

# Christopher L. Kabatt

## SR. TRANSPORTATION ENGINEERING PROJECT MANAGER

**Mr. Kabatt** is a registered professional engineer with over 25 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.

### SELECTED PROJECTS

#### Mixed-Use Developments

**THE WILSON AND THE ELM (7272 WISCONSIN AVENUE)** Prepared traffic impact, access, and loading studies in support of the mixed-use development adjacent to a Metro station, Purple Line station, and Capital Crescent Trail in Bethesda, MD. The transportation studies demonstrated the adequacy of the transportation facilities in the site vicinity, appropriate vehicle access locations and design for parking and loading facilities. Managed the development of traffic control plans for the relocation of a historic building and the construction phases of the project. Worked extensively with the project team and public agencies addressing the accommodation of multiple transportation options adjacent to and for the office, residential and retail development.

**MARRIOTT HEADQUARTERS** Lead traffic impact, parking, and loading studies in support of Marriott Internationals headquarters and flagship hotel project in Bethesda, MD. The studies demonstrated the adequacy of the transportation facilities in the site vicinity, parking and loading access, valet circulation for the hotel and the impact and design of a new pedestrian signal on Woodmont Avenue. Recommended lane use improvements, signal operations, and loading operations to accommodate the headquarters site. Participated in numerous project design meetings and public agencies meetings.

**8787 GEORGIA AVENUE** Managed the preparation of traffic impact, access and pedestrian studies for the residential and retail redevelopment project in Silver Spring, MD. Supported the design team in site design to accommodate bicycle, pedestrian, and vehicular access to the subject site as well as the adjacent hotel, public parking garage and County maintenance facility. Attended multiple public agency meetings addressing the transportation impact of the proposed development.

### 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:

- Maryland
- Virginia
- Washington, D.C.

### PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers

Urban Land Institute

National Association of Industrial and Office Properties, Northern Virginia Chapter

**VILLAGE AT LEESBURG** Prepared multiple traffic impact studies for the rezoning and subsequent phases of the mixed-use development in the Town of Leesburg, Virginia. Initial studies included an interchange analysis of Route 7/Crosstrail Boulevard/Rivercreek Parkway supported a change from a planned cloverleaf to an existing diamond interchange. Participated in team, citizen and public agency meeting as well as Planning Commission and Town Council hearings.

**CATHEDRAL COMMONS (FRIENDSHIP VILLAGE)** Conducted traffic impact, parking, loading and neighborhood traffic calming studies in support of the mixed-use town center in Cleveland Park neighborhood of Washington, D.C. The studies demonstrated the adequacy of the proposed parking supply, proposed number of loading berths and the capacity of the neighborhood streets to accommodate the site's impact. Recommended road improvements, signal operations and traffic calming measures in the neighborhood, and prepared a proffered truck management plan. Participated in numerous community meetings, public agencies meetings and provided expert testimony at the Zoning Commission.

**WASHINGTON GATEWAY** Conducted traffic impact studies, parking studies, and loading and access evaluations during the entitlement process for the mixed-use development located at the New York Avenue and Florida Avenue intersection in the northeast section of Washington, D.C. Post approval, prepared traffic signal installation plans, traffic operations studies for the new signalized intersection and the adjacent intersections and assisted in the preparation of the maintenance of traffic plan. Throughout the process, participated in numerous design team meetings, community meetings, public agencies meetings and attended the Zoning Commission hearing.

**LOT 31** Managed the preparation of a traffic impact study, operations analysis, and parking studies for the planned residential and retail project, plus a 1,138 public parking garage on Bethesda Avenue and Woodmont Avenue in Montgomery County, MD. Recommended pedestrian safety improvements, alternative traffic signal phasing and timing plans, turn restrictions, curb parking restrictions to protect the adjacent Sacks residential neighborhood. Participated in project team, citizen and public agency meetings.

**ROCK SPRING CENTER** Prepared a traffic impact study (Local Area Transportation Review) in support of a mixed-use urban village that would consist of residential towers, 610,000 SF office, 220,000 SF retail, 90,000 SF of entertainment, a community center and 185,000 SF institutional uses. Demonstrated that Phase 1, could be accommodated with intersection turn lane improvements and build out could be accommodate with the new interchange on I-270. Worked closely with the project team, transportation staff and the adjacent public high school officials throughout the site planning process to determine adequate road and access design.

