-01-011	160 MIDDLE WATER ST	HOLYOKE CITY OF	66,941	Vacant Building	Industrial
Total			249,540		

Source: City of Holyoke Assessor's Office parcel data, March 2009.
 1 Refer to Figure I-1.

Buildings to be Rehabilitated (Figure J-1)

Figure J-1 highlights the buildings to be rehabilitated as part of this URP and Table 1-4 lists those buildings.

Table 1-4
Buildings to be Rehabilitated

Parcel ID	Address ¹	Owner	Building Size (GSF)	Current Use	Proposed Use
062-02-010	111 PINE ST	SIMOV, ELMIR	18,719	Occupied Residential	Mixed: Residential/Retail
062-03-002	123 PINE STREET	HOLYOKE CITY OF		Vacant Building	Residential
012-02-012	567 DWIGHT ST	PEREZ, JOSE A	2,704	Vacant Building	Commercial
012-02-013	579 DWIGHT ST	STEIN, KENNETH P	14,700	Vacant Building	Commercial
012-06-009	630 DWIGHT ST	POWER TEST REALTY COMPANY	3,550	Vacant Building	Commercial
004-06-009	SARGEANT ST	224-224A WASHINGTON STREET INC		Vacant Building	TBD
011-03-006	115 CABOT ST	SHNAYDER, ILYA M	16,082	Vacant Building	Residential
013-04-006	30 JOHN ST	HENDRICKS, JAMES C	9,080	Vacant Building	Commercial
030-06-016	130 RACE STREET	SCHOOL TRANSITION AND EMPLOYMENT PROJECT		Vacant Building	Mixed: Commercial
033-06-003	345 DWIGHT STREET	ALTERNATIVE LEASING, LLC	26,136	Vacant Building	Mixed: Residential/Commercial
020-02-008	130 (216) APPLETON ST	HOLYOKE CITY OF	158,280	Vacant Building	Mixed: Residential/Commercial
031-01-020	41 CABOT ST	ALVARADO, RAFAEL	5,720	Vacant Building	Retail
036-01-002	37 APPLETON ST	HOLYOKE CITY OF	395,768	Vacant Building	Industrial

Total	667,026
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Source: City of Holyoke Assessor's Office parcel data, March 2009.
1 Refer to Figure J-1.



Lots for Buildings to be Constructed (Figure K-1)

Figure K-1 highlights those lots where new buildings are to be constructed as part of this URP.

Proposed Vision and Public Improvements (Figures L-2)

Figure L-2 shows the Vision Plan for revitalization of the Project Area that the community developed as part of the visioning planning process conducted by the HRA August 2009. The Vision Plan provides the basis for this URP as an implementation strategy and tool for revitalization projects. Refer to Chapter 3, *Project Objectives* for a detailed description of the Vision and proposed public improvements.