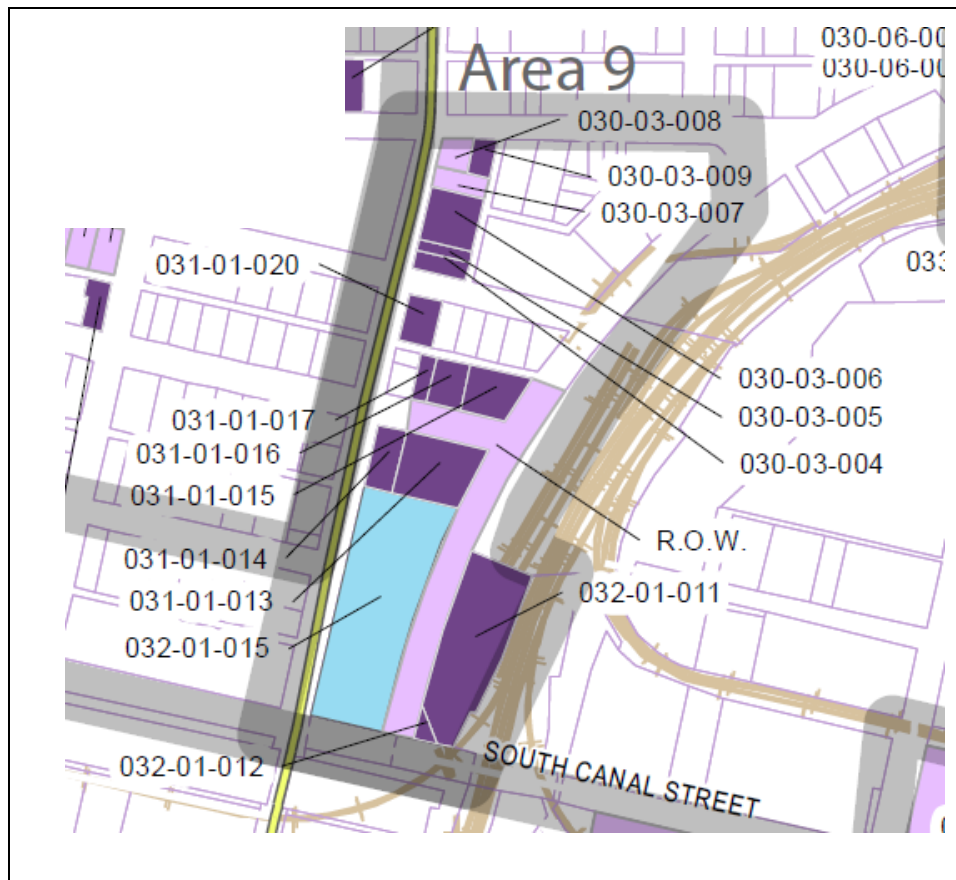


# Area 9

## Cabot Street Gateway



This area includes both sides of Cabot Street between the Third Level Canal and South Bridge Street. Actions in this area are intended to form a public/private partnership between the HRA and private land owners to develop a retail core with grocery store to serve the South Holyoke and Flats areas. Linkages to the Flats would be improved through streetscape improvements including new sidewalks, lighting and street-trees and extension of the Canalwalk system along the Second and Third Level Canal in this area. 14 key parcel acquisitions and one right-of-way acquisition would allow larger parcels to be created to allow the HRA to work with private land and business owners to develop retail and grocery businesses to serve the larger project area.

As with South Holyoke, pedestrian access and walkways should enhance neighborhood connectivity and use, and improved lighting throughout should be undertaken to improve visibility, improve safety conditions and deter crime and undesirable activity. In addition, a significant “gateway” treatment is warranted along Cabot Street.

# Cabot Street

030-003-004

## Area #9 – Cabot Street Gateway

Ward: 1  
Zoning: IG  
Acres: 0.08  
Bldg Type: -  
Bldg Size: -  
  
Owner: CMMI Acquisition LLC  
Address: 529 South East Street  
Holyoke, MA 01040

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

Vacant? Demolished  
Tax Title? No

Action: Acquisition

Description:  
This parcel is one in a series of adjacent vacant lots that would benefit from assembling to create the opportunity for joint development. Recommendations include extending a light neighborhood retail corridor along Cabot Street that would be accessible to South Holyoke residents for essential amenities that the neighborhood is currently lacking.