## Residential

**ARTIS SENIOR LIVING - ARLINGTON** Managed the preparation of a traffic impact analysis and transportation demand management plan for senior living facility in Arlington, VA. Worked closely with the project design team to accommodate County transportation policies for bicycle, pedestrian and vehicle uses. Participated in multiple public agencies meetings addressing the impact of the facility on the adjacent transportation network.

**OAKWOOD SENIOR LIVING** Oversaw the preparation of transportation studies and access design of an affordable senior living facility in Fairfax County, VA. The studies demonstrated that the access and adjacent road network would adequately accommodate the affordable residential facility in the near term and Comprehensive Plan horizon year. Worked extensively with Fairfax County and Virginia Department of Transportation staff addressing the projects impact on S. Van Dorn Street.

**BATTERY DISTRICT** Conducted transportation studies evaluating the bicycle, pedestrian and vehicular impact of the residential redevelopment on the adjacent public facilities. Consulted the project team on potential risks associated with multiple development scenarios in order to meet Montgomery County policies and standards. Participated in project team design meetings and public agency meetings.

**BLOOM MONTGOMERY VILLAGE** Managed transportation studies, including vehicular impact, signal warrant and intersection design for a residential development in Montgomery County, MD. Worked with the project civil engineer and Montgomery County Department of Transportation to design the appropriate road cross-section for a new public road, as well as intersection control and design. Attended multiple citizen and public agency meetings.

**CHELSEA COURT** Conducted a traffic impact study (Local Area Transportation Review) for the planned townhouse community and provided expert witness testimony before the Montgomery County Zoning Hearing Examiner. The study demonstrated the surrounding road network can adequately accommodate the number of trips generated by the planned townhouses. Worked closely with the project team and the reviewing agencies to address the adjacent neighborhoods concerns.

**WEST LANE** Prepared a traffic impact study (Local Area Transportation Review), including the pedestrian, vehicular parking and loading impact, of the proposed residential building. The issues of the case centered on the operations of Montgomery Lane. The studies and evaluation demonstrated the insignificant impact the new building would have on the local streets. Provided expert testimony before the Montgomery County Zoning Hearing Examiner.

**7001 ARLINGTON ROAD** Evaluated the transportation impacts, including pedestrian, vehicular and loading, of the redevelopment of a post office site to a residential building with ground floor retail. Also prepared a traffic signal plan for the site driveway and adjacent shopping center and a transportation management agreement. Provided expert testimony before the Montgomery County Zoning Hearing Examiner

**WASHINGTON AND KIRKWOOD** Supervised the preparation of a transportation impact analysis and transportation management plan for the proposed residential building in Arlington County, VA. Evaluated the operations of the adjacent intersections with and without the proposed residential development and a planned bike lane on N. Kirkwood Road. Managed the preparation of a redesign of a traffic signal at the Washington Boulevard and N. Kirkwood Road intersection. Presented the project in front of the Arlington County Transportation Commission and addressed transportation items at Site Plan Review Committee meetings.

**LATITUDE** Oversaw the preparation of a transportation impact analysis and transportation management plan for the proposed residential building with ground floor retail and community space. Evaluated the adequacy of residential and retail parking and the impact of the development on the operations of the adjacent intersections. Managed the preparation of a redesign of a traffic signal on Fairfax Drive. Presented the project in front of the Arlington County Transportation Commission and addressed transportation items at Site Plan Review Committee meetings.

**2009 14TH STREET NORTH (TELLUS)** Prepared a transportation impact analysis and transportation management plan of the proposed residential building with ground floor commercial uses. Also evaluated site access, parking layout and loading options. Participated in project team, public agency and citizen meetings.

**650 N. GLEBE ROAD** Prepared a transportation impact analysis and transportation management plan for the proposed residential building. Evaluated the adequacy of residential parking, and the operations of the adjacent traffic signal to minimize an existing queue on North Carlin Springs Road. Also prepared an on-street parking feasibility study for N. Glebe Road. Presented the project in front of the Arlington County Transportation Commission.

**4136 GEORGIA AVENUE** Studied the traffic, parking and loading impacts of this residential and ground floor retail project. Provided recommendations for adequate parking for the residents and loading facilities. Concluded the residential building would have a negligible impact on the transportation network. Attended meeting with the government agencies and provided expert witness testimony before the D.C. Zoning Commission.

## **Health Care Facilities**

**KAISER PERMANENTE - BOWIE** Conducted transportation analysis for a proposed medical office building in Prince George's, MD. Consulted the project team on the vehicular circulation for the site and the projects impact on the adjacent road network. Participated in citizen meetings and public agency meetings.

**KAISER PERMANENTE - ASPEN HILL** Prepared due diligence transportation studies for Kaiser Permanente followed by required impact studies, signal warrant evaluation and operational analyses for the site access during the entitlement process. Consulted the client and project team with strategies to mitigate the impact of the medical office building on the adjacent road network. Assisted the project

team in preparation for and addressing transportation topics at public agency meetings. Presented transportation results and addressed neighborhood concerns at public meetings.

**INOVA FAIRFAX HOSPITAL** Managed the preparation of a traffic impact study and a traffic signal warrant study for the hospital expansion from 1,426,882 to 2,363,261 SF. The impact study demonstrated the proposed site plan with infrastructure improvements to the adjacent roadway could adequately accommodate the proposed hospital expansion. Participated in meetings with the project team, County and VDOT staff and the community throughout the review process.

**SUBURBAN HOSPITAL** Conducted a traffic impact study (Local Area Transportation Review) in support of the Preliminary Plan of Subdivision and Site Plan applications. The hospital plans to expand the existing campus by approximately 250,000 SF and increase the number of on-site parking spaces by 730 spaces. The study demonstrated that the site plan and existing off-site roads could adequately accommodate the proposed street closure and hospital expansion. Provided expert witness testimony before the Montgomery County Zoning Hearing Examiner and participated in meetings with citizen associations, government agencies and the Planning Board.

**SHADY GROVE ADVENTIST HOSPITAL** Adventist HealthCare, Inc. plans to increase the gross square footage of the hospital campus within the Shady Grove Life Sciences Center from 626,910 to 1,133,856 GSF. Prepared a comprehensive traffic impact study (Local Area Transportation Review) in support of the Preliminary Plan of Subdivision application. Developed intersection improvements to accommodate both pipeline projects and site trip impacts. Also evaluated circulation and access for specific buildings on campus and parking studies for the hospital throughout the planning process. Participated in project team meetings as well as meeting with SHA, MC DOT, MNCPPC staffs and civic associations.

## Office

**1111 NEW JERSEY AVENUE, SE** Prepared a traffic impact study that evaluated access options and loading access plans for a proposed 220,000 square feet office building. The site is located in the northwest corner of the New Jersey Avenue/M Street intersection in the southwest section of Washington, D.C. Worked with the project design team evaluating several design options. Met with public agencies to present the study results. Subsequent to the office approval, new transportation studies were prepared in support of a residential option.

**1150 15TH STREET (WASHINGTON POST SITE)** Prepared a traffic control plan and associated transportation impact analysis for the 1150 15th Street project. Evaluated loading and passenger vehicle access from an existing alley system for the office building. Prepared transportation evaluations for the alley closing application and provided testimony at the alley closing hearing. Met with DDOT and City officials and the project team throughout the alley closing process and traffic control plan development and approval.

**CENTER FOR STRATEGIC AND INTERNATIONAL STUDIES** Prepared a traffic impact study for the proposed 113,500 SF office building on Rhode Island Avenue, NW. The study evaluated

existing and future conditions, site access and the movement of trucks to and from the loading facilities. DDOT agreed with the study and supported the site plan. Ultimately the Zoning Commission approved the second stage planned unit development application

**ROCKVILLE METRO PLAZA** Conducted a phased traffic impact study for an initial 500,000 SF office/retail building and an ultimate 2,000,000 SF development. The study identified capacity and traffic operations improvements needed to mitigate background traffic growth and site traffic impacts. Also developed a travel demand management program that includes parking controls, staggered/flexible work hour programs, rideshare incentives, transit incentives, and enhanced connections to the adjacent Rockville Metro station.

## Retail

**DASH IN - GATEWAY VILLAGE** Advised the client on site access and prepared required transportation studies for a new gas station and convenience/prepared food store in Loudoun County, VA. Work with the project team and the Virginia Department of Transportation and Loudoun County staff to provide adequate access to the site. Participated in meeting with citizens and public agencies.

**SAFeway STORE #2848** Prepared a traffic impact study (Local Area Transportation Review) for a 43,097 SF replacement store with garage parking, located in Bethesda, MD. Evaluated site access, parking demand and truck loading maneuvers. Worked closely with Safeway, MNCPPC, MC DOT, and SHA to secure the required approvals.

**THE PALLADIUM AT BIRMINGHAM** Conducted comprehensive site traffic and parking impact studies, including weekday and Saturday peak hour traffic and shared parking studies. The studies demonstrated that the existing grid street system can adequately accommodate the additional traffic that will be generated by the project, and that the parking demands can be adequately served by the additional parking spaces planned as part of the project and existing supply.

## Schools

**BULLIS SCHOOL** Oversaw the preparation of transportation and access studies for the private school in Montgomery County, MD. Advised the school on the impact a planned increase in student enrollment and a new road on campus school will have on the adjacent road network and on campus circulation. Worked with the school's project team and public agency staff throughout the Conditional Use process addressing transportation related items such as queuing, intersection capacity analysis, and turn lane evaluations. Attended project team and public agency meetings and testified at the Conditional Use hearing.

**ALEF BET MONTESSORI SCHOOL** Managed the preparation of transportation and access studies for a private school in Montgomery County, MD. Advised the school on the impact the planned school on the adjacent road network and adjacent neighborhood. Worked with the site civil engineer on the driveway, pick-up and drop-off, and parking design to accommodate various levels of enrollment. Strategized with the project team to address neighborhood concerns. Attended citizen and public agency meetings.

**STONE RIDGE SCHOOL OF THE SACRED HEART - BETHESDA, MD** Prepared various transportation studies for the school's consumption during their master planning effort. The studies included access and circulation analysis, parking demand analysis, trip generation analysis, on-campus intersection level of service and queue analysis, and traffic signal operational analysis. The analysis resulted in appropriate modification to the school's access and a new traffic signal on Cedar Lane. Worked closely with the project team and Board of Trustees on the master plan effort, neighboring citizens and MC DOT.

**GRACE EPISCOPAL SCHOOL - KENSINGTON, MD** Evaluated the transportation impacts of increasing enrollment from 165 to 200 students. This evaluation included analyses of existing and projected numbers of peak hour trips, impacts at two off-site intersections, and impacts on on-site vehicle queues. The studies concluded that the proposed increase in the student enrollment would have minimal traffic impacts on the area road network and queues would be confined on-site. Participated in various meetings with the school and community to address traffic concerns.

**MARET SCHOOL, WASHINGTON, D.C.** Evaluated the school's existing traffic and parking behavior by means of traffic counts, parking occupancy counts, average vehicle occupancy counts, and pedestrian interviews. The number of additional trips that would be generated by the increased numbers of faculty/staff and students then were estimated and the impact was measured on the adjacent streets. Testified at the Board of Zoning Adjustments hearing and helped secure approval for an increase in faculty/staff and students.

## Industrial

**AMAZON WILLOWDALE** Supervised the preparation of analysis and plans required for the permit applications for a Delivery Station in Lanham, MD. The permit applications required an operational analysis to evaluate the impact of the site traffic to the adjacent road network, a Pavement Marking and Signage Plan, and a Temporary Traffic Control Plan. Advised the Amazon development team on Prince George's County requirements and procedures and participated in meetings with Prince George's County agencies and the project team.

**AMAZON PRINCE GEORGE'S BOULEVARD** Consulted Amazon and assisted the development team to gain approval for a Delivery Station located at 1000 Prince George's Boulevard in Prince George's County, MD. Oversaw the preparation of analysis required by Prince George's County for the Specific Design Plan Amendment application. Provided expert testimony at the Prince George's County Planning Board and attended meeting with County staff and the project team.