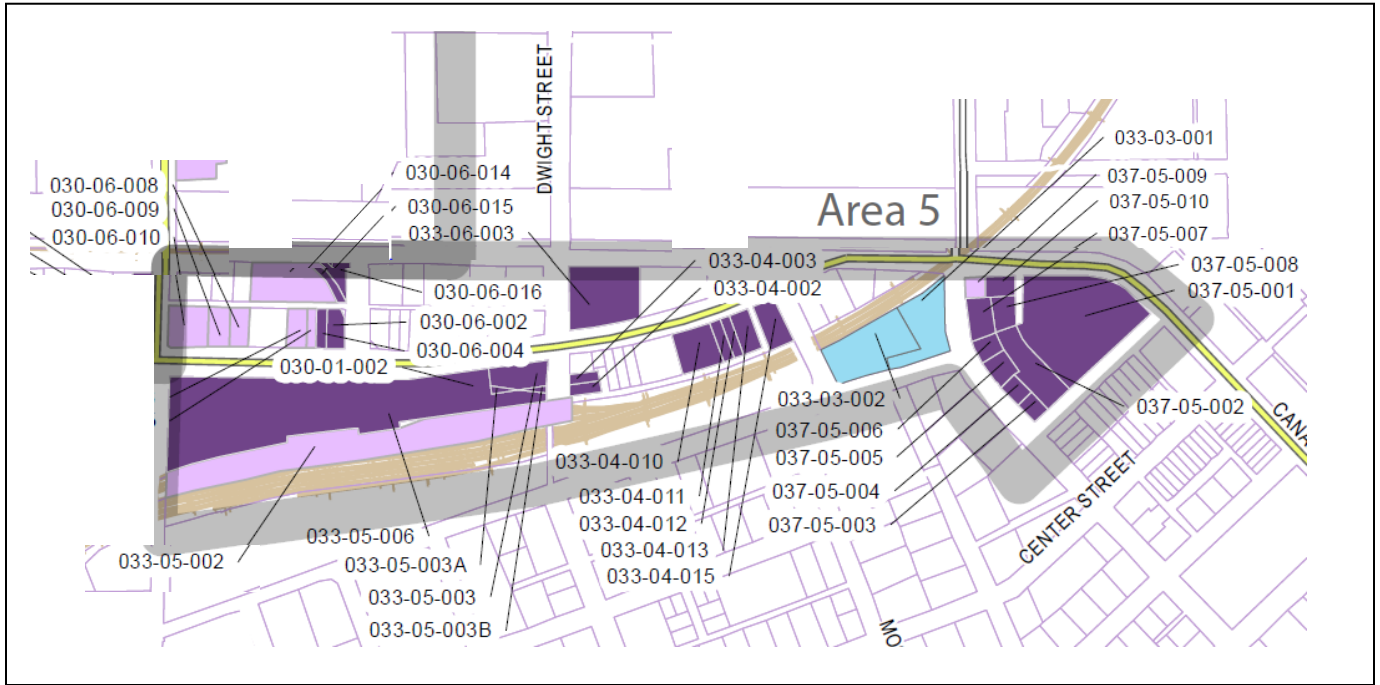


# Area 5

## Passenger Rail TOD



This area includes the site of the proposed new passenger rail stop at the bottom of Dwight Street along with associated parking and multi-modal access. Other 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 Canalwalk 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 PVRTA 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.

# 170-190 Main Street

030-01-002

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: 1.07 acres  
Bldg Type: Repair Garage

