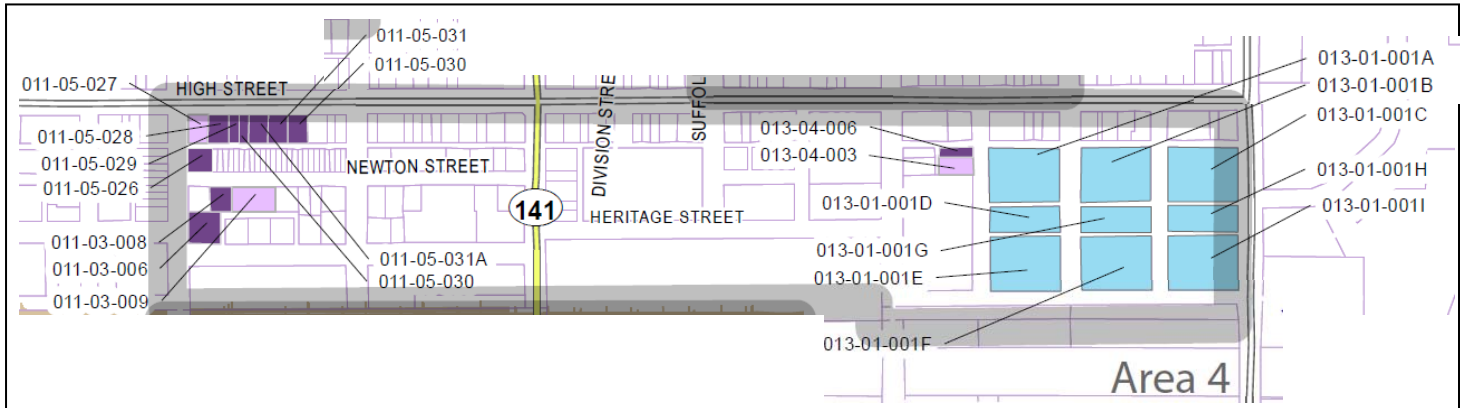


Area 4 High Street



This area includes the area between High Street and Nick Cosmos Way/Heritage Street, and the Lyman Terrace complex. Recommendations include working with the Holyoke Housing Authority as a partnership for the rehabilitation or redevelopment of the Lyman Terrace buildings. Public infrastructure actions include rehabilitation of the existing Dwight Street parking garage, reconstruction of the Suffolk Street parking deck, demolition of the old Police Station/parking deck and construction of a small parking lot with green space in its place, streetscape improvements, and the acquisition of vacant buildings in the area for rehabilitation and reuse.

The HRA also will take actions to support the revitalization of the Victory Theater, the Holyoke House and Hadley Falls Trust building, which should be done in a manner which insures the preservation of the building's historic characters and attributes and is complementary to adjacent properties.

115 Cabot St

011-03-006

Area #4 - High Street

Ward: 1
Zoning: DR
Acres: 0.18
Bldg Type:
Condition:
Bldg Size:

Owner: Ilya M. Shnayder
224-224A Washington St.
Nominee Realty Trust
c/o Atlas Property Mgmt
Address: 220 Linden Street
Holyoke, MA 01040

Total Value: \$201,100
Land: \$58,500
Bldg: \$114,800

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This vacant building is located on a residential street, directly across from the Boys & Girls Club and a block from the High Street commercial corridor. This building contributes to an unsafe environment for children playing the adjacent basketball courts. Redevelopment options include a complimentary use to the adjacent recreational use and new housing opportunities.



118 Newton Street

011-03-008

Area #4 - High Street

Ward: 1
Zoning: DR
Acres: .098
Bldg Type: Land
Condition: NA
Bldg Size: NA

Owner: Yuri Romanenko
Address: 7224 Sussex Lane
Englewood, FL 34224-7705

Total Value: \$26,800
Land: \$26,800
Bldg: \$0

Vacant? Yes
Tax Title? Yes

Action: Acquisition



Description:

This vacant lot is located on a residential street and a block from the High Street commercial corridor. It is adjacent to a grouping of other vacant lots that may be more marketable if aggregated for a single large development. New construction could result in residential infill and complimentary uses such as green space and parking.

