

# **Beidle Testimony SB 501.pdf**

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PAMELA G. BEIDLE  
*Legislative District 32*  
Anne Arundel County

Finance Committee

*Vice Chair*

Executive Nominations Committee



James Senate Office Building  
11 Bladen Street, Room 202  
Annapolis, Maryland 21401  
410-841-3593 · 301-858-3593  
800-492-7122 Ext. 3593  
Pamela.Beidle@senate.state.md.us

THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

February 16, 2021

SB 501

Towing or Removal of Vehicles From Parking Lots  
Placement of Signs – Regional Malls

Chairman Smith, Vice Chair Waldstreicher and Members of the Judicial Proceedings Committee:

Thank you for this opportunity to present **SB 501**, Towing or Removal of Vehicles From Parking Lots - Placement of Signs – Regional Malls to you. This bill was brought to me by the several of the regional malls in Anne Arundel County. Current law requires one (1) sign to be placed for every 7,500 square feet of parking, creating significant sign clutter in the large parking lots

SB501 is a very simple piece of legislation that:

- defines the term “Regional Malls” as a shopping mall with two (2) anchor stores and 400,000 feet of gross leasable space, and
- requires signage placement at each entrance to the mall describing the towing and vehicle removal policy.

Thank you for your consideration of SB 501 and I urge the committee to move this bill with a favorable report.

**Gene Condon, SB501 Testimony.pdf**

Uploaded by: Condon, Gene

Position: FAV



Senate Bill 501

Mr. Chairman and other distinguished members of the committee. I am testifying today in support of Senate Bill 501.

The current code requires 1 sign for every 7,500 sf of parking area. The revision before you would apply only to a regional mall complex of not less than 400,000 square feet of gross leasable area and not less than 2 anchor stores and require 1 sign for every entrance to the parking lot.

In prior codes, the 7,500 square foot language was intended for areas where surface parking lots could be accessed, perhaps on foot, from multiple streets abutting the property. The earlier code was amended to apply to other commercial parking lots as a result of towing issues at the time.

At many lots where businesses are not manned 24 hours per day, and where the lots are accessible from multiple areas, this language is meaningful to enable customers to clearly identify parking regulations and to provide knowledge of maximum fees and where vehicles may be picked up if impounded for a violation of these regulations.

Speaking specifically about Arundel Mills, the center has 4 main entrances to the parking lot and 10 additional entrances from parking lots of abutting businesses. With millions of square feet of parking at the center, the current code requires installation of approximately 500 signs throughout the parking lots.

The unintended consequence of the current code requires signs be located throughout the surface lots creating obstacles for vehicles traveling thru the parking lots and encumbering safe snow removal and street sweeping operations. As the code exists today, it is simply not reasonable for regional mall complexes to comply with the code without major interferences or considerable expense.

One final thought to consider, in today's retail environment, the last thing a regional mall wants to do is alienate customers by towing vehicles. Towing companies are not actively patrolling mall parking lots searching for vehicles in violation of the established parking regulations. They are towing only after instructed by property management.

SB501 is intended solely to change the signage requirements for regional malls to and would have no bearing on smaller parking lots of other businesses.

Thank you for allowing me to testify today and I would also like to thank Senator Beidle for sponsoring this legislation.

Respectfully,

Gene Condon  
VP/General Manager  
Simon, Arundel Mills

# **SB501 - Steven Stavropoulos - Written Testimony.pdf**

Uploaded by: Stavropoulos, Steven

Position: FAV

# *Westfield*

## ANNAPOLIS

From: Steven Stavropoulos

Subject: Towing or Removal of Vehicles From Parking Lots – Placement of Signs – Regional Malls

Westfield Annapolis has several million square feet of parking at the center. With the current code requiring 1 sign for every 7,500 sf of parking area we would have to install over 400 signs throughout our lots to maintain compliance. This is not only costly; it is also an operational obstacle as we would have to identify 400 locations without over stimulating our visitors with signage. Most importantly, it does not make sense for a center of our size.

The proposed revision would ensure the integrity of this legislation remain intact as only regional mall complexes of not less than 400,000 sf of gross leasable area and not less than 2 anchor stores remain compliant, and not burdening the larger flagship properties with a larger footprint.

At Westfield Annapolis there is a no towing policy. We only allow towing once we have exhausted every possible avenue, and approved by a member of center management. If not passed, the only outcome for the Westfield Annapolis will be the center assuming a considerable expense. We will continue to not tow, and upset our valuable customers.

Best regards,

Steven Stavropoulos

General Manager