

Santa Clarita, CA

Downtown Newhall Specific Plan

As part of a team led by Moule & Polyzoides, Nelson\Nygaard led the transportation and parking component of the Downtown Newhall Specific Plan, approved in December 2005 by the City of Santa Clarita. Among other strategies, parking management policies and a dense street network are used to promote a vibrant, mixed-use walkable environment that is supportive of retail, residential and entertainment uses. The City of Santa Clarita is now redeveloping historic Downtown Newhall into an arts-friendly and transit-oriented community surrounding the MetroLink rail station.

Nelson\Nygaard developed an array of parking and transportation demand management strategies for the downtown and station area, creating a plan that minimizes development costs while delivering high transit ridership. Parking will be centralized in two structures wrapped with first-floor commercial and office space, and second-floor loft-style residences. As much parking as possible will be shared between commuters, residents, employees and visitors

to maximize the use of the parking facilities. The two parking structures are to be built in 2007.

In addition, Nelson\Nygaard conducted traffic studies for the project. An important concept in the process was to “Make Great Streets”. Downtown Newhall will be structured on individual blocks and a network of skinny thoroughfares, which encourage pedestrian movement and provide multiple routes that diffuse traffic. Other physical initiatives included having minimal curb radii at street intersections to slow cars and minimize pedestrian crossing distance, constructing landscaped medians on wider streets to reduce the apparent street width, and promoting on-street parking in order to provide a buffer between moving traffic and pedestrians.

The Downtown Newhall Specific Plan received the ‘Planning Excellence for Best Practice Award’ from the Los Angeles Section of the American Planning Association.



Rendering: Moule & Polyzoides

Project Duration:
2004-2005

Total Budget:
\$208,000

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