

# TRANSMITTAL MEMO

TO: Council President Nick J. Mosby  
FROM: Peter Little, Executive Director  
DATE: October 11, 2024  
RE: City Council Bill 24-0583



I am herein reporting on City Council Bill 24-0583 introduced by The Council President at the request of The Administration (The Planning Department).

The purpose of this bill is for reviewing, revising, and adopting the 2024 Comprehensive Master Plan for the City of Baltimore; and providing for a special effective date.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. The proposed updated 2024 Comprehensive Master Plan builds on the 2006 Comprehensive Master Plan and as relates to parking especially, where proposed in Transit Oriented Developments (TOD). It minimizes the emphasis on parking in those developments and prioritizes other modes of transportation which are complementary to walking, biking and use of mass transit. The new plan also encourages the removal of underutilized pavement and parking to promote higher and better uses. The last major new parking-related objective in this document is the removal or reduction of parking minimums for new developments. The goals for TODs where parking is less prioritized; reducing unneeded and underutilized parking and re-examining the parking minimums are in line with the previously approved Comprehensive Master Plan. It should be noted that changes to the parking minimum standards should be done with care and consideration of the needs of the neighborhoods because dramatic changes could have unintended negative impacts on the neighborhoods.

This bill could have fiscal impact on PABC programs if the proposal to remove parking minimums city-wide is implemented all at one time instead of being done incrementally and with consideration of the existing needs of the neighborhoods.

Based on the comments above, the PABC respectfully requests a favorable report on City Council Bill 24-0583.