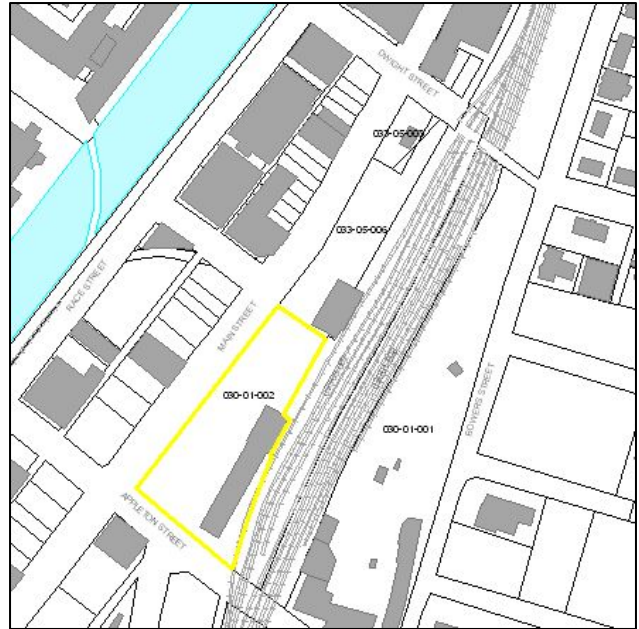
Owner: William E. Johnson  
Robert E. Johnson  
Address: 650 New Ludlow Road  
South Hadley, MA 01075

Total Value: \$250,000  
Land: \$50,000  
Bldg: \$135,000

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This is the site of Holyoke's first rail station, used primarily for freight. Recent research commissioned by the City shows that current buildings seem to have been rebuilt on the footprint of the original station. These buildings are currently used for auto sales and service. The purpose of the acquisition of these properties on Main Street is primarily for the return of a rail stop in Depot Square, to allow space for construction and access to the passenger rail platform. That includes public transit, private vehicular, parking and pedestrian access to the platform on the northern side of the property and development on the south side of the property for mixed use commercial.



# Main Street

033-05-006

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .996 acres

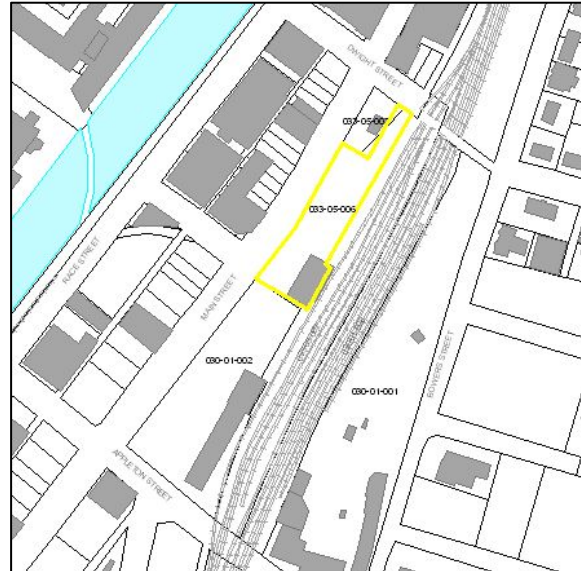
Owner: William E. Johnson  
Robert E. Johnson  
Address: 650 New Ludlow Road  
South Hadley, MA 01075

Total Value: \$4,000  
Land: \$  
Bldg: \$

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This is the site of Holyoke's first rail station, used primarily for freight. Recent research commissioned by the City shows that current buildings seem to have been rebuilt on the footprint of the original station. These buildings are currently used for auto sales and service. The purpose of the acquisition of these properties on Main Street is primarily for the return of a rail stop in Depot Square, to allow space for construction and access to the passenger rail platform. That includes public transit, private vehicular parking and pedestrian access to the platform on the northern side of the property and development on the south side of the property for mixed use commercial.





# Appleton Street

033-05-002

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: 1.97

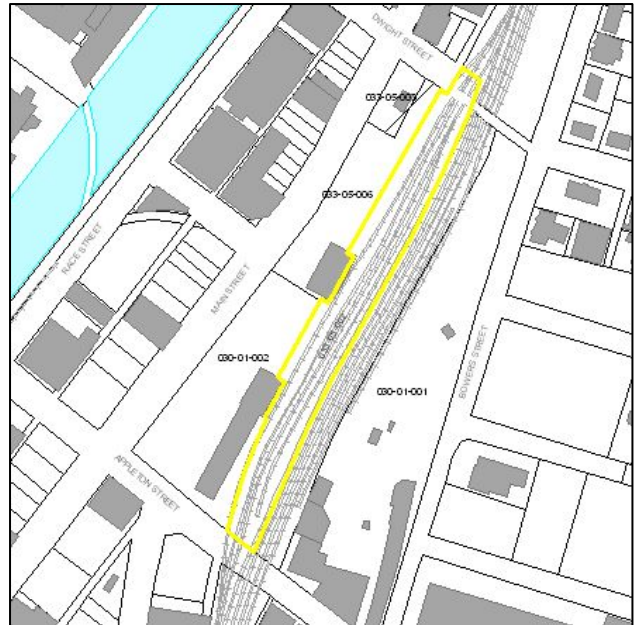
Owner: Holyoke Gas & Electric  
Address: 99 Suffolk Street  
Holyoke, MA 01040

