

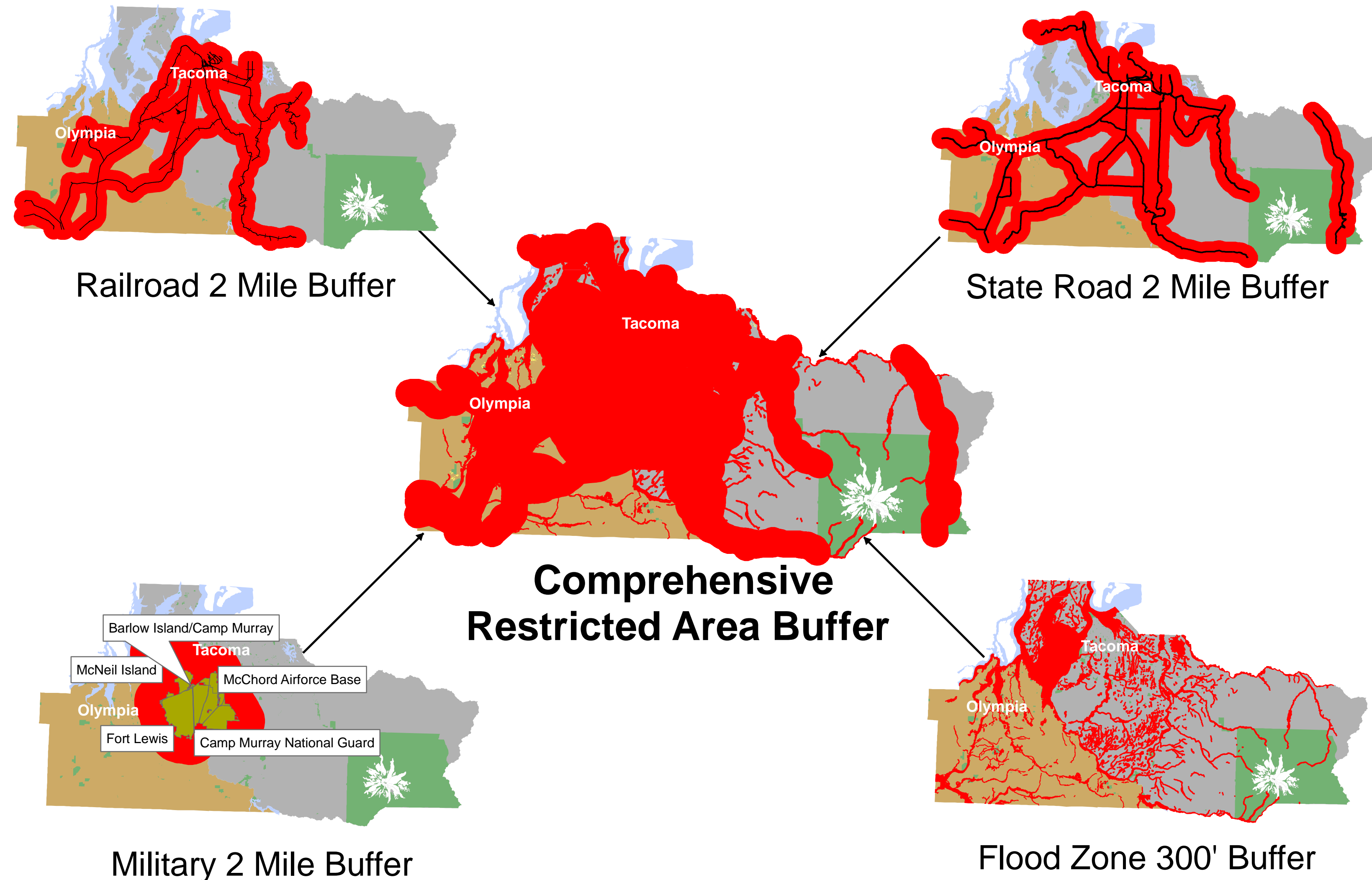


Mountain Time Wellness Site Selection

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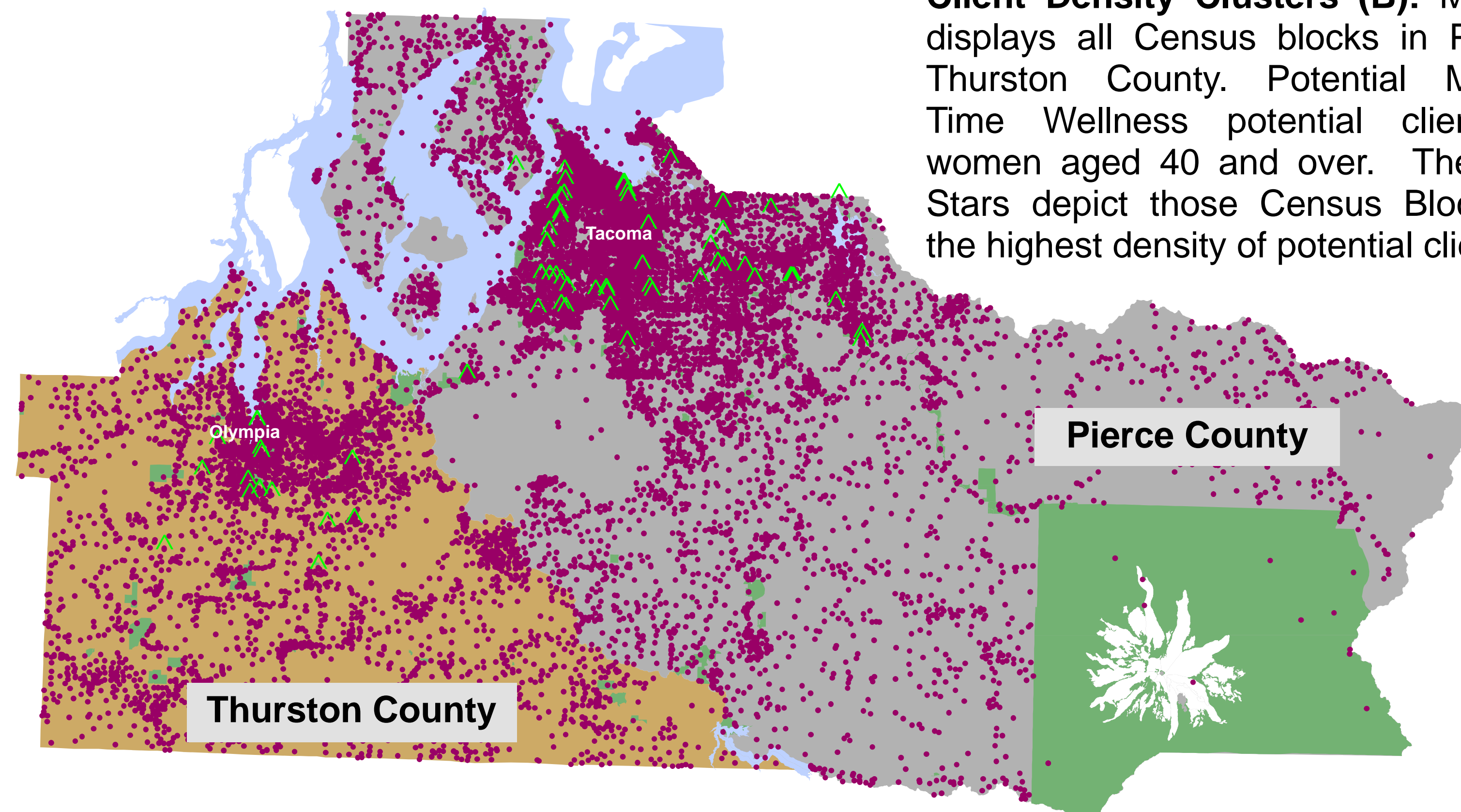


Restricted Area Buffers (A)



Restricted Area Buffers (A) In order to provide 'peace and quiet' for the business and clients, four restricted zones were defined by Mountain Time Wellness: Not within 2 Miles of any active Railroad. Not within 2 Miles of any State Road. Not within 2 Miles of a Military Facility. Not within 300 feet of any FEMA Flood Zone. An all inclusive Restricted Area Buffer (center Buffer Map) was created to accommodate all restricted criteria.

Client Density Clusters (B)



Client Density Clusters (B): Map (B) displays all Census blocks in Pierce & Thurston County. Potential Mountain Time Wellness potential clients are women aged 40 and over. The Green Stars depict those Census Blocks with the highest density of potential clients.

