

MEMORANDUM

Date: February 4, 2025
To: Sandy City
From: Hales Engineering
Subject: **Sandy America First Field – Temporary Off-Site Event Parking 2025 Update**

Introduction

This memorandum addresses the America First Field – Temporary Off-Site Event Parking and correlates to the proposed Sandy City Land Development Code, Off-Street Parking Standards ordinance amendments (Code #15-06-05, Section B - General Provisions, proposed item 5 with subsections a) through n):

5. Temporary Off-Site Event Parking. Temporary off-site parking for events may be allowed after review and approval of a parking and access management plan by the Planning Commission at a public meeting. Temporary parking is parking established for a fixed period of time with the intent to discontinue such parking upon the expiration of the time period. An occasional event with an expected attendance of less than five hundred (500) persons or if the event does not occur more than once a year shall not be subject to the requirements of this Section.

The applicant will be responsible to make provisions for on- and off-site parking, safe pedestrian routes to and from the off-site parking, transportation to and from off-site locations beyond a 5,000-foot (approximately 15-minutes) walking route, entry and exiting methods, temporary or permanent traffic control methods, and restricting parking in identified areas.

The parking and access management plan must be approved prior to the issuance of a temporary use permit, business license, or certificate of occupancy required for the event, project, or use. Upon approval, the parking and access management plan shall be available for public inspection. All approved updates of a parking and access management plan shall be available for public inspection.

The applicant may be responsible to post a guarantee for improvements and implementation of various components of the parking and access management plan.

Parking Plan

a. Determine the total number of parking spaces required based upon the land use category less any anticipated mass transit projection, which may be limited to 15% of the total number of required parking spaces unless greater mass transit use is demonstrated.

Soccer Match Required Parking: 4,548 total parking stalls

Soccer Match¹: 20,213 attendees
 (-) Mass Transit riders: 2,021 attendees (10% of attendees)²
 18,192 attendees will drive to stadium
 18,192 attendees / 4 seats per vehicle = 4,548 stalls

Large Concert Required Parking: 5,400 total parking stalls

Large Concert: 24,000 attendees
 (-) Mass Transit riders: 2,400 attendees (10% of attendees)²
 21,600 attendees will drive to stadium
 21,600 attendees / 4 seats per vehicle = 5,400 stalls

Small Concert Required Parking: 1,125 total parking stalls

Large Concert: 5,000 attendees
 (-) Mass Transit riders: 500 attendees (10% of attendees)²
 4,500 attendees will drive to stadium
 4,500 attendees / 4 seats per vehicle = 1,125 stalls

b. Establish the minimum number of on-site spaces that are required. Specify the number of those spaces that will be reserved for or utilized by employees, VIP's, buses, media, etc.

2,116 stalls provided on-site (see Figure 1). Based on conversations between the City and the development Team, it was determined that a minimum of **656 stalls** would be required based on the parking that was available in the first year, recognizing that this could change in the future with the fluctuating land uses.

Lot	Parking Supply (stalls)
West Stadium Lot	354
South Stadium Lot	197
Stadium Loading Docks	80
North Lot	275
Auric Solar Lot	563
Canyons East Lot	200
Canyons West Lot	200
Zagg Brands Lot	69
Flag Lot	178
TOTAL	2,116

Employees and staff personnel will be encouraged to ride mass transit or to use the shuttle route provided by America First Field. Shuttle routes will begin operation two hours before game time and continue until two hours after the event is over for employees.

c. Establish the minimum number of off-site spaces, if any, that are required within a 1,650 foot (approximately 5-minutes) walking route of the site.

1,420 additional stalls acquired / secured (see Figure 2) within a 5-minute walking route to the site.

Lot	Parking Supply (stalls)
Monroe Plaza Parkway Lot	250
UYSA Lot	100
Sandy Business Park Lot	300
UDOT Lot	95
MACU Expo Center	675
TOTAL	1,420

d. Establish the minimum number of off-site parking spaces, if any, that are required within a 5,000 foot (approximately 15-minutes) walking route of the site.

