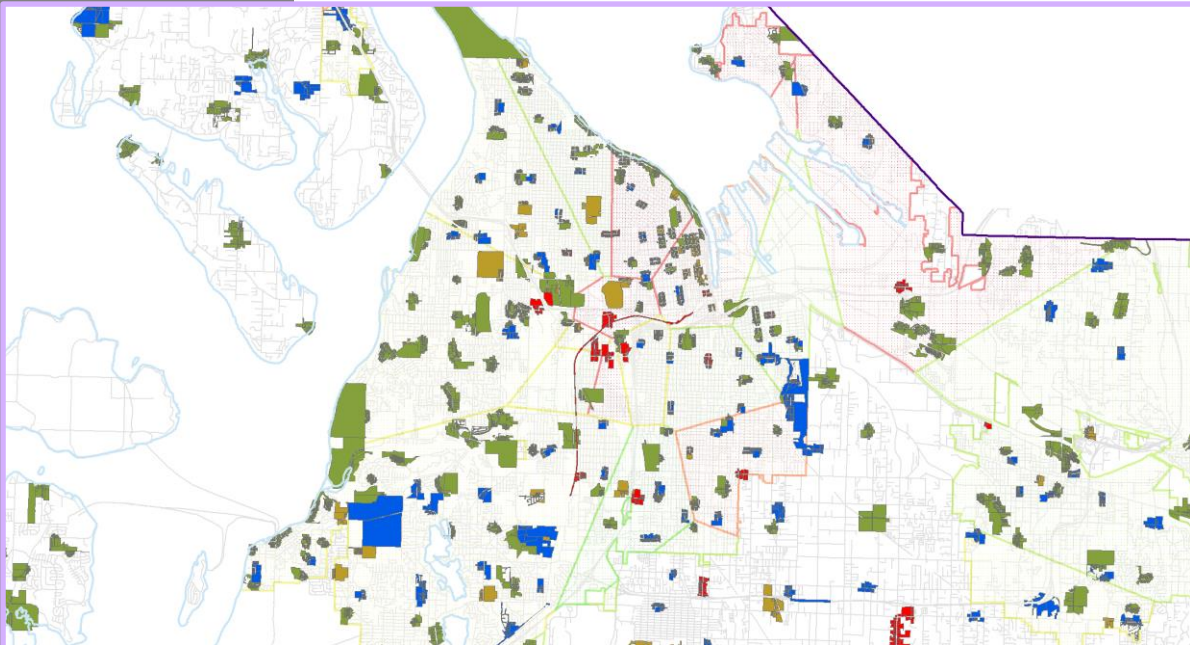


W

Michael J. Mizer
BA Sustainable Urban Development & Geographical Intelligence Science
Spring 2020

Tacoma Metro



Land Values

Parks & Rec

N = 12,749
Avg Use (Acre)
1.44
Avg Tax Value
\$405,645.38
Avg Imp Value
\$347,231.05

Young Adult

N = 1490
Avg Use (Acre)
2.46
Avg Tax Value
\$627,651.73
Avg Imp Value
\$1,431,512.21

