

**Development Engineering**

Development Engineering provides the necessary designs, layouts and plans needed to meet project specifications and jurisdictional requirements.

**Public Meetings**

Public Meetings require planning, preparation and presentation by industry experts who are advocates of both developers and the community.

**Site Plan Design**

Site Plan Design reviews every aspect of a proposed project and site in order to maximize resources while minimizing cost.

**Land Planning**

Land Planning focuses on creating unique solutions to utilizing land in ways that are beneficial to the community and developers.

**Flood Plain Services**

Flood Plain Services allow property owners to petition for amendment or change to FEMA flood maps by providing evidence that the property or buildings are above flood plain.

**Survey Services**

Survey Services provide the basis for projects by accurately locating and recording the site's unique characteristics for use in every step of the project.

**Development Design**

Development Design is the interactive process of working with a Design Team to create developments that meet the needs of end users.

**TESC Services**

TESC Services monitor the drainage, erosion and water quality of project sites in order to protect the environment and keep projects moving.

**Project Management**

Project Management gives clients one contact who manages all areas of a project in order to ensure consistent, on time and on budget results.

**Land Development Consulting**

Land Development Consulting is the expert knowledge and guidance needed for clients to stay informed in order to make key project decisions.

**Development and Project Analysis**

Development and Project Analysis allows banks, financial institutions and developers to evaluate special asset properties for value and potential.

**Construction Services**

Construction Services gives contractors the Survey, TESC, water quality and coordination services needed for success during the construction phase.

**Feasibility Studies**

Feasibility Studies provide developers with the details and background needed to make important decision throughout their project.

**Development Permitting**

Development Permitting is the process of getting all necessary jurisdictional approvals needed to fulfill the project scope.

**Your Land Development Solution**

The Abbey Road Group Land Development Services Company is known throughout local jurisdictions for our consulting services, our superior expertise, and our understanding and facilitation of the entire development process. We use innovative approaches to deliver turn-key projects, offer customized client solutions and deliver projects on-time and within budget. We specialize in being an advocate and steward of our client's real estate assets.

**Mission Statement**

"The Abbey Road Group Land Development Services Company serves our public and private communities by providing innovative and realistic solutions to meet their land development needs."

**Core Purpose**

"Creating the Communities of Tomorrow, Today!"

**Core Values**

We Care About People • Servant Leadership • Doing Things Right • Doing Right Things

# PUBLIC MEETINGS



**Abbey Road Group Land Development Services Company, LLC**  
PO Box 1224, Puyallup, WA 98371  
Phone: 253-435-3699 Fax: 253-446-3159  
[www.abbeyroadgroup.com](http://www.abbeyroadgroup.com)

# PUBLIC MEETINGS

## Public Meetings

Public meetings are a significant part of the land development process. These meetings serve as the public image of the project to both the community and the governing jurisdictions. Public meetings take place throughout the project, from the initial pre-application meeting with the jurisdiction to planning commission, city and county council meetings and testimony before the local Hearing Examiner.

Since public meetings serve many purposes, it is important for clients to have a team of experts supporting every step of the process. This team of experts in land development must be able to provide expert testimony when called upon as well as provide necessary data, documentation and exhibits.

The Abbey Road Group not only provides expert testimony and documentation, but also acts as the client's advocate throughout the land development process. In addition the Abbey Road team works to build community support for projects by meeting with community members including neighboring property owners and residents in order to build consensus for the project.

## Expert Testimony

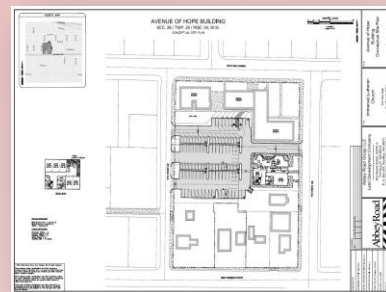


The Abbey Road Group team of experts in engineering, surveying, planning and land development can provide expert testimony and analysis in regard to many facets of the land development process. The team can provide analysis and required testimony based on work that the team has completed, as well as based on the review of the work of other consultants. The team is available to provide testimony before, during and after a project is complete, providing long term support.

## Documents and Exhibits

It is important to accurately and clearly present the project to the public and the jurisdiction during meetings and hearings. The Abbey Road Group team prepares complete and concise documentation to backup testimony and project related opinion given during public meetings.

The Abbey Road Group team prepares exhibits that are easy for the community to read and understand, while detailed enough to give the jurisdiction all of the required information. Written documentation such as a project narrative, and visual exhibits, such as maps and site plans, allow jurisdictional authorities and community members to see the development from a big picture perspective.



An exhibit, such as a site plan, gives community members and jurisdictional staff an easy to understand visual description of the development and how it interacts with the neighborhood.

## Client Advocate

The Abbey Road Group team serves as the client's advocate for interactions with local jurisdictions, public agencies and community groups. Acting as the client's advocate means that the Abbey Road team will fight for the development rights of the client while balancing the jurisdictional requirements and community needs. Choosing Abbey Road Group to act as the client's advocate is choosing to be represented by a team who not only understands land development but also understands the jurisdictional process and the importance of community buy-in on development projects.

Clients trust the Abbey Road Group to provide representation and support in public meetings and hearings that move the project forward. The team is familiar with the requirements of handling public situations and is skilled in orally and visually presenting the client's development plans to the public with confidence and clarity. Additionally the Abbey Road Group's familiarity with local jurisdictions and their code allows for testimony that uses jurisdictional codes and rules to the client's advantage.



## Community Meetings

While community meetings are mandated by jurisdictions for some permits, not every permit requires a community meeting. Whether required or not, community meetings are a constructive way to involve the community in the development process. Meetings with community members and adjacent property owners are an excellent way to enhance consensus for the project and promote buy-in from the community. Community meetings are not only beneficial to the development's success, but they are also beneficial to the neighbors who are given a forum where they can provide open and honest feedback.

The Abbey Road Group team conducts community meetings in order to positively and openly present the development to the community. During the meetings, neighbors are able to see and understand the project and how it will impact them. The team then identifies potential conflicts by finding out who supports or opposes the project and their reasons. The team uses this information to work directly with those who oppose the project to help resolve or mitigate any conflict. Neighbors are more likely to give their support to the project if they feel like their concerns have been heard and an effort has been made to resolve or mitigate the issues.



### Public Meetings

#### Client Representation and Expert Testimony for:

- City Council meetings
- Community meetings
- County Council meetings
- Federal agencies
- Legal Proceedings (as expert witness)
- Planning Commission meetings
- Pre-application meetings
- Public hearings