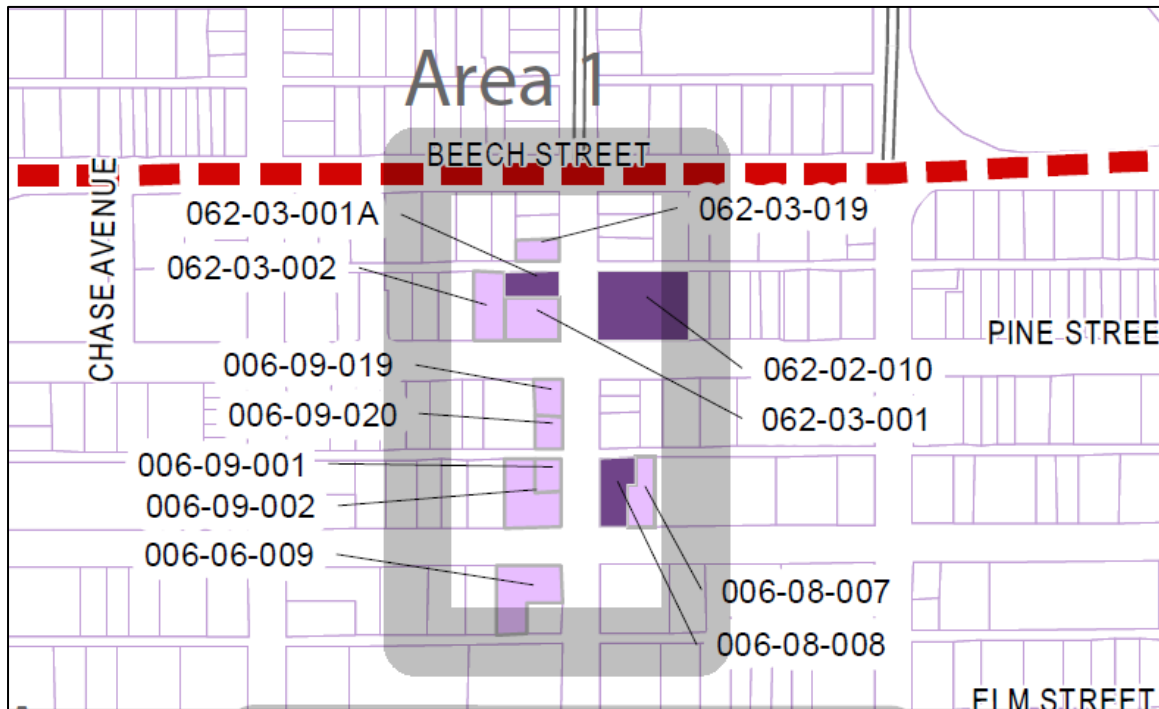


# Area 1

## Dwight Street Gateway



This area includes both sides of Dwight Street from Beech Street to Elm Street, which serves as a western gateway into the downtown area. There are a number of vacant lots and City-owned parcels along this section of Dwight Street. Streetscape enhancements were recently completed by the City through the use of CDBG-R funding. This work included new sidewalks and the installation of sustainable plant beds located to the rear of the sidewalk when possible. Recommendations include the acquisition of vacant lots, combining lots where necessary to create larger parcels, and then selling the lots to be redeveloped for mixed residential and retail use that is in the same scale and character as the abutting neighborhood, along with accessory uses. Streetscape improvements are also included. If redevelopment is not imminent, the promotion of green spaces should be encouraged to minimize the blighted appearance. In addition, a formal themed “gateway” through the use of art and visual elements should be created.

# 737-751 Dwight Street

006-08-008

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.13  
Bldg Type: -  
Bldg Size: -

Owner: Rolf Pechukas  
Address: 8 Juggler Meadow Road  
Leverett, MA 01054

Total Value: \$15,900  
Land: \$15,900  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This parcel contributes to the blighted area along the Dwight Street gateway because it lies bare and is not in use. The absence of "curb appeal" detracts from the character of the surrounding neighborhood. New construction on these parcels would present the opportunity to create new home ownership or add new quality affordable housing which as a result would increase local property values on the parcel and surrounding area.