Total Value: \$54,200  
Land: \$54,200  
Bldg: \$0

Vacant? Yes  
Tax Title? No

Action: Acquisition

Description:  
This land is located behind 170 Main Street and is adjacent to the rail line. This parcel is currently vacant and will be needed to accommodate either a passenger rail platform, access or parking for the rail. Also, some assemblage of this and surrounding parcels may be require as part of the rail project.



# Dwight Street

033-04-003

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .04  
Bldg Type: NA  
Condition: NA  
Bldg Size: NA

Owner: Norman Kent Lefebvre  
Address: 46 Richard Eger Drive  
Holyoke, MA 01040

Total Value: \$900  
Land: \$900  
Bldg: \$0

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This is the site of Holyoke's first rail station, used primarily for freight. Recent research commissioned by the City shows that current buildings seem to have been rebuilt on the footprint of the original station. These buildings are currently used for auto sales and service. The purpose of the acquisition of these properties on Main Street is primarily for the return of a rail stop in Depot Square, to allow space for construction and access to the passenger rail platform. That includes public transit, private vehicular, parking and pedestrian access to the platform on the northern side of the property and development on the south side of the property for mixed use commercial.





# 319-323 Dwight Street

033-04-002

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .05  
Bldg Type: NA  
Condition: NA  
Bldg Size: NA

Owner: Norman Kent  
Lefebvre  
Address: 46 Richard Eger Drive  
Holyoke, MA 01040

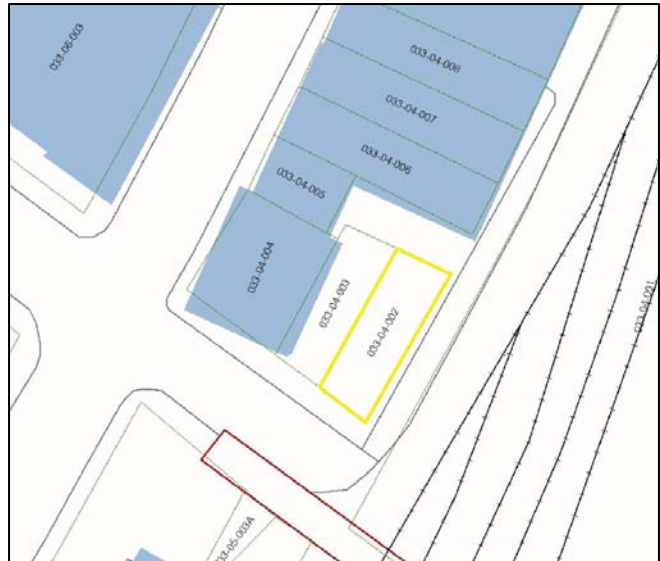
Total Value: \$1,100  
Land: \$1,100  
Bldg: \$0

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This is the site of Holyoke's first rail station, used primarily for freight. Recent research commissioned by the City shows that current buildings seem to have been rebuilt on the footprint of the original station. These buildings are currently used for auto sales and service. The purpose of the acquisition of these properties on Main Street is primarily for the return of a rail stop in Depot Square, to allow space for construction and access to the passenger rail platform. That includes public transit, private vehicular, parking and pedestrian access to the platform on the northern side of the property and development on the south side of the property for mixed use commercial.



