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**TESTIMONY OF THE MAINE ASSOCIATION OF PLANNERS TO THE
COMMITTEE ON HOUSING AND ECONOMIC DEVELOPMENT**

WRITTEN TESTIMONY NEITHER FOR NOR AGAINST LD 427

DATE OF HEARING: March 6, 2025

**Honorable Senator Curry, Honorable Representative Gere, and Distinguished
Members of the Housing and Economic Development Committee:**

The Maine Association of Planners (MAP) Legislative Policy Committee (LPC) acknowledges that overbuilt parking damages communities. Space taken up by parking could instead be housing, forest, shops, gardens, or anything else that positively contributes to the experience of the neighborhoods, towns, and cities in which they occur. Parking mandates contribute to the cost of development and yield impervious surfaces that increase stormwater and flooding impacts during precipitation events.

With that being said, the LPC respectfully suggests a somewhat more modest approach to tackling this problem than as outlined in LD 427. We encourage the committee to consider the following measures instead of an outright ban on minimum parking standards:

- Create criteria for eliminating parking minimums under certain circumstances, such as proximity to viable transportation alternatives, pedestrian infrastructure, and/or sensitive natural areas. For example, preempt minimum parking standards within 1000 feet of fixed route transit stops.
- Require that municipal ordinances allow staff and/or planning boards to reduce or waive parking requirements with sufficient evidence or through "in-lieu of" parking options. For example, where sufficient on-street or shared parking is available, or for certain land uses that generate little parking demand.

A measured approach creating criteria for areas suitable for eliminating parking standards and waiver provisions will enable communities to ensure appropriate parking infrastructure is built as development occurs, while maintaining flexibility to override those requirements when they are demonstrated to be unnecessary or counterproductive.

Sincerely,

The Maine Association of Planners Legislative Policy Committee

