

with the roadway/bridge project or as a separate project. This is intended so that construction can be undertaken outside of the project right-of-way at the convenience of the affected property owner. Since each case will vary, the limits of improvement, access, facility relocation, parking, etc. requires review by the affected party and the Abu Dhabi Municipality. The Consultant is also responsible to assure the Department that the proposed improvements located outside of the project right-of-way are agreeable to the affected property owner.

202.02.08 Commercial Activities

The effects of commercial activities on the road and bridge design shall be taken into account. For example, existing access shall be maintained as well as accommodating special features of the non-project site. As a result, coordination with the Town Planning Department, adjacent landowners and governmental departments is required to lessen the impact of the road/bridge improvement project on commercial activities.

202.02.09 Economics

The Consultant shall assess the economic conditions that exist within the project study area, including income and employment characteristics, tax base and property values. The Consultant shall develop a design that seeks to minimize adverse impacts on these and other economic indicators. This will be done through direct coordination with representatives of the Municipality.

202.02.10 Local Transportation/Circulation

In order to insure that the project fully incorporates local transportation/circulation needs, the Consultant shall address the following:

- Need for Public Transit Stops or Turnouts
- Staging areas for Regional Transportation Hubs
- Police Enforcement Pads
- Pedestrian Walkways and Islands
- Special Landscape Areas

202.02.11 Parking Requirements

Roadway and bridge projects typically can affect parking. For example, removal of on-street parking to accommodate road widening may result in the need for off-site parking.

Each roadway and bridge project requires the preparation of a parking study. The intent of this analysis is to establish existing and ultimate parking requirements.

The components of the study include, but are not limited to:

- calculation and survey to establish existing parking demand
- future growth of parking demand, as a function of land development intensity, vehicle ownership/occupancy trends, etc.
- opportunity for mixed parking utilization

Both peak and off-peak parking demands should be included in the analysis.

Table 200.05 identifies the minimum parking generation rates for Central Business Districts (CBD's). These rates are to be used in the parking analysis. However, the parking analysis should state the rationale used for proposing rates other than the stated minimum rates. In no case, shall lower parking generation rates be utilized, unless approved by the Abu Dhabi Municipality.

In rural areas and for areas outside the CBD, an appropriate parking demand shall be established on the basis of existing development needs, as well as review of the demand for other similar facilities.