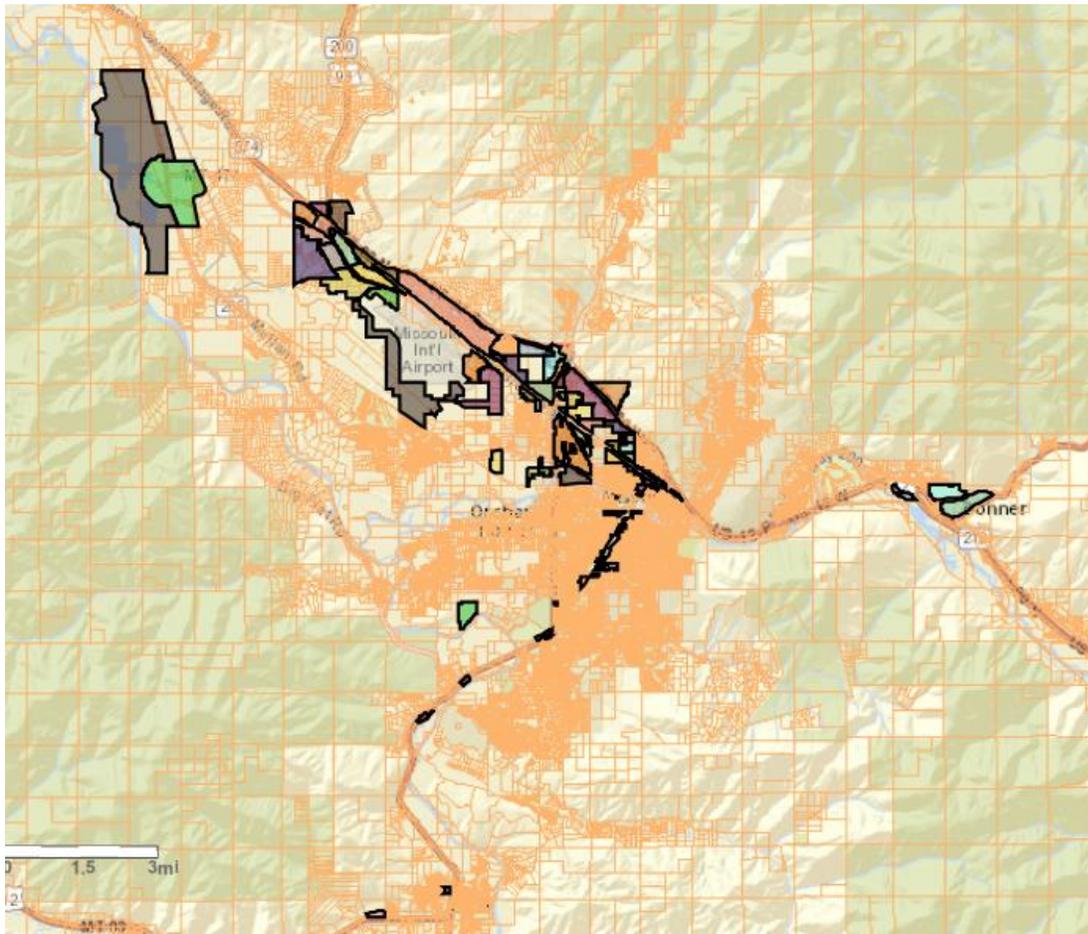


## VI. MATRIX ANALYSIS

### LAND USE

Blocks were identified by similar zoning or land use designation, or by contiguous location adjacent to a barrier. These blocks in turn were grouped by geographic locations such as the Wye, Airport/Development Park, Reserve Street, Mullan Road, etc. The size of these blocks range from over 2,000 acres (the Frenchtown Millsite) to less than 10 acres (some of the areas in the urban core). We also analyzed the percentage of vacant lots within each block. Each block is identified by County or City Zoning designation, as well as the Land Use Designation from the appropriate Comprehensive Plan. City and County GIS specialists built the interactive map under the direction of PCI staff. The website is located at

