

One Independence Plaza
Hyattsville, MD

PRACTICE AREA

Multifamily

CLIENT

University Town Center

STATUS

Completed 2009

SERVICES

Architecture, Interiors



PROGRAM

160,000-sf, 8-story condominium with 112 units, 29,000-sf ground floor retail, and below-grade parking at existing garage.

DESCRIPTION

One Independence Plaza, located at the heart of the University Town Center development in Hyattsville, Maryland, is a 160,000-sf high-rise mixed-used building. The building includes 29,000-sf of ground floor retail and 112 condominium homes with underground parking. Amenities include a fully equipped club room and fitness room in a modern glass and metal pavilion overlooking a private courtyard. The courtyard features landscaping and an outdoor gas grill for residents.

The building’s design was challenged by an existing underground parking garage and foundation with a structural system best suited to a low or mid-rise building. WDG’s solution was to use a lightweight load-bearing metal stud wall and floor joist system, which allowed the project additional stories, maximizing the yield of the development. The signature element of the building, a floor-to-ceiling glass corner tower, serves as a beacon and anchors a prominent corner of the central plaza of the University Town Center community.