2,141 additional stalls acquired / secured (see Figure 3) within a 15-minute walking route or shuttle ride to the site.

Lot	Parking Supply (stalls)
Sizzler Lot	200
Sandy City Hall	285
Mountain America parking structure	930
UTA Sandy Civic Center TRAX station	262
UTA Historic Sandy TRAX station	267
South Town Mall North Lots	975
Workers Comp	150
TOTAL	3,069

A shuttle route runs between the Sandy City Hall parking and the stadium and 2 hours before and 2 hours after the game. Starting in 2025, the shuttle will also run starting 4 hours before the game until 2 hours before the game from the South Town Mall North Lots to the stadium. This will primarily be for staff to transport to the stadium. These shuttle routes are shown as the primary and secondary routes on the map.

In total, 6,605 stalls are owned or secured by America First Field, thus meeting the required amount of 4,548 stalls for soccer matches, 5,400 stalls for a large concert, and 1,125 stalls for a small concert.

e. Establish the minimum number of off-site parking spaces, if any that are required beyond the 5,000-foot (approximately 15-minutes) walking route of the site.

No stalls are anticipated beyond the 15-minute walking route of the Stadium.

f. Identify all off-site parking sites potentially available to be used for c, d, and e above. Identify methods that the applicant will provide for safe pedestrian routes to and from the parking sites satisfying criteria c and d, above, e.g. wider sidewalks, trails, bridges, permanent or temporary traffic control devices, individuals directing traffic, etc. and methods to provide transportation to and from those sites satisfying criterion e, above, e.g. TRAX, UTA buses, shuttle buses, etc. and provide a timeline for the implementation of the identified methods. Each potential off-site parking location shall conform to the parking area development and maintenance requirements in this Section.

Figure 2 shows the off-site parking supply within a 5-minute walk route of the stadium. Figure 3 identifies the off-site parking within a 15-minute walk route, and parking areas beyond the 15-minute walk routes where shuttles will be used.

The following methods have been implemented:

1. UDOT with their State Street road widening paved the park strip area between 9000 South and Town Ridge Parkway on the west side of the road, which provides an effective walking sidewalk width of 8-feet
2. Master plan sidewalk widening projects
3. A pedestrian bridge has been constructed over the canal on the northeast corner of the stadium and a new wider staircase was constructed (2014)
4. Temporary traffic control devices
 - a. Barriers used to control pedestrians for in-load and out-load of the stadium
5. Crowd control officers – Officers were used at the 9400 South / State Street traffic signal, 9400 South / Stadium Road, 9400 South / Monroe Street, 9200 South (stadium road) / State Street intersections and along State Street east of the stadium.
6. Several parking lots close to the stadium sell parking stalls to the public during stadium events. These locations are not under contract but have consistently provided parking for events. These locations are shown in Figure 4 and had an estimated 5,000(+) parking stalls, with peak recorded event parking of 2,406 parked vehicles for the Paul McCartney concert on July 13th, 2010, and 2,356 parked vehicles for an RSL soccer game on Aug. 18th, 2010. In addition, we have not included any on-street parking stalls within our calculations.
7. In the summer of 2021, a traffic control signal was installed following the realignment of 9270 South making it a full four-leg intersection. This signal replaces the temporary pedestrian signal.
8. Transportation - In addition to the shuttle owned by America First Field, two local bars (A Bar Named Sue & Club 90) provide charter service to transport patrons to the stadium. The charter vehicles have a designated parking stall at the stadium and the parking staff arranges the patrons' tickets to allow for smooth entrance into the events.

g. Identify neighborhoods and other areas that will specifically not be allowed to be part of the calculation of available parking spaces or will be subject to parking restrictions during the event. Identify measures that the applicant will implement to prevent parking within restricted areas, e.g. signage, security personnel, proposed new parking regulations, etc. and provide a timeline for the implementation of the identified methods.

