

Community Background Report

Design District

County

Miami-Dade

Boundaries

North: Northeast 43rd Street

South: Northeast 36th Street (Northeast Design Boulevard)

West: North Miami Avenue

East: Biscayne Boulevard

Community Type

Neighborhood

History

The Design District is a neighborhood of Miami that was redeveloped in the early 2000s. It is home to over 130 art galleries, showrooms, creative services, architecture firms, luxury fashion stores, antique dealers, restaurants, and bars. Known as Buena Vista in the early 1920s, the neighborhood became a center for home furnishings, but declined as manufacturing left the area. The vacated large spaces were acquired and assembled into the “Design District” by Craig Robins of Dacra Properties in the early 1990s, leaving the remainder of Buena Vista’s locale as a historic area with a 1920s feel. Later in the decade, he was able to attract several famous designers and Art Basel to the area.

The Design District is at the crossroads of several prominent Miami neighborhoods, with the artsy [Wynwood](#) neighborhood to the south, [Lemon City](#) (Little Haiti) and the historic 1920s [Buena Vista](#) neighborhood to the north, and the wealthy [Upper East Side](#) neighborhood to the east. After decades of falling into disrepair, the Design District has been restored as a destination for the arts, [design](#), and [fashion](#).

Community Dynamics

The Design District is designated largely for commercial use, therefore, few residences live within this community. Census Block Groups # 120860022013 which covers the Design District, shows zero population, a decline from 133 persons in 1990 to 0 person in 2015.

Business Landscape

The Design District continues to show well-designed furniture, but is also well known for its art galleries, housewares, luxury retail clothing, and restaurants. The week of [Art Basel Miami](#) has historically brought considerable visitor traffic, performances, and events to the Miami Design District. An outstanding feature of the Design District is its creative approach to providing parking for visitors. Four covered parking garages are available, each with striking architectural design and decoration that has become known as Miami’s “parkitecture”. There are also nine valet parking stations available throughout the neighborhood. The neighborhood has its own informative website for visitors and real estate tenants, with a map, an events calendar, a career page, a mailing list, and a blog section. Shopping and dining opportunities are showcased as the main draws of the neighborhood. The Institute of Contemporary Art and numerous outdoor installations of public art add to the creative atmosphere of the neighborhood. As of 2020, plans were being made to expand the District towards the west.

Transportation

The main transportation arteries serving the Design District are on or near its boundaries: Biscayne Boulevard to the east, Northeast 36th Street to the south, and I 95 just above the southern boundary. Miami-Dade Transit bus lines run on Biscayne Boulevard (lines #3, #16, #93 and #110), on North Miami Avenue (line #202), on Northeast 36th Street (lines #202, #36, and #110), and on Northeast 2nd Avenue (lines #9, #10, and #202). Business owners have shown an interest in slowing traffic in this neighborhood. Major traffic corridors in this area have one or two lanes in each direction of travel and on-street parking. Northeast 2nd Avenue has a bicycle lane in the southbound direction of travel, one of the county’s first “Share-O” branded lanes, with a street stencil expressing permission for bicycles and motor vehicles to share a lane of traffic. The District features four state-of-the-art covered parking garages, and numerous valet parking stations.

Reference

- 1.) Wikipedia. Miami Design District, 2020. Url: https://en.wikipedia.org/wiki/Miami_Design_District
- 2.) Miami Design District, 2020. Url: <https://www.miamidesigndistrict.net/>
- 3.) Google Maps, 2020. Url: <https://www.google.com/maps>
- 4.) U.S. Bureau of the Census. (2010). Statistical File 3: block groups 120860022013 Miami-Dade County, Florida. Url: <http://www.census.gov>
- 5.) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>