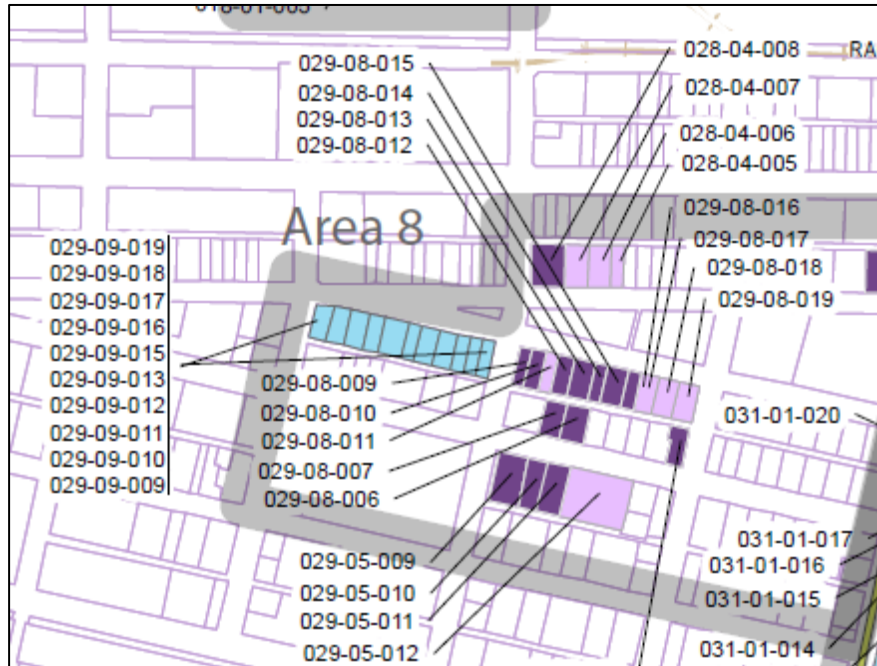


# Area 8

## South Holyoke



This area includes the central portion of the South Holyoke neighborhood around the Morgan School. Recommended actions in the area build off of the recommendations in the South Holyoke Revitalization Strategy prepared with neighborhood input in 2008. Actions include 5 buildings and 18 land acquisitions resulting in redevelopment, new open space, new housing, roadway improvements and neighborhood retail. Mixed use housing and affordable home ownership will be the priority for housing development. In addition, efforts will be undertaken to improve overall pedestrian access and walkways to enhance neighborhood connectivity and use. In conjunction with pedestrian improvements, improved lighting throughout South Holyoke will be undertaken to improve visibility, improve safety conditions and deter crime. The development of a police substation in South Holyoke is recommended to create a greater police presence and a safer atmosphere for both residents and visitors.

# 107 Clemente Street

028-03-002

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.15  
Bldg Type: 4-8 family house - 4 stories  
Condition: Poor  
Bldg Size: 12,000 GSF  
  
Owner: Clemente St Realty 107  
Address: PO Box 1152  
Holyoke, MA 01041



Total Value: \$161,800  
Land: \$27,600  
Bldg: \$118,900

Vacant? Yes  
Tax Title? Yes

Action: Acquisition



Description:  
This building is currently vacant and contributing to blight between two active buildings. It is located between a multi-family residence and a manufacturing business. It is also actively being pursued in Land Court by the city for taxes owed. Reuse of this building for either residential or commercial use will generate new tax revenue and remove blight on the street.



# Clemente Street

028-04-008

## Area #8 – South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.18  
Bldg Type: -  
Bldg Size: -

Owner: Holyoke Machine Co. Inc.  
Address: PO Box 988  
Holyoke, MA 01041

Total Value: \$22,400  
Land: \$13,300  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This parcel is one in a series of vacant lots contributing to the blight in neighborhood in front of the recently-dedicated Carlos Vega Park. The assemblage of these parcels creates the opportunity for joint development of housing.





# 27-35 Sargeant Street

029-05-009

## Area #8 - South Holyoke

Ward: 2  
Zoning: IG  
Acres: .18  
Bldg Type:  
Bldg Size:

Owner: Big Whale Realty, LLC  
Address: 69 Jackson Street  
Holyoke, MA 01040

Total Value: \$52,800  
Land: \$24,500  
Bldg: \$28,000

Vacant? No  
Tax Title? No

Action: Acquisition



Description:  
This building is across Sargeant Street from Morgan School and centrally located within a highly residential area. The building is boarded up and appears vacant. The surrounding lots are unmaintained and appear to be an illegal dumping area. This parcel could potentially benefit from aggregation with surrounding vacant lots for either new housing or green space that could link two City parks. The increase in green space would provide added recreational options for Morgan School students and added value to the neighborhood.



