

# Community Background Report

## The Roads

### County

Miami-Dade

### Boundaries

North: Southwest 11th Street

East: Southwest 1st Avenue

South: Southwest 22nd Street

West: Southwest 12th Avenue

### Community Type

Neighborhood

### History

The neighborhood known as The Roads was originally called "Brickell Hammock". It was designed, platted, and developed by Mary Brickell in 1922, days before her death. She had conceived it as a pedestrian-friendly neighborhood with wide streets, median parkways, and roundabouts planted with native Miami species. All the properties were sold in a single day on February 1, 1923.

Although the homes in The Roads were originally planned to be affordable, they were popular early on, and the neighborhood quickly became one of Miami's most prestigious areas. The Roads is known for its old homes, historic private schools, and its tree-lined roadways. It is very close to Downtown and Brickell but is a historically residential neighborhood.

The neighborhood was planned to be off the normal Miami grid, and it features roadways built at a 45-degree angle to the grid. The fact that these roadways run contrary to the pattern used in most parts of the city has discouraged motorists from seeking shortcuts through the neighborhood. The Roads neighborhood uses a different roadway naming system from the rest of Miami. The city's designation of roadways as "avenues" is the same, but the term "streets" is replaced by "roads". Traffic circles have been installed to manage the flow of traffic.

The Miami Roads Neighborhood Civic Association states its purpose as "to engage in activities that promote safety, security and the social welfare of the community." The association is open to members at least eighteen years of age who reside in or own residential property in The Roads neighborhood.

Membership dues are required, and each member is entitled to one vote at meetings. The organization's website shows documentation of activities as recent as 2019, dealing with violations and litigation related to Airbnb, grants for "mom and pop" businesses, tree replacement, local school issues, and a neighborhood

traffic calming study from 2017. This study includes plans for roadway improvements and detailed maps. Meeting minutes are also available up to 2018. Meetings are normally scheduled for the last Wednesday of each month at the NET Offices of Little Havana/Roads (1300 Southwest 12th Avenue), at 7:00pm. An online contact form is available.

The Roads neighborhood has three schools within its boundaries: the Gordon Elementary School, the La Prima Casa Montessori-Roads Campus School, and the Saints Peter and Paul Catholic School.

Triangle Park is in the neighborhood's northeast corner, at 416 Southwest 15th Road. It features a basketball court, playground equipment, and green space. The larger Southside Park is also in the northeast corner of the neighborhood, at 140 Southwest 11th Street (on one of the few roadways within the neighborhood designated as a "street"). It has a basketball court, a playground, and a large green space.

### **Community Dynamics**

According to U.S. 2010 Census and American Community Survey 2015 5-year data, The Roads has a population of 12,687, 65.26% of which is working age from 18 to 64. The average per capita income is \$34,003, which is higher than Miami-Dade County's average per capita income of \$28,823. The population is 46.89% Hispanic and 53.11% non-Hispanic. Furthermore, 64.29% of the population is White (including Hispanic White) and 31.04% is Black. A non-English language is spoken by 7.95% of the population. Regarding education level, 43.05% 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 55.78% of the population, out of which 50.3% are naturalized citizens, while 49.7% are not U.S. citizens. Of the foreign-born residents, 50.64% are from the Caribbean, 3.78% are from Asia, 21.97% are from South America, and 16.79% are from Central America.

### **Business Landscape**

Nearly all businesses in The Roads are found along Coral Way (Southwest 3rd Avenue). A large proportion of these businesses offer professional services, such as medical or legal consultancy, and others range from neighborhood pharmacies to convenience stores. This business corridor offers bicycle lanes and on-street parking.

### **Transportation**

One of the main transportation arteries in The Roads neighborhood, Southwest 12th Avenue, forms its western boundary. Miami-Dade Transit bus line #12 runs on this avenue. Another important artery is Southwest 3rd Avenue/Coral Way, which runs at a northeast-southwest diagonal through the southeastern side of the neighborhood, meeting Southwest 12th Avenue at the southwest corner of the neighborhood. Several Miami-Dade bus lines run on Southwest 3rd Avenue/Coral Way: #12, #17, #500, #24, and the Coral Way line. Interstate 95 is just south of and parallel to Southwest 1st Avenue, beyond the southeastern boundary of the

neighborhood. It curves to the north at Southwest 19th Road and bisects the northeastern corner of The Roads, running north and south.

The neighborhood is served by the Miami Metrorail at two stations. The Vizcaya station is in the southwest corner of The Roads at 3201 Southwest 1st Avenue and the Brickell Station is in the northeast corner of the neighborhood at 1001 Southwest 1st Avenue.

The free Miami Trolley runs through The Roads, on Coral Way. The online Trolley Tracker shows the progress of trollies in real time.

The Roads is an “off-grid” section of the city of Miami. The streets and avenues in Miami-Dade County are aligned to a grid, where streets run east-west, and avenues run north-south. In this unique neighborhood, the “roads” and avenues that run on the south side of Southwest 11th Street are roughly 45 degrees out of alignment with the streets and avenues in the normal grid plan. The “roads” here run northwest-southeast, and the avenues run northeast-southwest, rather than following the standard orientation. This causes some abrupt changes in numerical designation east of Southwest 12th Avenue, at the neighborhood’s western boundary, and south of Southwest 11th Street, at the northern boundary. The most well-known example of this confusion is at the neighborhood’s southwest corner, where historic Coral Way/Southwest 3rd Avenue makes a 45-degree turn, becoming Coral Way/Southwest 22nd Street as it meets Southwest 12th Avenue. A benefit of this confusion is that motorists are less likely to take shortcuts through the neighborhood.

The City of Miami initiated a traffic calming project for The Roads in 2019, holding its Phase I public meeting in March of that year. The meeting was held at the Little Havana/Roads NET, at 1300 Southwest 12th Avenue. Action items resulting from the meeting were the construction of one speed table and one speed hump, with accompanying roadway signage and pavement markings.

## Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860002042, 120860002041, 120860067022, 120860066011, 120860066016, 120860067023, 120860066015, 120860066012, 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, 2022. Url: <https://www.google.com/maps>
- 4.) Wikipedia. The Roads, 2021. Url: [https://en.wikipedia.org/wiki/The\\_Roads](https://en.wikipedia.org/wiki/The_Roads)
- 5.) Miami Roads Neighborhood Civic Association, 2022. Url: <http://www.theroadsmiami.com/home.html>
- 6.) City of Miami. Get Trolley Info, Schedules, & Maps, 2022. Url: <https://www.miamigov.com/Transportation-Roadways/Trolley-Information/Get-Trolley-Information-Schedules-and-Maps?BestBetMatch=free%20trolley|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>

- 7.) City of Miami. Roads Neighborhood Traffic Calming Project Phase 1 Meeting, March 12, 2019. Url: <https://www.miamigov.com/Notices/Events-Activities/Roads-Neighborhood-Traffic-Calming-Project-Phase-1-Meeting?BestBetMatch=the%20roads%20neighborhood%20service%20center|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>
- 8.) City of Miami. 40-B193619 The Roads Traffic Calming, September 3, 2021. Url: <https://www.miamigov.com/My-Government/Departments/Office-of-Capital-Improvements/40-B193619-The-Roads-Traffic-Calming?BestBetMatch=the%20roads|d13b95b2-5146-4b00-9e3e-a80c73739a64|4f05f368-ecaa-4a93-b749-7ad6c4867c1f|en-US>