

**MIDATLANTIC REALTY PARTNERS
ZC CASE NO. 06-14D**

**OUTLINE OF TESTIMONY OF CHRIS L. KABATT
WELLS + ASSOCIATES**

- I. Traffic Analysis of Previously Approved Plans and Proposed Modification
- II. Site Circulation
- III. Vehicle Parking, Bicycle Parking, Loading



Christopher L. Kabatt

PRINCIPAL ASSOCIATE

Mr. Kabatt is a registered professional engineer with over 19 years of experience in traffic, parking and transportation planning and engineering. He has provided expert testimony and presented in front of various boards and commissions as well as citizen groups. Mr. Kabatt has worked for private developers, institutions and public sector clients.

EXPERIENCE

EXPERT TESTIMONY: Provided expert testimony in front of the Montgomery County, Maryland Zoning Hearing Examiner and Planning Board, and the Washington, D.C. Board of Zoning Adjustment and the Zoning Commission.

TRANSPORTATION IMPACT STUDIES: Conducted numerous transportation impact studies for large and small residential, commercial, and mixed-use projects in the Washington metropolitan area. This includes evaluation of a projects impact on surrounding bicycle, pedestrian and vehicular infrastructure. He prepared reports in support of rezoning, subdivisions, site plan approvals, special exceptions, and comprehensive plan and proffered condition amendments. His work includes experience in Maryland, Virginia and Washington, D.C.

PARKING ANALYSIS AND DESIGN: Managed parking needs, feasibility, variances, and shared-use studies for commercial and residential developers. Designed and evaluated various parking garages related to site configuration, functional design, access control and design, revenue control, and management techniques.

SITE ACCESS STUDIES: Prepared analyses for several projects documenting the need for and justification of proposed driveways. The analysis included evaluation of pedestrian impacts, parking impacts, sight distance, driveway spacing, swept area diagrams and loading management plans.

SPEED STUDIES: Conducted and oversaw studies to determine the proper speed limit on primary and secondary roadways.

EDUCATION

Bachelor of Science, Civil Engineering;
The Pennsylvania State University

SPECIALTIES

- Expert Testimony
- Transportation Impact Studies
- Parking Analysis and Design
- Site Access and Circulation Studies
- Speed Studies
- Transportation Demand Management Plans
- Design Plans – Traffic Signals, Signing and Marking, and MOT

PROFESSIONAL REGISTRATIONS

Registered Professional Engineer:

- Delaware
- Maryland
- Virginia
- Washington, D.C.

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

Urban Land Institute

NAIOP, Northern Virginia Chapter

TRAFFIC SIGNAL WARRANT STUDIES: Conducted and oversaw traffic signal warrant studies in Maryland and Virginia. The studies included evaluating traffic data, accidents, sight distances, delay surveys, pedestrian patterns and the warrants listed in the Manual on Uniform Traffic Control Devices to evaluate the need for traffic signals or alternative intersection control.

INTERCHANGE JUSTIFICATION STUDIES: Conducted studies for modifying existing interchanges and for new interchanges on interstate highways and primary state routes

TRANSPORTATION DEMAND MANAGEMENT PLANS: Developed transportation demand management plans, including group riding, flexible work hour, transit and other strategies to encourage non-auto modes of transportation, for development project and private schools in Maryland, Virginia and Washington, D.C.

LOADING MANAGEMENT PLANS: Prepared loading management plans for residential, office, and mixed-use developments to ensure that proposed loading activities could be adequately accommodated without negatively impacting traffic operations on the surrounding transportation network.

DESIGN PLANS: Prepared numerous traffic signal designs for new installation and modifications to existing installations, signing and marking plans and maintenance of traffic plans. He has also prepared conceptual intersection improvement plans typically in conjunction with pedestrian and vehicular mitigation measures.

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