

Education

B.A. Economics
Pacific Lutheran University
(Emphasis in Mathematics
and Domestic Policy)

Certificate in Economic
Development, University of
Oklahoma Economic
Development Institute

Years at ECONorthwest: 3

Years in Industry: 18

Areas of Expertise

Economic Opportunities
Analysis

Economic Impact Analysis

Real Estate Market Analysis

Affordable Housing

Housing Element Updates

Employment Site Analysis

Economic Development

Chris Blakney, Project Director

Chris joined ECONorthwest as a Project Director in 2019. Chris' professional expertise is established at the cross-section of development economics and economic development. Chris works with a range of public and private sector clients to develop strategic actions that address challenging policy questions around affordable housing, land use, economic development, and growth management.

Prior to joining ECONorthwest, Chris served as an in-house economist for a leading Architecture & Engineering firm advising architects on the economics of design alternatives. Chris has been an active member of the International Economic Development Council, the Urban Land Institute, and the Commercial Real Estate Development Association (NAIOP).

REPRESENTATIVE PROJECTS

Chris has served as Project Director on the following projects, unless otherwise noted:

- **2021–2029 Housing Element Update—Alhambra, CA (Ongoing).** Chris is leading the 6th Cycle Housing Element Update for the City of Alhambra, by spearheading the stakeholder outreach and overseeing the project.
- **Comprehensive Affordable Housing Strategy—Bakersfield, CA (Ongoing).** The project includes establishing an affordable housing trust fund, and developer fee assistance program, an affordable ADU program, and spatial analysis of naturally occurring affordable housing and affordable housing site suitability.
- **Affordable Housing Strategy—Brisbane, CA (2022).** A comprehensive affordable housing strategy that explored existing and new funding mechanisms, value-capture strategies, development agreements, and the calibration of inclusionary housing and density bonus programs.
- **University Village TOD Site Analysis—Redlands, CA (2022).** Market and funding team lead for a development team leading development on the 32-acre University Village Site at the University of Redlands.

- **Vancouver TOD Market Analysis— Vancouver, WA (2022).** Market and development feasibility analysis for a proposed high-rise development at the terminus of a new light rail extension in Vancouver, WA.
- **Displacement Risk Analysis— Los Angeles, CA (2022).** An analysis for the City of Los Angeles Department of Housing and Development (LAHD) to develop a model for predicting existing and future displacement risk.
- **Affordable Housing Funding Strategy— West Side Cities, CA (2022).** An analysis to create an affordable housing funding program for the Westside Cities Council of Governments (WCCOG).
- **Affordable Housing Sites Model | Los Angeles, CA (2022).** A model to establish a replicable process for identifying and prioritizing sites for affordable housing development in Los Angeles.
- **Fire Capital Facilities Plan | Camas, WA (2022).** A funding strategy for Camas-Washougal Fire as a part of their Capital Facilities Plan.
- **21 Elements California RHNA Support— Portland, OR (Ongoing).** Chris is the strategic advisor for the project and is assisting with strategy framework and fiscal impact analysis in tandem with efforts of Baird + Driskell Consulting and MapCraft, evaluating the potential housing unit production and fiscal impacts of 10 different land use and zoning policy changes.
- **Enterprise Zone Amendment— Molalla, OR (2022).** An economic analysis in support of a boundary amendment to the city's enterprise zone.
- **Affordable Housing Strategy— Bakersfield, CA (2022).** A comprehensive affordable housing strategy and toolkit that included the creation of a local affordable housing trust fund, an impact fee mitigation program, and an accessory dwelling unit program.
- **Waterfront Master Plan— Astoria, OR (2022).** A market opportunity assessment, funding, and implementation plan in support of the Port of Astoria's Waterfront Master Plan.
- **Austin Point Deepwater Port Planning— Woodland, WA (2022).** An analysis of viable uses and economic development potential for water and landside industrial uses to support the planning of a new deepwater port at the Port of Woodland's Austin Point Site.
- **Broadband Investment Strategy— Washington County, OR (2022).** An analysis of broadband infrastructure, access, needs alongside a strategy for targeted investments.
- **Small Business Economic Development Strategy— Madras, OR (2022).** An economic development assessment of small business needs and support programs.
- **Digital Equity Brief— Portland, Oregon (2022).** An analysis of critical internet needs and disparities in access to broadband.
- **Parametric Land Use Model— Gateway Cities, CA (2022).** A funding, market, and feasibility analysis to support the creation of a parametric land use model in jurisdictions in the Gateway Cities