As previously identified, the neighborhoods in the vicinity of the stadium have been excluded from the parking calculations. For events at the stadium during 2013, traffic signs reading, "No Event Parking," were effectively used to limit parking in several areas along with several temporary traffic barriers that were placed across the inbound traffic lanes at several locations to prevent parking infiltration into local neighborhoods, see pictures in Appendix A. Implementation of these measures was sufficient for the 2013(+) events at America First Field since implemented. In addition, America First Field will remind their patrons that parking in the adjacent neighborhoods is not appropriate or acceptable.

h. Identify pedestrian exit times and volumes to on-site and off-site parking areas. Identify methods that the applicant will implement to manage the projected volume expeditiously and safely, e.g. wider sidewalks, temporary or permanent traffic control methods, etc. and provide a timeline for the implementation of the identified methods.

Refer to item (f) for pedestrian management strategies. UDOT has installed a full traffic signal at the stadium road with State Street (9270 South) to aid in the safe crossing of America First Field patrons, which provides additional pedestrian opportunities on both the east and west side of State Street and facilitates better and separate pedestrian flow to the TRAX station.

It is our understanding that the traffic signal has made a positive impact on the foot traffic before and after events held at America First Field. Pedestrians are now directed to designated areas for crossing State Street, which can be completed more efficiently with the traffic signal and with less oversight from the officers.

i. Include a traffic study presenting traffic counts, times and circulation patterns for a geographic area encompassing all potential off-site parking sites is required by the City Transportation Engineer. If required, the traffic study shall also present the projected impact of the event on existing traffic counts, times, and circulation patterns.

Hales Engineering submitted a traffic study in 2008, and will update the study next year (2025) to reflect the Monroe Street realignment changes and identify any subsequent changes to the traffic flow.

j. Identify the methods the applicant will implement, on vacant or unimproved lots, to control the dust and debris.

The Canyon's West and East lots on 9400 South will implement dust and debris control measures.

k. Identify any permits or approvals necessary from other transportation agencies with jurisdiction over roads or streets affected by the temporary or permanent traffic control measures identified in criteria g, h and i above.

America First Field staff works with the Sandy City public services to identify the needs for temporary traffic control / officer enforcement on an as needed basis. Following the identification of these needs, America First Field holds a combined meeting with Sandy City and UDOT officials to discuss the traffic control plans and identify the appropriate permits or approvals necessary for implementation.

Coordination meetings are held with Sandy PD, Engineering and Planning before major events in the stadium.

l. Specify the date by which the applicant must provide the Planning Commission with evidence of availability of off-site parking spaces, safe pedestrian routes, transportation services, measures to prevent parking in restricted areas, and measures to manage entry and exit times and volumes of pedestrians and vehicles.

America First Field typically updates the parking and access management plan before the start of each RSL season (February to March) as the schedule is released. The 2024 RSL schedule is shown in Appendix B.

m. Indicate the time period for which the parking and access management plan will be in effect.

The America First Field parking and access management plan will be in effect from March to February each calendar year.

n. Be updated on a yearly basis or as otherwise required by the Planning Commission after the project or event has commenced operation. The Planning Commission shall hold at least one public meeting prior to the approval of any updated parking and access management plan.

America First Field will update the parking and access management plan in March of each calendar year for the pending season, depending on when the season schedule is released.

¹ Average attendances at soccer matches during the 2011 season (not including post season, or exhibition matches) were 17,561. The highest attendance recorded in 2010 for a regular soccer game was 20,762 on Sept. 28th, 2011 vs. the Chicago Fire.

² Mass transit ridership is based on information from UTA for similar events at Energy Solutions Arena, Rice-Eccles Stadium, and Franklin Covey Field.

³ Walking speed for pedestrian's ranges from 4 feet / second for a senior citizen to 7 feet / second for a teenager. The average walking speed of 5.5 feet per second equates to a walking distance of 1,650 feet within a 5-minute walk time, and a walking distance of approximately 5,000 feet within a 15-minute walk time.

2024 Schedule Evaluation

Hales Engineering reviewed the schedules for America First Field, the Mountain America Credit Union (MACU) Expo Center, and Hale Center Theatre, as these are the venues that likely have the highest parking demand in the area. The soccer match schedules for Real Salt Lake and the Utah Royals in 2025 are provided in Appendix B. Real Salt Lake's home schedule will begin on March 1, 2025, and the Utah Royal's home schedule will begin on March 15, 2024. The MLS and NWSL regular seasons will end on October 18, 2025, and November 2, 2025, respectively. In addition to the games listed in the RSL schedule found in Appendix B, there may also be some home games as part of the Leagues Cup sometime between July 29 and August 31. This may include approximately two home games.

