

## Education

Master of Urban Planning,  
University of Washington

Bachelor of Environmental  
Design, University of  
Colorado at Boulder

Years in Industry: 7

## Certifications

AICP

## Areas of Expertise

Land Use Planning

Housing Policy Analysis

Site Planning/Analysis

## Lee Ann Ryan, Project Manager

Lee Ann joined ECONorthwest as a Project Associate in 2021. She specializes in land use planning, housing policy analysis, and site planning. Prior to joining ECONorthwest, Lee Ann worked as a consultant and helped build a planning department that focused on site analyses for private development clients which factored in development standards, infrastructure improvements, and critical areas. She assisted cities with plan review on residential and commercial projects, annexations, and the Link light rail expansion. Lee Ann has also worked with cities across Washington on housing policy projects that included design standards, code development and housing action plans. Her work with both public and private sector clients has made her particularly skilled in identifying and understanding barriers to housing development. Ensuring community members have access to housing that is safe and affordable is a driving force behind her interests and work. With a background in design and urban planning, Lee Ann is passionate about helping communities develop creative tools to address new and emerging issues related to housing, transportation, and economic development.

## REPRESENTATIVE PROJECTS

*Lee Ann has served as Project Manager or Project Associate on the following projects, unless otherwise noted:*

- **Issaquah Housing Action Plan Implementation – Issaquah, WA (Ongoing).** Issaquah received a grant from the WA Department of Commerce to implement key strategies outlined in their 2017 Housing Strategy. The project will include a research task aimed at uncovering barriers to condominium development at both the state and local level. Other tasks will include a feasibility analysis on the expansion of the existing Central Issaquah inclusionary zoning program, along with an analysis on the increasing middle housing allowances throughout the City.

- **Auburn Housing Action Plan Implementation – Auburn, WA (Ongoing).** Working alongside Framework, ECONorthwest is assisting the City of Auburn with implementation of key strategies recommended in their Housing Action Plan, completed by ECONorthwest in 2021. The project will evaluate the development feasibility of middle housing types within key single-family zones. The project will also help identify possible incentives the City can consider to leverage middle housing production.
- **Langley Housing Action Plan – Langley, WA (Ongoing).** ECONorthwest is assisting the City of Langley, located on Whidbey Island, with the development of a Housing Action Plan that will include a Housing Needs Assessment to better understand community and housing market dynamics that may be affecting housing affordability. The project will also include an evaluation of implementing an inclusionary zoning policy for development within the Multifamily Infill Overlay.
- **Moses Lake Homeless Housing Feasibility – Moses Lake, WA (Ongoing).** ECONorthwest is assisting the City of Moses Lake with a feasibility study assessing how to best serve people experiencing homelessness and those at-risk of homelessness in Moses Lake. The project includes an analysis of where the City should relocate then existing Open Doors Sleep Center and the feasibility of providing additional.
- **Olympia Annexation Feasibility Study – Olympia, WA (Ongoing).** The City of Olympia is considering the annexation of their SE UGA. ECONorthwest will assist with assessing the fiscal impacts of annexation, from both a revenue and cost perspective. The project will include a phasing plan designed to help offset upfront cost impacts. The project will also consider two scenarios for fire service, one in which the City of Olympia extends its service to the annexed area and the other where a Regional Fire Authority is created in partnership with the City of Tumwater. Impacts under both scenarios will be assessed.
- **OHCS HB 3040 Review of SDCs – Salem, OR (2021-2022).** In 2021, the Oregon legislature passed House Bill 3040 (HB 3040), directing Oregon Housing and Community Services (OHCS) to prepare a study of System Development Charges (SDCs) in Oregon and their impact on housing costs. OHCS contracted with ECONorthwest and subcontractors FCS Group and Galardi Rothstein Group to undertake this study. As directed by HB 3040, the study addresses the role of SDCs in funding infrastructure, methodology requirements and factors that drive SDC rates, the relationship between SDCs and housing costs, the impacts of timing of SDC payments, and issues related to transparency and availability of information regarding SDCs.
- **Vancouver MFTE Program Effectiveness – Vancouver, WA (Ongoing).** ECONorthwest is assisting the City of Vancouver in analyzing the overall effectiveness of Vancouver’s current MFTE program in stimulating multifamily residential development, including income-based housing. The evaluation will include recommendations in tailoring the program’s parameters in order to improve its effectiveness and analysis regarding a potential expansion of the program’s geographic boundaries.