- **Auburn Pit Master Plan—Auburn, WA (2022).** Economic and market analysis and recommendations in support of a Master Plan for the redevelopment of the Auburn Pit Site.
- **River Trail Funding Feasibility Analysis—San Diego, CA (2022).** A funding feasibility analysis of the suite of available funding options to fund remaining portions of the San Diego River Trail system.
- **Housing Element Audit— Los Angeles County, CA (2021).** An analysis testing the market-feasible capacity of sites identified in the Housing Elements of 10 jurisdictions in Southern California.
- **Washington Square Mall—Tigard, OR (2021).** An evaluation of zoning code changes, transportation and public realm improvements, and financing strategies to support the redevelopment of a large regional mall.
- **Sound Transit Lot P Market Analysis—Bothell, WA (2021).** A market analysis of residential and commercial development forms to assess affordable housing funding alternatives and market potential on a TOD site in Bothell, WA
- **Koreatown Market Analysis—Los Angeles, CA (2021).** An analysis exploring redevelopment potential of a TOD site in LAs' Koreatown District.
- **Lanterman Site Redevelopment Analysis—Pomona, CA (2021).** A market and real estate feasibility analysis for the redevelopment and reuse of the Lanterman site at Cal Poly Pomona.
- **Semiconductor Supply Chain Analysis—Washington County, OR (2021).** An evaluation of supply-chain gaps and reshoring opportunities in the semiconductor industry in Washington County's Silicon Forest.
- **Housing Element Update—Alhambra, CA (2021).** A comprehensive update to the Housing Element of the city's General Plan.
- **Mass Timber Business Plan—Portland, OR (2021).** An evaluation of market opportunities and business planning to support a mass timber production facility.
- **Marine Industrial Demand Analysis—Portland, OR (2021).** An evaluation of Marine Cargo trends and marine-related industrial demand supporting the need for marine industrial land and redevelopment opportunities in the Portland Harbor.
- **Vertical Housing Development Zone Market Analysis—Wilsonville, OR (2021).** A commercial market analysis to inform programming of a vertical housing development zone in the Villebois Master Planned Community.
- **Enterprise Zone Amendment—Estacada, OR (2021).** An economic analysis in support of a boundary amendment to the city's enterprise zone.
- **Enterprise Zone Amendment—Sandy, OR (2021).** An economic analysis in support of a renewal of the city's enterprise zone.
- **Food Incubator Market Analysis—Portland, OR (2021).** Market analysis and economic impact analysis of a food incubator in the Port of Portland's Rivergate Industrial District.

- **Lot P Redevelopment—Bothell, WA (2021).** An analysis of development residential and commercial development scenarios for the redevelopment of a park and ride site for Sound Transit.
- **Pioneer Square Market Analysis—San Dimas, CA (2021).** A market analysis of a mixed-use project including commercial, hospitality, and for-sale condominiums.
- **21 Elements Housing Element Support—San Mateo County, CA (2021).** An evaluation of housing unit production and fiscal impacts of 10 different policy changes for 18 jurisdictions updating the Housing Element of their General Plans.
- **I-82 Subarea Plan—Benton City, WA (2021).** A subarea plan exploring opportunities for residential, commercial, and industrial development on a 278-acre parcel along I-82.
- **Koreatown TOD Market Analysis—Los Angeles, CA (2021).** An analysis exploring the redevelopment potential and financial feasibility of varying development programs in association with Los Angeles' TOC bonus program.
- **Lanterman Site Redevelopment Analysis—Pomona, CA (2021).** A market and real estate feasibility analysis for the redevelopment and reuse of the Lanterman site at Cal Poly Pomona.
- **TriMet Southwest Corridor Planning—Portland, OR (2018-2020).** TriMet is currently planning the alignment of a new light rail connection. Chris assisted in writing a white-paper evaluating the feasibility of utilizing the sale of air-rights to catalyze higher density development in station areas.
- **SHIBP Funding Strategy—St. Helens, OR (2020).** A market analysis, phasing strategy, infrastructure funding strategy for the St. Helens Industrial Business Park.
- **Rossman Land Mixed-Use Development—Oregon City, OR (2020).** Market and development feasibility analysis of the redevelopment of the 75-acre Rossman Landfill Site.
- **Energy Storage Impact Analysis—Valley Center, CA (2020).** An economic and fiscal impact analysis of a proposed \$105 million energy storage facility.
- **PIRATE Build Grant Support—Mesa, AZ (2020).** An economic analysis in support of a BUILD grant application for the proposed \$41 million Pecos Industrial Rail Access and Train Extension Project (PIRATE).
- **SW Corridor Air Rights—Portland, OR (2020).** A white paper assessing the feasibility of utilizing the sale of air-rights to catalyze higher density development in station areas.
- **Transportation System Plan and Land Use Refinement—King City, OR (2020).** A market analysis of commercial and residential uses to inform market potential and achievable densities in the King City UR6D Expansion Area Concept Plan.
- **Greater Portland Regional CEDS and New Economy—Portland, OR (2020).** A Comprehensive Economic Development Strategy and COVID recovery plan for the Greater Portland Region.

