

CASE STUDY

TOD: Analyzing Proposed Zoning Changes Bordering a New Transit Line

ALBUQUERQUE, NEW MEXICO

ABOUT THE PROJECT

The City of Albuquerque needed to analyze proposed zoning code changes that would increase density around stations along a new BRT transit line. These changes are expected to be enacted as a new zoning regulation.

USE OF ZONAR

The City of Albuquerque engaged Zonar, Urban 3, Crab Tree Group, DPZ, Placemakers, and CNT to provide recommendations and understand the development potential along the new transit line. Zonar was used to analyze empty lots and understand the potential of proposed zoning changes.

Data created by Zonar was then used for tax and financial forecasting, to analyze potential infrastructure demand, and to model new incentives to encourage development. Zonar identified unwanted outcomes with the new code in study, including non-compliance of empty parcels. Alternative solutions were tested with Zonar in real-time at public workshops.

RESULTS

Results are currently being used to create new legislation for the proposed TOD.

“As consultants to both municipalities and developers alike, we have seen just how useful Zonar is on both sides of the zoning equation. I wouldn't want to analyze the implications of zoning change without it.”

DPZ Matt Lambert
DPZ Partner



TYPE	TOD Study
YEAR	2017
PROPERTIES	10,000+
AREA SIZE	5/8 mile around each transit station

 zonar.city
 info@gridics.com

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.

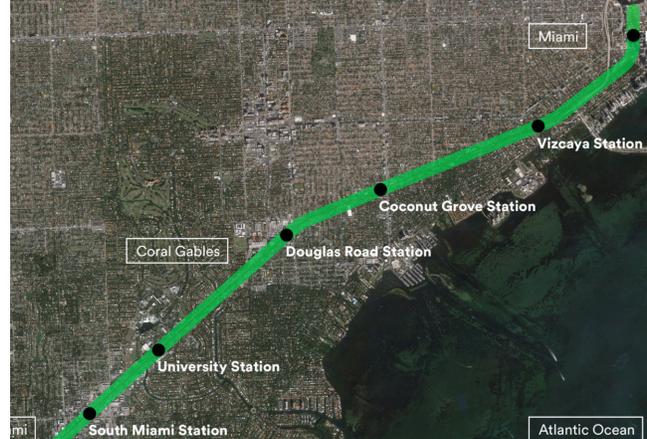
RESULTS

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

zonar.city
info@gridics.com

CASE STUDY

Rising Seas: Understanding the impact of sea level rise.

SOUTH FLORIDA

ABOUT THE PROJECT

A study was completed with the University of Miami to understand how much residential space was necessary to move the families affected by possible sea level rise in the next 50 years. Different teams were tasked with residential displacement scenarios in different South Florida neighborhoods which included the City of Miami Beach, City of Miami, City of North Miami, the Florida Keys, and Miami-Dade County.

USE OF ZONAR

Zonar was used to quickly understand how many buildings and how many floors would be required to replace lost surface area due to sea level rise. Various scenarios were run based on different sea level rise projections. Areas around transit stations were selected for density increases.

RESULTS

In the City of Miami, it was hoped that the needed density could be achieved to have buildings no more than 10 stories. However, Zonar showed that 20 story buildings would be needed, with 30 and 40 story buildings added to create a better skyline. A Transfer Development Rights (TDR) program was also proposed to facilitate the gradual densification of single family areas in higher elevations at lower risk of rising sea levels.



TYPE	Density Study
YEAR	2017
PROPERTIES	5,000+
AREA SIZE	2.5 square miles

CASE STUDY

Broker Insight: Better insight for commercial real estate brokers and their clients.

MIAMI, FLORIDA

ABOUT

Keller Williams is one of the largest real estate brokerages in South Florida and the United States. They handle both residential and commercial real estate, representing buyers and sellers.

USE OF ZONAR

Zonar is used by Keller Williams in South Florida as an added value and service to their commercial real estate clients. Zonar makes it fast and easy for KW Agents to determine the value of a parcel or assemblage based on it's development potential.

