Metropolitan Council Data
- Community Profiles
- Community Forecasts
- Transportation Analysis Zone Forecasts

Quarterly Census of Employment and Wages (QCEW)
- Minnesota DEED QCEW
- Bureau of Labor Statistics QCEW

LEHD Origin-Destination Employment Statistics (LODES)
- Where are the jobs? Interactive Map Tool
- Census OnTheMap Interactive Map Tool
- Twin Cities metro area LODES data download

Cluster Mapping

Business listings
- Dun & Bradstreet
- ReferenceUSA
- Business Finder tool

Census data websites
- Census Explorer
- Census Reporter
- National Historical Geographic Information System (NHGIS)

American Community Survey (ACS)
- Educational attainment
- Labor force and unemployment by age group
- Employed workers by occupation
- Means of travel to work
- Travel time to work

Categories of jobs and industries
- Standard Occupation Classification (SOC)
- North American Industry Classification System (NAICS)

General inquiries for metropolitan data:
research@metc.state.mn.us
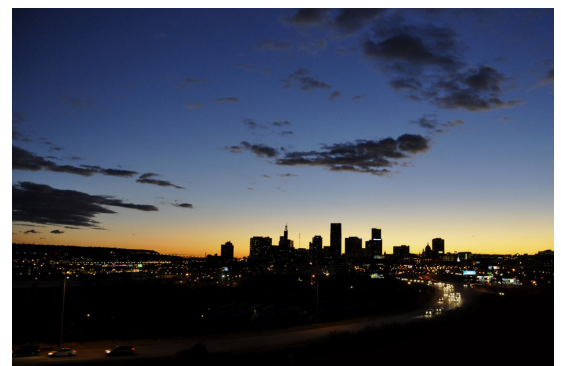
WHAT IS FAR?

Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on. FAR is expressed as a decimal number, and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area). FAR is an effective way to calculate the bulk or mass of building volume on a development site, and is often used in conjunction with other development standards such as building heights, lot coverage and lot area to encourage a community's desired arrangement and form of development. In this context, higher FARs indicate greater building volume.

PURPOSE AND ROLE IN PLANNING

FAR is most often used to express development intensity of non-residential land uses, and integrated into a community's zoning and other land development controls. FAR can be used to either limit the intensity of land use to lessen the environmental impacts of development or to control the mass and scale of development. In addition, by referencing characteristics for a given land use such as number of employees and number of vehicle or transit trips per square foot of building space, FARs can estimate the potential impact of a proposed development scenario. FAR is sometimes used as an analytical tool for projecting the impact of different land use and development intensity scenarios.

HOW TO CALCULATE FAR

Typically, FAR is calculated by dividing the gross floor area of a building(s) by the total buildable area of the piece of land upon which it is built. Your community may choose to measure floor area and land area differently based upon local standards, policies, and other conditions. However, to calculate FAR using gross floor area and buildable land area, take the following steps:

STEP 1. Determine the total BUILDABLE LAND AREA, in terms of square feet, for the site. Buildable land area is that portion of a development site where construction can legally and reasonably occur – so public streets and rights-of way, wetlands and watercourses, and other constraints would not be included.

Buildable Land Area (B) = (Parcel Width x Parcel Depth) – Square feet of undevelopable land (if applicable)

STEP 2. Determine the FLOOR AREA of each story of the building. Calculate the area of each story (floor) of the building, typically measured between the exterior walls. Those portions of each story above the ground surface prior to any manipulation or grading are usually included in the calculation.

STEP 3. Determine the GROSS FLOOR AREA of the Building. Gross floor area is the sum of the floor area of each story.

Gross Floor Area (G) = Floor Area of 1st Story + Floor Area of 2nd Story… for all floors above the ground

STEP 4. Calculate the FLOOR AREA RATIO. Divide the GROSS FLOOR AREA by the BUILDABLE LAND AREA. The result is the Floor Area Ratio (FAR).
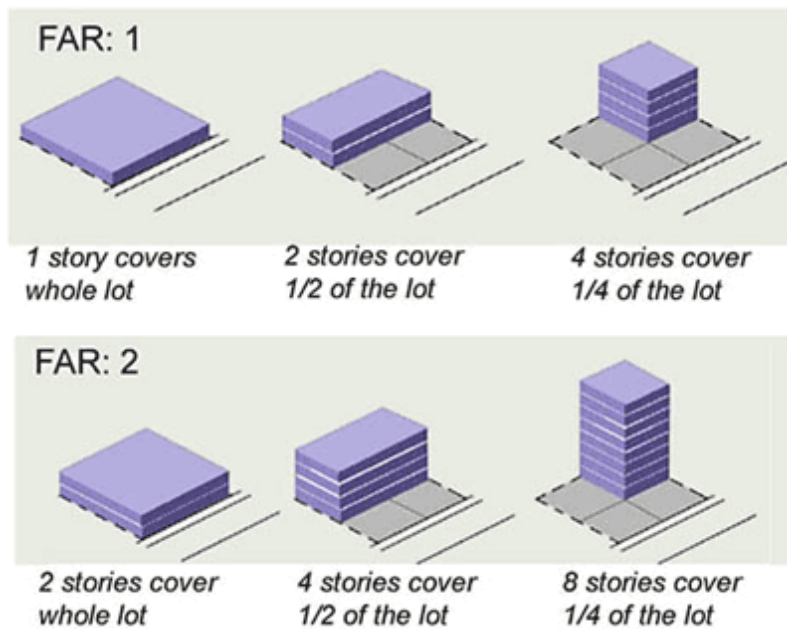
Floor Area Ratio (FAR) = (G)/(B)