- **King City TSP and Land Use Refinement—King City, OR (2020).** On a team led by DKS, ECONorthwest prepared a market analysis of commercial and residential uses in the King City UR6D Expansion Area.
- **Rossman Redevelopment Site Market Analysis—Oregon City, OR (2020).** A market analysis studying residential and commercial development opportunities for the redevelopment of a 70-acre landfill site. The project informed negotiations with the City for using Urban Renewal to assist with infrastructure and site remediation.
- **Industrial Business Park Market Analysis and Parcelization Framework—St. Helens, OR (2020).** A market analysis for industrial and marine dependent uses at the City's 230-acre industrial park. The market assessment informed a parcelization strategy. In the second phase of the project, a phasing plan and infrastructure funding strategy was proposed.
- **Private Development Market Analysis (2004–Ongoing).** Over a 15-year career Chris has conducted over 100 residential and commercial market studies for private sector development projects in Washington, Oregon, California, Idaho, and Nevada. Chris' experience with private sector development brings valuable insights into the nuances of development feasibility. Key clients include American Assets Trust, Holland Partners, Majestic Realty, and Trammell Crow.
- **North Urban Clackamas Enterprise Zone Re-designation—Clackamas County, OR (2019).** Assisted the County in the Re-designation of the North Urban Clackamas Enterprise Zone. The project involved exploring boundary alternatives to bring the zone into compliance by serving economically challenged areas.
- **Rural Broadband Plan—City of Goldendale, WA (2019).** Conducted a market analysis for resident and commercial broadband services as a component of the Rural Broadband Plan.
- **South Waterfront Redevelopment Highest & Best Use—Portland, OR (2019).** Completed a market-based evaluation of candidate development forms for a redevelopment site in Portland's South Waterfront District.
- **East Junction Subarea Employment Capacity Assessment—Ridgefield, WA (2019).** Evaluated the employment development capacity in support of the City's federal grant application for infrastructure funding through U.S. Economic Development Agency.
- **Yakima Products Surplus Land Disposition Strategy—Lake Oswego, OR (2018).** Evaluated the feasibility of development alternatives, emphasizing multifamily housing uses, on surplus land at the company's Lake Oswego headquarters.
- **Central Eastside Adaptive Reuse Impacts—Portland, OR (2017).** On behalf of Mackenzie Engineering Chris developed a model assessing the marginal impact of investments in adaptive reuse development on development forms. The model predicted market inflection points translating to transitions into higher density development forms.
- **La Center Junction Subarea Plan—La Center Washington (2017).** With Mackenzie, Parametrix, and Qamar & Associates, Chris assisted developing a market analysis, economic and fiscal impact analysis, and a site readiness assessment on two strategic development sites.

