

CASE STUDY

The Underline: Incentives for pedestrian friendly frontages.

MIAMI, FLORIDA

ABOUT THE PROJECT

The Underline is a 5+ mile proposed linear park underneath the Miami Metrorail elevated tracks with multiple properties abutting the project. Current zoning regulations treat these frontages as alleys/backside, with little pedestrian interaction. The goal of the Underline is to activate this dormant urban space and encourage pedestrian friendly development and active uses along the dense corridor.

USE OF ZONAR

The Underline and the City of Miami engaged Zonar to quickly understand the development impact of proposed setback changes along properties fronting the Metrorail path. Small changes were tested and proposed to encourage development of active uses along the park, to mitigate loss of development potential due to new setbacks, and provide incentives to property owners that ensure their support of the project.

RESULTS

The Underline is partially funded and begun construction. Proposed zoning changes are currently moving through the local legislature.

“ Zonar helped us facilitate the conversation between property owners and city officials regarding the potential changes of over 200 properties fronting the proposed Underline project.

The Underline Meg Daly
Founder

ZONAR
by Gridics



TYPE	Thoroughfare Study
YEAR	2016
PROPERTIES	200+
AREA SIZE	5 Miles

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