

CENTERS OF EMPLOYMENT

An understanding of regionally significant employment concentrations can be an important consideration as local communities plan for future land use and infrastructure, housing, and transportation needs and opportunities. This fact sheet provides a relatively simple and straightforward framework for understanding and identifying regional centers of employment, which local communities are encouraged to consider as they prepare the comprehensive plan.

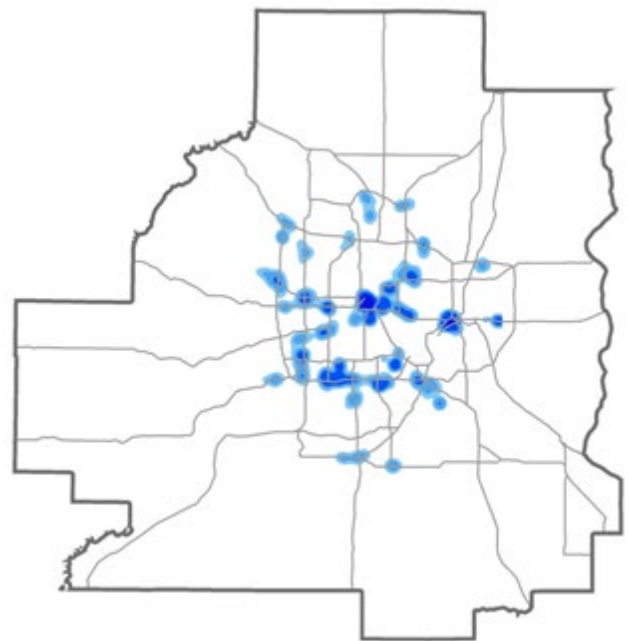
JOB CONCENTRATIONS

As defined in *Thrive MSP 2040*, **Job Concentrations** are focused areas of employment having at least 7,000 jobs and at least 10 jobs per acre. These areas are more likely to attract employers that need a relatively small square footage (typically 500 square feet or less) per employee or that can benefit from proximity to similar and complementary businesses. Typical employers include but are not limited to financial services, professional and business services, some educational institutions, and larger-scale retail centers.

Job Concentrations benefit from significant existing regional and local infrastructure investments such as wastewater, highways, transit and water. Building on opportunities to expand, adapt, reuse, or redevelop properties in Job Concentrations supports the continued orderly and economical development of the region and effective stewardship of regional investments.

In 2010, one in six of the region's jobs was located in one of the four largest centers of employment: downtown Minneapolis, downtown Saint Paul, the University of Minnesota, and the airport/Mall of America. Overall, half of the region's jobs are located in **Job Concentrations**, and these areas serve as travel and commuting destinations that support higher levels of both transit service and highway infrastructure. Employers whose workforce relies upon transit access can appreciate significant benefits in workforce attraction, retention, and productivity by locating in existing Job Concentrations, while communities that aspire to higher levels of transit service for job access should build toward the thresholds of Job Concentrations.

The image to the right illustrates **Job Concentrations** in the region in 2010. As communities plan for future growth, these locations provide opportunities for continued employment growth as well as opportunities to better understand the key factors motivating how and why jobs concentrated in the locations that they do. As updated data become available through the monitoring of new development, redevelopment, and job growth throughout the region, the Metropolitan Council will update this map and post it to <http://metro council.org/Data-and-Maps/Maps/Map-Gallery.aspx>



MANUFACTURING/DISTRIBUTION LOCATIONS

Thrive MSP 2040 defines **Manufacturing/Distribution Locations** as focused areas of manufacturing, distribution, and/or warehousing activities with job densities of at least 2 jobs per acre. These jobs substantially rely upon quick and convenient access to significant transportation systems and infrastructure, most often major highways but also railroads, freight terminals, river ports, or any combination of these. Due to the nature of their operations, the types of businesses that are typically attracted to **Manufacturing/Distribution Locations** generally seek low-cost, undeveloped land which allows for horizontal (i.e., all on one level) development and maximizes process flow and efficiency of production and warehousing operations.

Manufacturing/Distribution Locations benefit from significant existing regional infrastructure such as wastewater, water, highways, and rail. As compared to Job Concentrations, it is generally less important for **Manufacturing/Distribution Locations** to locate in proximity to similar or complementary businesses, and access to infrastructure and distribution channels is often a much more important factor. In the context of the comprehensive plan, communities should seek to build on opportunities to expand, adapt, reuse, or redevelop properties in **Manufacturing/Distribution Locations** to support the continued orderly and economical development of the region and effective stewardship of our regional investments.

Manufacturing/Distribution Locations in the region are illustrated in the image to the left. As communities plan for future growth, these locations provide opportunities for continued employment growth as well as opportunities to better understand the key factors motivating how and why businesses involved in manufacturing and distribution choose the locations that they do. As updated data become available through the monitoring of new development, redevelopment, and job growth throughout the region, the Metropolitan Council will update this map and post it to <http://metro council.org/Data-and-Maps/Maps/Map-Gallery.aspx>

