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Wynwood

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Community Background Report

Wynwood

County

Miami-Dade

Boundaries

North: Interstate 195

South: Interstate 395

West: Interstate 95

East: Biscayne Boulevard

Community Type

Neighborhood

History

Wynwood is a neighborhood in the City of Miami, near Edgewater, Overtown, Allapattah and Little Haiti. This neighborhood is located just north of the central city area and east of Interstate 95. Its proximity to these major corridors has dominated the usage of land in the neighborhood. Industries and storage facilities have been located in Wynwood for access to the railway, major Interstate, seaport and airport. In more recent years large storage and industrial buildings have been occupied by artists and art collectors. The large spaces are relatively inexpensive and close in proximity to the Design District and South Beach, important areas for the arts.

In 2003 the Wynwood Art District Association was established to promote the patronage of museums and galleries. They have since organized a monthly gallery tour and collaborated with organizers of Art Basil, an annual event which attracts visitors to artistic events usually in the Design District and South Beach. Some artists and museums established in South Beach and the Design District have moved to Wynwood seeking less expensive properties within close proximity.

Community Dynamics

Relatively cheaper property prices have attracted large scale developers in the past ten years. The construction of high-rise condominiums on the water's edge and in downtown has spread

north of downtown and west of the water. The Midtown Project, which is located at the intersection of North Miami Avenue and NW 36th Street is a three-square block outdoor retail mall, with parking, adjacent to two high-rise residential buildings. The residential retail land use mix is often implemented by developers in Wynwood as they build to attract young professionals. The residents these developers and retail establishments seek are young, educate, and single or recently married professionals. This demographic group has little debt, often purchases on credit, will be paid more with increased experience and has a sizeable expendable income. This demographic group attracted to Wynwood is quite different from those who have until recently lived in the neighborhood.

In 2000 Wynwood was home to one of the largest Puerto Rican enclaves in Miami. In recent years, the neighborhood has continued to change drawing Hondurans and other Central and South Americans. As condominium development began in Miami, the value of area single family homes rapidly increased. Taxes for homeowners, especially those who refinanced, sometimes doubled or tripled. Often older residents, who bought their homes before the real estate market boom, have been able to sell their homes and afford high-end condos or single family homes in other areas of Miami-Dade County or elsewhere. However, area renters have faced more expensive rents and a smaller number of affordable rental homes. The current solution for these renters is to move to a more affordable neighborhood.

Demographic Highlights

According to 2000 Census figures, eighty-seven percent of households were built before 1970 and has the following demographics:

- There are approximately 1,400 households with a median income of \$14,800.
- 44% of these households have an income below \$12,000.
- Only 13% of occupied housing units are owner occupied.
- 74% of the population over the age of 25 is without a high school diploma.
- 2% of the population is below the age of 18.
- 20% of households are headed by women with children under 18 years of age.
- 1% of the population is over 65 years of age.

Business Landscape

Wynwood has several commercial business corridors including Northwest 2nd and Miami Avenues and Northwest 36th, 29th and 20th Streets. Northwest 36th Street and portions of Northwest 4th Avenue have a mix of commercial retail and wholesale businesses. Other commercial business corridors intensify from commercial to industrial uses. Under utilized warehouse space has been bought by developers for galleries. Goodwill industries and few other firms continue to manufacture in the area.

Midtown is a 55 acre high-density mixed use site located in Wynwood, which has brought retail and big-box commercial businesses to the area. The Wynwood Art District is still in transformation from a poor, industrial neighborhood to an art district with over thirty contemporary galleries showcasing works by artists. Nearby, the Fashion and Garment District is a concentration of manufacturing and wholesale distribution retail outlets that have special appeal for shoppers from all over the world. Light manufacturing and warehouse uses are also concentrated near this area.

Sources

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Revitalization Strategy Area Profile, 2003.

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