ECONorthwest
ECONOMICS • FINANCE • PLANNING

Education

M.U.R.P. Transit Planning & Systems Science, Portland State University (2020)

B.A. Art History, University of Oregon

Years at ECONorthwest: 3

Years in Industry: 7

Areas of Expertise

Spatial Analysis

Business Intelligence & Data Science

Transit Planning & Analysis

Justin Sherrill, Associate

Justin joined ECONorthwest in 2019 as a Research Analyst with a special interest in transport systems analysis, the socioeconomics of land use policies, and effective data visualization. Justin draws from his professional experience in transit planning, demography, and government communications to provide clients with analyses that can broaden understanding of the complex, pressing issues facing modern cities. Whether it's analyzing the impacts of redlining through historic census microdata in the R programming language, mapping climate impacts on coastal transportation networks in QGIS/AcrGIS, or building interactive agency dashboards in Shiny and SQL, Justin brings a wide technical skillset and deep curiosity to his work at ECONorthwest.

Prior to joining ECONorthwest, Justin worked at the Population Research Center at Portland State University, helping vet early results from the 2020 Census, and at King County Metro, where he supported the agency's Strategy & Performance team in tracking operational efficiency, prioritizing transit-related capital projects, and building interactive dashboards. Outside of his work at ECONorthwest, you can find published examples of Justin's maps and data visualizations in Proceedings of the National Academy of Sciences, and in *Upper Left Cities: A Cultural Atlas of San Francisco, Portland, and Seattle.*

REPRESENTATIVE PROJECTS

Justin has served as an Associate on the following projects, unless otherwise noted:

- **TriMet Transit Realty Use Plan—Portland, OR (Ongoing).** Assisting TriMet and stakeholders in building an evaluation framework for how to achieve TriMet's equity and service improvement goals through transit-oriented development of its property holdings in the Portland Metro Region. Work entails developing a reproducible quantitative model that uses over a dozen input variables to evaluate different TOD typologies for each development site.

- **Beaverton Downtown Equity Strategy—Beaverton, OR (Ongoing).** Using census, ACS, and municipal datasets, identify properties in and around Downtown Beaverton at risk of physical and socioeconomic displacement resulting from increased investment and development of Beaverton's

- **Pierce County Flood Risk Assessment—Pierce County, WA (Ongoing).** Using advanced network analysis tools, locate and measure communities in Pierce County that could be cut off from vital services under a 100-year storm surge scenario.

- **Valley Regional Transit Revenue Analysis & Strategic Plan—Meridian, ID (Ongoing).** Assisting Valley Regional Transit in investigating alternative streams of revenue that could be pursued to help the agency expand service under its long-range strategic plan. Work has included both project management and lead analysis roles.

- **Pittsburgh Hill District Master Plan—Pittsburgh, PA (Ongoing).** Assisting City of Pittsburgh staff and stakeholders from the Hill District – Pittsburgh's oldest historic Black neighborhood-in developing economic strategies to, among other things, improve affordable housing, increase access to jobs and services, and provide support to workforce training. Primary work has involved analysis of housing development trends, socioeconomic vulnerability, and transit access to jobs & services.

- **King County Redlining Impacts—King County, WA (Ongoing).** Measuring the impacts of historic redlining and race-based neighborhood covenants on King County, Washington's residents of color. Primary work entails using Census microdata and historic tables to locate and quantify the relative economic impacts of these historic policies.

- **Montgomery Park to Hollywood Transit & Land Use Plan— Portland, OR (Ongoing).** Providing spatial analytical support in an integrated land use, real estate, transportation planning, and urban design team for streetcar extensions to Montgomery Park in Northwest Portland and the Hollywood District in Northwest Portland. Work focuses on testing zoning and policy options to support community benefits such as affordable housing, transit investment, public realm improvements, and infrastructure investment.

- **OHCS House Bill 2003 Regional Housing Needs Analysis Methodology—Statewide, OR (Ongoing).** Working with the Oregon Housing and Community Services (OHCS) Department to develop a methodology to implement regional housing needs analysis for the entire state of Oregon required under Oregon House Bill 2003.

- **Redmond Housing Action Plan—Redmond, WA (Ongoing).** Analyzing trends in demographic, employment, housing, and housing affordability to assess housing need and inform future development of affordable housing. In addition, provide housing policy analysis and recommendations toward meeting future housing demand and increasing affordable housing.

- **Portland Metro Recovery Plan— Portland, OR (Ongoing).** Advising Greater Portland Inc and Metro on the development of a new five-year Comprehensive Economic Development Strategy (CEDS) and Economic Recovery Plan. Modeling household-level economic impacts of the COVID pandemic and its associated federal interventions (i.e., CARES Act, ARP).

