

Terrapin Row  
College Park, MD

**PRACTICE AREA**

Higher Education

**CLIENT**

Toll Brothers Campus Living

**STATUS**

Completed 2016

**LEED**

Pending LEED ND Silver



**SERVICES**

Architecture

**AWARDS**

AIA Potomac Valley Awards, Multi-Family

Architecture

MFE Awards, Student Merit Award



**PROGRAM**

Mixed-use student housing community totaling 626,497-sf. Site includes: four 4- to 6-story residential buildings with 418 units and 1,515 beds; 11,909-sf of retail; and a 171,229-sf, 7-level parking structure with 507 spaces.

**DESCRIPTION**

Terrapin Row, scheduled to open in summer of 2016, will be a transformational mixed-use student housing project abutting the University of Maryland’s historic South Campus. The project’s site, known as the Knox Box apartments, is a complex of 25 two-story duplex structures which until recently had multiple owners. Built in the early 1950’s, this infamous edge campus district has been in decline for years and developers have been trying to assemble this prized property for decades.

The plans for the 6.20-acre site call for 445 units (1,500+ beds) 12, 325 SF of retail, and a 470 space parking structure. This three parcel, multi-phased project will come in the form of two 6-story apartment buildings, one 5-story apartment building and three 4-story townhouse-like structures. The project’s seven buildings will be organized around a pedestrian oriented, bike friendly Village Green.

The Village Green will be activated by retail, wide sidewalks a one-way vehicular road and a grand stair/amphitheater. Atop the stair, a narrow pedestrian plaza referred to as *The Mews*—a term dating back to 17th century Europe describing the connectivity of a row of buildings to their communities—directs students from the village green toward the University’s academic core. In addition to the public Village Green and the Mews, community amenities including, private courtyards, a pool, a volleyball court, outdoor kitchens, fire pits, exterior TV’s, a fitness center, significant bike storage, and a range of

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internal living learning spaces.