

How the Tacoma Business Improvement Area Shapes Urban Space

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Tacoma Parcel Study Region Boundaries

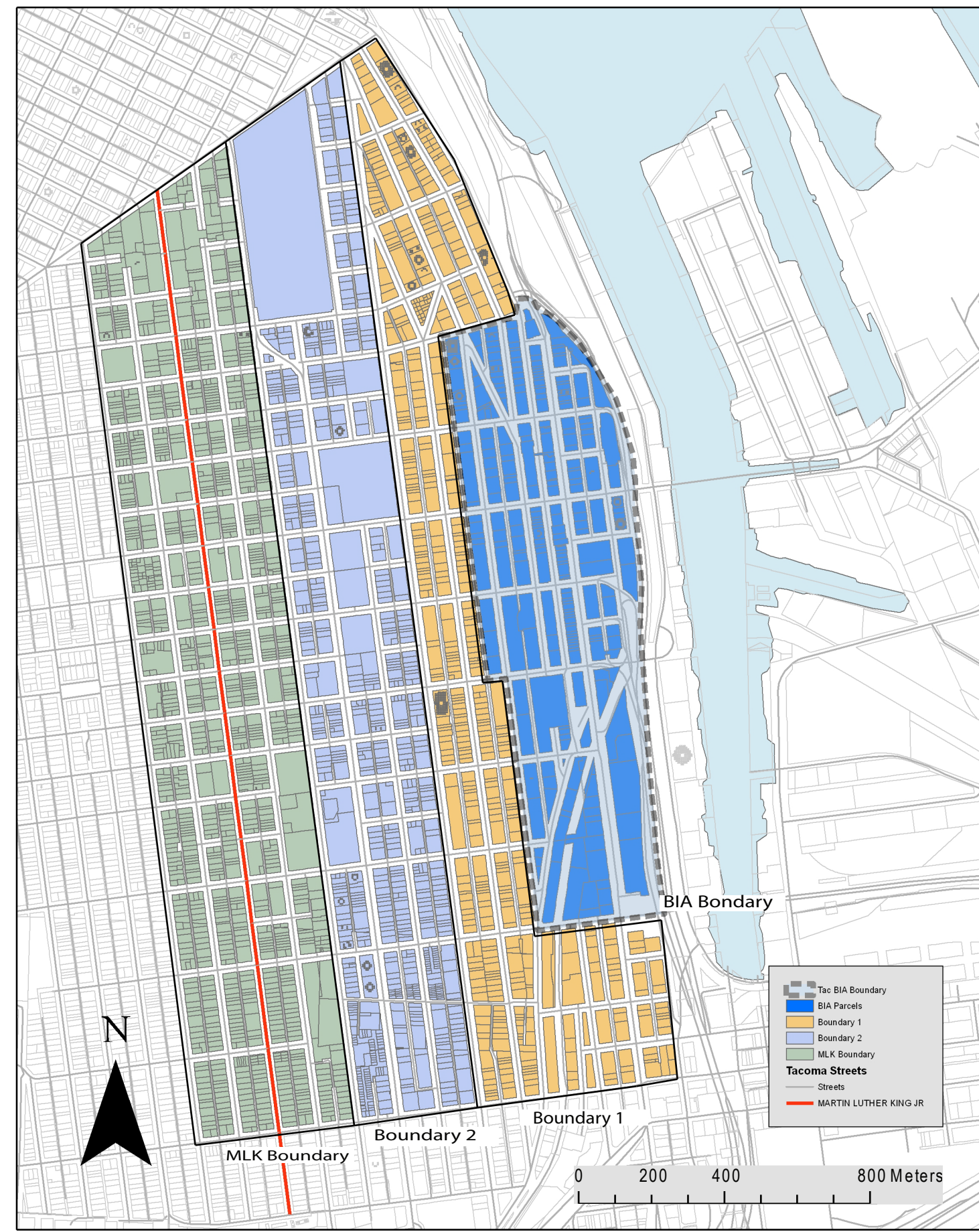


Figure 1 (Left) showing the boundaries of the study region with the BIA (blue), boundary 1 (orange), boundary 2 (light blue) and MLK Boundary (green).