# South Bridge Street

029-05-010

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: .15  
Bldg Type: -  
Bldg Size: -

Owner: Big Whale Realty, LLC  
Address: 69 Jackson Street  
Holyoke, MA 01040

Total Value: \$8,100  
Land: \$8,100  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This vacant lot is across Sargeant Street from Morgan School and centrally located within a highly residential area. The lot is unmaintained and appears to be an illegal dumping area. This parcel could potentially benefit from aggregation with surrounding vacant lots for either new housing or green space that could link two City parks. The increase in green space would provide added recreational options for Morgan School students and added value to the neighborhood.





# 570-572 South Bridge Street

029-05-011

## Area #8 – South Holyoke

Ward: 2  
Zoning: DR  
Acres: .15  
Bldg Type: -  
Condition: -  
Bldg Size: -

Owner: Big Whale Realty, LLC  
Address: 69 Jackson Street  
Holyoke, MA

Total Value: \$27,500  
Land: \$27,500  
Bldg: \$0

Vacant? Yes  
Tax Title? No

Action: Acquisition

### Description:

This vacant lot is across Sargeant Street from Morgan School and centrally located within a highly residential area. The lot is unmaintained and appears to be an illegal dumping area. This parcel could potentially benefit from aggregation with surrounding vacant lots for either new housing or green space that could link two City parks. The increase in green space would provide added recreational options for Morgan School students and added value to the neighborhood.



# 34-42 Hamilton Street

029-08-001

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.08  
Bldg Type: -  
Bldg Size: -

Owner: David E Devino  
Address: PO Box 1003  
Easthampton, MA 01027

Total Value: \$26,600  
Land: \$26,600  
Bldg: -

Vacant? Demolished  
Tax Title? Yes

Action: Acquisition

### Description:

This parcel is one in a series of other vacant lots, which contributes to the appearance of neglect and blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing in South Holyoke that could help stabilize the neighborhood.





# 569 South Bridge Street

029-08-006

## Area #8 – South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.11  
Bldg Type: Rowhouse – 1 story  
Condition: Poor  
Bldg Size: 4,006 GSF

Owner: Willie Swanigan Sr  
Address: 109 Jacob Street  
Chicopee, MA 01020

Total Value: \$58,100  
Land: \$27,000  
Bldg: \$31,100

Vacant? Yes  
Tax Title? No

Action: Acquisition

### Description:

This building is partially demolished and has stood vacant for a number of years, contributing to blight in the area. It is located between two well maintained residences. Redevelopment possibilities include new housing or compatible uses such as green space, which if assembled with adjacent vacant parcels would link two City parks. The increase in green space would provide added recreational options for Morgan School students and added value to the neighborhood.





# 650 South East Street

029-08-012

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.08  
Bldg Type: -  
Bldg Size: -

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

Total Value: \$26,600  
Land: \$26,600  
Bldg: -

Vacant? Demolished  
Tax Title? No

Action: Acquisition

### Description:

This parcel is one in a series of other adjacent vacant lots contributing to the blight in neighborhood. This parcel could potentially benefit from aggregation with surrounding vacant lots for either new housing or green space that could link two City parks. The increase in green space would provide added recreational options for Morgan School students and added value to the neighborhood.



# South East Street

029-08-013

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.10  
Bldg Type: -  
Bldg Size: -

