



SUMNER WEST VALLEY - AVENUE 55 - SUMNER, WA

This project is a state-of-the-art, 117,000 SF distribution center for Avenue 55. Site challenges included wet lands and the fact that it is a narrow site. INNOVA proposed obtaining grading easements on the north, thereby allowing more building coverage. INNOVA also negotiated some variances with the City of Sumner in terms of fire hydrant locations and the meeting of design guidelines, and found ways to stay out of wetland previously thought to need impacting, all which helped our client in having a better pro-forma on this project. The building features a clear height of 30', a minimum of 26 dock high doors, 2 grade level doors, and 81 parking stalls.

INNOVA utilized concrete walls around the exterior office nodes, and designed these walls as shear-walls, thereby reducing lateral seismic forces on the roof diaphragm, and eliminating the need for large X-Braced Frames in the middle of the building. This value engineering option was proposed and constructed to save approximately \$75,000, eliminate the large braced frames, and create significantly more usable space for the owner. INNOVA also designed a sloped floor slab to save money on fill and make this project viable.

ABOUT INNOVA

INNOVA is an architectural, engineering, planning, and design firm in Tacoma, WA that specializes in industrial parks, warehouses, distribution centers, manufacturing plants, aerospace facilities, offices and commercial retail stores with service centers.

For more information visit www.innovaindustrial.net, or call 253-572-4903.

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Location: Sumner, WA
Owner: Avenue 55
Built by: Sierra Construction
Project Size: 117,870 SF
Project Acres: 6.63
Completed: 2016
Category: New Construction

avenue55

www.avenue55.net