There is only one concert currently scheduled at America First Field. It will be held on Thursday, August 28, 2025, at 7:00 PM with a capacity of 24,000 attendees. The small concerts have not been scheduled, though it is anticipated that there will be approximately 5,000 attendees. With only 1,125 stalls required for the small concerts, it is anticipated that the parking will be handled with on-site parking (2,116 total on-site stalls).

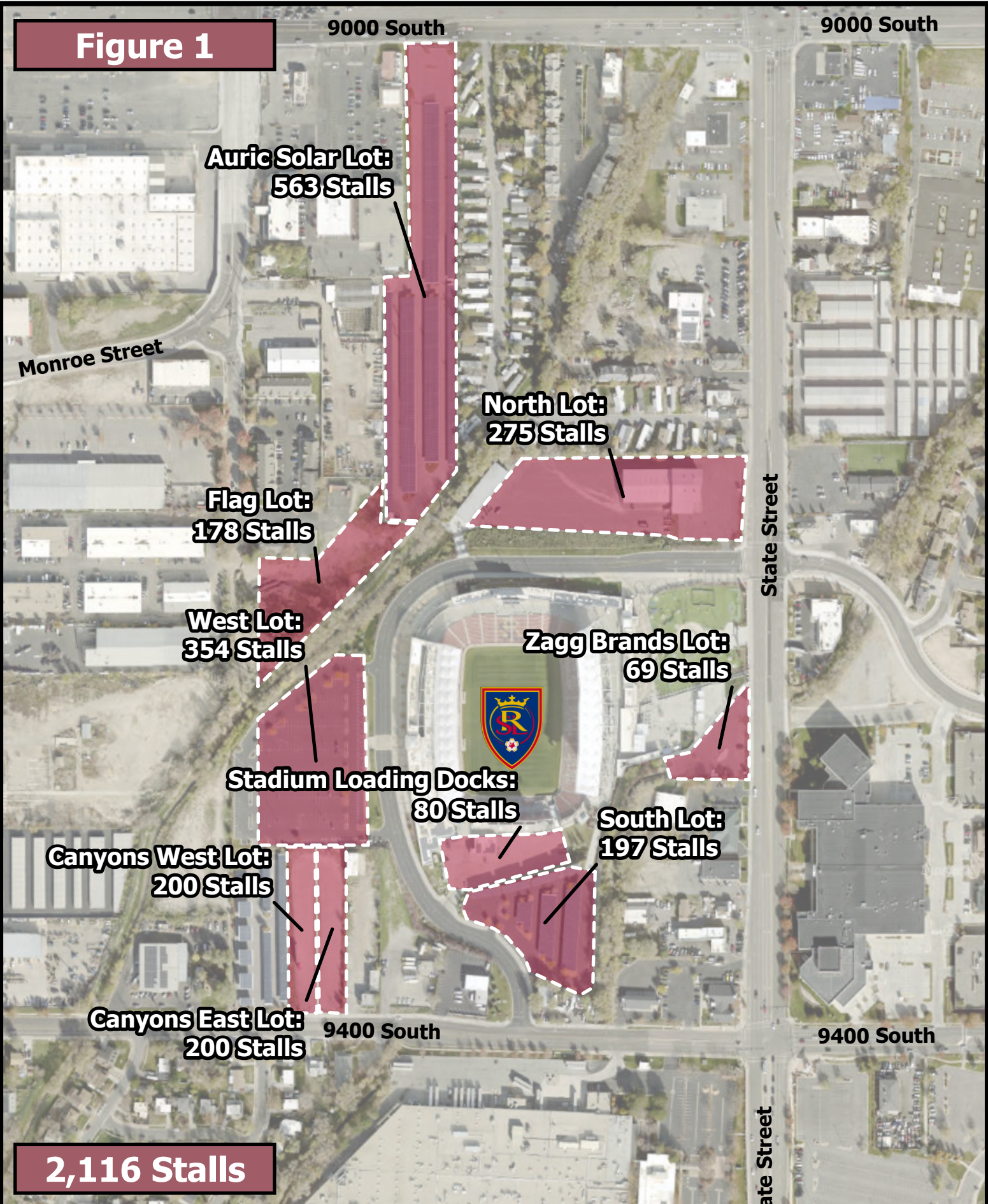
Hales Engineering compared the America First Field schedule with the schedules of the MACU Expo Center and Hale Center Theatre. With this schedule, it was found that there may be conflicts between all soccer matches and Hale Center Theatre shows. It is also anticipated that there may be up to 12 conflicts with major MACU events (>10,000 attendees) and home soccer matches in 2025.

