Data Preparation Process (Base Date - January 1, 2005)

Collect Base Data

- Parcels
- Landsat Data
- 2000 NCTCOG Land Use
- Dunn and Bradstreet Employment
- Development Monitoring
- Commercial Properties
- Standard Employee to Square Feet Ratios
- Perryman Control totals
- Occupancy Rates
- Household Sizes
- NCTCOG Population Estimates
- NCTCOG Housing Estimates
- Construction Employment
- Census and ACS data
- Federal Reserve Income data by tract

Land Use

Create from parcel and development monitoring data where available. Use Landsat, 2000 NCTCOG Land Use, and Aerial Photography where data is unavailable

Review using Aerial Photography

Population

Locate SF and MF parcels built from 2000-2004

Adjust TSZ total units based on parcels and county controls

Apply occupancy rate and household sizes to units

Add 2000-2004 household population to adjusted 2000 Demographic Forecast household population

Employment

Collect and verify site employment information from various sources

Establish building square footage for every parcel and create an employees per square foot capacity control

Assign employment to parcels and sum to each TSZ

Review based on confidence level assigned to each TSZ

Modeling Process (Metropilus – DRAM/EMPAL)

December 2006

Creation of 2005 TSZ Level Base Data

Individual Local and Public Review of Data and Methodologies

Task Force and Local Group Review of Data and Methodologies

April 2007

Finalize Datasets needed for model runs

NCTCOG Executive Board Presentation of 2005 Base Data

July 2007

Calibration and Validation of Model

September 2007

Model Runs for years 2010 and 2015

June 2009

Individual Local Review of 2010 and 2015 Data

Public, and Local Group Review of Data and Methodologies

Model Runs for years 2020 - 2040

September 2009

Individual Local Review of 2035 Data

Public, and Local Group Review of Data and Methodologies

October 2009

NCTCOG Executive Board Approval of Final 2040 Demographic Projections

Note: Dates above process are estimated time of completion