



Transportation Alliance

February 17, 2022

Testimony on HB 710 – *Equitable and Inclusive Transit-Oriented Development Enhancement Act* Environment and Transportation Committee

Position: Favorable

The Central Maryland Transportation Alliance supports HB 710.

Over many decades, the State of Maryland has made significant investments in building and operating transit networks throughout the state. However, far too many of the areas around our transit stops and stations lack the transit-supportive infrastructure, land use, and development that can provide the best return on investment and equitably expand access to jobs and opportunities for residents.

Since 2008, the Maryland Department of Transportation (MDOT) has had an official Transit Oriented Development (TOD) state-designation process that allows projects within a half mile of designated TOD stations to be eligible for state support in advancing transit-oriented development around the station. As of January 2022, there are 17 state-designated TOD sites. HB 710 will help to catalyze the growth of more jobs and housing around those sites by expanding the available benefits.

We would also encourage the General Assembly to consider ways to support TOD beyond the state-designated sites to the dozens of other stations across the state. The current official TOD sites tend to be those where MDOT owns a surface parking lot or adjacent land. At these sites, there is an obvious role for the state to play by leveraging that land ownership. However, there are many transit stations where the state does not own land that could benefit from increased investment in jobs and housing around the station. Conversely, there are also designated TOD sites where transit service is too infrequent to support trips other than traditional commuting. The state could support TOD at those locations by running more frequent, all-day transit service. We hope the General Assembly will continue to build on the work it started in 2008 by passing HB 710 this session and continuing to support more TOD in the future.

We encourage a favorable report.