# 57 Cabot Street

030-03-006

## Area #9 – Cabot Street Gateway

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

Owner: CMMI Acquisition LLC  
Address: 529 South East Street  
Holyoke, MA 01040

Total Value: \$18,060  
Land: \$18,060  
Bldg: -

Vacant? Demolished  
Tax Title? No

Action: Acquisition

### Description:

This parcel is one in a series of adjacent vacant lots that would benefit from assembling to create the opportunity for joint development. Recommendations include extending a light neighborhood retail corridor along Cabot Street that would be accessible to South Holyoke residents for essential amenities that the neighborhood is currently lacking.



# 84 Clemente Street

030-03-009

## Area #9 – Cabot Street Gateway

Ward: 1  
Zoning: BH  
Acres: 0.07  
Bldg Type: -  
Bldg Size: -

Owner: Jose Rosa, Luis Rivera  
Address: 228 Sargeant St. Apt. 2  
Holyoke, MA 01040

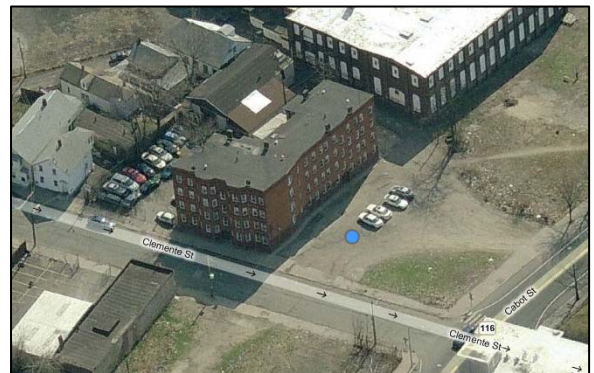
Total Value: \$2,800  
Land: \$2,800  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

### Description:

This parcel is one in a series of adjacent vacant lots that would benefit from assembling to create the opportunity for joint development. Recommendations include extending a light neighborhood retail corridor along Cabot Street that would be accessible to South Holyoke residents for essential amenities that the neighborhood is currently lacking.



# 41 Cabot Street

031-01-020

## Area #9 – Cabot Street Gateway

Ward: 1  
Zoning: BH  
Acres: 0.13  
Bldg Type: Store – 1 story  
Condition: Fair  
Bldg Size: 5,720 GSF

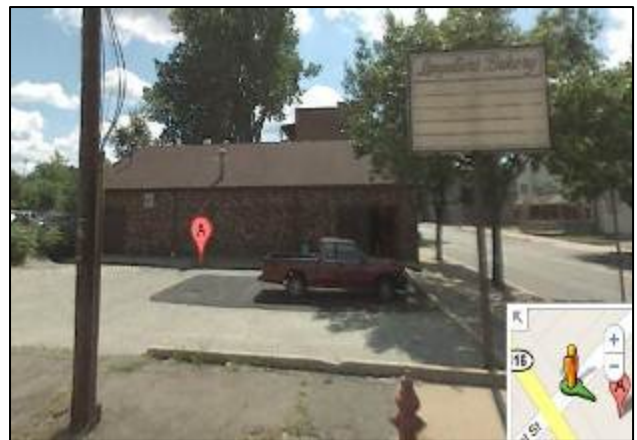
Owner: Rafael Alvarado  
Jacqueline A. Enriquez  
Address: PO Box 864  
Chicopee, MA 01021

Total Value: \$126,900  
Land: \$22,900  
Bldg: \$99,700

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This former bakery, now a building not in use, is located within a series of vacant lots which present the opportunity for aggregation into one parcel for joint development. It is of particular interest for the community and the HRA to provide a full line grocery store and other retail options in the newly aggregated parcels for the South Holyoke neighborhood. It is located on a major artery through downtown and its apparent underutilization adds to blight in the area. Redevelopment of this building into a new commercial use presents the opportunity for additional jobs and increased value for South Holyoke.



# 510 South Bridge Street

031-01-014

## Area #9 – Cabot Street Gateway

Ward: 1  
Zoning: DR  
Acres: 0.15  
Bldg Type: -  
Bldg Size: -

Owner: Naviah Investments, LLC  
Address: 683 Boylston St  
Brookline, MA 02445

Total Value: \$649,700  
Land: \$149,500  
Bldg: \$500,200

Vacant? Yes  
Tax Title? No

Action: Acquisition

### Description:

This building is in disrepair from a fire in 2012 and partially occupied. The parcel will be aggregated with others to create a large development site for neighborhood retail. The parcel is located on the northern edge of South Holyoke and across rail from the Flats neighborhood, both of which expressed the need for more grocery and healthy food options.