The conflicts between soccer matches and Hale Center Theatre may result in less parking options. However, Hale Center Theatre, with a capacity of 1,360 patrons, requires only 340 stalls out of the available 930 stalls in the Mountain America parking structure. RSL does not show the Mountain America parking garage by Hale Center Theatre on their official parking map, so RSL guests will not be directed there. As noted in previous years, there have been times of congestion after soccer matches when they coincide with Hale Center Theatre egress traffic. It is recommended that Sandy City officers direct traffic for both events such that the egress traffic minimized conflicts. For example, Hale Center Theatre traffic can be directed to travel east on Towne Ridge Parkway after traveling north on Monroe Street. This will allow soccer match vehicles to use 9400 South unimpeded.

As noted, there are several America First Field events that conflict with Hale Center Theatre and/or MACU Expo Center events. However, even if the 675 MACU Expo Center stalls are occupied for an event and 340 of the Mountain America parking structure stalls are occupied for Hale Center Theater, this would still leave 5,590 stalls available for a soccer match, which is more than the 4,548 required stalls.

On the evening of the large concert on August 28, 2025, Hale Center Theatre will have one show going, but the MACU Expo Center does not currently have an event planned. Therefore, there may be approximately 6,265 stalls available for the large event, which is more than the 5,400 required stalls for a large concert.

