



Dear Developers, Stakeholders, and Community Members

As word gets out that Walnut Hill is a great place to live, work, or invest, the Walnut Hill Community Association (WHCA) Zoning Committee has expectations for new development in our community. We welcome new development, but expect it to happen in a way that is respectful of the existing community fabric, and mindful of affordability, aesthetic, neighborhood infrastructure, and environmental concerns. We also expect developers to be mindful of access and inclusivity for people of all races and ethnicities, people with disabilities, and renters as well as homeowners.

For medium-to-large development proposals, especially those with ten-plus units and those along key corridors, we want to hear how the project will impact neighborhood affordability and parking, in particular. For projects proposing to add significant numbers of residential units, our expectation is that developers consider setting aside a percentage of units to meet measurable housing affordability criteria, as well as consider how new density will impact parking dynamics. Other development variables that we expect to be addressed include the trash servicing plan for the building, the design aesthetic of the building, and the public sidewalk space in front of the building.

For smaller development proposals, particularly single family and duplex or triplex properties along residential streets, the zoning committee prioritizes tree cover, quality building materials, architectural style complementing neighboring structures, and lighting. We expect developers to similarly prioritize and address these factors in their proposals.

For development proposals seeking a zoning variance, developers and their lawyer or architect should be prepared to explain, in easy-to-understand terms, why they are seeking a variance, how the proposal fits or complements the existing fabric of the neighborhood, and how it addresses the values and variables listed above. We encourage open dialogue between developers, the zoning committee, and the community to talk through challenges and opportunities, and to reach amiable compromises on mutually beneficial neighborhood development.

Sincerely,

WHCA Zoning Committee