# 508 South Bridge Street

031-01-013

## Area #9 – Cabot Street Gateway

Ward: 1  
Zoning: IG  
Acres: 0.38  
Bldg Type: -  
Bldg Size: -

Owner: Commercial Jackson, Inc  
c/o Mt. Holyoke Mgmt.  
Address: 665 Main Street  
Holyoke, MA 01040

Total Value: \$23,500  
Land: \$23,500  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This lot is currently vacant with limited access and presents the opportunity for joint development with adjacent lots. It is of particular interest for the community and the HRA to provide a full line grocery store and other retail options in the newly aggregated parcels for the South Holyoke neighborhood. Redevelopment of this building into a new commercial use presents the opportunity for additional jobs and increased value for South Holyoke.





# 501 South Bridge Street

031-01-015

## Area #9 – Cabot Street Gateway

Ward: 1  
Zoning: IG  
Acres: .2  
Bldg Type: -  
Condition: -  
Bldg Size: -

Owner: Paper Mill Supply Co. Inc.  
Address: 6 Shepard Drive  
Holyoke, MA 01040

Total Value: \$13,700  
Land: \$13,700  
Bldg: \$0

Vacant? Yes  
Tax Title? Yes

Action: Acquisition

### Description:

This lot is currently vacant with limited access and presents the opportunity for joint development with adjacent lots. It is of particular interest for the community and the HRA to provide a full line grocery store and other retail options in the newly aggregated parcels for the South Holyoke neighborhood. Redevelopment of this building into a new commercial use presents the opportunity for additional jobs and increased value for South Holyoke.



# South Bridge Street

031-01-016

## Area #9 – Cabot Street Gateway

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

Owner: Paper Mill Supply Co. Inc.  
Address: 6 Shepard Drive  
Holyoke, MA 01040

Total Value: \$12,600  
Land: \$12,600  
Bldg: \$0

Vacant? Yes  
Tax Title? Yes

Action: Acquisition

Description:  
This lot is currently vacant with limited access and presents the opportunity for joint development with adjacent lots. It is of particular interest for the community and the HRA to provide a full line grocery store and other retail options in the newly aggregated parcels for the South Holyoke neighborhood. Redevelopment of this building into a new commercial use presents the opportunity for additional jobs and increased value for South Holyoke.



# 501 Bridge Street

031-01-017

## Area #9 – Cabot Street Gateway

Ward: 1  
Zoning: IG  
Acres: .06  
Bldg Type: -  
Condition: -  
Bldg Size: -

Owner: Paper Mill Supply Co. Inc.  
Address: 6 Shepard Drive  
Holyoke, MA 01040

Total Value: \$1,300  
Land: \$1,300  
Bldg: \$0

Vacant? Yes  
Tax Title? Yes

Action: Acquisition

### Description:

This lot is currently vacant with limited access and presents the opportunity for joint development with adjacent lots. It is of particular interest for the community and the HRA to provide a full line grocery store and other retail options in the newly aggregated parcels for the South Holyoke neighborhood. Redevelopment of this building into a new commercial use presents the opportunity for additional jobs and increased value for South Holyoke.



# Crescent Street

032-01-011

## Area #9 – Cabot Street Gateway

Ward: 1  
Zoning: IG  
Acres: 0.87  
Bldg Type: -  
Bldg Size: -

Owner: Pan Am Southern LLC  
Address: 1700 Iron Horse Pk  
No. Billerica, MA 01862

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

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This lot is currently vacant with limited access and presents the opportunity for joint development with adjacent lots. It is of particular interest for the community and the HRA to provide a full line grocery store and other retail options in the newly aggregated parcels for the South Holyoke neighborhood. Redevelopment of this building into a new commercial use presents the opportunity for additional jobs and increased value for South Holyoke.



# Crescent Street

032-01-012

## Area #9- Cabot Street Gateway

Ward: 1  
Zoning: IG  
Acres: 0.03  
Bldg Type: -  
Bldg Size: -

Owner: Pan Am Southern LLC  
Address: 1700 Iron Horse Pk  
No. Billerica, MA  
01862

Total Value: \$27,300  
Land: \$27,300  
Bldg: -

Vacant? No  
Tax Title? No

Action: Acquisition

Description:  
This lot is currently vacant with limited access and presents the opportunity for joint development with adjacent lots. It is of particular interest for the community and the HRA to provide a full line grocery store and other retail options in the newly aggregated parcels for the South Holyoke neighborhood. Redevelopment of this building into a new commercial use presents the opportunity for additional jobs and increased value for South Holyoke.



