

**Amy Harvey**

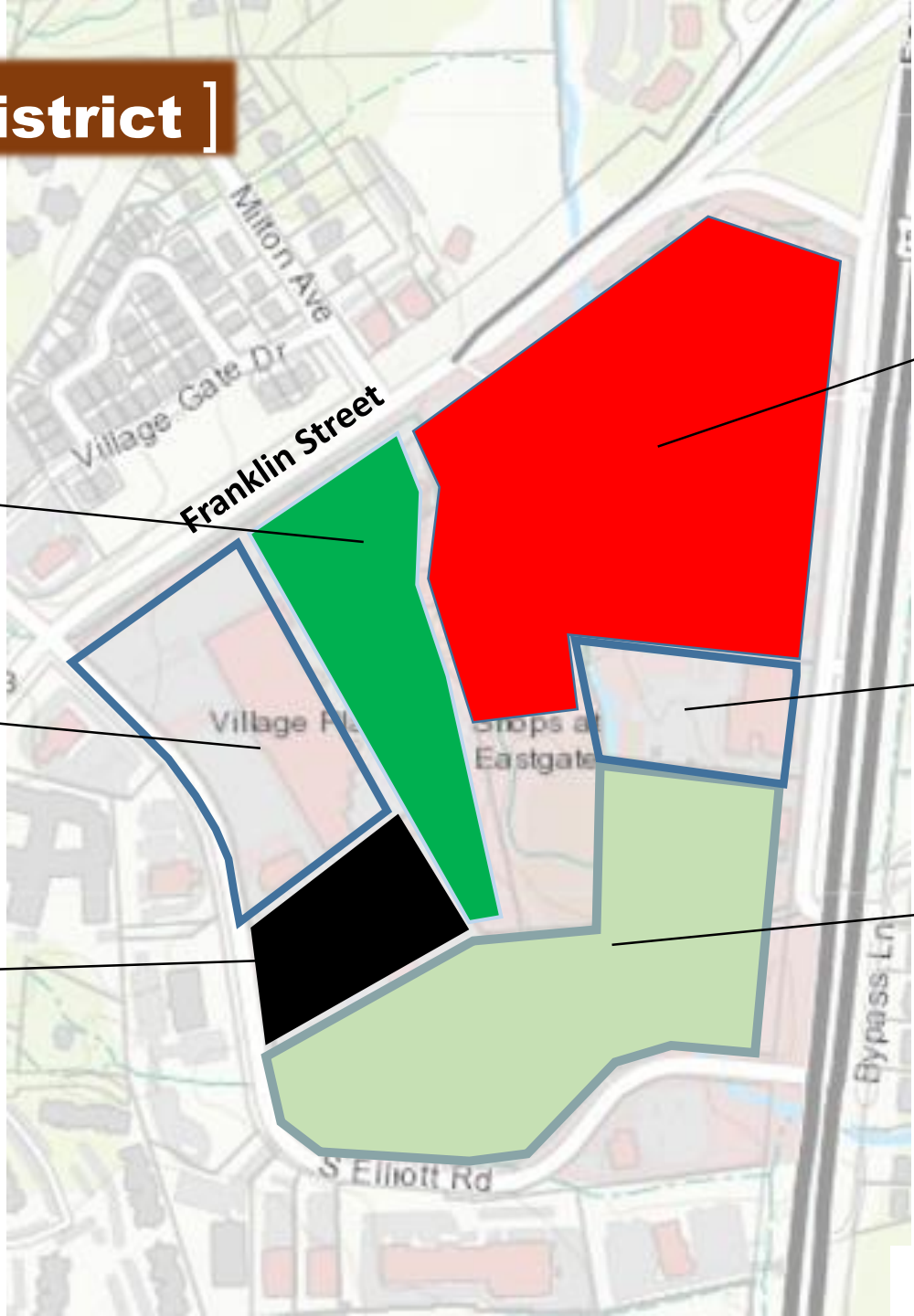
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**From:** Roger Stancil  
**Sent:** Tuesday, May 22, 2018 3:20 PM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins  
**Cc:** Loryn Clark; Ben Hitchings; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Council Questions: Item 18: WC Sub districts in Blue Hill  
**Attachments:** Blue\_Hill\_Maps\_5-22-18.pdf

**Council Question:** At this time, we are only proposing three parcels to be zoned either WC-7 or WC-5 based, in part, I believe, on a rationale that other properties, e.g., Whole Foods, are not thought to be primed for redevelopment. However, based on the information furnished to Council last week, some properties (Hillstone, Fordham Apts.) that were not thought to be set for redevelopment when the code was originally passed were, in fact redeveloped. Accordingly, it seems to me that we should be taking a broader look at Blue Hill and rezoning properties that are believed to be suitable for commercial development/redevelopment regardless of when it is believed that it is likely to occur. Are there other parcels that the staff might recommend for rezoning under such a scenario?

