



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
County Executive

March 29, 2023

TO: The Honorable William C. Smith, Jr.  
Chair, Judicial Proceedings Committee

FROM: Marc Elrich  
County Executive

RE: House Bill 819, *Montgomery County – Off-Street Parking Requirements Near Mass Transit Stations MC/PG 106-23*  
OPPOSE

---

I am writing to express my opposition to House Bill 819, *Montgomery County – Off-Street Parking Requirements Near Mass Transit Stations MC/PG 106-23*. This bill prohibits the Montgomery County Council, sitting as District Council, from adopting or enforcing a local law that requires the creation of new off-street parking for a residential development that is located within a 0.25 radius of a present or planned Metro or Purple Line Station.

I strongly support the policy goal reflected in this bill to minimize parking near transit stations. However, I oppose this bill because it intrudes on local autonomy over land use and zoning matters, which are core functions of local government. Montgomery County's current land use and zoning laws are the result of decades of public debate and technical analyses conducted by the County Executive, County Council, and Montgomery County Planning Board and their respective staff. The type of change requested in this bill should be considered at the local level with sufficient time to obtain necessary input from all community stakeholders and to conduct appropriate staff analyses on community impacts. Without this type of due diligence at the local level, I am concerned that the specific policy change reflected in this bill could have negative unintended consequences that are not possible to fully comprehend at this stage.

I respectfully request that the Judicial Proceedings Committee give this bill an unfavorable report and allow decisions about off-street parking for residential areas near Metro and Purple Line stations to be made at the County level.