

WARWICK VILLAGE PARKING POLICY

A letter received from the City of Alexandria's City Attorney, dated September 15, 1995 was received and is the final statement by the City that addresses parking easement issues within Warwick Village.

The following is transcribed from that letter:

"Dear Councilman Cleveland:

I understand from you that questions continue to arise concerning the status of the on-street parking areas in Warwick Village. This letter is intended to summarize the City's understanding of the nature of these parking areas.

As you know, the on-street parking area in front of each of the Warwick Village townhouses is included in the area deeded to the individual lot owners. As a result, I understand, some of these owners claim the exclusive right to park in the area in front of their home.

Warwick Village, however, was approved as a Community Unit Plan, and, in 1954, a public easement covering these areas – specifically an area eight feet in width between the public right-of-way line and the sidewalk area – was dedicated for parking purposes. Under the terms of that dedication, these parking areas, though individually owned, are open to use by all the residents of Warwick Village, in common, and the City is responsible for the maintenance of these areas.

Thus, it is our view that these parking areas are open to common use by all Warwick Village residents. This is in line with the clear language of the 1954 dedication.

In addition, I should note that while it is plausible that the City would accept and undertake to maintain a dedication for the benefit of a defined class of the public (i.e., all residents of Warwick Village), the City clearly would not have undertaken to maintain essentially private parking spaces, reserved for the individual unit owners' use.

If, in fact, the Warwick Village residents would like to claim the individual parking spaces in front of their units for their exclusive use, it would be necessary for the association to apply to City Council for the vacation of the public parking easement. If the vacation were approved by Council, the parking areas would be relieved of the parking easement, as well as of the benefit of the City's maintenance of these areas.

Please do not hesitate to contact me if you have any further questions regarding this matter.

Signed...Philip G. Sunderland"

It has been determined, based on the final paragraph of the above transcribed letter, that Warwick Village should not break this agreement with the City. Primary reasons are that Warwick Village cannot afford to provide and pay for maintenance to the Access Roads throughout the Village; we just don't have the budget for this. It was further determined that if we were to pay for maintenance that it would entail fixing pot-holes, repaving when required, repairing damage caused by tree roots breaking through the surface, snow removal during winter months, and a multitude of other financial obligations associated with street maintenance.

To help facilitate that visitors recognize that parking in the Access Roads are for Villagers only, I am working on adding new signs at the entrance areas to the Access Roads. There are some already in place; however, some are old and faded; some have been removed; and there are some areas that don't have any. A survey of these areas has been done by the Parking Committee and a final list will be presented to the City for repair and/or replacement.

With this the following restrictions, policies, and courtesy parking restrictions are now applied:

I appeal to each Villager's sense of common courtesy to ensure that parking in the access roads is available to Village residents. Villagers have a strong tradition that respects the property line of individual residences, allowing each resident the use of the parking space in front of their house. Residents park in the space(s) in front of their house. Residents do not park in front of their neighbor's house. Additional vehicles of residents and their guests must park on the main road. Residents are responsible for informing their guests of this policy. If a car is parked in violation of this policy, please talk to your neighbor or the cars' owner. As a resident you also reserve the right to notify proper authorities of violations.