

# Wallace Roberts & Todd

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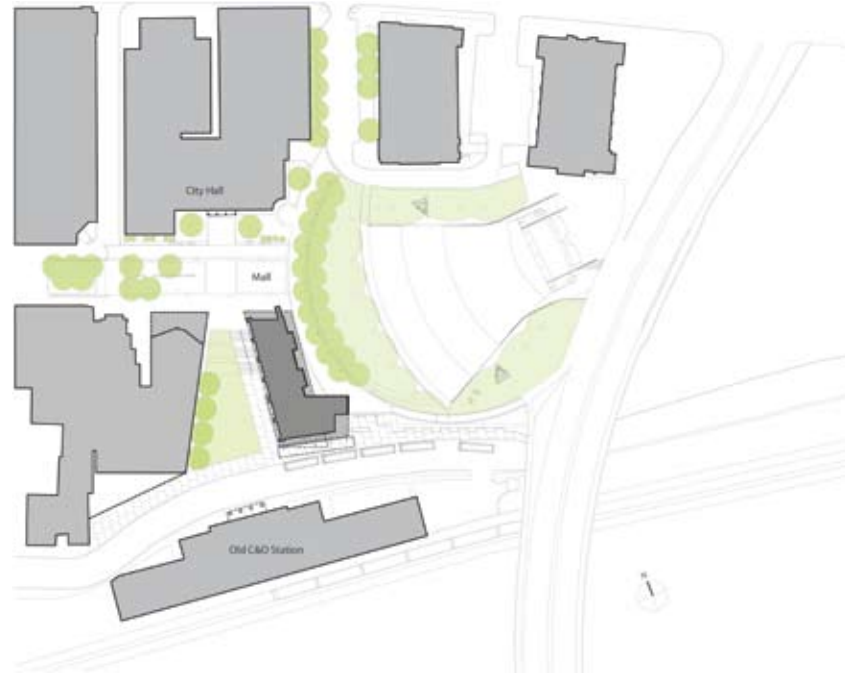


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**Wallace Roberts & Todd**

**Downtown Transit Station  
Charlottesville, Virginia**

Nestled in Virginia's Blue Ridge Mountains, Charlottesville occupies a storied place in American history thanks to Thomas Jefferson, whose towering legacy is manifest in the city at Monticello, and at his "academical village" in the University of Virginia. The design of the new Downtown Transit Station thus acknowledges Charlottesville's heritage, while also highlighting the building's function as a modern transit hub for bus, trolley, and tour bus links. Its strategic positioning on a one-acre site facing City Hall, and the inclusive programming of the two-story, 11,000-square-foot structure—which contains a grand transit hall, a Visitor Center, a café, art gallery space, a newsstand, and public restrooms—serves to promote downtown



businesses and enhance tourism activity. The project extends Lawrence Halprin's highly successful Downtown Pedestrian Mall of 1976 by a full city block, promoting the compact development patterns that strengthen the economic and social vitality

of the downtown and its unique sense of place. The project's Master Plan and implementation included the reconfiguration of the Mall's eastern end to create a gateway into the downtown that is anchored by a popular open air venue hosting

concerts and civic events. The facility, a LEED Gold certified project, crystallized the city's sustainability initiatives, making transit a more integral part of city life and sponsoring a sustainable community-oriented lifestyle.



**Above left:** Site plan

**Left:** North elevation facing Downtown Pedestrian Mall

**Above:** Southwest exterior facing Station Square

**Opposite bottom left:** Colonnade framing old C&O Station

**Opposite bottom center:** Visitor Center hall

**Opposite bottom right:** South elevation and transit platform

**Photography:** Jeffrey Totaro, Barry Halkin



**Wallace Roberts & Todd**

Nashville Public Square  
Nashville, Tennessee



As with many communities, the City of Nashville's best parking garage is the least conspicuous one. Nashville Public Square—a new five-acre park with landscaping and water features situated over a five-story, 1,200-car below-grade parking garage—was created in concert with the renovation

of the city's 1930s Art Deco courthouse. An award-winning project involving Wallace Roberts & Todd as landscape architect—with Barge Waggoner Sumner & Cannon, Tuck Hinton Architects, Hawkins Partners, Walker Parking Consultants, and Susan Brady Lighting Design—Public Square is

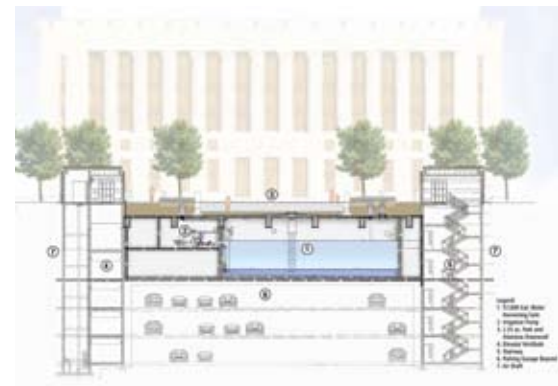
a civic space that respects historic context, a sustainable development, a versatile park that supports social activities, an urban design that reinforces existing urban fabric, views, and geometries, and a pedestrian environment that welcomes cars. The conversion of a paved parking lot into Public

Square, immediately south of the courthouse, was made possible by resolving formidable challenges: providing efficient vehicular access to the parking structure without compromising the major pedestrian access routes into the park/plaza above, balancing the design, layout, and traffic flows of the

underground parking with the surface design requirements of the park, and maximizing water conservation strategies to eliminate runoff from the site directly into the nearby Cumberland River.