# 111 Pine Street/787 Dwight Street

062-02-010

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.36  
Bldg Type: Apartment  
Bldg Size: 18,719 GSF

Owner: Elmir Simov  
Address: PO Box 485  
Leominster, MA 01453

Total Value: \$339,900  
Land: \$65,000  
Bldg: \$274,900

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This building is located at a key gateway into the downtown. Most of the parcel lies bare and contributes to blight within the area. The reasoning behind the acquisition would be to address the vacant land surrounding the building. If possible the HRA would desire partial acquisition of the vacant land and not disturb the building and tenants.

Recommendations for the area support mixed residential along with retail and/or commercial on a smaller scale that fits within the character of the neighborhood.



# Dwight Street

062-03-001A

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.14  
Bldg Type: NA  
Bldg Size: NA

Owner: Jean A. Lajzer  
Address: 13 Sunnyside Terrace  
Wilbraham, MA 01095

Total Value: \$12,900  
Land: \$12,900  
Bldg: -

Vacant? Yes  
Tax Title? No

Action: Acquisition

### Description:

This vacant lot contributes to the blighted gateway and like others in this area could benefit from assemblage with adjacent lots to provide more space with which to provide a productive use. New construction on these parcels would present the opportunity to create new mixed income housing stock which, as a result, would increase local property values on the parcels and surrounding area. Another recommendation is to allow for 1<sup>st</sup> floor light commercial on a scale that fits within the neighborhood.



# 718-722 Dwight Street

006-06-009

## Area #1 - Dwight Street

Ward: 4  
Zoning: RO  
Acres: 0.20  
Bldg Type: -  
Bldg Size: -

Owner: City of Holyoke - Taking  
Address: 20 Korean Veterans Pl  
Holyoke, MA 01040

Total Value: \$28,300  
Land: \$28,300  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

### Description:

This parcel contributes to the blighted area along the Dwight Street gateway because it lies bare and is not in use. The absence of "curb appeal" detracts from the character of the surrounding neighborhood. New construction on this parcel would present the opportunity for new, mixed income housing along with light commercial use at street level on a scale that fits within the neighborhood.



# Walnut Street

006-08-007

## Area #1 - Dwight Street

Ward: 4  
Zoning: RO  
Acres: 0.10  
Bldg Type: -  
Bldg Size: -

Owner: Holyoke Gas & Electric  
Address: 99 Suffolk Street  
Holyoke, MA 01040

Total Value: \$28,800  
Land: \$22,000  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

### Description:

This outdoor storage facility is adjacent to a vacant lot identified for acquisition in the HRA Center City plan. The aggregation of these two parcels may allow them to become buildable and sold for new development together. New construction on these parcels would present the opportunity to provide more mixed income housing which as a result would increase local property values on the parcels and surrounding area. Another possibility is to allow for 1<sup>st</sup> floor light commercial use on a scale that fits within the neighborhood.



# Dwight Street

006-09-001

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.05  
Bldg Type: -  
Bldg Size: -

Owner: City of Holyoke  
Address: 20 Veterans Plaza  
Holyoke, MA 01040

Total Value: \$21,100  
Land: \$21,100  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

Description:  
This vacant land contributes to the blighted area along the Dwight Street gateway. The absence of "curb appeal" detracts from the character of the surrounding neighborhood. This lot, like others in this area, could benefit from assemblage with adjacent lots to create a more attractive parcel for development. New construction on these parcels would present the opportunity to create new mixed income housing which, as a result, would increase local property values on the parcels and surrounding area.



