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Arch Creek

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Community Background Report

Arch Creek

County

Miami-Dade

Boundaries

North: Northeast 139 Street

South: Northeast 126 Street / Keystone Boulevard

East: Biscayne Bay

West: Arch Creek Road

Community Type

Neighborhood

History

Arch Creek is a neighborhood of the City of North Miami of less than a half mile in size. The neighborhood is named for an historic site claimed by both North Miami and the City of North Miami Beach. The Arch Creek State Archaeological Site was listed on the National Register of Historic Places in 1985 and is well represented by the Arch Creek Trust and has brought together the Keystone Point Homeowners' Association with environmentally concerned groups and historical preservationists in the past.

The neighborhood is divided into four sections, which meet at the intersection of Biscayne Boulevard and NE 135th Street. The northeast quadrant is characterized by several businesses, few single family homes and a mobile home park. The southeast quadrant contains the Keystone Point Park and is an exclusive area with single family homes on larger plots of land, which have canal access to the Intracoastal Waterway. The southwest quadrant, nearest to Johnson & Wales University, is comprised of low-density multifamily land use and businesses that front Biscayne Boulevard and NE 135th Street. The northwest quadrant contains Arch Creek Park.

Community Dynamics

Though the City of North Miami has established a Community Redevelopment Agency with boundaries that cover much of the city, Arch Creek is beyond these boundaries. The majority of

traffic moves through the neighborhood as Biscayne Boulevard directs motorists north or south to major employers or retail centers outside of the neighborhood.

Arch Creek is located near the Intracoastal Waterway, Miami Beach, major retail centers to the north, two universities, the Florida East Coast (FEC) railroad and the Oleta Link Greenway. The neighborhood attracts both temporary residents, mostly living in mobile homes, and multi-family housing, permanent residents.

The City of North Miami's Community Planning and Development Department has developed business profiles for the City which include demographic and market data. Although Census data is not published for neighborhoods of this size, the City's data are good indicators of the character of this community.

Demographic Information is as follows (within 2,640 feet of 13499 Biscayne Blvd):

- There are 19,000 persons within a half mile of the center of Arch Creek. This population is more White and Hispanic than other areas in the City of North Miami and Miami-Dade County.
- Residents of the Arch Creek neighborhood are more likely to be White than are residents of the City of North Miami.
- Fifty percent of the population in the neighborhood is White whereas 35% of residents of the City are White.
- Twenty-six percent of residents in Arch Creek are Hispanic and twenty-three percent of the population of the City of North Miami are Hispanic.
- This population is older than the median age of residents in the City of North Miami and Miami-Dade County.
- The population is a little older than the general population of the City of North Miami. The proportion of the population over 18 years of age is 76% and the proportion over 65 years is 11%.
- Of the 8,600 housing units within the area, 4,100 are renter occupied. This matches the proportion of renters to owner occupied housing units in the City. There are distinct areas characterized by housing type: mobile homes, larger homes with waterfront access and multi-family structures.

The population has an average household income of \$44,000. This distribution is skewed because a small number of households make far more than the average household income. The distinct housing areas also indicate household income. Household income of university students is less than that where there are mobile homes. The household income of mobile homes is less than that of typical homes that have waterfront access.

Business Landscape

Though Johnson and Wales University (JWU) is just outside of Arch Creek's boundaries, it dominates the business landscape of this neighborhood. In 1992, JWU purchased a vacant hospital building and a medical office building in the City. Since then, JWU's North Miami Campus facilities and operations have grown considerably, serving more than 1,900 students. The campus (now 25 acres) includes seven residence halls. Other area business is retail in nature, located along Biscayne Boulevard.

Sources

City of North Miami

<http://www.northmiamifl.gov/community/history/>

Arch Creek Trust

<http://archcreektrust.org/>

University of South Florida Arch Creek Gallery

<http://fcit.usf.edu/florida/photos/native/archck/archck.htm>

Wikipedia

http://en.wikipedia.org/wiki/Arch_Creek