**Above:** Public event on lawn  
**Upper right:** Fountain  
**Right:** Aerial view of Public Square and Courthouse  
**Left:** Reflecting pool  
**Below:** Section view  
**Below left:** Wading pool  
**Photography:** Rob Shultz/WRT, Bob Schatz



## Wallace Roberts & Todd

### Armed Forces Retirement Home Redevelopment Washington, D.C.

Established in 1851 as an “asylum for old and disabled veterans,” the Armed Forces Retirement Home in Washington, D.C. encompasses 272 acres of airy rolling hills, tranquil lakes, and historic buildings minutes from downtown. Its remarkable campus—where Lincoln took refuge from hot Washington summers while President—houses 1,300 residents and offers spectacular vistas to the U.S. Capitol, the National Cathedral, and other notable landmarks. A federal institution funded by fees and a trust fund, the Home recently sought to improve its revenue stream by leasing some of its grounds

for mixed-use development. The proposal from Clark Realty Capital to develop the 77-acre parcel thoughtfully integrates new development into the sensitive context to revitalize the district while preserving the bucolic charm of the Home’s historic main campus. Among the proposal’s major features—besides 4.5 million square feet of office, R & D, residential, hotel and conference, retail, and health care facilities—are strong connections to surrounding neighborhoods, abundant open space elements, spectacular view corridors, and a finely scaled pedestrian environment designed to add urban vitality

to a fragment of the city currently dominated by the automobile. The development, planned for LEED Neighborhood Development certification, focuses on sustainability as a core guiding principle. Its innovative design integrates elements such as green roofs, bioretention landscapes, and green energy systems into the fabric of its urban form.

**Below:** Aerial view of site

**Right, top to bottom:** Site plan, retail district, town square, residential street

**Illustration:** Thomas Schaller (aerial), Curtis Woodhouse (perspectives)



## Wallace Roberts & Todd

### New Jersey Capital State Park Trenton, New Jersey

**Right:** Capital Green

**Below right:** Assunpink Park

**Bottom right:** Illustrative site plan

**Bottom left:** Promenade along waterfront

**Illustration:** Courtesy of Wallace Roberts & Todd



For decades, Trenton, New Jersey’s State Capitol Complex and downtown commercial and residential districts have been isolated from the city’s historic waterfront by parking lots and an elevated highway. However, the New Jersey Capital State Park Master Plan should overcome these obstacles by reusing highway infrastructure as park features, reclaiming runoff to use for irrigation and to evoke an historic canal system, giving the State House an appropriate plaza in the form of a

six-acre Capital Green, and employing the park as a development tool to resolve such concurrent issues as the extension of the transit system and revival of the state cultural campus. Under Wallace Roberts & Todd (master planner and landscape designer), a project consultant team proposes to develop Capital Green and other parks as examples of 21st-century “parks without boundaries,” weaving 45 acres of parkland into Trenton’s dense urban and historic fabric rather

than standing apart from it. Creating the park, converting a limited access highway into a pedestrian-accessible boulevard, and developing an urban village on commuter parking lots, the Master Plan returns Trenton’s waterfront to its residents.



# Wallace Roberts & Todd

## A Civic Vision for the Central Delaware Philadelphia, Pennsylvania

**Right:** The Great Lawn at Penn's Landing Park  
**Below:** Penn's Landing  
**Bottom:** Converted industrial waterfront  
**Illustration:** Courtesy of Wallace Roberts & Todd



With development pressures mounting, a scheduled highway reconstruction, and two proposed casinos looming on the waterfront, Philadelphia sought the help of Wallace Roberts & Todd to create a 21st-century vision for its waterfront. Under the direction of PennPraxis—the consulting arm of the University of Pennsylvania—and working closely with the city's planning commission, A Civic Vision for the Central Delaware set forth citizen-driven urban design principles to serve as the basis for a waterfront redevelopment district. Limited connections between vibrant Center City and the Delaware River have long vexed Philadelphians, so the project team proposes a mile-long tunnel for Interstate 95 and the extension of the city grid to the river's edge, along with a transit boulevard, riverfront

greenway, 11 public parks, and mixed-use development to close the gap. The award-winning scheme introduces a flexible framework for growth based on three networks: movement systems, covering streets, public transit and trails; parks and open space, involving parks and ecological systems; and land development, mixing both uses and income levels. It includes numerous innovative features. Integrating stormwater "management," park design, green streets, and tidal wetland parks, for example, improves the river's water quality and establishes ecologically-functional parks and open space systems. Shawn McCaney, program director for the William Penn Foundation, the project's founder, praises the effort as "the finest planning done in Philadelphia in at least a generation."