

Campbell Garage Parking - We Strike Out

By Shirlington Civic Association | December 14, 2016



[photo: Campbell garage parking sign.jpg]

As many residents are aware, in 2016 there has been a coordinated effort to improve parking in Campbell Garage. It didn't work out, and here's why.

There are 7 parties to an agreement that outlines some rights to parking spots under certain conditions in the Campbell Parking Garage, specified in the Declaration of Covenants, Conditions, and Restrictions (CCR). The Shirlington Civic Association (SCA) raised this with Federal Realty Investment Trust (FRIT) as a top priority in late 2015.

The agreement was approved by Arlington County as part of the Site Plan for Shirlington Village.

Federal Realty worked hard and cooperatively with SCA to develop a viable plan to improve parking conditions, including space allotment, signage, and enforcement. (Please note that FRIT itself does not tow from this garage. Other tenants such as the Hilton or the Shirlington Library have that right as well and do exercise it.) FRIT consulted with all the parties and reviewed the Agreement. FRIT then proposed some changes within the legal constraints. In order to have any impact, these had to involve increased enforcement using a decal system.

Under the proposal, Delancey and Shirlington Village Condo (SVC) resident vehicles would have decals to qualify them for overnight parking spaces. It was hoped that this would motivate Delancey's residents to utilize the under-utilized Campbell rooftop. This solution would come with some significant consequences on daytime parking, i.e., strict enforcement of no Campbell Garage parking for SVC (and Delancey) residents between 11 AM and 6 PM, thus exposing SVC users to an increased risk of towing.

During the course of the discussions with FRIT, the Board had many inquiries and concerns from residents. Concerns primarily focused on daytime parking restrictions and accommodation for overnight parking for SVC's visitors. The main question we heard from SVC residents was whether the proposed solution would drive Delancey's residents to the top floor and would work without making the situation more difficult for SVC residents and visitors parking in this garage.

We appreciate the efforts of FRIT to solve the parking issues. Based on implementation concerns and significant community feedback, however, the SCA ultimately concluded the FRIT decal proposal is unlikely to resolve current issues and would make parking in the Campbell Garage more

difficult for our residents than the status quo. For the longer term, an effective, comprehensive solution would require changes to the original documents related to the use of Campbell Garage. This may be a challenging, even impossible, route to take since parties to the CCR may be reluctant to relinquish their rights. (Who in their right mind is going to give up parking rights in Shirlington?) The only conclusion was that we should continue with current practices in Campbell Garage.

FRIT has agreed to improve the Campbell Garage signage, especially in the public parking area, Level 3. The SCA will monitor this agreement to ensure that improvements are implemented. Some signage changes can be done quickly; others require County approval.

We are grateful to everyone who sought alternative solutions and to FRIT for its highly detailed, earnest efforts to solve the parking issues. We all tried hard.