FAR ILLUSTRATED

FAR: 1

1 story covers whole lot

2 stories cover 1/2 of the lot

4 stories cover 1/4 of the lot

FAR: 2

2 stories cover whole lot

4 stories cover 1/2 of the lot

8 stories cover 1/4 of the lot

Figure 1. FAR Illustration (Image Credit: Julie Campoli, Visualizing Density)

EXAMPLE: Calculating FAR

A development company is planning to build a two-story building on a rectangular parcel that has 100 feet of street frontage and 200 feet of depth. The first story measures 50 feet by 200 feet, and the second story measures 50 feet by 200 feet. There are no public rights-of-way, or other exceptional development limitations on the parcel.

Step 1. Determine the total BUILDABLE LAND AREA for the site.
(B) = (Parcel Width x Parcel Depth)
(B) = 100 ft. x 200 ft.
(B) = 20,000 ft^2

Step 2. Determine the FLOOR AREA of each story of the building.
Story 1 Floor Area = 50 ft. x 200 ft. = 10,000 ft^2
Story 2 Floor Area = 50 ft. x 200 ft. = 10,000 ft^2

Step 3. Determine the GROSS FLOOR AREA of the Building.
(G) = 10,000 ft^2 + 10,000 ft^2 = 20,000 ft^2

Step 4. Calculate the FLOOR AREA RATIO.
FAR = G/B
FAR = 20,000 ft^2 / 20,000 ft^2 = 1.0

WHAT ARE "INDUSTRY CLUSTERS"?

Industry clusters are groups of unique but interrelated industries that share any combination of the following:

- The product or service that the individual industries produce;
- Substantial service relationships between the individual industries;
- Substantial commodity-flow relationships between the individual industries; or,
- Commonalities in the use of some needed resource.

Clusters are critical ingredients in the success of modern local, regional, and national economies, and their makeup and profile can indicate strengths and opportunities in workforce skills, innovation, and productivity. Wage and employment growth in a successful economy is largely driven by its key industry clusters, and the businesses that comprise those clusters often lead the way in advancing economic opportunities related to business investment and expansion, exports, and site selection, among other things.

Traded Industry Clusters are commonly defined as industries and firms who produce goods and services that are sold outside the region of production, while Local Industry Clusters are industries and firms who produce goods and services that are consumed within the region they were produced. Both form the basis of employment for a community, and both are essential to a globally competitive regional economy.

WHAT IS THE IMPORTANCE OF INDUSTRY CLUSTERS IN COMPREHENSIVE PLANNING?

Comprehensive plans provide strategic support and policy guidance that impacts industry clusters in many ways; therefore, an understanding of those clusters is essential. Local plans can identify where, when, and how new employment areas will be guided to most effectively remain accessible to the regional workforce and leverage public and private investment in infrastructure. The characteristics of industry clusters will have a significant influence on all local and regional systems, and each community plays a critical role in planning for and ultimately providing opportunities for the continued stability and growth of their local – and in turn the region's – economy.

