



Wes Moore
Governor
Aruna Miller
Lieutenant Governor
Paul J. Wiedefeld
Secretary

March 7, 2024

The Honorable Marc Korman
Chair, House Environment and Transportation Committee
251 House Office Building
Annapolis MD 21401

Re: *Letter of Information with Amendment – House Bill 38 – Baltimore City – Off-Street Parking Requirements Near Mass Transit Stations*

Dear Chair Korman and Committee Members:

The Maryland Department of Transportation (MDOT) offers the following letter of information with amendments for the Committee's consideration on House Bill 38.

House Bill 38 would prohibit the requirement and enforcement of local laws which mandate off-street parking for new residential development located within .25 miles of an existing or planned transit station. This includes MARC, MTA Light Rail, and future Red Line Station, regardless of its mode of transit.

The MDOT Office of Real Estate and Economic Development (ORED) is charged with pursuing Transit Oriented Development (TOD) in the State of Maryland. TOD consists of mixed-use development that is highly connected to transit at a density that generates ridership, housing and economic development. Parking requirements can have an impact on the overall cost of development.

Within Baltimore City there are 15 existing Light Rail Stations, 11 Metro Stations, and 3 MARC stations. All of these stations are opportunities for TOD that can drive economic development and transit ridership both for Baltimore City and the State.

In addition to stations currently outlined in House Bill 38, the MDOT respectfully requests the consideration of Metro stations. Additionally, the Maryland Transit Administration (MTA) is anticipating the announcement of the preferred Red Line mode, either bus rapid transit or light rail transit, in Spring 2024. Flexible language throughout House Bill 38 would allow for this legislation to apply broadly.

The Maryland Department of Transportation respectfully requests the Committee consider this information during its deliberations of House Bill 38.

Respectfully submitted,

David A. Zaidain
Chief, Real Estate and Transit Oriented Development
Maryland Department of Transportation
410-787-7830

Pilar Helm
Director of Government Affairs
Maryland Department of Transportation
410-865-1090