

G. HRA Member Area Surveys

- a. Area 1 Survey Sample**
- b. Area 1-10 descriptions for surveys**

CENTER CITY URBAN REVITALIZATION PLAN
RANKING OF URBAN RENEWAL ACTIONS

Area 1 – Dwight Street Gateway

This area includes both sides of Dwight Street from Beech Street to Elm Street, which serves as a western gateway into the downtown area. There are a number of vacant lots and 6 City-owned parcels along this section of Dwight Street. Recommendations include the acquisition of 3 vacant lots, combining lots where necessary to create larger redevelopment parcels, and then selling the lots to be redeveloped for mixed residential and retail use that is in the same scale and character as the abutting neighborhood. Streetscape improvements are also included.

CRITERIA

RANKING: 1 – 5
1= minimal potential
5 = strong potential

1) Opportunity to stimulate private investment
(creating / adding to an opportunity for private investment)

Notes / Comments: _____

2) Job creation potential (consider number and types of jobs)

Notes / Comments: _____

3) Urban Mobility (node concept)
(connections between neighborhoods as well as Mass Transit)

Notes / Comments: _____

4) Availability of Funding (funding potential as well as in-place funding)

Notes / Comments: _____

5) Local Property Tax Generation

Notes / Comments: _____

6) Blight Removal

Notes / Comments: _____

7) Improving Curb Appeal

Notes / Comments: _____

8) Marketing Opportunity (positioning City to attract investors)

Notes / Comments: _____

9) Creation of Home Ownerships Opportunities and Good Affordable Housing

Notes / Comments: _____

10) Opportunity for Partnerships

Notes / Comments: _____

11) Crime prevention

Notes / Comments: _____

12) "But For" public action, private investment may not occur.

Notes / Comments: _____

Other Criteria to Consider

increase density • increase workforce development to enhance skills • improve environmental conditions (air/ water quality, energy efficiency • contamination remediation) • preserve cultural/historic resources • create opportunity for innovation • cost

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Area 2 – Dennis Walsh Project and Veteran’s Park Area

This area includes the old Holyoke Diocese property which Dennis Walsh plans to redevelop for residential use, Veteran’s Park and key vacant buildings in the area. The Dennis Walsh project will rehabilitate the vacant diocese buildings to include approximately 50 new residential units. Veteran’s Park will be upgraded. Streetscape improvements will be included. 5 vacant buildings will be acquired and many will be slated for rehabilitation for mixed-use opportunities.

Area 3 – Cabot and Chestnut Area

This area includes parcels around the Holyoke Public Library, Lawrence School, and Senior Center. Actions in this area include supporting these projects with residential infill by partnerships where possible. Also in the vacant Chestnut, Cabot, Elm and Hampshire Street block (former Perpetual Help) construction of a neighborhood school was expressed by members of the Public. If a new school is not in conjunction with the School Department plans, residential infill was also supported for the vacant block.

Area 4 – High Street Area

This area includes area between High Street and Nick Cosmos Way/Heritage Street, and the Lyman Terrace complex. Recommendations include either the Hope VI project for Lyman Terrace – or rehabilitation of the Lyman terrace buildings, rehabilitation of the existing Dwight Street parking garage, reconstruction of the parking deck along Heritage Street, demolition of the old Police Station and construction of a small park in its place, streetscape improvements and the acquisition of 5 vacant buildings in the area for rehabilitation and reuse.

Area 5 – Passenger Rail/Transit Oriented Development Area (TOD)

This area includes the site of the proposed new passenger rail stop at the old train station along with associated parking. 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 Canalwalk along Race Street, improved pedestrian connections to the Flats. There are many vacant buildings at the Main Street and Lyman Street intersection. Many actions on this area will be further explored and recommended in a TOD study to be conducted by the City through a PVPC Grant.

Area 6 – High Performance Computing Center Area

This area includes underperforming buildings and parcels surrounding the site of the Massachusetts Green High Performance Computing Center (MGHPCC). Building off the investment in the MGHPCC, 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 (Appleton and Cabot) extension of CanalWalk along Race Street. There are a number of vacant and under-utilized buildings along Race Street and the Second Level Canal.

Area 7 – Parsons Paper Redevelopment

This area includes the 4-acre Parsons Paper site. Actions include acquisition of the site, completing the demolition of the existing building, site clean-up and hazardous material remediation and selling of the site for commercial/industrial reuse.

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 recommendation of the South Holyoke Revitalization Strategy prepared with neighborhood input in 2008. Actions include building acquisition and redevelopment, new open space adjacent to the school, new housing, roadway improvements and neighborhood retail.

Area 9 – Cabot Street Gateway

This area includes both sides of Cabot Street between the Third 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 and extension of the Canalwalk system along the Third Canal. Some key acquisitions 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.

Area 10 – Riverfront Area along Third Canal

This area includes parcels along the Third Canal and Connecticut River from the Route 116 bridge south past Cabot Street. Actions in this area are intended to stimulate the private redevelopment of many of the vacant buildings and parcels in this area. One acquisition and two demolitions are proposed for buildings in poor condition and with contamination issues. A new public parking facility is proposed to support private redevelopment. Other infrastructure improvements include streetscape improvements and the extension of the Canalwalk system along the Third Canal, conversion of the private Water Street to a public street, extension of water service improvement into the area, and rehabilitation of the old bridges that cross the Third Canal. These actions are intended to support the redevelopment of many of the vacant lots and one existing industrial building in this area.