

Abbey Road Group
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**Creating the Communities of
 Tomorrow, Today!**

- AutoCAD designs
- Building permits
- Civil-engineering design
- Code interpretations
- Commercial permits
- Environmental reviews
- Feasibility studies
- Land-development consulting
- Land planning
- Landscape design
- Master-plan communities
- Permit expedition
- Project management
- Public hearings
- Residential permits
- Short plats
- Site-plan design
- Sub-divisions
- Survey services
- TESC Inspections
- Water-quality inspections

Visit us online at www.AbbeyRoadGroup.com

GET INVOLVED!

Civic organizations play a large role in our area and are great ways to get involved and show support for your community. Involvement in these organizations not only helps the community, but also encourages networking outside of traditional business circles.

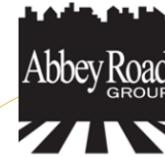
Many times, groups such as local counties, cities and other jurisdictions are in need of willing participants to provide feedback both as citizens and as members of the business community. Other groups, such as parks departments, libraries and community boards need services ranging from general volunteering to planning and carrying out community events.

Choosing a group to be involved with is relatively easy. It is important to research groups that can benefit from your life and business experiences. In addition, it is important to choose groups that advocate the same values and ethical standards that you choose to follow. Once you have determined a list of organizations that you'd like to work with, contact their offices or browse their websites for information on upcoming opportunities. Some groups may have application and approval processes or membership fees.

No matter which group you choose, set clear boundaries for what you are and are not willing to take on, and be sure to follow through on your commitments. Most of all, you should be aware that once the word gets out that you are involved, you will probably have more organizations contacting you!

Volunteer Opportunities

- Advisory committees
- Business groups
- Children's groups
- Cities and counties
- Citizen task forces
- Community events
- Community groups
- Environmental groups
- Event committees
- Industry groups
- Library groups
- Main street groups
- Parks departments
- Planning commissions
- School districts
- Social clubs



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DEVELOPMENTS

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CEO'S CORNER: VESTING

In land development, it is often stated that it is necessary to have a project "vested" to be protected. So it is critical for property owners and developers to understand what vesting is and why it is so important to projects and outcomes.

Vesting is a protection for property owners and developers, with the purpose of assuring that the regulations applying to the project will remain consistent throughout the lifetime of the application. Vesting applies to use permits, preliminary plats, final plats, short plats, large-lot divisions, binding site plans and shoreline-development permits. Vesting also applies to building permits and some supportive/pre-required permits. However, the vesting regulations for these permits are governed at the state level with possible modification at the local level.

The term *vesting* refers specifically to the point at which the governing jurisdiction considers the project to be ready for review. In most jurisdictions, vesting establishes a date that is used to determine the development regulations that the jurisdiction will need to apply during the review of the project. This is crucial, because when a project is considered vested, it will be held only to the land-use codes and development-design standards *that were applicable on that date*. The application of codes and standards can quite possibly make or break a project's scope, budget or schedule.

In general, the idea of vesting is straightforward. If a new development regulation goes into effect on December 1st, and the project is vested on or before the 30th of November, it is not held to the new regulation. However, if the project is vested on the 1st of December or later, the project will be forced to comply with the new regulations.

The importance of keeping up with changing codes cannot be understated, because missing a vesting deadline can be costly. This is complicated by the fact that jurisdictions may have differing rules as to what actually vests a project. One jurisdiction may require only a complete application, while another may require application approval for vesting. This means that developers must not only know and understand the process for getting approvals within the jurisdiction, but must also plan well by taking into account review times, comment periods and other variables in the process.

The last variable in this process is the jurisdiction's process itself. It is important to note that some jurisdictions are less than clear about their vesting process, and the process itself may require other permit approvals prior to vesting. This means that developers and property owners must take responsibility for their projects by becoming knowledgeable of the jurisdictional processes and requirements that govern their property. — *Gil Hulsmann*



Each jurisdiction is different; please take the time to consult the code in your area for detailed vesting information, or contact the Abbey Road Group for further details and assistance.



FEASIBILITY STUDIES



Move your project from vision to reality!

Buying or developing property is similar to any major purchase and it's important to look at every aspect. You have a specific vision for your development, and you need to know that your property can be developed to meet your needs and desires. The Abbey Road Group will provide you with an in-depth look at the characteristics of the property with our detailed feasibility studies.

A feasibility study is the process of collecting current and historical data about a property, and analyzing it to determine what types of development are possible. A feasibility study can range from the simple study of basic data to in-depth analysis of timing, cost and profit.

Abbey Road's skilled project managers have the experience needed to effectively evaluate your property's potential and determine if your vision can become a reality. Abbey Road Group can provide you with the facts you need to help you accurately make critical go or no-go decisions.

The Abbey Road Group has a proven track record of providing clients with the data they need to decide which direction to go. The analysis provided by Abbey Road's feasibility studies not only allows clients to make informed decisions, but it also may be used for marketing developments to banks and potential buyers.

Feasibility Services

Preliminary site plan designs • Pre-application meetings • Title-report reviews • Color site plans
Power-availability certificates • Water-availability certificates • Sanitary-sewer availability certificates
Ground photos • Site-observation notes • Aerial photographs • Vicinity maps
Storm drainage as-builts • Water as-builts • Sanitary sewer as-builts • Franchise as-builts • Road as-builts
Agent-authorization letters • Road cross-section requirements • Feasibility data sheets
Demographics • Development schedules • Development cost estimates • Wetland determinations

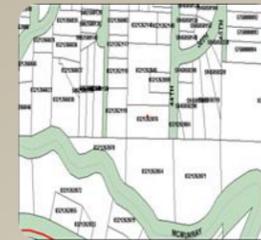
Visualize the Big Picture

The key to an effective feasibility study is *accurate data*. Proper data collection requires knowing what data to look for, where to find it, and how to use it. Data is collected from many sources, including the jurisdiction, the client, sub-consultants and historical information about the property.

Once the proper data has been collected, it must be analyzed for how it will affect the property in order to evaluate the property's potential. Development regulations and codes, along with site characteristics and the intended use for the property, must be evaluated together so that the developer can obtain a "big picture" view of the site.

Constantly changing jurisdictional codes, updated development rules and other potential constraints make it prudent to have your project's vision reviewed prior to making your decision to move forward.

Land development is full of risks, but you have the opportunity to reduce your risk by having more data about your site's development potential. Abbey Road Group's professional feasibility studies will provide you with the data and analysis you need to make informed decisions.



Parcel maps are used to determine the property's location and characteristics such as size and jurisdiction.



Zoning maps are used to determine the property's zoning and the codes that will be applied to the property.



Topography maps are used to determine the property's grade and its impact on possible development.



Critical areas maps are used to determine the property's likelihood of being affected by potential hazards.

Maximize development potential and **minimize** development challenges by beginning your project with a detailed feasibility study from the Abbey Road Group.

Contact us today for more information on how to get your project started on the right track!