

# Community Background Report

## Washington Park

### County

Miami-Dade

### Boundaries

North: Northeast 155th Street

South: Northeast 151st Street

West: Northeast 14th Avenue

East: Northeast 16th Avenue

### Community Type

Neighborhood

### History

Washington Park is a 41-acre residential neighborhood of the City of North Miami Beach, located just within the city's southern boundary. It is a historically African American community that was developed in the 1950s. The neighborhood is made up of small lots (50 feet wide and 90 feet deep) and a couple of churches. Many of its homes are in disrepair. The residents of Washington Park are relatively vocal, and the city attempts to maintain a positive working relationship with the neighborhood's leaders. Crime is a major concern and security lighting is a necessity in the neighborhood.

The neighborhood shares its name with the local 1.6-acre park that is a central meeting place for the community. All land use in the neighborhood is designated as residential low density, with the single exception of the land used for Washington Park's green space, at the neighborhood's center. The Washington Park Community Center is at 15290 Northeast 15th Court. It has a swimming pool, a basketball court, a playground, a tot lot, a multi-purpose field, a computer lab, restrooms, and parking. The center offers intramural sports programs, an after-school program, and teen programming. The facility is available for rentals.

Neal Park is a smaller green space extending off the southwest corner of Washington Park, just west of Northeast 14th Court and north of Northeast 152nd Terrace. Martin Luther King Park is a narrow green strip just north of the neighborhood's northern boundary at Northeast 155th Street and running from Northeast 14th Avenue to Northeast 16th Avenue.

The Hazel Crawford Neighborhood Resource Center is located at 1528 Northeast 152nd Terrace, just south of the neighborhood's main park, Washington Park. This facility offers services for students and adults, such as computer training, mentoring, tutoring in a homework center with computers and internet, job search assistance, life and job skills training, public assistance referrals, and social intervention and prevention assistance.

There are no public schools located in the neighborhood.

The Washington Park neighborhood has two churches, the North Miami Beach Faith Seventh-Day Adventist Church, and the Saint Mary Missionary Baptist Church.

### **Community Dynamics**

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Washington Park has a population of 2,047, 66.34% of which is working age from 18 to 64. The average per capita income is \$16,916, which is much lower than Miami-Dade County's average per capita income of \$28,823. The population is 21% Hispanic and 79% non-Hispanic. Furthermore, 28.53% of the population is White (including Hispanic White), and 71.47% is Black. A non-English language is spoken by 9.72% of the population. Regarding education level, 52% of the population has less than a high school education, which is higher than Miami-Dade County's 48.86%. Foreign-born individuals make up 49.6% of the population, out of which 47.94% are naturalized citizens, while 52.06% are not U.S. citizens. Of the foreign-born residents, 84.42% are from the Caribbean, 0.9% are from Asia, 5.03% are from South America, and 7.94% are from Central America.

### **Business Landscape**

The entire Washington Park neighborhood is zoned for low-density residential use, with no commercial activity within its boundaries.

The neighborhood lies entirely outside the City of North Miami Beach Community Redevelopment Area, which has its focus on and around Northeast 163rd Street, north of Washington Park.

### **Transportation**

The primary transportation artery in the neighborhood is Northeast 16th Avenue, which forms its eastern boundary. This is the only street in Washington Park that has Miami-Dade Transit bus service (lines #16 and #19). Northeast 151st Street, which forms the southern boundary of the neighborhood, is only two lanes but becomes broader on the east side of Northeast 16th Avenue as it gets closer to West Dixie Highway.

The NMB Line, North Miami Beach's free trolley, serves the neighborhood on Route C. This route runs southbound on Northeast 16th Avenue, then turns east on Northeast 151st Street and goes as far east as the North Miami Campus of Florida International University and as far south as Highland Village, before returning westbound to the neighborhood's southern edge. Once it reaches the neighborhood's western boundary on Northeast 14th Avenue, it turns north and

loops into the center of the neighborhood, past Washington Park. It then turns west and exits the neighborhood, crossing Northeast 14th Avenue onto Northeast 154th Street. A free app is available for tracking the trolley's progress.

## Reference

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- 6.) City of North Miami Beach. North Miami Beach Comprehensive Plan, Official Future Land Use Map (PDF), 2015, Retrieved 2022. Url: <https://www.citynmb.com/DocumentCenter/View/883/Official-Future-Land-Use-Map-PDF>
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- 8.) City of North Miami Beach. Facilities, Washington Park Community Center, Jun 14, 2018. Url: <https://www.citynmb.com/facilities/facility/details/washingtonparkcommunitycenter-4>
- 9.) City of North Miami Beach. Washington Park – Dec. 22, 2017, Washington Park Improvement Projects, Hazel Crawford Neighborhood Resource Center, 2022. Url: <https://www.citynmb.com/644/Washington-Park>
- 10.) City of North Miami Beach. NMB Line, 2022. Url: <https://www.citynmb.com/402/NMB-Line>