

Terrapin Row Student Housing

College Park, MD
Multi-Family Architecture



PROJECT SYNOPSIS

OVERVIEW

Terrapin Row has been widely recognized by industry experts as one of the best new edge campus student housing facilities in the nation. Completed in July 2016, Terrapin Row is a transformational, vibrant mixed-use student housing community abutting the University of Maryland's historic South Campus. The site was formerly home to the infamous Knox Box Apartments, a 1950's complex of twenty-five 2-story brick duplexes in disrepair that developers had tried to assemble for decades. The project is comprised of two 6-story apartment buildings, one 5-story apartment building, and three 4-story townhouse structures housing a total of 418 units (1,493 beds); 12,325-sf of retail space; and a 470-space parking structure. Terrapin Row was recently certified LEED Silver for Neighborhood Development.

SITE

Situated immediately adjacent to UMCP's South Campus, the 6-acre site is bordered by Knox Road to the north and Guilford Drive to the south. Given its close proximity to campus, the site effectively extends the campus grid southward, reinforcing the existing north-south pedestrian circulation pattern. The complex's seven buildings (six residential, one parking) are organized around a central, pedestrian-oriented Village Green activated by retail and a monumental stair/amphitheater modeled after the Spanish Steps in Rome.

PROGRAM

Terrapin Row consists of 418 student residential units in six buildings, over 12,000 sf of retail, and a 470-space parking structure. In addition to the Village Green and monumental stair/amphitheater, exterior amenities include recreational courtyards with a pool, volleyball court, and outdoor kitchens with dining bars and flat screen televisions. Interior amenities include a fitness center with yoga room and sauna, pool tables, golf simulator, media and gaming clubrooms, and conference areas with printing kiosks, as well as a variety of living-learning seminar and study spaces.

SOLUTION

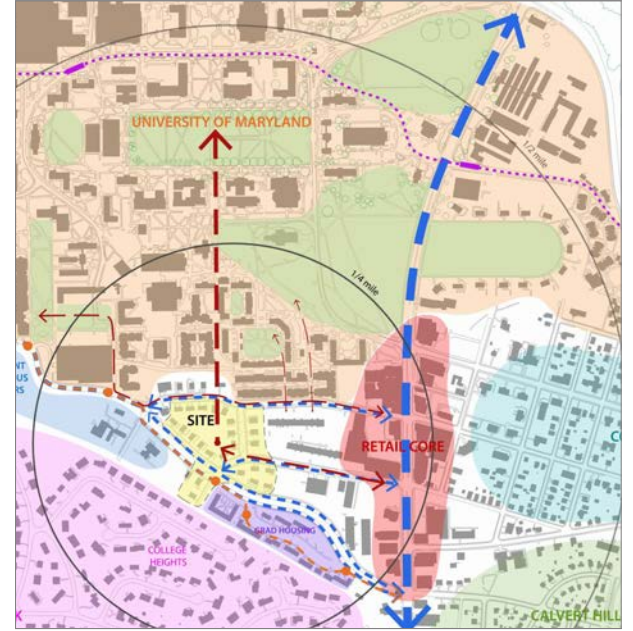
The juxtaposition of modern and local vernacular form an integrated, mixed-use residential enclave that is both forward looking and responsive to the University's architectural heritage. Two light grey cementitious-paneled, chevron-shaped bars hover above the ground, framing the Mews and Village Green while traditional red brick masonry walls spring from the ground to form contextual perimeter street walls. The heart of the pedestrian-oriented project is a monumental stair that connects the upper Mews to the Village Green below. The grand stair includes amphitheater seating clad in ipe wood, channels along the edges for students with bikes, and a random LED lighting pattern with changeable colors for special events.