- **Port Westward Remand Alternatives Analysis—Clatskanie (2017).** Assessed the market need and potential alternative sites for deep-water port facilities in support of the Port of St. Helen's rezone of the Port Westward Industrial Park.
- **Regional Buildable Land Inventory Methodology—Clackamas County, OR (2017).** Working collaboratively with Clackamas County Economic Development and GIS, Chris developed a methodology to inventory buildable employment lands within the metropolitan service area. This methodology utilized a market-based approach to assessing redevelopment potential on underutilized sites.
- **Dark Fiber Infrastructure Feasibility Study—Ridgefield, WA (2017).** Working with BergerABAM and the Port of Ridgefield to assess the feasibility of Port-owned dark fiber infrastructure in the Discovery Corridor, Chris led a market analysis assessing commercial broadband alongside an evaluation of the economic development implications in an advanced economy context.
- **Downtown Revitalization Strategy—Kalama, WA (2017).** Worked on the grant for the Washington Department of Commerce, the project included a baseline economic assessment, conceptual plans and feasibility analysis for three catalyst sites, a marketing strategy and implementation plan.
- **North Hillsboro Infrastructure Phasing and Financing Strategy—Hillsboro, OR (2017).** Working with BPWorld and WSP, this project included an assessment of infrastructure phasing alternatives alongside estimates of land absorption and fiscal impacts to local taxing districts.
- **Redmond Airport Master Plan—Redmond, OR (2017).** Conducted a market analysis to inform a disposition strategy of potential surplus land for non-aviation uses. This study emphasized uses that utilize airport functions but are not aviation specific.
- **Comcast Site Redevelopment Highest and Best Use Analysis—Portland, OR (2017).** Conducted a highest and best use assessment for the redevelopment of the Comcast site in Northeast Portland. This study evaluated uses that would be complementary to a proposed anchor user.
- **Beacon Development Highest and Best Use Analysis—Lake Oswego, OR (2016).** Completed a highest and best use analysis for a redevelopment parcel. This project emphasized right sizing a mixed-use programming for the project, including rental residential, commercial office, retail, and an event center.
- **Lands for Jobs Employment Site Assessment—Vancouver, WA (2016).** A collaboration between Mackenzie, BergerABAM, and the Columbia River Economic Development Council. The project involved diverse project and technical advisory groups to inform land constraints and economic opportunities on catalyst sites in Clark County. Key deliverables included a target industry analysis for large employment sites, an inventory of strategically significant sites, and a site readiness assessment of a subset of strategically significant sites.
- **Economic Opportunities Analysis—Milwaukie, OR (2016).** Determined commercial and industrial land needs and conducted a technical analysis for a comprehensive plan update for the City of Milwaukie.

- **Economic Opportunities Analysis—Hillsboro, OR (2016).** Determined commercial and industrial land needs and conducted a technical analysis for a comprehensive plan update for the City of Hillsboro.
- **Target Industry Workforce Assessment Tool—State of Oregon (2016).** Collaborating with state labor economists on behalf of the Governor's Regional Solutions Teams, Chris developed an innovative model to evaluate workforce and skill concentrations within primary employment centers across the State of Oregon.
- **Spencer Creek Business Park Development Strategy—Kalama, WA (2016).** Conducted a market feasibility analysis and development strategy, which emphasized right-sizing development objectives for market potential and strategies for encouraging private development.
- **Hillsboro Airport Master Plan—Hillsboro, OR (2016).** Conducted a market analysis to inform a disposition strategy of potential surplus land for non-aviation uses.
- **Foreign Direct Investment Index Model—Portland, OR (2016).** Conducted a peer review of Greater Portland Inc.'s model to understand regional competitiveness in attracting Foreign Direct Investment.
- **Industrial Site Certification Modernization—State of Oregon (2015).** In collaboration with Business Oregon and the Oregon Regional Solutions teams, this project established modern best practices in Oregon's Industrial Site Certification Program.
- **Decision Ready Site Prioritization Model—State of Oregon (2015).** Developed an impact model to assist the Oregon Infrastructure Finance Authority in identifying potential economic impacts associated with development sites. It was designed to inform and prioritize infrastructure investment decisions.
- **Troutdale Airport Master Plan—Troutdale, OR (2015).** Conducted a market analysis to inform a disposition strategy of potential surplus land for non-aviation uses.
- **Tonquin Employment Area Subarea Plan—Sherwood, OR (2015).** Completed an industry and market analysis in support of the City of Sherwood's concept planning for the Tonquin Employment Area. This report included insights into current and expected market fundamentals, a SWOT analysis, and a marketing and implementation strategy for strategic catalyst sites.
- **Strategically Significant Employment Sites Analysis—Clackamas and Washington County, OR (2015).** The study developed 11 prototypical development typologies, assigned to sites by a market scan. Conceptual development plans informed an assessment of infrastructure needs, site readiness, and impact analysis.