

Point Breeze North Development Corporation

A Non-Profit Community Development Corporation

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August 27, 2024

RE: Point Breeze North Neighborhood Statement

Who We Are

Point Breeze North is very much a “mixed” community. There is presently a healthy mix of young and old, renters and homeowners. We have a blend of ages, ethnicities, races, religions, sexual orientations, professions and incomes. We value and celebrate this diversity. It is our core identity and our foundation.

Where We Are Going

We intend to build upon and expand on our diverse foundation. We welcome development that ascribes to our identity and vision for the neighborhood.

How We Get There

Any new housing in the community is expected to:

- Feature a healthy mix of market-rate, for-purchase housing and affordable rental/for-purchase units to preserve the economic diversity of the neighborhood.
- Complement the existing architectural character of the neighborhood, with a high level of consideration for quality materials and craftsmanship, and sensitivity of scale and articulation.
- Address vehicle/pedestrian/bus/bike access and safety, a multi-modal approach to infrastructure improvements, noise and other forms of pollution. A traffic study is paramount.
- Optimize environmental and human health and quality of life (i.e. preserve existing green spaces), being especially sensitive to the residents immediately adjacent to and/or abutting the development site.

Communication

To ensure an orderly, transparent and successful project, the project owner is expected to develop and implement a process for communication with the neighborhood during design and construction.

Regards,

Jeffrey Wetzel