- **Clark County Housing Action Plan— Vancouver, WA (Ongoing**). For Clark County, as a subconsultant, ECONorthwest is assisting in the development of a Housing Options Study and Action Plan. The purpose of this project is to understand the County's housing challenges and identify opportunities to encourage creation of additional housing that is affordable to low and moderate-income households within the unincorporated Vancouver Urban Growth Area, through the removal of regulatory barriers and/or implementation of other strategies. ECONorthwest is providing housing data analysis, input on code issues, and recommendations for the Action Plan.

- **Alhambra Housing Element— Alhambra, CA (Ongoing).** Supporting the City of Alhambra with its 6th Cycle Housing Element Update. Work includes mandated housing element preparation, housing needs analysis and the development of a parcel assemblage optimization model that permutes all possible assemblages for a given parcel and tests relative gains in housing feasibility across multiple policy scenarios.

- **Economic Analysis of COVID-19—Portland, OR (2020–Ongoing).** Modeling various local policy interventions intended to mitigate the economic disruption associated with COVID-19.

- **Johnson Creek Watershed Land Acquisition Practices—Portland, OR (2020-2021).** Assisted Portland Bureau of Environmental Services reach a better understanding of how the practices and policies of the Johnson Creek Willing Seller Program affect the program's effectiveness and how it may impact financially vulnerable willing sellers. Provided detailed GIS analysis of environmentally compromised properties, modelling hypothetical land assemblage and home purchase scenarios.

- **Tigard Washington Square Regional Center Update—Tigard, OR (2021).**
  Co-Project Manager. Provided market analysis, feasibility analysis, land use code audit, and residential displacement analysis to update land use and regulatory framework for the regional center. Specifically, employing assessor's data to measure the physical and socioeconomic vulnerability to displacement of the area's naturally occurring affordable housing.

- **South King County Sub-Regional Housing Action Plan Framework—South King County, WA (2020-2021).** Assisted the Cities of Auburn, Burien, Federal Way, Kent, Renton and Tukwila, by preparing a comprehensive Housing Action Plan Framework to assess housing demand and inform future development of affordable housing. Specific work included analyzing Census microdata and detailed employment surveys to measure housing cost-burdening, transit access to jobs, and middle housing development feasibility across the six geographies.

- **Bonney Lake and Sumner Housing Action Plan—Bonney Lake, WA and Sumner, WA (2021).** Analyzed trends in demographic, employment, housing, and housing affordability to assess housing need and inform future development of affordable housing. In addition, provided housing policy analysis and recommendations toward meeting future housing demand and increasing affordable housing.

- **Ka'ahumanu Avenue Community Corridor Plan—Maui, HI (2021).** Supporteed Maui County and a multidisciplinary consultant team in an effort to re-imagine the Ka'ahumanu Ave Community Corridor to promote new housing and transportation options. Prepared a Market Study to inform future development opportunities and a housing inventory and analysis of existing housing stock, future housing need, and strategies to preserve and expand the supply of affordable, workforce, and mixed-income housing in the study area.

- **Spokane Valley Housing Action Plan— Spokane, WA (2021**). Assisted Spokane Valley in developing a Housing Action Plan. Specific work focused on analyzing population and employment trends and projections in order to develop a plan that increase housing variety as well as total supply.

- **Thurston Co-HCP Economic Impact Study— Olympia, WA (2021).** Assisted Thurston County with an economic analysis to quantify the potential economic effects of implementing its draft Habitat Conservation Plan (HCP) over a 30-year permit term. Developed a detailed scenario planning model that, at the parcel-level and across multiple policy scenarios, measured habitat impact across multiple overlapping species' habitats, and predicted the cost and characteristics of the parcel's most likely property development.

- **University Place Housing Action Plan—University Place, WA (2021).** Analyzed population, commuting, housing, and employment trends and projections to support the delivery of University Place's housing needs assessment. Mapped citywide transit access to jobs, analyzed job and wage growth by industry, and developed clear and concise data visualizations of UP's home sale price and housing development trends for the last 15 years.

- **Port of Portland Marine Industrial Demand Forecast—Portland, OR (2019-2020).** Used Census microdata, analyzed the socioeconomic value of Portland's harbor-dependent industries for the region's communities of color to measure equity implications of further investment in port facilities.

- **Central Eastside Parking Strategy—Portland, OR (2019-2020).** Analyzed industry change and housing development patterns to inform parking and transit access improvements in the Central Eastside Industrial District. Modelled hotspots of housing and commercial development to help refine Portland's projected growth and housing needs for the Central Eastside.

- **Juniper Ridge Market Assessment—Bend, OR (2020).** Provided market analysis, opportunities and barriers assessment, and a development strategy framework for an employment subarea in the City of Bend.