# Crescent St. & South Bridge St.

## Right-of-way

### Area #9 – Cabot Street Gateway

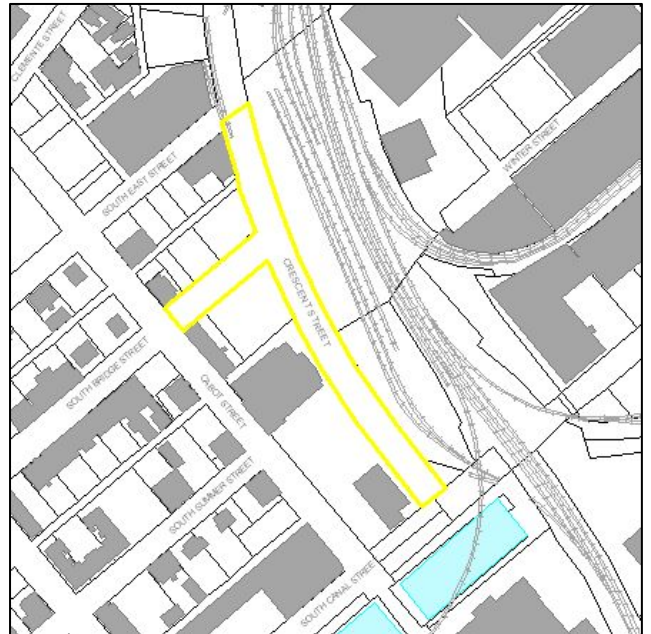
Ward: 1  
Acres: 1.54

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

Action: Transfer

#### Description:

This is currently a right-of-way and includes a portion of Crescent Street to South East Street and a portion of South Bridge Street past Cabot Street. The portions of these streets are limited in access and present the opportunity for joint development with adjacent lots. It is of particular interest for the community and the HRA to provide a full line grocery store and other retail options in the newly aggregated parcels for the South Holyoke neighborhood. Redevelopment of this building into a new commercial use presents the opportunity for additional jobs and increased value for South Holyoke.



# Cabot Street

030-03-007

## Area #9 - Cabot Street Gateway

Ward: 1  
Zoning: BH  
Acres: 0.09  
Bldg Type: -  
Bldg Size: -

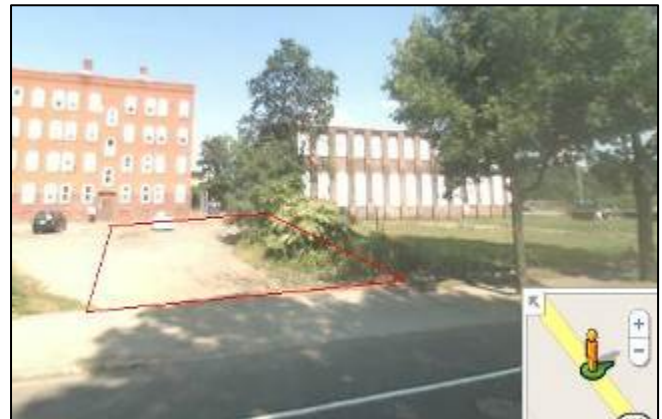
Owner: City of Holyoke - Taking  
Address: 20 Korean Veterans Pl  
Holyoke, MA 01040

Total Value: \$4,400  
Land: \$4,400  
Bldg: -

Vacant? No  
Tax Title? No

Action: Transfer

Description:  
This parcel is one in a series of adjacent vacant lots that would benefit from assembling to create the opportunity for joint development. Recommendations include extending a light neighborhood retail corridor along Cabot Street that would be accessible to South Holyoke residents for essential amenities that the neighborhood is currently lacking.



# 61 Cabot Street

030-03-008

## Area #9 – Cabot Street Gateway

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

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

Total Value: \$21,400  
Land: \$21,400  
Bldg: -

Vacant? Demolished  
Tax Title? No

Action: Transfer

Description:  
This parcel is one in a series of adjacent vacant lots that would benefit from assembling to create the opportunity for joint development. Recommendations include extending a light neighborhood retail corridor along Cabot Street that would be accessible to South Holyoke residents for essential amenities that the neighborhood is currently lacking.

