

The Collective (Park Chelsea/The Agora/The Garrett) **Accessibility Design and Construction Quality Assurance**



Three-phase mixed-use (residential and retail) project consisting of three, 11-story to 13-story, post-tensioned concrete buildings with more than 1,000 apartment units over a shared multi-level below grade parking structure. Phase 2 includes a major grocery chain at the ground floor with two levels of parking above. Shared amenities include, but are not limited to: landscaped courtyards, green roofs, multiple outdoor swimming pools, an indoor swimming pool, indoor basketball court and roof level tennis court. The buildings are located in Washington, D.C.

Challenge:

- Because the phases were designed (by multiple architects) and constructed over a nearly 10-year period, our focus was not only on ensuring dwelling unit accessibility, but also provisions for accessibility to and within the shared interior and exterior amenities.

Value Added:

- During the design phase, assisted the design team and developer with navigating the multiple accessibility standards and multiple building code cycles, identifying common pitfalls related to dwelling units and not-so-common issues related to the unique amenities being proposed, while ensuring flexibility within the design to address construction phase changes.
- In particular, guided the project team with construction phase changes incorporating rooftop amenity access continuity, hot tub and tennis court installations.

Service performed: Accessibility construction document review of plans; quality assurance during construction.

Client/Contractor: WC Smith / WCS Construction

Duration: 2011-2021

Architect: Multiple