**Staff Response:** *Staff believes these proposed changes to the Blue Hill District will dampen redevelopment interest in the district. Extending the non-residential rezoning to additional parcels limit options even further and may dampen interest even further. If the Council is interested in expanding the rezoning to include other parcels, the parcels in darker green on the attached map might be considered (see attachment).*

# [ The Blue Hill District ]



Could be redeveloped

No major redevelopment planned

Redeveloped

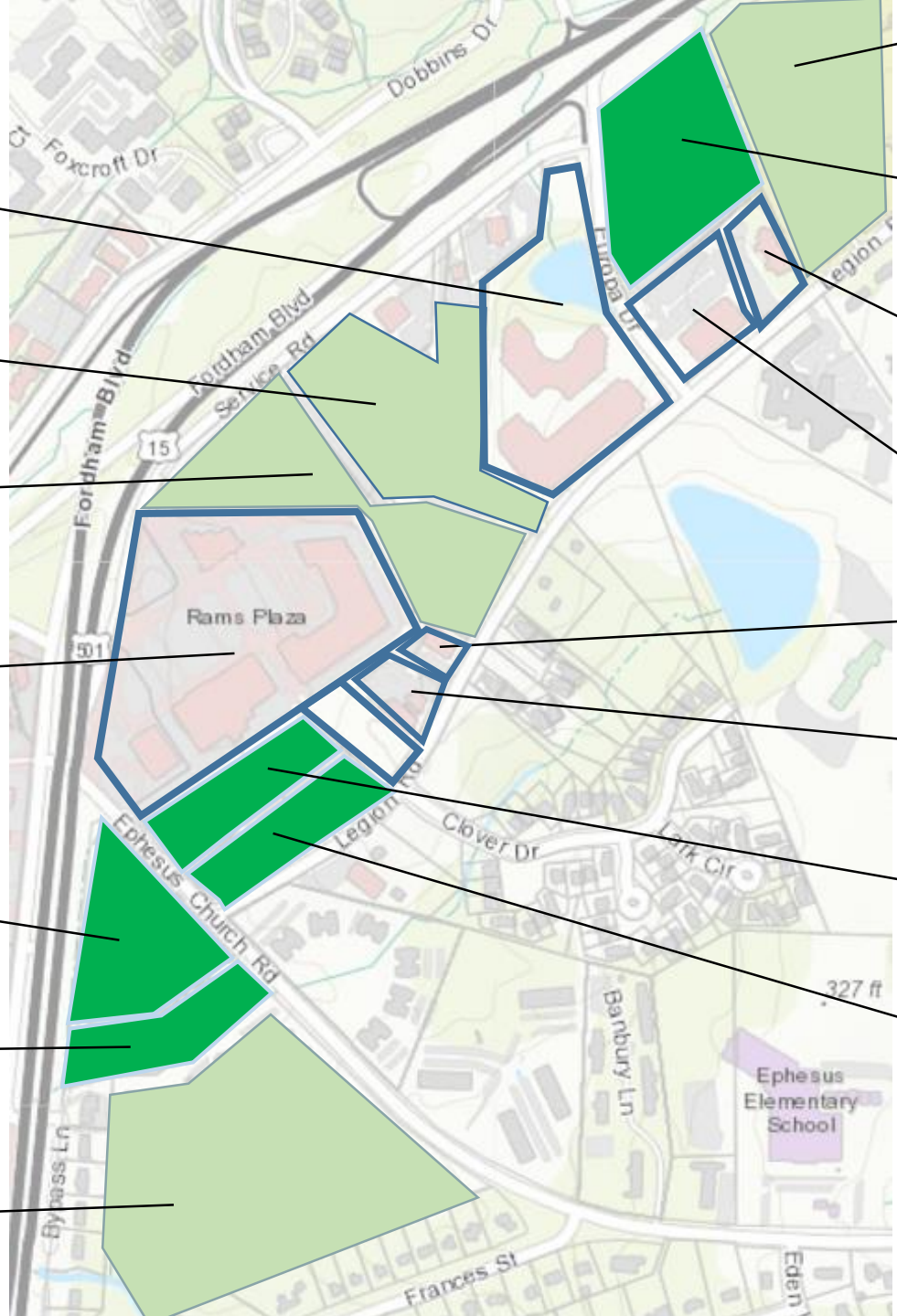
Existing issues with further redevelopment

No known Intent

Being redeveloped

# [ The Blue Hill District ]

- No known Intent (existing office)
- Being Redeveloped
- Being Redeveloped
- No known Intent beyond previous investment
- Could be redeveloped
- Could be redeveloped
- Being Redeveloped



- Greenfield redevelopment
- Could be redeveloped
- No known Intent
- No known Intent
- No known Intent
- No known Intent
- Could be redeveloped
- Could be redeveloped