Tacoma Parcel Classification Residential and Business Parcels

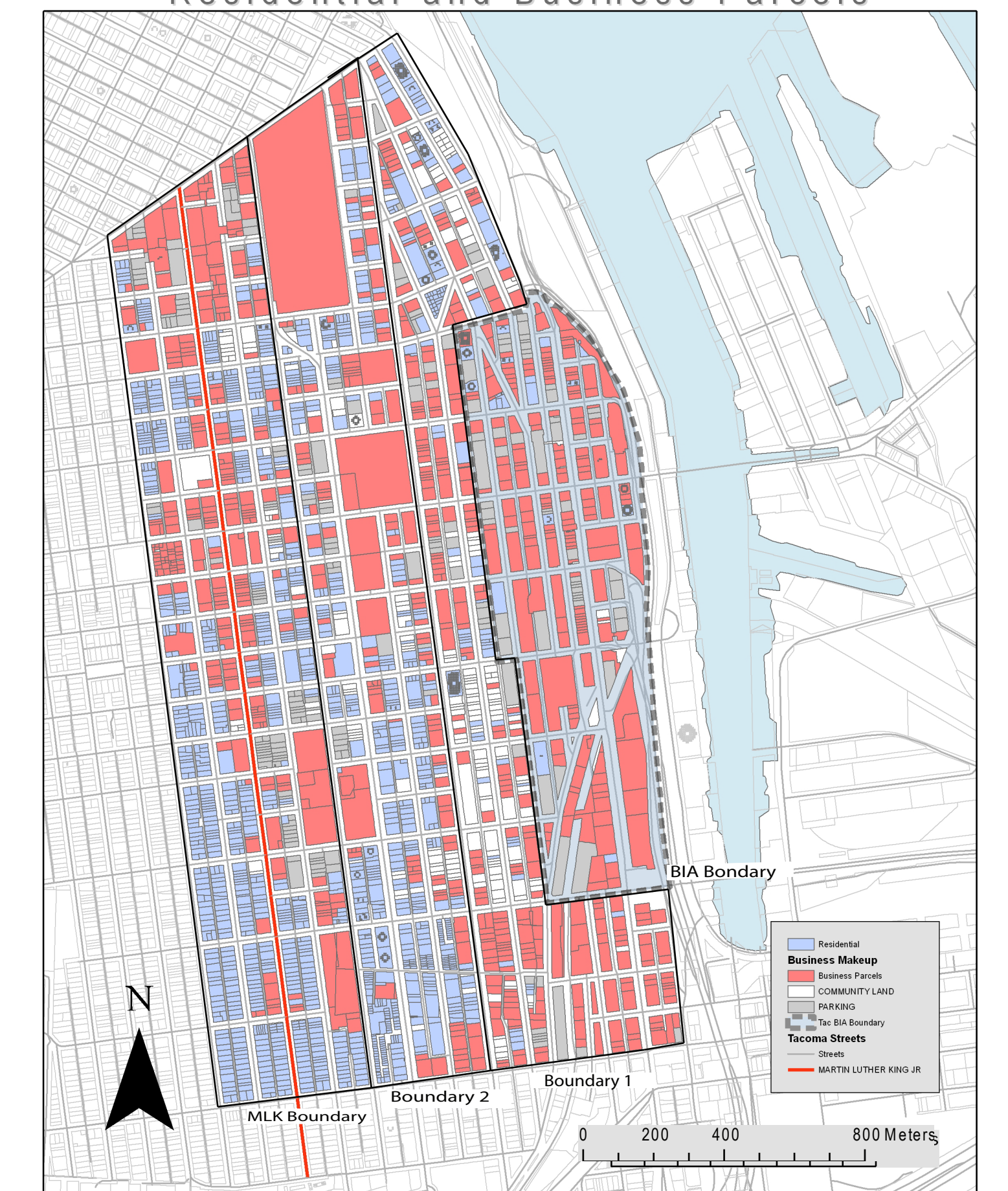


Figure 3 (Right) representing the division between business parcels (red) with residential parcels (blue) with parking and vacant land designated.