Existing Site Aerial View



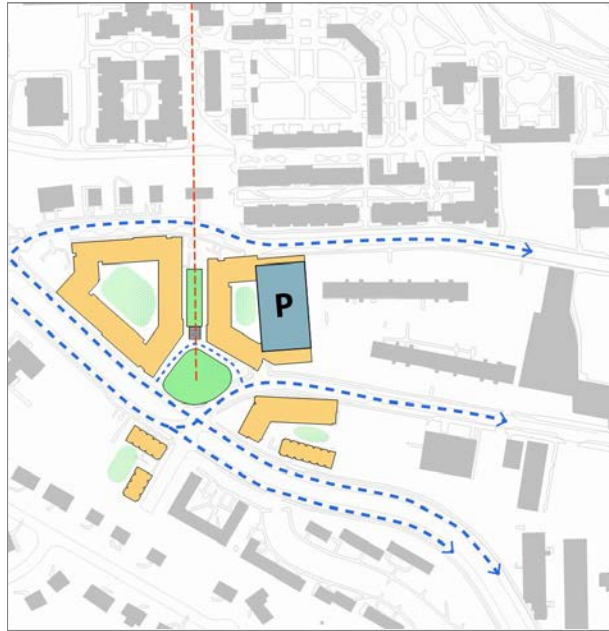
Existing Figure Ground



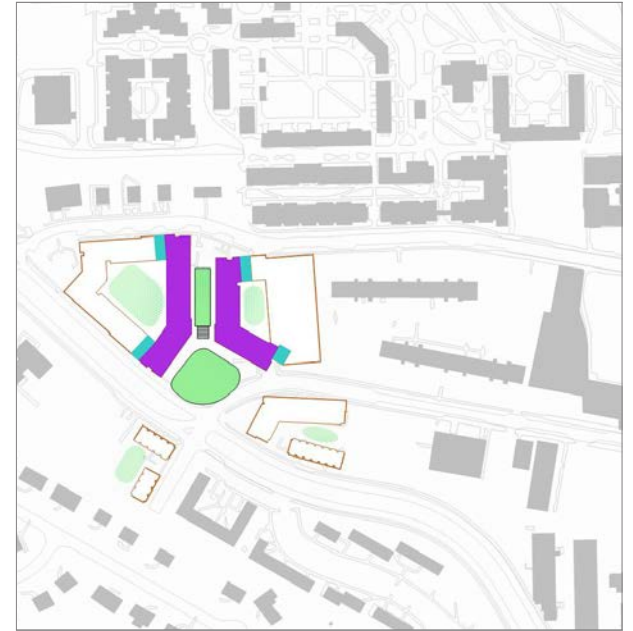
Site Analysis



Existing Site



Site Plan



Parti



Existing Knox Boxes



Adjacent Campus Context



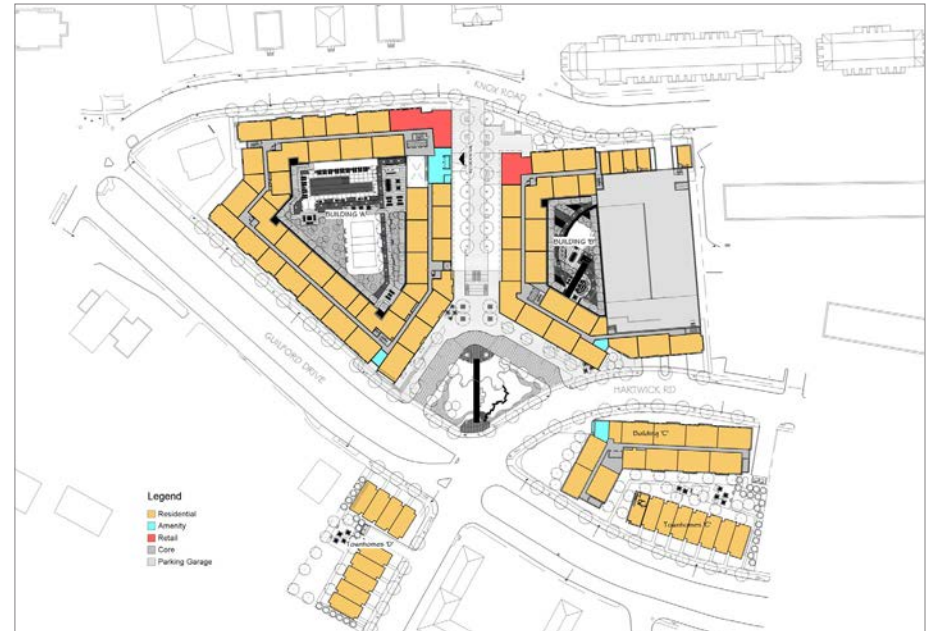
Grand Stair Precedent: McKeldin Library



Grand Stair Precedent: Spanish Steps



Ground Level



Level 1



Typical Level



Landscape Plan



View from Knox Road



Guilford Road Stacked Duplexes



Birdseye View from Guilford Road



Village Green



Building A Courtyard



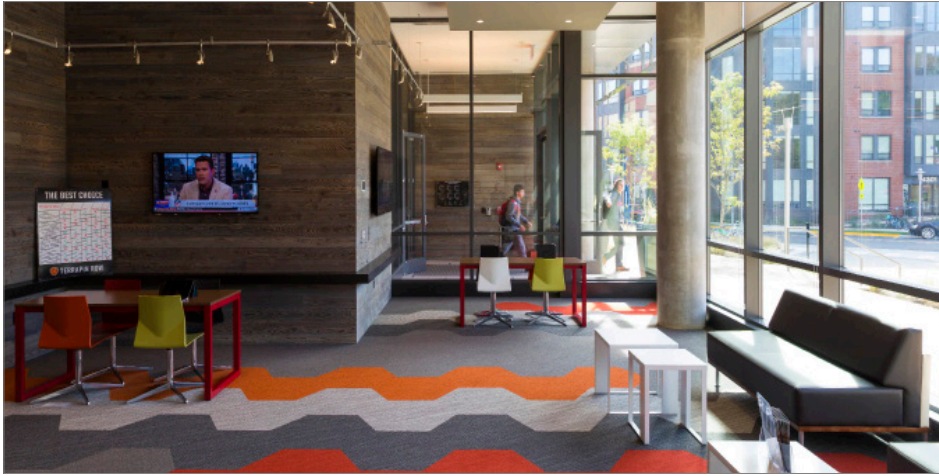
Guilford Road Stacked Duplexes



Village Green Looking East



Building A Game Room



Leasing Office



Building A Lounge



Building C Lobby



Building A Fitness



Village Green