# 736 Dwight Street

006-09-002

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.18  
Bldg Type: -  
Bldg Size: -

Owner: City of Holyoke  
Address: 20 Korean Veterans Pl  
Holyoke, MA 01040

Total Value: \$24,300  
Land: \$24,300  
Bldg: -

Vacant? Demolished  
Tax Title? No

Action: Transfer

Description:  
This vacant land contributes to the blighted area along the Dwight Street gateway. The absence of "curb appeal" detracts from the character of the surrounding neighborhood. This lot, like others in this area, could benefit from assemblage with adjacent lots to create a more attractive parcel for development. New construction on these parcels would present the opportunity to create new mixed income housing which, as a result, would increase local property values on the parcels and surrounding area.





# 772 Dwight Street

006-09-019

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.06  
Bldg Type: -  
Bldg Size: -

Owner: City of Holyoke  
Address: 20 Korean Veterans Pl  
Holyoke, MA 01040

Total Value: \$17,000  
Land: \$17,000  
Bldg: -

Vacant? Demolished  
Tax Title? No

Action: Transfer

Description:  
This vacant land contributes to the blighted area along the Dwight Street gateway. The absence of "curb appeal" detracts from the character of the surrounding neighborhood. This lot, like others in this area, could benefit from assemblage with adjacent lots to create a more attractive parcel for development. New construction on these parcels would present the opportunity to create new mixed income housing which, as a result, would increase local property values on the parcels and surrounding area.



# 764 Dwight Street

006-09-020

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.05  
Bldg Type: -  
Bldg Size: -

Owner: City of Holyoke  
Address: 20 Korean Veterans Pl  
Holyoke, MA 01040

Total Value: \$20,300  
Land: \$20,300  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

Description:  
This vacant land contributes to the blighted area along the Dwight Street gateway. The absence of "curb appeal" detracts from the character of the surrounding neighborhood. This lot, like others in this area, could benefit from assemblage with adjacent lots to create a more attractive parcel for development. New construction on these parcels would present the opportunity to create new mixed income housing which, as a result, would increase local property values on the parcels and surrounding area.



# 780 Dwight Street

062-03-001

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.14  
Bldg Type: -  
Bldg Size: -

Owner: Paul R. Robert  
Address: 65 Riverview Terrace  
Springfield, MA 01108

Total Value: \$16,300  
Land: \$16,300  
Bldg: -

Vacant? No  
Tax Title? Yes

Action: Acquisition

Description:  
The owner of this parcel is not paying taxes and is therefore being pursued in Land Court. This lot, like others in this area, could benefit from assemblage with adjacent lots to create a more attractive parcel for development. New construction on these parcels would present the opportunity to create new mixed income housing which, as a result, would increase local property values on the parcels and surrounding area. As this land is currently being used as a community garden and has significant sweat equity invested in it, special attention will be given to locate a community garden in this gateway.



# 123 Pine Street

062-03-002

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.14  
Bldg Type: -  
Bldg Size: -

Owner: City of Holyoke  
Address: 20 Korean Veterans Pl  
Holyoke, MA 01040

Total Value: \$150,800  
Land: \$  
Bldg: \$

Vacant? Yes  
Tax Title? No

Action: Transfer

Description:  
This vacant building contributes to the blighted gateway. Redevelopment of this building would present the opportunity to create quality housing which, as a result, would increase tax revenue and property values in the area.



# 800 Dwight Street

062-03-019

## Area #1 - Dwight Street

Ward: 4  
Zoning: BL  
Acres: 0.14  
Bldg Type: -  
Bldg Size: -

Owner: City of Holyoke  
Address: 20 Korean Veterans Pl  
Holyoke, MA 01040

Total Value: \$16,700  
Land: \$16,700  
Bldg: -

Vacant? Yes  
Tax Title? No

Action: Transfer

### Description:

This vacant lot contributes to the blighted gateway and like others in this area, could benefit from assemblage with adjacent lots to create a more attractive opportunity for development. New construction on these parcels would allow the creation of new mixed income housing which, as a result, would increase local property values on the parcels and surrounding area. Another recommendation is to allow for light commercial on the ground floor that would fit within the neighborhood scale.