Introduction:

The Tacoma Business Improvement Area was established in 1988 and is a not-for-profit organization with a 501(c)(4) status (Tacoma BIA, 2010). The boundary encompasses an 84 block radius in the Downtown Tacoma Area including 502 parcels. The BIA is dependent on taxation from business owners within the area, and functions under the direction of a board of directors also known as the Local Development Council (Tacoma BIA, 2010). The organization operates to improve property values, decrease crime, and clean the streets of trash. The overall purpose of this research is to test the hypothesis that the BIA increases property values and compare the results to areas directly outside of the boundary.

Purpose:

The purpose of this research, was to

- (1) Identify whether or not the BIA holds a high concentration of taxable property values, and if so, compare this to the outlying regions identified in Figure 1;
- (2) Examine the economic makeup of the BIA in relation to concentrations of producer services (high end), consumer and cultural amenities (low end), and low sector employment (low end);
- (3) Divide the tax parcel classifications into 27 sectors and examine each boundaries makeup.

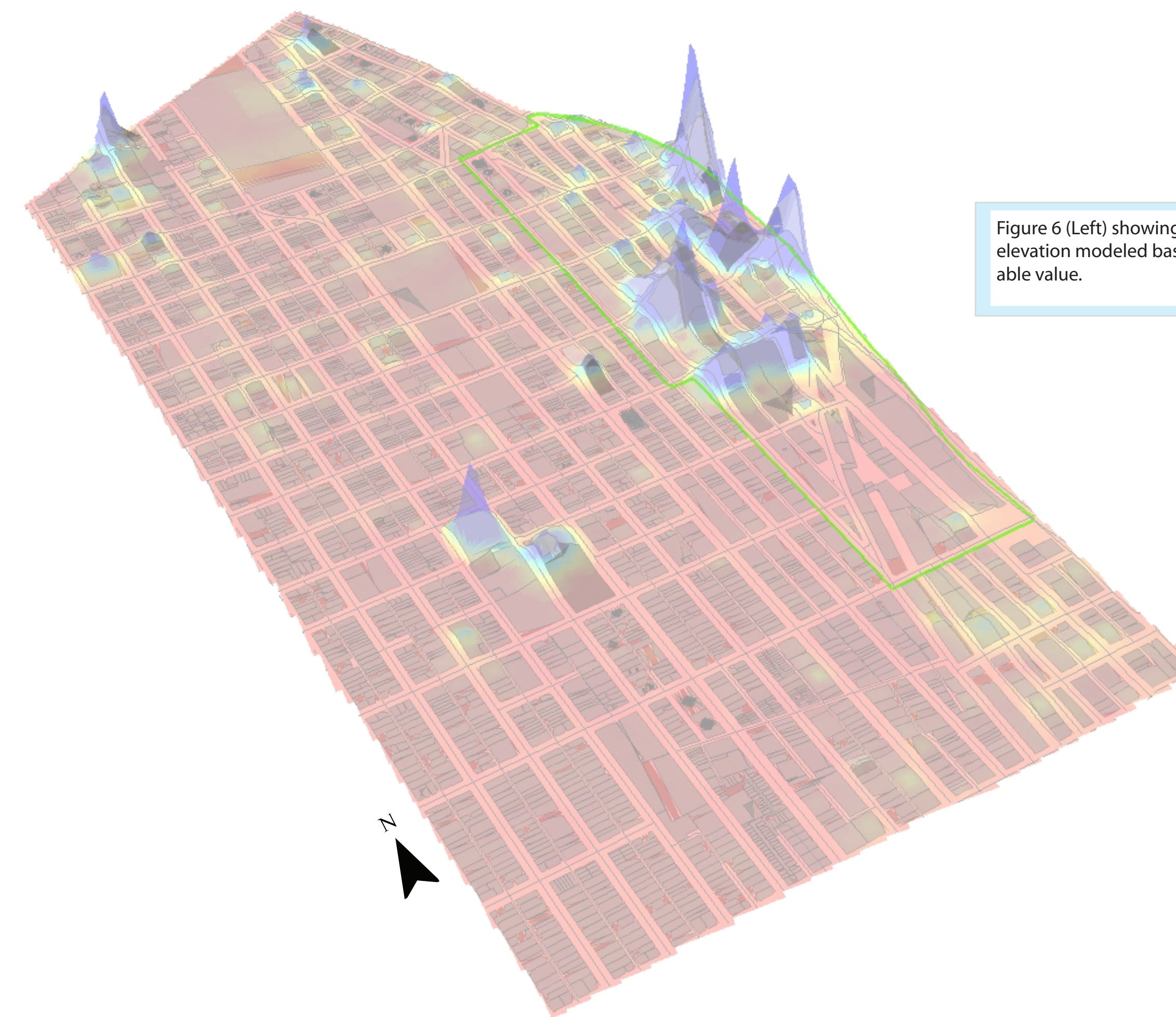


Figure 6 (Left) showing land with elevation modeled based on taxable value.

