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Washington Park

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Community Background Report

Washington Park

County

Miami-Dade

Boundaries

North: Northeast 155 Street

South: Northeast 151 Street

West: Northeast 14 Avenue

East: Northeast 16 Avenue

Community Type

Neighborhood

History

Washington Park is a 41 acre neighborhood of the City of North Miami Beach located near the southern boundary between the City and unincorporated Miami-Dade County. Northeast 151 Street and Northeast 14 Avenue are listed as major roads bounding the neighborhood on the south and west, respectively, though they are two-lane roadways. Washington Park is a historically African American community which was substantially developed in the 1950s. Today's neighborhood shares its name with the local 1.6-acre park that is a central meeting place for the community.

Community Dynamics

The neighborhood is made up of small (50-foot wide by 90-foot deep) residential lots and a few churches. A park, a neighborhood resource center, a community center, and a convenience store are all located at the center of the neighborhood. Many Washington Park homes are in disrepair and in 2011 all home sold within the neighborhood were valued at less than \$75,000. 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 the major concern and homeowners are currently discussing the possibility of additional security lighting in the

neighborhood. Washington Park has a community center that is regularly used for children's after school and recreational programs.

Low level multi-family residential apartments are located just south of Northeast 151 Street. Single-family homes are just to the north. North Miami Beach is improving alleyways in the Oak Grove neighborhood (to the west) and the City is improving Northeast 15 Avenue just north of Washington Park.

The majority of households are family households (80%). Of family households, 48% are married-couple households and 30% are single-parent families. 20% of households are either unrelated persons living together or persons living alone.

This compares with family type statistics for the City of North Miami Beach where the majority of households are family households (70%). Of those family households, 63% are married-couple households and 20% are single-parent families. 30% of households are either unrelated persons living together or persons living alone. Washington Park households are mostly non-traditional families, more often single-parent families but fewer persons living alone than are typical of families in North Miami Beach (2000 Census).

Sources

North Miami Beach Comprehensive Plan