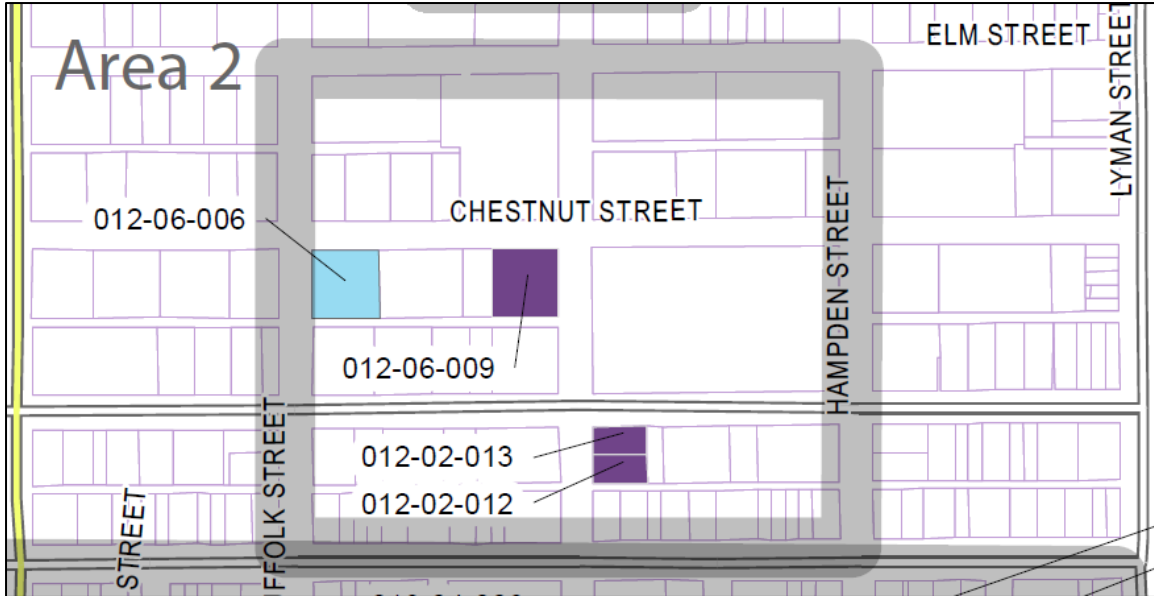


# Area 2

## Veterans' Park Area



This area includes the old Diocese of Springfield property that a developer is planning to rehabilitate for residential use, Veterans Park and key vacant buildings in the area. The housing project will rehabilitate the vacant diocese buildings to include approximately 50 new residential units. Veterans Park will be upgraded. Streetscape improvements will be included as a part of the park rehabilitation as the core of this Area. Improvements have been made previously along Maple Street as a part of the Transportation Center Project.. Vacant buildings will be acquired and many will be slated for rehabilitation for mixed-use opportunities. It is further recommended that any future use of this property should be consistent with the neighborhood and the preservation of the existing character and architecture should be strongly encouraged. Efforts will be made to improve the public transit connectivity to the PVRTA bus terminal to enhance its use.

# 567-573 Dwight Street

012-02-012

## Area #2 - Veteran's Park

Ward: 1  
Zoning: BC  
Acres: 0.11  
Bldg Type: Convenience store (2 stories)  
Condition: Fair  
Bldg Size: 14,700 GSF

Owner: Jose A. Perez  
Address: 567 Dwight Street  
Holyoke, MA 01040

Total Value: \$233,400  
Land: \$22,400  
Bldg: \$211,000

Vacant: Yes  
Tax Title: No

Action: Acquisition

### Description:

This building is located around the perimeter of Veterans Park, a block north of City Hall and is located within a key "node" as identified in the plan. It has remained vacant for a number of years. It has been on the market and is in need significant renovations. This is intended as an acquisition to facilitate rehabilitation and mixed-use by a private entity. This parcel has good job creation potential through retail use.



# 579 Dwight Street

012-02-013

## Area #2 - Veteran's Park

Ward: 1  
Zoning: BC  
Acres: 0.11  
Bldg Type: Store - 1 story  
Condition: Fair  
Bldg Size: 2,704 GSF

Owner: Kenneth P. Stein  
Address: 9 Wyckoff Avenue  
Holyoke, MA 01040

Total Value: \$74,400  
Land: \$22,400  
Bldg: \$48,400

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This building is located around the perimeter of Veterans Park, a block north of City Hall and is located within a key "node" as identified in the plan. It has remained vacant for a number of years. It has been on the market and may be in need significant renovations. This is intended as an acquisition to facilitate rehabilitation and mixed-use by a private entity. This parcel has good job creation potential through retail use.





# 630 Dwight Street

012-06-009

## Area #2 - Veteran's Park

Ward: 1  
Zoning: BC  
Acres: 0.34  
Bldg Type: Service Station - 1 story  
Condition: Average  
Bldg Size: 3,550 GSF

Owner: Power Test Realty Co.  
Ltd Partnership c/o Getty  
Address: 1500 Hempstead Tpk  
East Meadow, NY 11554

Total Value: \$185,200  
Land: \$28,800  
Bldg: \$104,700

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This former gasoline station is located around the perimeter of Veterans Park and is located within a key "node" as identified in the plan. It has remained vacant for at least 5 years. It is in need of significant renovations and could have potential contamination issues from past use. If that is the case, acquiring state and federal assistance for brownfields cleanup is much easier when properties are in public hands. This is intended as an acquisition to facilitate rehabilitation and mixed-use by a private entity. This parcel has good job creation potential through retail use.