Figure 1



2,116 Stalls

Figure 2

**Business Park Lot:
300 Stalls**

9000 South

9000 South

**Monroe Plaza Lot:
250 Stalls**

**UYSA Lot:
100 Stalls**

Monroe Street

State Street

**UDOT Lot:
95 Stalls**

9400 South

9400 South

Monroe Street

State Street

1,420 Stalls

**Mountain America Expo Center Lot:
675 Stalls**

Figure 3

**UTA Historic Sandy TRAX Lot:
267 Stalls**

**Sizzler Lot:
200 Stalls**

9000 South

9400 South

**Worker's Comp:
150 Stalls**

**Mountain America Parking Garage:
930 Stalls**

**Sandy City Hall Lot:
285 Stalls**

Sego Lily Drive

**UTA Sandy Civic Center TRAX Lot:
262 Stalls**

3,069 Stalls

**South Town Mall North Lots:
975 Stalls**

Legend

Shuttle Route

● Primary

● Secondary

Figure 4



APPENDIX A

Event Signing



APPENDIX B

Schedule



2025 SCHEDULE

 FEB 22 8:30 PM PAYPAL PARK	 MAR 01 2:30 PM AMERICA FIRST FIELD	 MAR 08 7:30 PM AMERICA FIRST FIELD	 MAR 15 6:30 PM SHELL ENERGY STADIUM	 MAR 22 7:30 PM AMERICA FIRST FIELD	 MAR 29 6:30 PM ALLIANZ FIELD	 APR 05 2:30 PM AMERICA FIRST FIELD
 APR 12 6:30 PM GEODIS PARK	 APR 19 7:30 PM AMERICA FIRST FIELD	 APR 26 5:30 PM SNAPDRAGON STADIUM	 MAY 03 8:30 PM BC PLACE	 MAY 10 6:30 PM TOYOTA STADIUM	 MAY 14 7:30 PM AMERICA FIRST FIELD	 MAY 17 7:30 PM DICK'S SPORTING GOODS PARK
 MAY 24 7:30 PM AMERICA FIRST FIELD	 MAY 28 6:30 PM Q2 STADIUM	 MAY 31 8:30 PM DIGNITY HEALTH SPORTS PARK	 JUN 14 7:30 PM AMERICA FIRST FIELD	 JUN 25 7:30 PM AMERICA FIRST FIELD	 JUN 28 6:30 PM CHILDREN'S MERCY PARK	 JUL 05 7:30 PM AMERICA FIRST FIELD
 JUL 12 7:30 PM AMERICA FIRST FIELD	 JUL 16 8:30 PM PROVIDENCE PARK	 JUL 19 7:30 PM AMERICA FIRST FIELD	 JUL 26 7:30 PM AMERICA FIRST FIELD	 AUG 10 4:00 PM RED BULL ARENA	 AUG 16 5:30 PM BANK OF AMERICA STADIUM	 AUG 23 7:30 PM AMERICA FIRST FIELD
 AUG 30 8:30 PM LUMEN FIELD	 SEP 13 7:30 PM AMERICA FIRST FIELD	 SEP 21 7:00 PM BMO STADIUM	 SEP 27 7:30 PM AMERICA FIRST FIELD	 OCT 04 7:30 PM AMERICA FIRST FIELD	 OCT 18 7:00 PM ENERGIZER PARK	 - HOME  - AWAY

ALL MATCHES AVAILABLE TO STREAM THROUGH APPLE TV MLS SEASON PASS.
SCHEDULE SUBJECT TO CHANGE. VISIT RSL.COM FOR UP-TO-DATE KICKOFF TIMES & FURTHER INFORMATION

**SEAT
GEEK**



Utah Royals FC

2025 SCHEDULE

 **MAR 15**
5:30 PM
AMERICA FIRST FIELD

 **MAR 22**
7:00 PM
SNAPDRAGON STADIUM

 **MAR 29**
6:30 PM
CPKC STADIUM

 **APR 11**
8:00 PM
AMERICA FIRST FIELD

 **APR 18**
7:30 PM
AMERICA FIRST FIELD

 **APR 25**
7:00 PM
SHELL ENERGY STADIUM

 **MAY 3**
8:00 PM
AMERICA FIRST FIELD

 **MAY 9**
7:30 PM
BMO STADIUM

 **MAY 17**
7:30 PM
AUDI FIELD

 **MAY 23**
7:30 PM
AMERICA FIRST FIELD

 **JUN 6**
7:30 PM
LYNN FAMILY STADIUM

 **JUN 13**
7:30 PM
AMERICA FIRST FIELD

 **JUN 21**
3:00 PM
AMERICA FIRST FIELD

 **AUG 3**
6:00 PM
INTER&CO STADIUM

 **AUG 8**
8:00 PM
AMERICA FIRST FIELD

 **AUG 15**
8:00 PM
AMERICA FIRST FIELD

 **AUG 23**
7:30 PM
SPORTS ILLUSTRATED STADIUM

 **AUG 29**
7:30 PM
PROVIDENCE PARK

 **SEP 6**
7:30 PM
FIRST HORIZON STADIUM

 **SEP 14**
4:00 PM
AMERICA FIRST FIELD

 **SEP 19**
8:00 PM
AMERICA FIRST FIELD

 **SEP 27**
7:00 PM
PAYPAL PARK

 **OCT 5**
3:00 PM
SEATGEEK STADIUM

 **OCT 11**
8:00 PM
AMERICA FIRST FIELD

 **OCT 17**
7:00 PM
LUMEN FIELD

 **NOV 2**
3:00 PM
AMERICA FIRST FIELD

● - HOME ● - AWAY
MATCH TIMES LISTED AS
MOUNTAIN STANDARD TIME

SEAT
GEEK

SCHEDULE SUBJECT TO CHANGE. VISIT [RSL.COM/UTAHROYALS](https://rsl.com/utahroyals) FOR UP-TO-DATE KICKOFF TIMES & FURTHER INFORMATION