- **TIF Project Specification, Assessment, and Strategy – Kent, WA (Ongoing).**  
ECONorthwest is assisting the City of Kent to evaluate opportunities for Tax Increment Financing (TIF) to support infrastructure investment in Kent. The evaluation will provide a summary of the opportunities and barriers associated with recent legislation that supports a more robust TIF structure to support infrastructure investment. The work will help guide the City of Kent through identifying eligible projects, specifying project requirements, and creating revenue estimates to fund projects.
- **Cottage Grove Housing Implementation Plan – Cottage Grove, OR (Ongoing).**  
ECONorthwest is working with the City of Cottage Grove on an updated housing implementation plan that builds on ECONorthwest’s past housing strategy and housing needs assessment work with the City. The 2022 Housing Implementation Plan includes a background report that summarizes implementation progress to date on the actions and tools outlined in past reports, identifies remaining barriers that may be limiting housing production, and identifies potential opportunities for increased housing production. The project will develop a housing implementation plan to promote housing production and affordability over the coming years and build on the City’s successes to date.
- **Coos and Curry County Regional Housing Strategy – Coos and Curry Counties, OR (Ongoing).** Analysis of unmet housing need in Coos and Curry counties, including a focus on commuting patterns, and develop policies to support development of affordable housing in the cities and counties.
- **Bainbridge Housing Action Plan – Bainbridge, WA (Ongoing).** Working with LDC, Triangle Associates, Framework, and Charles Wenzlau, ECONorthwest will develop a Housing Action Plan (HAP) fulfilling the requirements of the Washington State Department of Commerce E2SHB 1923 Grant. The project aims to assess housing needs in the context of demographic changes and market dynamics, and to develop strategies responding to the unique challenges and targeted needs of Bainbridge Island.
- **Bear Creek Greenway – Jackson County, OR (Ongoing).** The Greenway is a consortium of public lands adjacent to Bear Creek that generally follows Interstate 5 and Highway 99 serving both recreation and transportation needs. Community partners are collaborating for the development of a revision of the Bear Creek Greenway corridor. The plan will be a guiding document that will shape the future governance and funding structure for the facility. In partnership with Alta Planning + Design, ECONorthwest will produce a funding plan to support ongoing capital maintenance plan for the Greenway.

#### PRE-ECONORTHWEST PROJECTS

- **Land Use Planner, Blueline – Seattle, WA.**
  - **Planning/Policy Development:** led two Housing Action Plan projects awarded under HB 1923 that focused on identifying future housing needs and gaps within the current housing stock. Worked on other special projects such as parking studies, annexations, environmental analysis, and zoning code amendments for public sector clients.

- **On-call Development Review:** provided on-call plan review services for residential and commercial projects to both cities and counties across Western Washington. Presented to planning commissions, city councils, and hearing examiners on projects that required design review, rezones, or hearing examiner decisions.
- **Site Analysis:** performed site feasibility analysis for private commercial and residential development clients, specifically looking at infrastructure and zoning requirements.
  - **Outreach, Friends of Waterfront Seattle—Seattle, WA.** Helped educate the public on the Seattle Waterfront Project, submitted project permits, created graphics for marketing campaigns, and hosted community events. Actively engaged with the public to obtain feedback during project development.
  - **Downtown Oklahoma City, Inc.—OKC, OK.** Worked on incorporating new areas into the downtown Business Improvement District and helped to program and revitalize the City’s unique urban districts. Assisted in marketing campaigns and organized events to help generate more local activity downtown.