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# Alhambra Heights

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# Community Background Report

## Alhambra Heights

### County

Miami-Dade

### Boundaries

North: Northwest 125th Street

South: Northwest 119th Street (City of Miami Boundary)

West: Northwest 6th Avenue

East: Northwest 2nd Avenue

### Community Type

Neighborhood

### History

Alhambra Heights is a neighborhood of one square quarter mile located in the City of North Miami. The community is contained by the jagged city boundary, which divides neighborhood blocks from Northwest 119<sup>th</sup> Street and is met by Interstate 95 (I-95) on its western boundary. This is an economically mixed neighborhood with some properties costing more than double the amount of neighboring properties. This neighborhood is a mix of mostly single-family homes built in the 1950s and 1960s.

### Community Dynamics

Residents have been building community cohesiveness in order to make their neighborhood safer. Block parties for the area's Crime Watch Association have been held increasing the number of members in attendance. Residents are attempting to stop what are mostly property crimes occurring along Northwest 6<sup>th</sup>, 5<sup>th</sup>, and 4<sup>th</sup> Avenues. Properties in these areas are located along roads with thru traffic. There are residents interested in road closures to reduce the rate of crime.

Since 1995 there have been no major housing developments in the area. What construction there has been is commercial along Northwest 119<sup>th</sup> and 125<sup>th</sup> Streets. The City of North Miami has installed traffic signals along these roads as they intersect with Northwest 5<sup>th</sup>, 4<sup>th</sup>, and 2<sup>nd</sup> Avenues. The County Commission District 2 was helpful in petitioning for sound barriers along I-95 and landscaping along Northwest 6<sup>th</sup> Avenue. Residents are open to the possibility of North Miami annexing portions of unincorporated Miami-Dade County just south of the neighborhood limits. The major landmarks are a Montessori school, The Challenger, and a Greek Orthodox Church on the corner of Northwest 122<sup>nd</sup> Street and Northwest 2<sup>nd</sup> Avenue.

In comparison with many of the surrounding neighborhoods, Alhambra Heights has few businesses and offices. Current zoning indicates that the neighborhood will remain mostly residential into the near future, especially the southern most portions, south of Northwest 121<sup>st</sup> Street. There have not been major recent capital improvement projects within the neighborhood's boundaries, but there are several located nearby. There are two drainage improvement projects authorized for Northwest 2<sup>nd</sup> Avenue and Northwest 115<sup>th</sup> Street to 119<sup>th</sup> Streets and another for Northwest 117<sup>th</sup> Street and Northwest 1<sup>st</sup> Avenue through Northwest 3<sup>rd</sup> Avenue.

Property sales in 2007 have been few, mostly concentrated closer to North Miami Boulevard. In 2006 property sales were more evenly distributed in Alhambra Heights, but still closer to the outer neighborhood boundaries and with a few more east of Northwest 4<sup>th</sup> Avenue.

## **Business Landscape**

Alhambra Heights has very few commercial properties and these are located on major roads, serving thru traffic. A Montessori school, a Greek Orthodox Church, and Barry University are all institutions located in the neighborhood, and at various times these institutions host public meetings. Abutting the neighborhood boundaries is a strip mall at the intersection of Miami Avenue and Northwest 119<sup>th</sup> Street with a small grocery and other retail and service businesses.

## Sources

2010. Miami-Dade County Property Appraiser's Office.

Interview with Alhambra Heights Homeowners Association President, Beverly Hilton

Jim W. Harper. (2009). NoMi Homeowners' Associations Gaining Clout. Biscayne Times.