

CITY OF BALTIMORE

BRANDON SCOTT – MAYOR

 ZEKE COHEN - COUNCIL PRESIDENT



OFFICE OF COUNCIL SERVICES

NANCY MEAD – DIRECTOR

100 N. HOLIDAY STREET

BALTIMORE MD, 21202

HEARING NOTES

Bill: 25-0065

Title: Zoning – Eliminating Parking Requirements

Committee: Land Use & Transportation

Chaired by: Ryan Dorsey

Hearing Date: 9/11/2025

Time (Beginning): 10:05 AM

Time (Ending): 12:40: PM

Location: Du Burns Council Chamber / Webex

Total Attendance: Approximately 75

Committee Members in Attendance: Dorsey, Middleton, Porter, Parker, Bullock, Blanchard, Gray

Bill Synopsis in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Attendance sheet in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Agency reports read?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Hearing televised or audio-digitally recorded?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Evidence of notification to property owners?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
Final vote taken at this hearing?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
Motioned by:			
Final Vote:			

Major Speakers

(This is not an attendance record.)

Zac Blanchard – Councilmember – Bill

Sponsor

Micah Avery – Balt regional Housing
partnership

Daniel Herriges – Parking Reform Network

Will Holman – Open Works

Emily Ranson – Clean Water Action

Kevin Lindamood – Health Care for the
Homeless

Luciano Diaz – Dept of Transportation

Major Issues Discussed

- Chair Dorsey opened the hearing
- The floor was opened to comments from Council President Zeke Cohen
- The floor was opened to comments from the Chair Ryan Dorsey
- The floor was opened to comments from the bill sponsor – Councilmember Blanchard

- Several representatives were invited to testify on the bill. This panel included:
 - Micah Avery – Balt regional Housing partnership
 - Daniel Herriges – Parking Reform Network
 - Will Holman – Open Works
 - Emily Ranson – Clean Water Action
 - Kevin Lindamood – Health Care for the Homeless
- The floor was open to questions from the Committee. Topics included
 - What is the cost of building parking for developments and businesses?
 - The rising cost of materials and other factors, such as types, makes it fluid – but between 25-35k per space.
 - Why should this ordinance be city-wide? What will the effect be on renting, and how will this help in residential areas?
 - In order to carve this bill out to specific areas of the city there would be some issues with application, parking management, rpp areas – it is not feasible to just carve out the areas that would benefit the most from this legislation – but in more “suburban areas” this would have little impact because they have the space so the bill would not preclude parking just not mandate a minimum.
 - How will this meet the needs of elderly and disabled populations & those less connected by public transportation - will people need to park further and increase competition for on-street parking for those who can't
 - This helps with housing and construction affordability – will help with housing for seniors (cited the Park Heights senior housing project with a 50% parking variance), residents will still be able to apply for disabled parking permits in front of their house. In zones with smaller lots (R-6 Lakeland and heritage), the sponsor would not expect much change.
 - How do we take into account neighbors with a shortage of parking – congested parking?
 - In the implementation, it will be a trade-off in some areas to allow for the construction of housing over the storage of cars.
 - How do we account for underutilizing city parking garages? Can we marry these issues?
 - There may be some flexibility – but that is something to explore
- Agency reports

○ Planning	○ DOT	○ Finance
○ BDC	○ DHCD	○ Parking
○ Law	○ MOSBAD	Authority
- Committee questions

- The MTA Road Show is coming to and the City will be able to advocate for more transportation dollars. DOT says more density will help with Public transportation. What does this bill do and not do?
 - In residential areas - housing projects 4-19 units are not a common stock – but important to infill projects as noted by health care for the homeless.
- What is the workflow to address the possibility of congested parking in some areas
 - DOT – who is moving to LPR and added enforcement
 - Did we increase the DOT budget on parking enforcement?
- What do we see in other cities where the parking minimums have been removed – in existing housing stock, particularly – do we use parking spaces that are no longer needed? i.e., could current parking lots or structures be used for something else?
 - David H – not really robust data on that question – anecdotally done in more suburban areas vs. parking garages. Changes in other places will be fairly slow and iterative.
- The floor was open to public testimony – see the attendance list in the bill file.

Further Study

Was further study requested?

☐ Yes ☒ No

If yes, describe.

Committee Vote:

Chair: Choose an item.

Vice Chair: Choose an item.

Member: Choose an item.

Member: Choose an item.

Member: Choose an item.

Tony Leva, Date: 9/10/2025

Cc: Bill File OCS Chrono File