



December 8, 2022

To,
The Montgomery County Maryland Delegation

Testimony on: MC/PG 106-23 – “An Act concerning Montgomery County – Off-Street Parking Requirements Near Mass Transit Stations”

Position: Favorable

Hearing Date: December 8, 2022

The Sierra Club Montgomery County Group and Maryland Chapter of the Sierra Club strongly support MC/PG 106-23 that would prohibit the Montgomery County 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-mile radius of a present or planned Metro or Purple Line Station.

Such a policy is consistent with the planning for the Purple Line which intentionally did not provide parking adjacent to stations to encourage greater use of transit and walking to the stations. The bill would help maintain that policy and extend it to Metro stations in Montgomery County. The prohibition on requiring new off-street parking for developments would:

- promote compact, walkable and bikeable neighborhoods near transit stations;
- actively combat car dependency;
- lessen climate-damaging greenhouse gas and other health-damaging emissions from private vehicles that would travel to and from new off-street parking; and
- reduce vehicle miles traveled.

Other benefits from not requiring new off-street parking for developments near transit stations include:

- improving safety for pedestrians and bicyclists living nearby or going to and from stations;
- ensuring more land is available for development of compact, walkable housing and job creation near transit;
- reducing the cost of development which would make it easier to build more affordable housing near transit; and
- reducing air pollution impact on people who live near or access the stations.

In summary, passage of MC/PG 106-23 makes sense for the environment, the health and safety of current and future residents, and many other reasons. We strongly urge the Delegation to support this bill.

Sincerely,
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