

MPAC Worksheet

Agenda Item Title: 2018 Urban Growth Management Decision: trends in how businesses use space and select locations

Presenter: Moderator: Alisa Pyszka, Principal, Leland Consulting
Panelists: TBD – likely to include private sector representatives from the development, professional services, warehousing and distribution, and healthcare sectors

Contact for this worksheet/presentation: Ted Reid, Metro Planning and Development

Purpose/Objective

Help prepare MPAC for its September recommendation to the Metro Council on its 2018 urban growth management decision.

Action Requested/Outcome

No action at this time. The desired outcome of this discussion is that MPAC becomes more familiar with the trends influencing how businesses use space and select locations.

What has changed since MPAC last considered this issue/item?

MPAC last discussed employment trends during the 2015 urban growth management decision.

Over time, there have been significant changes in how businesses use space and choose locations. Those changes are attributable to a number of factors, including:

- Changes in the types of jobs that are prevalent
- The automation of manufacturing
- Shifts towards a knowledge-based economy and the need for collaborative work environments
- The emergence of e-commerce and the desire for quick deliveries
- Demand for urban amenities (to attract and retain an educated workforce)
- Increased real estate prices in in-demand locations
- The availability of development-ready sites
- The need to be located close to customers (or patients, in the case of healthcare)
- The emergence of the “gig economy”
- Transportation considerations

This moderated panel discussion will provide MPAC with an opportunity to learn more about these trends and their implications for land use and transportation planning and economic development. Panelists will be representative of the fastest growing employment sectors. There will also be time allotted for MPAC members to ask questions of the panel.

What packet material do you plan to include?

None