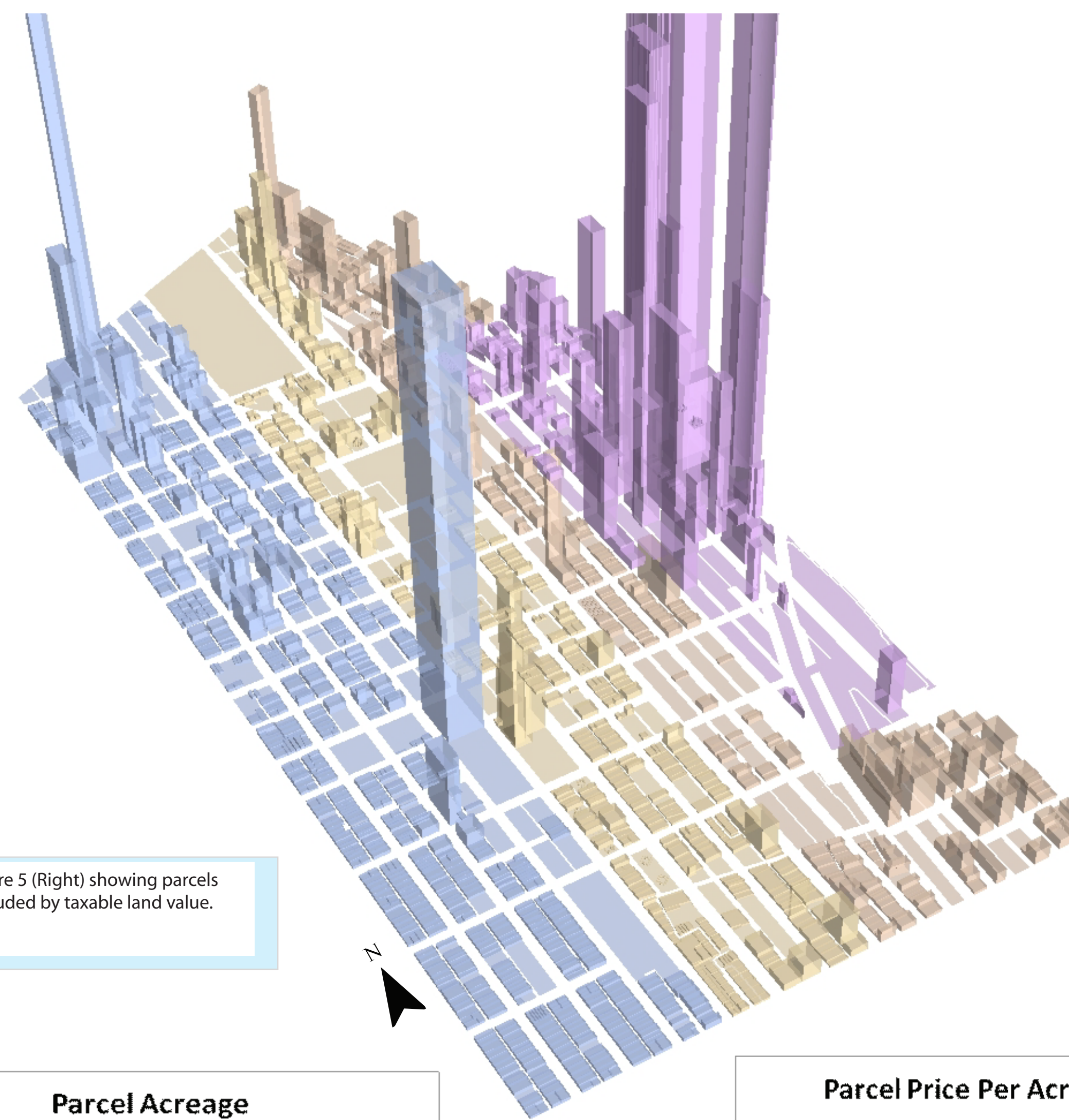


Figure 5 (Right) showing parcels extruded by taxable land value.

Objectives:

The objectives of this study were to:

- (1) Find any identifiable differences in taxable land value between the Tacoma BIA and three outlying areas designated in Figure 1;
- (2) Reclassify the parcel data into 27 main categories identified in Table 1 and observe the concentration of those categories in relation to each study area; and
- (3) Examine the business makeup within each region in relation to three designated classifiers of business sectors (Low end, Middle, and High End) identified in Table 1.

