



## City of Loveland Facility Use Regulations

**SUBJECT:** Downtown Loveland Parking Facility Use Regulations

**EFFECTIVE DATE:** November 1, 2019


**REVIEW SCHEDULE:** At least every five years by the Loveland City Manager or more frequently as recommended by staff.

**PURPOSE:** To provide the public and private partners with the opportunity to park vehicles in the downtown parking facility; to ensure clear enforcement and safety for customers and the public at-large; and to ensure fair and equal access to the public to use the facility for its intended purpose.

**SCOPE:** The City of Loveland is committed to being a good steward of taxpayer money and seeks to reasonably regulate the public's use of the City's downtown parking facility located at 255 E. 2nd Street. The regulations promulgated by this document apply to all interior and exterior areas of the City's downtown parking facility.

**RESPONSIBILITY:** Loveland City Manager

**BACKGROUND:** The Loveland City Manager finds that the regulations promulgated below are in the best interests of the Loveland community to protect and preserve City property and are necessary for the proper functioning of a City parking facility generally open for public use.

**APPROVAL:**   
Stephen C. Adams  
Loveland City Manager



# City of Loveland Facility Use Regulations

## Regulations:

### **I. Authority**

The City Manager authorized the promulgation of reasonable rules and regulations governing the downtown Loveland public parking facility located at 255 E. 2nd Street ("Parking Facility") consistent with the City Manager's authority located in Loveland Municipal Code Section 2.24.030 concerning Administrative Rules and Regulations Governing City Property.

### **II. General Guidelines and Information**

Located at 255 E. 2nd Street, the Parking Facility has 461 parking spaces over six floors with one floor below ground. Public parking access is from 2nd Street. The City of Loveland owns and operates the Parking Facility.

The Parking Facility, or portions thereof, are subject to closure at any time for maintenance, repairs, or weather conditions, including snow removal.

Free public parking is available on the upper levels, subject to restrictions outlined below.

#### Residential Reserved Parking:

There are 317 spaces available for public use on the upper floors of the Parking Facility. Under separate agreement, 144 reserved parking spaces located on the lower level, and 11 spaces on the top level, are available to the residential tenants in Patina Flats. The lower level spaces are separated from public parking by a gate and accessible only by electronic access key issued to the tenants. All reserved spaces are subject to the restrictions below with the exception of the restriction on overnight parking.

All regulations governing City property are available at the Loveland City Clerk's Office and posted on the City's website (<http://www.cityofloveland.org/government/city-clerk>). A truncated version of these regulations, in appropriate form for a sign, shall be conspicuously posted at the entrance of the Parking Facility and any other location as deemed appropriate.

### **III. Parking Facility Restrictions**

- The Parking Facility is reserved for automobile, truck, and motorcycle parking only. Vehicles in excess of 10,000 pounds are prohibited,
  - Bicycles are only allowed in designated areas.
  - Trailers of any kind are not permitted.
- The City, Loveland Police Department, or the Loveland Fire Rescue Authority shall remove or shall have removed any vehicle that is parked in such a way which constitutes a serious hazard, impedes vehicular or pedestrian movement, impedes the operation of emergency equipment, or impedes any maintenance of the Parking Facility. Owners of such vehicles shall pay all costs associated with removal, impounding, and storage.
- Vehicles must be parked within the designated boundaries and marked parking areas.



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- No vehicle may be parked or driven within the Parking Facility in a manner as to obstruct vehicular or pedestrian traffic.
- No person shall conduct any repairs to vehicles in the Parking Facility. For purposes of this section, “repairs” shall include any maintenance of a vehicle, which involves the removal of any part of a vehicle chassis, the removal of any component part of the internal combustion engine or electrical vehicle equivalent power source, or any other activity that may result in the loss of any vehicular fluid upon the floor of the Parking Facility.
- No activity except the parking of motor vehicles, movement of pedestrian traffic, and incidental activities associated with the aforementioned are permitted unless prior written permission from the City Public Work’s Facilities Division is obtained.
  - No person is permitted to skateboard, roller-skate, rollerblade or otherwise utilize the Parking Facility for activities outside the parking of motor vehicles and the incidental movement of pedestrian traffic without prior written permission from the City Public Work’s Facilities Division.
  - No person may climb or rappel within the interior of the Parking Facility or upon the exterior of the Parking Facility without prior written permission from the City Public Work’s Facilities Division.
- Use of the Parking Facility inconsistent with any posted sign is prohibited.
- No vehicle shall travel more than five (5) miles per hour within the Parking Facility.
- Pedestrians shall have the right-of-way at all times within the Parking Facility.
- No person shall park or operate a motor vehicle within the Parking Facility in such a manner as to cause, or that may cause, damage to the facility.
- No person shall interfere with any Parking Facility enforcement activity.
- No person shall interfere with the operation of any traffic control device located within the Parking Facility.
- All Parking Facility users shall obey the signals, instructions, and commands of law enforcement officers or other Parking Facility staff members.
- No person shall tamper with, destroy, or deface the Parking Facility or any traffic control device within the Parking Facility.
- No person may sleep in a motor vehicle in the Parking Facility.
- No person shall be permitted, under any circumstance, to sleep within the common areas, stairways, elevators, or any other area of the Parking Facility at any time.
- Abandoned vehicles will be removed from the Parking Facility. A vehicle shall be deemed abandoned if:
  - It does not display proper state registration (license plates) or is in an obvious state of disrepair, including a flat tire(s).
  - Parked in the Parking Facility continuously for more than 24 hours, unless in an area specifically designated for public overnight parking.