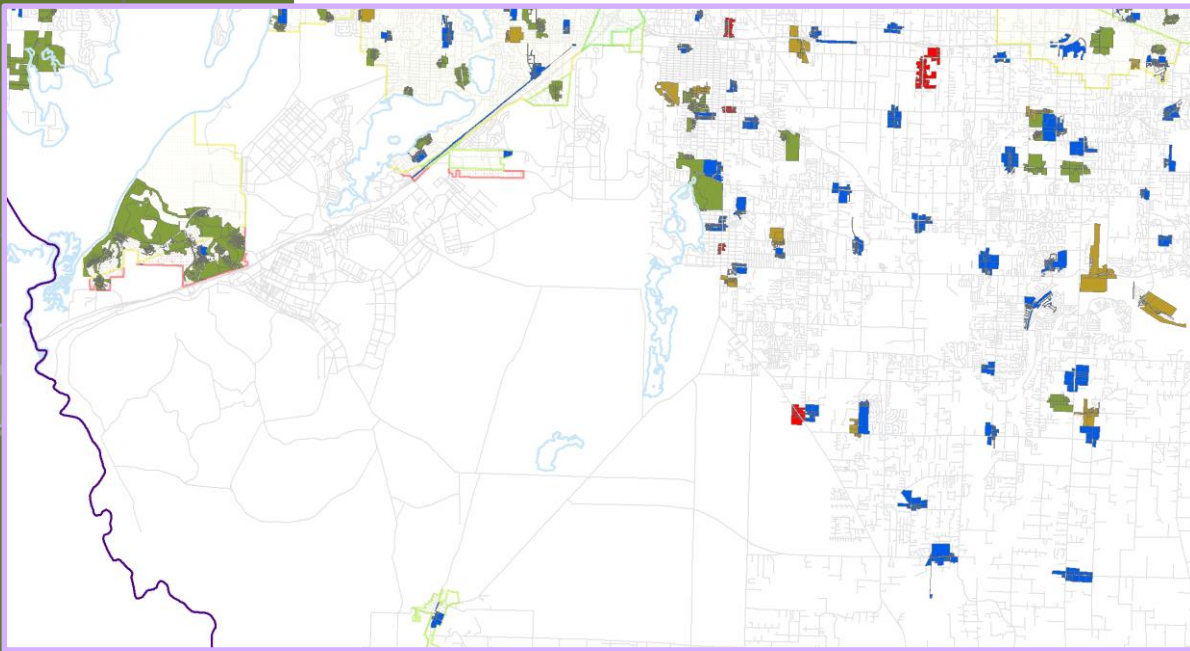
Early Childhood

N = 4823
Avg Use (Acre)
1.35
Avg Tax Value
\$347,272.46
Avg Imp Value
\$478,964.90

Parcels Nearest to Service Type

- Water Features
- Early Childhood
- Cannabis Retailers
- Parks and Recreation
- Young Adult

Roy - Eatonville



Introduction

Previous policy concerning cannabis prohibition has led to systemic deprivation of opportunity through the removal of access to subsidized housing and admission to higher learning institutions. Modern reform and regulation presents restrictions on the operation of facilities in proximity to services which present opportunity for enrichment (Early Childhood; 5-9), transition (Young Adult; 18-20) and recreation.

Existing layer which ascribes restrictive buffers is examined and found to flood overlay making land availability for resource type (listed) extremely scarce. Disagreeing with current restriction buffers through a desire to identify land use suitable for community reinvestment, a novel approach is developed which considers paths and private property in urban environments to examine serviceability of resources in mention to population of focus along routes of shared access.

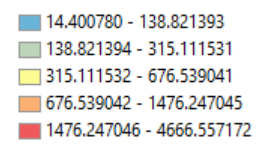
Methodology & Results

Land use category types originate from 502 restriction layer and were used to designate service to early childhood and young adult populations, along with parks and community centers. Cannabis (502) retailers are plotted and designated zones for which municipality they originate, coded by store nomenclature and classified to which percentage of excise tax earnings they support (\$151M as of March 2020).

Population data was designated in block groups and stretched as an inverse distance weighted distribution to show density of focus group per square mile. Intermittent data included density at block group level per age class as occurring with 1000 feet of block of residing service.

Network analysis isolated paths of approach which fell within 1000 feet of service type, and parcels were selected and are listed as they occur by land use occupied (acres). Comparison of designation types signal toward a need of policy reform which considers use of excise earnings by municipality to procure and develop unimproved land for the infilling activity through typed based credit assistance in neighborhoods which host cannabis stores.

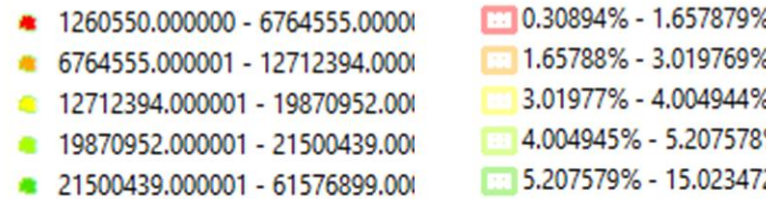
Focus Group Population Density (per SqMi)