123-125 Newton Street

011-05-026

Area #4 - High Street

Ward: 1
Zoning: DR
Acres: 0.10
Bldg Type: 4-8 family house - 3 stories
Condition: Very poor
Bldg Size: 9,760 GSF

Owner: The Stafford Group, LLC
Address: 35 Amherst Street
Springfield, MA

Total Value: \$47,700
Land: \$26,800
Bldg: \$20,900

Vacant? Demolished
Tax Title? Yes

Action: Acquisition

Description:
This vacant lot is located on a residential street and a block from the High Street commercial corridor. It is adjacent to a grouping of other vacant lots that may be more marketable if aggregated for a single large development. New construction could result in residential or commercial uses, adding value to the area and creating tax revenue on a parcel that currently is not paying taxes.



30 John Street

013-04-006

Area #4 - High Street

Ward: 1
Zoning: BC
Acres: 0.05
Bldg Type: Bar - 3 stories
Condition: Poor
Bldg Size: 9,080 GSF

Owner: James C. Hendricks
Address: PO Box 624
Holyoke, MA 01041

Total Value: \$84,300
Land: \$15,000
Bldg: \$69,300

Vacant? Yes
Tax Title? Yes
Taxes owed: \$282,191.75 (Active Land Court)

Action: Transfer



Description:

This building has stood vacant for nearly a quarter century. The roof is almost completely gone, severely compromising the structural integrity of the building to the point of creating a public safety hazard. Although the building is in a highly commercial location of the downtown and exhibits unique historic and architectural characteristics, its current condition has yet to attract any redevelopers. It is apparent that but for public action, private investment might not occur.



Newton Street

011-03-009

Area #4 - High Street

Ward: 1
Zoning: BC
Acres: 0.19
Bldg Type: -
Bldg Size: -

Owner: City of Holyoke
Address: 536 Dwight Street
Holyoke, MA 01040

Total Value: \$25,800
Land: \$24,800
Bldg: -

Vacant? Yes

Action: Transfer

Description:
This vacant lot is located on a residential street and a block from the High Street commercial corridor. It is adjacent to a grouping of other vacant lots that will be more marketable if aggregated for a larger development. New construction could result in residential infill and complimentary uses such as green space or parking.



510 High Street

011-05-027

Area #4 - High Street

Ward: 1
Zoning: BC
Acres: 0.10
Bldg Type: -
Bldg Size: -

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

Total Value: \$34,000
Land: \$34,000
Bldg: -

Vacant? Demolished
Tax Title? No

Action: Transfer

Description:
This vacant lot is located on a heavily traveled and highly commercial corridor. It has remained vacant for a number of years and is adjacent to two other vacant lots that and buildings. Some assemblage of parcels would make for a larger more marketable development site.



High Street

011-05-028

Area #4- High Street

Ward: 1
Zoning: BC
Acres: .11
Bldg Type: -
Condition: -
Bldg Size: -

Owner: Haberman Hardware Corp.

Address: 456 High Street
Holyoke, MA 01040

Total Value: \$3,800
Land: \$3,300
Bldg: -

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This vacant lot is located on a heavily traveled and highly commercial corridor. It has remained vacant for a number of years and is adjacent to two other vacant lots. Assemblage of parcels would allow joint development of the site.



High Street

011-05-029

Area #4 - High Street

Ward: 1
Zoning: BC
Acres: .05
Bldg Type: -
Condition: -
Bldg Size: -

Owner: Esther Haberman
Donald J Haberman TRS
Address: 456 High Street
Holyoke, MA 01040

Total Value: \$2,500
Land: \$2,200
Bldg: -

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This vacant lot is located on a heavily traveled and highly commercial corridor. It has remained vacant for a number of years and is adjacent to two other vacant lots. Assemblage of parcels would allow joint development of the site.



High Street

011-05-030

Area #4 - High Street

Ward: 1
Zoning: BC
Acres: .05
Bldg Type: -
Condition: -
Bldg Size: -

Owner: Esther Haberman
Donald J Haberman TRS
Address: 456 High Street
Holyoke, MA 01040

Total Value: \$2,500
Land: \$2,200
Bldg: -

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:
This vacant lot is located on a heavily traveled and highly commercial corridor. It has remained vacant for a number of years and is adjacent to two other vacant lots. Assemblage of parcels would allow joint development of the site.



