

Point Breeze North Development Corporation

A Non-Profit Community Development Corporation

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February 27, 2018

RE: Point Breeze North Neighborhood Statement

Who We Are

North Point Breeze is very much a “mixed” community. There is presently a healthy mix of young and old, renters and homeowners. We have a blend of 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

Rather than change/evolve into something different, 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 or redevelopment in the community is expected to:

- Incorporate a mix of residential and commercial use.
- Feature a healthy mix of residential, market-rate, for-purchase housing and affordable rental/for-purchase units to preserve the economic diversity of the neighborhood. We expect any prospective developer to use research-based best practices, such as P4 Measures, in order to avoid gentrification.
- Incorporate a commercial component with an extremely strong preference given to connecting with existing neighborhood business, promoting new small businesses, business incubators, food purveyors and those that would be job creators for locals. Big Box construction is to be avoided.
- 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 insure 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.