# Main Street

030-06-002

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .105

Owner: American Wire of New  
England, LLC  
Address: 181 Appleton St  
Holyoke, MA 01040

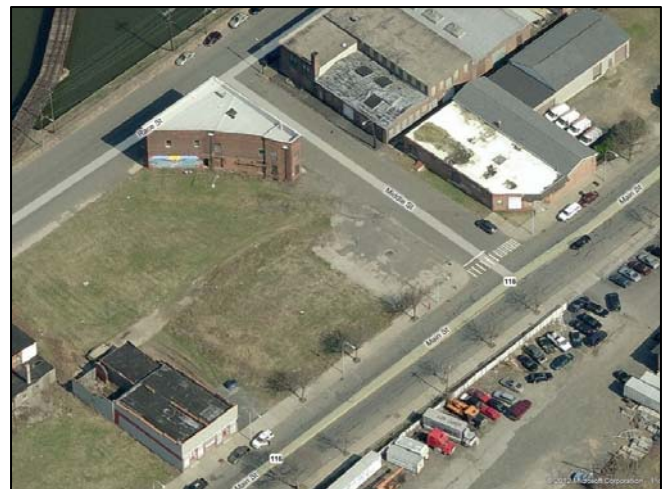
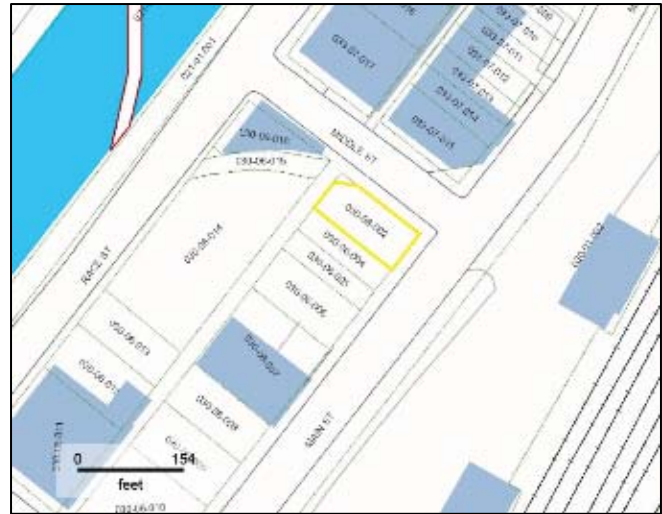
Total Value: \$7,600  
Land: \$4,400  
Bldg: na

Vacant? Yes  
Tax Title? Yes

Action: Acquisition

Description:  
This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPCC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.





# 137-139 Main Street

030-06-004

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .05

Owner: Main St. Inc. 137-139  
c/o Michael Donohue  
Address: 141 West Main St.  
North Kingstown, RI 02852

Total Value: \$2,200  
Land: \$2,200  
Bldg: na

Vacant? Yes  
Tax Title? Yes

Action: Acquisition

Description:  
This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPCC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.





# 130 Race Street

030-06-016

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .07

Owner: School and Transition  
Employment Project, Inc.  
Address: 317 Maple Street  
Holyoke, MA 01040

Total Value: \$350,700  
Land: \$19,600  
Bldg: \$331,100

Vacant? Yes  
Tax Title? No

Action: Acquisition

Description:  
This vacant building is within a grouping of several vacant lots on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPCC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses, or light industrial to compliment adjacent businesses.



# Race Street

030-06-015

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .05

Owner: Pan Am Southern, LLC  
Address: 1700 Ironhorse Park  
North Billerica, MA 01862

Total Value: \$7,900  
Land: \$7,900  
Bldg: na

Vacant? Yes  
Tax Title? No

Action: Acquisition

### Description:

This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.





# Main Street

033-04-010

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: 0.25  
Bldg Type: -  
Bldg Size: -

Owner: Holyoke Auto Parts and  
Equipment Inc.  
Address: PO Box 1113  
Holyoke, MA 01041

Total Value: \$21,900  
Land: \$20,500  
Bldg: -

Vacant? No  
Tax Title? Yes

Action: Acquisition

Description:  
This vacant lot is located on heavily traveled corridor and is within the Depot Square/Transit Oriented Design area. Assembling with adjacent vacant lots presents great opportunity to stimulate joint development.

Significant public investment is being made in the area in the form of a streetscape makeover and construction of a passenger rail platform. The ability to deal with blight in the area will compliment these initiatives and offer a clear incentive for private investment.

The development parcel into a mixed use project has potential for job creation, increased tax revenue and added curb appeal.







