

TOWN PLANNING



P.J. Musty, Petaluma Smart Code, Petaluma Specific Plan, 2003

Parking and traffic represent two of the most common obstacles to infill development and new town centers. Nelson\Nygaard has expertise in developing financially feasible solutions to these concerns. We team with developers, urban designers and economists to forge practical compromises to reduce traffic, provide for all modes of transportation and create beautiful public places.

Site Design

Working with multi-disciplinary teams, often as part of a charrette or other public process, Nelson\Nygaard ensures that overall site design capitalizes on transit and transportation resources. We know how to make circulation, density and mix of uses support the “big picture,” whether the context is a transit village, greenfield, new town, or an historic downtown revitalization.

Access and Parking Planning

From street cross-sections to parking supply and location, curb cuts, traffic calming and intersection design, Nelson\Nygaard provides the technical content that allows a wider plan to succeed. We utilize expertise in planning for all modes (cars, pedestrians, transit and bicycles) and articulate the inevitable tradeoffs between different road users.

Trip Generation and Parking Demand

Nelson\Nygaard’s models quantify the benefits of mixed-use, transit-oriented and New Urbanist developments. Quantifying reductions in traffic and parking demand, we help developments succeed with less parking and roadway infrastructure than conventional auto-oriented projects.

Coding

Nelson\Nygaard converts the broader, visionary language of a plan into the detailed, technical content of parking requirements and access standards. We have written elements of all types of zoning codes, including the SmartCode and other form-based codes.

Recent Projects include:

- Petaluma, California — SmartCode
- North Montclair/Fremont, California — Corridor Specific Plan
- Santa Clarita, California — Downtown Newhall Specific Plan