

Jeffrey Tumlin

Principal



Jeffrey Tumlin has developed downtown, station area, citywide and master plans for cities such as San Francisco, Seattle, Portland OR, Vancouver BC, Santa Monica, Denver, Washington DC, Trenton NJ, and Abu Dhabi. He has also led the transportation component of transit-oriented development plans for over 60 station areas and new towns across North America. He is the author of the book, *Sustainable Transportation Planning*, published by Wiley in January 2012. He was also the lead author of many other publications, including the *Abu Dhabi Urban Street Design Manual*, *BART's Transit Oriented Development Guidelines*, *Vancouver TransLink's Transit Oriented Communities Design Guidelines*. His projects have won awards from the Congress for the New Urbanism, the American Institute of Architects, the American Planning Association and the American Society of Landscape Architects.

EDUCATION

Bachelor of Arts (with distinction), Urban Studies, Stanford University

EXPERIENCE

Nelson\Nygaard Consulting Associates, Inc.

Principal, 2000–Present; Senior Associate, 1998–2000

Key Accomplishments

- **San Francisco.** Through a series of intensive community planning processes—including simultaneous translation into up to five languages—Tumlin led the transportation component of over a half dozen detailed neighborhood plans. One plan stitched together an historic neighborhood following the removal of the Central Freeway. Another helped restore the center of a working class neighborhood following the removal of toxic waste from its formerly industrial core. Together, these plans help accommodate over 10,000 new residents without an increase in traffic, largely by making walking more delightful, bicycling safer and transit more efficient and reliable. He also developed and implemented the transportation component of the San Francisco State University Master Plan, which accommodates a 20% increase in campus population without any increase in vehicle traffic.
- **Seattle.** Starting with the 2003 Center City Circulation Study—a plan for how downtown Seattle could accommodate another 50,000 jobs and 13,000 residents—Tumlin has been helping Seattle grow despite the severe constraints its unique geography imposes upon its traffic capacity. His award-winning South Lake Union Parking Study was implemented to accommodate a major expansion of the CBD, while helping shoppers find parking throughout the day and minimizing search traffic. He is currently assisting James Corner Field Operations on the redesign of Seattle's downtown waterfront, following the removal of the Alaskan Way Viaduct.
- **Santa Monica.** For decades, Santa Monica politics had been dominated by NIMBYs who used traffic fear as their primary tool for stopping development. The city's award-winning 2011 Land Use and Circulation Element update, however, commits to no net increase in vehicle trips, by locating all future growth near transit, establishing new neighborhood retail centers, imposing a multimodal transportation impact fee, and enacting more robust Transportation Demand Management requirements. For that plan, Tumlin led the transportation analysis and dozens of community meetings. He is now implementing the plan, helping design more vibrant neighborhoods around three new light rail stations; writing fee, zoning and TDM ordinances; and developing a Bicycle Action Plan. Santa Monica's General Plan is the first plan in the State of California to significantly exceed statewide Greenhouse Gas reduction targets.
- **BART.** Since 2002, Tumlin has led nearly \$9 million of planning work for BART, including station area plans for a dozen stations, its Station Area Planning Guidelines, its Access Guidelines, and BART's role in the Bay Area Regional Rail Plan. He led the transportation analysis for the award-winning Pleasant Hill BART Station Area Plan and Form-Based Code, the first phase of which was built in 2010. He has implemented BART's unique Parking Replacement Methodology at five stations, calculating the ridership

and revenue implications of varying levels of replacement parking and joint development, noting when the BART system and its riders benefited from a reduction in parking, and developing mitigation strategies for displaced motorists.

- **Abu Dhabi.** Concerned about uncontrolled development in its neighbor, Dubai, the Emirate of Abu Dhabi created land use plans for all of its regions and cities, based upon cultural, economic and ecological sustainability principles. Tumlin led the transportation component of these land use plans, and also was lead author for the Emirate’s groundbreaking Urban Street Design Manual. Tumlin also helped refine the city’s alternative to LEED-ND, their Pearl Rating System, which accommodates Arab values and the country’s hot, humid, desert climate. To help implement these plans, he helped redesign three major roadways in the CBD to provide new tram service and a more shaded, gracious, water-conscious pedestrian realm.

PREVIOUS EXPERIENCE

Stanford University Office of Transportation Programs

Program Manager, 1996–1997; Program Coordinator, 1994–1995; Special Projects Coordinator, 1992–1994

- Responsible for the accommodation of 2.5 million square feet of campus growth with no net increase in peak period vehicle trips. Managed the campus parking, shuttle, bicycle, carpool and pedestrian programs.

SELECTED LECTURES AND PUBLICATIONS

- *Sustainable Transportation Planning*. Wiley, 2012. Primary author and editor.
- *Urban Street Design Manual*. Abu Dhabi Urban Planning Council, 2010. Primary author and editor.
- *Form Based Codes: A Guide for Planners, Urban Designers, Municipalities, and Developers*, by Daniel Parolek. Wiley, 2008. Section author.
- *Sustainable Urbanism: Urban Design With Nature*, by Doug Farr. Wiley, 2007. Section author.
- *Transit Oriented Development Guidelines*, BART. Co-author.
- *Station Access Guidelines*, BART. Co-author.
- “Making Transit Oriented Development Work,” *Planning*, May 2003. Co-author.
- *Parking Alternatives Handbook*, US EPA Smart Growth Office, April 2004. Co-author.
- “Sustainable Mobility.” Annual lectures at Stanford University and San Francisco State University.
- “Transportation Planning 101” and “A Parking Primer” for Rail~Volution, New Partners for Smart Growth, Congress for the New Urbanism, US Mayors’ Institute, American Planning Association and other national conferences, 2000-2011.

SELECTED AWARDS

- 2012 American Planning Association National Planning Excellence for Implementation Award for Contra Costa Centre/Pleasant Hill BART Station Area Plan.
- 2011 Congress for the New Urbanism Charter Award and California APA Best Practices Award for San Francisco Better Streets Manual. Prime: CD+A
- 2010 California APA and Southern California Association of Governments Awards for Santa Monica Land Use and Circulation Element update.
- 2009 International Society of City and Regional Planners Award for Excellence (Best Regional Plan), Abu Dhabi Urban Planning Council, Al Ain 2030 Framework Plan. Prime: Larry Beasley.
- 2008 Driehaus Form-Based Codes Award for the City of Benicia Downtown Master Plan. Prime: Opticos.
- 2006 APA Northern California Section Honorable Mention, Castro Valley Strategic Plan. Prime: WRT



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- 2005 Washington State APA Award for Excellence in Planning, Seattle South Lake Union Parking Study
- 2004 American Institute of Architects Honor Award for Outstanding Regional and Urban Design for “Getting it Right: Preventing Sprawl in Coyote Valley.” Client: Greenbelt Alliance; prime: WRT/Solomon ETC.
- 2003 General Services Administration Achievement Award for Real Property Innovation, NASA Research Park.
- 2000 ‘Consultant of the Year’ Award, City of Palo Alto.
- 1997 Peninsula Conservation Center Business Environmental Award, Stanford Transportation Programs.
- 1997 American Lung Association Clean Air ENVY Award, Stanford Transportation Programs.
- 1995 American Society of Landscape Architects Merit Award for Palm Drive Project.