Owner: B J S Nominee Trust  
Address: 138 Nonotuck Street  
Holyoke, MA 01040

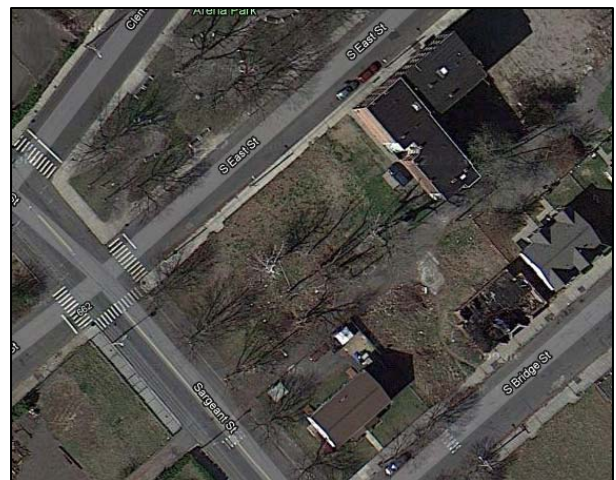
Total Value: \$26,800  
Land: \$26,800  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This parcel is one in a series of other adjacent vacant lots contributing to the blight in neighborhood. This parcel could potentially benefit from aggregation with surrounding vacant lots for either new housing or green space that could link two City parks. The increase in green space would provide added recreational options for Morgan School students and added value to the neighborhood.





# 640 South East Street

029-08-014

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.06  
Bldg Type: 4-8 family house - 4 stories  
Condition: Fair  
Bldg Size: 11,700 GSF

Owner: Maurice V. Spear  
Address: 640 South East Street  
Holyoke, MA 01040

Total Value: \$183,400  
Land: \$23,700  
Bldg: \$158,800

Vacant? No  
Tax Title? Yes

Action: Acquisition

Description:  
This building is adjacent to other vacant lots that may be better served as assembled to create a marketable size of land that may be more attractive to housing developers. Redevelopment presents the possibility of creating more home ownership options in South Holyoke that could help stabilize the neighborhood.





# 632 South East Street

029-08-015

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.10  
Bldg Type: 4-8 family house - 4 stories  
Condition: Poor  
Bldg Size: 8,918 GSF

Owner: Zbigniew Borkowski  
Address: 61 Taylor Street  
Chicopee, MA 01013

Total Value: \$79,800  
Land: \$26,800  
Bldg: \$50,300

Vacant? Yes  
Tax Title? Yes

Action: Acquisition

### Description:

This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.



# 624 South East Street

029-08-016

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.06

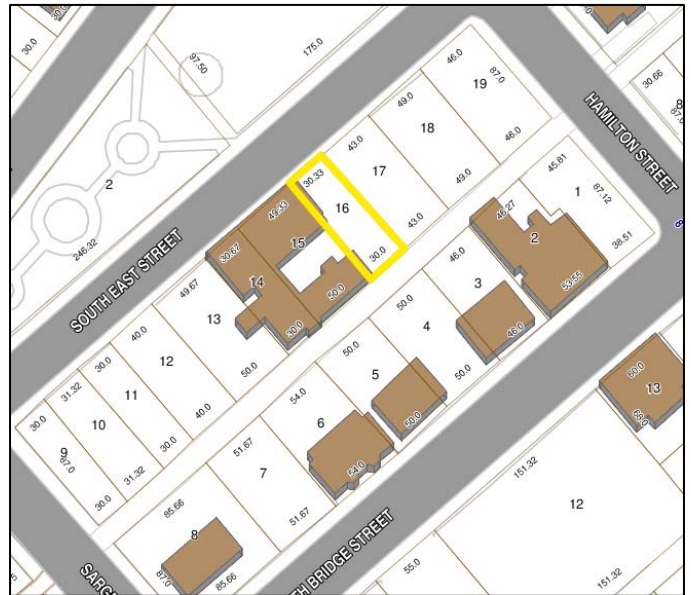
Owner: Jeffrey Spear  
Address: PO Box 1  
Holyoke, MA 01040

Total Value: \$23,600  
Land: \$23,600  
Bldg: \$0

Vacant? Yes  
Tax Title? Yes

Action: Acquisition

Description:  
This parcel is one in a series of adjacent vacant lots that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.



# 620 South East Street

029-08-017

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.09

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

Total Value: \$26,700  
Land: \$26,700  
Bldg: \$0

Vacant? Yes  
Tax Title? Yes

Action: Transfer

### Description:

This parcel is one in a series of adjacent vacant lots that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.





# South East Street

029-08-018

## Area #8 – South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.10  
Bldg Type: -  
Bldg Size: -

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

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

Vacant? No  
Tax Title? No

Action: Transfer

### Description:

This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.



# 44 Hamilton Street

029-08-019

## Area #8 – South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.09  
Bldg Type: -  
Bldg Size: -

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

Total Value: \$26,700  
Land: \$26,700  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

Description:  
This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.





