

Community Background Report

Wynwood

County

Miami-Dade

Boundaries

North: Interstate 195

South: Northwest 20th Street

West: Interstate 95

East: Florida East Coast Railway

Community Type

Neighborhood

History

Wynwood is a neighborhood in Miami, north of Downtown and the center of the city. It is bounded by Allapattah on the west, Overtown and Omni on the south, Edgewater and Midtown on the east, and Buena Vista and the Design District on the north. Wynwood has been referred to as Little San Juan or as El Barrio because many Puerto Ricans immigrated to this neighborhood from the island and migrated from northeastern cities in the 1950s. Puerto Rican-owned restaurants, shops, and other businesses still line the streets of Wynwood.

In the past, the neighborhood's proximity to major transportation corridors encouraged the commercial usage of land. Industries and storage facilities were established in Wynwood because of its access to the railway, major highways, the seaport, and the airport. Since the early 2000s, the neighborhood has seen a rise in investment. Large warehouses and industrial buildings have been transformed to accommodate artists and art collectors, fashion and design businesses, and technology startups. This redevelopment was driven by relatively inexpensive real estate and proximity to the Design District and South Beach, important areas for the arts. Wynwood has two sub-districts, the Wynwood Art District in the northern section of the neighborhood and the Wynwood Fashion District centered along West 5th Avenue.

In 2003 the Wynwood Art District Association was established to promote the patronage of galleries and museums. The artistic culture in Wynwood grew along with the popularity of Art Basel Miami Beach, an annual exposition which attracts visitors to the Design District and South Beach. The Wynwood Walls mural project was created in 2009 to develop the area's pedestrian potential.

Artists from around the world have contributed murals that are a focal point of Wynwood's monthly art walk, bringing visitors to the neighborhood's galleries, studios, and a wide range of food and drink venues.

Relatively inexpensive property has attracted large-scale commercial development. The Midtown Miami redevelopment area includes Wynwood, as well as the Edgewater neighborhood on its eastern boundary. In Wynwood, redevelopment construction that began in 2005 includes the Shops at Midtown, an urban mall, and two residential towers. Due to this redevelopment, neighborhood residents have faced more expensive rents and a smaller number of affordable rental homes.

The Wynwood Design Review Committee (WDRC) defines its mission as “to review and recommend to the Director of Planning and Zoning and the Urban Development Review Board (UDRB), pursuant to the NRD-1 and Miami 21, whether the design of developments and/or improvements to properties within the boundaries of the NRD-1 are compatible with the cultural and architectural character of the Wynwood Arts District and guidelines that may be adopted from time to time.” The committee meets monthly, and a calendar of meeting dates and times is available in the City of Miami governmental website.

The Wynwood Streetscape + Street Tree Master Plan states its mission as: “Development of a “living street” consisting of street trees and other streetscape improvements to the Wynwood neighborhood. Some of the goals of the project are to strengthen neighborhood identity, foster resiliency, and improve the pedestrian experience.” The public was invited to a community gathering featuring food and entertainment in December of 2021, to share ideas regarding Wynwood streetscapes and pedestrian issues. Other community events regarding Wynwood's streetscape are also documented in the City of Miami's website.

The Wynwood neighborhood has two Neighborhood Revitalization Districts (NRD-1 and NRD-2). The goals of the NRD-1 are to preserve the unique street art and industrial characteristics of Wynwood, and to allow commercial shops, art galleries, and civic space. To do this, the NRD-1 has established a series of protective land development regulations. Regulations are intended to transition the existing Wynwood Industrial District into an active, diverse, mixed-use neighborhood. The NRD-2 also establishes a series of protective land development regulations. The goal is to restore, enhance, and grow the existing diverse and mixed-use Wynwood Norte neighborhood. The plan for Wynwood Norte has four main themes: Coming Home, Building Home, Getting Around, and Going Green.

Membership and contact information for the Wynwood/Edgewater Homeowners' Association is given in the City of Miami website.

Wynwood shares its municipal service center with the Edgewater neighborhood. The office is in Roberto Clemente Park at 101 Northwest 34th Street in Wynwood.