# 22 Main Street

033-04-012

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: 0.06  
Bldg Type: -  
Bldg Size: -

Owner: Joanne Murray  
Address: 15 Bartlett Street  
Newton, NH 03858

Total Value: \$1,400  
Land: \$1,400  
Bldg: -

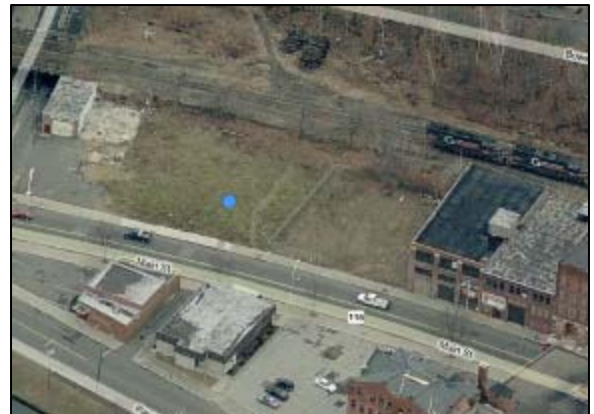
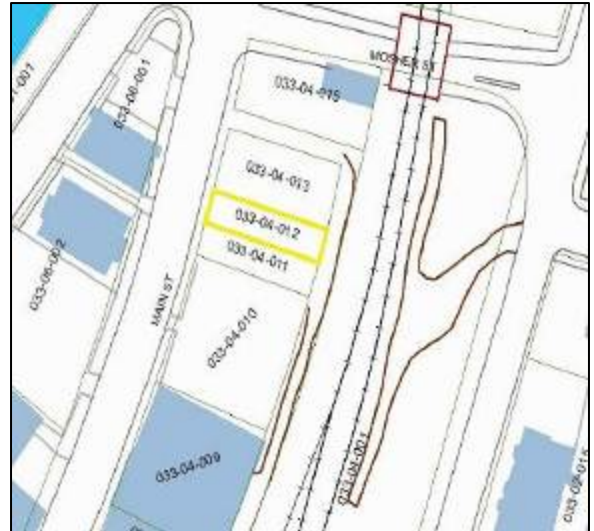
Vacant? Demolished  
Tax Title? Yes

Action: Acquisition

Description:  
This vacant lot is located on heavily traveled corridor and is within the Depot Square/Transit Oriented Design area. Assembling with adjacent vacant lots presents great opportunity to stimulate joint development.

Significant public investment is being made in the area in the form of a streetscape makeover and construction of a passenger rail platform. The ability to deal with blight in the area will compliment these initiatives and offer a clear incentive for private investment.

The development parcel into a mixed use project has potential for job creation, increased tax revenue and added curb appeal.



# 12 Main Street

033-04-013

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: 0.12  
Bldg Type: -  
Bldg Size: -

Owner: Arlene Liriano  
Address: 117 Blue Hill Avenue  
Roxbury, MA 02119

Total Value: \$15,800  
Land: \$15,800  
Bldg: -

Vacant? Demolished  
Tax Title? Yes

Action: Acquisition

Description:  
This vacant lot is located on heavily traveled corridor and is within the Depot Square/Transit Oriented Design area. Assembling with adjacent vacant lots presents great opportunity to stimulate joint development.

Significant public investment is being made in the area in the form of a streetscape makeover and construction of a passenger rail platform. The ability to deal with blight in the area will compliment these initiatives and offer a clear incentive for private investment.

The development parcel into a mixed use project has potential for job creation, increased tax revenue and added curb appeal.





# 8 Main Street

033-04-015

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: 0.16  
Bldg Type: -  
Bldg Size: -

Owner: Gary P Silva  
Address: 29 Pleasantview Street  
Ludlow, MA 01056

Total Value: \$13,000  
Land: \$13,000  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This vacant lot is located on heavily traveled corridor and is within the Depot Square/Transit Oriented Design area. Assembling with adjacent vacant lots presents great opportunity to stimulate joint development.

Significant public investment is being made in the area in the form of a streetscape makeover and construction of a passenger rail platform. The ability to deal with blight in the area will compliment these initiatives and offer a clear incentive for private investment.

