Van Ness Feldman LLP

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CONTACT

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206.802.3842

PRACTICES

Land Use
Litigation & Investigations
Public Lands
Water

EDUCATION

University of Washington School of Law
University of Washington, Evans School of Public Affairs
University of Washington

BAR AND COURT ADMISSIONS

Washington State Bar
U.S. District Court for the Western District of Washington

RAY LIAW

PARTNER



Professional Background

Ray serves as a trusted advisor on a wide range of land use, municipal, and real estate matters to developers, public agencies, utilities, institutional investors, and nonprofits throughout the Pacific Northwest. She enjoys leading teams and providing strategic support at all phases of a project, including siting, due diligence, and acquisition; securing permits and entitlements; and ensuring compliance with applicable land use approvals and regulations. Ray frequently collaborates with clients on navigating complex issues under SEPA, the Shoreline Management Act (SMA), the Growth Management Act (GMA), historic preservation laws, and a wide variety of local zoning codes and critical area regulations.

Ray also serves as general counsel to public agencies, regularly advising on compliance the Public Records Act, the Open Public Meetings Act public procurement, and governance. She provides guidance to both public agencies and private entities on compliance strategies with Washington's open government laws that concern controversial projects and potential litigation.

Ray is coordinator of the firm's Land Use and Real Estate practice.

Representative Experience

Master Plan Development, Industrial, & Housing Projects

- Represents a wide range of public agencies, including ports, public facilities districts, and public universities, on development and implementation of master plans and in land use litigation.
- Advises public housing authorities on implementation of master plan developments, redevelopment proposals, and acquisition and sale of property.
- Represents a wide variety of nonprofit organizations on due diligence, permitting, and real estate transactions concerning campus facilities.
- Represents developers and real estate investment companies on all aspects of due diligence and entitlement of industrial warehouse facilities throughout the Puget Sound area.
- Represents market-rate and affordable housing developers on complex land use entitlements and land use disputes.
- Represents local and nationwide home builders with land use counsel on entitlements, land use appeals, and development agreements for complex and controversial multifamily developments in Washington State.

Utilities, Energy, & Public Infrastructure

- Represents investor-owned utility on state and local entitlements and environmental review for wind energy project in Washington state.

Public Agency Counsel & Governance

- Serves as special land use counsel to cities and special purpose districts in negotiating development agreements, administrative litigation, and LUPA appeals.
- Advises Cascade Water Alliance, on asset management and municipal governance, including public procurement, real estate and land use, risk management, historic preservation, and Public Records Act compliance.
- Provide general and land use counsel to a rapidly growing port district in Washington, advising on its

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Master Plan and permitting for over 2 million square feet of new industrial development, SEPA appeals, and interagency agreements.

- Successful representations in state court Public Records Act litigation to prevent disclosure of trade secret records and to pursue unlawful withholding of public records.

Awards and Honors

Super Lawyers

Rising Star, 2013-2018

"Best Lawyers in America" by *Best Lawyers*

Land Use and Zoning, 2020-2027
Real Estate Law, 2022-2027

Articles and Presentations

- 2018 Washington State Municipal Attorneys Association Fall Conference, 10/11/2018
- Growth Management Act Conference 2018, Law Seminars International, 08/16/2018
- A Short Course on Land Use Planning and Open Government Laws 2018-2021, 01/02/2018
- Washington State Municipal Attorneys Association Fall Conference, 10/13/2017
- Clean Water and Stormwater Conference, Law Seminars International, 06/23/2017
- A Short Course on Local Planning, City of Everett and the Planning Association of Washington, Everett WA, 04/20/2016
- Chapter 13: Growth Management Hearings Board, Washington Real Property Desk Book, Washington State Bar Association (4th ed. 2012), Vol. 5, 10/01/2012
- Women's Land Rights in Rural China: Transforming Existing Laws into a Source of Property Rights, Pacific Rim Law and Policy Journal, Vol. 17 Issue 1 pp. 237, 04/01/2008

Alerts

- Contracts 101: Knowing What You Know/Don't Know Can Make All the Difference, 04/20/2016
- Vested Rights – Now You Have Them, Now You Don't, 10/22/2015