



BRIDGE POINT LACEY | LACEY, WA

INNOVA was hired in 2018 by Bridge Development Partners LLC, a national developer which is a New York Wall Street Company. Bridge had just acquired a 42 acre site in Lacey and hired INNOVA as the industry leader in master planning and designing large scale industrial projects to be successful.

INNOVA provided land use planning by coordinating with the city staff, civil engineer, general contractor and client to create a phased development master plan for 3 buildings within this industrial park. INNOVA was the architect lead and structural engineer and overall project planner to design, obtain permits and oversee construction for the owner. INNOVA coordinated all entitlement efforts, wetlands, traffic, engineering, storm water, fire, emergency vehicle access, parking, fire off-site improvements, road, easements, property dedications for right of way dedications, and made applications for site plan review and design review.

INNOVA participated in community meetings, including the neighboring homeowners association, and presentation of renderings and noise and light studies to ensure the project met the goals and intent of the city zoning and long range planning. Due to our expertise in master planning work as well as our expertise with large groups of stakeholders including public groups having concerns about projects, the project was quickly supported by both public groups, and government agency stakeholders.

Upon that milestone INNOVA quickly accelerated into full design of all three phases of master planned construction. While this project had intended to be of a longer phased duration, interest in the local leasing market stimulated the demand for the three distribution buildings totaling 718,000 SF to be designed and constructed simultaneously. This site development project was completed in 2020. INNOVA has since provided design for two tenants in the building and currently providing design for two additional tenants.

Director of Industrial Development:
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Location: Lacey, WA
Owner: Bridge Development Partners, LLC
Built by: Poe Construction
Project Size: 718,000 SF
Project Acres: 42
Completed: 2020
Category: New Construction
Tenant: A&E Relocation Services
Reflexxion