# 193 Clemente Street

028-04-005

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.07  
Bldg Type: -  
Bldg Size: -

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

Total Value: \$34,600  
Land: \$26,400  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

Description:  
This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.





# Clemente Street

028-04-006

## Area #8 – South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.12  
Bldg Type: -  
Bldg Size: -  
  
Owner: City of Holyoke  
Address: 536 Dwight Street  
Holyoke, MA 01040

Total Value: \$27,200  
Land: \$27,200  
Bldg: -

Vacant? Demolished  
Tax Title? No

Action: Transfer

Description:  
This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.



# Clemente Street

028-04-007

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.13  
Bldg Type: -  
Bldg Size: -

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

Total Value: \$27,200  
Land: \$27,200  
Bldg: -

Vacant? Demolished  
Tax Title? No

Action: Transfer

Description:  
This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.





# 560 South Bridge Street

029-05-012

## Area #8 – South Holyoke

Ward: 2  
Zoning: DR  
Acres: .41  
Bldg Type: -  
Condition: -  
Bldg Size: -

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

Total Value: \$63,800  
Land: \$24,200  
Bldg: \$29,200

Vacant? No  
Tax Title? No

Action: Transfer

### Description:

This City Park is in need of significant improvements and is adjacent to other vacant lots contributing to the blight in neighborhood. The assemblage of these parcels may create a larger park accessible to Morgan School students and the residents of South Holyoke. Recommendations in the HRA Center City Plan include connecting this park to Carlos Vega Park, as well as enhancing its amenities.



# South Bridge Street

029-08-007

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.10  
Bldg Type: -  
Bldg Size: -

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

Total Value: \$15,500  
Land: \$15,500  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

### Description:

This city-owned parcel is one in a series of adjacent vacant lots or buildings in disrepair, adding to the blight and affecting nearby property values of the area. Redevelopment possibilities include new housing and/or green space, which if assembled with adjacent vacant parcels would link two City parks. The increase in green space would provide added recreational options for Morgan School students and added value to the neighborhood.





# 45 Sargeant Street

029-08-009

## **Area #8 - South Holyoke**

Ward: 2  
Zoning: DR  
Acres: 0.06  
Bldg Type: -  
Bldg Size: -

Owner: Olde Holyoke Dev. Corp.  
Address: 70 Lyman Street  
Holyoke, MA 01040

Total Value: \$3,500  
Land: \$3,500  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.



# 654 South East Street

029-08-010

## Area #8 - South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.06  
Bldg Type: -  
Bldg Size: -

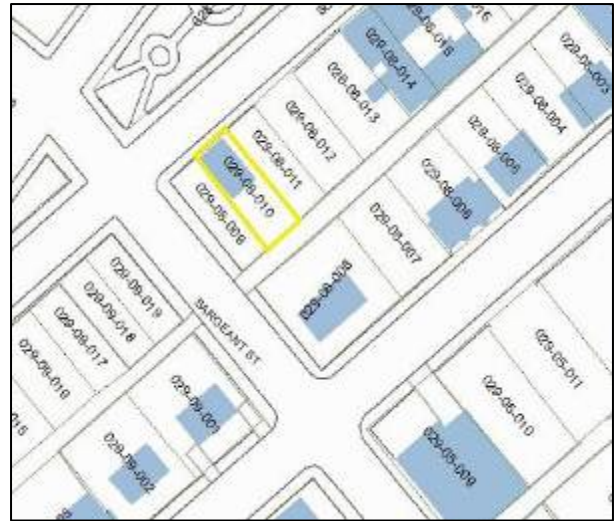
Owner: City of Holyoke  
Address: 20 Korean Veterans Pl  
Room 204  
Holyoke, MA 01040

Total Value: \$24,500  
Land: \$24,500  
Bldg: -

Vacant? Demolished  
Tax Title? No

Action: Transfer

Description:  
This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.





# South East Street

029-08-011

## Area #8 – South Holyoke

Ward: 2  
Zoning: DR  
Acres: 0.06  
Bldg Type: -  
Bldg Size: -

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

Total Value: \$4,700  
Land: \$4,700  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

Description:  
This building is one in a series of adjacent vacant lots and structures in disrepair that contribute to blight in neighborhood. The assemblage of these parcels creates an opportunity for joint development of housing and compatible uses that will help stabilize the neighborhood.

