




## MEMORANDUM

**DATE:** June 24, 2025  
**TO:** Land Use and Transportation Committee  
**FROM:** Otis Rolley, President and CEO   
**POSITION:** Favorable  
**SUBJECT:** Council Bill 25-0065

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 25-0065 introduced by Councilmember Blanchard.

### PURPOSE

The purpose of this bill is to eliminate the existing off-street parking requirements for new construction and institute maximum allowed parking density in certain zoning districts.

### BRIEF HISTORY

This proposed legislation is the latest effort to amend the City's off-street parking requirements for new development projects. With this, Baltimore would become the latest in a number of cities across the nation that are reexamining how off-street parking requirements impact economic development, growth, housing affordability, transportation, health and safety and other aspects of urban life. Off-street parking in new projects substantially increases the cost of construction, occupies valuable urban space that could be put to higher and better uses, and perpetuates the cycle of car-dependence. Exacerbating these is the fact that that municipalities often over-estimate the amount of parking needed to serve new construction.

An example of how parking mandates can prevent needed investment and economic opportunity, especially in low-income areas that have lacked investment, came recently when MCB Real Estate announced it is eliminating the retail portion of its Reservoir Square project due to the cost of building the required parking. The parking required to adequately serve this small retail component likely could have been absorbed by existing on-street parking, instead of being eliminated due to onerous off-street parking requirements.

This bill balances the need for some new parking in many projects with the vision for a healthier, vibrant, thriving city that prioritizes human activity and best and highest uses over vehicle storage and the dominance of cars on our streets and in our neighborhoods. This legislation will lead to more investment, housing and economic opportunity across the City.

**FISCAL IMPACT [to BDC]**

None.

**AGENCY POSITION**

The Baltimore Development Corporation respectfully submits a **favorable** report on City Council Bill 25-0065. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
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