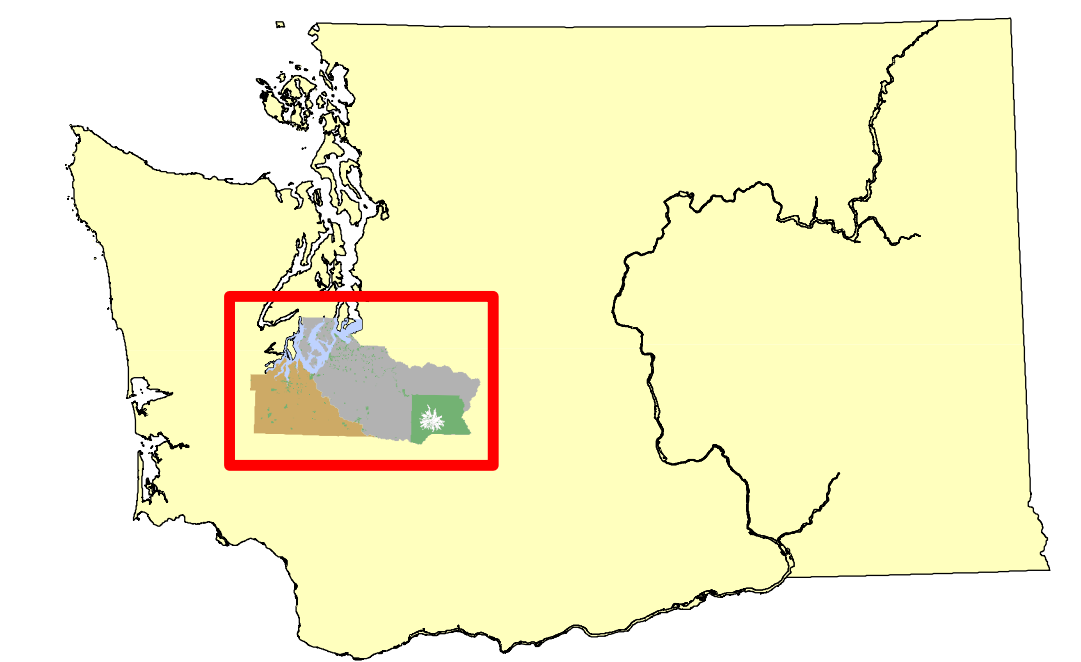
Mountain Time Wellness (MTW): MTW (a Professional Limited Liability Company (PLLC)) provides holistic physical therapy and counseling that extends beyond the scope of what insurance policies cover. For that reason, no insurance is accepted, it is considered 'cash pay'. Because of this, MTW must be located in an area that is in proximity of potential clients making it convenient for people to take advantage of the services. Equally as important, the location must be desirable for the owners, as it will serve as a primarily residence and secondarily as Mountain Time Wellness.

Purpose/Objectives: The goal of this research was to identify tax parcels within Pierce & Thurston County Washington that satisfy the predefined spatial parameters (Residentially zoned, greater than 1 acre, within a 15 minute walk of a park, not within the 'restricted' buffer areas) and that are also within proximity to clusters of potential MTW clients (Women over 40 years old).

Data: Boundary files, Gender and age data for all 16,667 blocks in Pierce & Thurston Counties from the 2000 US Census. Washington State Geospatial Data Archive (WAGDA) was utilized to obtain Washington State: basemaps, State Routes, Railroad, Parks, Military, and hydrology shapefiles. WAGDA was also used to locate Pierce and Thurston County: basemaps, road, tax parcel information and FEMA flood shapefiles. Thurston county flood shapefiles were purchased directly from Thurston County for \$25.

