

# Community Background Report

## Park West

### County

Miami-Dade

### Boundaries

North: Northeast 17th Terrace

East: Biscayne Bay

South: Northeast 6th Street

West: Northwest 1st Avenue

### Community Type

Neighborhood

### History

Park West is a neighborhood just north of downtown Miami, and just east of Overtown. It is located between Interstate 95 and the Port of Miami, and Interstate 395 runs through it. The neighborhood consisted mostly of large warehouses and vacant lots until the mid-2000s, when large-scale nightclubs and high-rise condominiums started being developed.

Beginning in the 1990s, the City of Miami worked with developers to enable entertainment establishments to operate in Park West until the early morning hours. Large nightclubs were opened in transformed warehouses, to accommodate many customers nightly. The city allowed the clubs 24-hour liquor licenses. Several clubs are now located along Northeast 11th Street, but as the neighborhood continues to attract more residents, the loud music and often drunken partygoers are largely unwanted. As of 2021, several of these clubs have closed, with the progression of the COVID-19 pandemic.

Though the housing boom of the 2000s has slowed, the number of residents in Park West has increased. The completed condominiums were developed at market rate or luxury rates. One of the major building projects in Park West is the Miami Worldcenter, a large mixed-use complex under construction, spanning several blocks just north of downtown.

Miami's Freedom Tower is a notable historic site within the neighborhood. It is a former newspaper office and immigration facility in a 1920s tower, housing art exhibits of Cuban immigrants.

## Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Park West has a population of 5,081, 86% of which are working age from 18 to 64. The average per capita income is \$57,556, which is much higher than Miami-Dade County's average per capita income of \$28,823. The population is 48% Hispanic and 52% non-Hispanic. Furthermore, 74% of the population is White (including Hispanic White), 19% is Black, 2.3% Asian, and 4.5% multi-racial and others. A non-English language is spoken by 4% of the population. Regarding education level, 38% of the population has less than a high school education, which is lower than Miami-Dade County's 48.86%. Foreign-born individuals make up 52% of the population, out of which 36% are naturalized citizens, while 64% are not U.S. citizens. Of the foreign-born residents, 22% are from the Caribbean, 9% are from Central American countries, 9% are from Europe, and 49% are from South America.

## Business Landscape

Business interests in Park West are nightclubs, the Florida East Coast Railway, and industry related to activities at the Port of Miami. While several of the large nightclubs have closed, residential development in the neighborhood is on the rise.

The Miami Worldcenter is a major, mixed-use project. It will occupy over 25 acres of land, with a convention center, hotel space, and apartment residences. It will also include street-level retail and large tenant spaces for anchor stores such as Macy's and Bloomingdale's. The hotel and convention center are planned to be part of the same 55-story building. The hotel will be very large, with 1,800 rooms over the 600,000 square-foot (55,742 m<sup>2</sup>) convention center. One proposed residential building, known as the Miami Worldcenter Signature Tower, would rise to the maximum 749 feet (228 m) above sea level permitted in the area. On January 14, 2019, the first development at Miami Worldcenter was opened, the Caoba apartment tower. The Paramount Miami Worldcenter is another new luxury condominium tower. Residents began to occupy the building in 2019, with 90% of the units already sold.

The developers have announced that they will not be building an enclosed regional mall, as demand has moved away from enclosed malls. The plans have changed to an open-air development better suited to Miami's sunny weather.

The neighborhood has several significant cultural and entertainment venues within its borders. These include the Adrienne Arsht Center for the Performing Arts, (music, dance, and theater), the Perez Art Museum Miami (contemporary international art and educational programs), the Phillip and Patricia Frost Museum of Science (hands-on exhibits of technology, wildlife, and a planetarium), and the FTX Arena, home of the Miami Heat. The Miami Yacht Show takes place on the bayfront at 1 Herald Plaza, just east of the Adrienne Arsht Center.

Park West lies within the boundaries of the Southeast Overtown/Park West Community Redevelopment Agency (CRA), which uses federal funding for redevelopment of properties in Park West and neighboring Overtown. The mission of the SEOPW CRA is to enhance the quality of life for residents within the redevelopment area by expanding the tax base, creating job

opportunities, increasing accessibility to quality affordable housing opportunities, and promoting social and economic growth by fostering safe neighborhoods. The 2020 Annual Report of the CRA shows both completed and ongoing projects. The CRA has invested in local businesses, worker training and employment programs, housing projects, commercial real estate development, historic preservation, and culture and entertainment. A map of the CRA area is available in the report, as well as financial statements.