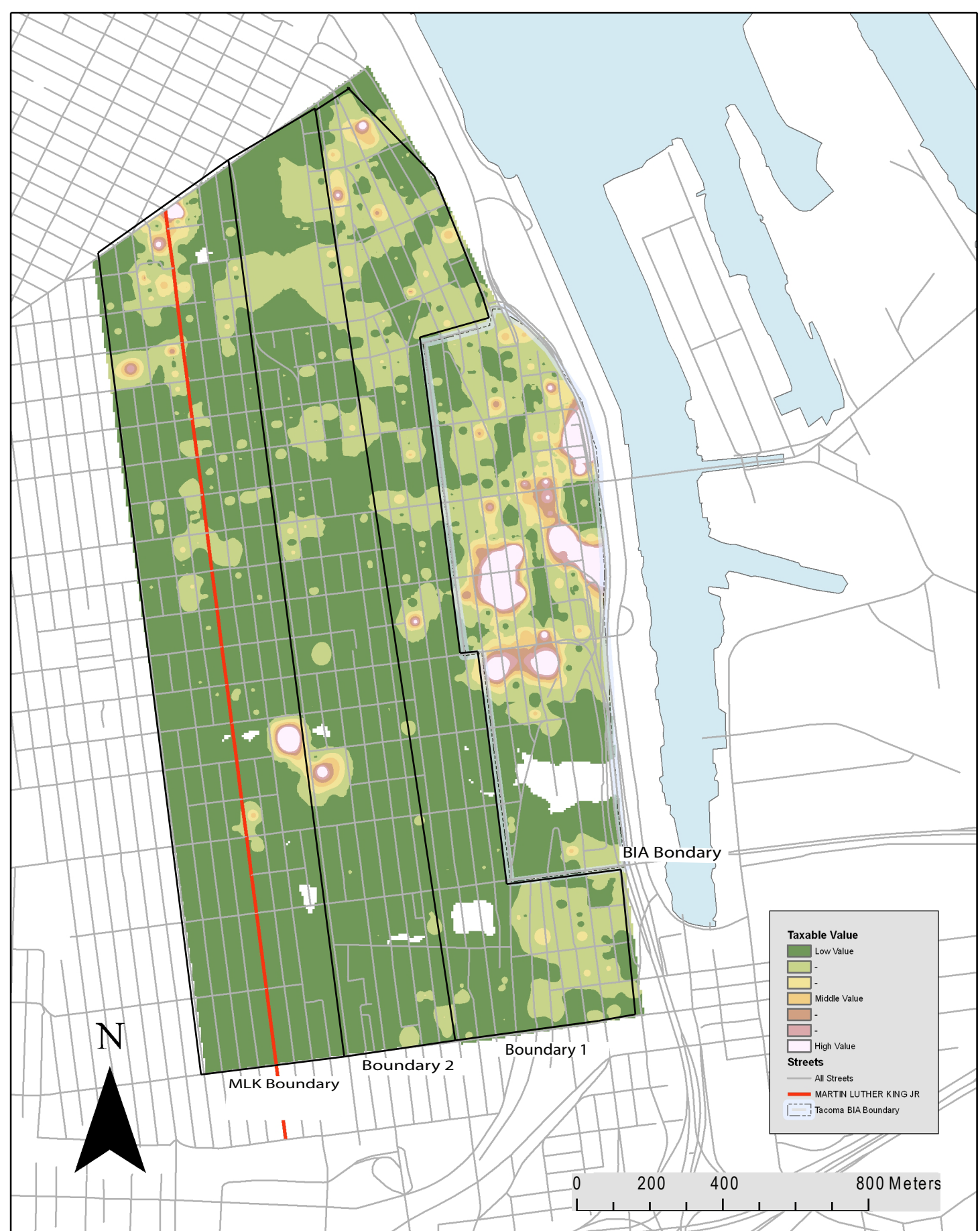
Methodology: For the objective (1) analysis, the use of the Inverse Distance Weighting (IDW) interpolation tool within ArcGIS provided a good visualization of the concentration of taxable values within the study region (see Figure 2). In addition, the use of ArcScene augmented this visualization further by providing a way to extrude parcels for a more interesting effect (Figure 3 and Figure 4). Tabular analysis of the boundaries provided statistics for each region, which provided for a good representation of the relationship between boundary size per acre and taxable land value.

