

Traffic Survey Zone Data Description

The traffic survey zone (TSZ) figures are the results of a combination of efforts. The first of these is an objective, deterministic model that uses factors such as inventory of vacant land and accessibility to allocate given levels of households and employment. The second is a subjective local review process whereby local entities are given an opportunity to review the model outputs and suggest adjustments. For this, local reviewers use their own expertise, experience, and knowledge along with substantiating information such as adopted comprehensive plans and known development activity. An important point to note is that both the objective and subjective processes represent possible outcomes of future development activity. NCTCOG staff assess input submitted by local reviewers along with other items that NCTCOG tracks. The final internal review by NCTCOG is necessary to:

- Verify that input from the local reviewers represents a development pattern that is either just as or more likely than the one proposed by the model. This too is a subjective process. NCTCOG staff use current orthophotography, appraisal district data, development activity, land use information, and other data to make the determination.
- Reconcile conflicting input from multiple entities reviewing the same area. TSZs do not necessarily respect any particular political boundaries, other than counties, and therefore often span multiple jurisdictions. Again, NCTCOG staff use current orthophotography, appraisal district data, development activity, land use information, and other data to make a determination.
- Maintain the year 2005 base data. This is necessary because the 2005 data served as a direct input in the modeling process. In some cases, this restriction results in discrepancies between the TSZ-level figures and figures for the same areas from other sources.
- Ensure that the market-level figures are respected. The market totals are the approved NCTCOG forecasts and as such could not be violated as a result of local review. Because of this constraint, some valid comments submitted through the local review process could not be accommodated entirely.
- Determine the final allocation for each TSZ. This takes into consideration the four preceding items. An important point to note is that the final TSZ-level figures are not approved by the NCTCOG Executive Board and therefore not *official* in the same sense as the market-level figures.

Disclaimer

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