The development parcel into a mixed use project has potential for job creation, increased tax revenue and added curb appeal.







# Main Street

033-05-003A

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .02

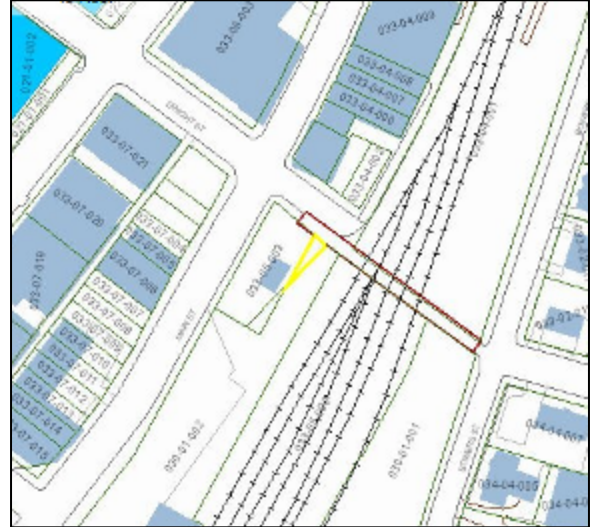
Owner: William E. Johnson  
Robert E. Johnson  
Address: 650 Ludlow St  
South Hadley, MA 01075

Total Value: \$900  
Land: \$900  
Bldg: \$0

Vacant? Yes  
Tax Title? No

Action: Acquisition

Description:  
The purpose of the acquisition of this property is primarily for the return of a rail stop in Depot Square, to allow space for construction and access to the passenger rail platform. That includes public transit, private vehicular, parking and pedestrian access to the platform.







# 345-363 Dwight Street

033-06-003

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: 0.60  
Bldg Type: Comm. Block - 4 stories  
Condition: Poor  
Bldg Size: 106,586 GSF

Owner: Alternative Leasing, LLC  
Address: PO Box 611  
Hudson, NH 03551

Total Value: \$211,500  
Land: \$28,400  
Bldg: \$181,900

Vacant? Yes  
Tax Title? Yes

Action: Acquisition

Description:  
This building is located on heavily traveled corridor at the heart of the Depot Square/Transit Oriented Design area. The building is severely deteriorated and has changed owners several times in as many years. The historical and architectural significance of the building coupled with its location present great opportunity in reuse. Despite the potential, its current condition has yet to attract any redevelopers ready to invest in its rehabilitation. It is apparent that but for public action, private investment might not occur.



# 18 Canal Street

037-05-001

## Area #5 – Passenger Rail TOD

Ward: 1  
Zoning: BG  
Acres: 1.38  
Bldg Type:  
Condition:  
Bldg Size: 14,295 sf

Owner: CK Realty, LLP  
Address: 175 Circuit St  
West Springfield, MA 01089

Total Value: \$242,200  
Land: \$58,800  
Bldg: \$169,900

Vacant? No  
Tax Title? No

Action: Acquisition



### Description:

This building is in a highly travelled and visible route and sits at the northwestern edge of The Flats neighborhood, linking the neighborhood to downtown. The current use is incompatible with the desired character of the area. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from an industrial to commercial and retail use would better serve the residents and be more compatible with the area.





# Grover Street

037-05-002

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: BG  
Acres: 0.34  
Bldg Type: -  
Bldg Size: -

Owner: J & T Realty  
Address: 175 Circuit Street  
West Springfield, MA  
01089

Total Value: \$37,500  
Land: \$29,000  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This vacant lot is within a grouping of several on the same block that contribute to the blight in a key gateway to The Flats. The assembling of these parcels would create an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.



# Lyman Street

037-05-003

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: DR  
Acres: 0.06  
Bldg Type: -  
Bldg Size: -

Owner: 85-105 Lyman St, LLC  
Address: 3 Orchard Street  
Quincy, MA 02171

Total Value: \$18,200  
Land: \$18,200  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This parking lot is surrounded by a grouping of several vacant lots located on a key gateway to The Flats. The assembling of these parcels would create an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.