<http://www.co.missoula.mt.us/mccaps/MissoulaCountyIndustrial%20LandsInventory.htm>



The City of Missoula Development Services and Missoula County Community and Planning Services provided data for the Industrial Land Use Designations, Zoning, Urban Renewal Districts, Floodplain, Airport Influence Area, Air Stagnation Zone,

BLOCK #	IDENTIFIER	SIZE (acres)	# LOTS	% VAC	LAND USE	ZONING	URD	TRANSPORTATION				UTILITIES				ENVIRONMENTAL						
								AIROPT	RAIL	HIGHWAY	ARTERIAL	MTN WATER	SEWER	POWER	GAS	COMM	FLOODPL	SLOPES	IAA	DEQ	AIR ST	
1	Wye	117.13	23	37	Light Ind.	C-C2	no	<?? M.	4	no	1	yes	no	yes	NWE	yes	yes	no	no	partly	yes	yes
2	Wye	40.74	4	51	Light Ind.	UZ	no	4	no	1	yes	no	yes	NWE	yes	yes	no	no	no	yes	yes	
3	Wye	79.74	9	4	Light Ind.	C-C2, UZ	no	4	no	1	yes	no	yes	NWE	yes	yes	no	no	no	yes	yes	
4	Wye	86.24	14	63	Light Ind.	C-C2	no	3	no	1	yes	no	yes	NWE/MEC	yes	yes	no	no	partly	yes	yes	
5	Wye	331.29	36	44	Light Ind.	C-11	no	3	yes	1	yes	no	yes	NWE/MEC	?	no	no	no	partly	yes	yes	
6	Wye	107.76	76	31	Light Ind.	C-11	no	3	yes	1	yes	no	yes	MEC	?	yes	no	no	partly	yes	yes	
7	Wye	10.19	3	0	Light Ind.	C-C2	no	3	no	1	yes	no	yes	NWE	yes	yes	no	no	yes	no	yes	
8	Wye	93.47	16	31	Light Ind.	C-C2/C-11	no	3	yes	1	yes	yes	yes	NWE	yes	yes	no	no	yes	yes	yes	
9	Wye	111.19	3	2	Light Ind.	C-11	no	3	yes	1	yes	no	yes	NWE/MEC	yes	no	partly	no	yes	yes	yes	
10	Wye	118.03	26	32	Light Ind.	C-11	no	2	yes	1	yes	no	yes	NWE/MEC	yes	yes	no	yes	partly	yes	yes	
11	Wye	214.06	16	55	Light Ind.	C-11	no	2	yes	1	yes	no	yes	NWE	yes	yes	no	no	yes	yes	yes	
12	Air/DPark	90.65	15	8	Light Ind.	C-11	no	2	no	2	yes	no	yes	NWE	yes	yes	no	partly	no	yes	no	yes
13	Air/DPark	615.97	2	100	Public	C-11	DP	2	no	3	no	no	no	MEC	yes	no	no	no	yes	no	yes	
14	Air/DPark	214.2	9	83	Light Ind.	C-C2	no	2	no	2	yes	no	yes	NWE/MEC	yes	yes	no	partly	no	yes	no	yes
15	Air/DPark	117.1	14	72	Light Ind.	C-11	DP	1	no	1	yes	no	yes	MEC	yes	yes	no	partly	no	yes	no	yes
16	Air/DPark	545.08	21	57	Light Ind.	MDP5ZD	DP	1	yes	1	yes	yes	yes	NWE/MEC	yes	yes	no	partly	no	yes	yes	yes
17	Air/DPark	97.67	17	36	Lt. Ind/MU	C-11/M1-R2	DP	2	no	2	yes	yes	yes	MEC	yes	yes	no	no	yes	yes	yes	
18	Air/DPark	83.2	2	61	Heavy Ind.	ITL5ZD	no	2	no	2	yes	adjacent	adjacent	NWE	yes	yes	no	yes	no	yes	yes	
19	Reserve	118.28	6	11	Light Ind.	C-RR3, C-C2, C1	no	2	no	1	yes	no	no	NWE	yes	yes	partly	yes	no	yes	yes	
20	Reserve	87.15	37	27	Lt. Ind/HHC	M1-2/EC	DP	2	yes	1	yes	yes	yes	NWE	yes	yes	partly	no	yes	yes	yes	
21	Reserve	42.19	19	51	HHC/MU	C-C2, C-11	no	2	no	1	yes	yes	adjacent	MEC	yes	yes	no	no	yes	yes	yes	
22	Mullan	62.5	1	0	Res-4/O&R	JTL5ZD	no	5	no	4	yes	no	adjacent	NWE	yes	yes	entirely	yes	yes	yes	yes	
23	Mullan	27.32	1	100	O&R	C-12	no	5	no	4	no	no	no	NWE	yes	no	entirely	yes	no	yes	yes	
24	Mullan	31.98	15	43	HHC	M1-2/EC	no	5	no	4	yes	yes	yes	NWE	yes	yes	no	no	no	yes	yes	
25	Mullan	90.14	3	17	Light Ind.	C-12	no	5	no	4	yes	no	adjacent	NWE	yes	yes	entirely	yes	no	yes	yes	
26	Mullan	9.57	1	100	C. comm.	M2-4	no	5	no	4	yes	no	adjacent	NWE	yes	yes	partly	no	no	no	yes	