Results:

Results:

Starting with the first objective, the taxable value of the study area was interpolated via Inverse Distance Weighting to show the areas with high concentrations of land value. Accordingly, the highest region represented the BIA boundary with 39.9% of the total taxable value. In the outlying regions, taxable value drops from the 39.9% found in the BIA to 20.2% in boundary 1, and 14.5% in boundary 2. After the drop, the value rises to 25.4% in the MLK boundary region. This representation provides a good indication of an overall decline in value visualized in Figure 2. In relation to the first hypothesis, it appears that the BIA does contain the highest taxable value overall—and per acre—with a decline in the middle regions between MLK and the BIA.

Tacoma Study Region Taxable Value



Feature 2 (Left) showing landscape interpolated by land value.

High End	Middle	Low End	N/A
-Professional Services (Architectural Firms, Management Firms)	-High end restaurants Public Services (Libraries, community Centers, Women's Shelters)	-Warehousing -Small Business -Retail Consumer Products (Low End)	-Parking -Unknown -Parks -Misc Buildings (unoccupied) -Community Land
-Producer Services (Legal Services, Records Management Services, and other business services)	-Health Services (Hospitals, Dental Services, Walk-in Clinics)	-Manufacturing	-Low End Consumer Retail
-Finance (banks, Investment Services, Real Estate Services)	-Government and Public Amenities (Municipal Building, Fire and Police Stations, Courthouse)	-Education (Public Schools and Colleges)	-Auto Services
	-Cultural resources (Art Museums, Religious Institutions)		
	-Auto Retail		
	-Hotel Services		

Table 2 (Above) showing parcel classification system.