### Overnight Parking:

- Parking in the Parking Facility between 2:00 am and 6:00 am is prohibited, unless specifically designated for public overnight parking (see exhibit below) in the general parking area. Any violation of the overnight parking restrictions may result in a citation or a tow, at the sole expense of the owner.





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- A certain number of spaces on the top level are designated for public overnight parking. Cars parked in the designed overnight spaces remain subject to the restrictions in these regulations.



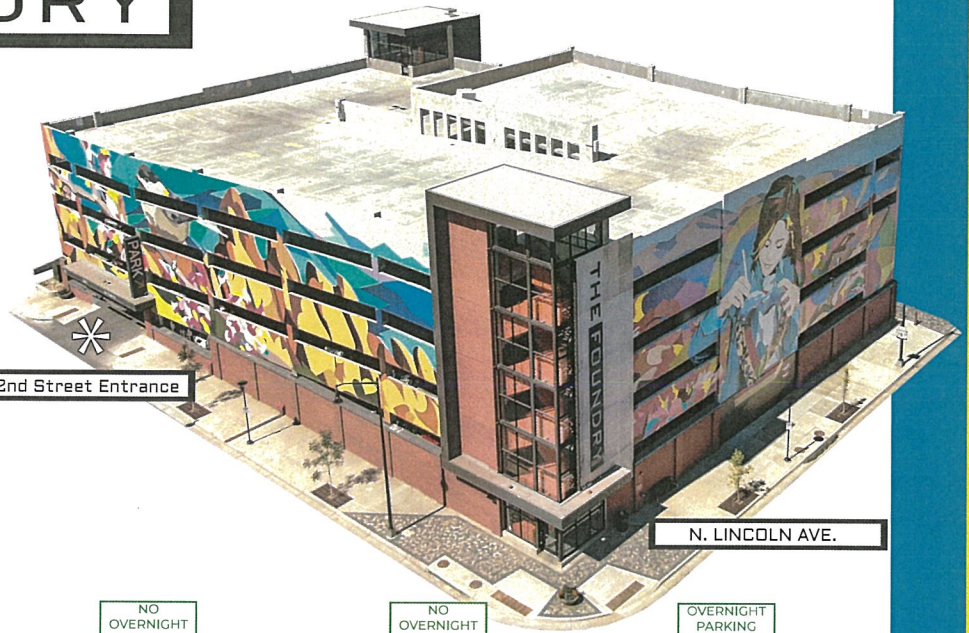
**Exhibit – Parking Map  
(See Attached)**



# THE FOUNDRY



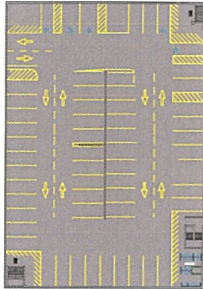
**LEVEL B1**  
Lower Level - Permit  
Parking Only



E. 2nd Street Entrance

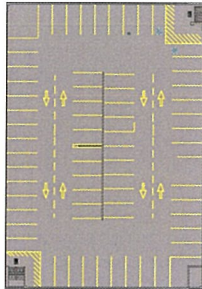
N. LINCOLN AVE.

NO  
OVERNIGHT  
PARKING



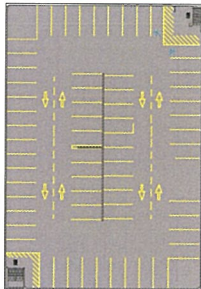
**LEVEL 1**

NO  
OVERNIGHT  
PARKING



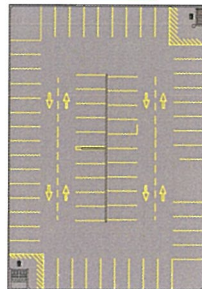
**LEVEL 2**

NO  
OVERNIGHT  
PARKING



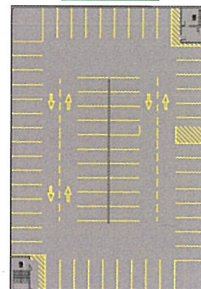
**LEVEL 3**

NO  
OVERNIGHT  
PARKING



**LEVEL 4**

OVERNIGHT  
PARKING  
ALLOWED



**LEVEL 5**

## The Do's & Don'ts

- 317 spaces for public use.
- Speed limit is 5 mph.
- Violations may result in a citation or towing.
- Pedestrians have the right-of-way.
- Parking from 2:00 am – 6:00 am is prohibited, unless the space is for overnight parking.
- No trailer parking.
- No skateboarding, roller-skating, or rollerblading in the garage.
- No sleeping in a motor vehicle, common areas, stairways, elevators at any time.
- No repair work to parked vehicles.
- Abandoned vehicles will be removed from the garage.