# Lyman Street

037-05-004

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: DR  
Acres: 0.06  
Bldg Type: -  
Bldg Size: -

Owner: 85-105 Lyman St, LLC  
Address: 3 Orchard Street  
Quincy, MA 02171

Total Value: \$6,000  
Land: \$2,700  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This parking lot is surrounded by a grouping of several vacant lots located on a key gateway to The Flats. The assembling of these parcels would create an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.





# 93 Lyman Street

037-05-005

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: DR  
Acres: 0.10  
Bldg Type: 4-8 family house - 4 stories  
Condition: Fair  
Bldg Size: 9,504 GSF  
  
Owner: 85-105 Lyman St, LLC  
Address: 3 Orchard Street  
Quincy, MA 02171

Total Value: \$164,400  
Land: \$26,900  
Bldg: \$134,900

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This building is within a grouping of several vacant lots and an industrial use, all on the same block that would provide an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.



# Lyman Street

037-05-006

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: DR  
Acres: 0.08  
Bldg Type: -  
Bldg Size: -

Owner: 85-105 Lyman St, LLC  
Address: 3 Orchard Street  
Quincy, MA 02171

Total Value: \$3,200  
Land: \$3,200  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This vacant lot is within a grouping of several on the same block that contribute to the blight within a key gateway to The Flats. The assembling of these parcels would create an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.





# 103 Lyman Street

037-05-007

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: DR  
Acres: 0.14  
Bldg Type: Apartment - 4 stories  
Condition: Very poor  
Bldg Size: 15,894 GSF

Owner: 85-105 Lyman St, LLC  
Address: 3 Orchard Street  
Quincy, MA 02171

Total Value: \$132,100  
Land: \$104,000  
Bldg: \$28,100

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This vacant building suffered a fire a few years ago, and has been sitting idle since, contributing to blight within the area. The building is situated within a grouping of several vacant lots and an industrial use, all on the same block that create an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.



# Potvin Avenue

037-05-008

## Area #5 - Passenger Rail TOD

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

Owner: 85-105 Lyman St, LLC  
Address: 3 Orchard Street  
Quincy, MA 02171

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

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This vacant lot is within a grouping of several on the same block that contribute to the blight within a key gateway to The Flats. The assembling of these parcels would create an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.





# Lyman Street

037-05-009

## Area #5 - Passenger Rail TOD

Ward: 1  
Zoning: DR  
Acres: 0.06  
Bldg Type: -  
Bldg Size: -

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

Total Value: \$3,600  
Land: \$3,600  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This vacant lot is within a grouping of several on the same block that contribute to the blight within a key gateway to The Flats. The assembling of these parcels would create an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.



# Canal Street

037-05-010

## Area #5 - Passenger Rail TOD

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

Owner: Peter P Kobus  
Address: 324 Hampden Street  
Holyoke, MA 01040

Total Value: \$27,900  
Land: \$27,900  
Bldg: -

Vacant? No  
Tax Title? Yes

Action: Acquisition

### Description:

This vacant lot is within a grouping of several on the same block that contribute to the blight within a key gateway to The Flats. The assembling of these parcels would create an opportunity for joint commercial development. As heard throughout the public meetings, the need for a neighborhood grocery store was apparent in the Flats. The redevelopment of this location from industrial to commercial and specifically into a grocery store along with complimentary uses, would improve curb appeal and above all, better serve the residents.





# Main Street

030-06-005

## Area #5 – Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .055  
Bldg Type: na  
Condition: na  
Bldg Size: na

Owner: HEDIC  
Address: One Court Plaza  
Holyoke, MA 01040

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

Vacant? Yes  
Tax Title? No

Action: Transfer

Description:  
This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPCC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.