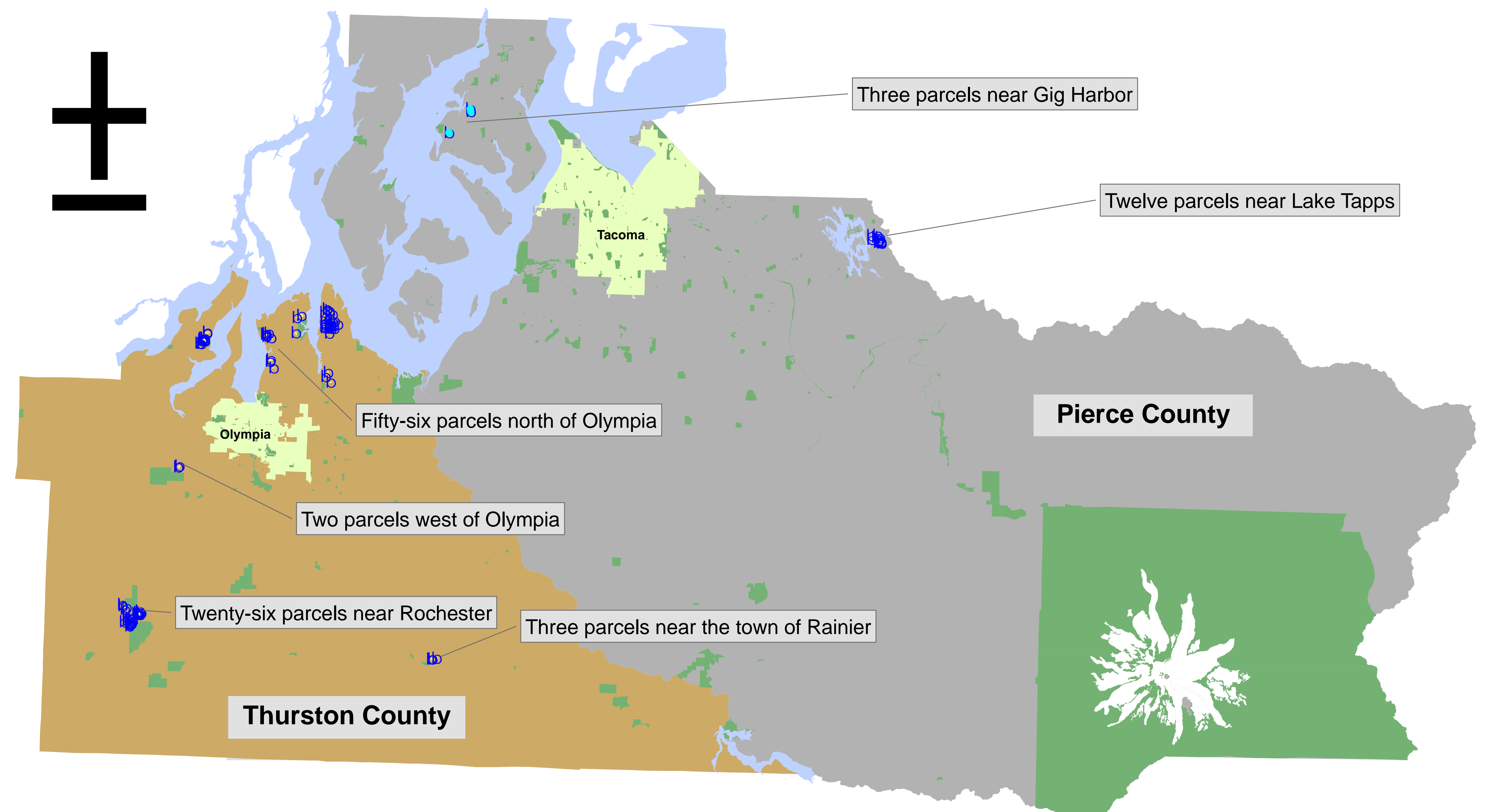
Methods: Pierce & Thurston Data was merged. Buffers were added to create Restricted Area Buffers (Map A). Residential Tax parcels of one acre or greater were reduced from 39,164 to 5,274 by using Network Analyst to select only those that were within a 15 minute walk of a park or recreation area. The 5,274 parcels were reduced to 406 eligible parcels by overlaying the Restricted area buffers (Map A). Network analyst was utilized a second time to select only those parcels that were within a 15 minute drive of a Client Density DeCluster, leaving just 385 parcels. Prior to the analysis, it was uncertain if any parcels would meet the stringent criteria. However, 385 properties made the 'short list', and the initial 1 acre criteria was increased to 5 acres, reducing the potential number of potential tax parcels to 100.

Pierce & Thurston Counties Washington State



- b Ideal Parcels
- Restricted Areas
- Parks
- ~ Glaciers
- Water Bodies
- Census Blocks
- ★ Top Census Blocks

100 Ideal Five Acre Parcels



Results: One-Hundred tax parcels within Pierce & Thurston Counties met the final criteria: Zoned Residential, Greater than 5 Acres, within a 15 minute walk of a park or recreation area, not within the Restricted Area Buffer (Map A) and within a fifteen minute drive of one of the 68 Client Density Clusters (Map B).

Projection:
NAD_1983_HARN_StatePlane_Washington_South_FIPS_4602_Feet

Data Sources:
www.wagda.lib.washington.edu, www.census.gov, www.co.thurston.wa.us, www.ecy.wa.gov, www.mountaintimewellness.com

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