The U.S. Cluster Mapping Project can be a useful tool for examining Traded and Local clusters at a countywide level. While communities may choose to replicate the methodology used in this analysis tool for use with local data, it should be noted that the dataset used for the U.S. Cluster Mapping Project is not available at a municipal level. An analysis utilizing local data (from sources such as DEED, for example) may be incompatible and/or inconsistent due to data suppression and other issues.
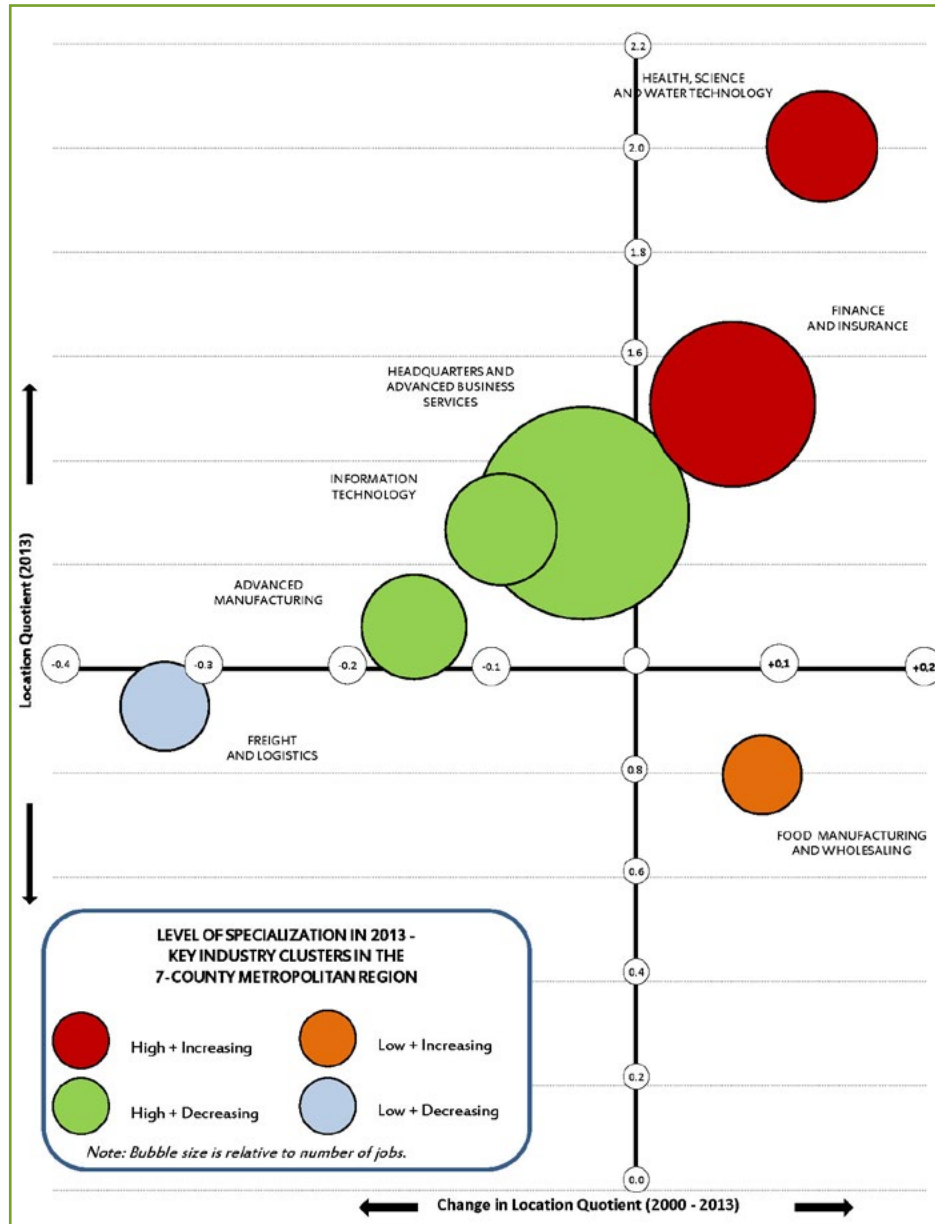
WHAT ARE THE TWIN CITIES REGION'S KEY INDUSTRY CLUSTERS?

The Metropolitan Council has identified Key Industry Clusters which serve as the engines that drive growth in employment and wages, innovation in industrial practices, processes, and products and the attraction of new businesses within the 7-County Metro Region. The Key Industry Clusters, detailed below and examined in greater detail in Cluster Profiles, represent groups of industries as defined by the North American Industrial Classification System (NAICS).

a. Finance and Insurance – includes banks and creditors, securities and commodities, electronic wholesale markets, funds, trusts, and insurance firms.

b. Advanced Manufacturing – includes producers, manufacturers and wholesalers of machinery and equipment, as well as natural gas and electric power utilities and petroleum products manufacturers and wholesalers. This cluster does not include medical devices and controls (see the Health, Science, and Water Tech Cluster).

c. Information Technology – includes wholesalers computers and software, software publishing, telecommunications, data processing and hosting, and the design and management of information systems.

d. **Headquarters and Advanced Business Services** - In addition to Corporate Headquarters, this industry group is comprised of industries such as legal, accounting, design, and marketing services, consulting, architecture and engineering, and employment services, and similar support services.

e. **Health, Science, and Water Tech** – includes manufacturers of pharmaceuticals, manufacturers of medical devices and control technologies, manufacturers of medical equipment and supplies, research and development firms, testing labs, and medical labs in health services.

f. **Food Manufacturing and Wholesaling** – includes food and beverage manufacturers and wholesalers as well as farm commodities wholesalers and manufacturers of pesticides and fertilizers.

g. **Freight and Logistics** – includes firms whose primary business involves air transportation, rail transportation, water shipping transportation, truck transportation, as well as support services for each of those industries and warehousing and storage firms.

Source: Metropolitan Council