Regarding CRA outreach, the City of Miami governmental website shows a public notice for a virtual meeting of the CRA, scheduled in August of 2020. The meeting was broadcast live to the public via YouTube, and members of the public were invited to leave prerecorded comments by phone, to be played during the virtual meeting. An online comment form was also available.

## Transportation

The main transportation arteries in Park West are Interstate 395/State Road 836/MacArthur Causeway and Biscayne Boulevard/US 1/US 41. These roadways are affected by ongoing construction on I-395. The I-395/SR 836/I-95 Project is a partnership between the Florida Department of Transportation (FDOT) and the Miami-Dade Expressway Authority (MDX). Construction limits on State Road 836 begin at Northwest 17th Avenue and continue through the SR 836/I-395/I-95 (Midtown) Interchange to the MacArthur Causeway Bridge. The limits on I-95 are from Northwest 8th Street to Northwest 29th Street. Construction is expected to be completed in the fall of 2024, at a cost of \$818 million. Improvements in traffic flow and overall infrastructure are planned, as well as a flamboyant bridge designed to enhance the Miami skyline. An FDOT/MDX website offers project details, a map with construction updates, a form for requesting a presentation on the project, a gallery of photos, videos and renderings, and project documents. A calendar of traffic alerts is also available.

Miami-Dade Transit buses run in Park West along its western boundary on Northwest 1st Avenue, on Northeast 1st and 2nd Avenues, and on Biscayne Boulevard. There is also bus service on Northeast 14th and Northeast 15th Streets.

Several Metromover stations are in Park West: the Adrienne Arsht Station, the Museum Park Station, the 11th Street Station, the Park West Station, and the Freedom Tower Station.

The Miami free trolley runs north and south through Park West on Biscayne Boulevard (the Biscayne Route). It runs east and west on Northeast 14th Street (the Allapattah Route), east and west on Northeast 15th Street (the Wynwood Route), and past the Freedom Tower on Northeast 6th Street (the Coral Way Route), along the southern end of the neighborhood. An online map is available for tracking the trolley in real time.

## Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group #: 120860037022, 120860037024, 120860027022, 120860037021, 120860037026, 120860037025, 120860037023,

- 120860037027, 120860027032, 120860027033, 120860027038, Miami-Dade County, Florida.  
Url: <http://www.census.gov>
- 2.) 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/>
  - 3.) Google Maps, 2021. Url: <https://www.google.com/maps>
  - 4.) Wikipedia. Park West (Miami), 2021. Url: [https://en.wikipedia.org/wiki/Park\\_West\\_\(Miami\)](https://en.wikipedia.org/wiki/Park_West_(Miami))
  - 5.) Wikipedia. Miami Worldcenter, 2021. Url: [https://en.wikipedia.org/wiki/Miami\\_Worldcenter](https://en.wikipedia.org/wiki/Miami_Worldcenter)
  - 6.) Wikipedia. Paramount Miami Worldcenter, 2021. Url: [https://en.wikipedia.org/wiki/Paramount\\_Miami\\_Worldcenter](https://en.wikipedia.org/wiki/Paramount_Miami_Worldcenter)
  - 7.) Southeast Overtown/Park West Community Redevelopment Agency 2020 Annual Report. Url: <http://www.miamicra.com/seopwcra/docs/Reports/seopw-annualreport-2021-04-LORES.pdf>
  - 8.) City of Miami. Public Notice of Virtual Meeting: SEOPW CRA-08/31/20, August 21, 2020. Url: <https://www.miamigov.com/Notices/News-Media/Public-Notice-of-Virtual-Meeting-SEOPW-CRA-083120?BestBetMatch=seopw%20cra|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>
  - 9.) Florida Department of Transportation. I-395/SR 836/I-95 Design-Build Project, 2021. Url: <http://www.fdotmiamidade.com/i395designproject>
  - 10.) Connecting Miami. I-395/SR 836/I-95 Design-Build Project, Enhancing Our Community & Increasing Mobility, 2021. Url: <http://www.i395-miami.com/>
  - 11.) City of Miami. Get Trolley Information, Schedules, and Maps, 2021. Url: <https://www.miamigov.com/Services/Transportation/Get-Trolley-Information-Schedules-and-Maps>