480 High Street

011-05-031

Area #4 - High Street

Ward: 1
Zoning: BC
Acres:
Bldg Type:
Condition:
Bldg Size:

Owner: Herbert M Halpern
c/o Holyoke Autoparts &
Equipment
Address: PO Box 1113
Holyoke, MA 01040

Total Value: \$179,000
Land: \$22,100
Bldg: \$156,900

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:

This vacant building is located on a heavily traveled and highly commercial corridor. It has remained vacant for a number of years and is adjacent to two other vacant buildings. Assemblage of parcels would allow joint development of the site. The development of this parcel for mixed use has great potential for job creation, increased tax potential and added curb appeal.



490 High Street

011-05-031A

Area #4 - High Street

Ward: 1
Zoning: BC
Acres: .1
Bldg Type:
Condition:
Bldg Size:

Owner: R. Halpern
LJ Carman
Address: PO Box 1113
Holyoke, MA 01040

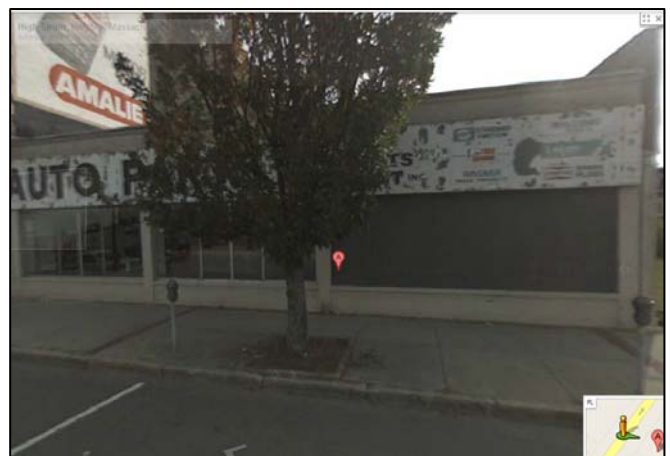
Total Value: \$122,300
Land: \$22,100
Bldg: \$100,200

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:

This vacant building is located on a heavily traveled and highly commercial corridor. It has remained vacant for a number of years and is adjacent to two other vacant buildings. Assemblage of parcels would allow joint development of the site. The development of this parcel for mixed use has great potential for job creation, increased tax potential and added curb appeal.



468 High Street

011-05-032

Area #4 - High Street

Ward: 1
Zoning: BC
Acres: .1
Bldg Type:
Condition:
Bldg Size:

Owner: Herbert M. Halpern
c/o Holyoke Auto Parts &
Equipment
Address: PO Box 1113
Holyoke, MA 01040

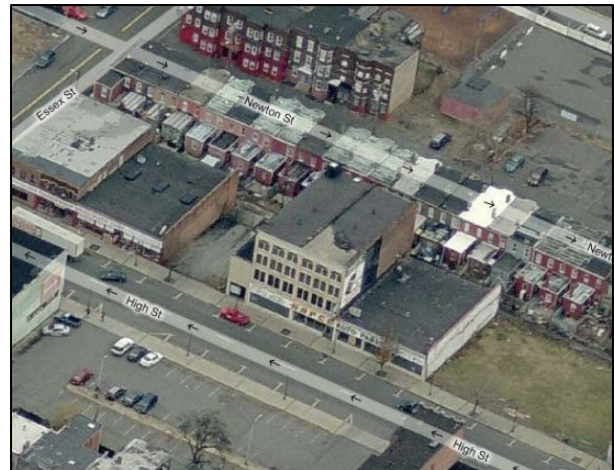
Total Value: \$106,400
Land: \$22,100
Bldg: \$80,600

Vacant? Yes
Tax Title? Yes

Action: Acquisition

Description:

This vacant building is located on a heavily traveled and highly commercial corridor. It has remained vacant for a number of years and is adjacent to two other vacant buildings. Assemblage of parcels would allow joint development of the site. The development of this parcel for mixed use has great potential for job creation, increased tax potential and added curb appeal.



505 Dwight St

013-04-003

Are #4 - High Street

Ward: 1
Zoning: BC
Acres: 1.05 acres
Bldg Type: Parking Garage
Condition:
Bldg Size:

Owner: City of Holyoke
Dept. of Public Works
Address: 63 No. Canal St.
Holyoke, MA 01040

Total Value: \$1,800,900
Land: \$1,708,800
Bldg: \$62,500

Vacant? No
Tax Title? No

Action: Acquisition

Description:

This City-owned lot is adjacent to a building recommended for acquisition and may be better served if aggregated with that building for parking or another accessory use. The lot would have to be parceled off from the parking garage and combined with the building.