Tacoma Parcel Classification Low End to High End Development

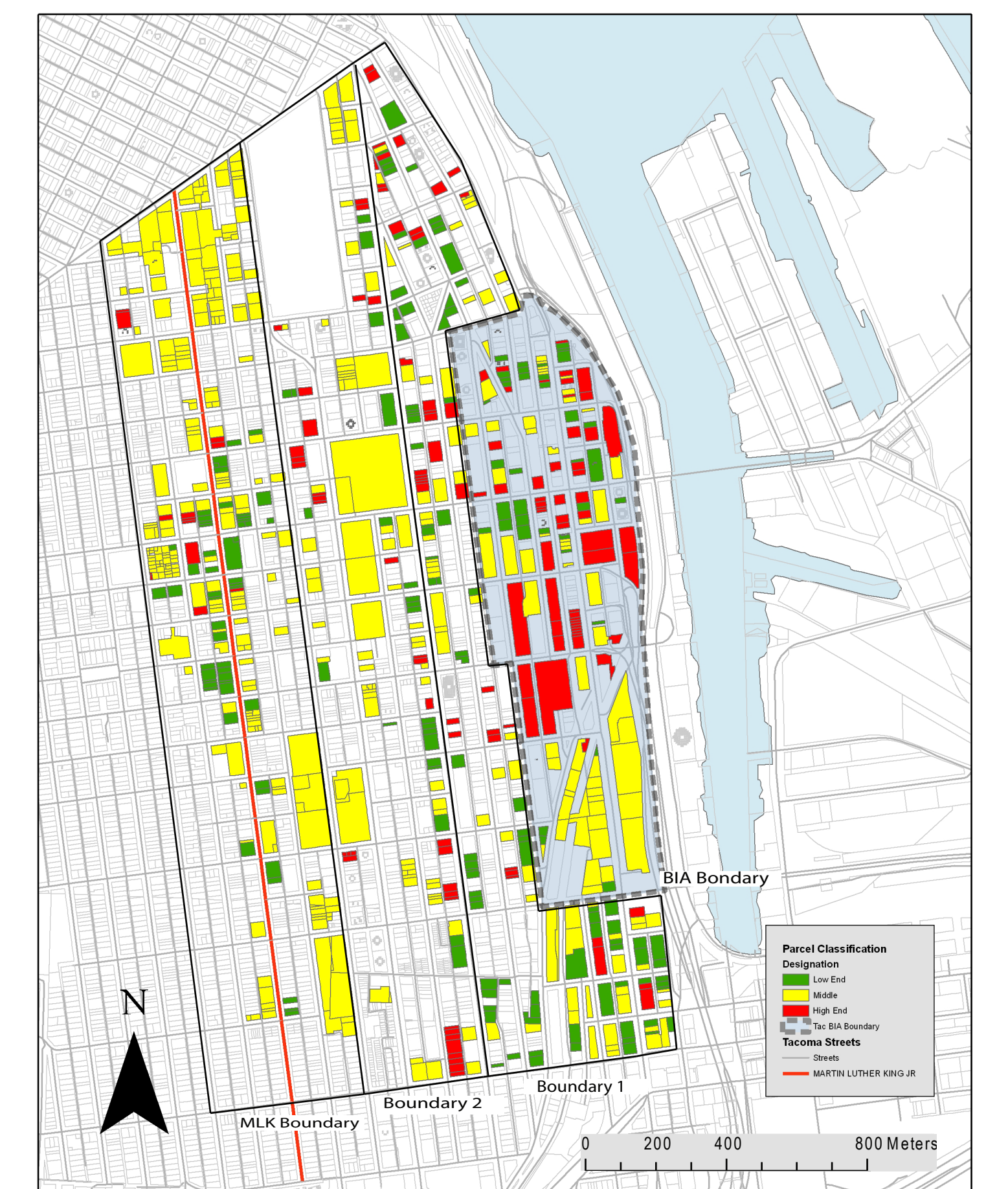


Figure 4 (Right) Showing classification of land parcels by Low (Green), Middle (Yellow) and High (Red).

Boundary	Total Taxable Value	Percent TaxVA	Total Parcel Acres	Price Per Acre	Parcel Count	Percent Total
BIA Boundary	\$471,769,734.00	39.9%	84.164	\$5,605,362.55	502	14.8%
Boundary 1	\$238,535,647.00	20.2%	109.5344	\$2,177,723.59	862	25.4%
Boundary 2	\$171,631,880.00	14.5%	142.7695	\$1,202,160.69	831	24.5%
MLK Boundary	\$299,715,699.00	25.4%	170.1393	\$1,761,590.06	1195	35.3%
	\$1,181,652,960.00	100	506.6072		3390	100

Data Source:

https://wagda.lib.washington.edu/data/geography/wa_counties/pierce/index.html