Appropriate Sites for Survey

Appropriate site selection is critical for achieving representative and consistent trip generation results. A range of site selection parameters were identified based upon a review of best practices and assessing the development trends in the Emirate. The use of these parameters ensures that the sites selected represent the various Land use Classes accurately.

The various site selection criteria followed are described below:

Site Selection Criteria	Description
Site Maturity	Any development takes some time after opening to reach stability and function properly. Only sites which had been operational for a period of 12 months or more were selected for survey.
Site Occupancy	Partially occupied sites will have lower trip generation and parking rates than fully occupied sites. Only sites with an occupancy level greater than 70-80% were selected for survey.
Land use Definition	It is important that the sites selected for survey accurately reflect the respective Land use Class. Small variations were considered, however these were noted and carefully evaluated during the data analysis period.
Mixing of Uses	Some sites have ancillary functions which generate both external and internal trips. Sites with a higher number of ancillary functions were avoided.
Similar Site in the Vicinity	Similar sites in close proximity to each other can have the effect of 'sharing demand'. For certain Land use Classes e.g. residential and offices, this effect is negligible; however, for some Land use Classes e.g. supermarkets and hospitals, the potential sharing effect was evaluated and if necessary alternative sites were identified for survey.
Transport Availability	Sites were only selected which had reasonable transport access and available parking on site or within the vicinity of the site.
Access to Information	Estimation of the trip generation and parking rates needs considerable secondary land use data and information from different sources. Sites were only surveyed if this secondary information could be obtained.