- **Washington County HB2001 Implementation— Washington County, OR (2020).** Supported Washington County with developing recommendations for development code and plan amendments to comply with HB 2001's middle housing provisions provides analysis of feasibility and potential supportive measures in different parts of the County. This project employed MapCraft Labs.

- **Town of Erie Four Corners Masterplan—Erie, CO (2020).** Conducted market analysis and evaluated development feasibility as well as fiscal impact analysis of future development. The market analysis includes demand forecasting and absorption analysis for residential and commercial uses.

- **ODOT Demographics White Paper—Statewide, OR (2019-2020).** Produced a series of white papers identifying the current and future economic and demographic drivers of transportation demand statewide. The analysis investigated regions throughout the state identifying transportation needs, travel demand, utilization of modal options, and home freight delivery.

- **ICF-Bush Prairie HCP Cost Analysis—Tumwater, WA (2019–2020).** Analyzed the costs and funding mechanisms to implement a Habitat Conservation Plan for several species, including the Olympia pocket gopher. The work involved assessing potential development fees and other funding strategies and determining what effect those costs may have on future development in the area.

- **Seattle: DRP One-Year Evaluation—Seattle, WA (2019).** Evaluated how changes have reduced unnecessary barriers to housing development. More specifically, this study evaluated the number of applications submitted and projects approved by review type; evaluated project average permitting review length from pre-submittal to final Master Use Permit issuance including the number of design review meetings.

- **Prosper Portland Neighborhood Prosperity Network Economic Development Assessment—Portland, OR (2019).** Conducted market analyses and evaluated opportunities for equitable economic development in seven priority urban renewal districts across Portland. Work includes the development of program and investment recommendations for urban renewal district programming and funding to help Prosper Portland (Portland's economic development agency) advance equitable development goals through the Neighborhood Prosperity Initiative.

- **Sound Transit Tacoma Dome Link Extension (TDLE) LRT Alternatives Development—Seattle, WA (2019–Ongoing).** Assessing economic effects of different project alternatives for the Draft EIS. The Tacoma Dome Link Extension project is studying building light rail from Federal Way to downtown Tacoma.

- **Up For Growth Action—Portland, OR (2019–Ongoing).** Providing data, research, and analysis relating to legislation on housing policy, transit policy, zoning changes, and allowable density at the state (Oregon, Washington and California) and federal levels.

- **Scappoose Urban Renewal Plan—Scappoose, OR (2019).** Developed an urban renewal plan that implements City goals for development in an industrial area and revitalization of the Town Center. Integrated urban renewal planning with an Urban Design Framework to inform desired improvements in the Town Center.

- **Portland Streetcar Corridor Analysis—Portland, OR (2019).** Conducted analysis of historic housing development and job growth along the Portland Streetcar corridor.

- **Industrial Area Planning—Kent, WA (2019-Ongoing).** Crafting long-term economic development strategies for industrial lands in the Kent Industrial Valley.

- **Bend Core Area Investment Strategy—Bend, OR (2019—Ongoing).** Analyzing development trends in Bend's urban renewal area to better inform long-term infrastructure planning.

- **TriMet SW Corridor Planning—Portland, OR (2019–Ongoing).** Providing TriMet with planning, urban design, and development feasibility assistance for the Southwest Corridor light rail project.

- **New Mexico Oil & Gas Production—Statewide, NM (2019—Ongoing).** Providing analysis of revenues from oil and gas permits, leasing, and drilling activities in New Mexico's Permian Basin.

- **Broadway Corridor Development Impact—Portland, OR (2019).** Conducted market and development feasibility analysis for the Broadway Corridor area.

- **Portland Accessory Dwelling Analysis—Portland, OR (2019).** Conducted analysis of the feasibility of accessory dwelling units in residential neighborhoods for the City of Portland's Bureau of Planning and Sustainability.

- **WA Recreation Trails Analysis—Statewide, WA (2019).** Conducted an analysis of the economic, environmental, and social benefits of recreational trails in Washington State.

- **Costs of Water Declines—Salt Lake City, UT (2019).** Provided a comprehensive accounting of the potential loss of a healthy Great Salt Lake for the Great Salt Lake Advisory Council (GSLAC).

- **Eugene River Road Corridor Plan—Eugene, OR (2018–2019).** Evaluated the infill and redevelopment potential of a potential "Single Family Options" zone, which would allow a range of Middle Housing types in areas along the corridor currently zoned for single family homes. This analysis accounts for differences in rents and sales prices, construction costs, and required lot sizes among various housing types, as well as the fact that developers of Middle Housing do not necessarily fit the mold of developers of larger-scale projects and may have different financial feasibility considerations.