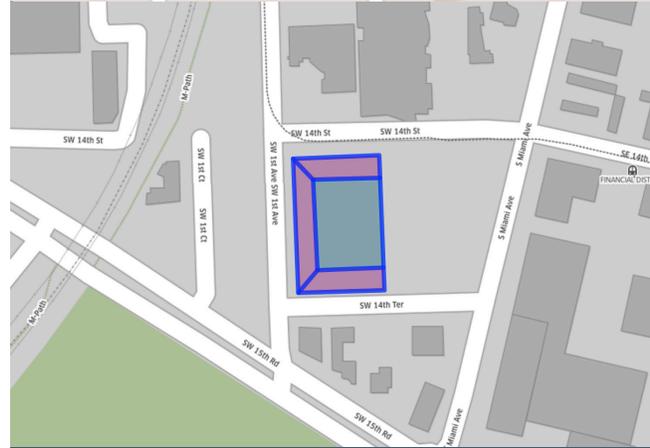
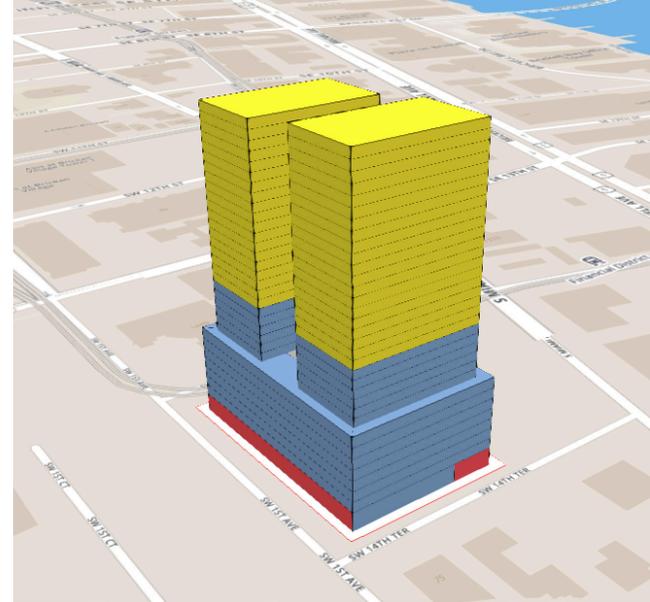
The application is an indispensable tool that helps listing agents get a competitive edge with new clients looking to sell their property. Zonar has been used to help clients correctly price their property and identify hidden value, in some cases leading to higher closing prices for sellers.

Overall, Zonar helps Keller Williams and their agents make more informed decisions, serves as a visualization tool for potential buyers, and saves time when performing research.

“ Zonar is an indispensable marketing and sales tool that provides our clients on both sides of a commercial transaction added peace of mind, helping lead to quicker closings and higher closing prices for sellers.



Louis Erice
Commercial Real Estate



TYPE Zonar Subscription

CLIENT Keller Williams Realty

INDUSTRY Commercial Real Estate



zonar.city
info@gridics.com

CASE STUDY

Due Diligence: Understanding if the development intensity permitted under law is achievable.

MIAMI, FLORIDA

ABOUT

Akerman LLP is a leading transactions and trial law firm known for its core strengths in middle market M&A, within the financial services and real estate industries. With a nationally recognized land use practice, including experience in complex large-scale development and urban infill projects, Akerman represents real estate clients in land use and development matters throughout the United States.

USE OF ZONAR

Zonar serves as an additional layer of due diligence for Akerman LLP and their clients. Whether representing clients who are performing their due diligence prior to purchasing or redeveloping land, or checking documentation prior to submitting plans to the local planning department, Zonar scenarios provides additional insight and peace of mind.

The land-use attorneys at Akerman LLP use Zonar to understand whether the actual development intensity permitted under law is achievable. Attorneys are able to quickly understand the practical constraints of a building and visualize the density capacity for clients. Zonar also helps Akerman LLP and their clients run scenarios to understand the implications of potential land upzoning or rezoning.

“ Zonar allows us to quickly take real world practical constraints, model a building in 3D, and see if the permitted development intensity is actually achievable.”

 Maeve Desmond
Urban Planner



TYPE	Zonar Subscription
CLIENT	Akerman, LLP
INDUSTRY	Legal