Roberto Clemente Park is in the north central area of Wynwood, at 101 Northwest 34th Street. The park has fields for baseball and football, a basketball court, a playground, a picnic area with a shelter, an after-school program, programming for youths and teens, seasonal camps for children, a recreation center that can be reserved, computers, bathrooms, and parking.

Wynwood has several schools: the Jose De Diego Middle School, the Eneida M. Hartner Elementary School, the CARE Elementary School, the Young Men's Preparatory Academy, and the Miami Arts Charter School.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Wynwood has a population of 8,154, 64.9% of which is working age from 18 to 64. The average per capita income is \$28,561, which is only slightly lower than Miami-Dade County's average per capita income of \$28,823. The population is 60% Hispanic and 40% non-Hispanic. Furthermore, 63.7% of the population is White (including Hispanic White), 26.8% is Black, 1.75% Asian, 1.67% multi-racial, and 6% others. A non-English language is spoken by 8.98% of the population. Regarding education level, 57.3% 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 48.55% of the population, out of which 34.85% are naturalized citizens, while 65.13% are not U.S. citizens. Of the foreign-born residents, 40% are from the Caribbean, 2.65% are from Europe, 6% are from Asia, 35.7% are from Central America, and 13.19% are from South America.

Business Landscape

Wynwood has several commercial corridors, including Northwest 2nd Avenue and North Miami Avenue, and Northwest 36th, 29th and 20th Streets. Underutilized warehouse space has been transformed by developers to accommodate galleries and other businesses. The Midtown Miami development construction began in 2005 between North 29th and 36th Street and Miami Avenue and the Florida East Coast Railway (FEC) on what was historically an FEC rail yard. This brought renewed attention to the area, previously abandoned warehouses had begun to be occupied by artists, restaurants, cafés, and lounges. The Wynwood Art District is centered around the Wynwood Walls, a collection of large outdoor murals between Northwest 25th and 26th Streets, and between Northwest 2nd and Northwest 5th Avenues.

The Wynwood Fashion District has its primary artery on Northwest 5th Avenue, where many of the major clothing retailers and distributors are located. Technology startups are also an integral part of the Wynwood economy. LAB Miami is a well-known co-working and events space in a converted warehouse. It

has become a hub for technological innovation and entrepreneurship, at 400 Northwest 26th Street.

The Shops at Midtown Miami is a 26-acre outdoor mall, which has brought a variety of retail and big-box businesses to the area, along with restaurants and outdoor film screenings. The mall is at 3401 North Miami Avenue, in the neighborhood's northeast corner.

The Wynwood Business Improvement District has a website that promotes the neighborhood and its businesses. The site has information on a huge array of commercial and entertainment venues, including restaurants, bars, breweries, event spaces, fashion outlets, professional services, real estate, and more. Visitors will find a guide to street art, deals on food and drinks, directions and lodging listings, events listings, and information on guided tours. There is a brief history of the neighborhood, a news section, a blog, a newsletter, annual reports for the organization, and contact information.

Transportation

Wynwood is bounded by major transportation arteries on two sides. Interstate 95 forms the western boundary and is a toll road. Interstate 195/State Road 112 forms the northern boundary. Just south of Interstate 195, Northwest/Northeast 36th Street/U.S. Route 27 is a major roadway running east and west through the northern section of the neighborhood. Miami-Dade bus lines #36, #202, and J run on this street. Forming Wynwood's southern boundary, Northwest 20th Street is served by Miami-Dade bus lines # 2 and #32. Another important street in Wynwood is Northwest 2nd Avenue, running north and south and bisecting the neighborhood at its center. Miami-Dade bus line #2 runs on this avenue and makes a stop at Roberto Clemente Park. North Miami Avenue is a broad street running north and south through the eastern portion of the neighborhood. There is a lot of commercial development on this street, including the Shops at Midtown Miami mall, but Miami-Dade buses do not run on North Miami Avenue.

The City of Miami's free trolley serves Wynwood, making two loops within the neighborhood's boundaries. These two loops run along Northwest 2nd Avenue on the west and North Miami Avenue on the east. The northern loop runs along Northwest/Northeast 36th Street on its north side and along Northwest/Northeast 26th Street on its south side. The southern loop runs along Northwest/Northeast 21st Street on its north side and along Northwest/Northeast 20th Street on its south side. The two loops are connected on the west side at Northwest 2nd Avenue.

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