



QUARTERLY NEWSLETTER

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HIGHWAY OF STATEWIDE SIGNIFICANCE: SR 704, CROSS-BASE HIGHWAY

Pierce County, the Washington State Department of Transportation (WSDOT) and the Federal Highway Administration, in concert with the City of Lakewood, McChord Air Force Base and Fort Lewis are planning to develop a new arterial roadway between I-5 and Highway 7 (Pierce County, Public Works and Utilities, "Cross-Base Highway"). The project will accomplish many goals, including reducing congestion on existing roadways and providing additional access to military bases. Perhaps most important to our clients is the impact it will have on new construction projects in incorporated and unincorporated Pierce County.



The six mile-long, multi-lane highway beginning at the I-5 Thorne Lane Interchange and connecting to 176th Street at SR 7 will provide access to two of the largest planned employment sites in Pierce County –

Frederickson and DuPont. The zoning around the Cross-Base Highway (SR 704) will be mostly Industrial Business Park with many areas also being zoned for Residential or Multi-Family structures. The potential for new commercial construction is staggering as the Frederickson manufacturing/industrial center comprises 2,837 acres, much of which is undeveloped. The Frederickson center is "the largest single industrial development site in the Puget Sound area that is zoned for heavy manufacturing and has industrial capacity utilities and infrastructure in place" (Puget Sound Regional Council, 2002 Urban Centers Report, "Frederickson Manufacturing/Industrial Center").

Just as the potential for commercial construction is great, the potential for residential and multi-family construction is equally great. Mid-Pierce County is growing

fast and includes Parkland, Spanaway, Frederickson, Puyallup, and Graham; and this project has the potential to save commuters about \$17 million per year in vehicle operating and driver-passenger peak hour time costs ("Cross-Base Highway Project Newsletter", October 2003). With the decrease in time spent commuting and the increase in new jobs, there will likely be an increase in new residential structures for Mid-Pierce County residents looking for a home close to work in the Frederickson Industrial Park or nearby military bases. Frederickson, for example, is currently in unincorporated Pierce County, however, it is estimated to eventually become a high intensity employment area that will approximate the level of development that currently exist in the county's urban areas. Though housing is prohibited within the Manufacturing Centers, SR 704 will help connect it to surrounding residential areas (current and future) by providing an efficient means of transportation.

Map of Frederickson Industrial Area



In 2004, the Washington State Legislature designated SR 704 as a "Highway of Statewide Significance". GMC-CMI LLC is poised to provide inspection services for new construction in the Mid-Pierce and North Thurston Counties at competitive market rates. Currently we perform a high number of commercial, land development, multi-family and single-family residential inspections in the area and have an established knowledge-base of the area and its construction means and methods.

GMC-CMI, LLC

1530 Westlake Avenue North
Suite 400
Seattle, WA 98109

Phone: 206-325-0880
Fax: 206-325-1612
Email: inspections@gmc-cmi.com



WE'RE ON THE WEB AT WWW.GMC-CMI.COM



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**TO LEARN MORE ABOUT THE CROSS-BASE HIGHWAY, SR 704, GO
TO WWW.WSDOT.WA.GOV/PROJECTS/SR704/CROSSBASE/**

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**GMC-CMI LLC IS PROUD TO ANNOUNCE THE
MARRIAGE OF OUR DIRECTOR JENNIFER
MUSCHENHEIM, TO NATHAN FRITZ ON MAY 28TH.
JEN CELEBRATED HER WEDDING WITH FRIENDS
AND FAMILY IN MEXICO AND HAS RETURNED TO
WORK AS JENNIFER M. FRITZ.**