# Main Street

030-06-006

## Area #5 – Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .11  
Bldg Type: na  
Condition: na  
Bldg Size: na

Owner: City of Holyoke - Taking  
Address: 536 Dwight St  
Holyoke, MA 01040

Total Value: \$22,300  
Land: \$22,300  
Bldg: na

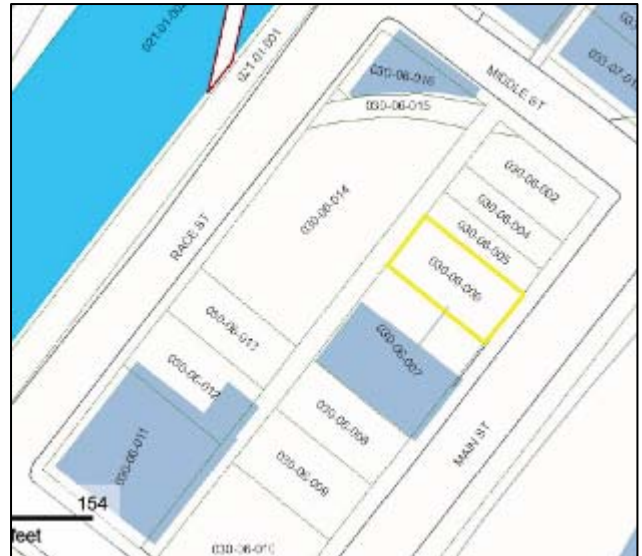
Vacant? Yes  
Tax Title? No

Action: Transfer

### Description:

This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPCC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.





# 169 Main Street

030-06-008

## Area #5 – Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .11  
Bldg Type: na  
Condition: na  
Bldg Size: na

Owner: HEDIC  
Address: One Court Plaza  
Holyoke, MA 01040

Total Value: \$3,400  
Land: \$3,400  
Bldg: na

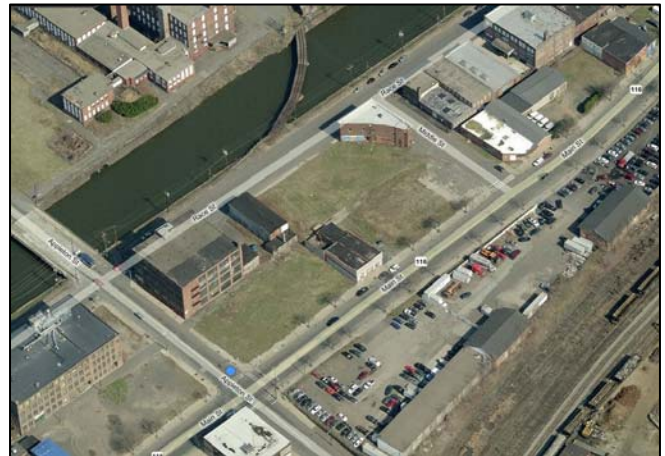
Vacant? Yes  
Tax Title? No

Action: Transfer

### Description:

This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPCC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.





# 179 Main Street

030-06-009

## Area #5 – Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .13  
Bldg Type: na  
Condition: na  
Bldg Size: na

Owner: HEDIC  
Address: One Court Plaza  
Holyoke, MA 01040

Total Value: \$16,000  
Land: \$16,000  
Bldg: na

Vacant? Yes  
Tax Title? No

Action: Transfer

Description:  
This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPCC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.



# Race Street

030-06-014

## Area #5 – Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .43  
Bldg Type: na  
Condition: na  
Bldg Size: na

Owner: HEDIC  
Address: One Court Plaza  
Holyoke, MA 01040

Total Value: \$24,600  
Land: \$24,600  
Bldg: na

Vacant? Yes  
Tax Title? No

Action: Transfer

Description:  
This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.



# 167-171 Appleton Street

030-06-010

## Area #5 – Passenger Rail TOD

Ward: 1  
Zoning: IG  
Acres: .23  
Bldg Type: na  
Condition: na  
Bldg Size: na

Owner: HEDIC  
Address: One Court Plaza  
Holyoke, MA 01040

Total Value: \$25,800  
Land: \$25,800  
Bldg: na

Vacant? Yes  
Tax Title? No

Action: Transfer

Description:  
This vacant lot is within a grouping of several on the same block that contribute to blight along Main Street and Race Streets. The strategic location of this entire block offers tremendous marketability for new development. It is located across the 2<sup>nd</sup> level canal from the MGHPCC, along Phase II of Canalwalk, and a block from the future passenger rail stop.

The assembling of these parcels would allow for joint, mixed use development. Redevelopment possibilities would include dense commercial uses with offices or residences on upper floors, or light industrial to compliment adjacent businesses.