Cannabis Revenue

Sales: \$408M
Excise: \$ 151M

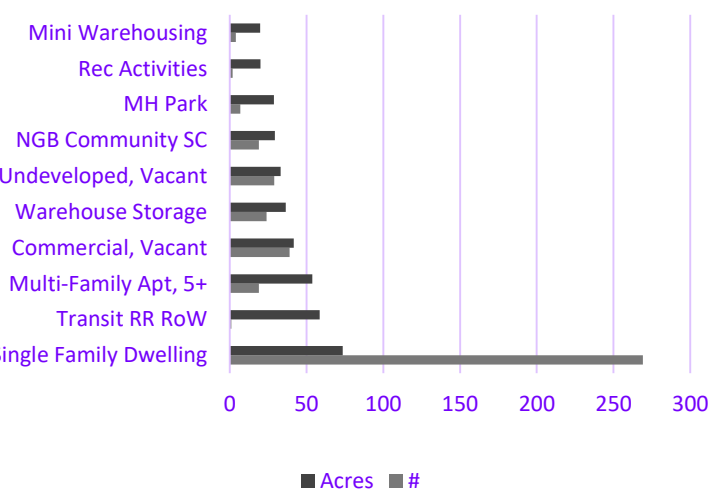
502 Retailer's by Sales Earnings in Zones of Excise Tax Paid by Percentage