Roadways, Sewer, Rail, and BPA High Voltage Lines. Property ownership and tax information is extracted from the Montana Cadastral Database Computer-Assisted Mass Appraisal (CAMA) data and Environmental Hazard information is extracted from the Montana Department of Environmental Quality database.

## INFRASTRUCTURE

PCI also tracked what Urban Renewal Districts or TIFF District the blocks were located in. Distance from important infrastructure was calculated as well; this includes distances from the airport, railroad, interstate and major roads. Availability of water, sewer, power, gas, and communication lines were evaluated as well. Distances were calculated by use of the Measure function on the interactive GIS map described above.

## ENVIRONMENTAL CONSTRAINTS

Areas of blocks that are in the floodplain as defined by FEMA and the DFIRM are located on the Matrix as well as slope hazards, the Airport Influence Area, Environmental Hazards identified on the DEQ website and the extent of the Air Stagnation Zone.

## RANGE OF PROPERTIES FROM “DECISION READY” TO “INDUSTRIAL RESERVE”

By analyzing the range of properties in the Matrix, it becomes clear that some properties would be classified as “Decision Ready” such as those in the Missoula Development Park and at the other extreme of the spectrum would be classified as “Industrial Reserve” such as those lands southwest of the airport, which is entirely lacking in transportation, water, sewer, and power infrastructure. In between those two extremes are properties that may have reasonable transportation access, but require capital improvements such as extension of sewer or water.

## INFRASTRUCTURE NEEDS FOR USES CREATING THE MOST JOB GROWTH ON INDUSTRIAL LANDS

These would be jobs such as Health Care; Accommodations and Food Services; Retail Trade; Professional, Scientific, and Technical Services

- Easy access to the highway and airport
- Easy access to water, sewer, power, gas, and high speed communications
- Convenient access to services

## INFRASTRUCTURE NEEDS FOR MANUFACTURING, SHIPPING AND WAREHOUSING ON INDUSTRIAL LANDS

These would be jobs such as durable goods manufacturing like trailer manufacturing, or construction materials manufacturing and non-durable goods manufacturing such as food products or beverages; wholesale trade, trucking and warehousing.

- Easy access to highway and potentially a rail spur or siding depending on the product
- Easy access to water, sewer, power, gas, and communications
- Depending on the particular use, high volume water and sewer flows, three-phase power, high pressure gas, and high speed communications may be needed.

## IDENTIFIER AREAS

The following areas consist of multiple Blocks which share a common location with unique characteristics: