



**ANNE (NANCY) M. RANDALL, AICP  
PRINCIPAL ASSOCIATE**

**PROFILE:** Ms. Randall has over 35 years of experience in the traffic and transportation planning fields for both private and public-sector clients. This experience includes conducting and overseeing the preparation of traffic impact studies, corridor studies, signal warrant analyses, Traffic Demand Management programs, site circulation reviews, parking policy and needs studies, and feasibility analyses.

**EXPERIENCE:** **Traffic Impact Studies.** Conducted numerous traffic impact studies for residential, retail, commercial, industrial, institutional, and mixed-use properties in Maryland, Virginia, and Washington D.C. This includes analysis of data, preparation of reports, and expert testimony in support of rezoning, special exception/use permits, and site plan/subdivision plat approvals.

**Large Scale Mixed-Use & Multi-Modal Developments.** Conducted multi-modal transportation studies for a number of large residential, office, and retail projects, including: North Bethesda Town Center (White Flint Metro Station), White Flint Mall, and Mid-Pike Plaza in White Flint, Maryland; Twinbrook Commons and Twinbrook Station at the Twinbrook Metro Station in Rockville, Maryland; Geico Headquarters in Friendship Heights, Maryland; Bethesda Theater in Bethesda, Maryland; Riverdale Park Station-Cafritz, Riverdale Park Maryland; West Hyattsville Metro Station, Largo Town Center at the Largo Metro Station, Town Center at Camp Springs at the Branch Avenue Metro Station, and Fairwood in Prince George's County, Maryland; and Russett Center, Parole Town Center and Anne Arundel Medical Center in Anne Arundel County, Maryland.

**Transportation Master Plans and Corridor Studies.** Preparation of Transportation Master Plans for the City of Annapolis and Anne Arundel County Maryland. Preparation of the transportation elements for several Sector Plan and Sectional Map Amendment Plans for several sub-region zones within Prince George's County Maryland, including: Sub-Region I Route I Corridor Master Plan, Bladensburg Master Plan, Branch Avenue Master Plan and Port Towns Master Plan. Provided the analysis

and recommendations for the Transportation Master Plan for Fort Meade, Maryland. Conducted corridor studies in the city of Annapolis, Prince George's County, Historic District of the City of Fairfax, Virginia and MD Route 32/NSA for the MD State Highway Administration.

**Feasibility Analysis.** Prepared site assessments for projects in Montgomery, Anne Arundel, Prince George's, Howard, Charles, Calvert, Kent, St. Mary's, Allegany, Frederick, Carroll, Talbot and Baltimore Counties, Maryland and the City of Alexandria and Fairfax County, Virginia.

**Parking Studies.** Conducted parking policy, size requirements, needs, feasibility, and shared-use studies for private developers and for public agencies, including the City of Annapolis, Anne Arundel County, Anne Arundel Medical Center, Centex, CentreMark Properties, Lerner Enterprises, LCOR, Federal Realty Investment Trust and Archstone Smith.

**Expert Witness Testimony.** Qualified as an expert witness in Federal District Court, and Circuit Court in Anne Arundel County in Maryland; Qualified in Maryland before District Council, MNCPPC Planning Board and Zoning Hearing Officer in both Montgomery County and Prince Georges County; Planning Board and City Council in City of Rockville; Hearing Officer/Zoning Hearing Commissioner in Baltimore County; Zoning Hearing Officer and Board of Appeals in Anne Arundel County; Planning Board, Board of Appeals and City Council in City of Annapolis; Board of Appeals in Charles County; Anne Arundel County Board of Appeals, County Commissioner and Planning Commission in St. Mary's and Calvert Counties; City Council in the City of Greenbelt; Planning Board in the City of Laurel; Planning Advisory Board, and the City Council of Bowie; and the Planning Commission in Carroll County.

**Special Event Transportation Planning.** Designed and coordinated traffic operations for special events in the City of Annapolis, Maryland, including U.S. Boat Shows, 1984 Summer Olympic Trials and NATO conferences.

**EDUCATION:** Bachelor of Arts, Behavioral and Social Sciences, University of Maryland, College Park, 1975.

**AFFILIATIONS:** Member of the Institute of Transportation Engineers  
American Planning Association  
Member of the American Institute of Certified Planners (AICP)



## **EMPLOYMENT HISTORY:**

- 1995 – Present**      **Wells + Associates, Inc.**  
**McLean, Virginia**  
**Principal**  
Branch Manager of Wells & Associates, Inc. Silver Spring Office, responsible for business development, management of professional, technical, and clerical staff, project management for transportation planning studies, including technical analysis, report preparation, public presentation, and expert testimony.
- 1989-1995**          **The Traffic Group, Inc.**  
**Towson, Maryland**  
**Senior Associate**  
Responsible for the transportation planning studies, project management, technical analysis, management of technical staff, business development, documentation, and expert testimony.
- 1986-1989**          **Greenhorn & O'Mara, Inc.**  
**Greenbelt, Maryland**  
Responsibilities included transportation planning studies, technical analysis, documentation, business development, administration, and management of technical staff, and expert testimony.
- 1981-1986**          **City of Annapolis**  
**Department of Public Works**  
**Annapolis, Maryland**  
**Engineering Analyst**  
Provided transportation planning and traffic engineering services for the City of Annapolis, including; review of subdivision, zoning, and development plans for compliance with the City Code, review of traffic impact studies, special event planning, technical review of transportation plans, city wide traffic control design and implementation.
- 1979-1980**          **Development Facilitators, Inc.**  
**Severna Park, Maryland**  
**Engineering Analyst**  
Responsible for business development, management of technical staff, technical analysis, and preparation of traffic engineering reports and plans.
- 1976-1979**          **Anne Arundel County**  
**Department of Public Works**  
**Traffic Engineering Division**

**Traffic Analyst**

Responsible for review of subdivision zoning and development plans for compliance with County Code requirements, parking lot layout, street design and street lighting. Review of impact studies submitted for subdivision and rezoning applications. Prepared and drafted portions of the 1978 transportation text of the Adequate Public Facilities Ordinance for Anne Arundel County, Maryland.