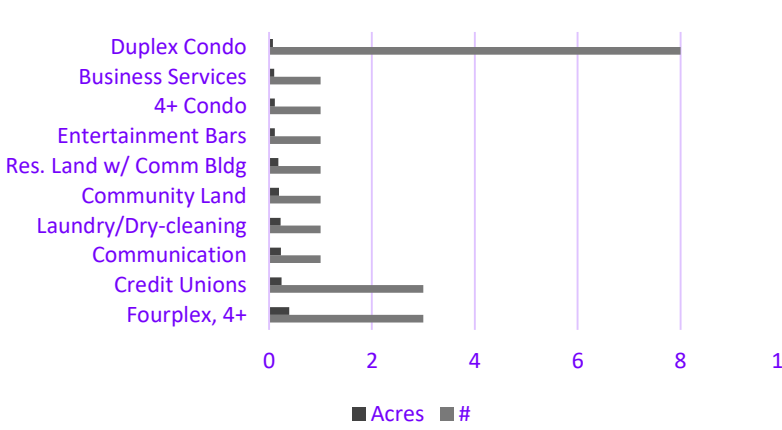
502 Retail

N = 868
Avg Use (Acre)
.83
Avg Tax Value
\$826,720.49
Avg Imp Value
\$550,808.99

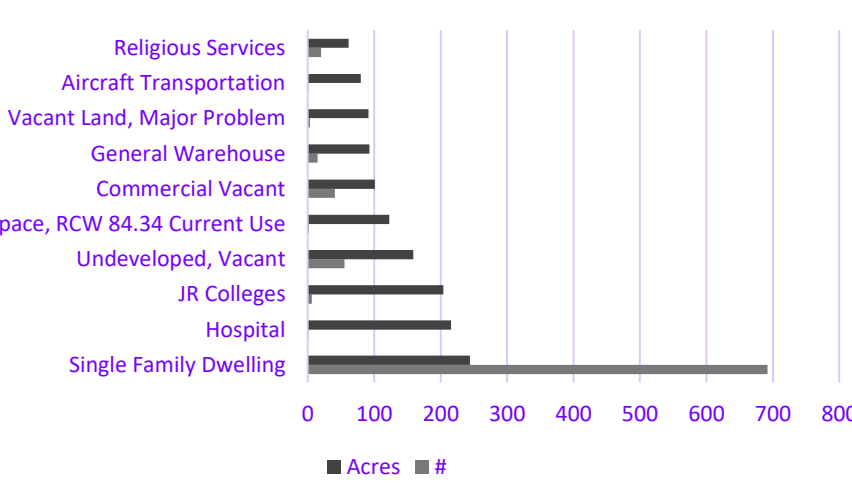
Parcels near 502 Retailers - Largest



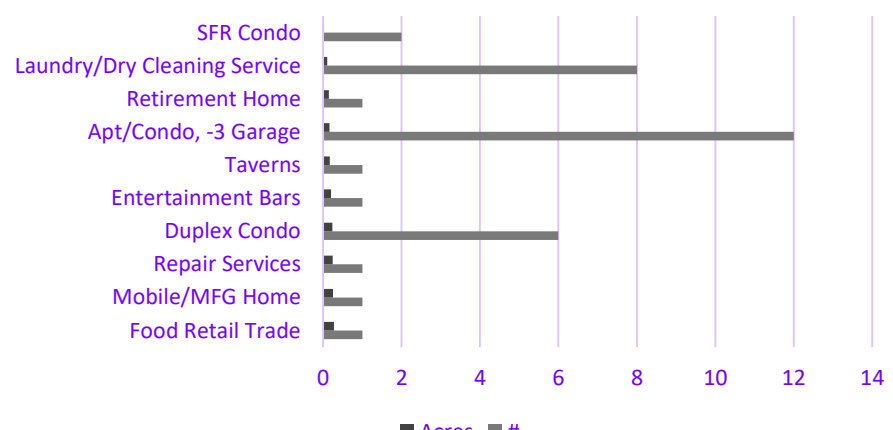
Parcels near 502 Retailers - Smallest



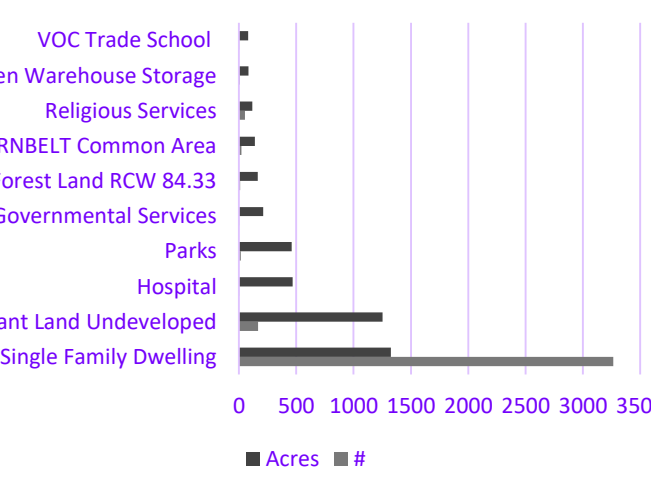
Parcels near YA - Largest



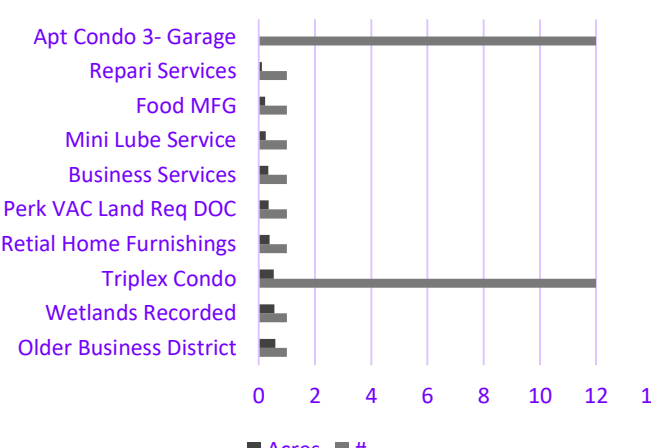
Parcels near YA - Smallest



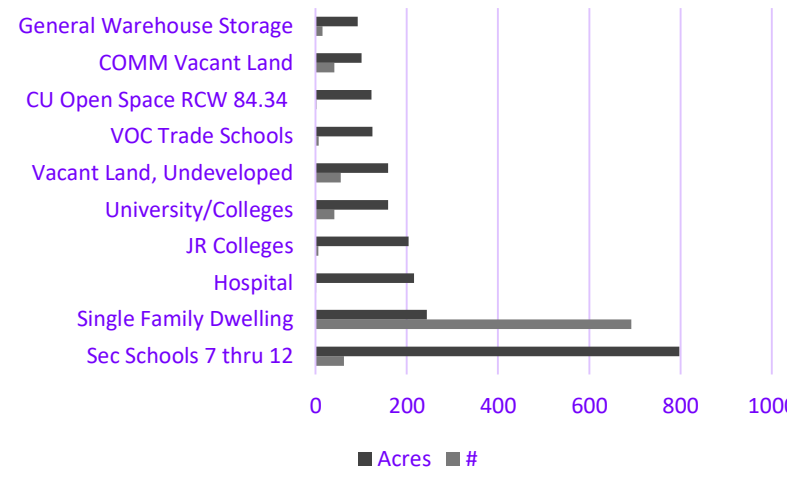
Parcels near EC - Largest



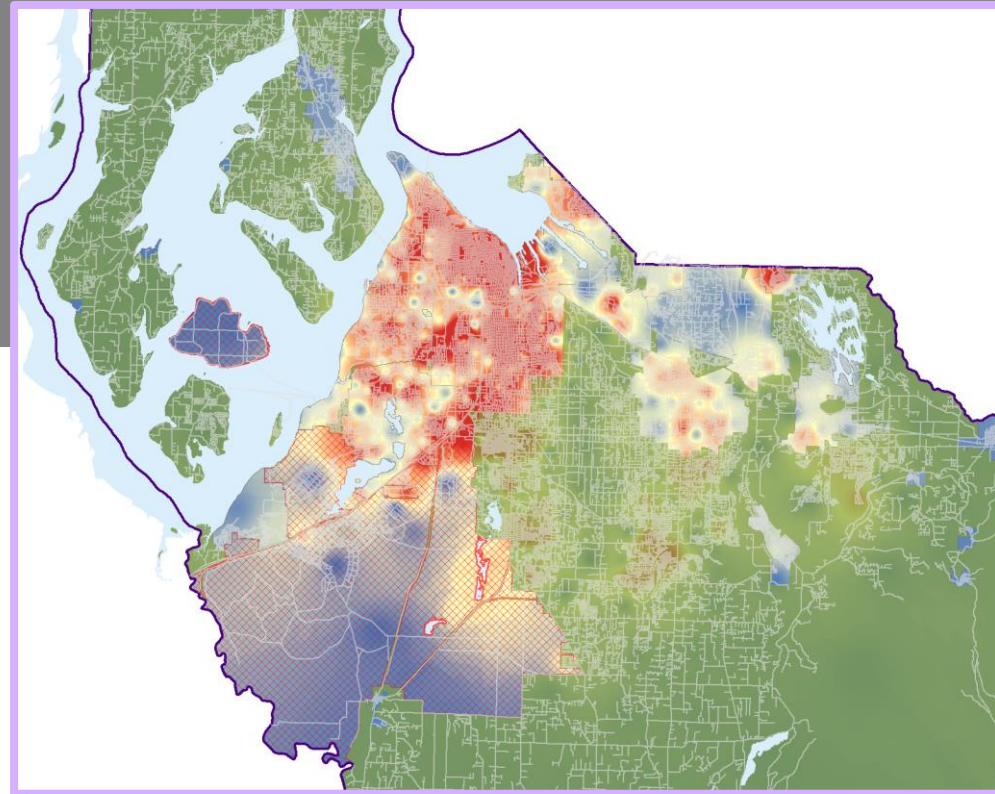
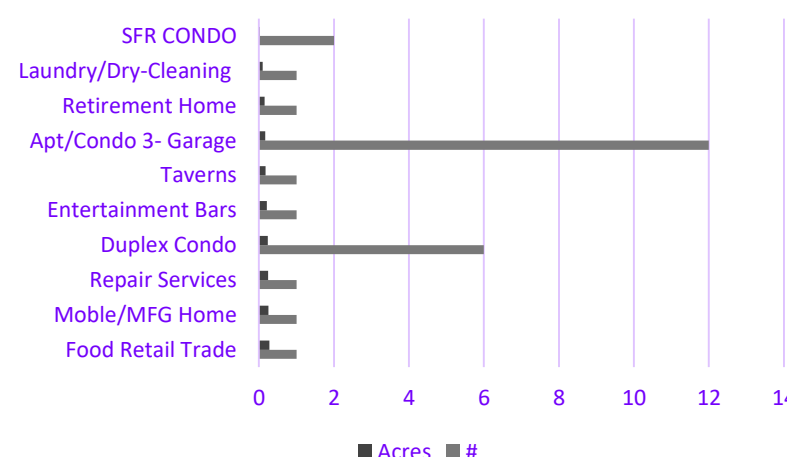
Parcels near EC - Smallest



Parcels near Parks - Largest



Parcels near Parks - Smallest



Datum
GSC North American 1983 HARN
Stateplane Washington South FIPS
Lambert Conformal Projection
Parcels and Municipalities: <https://gisdata.piercescowa.opendata.arcgis.com/>
Sales and Excise Tax: <https://502data.com/country/wa>
Population: https://data.census.gov/cedsci/table?q=0500000US53053.150000&vintage=2017&ls=Age%20and%20Sex&tid=ACSDT5Y2017.B01001&hidePreview=false&cid=B01001_001E