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Staff Report Memorandum March 30, 2023

To: City Council via Planning Commission
From: Community Development Department
Subject: America First Field (Real Salt Lake Soccer Stadium) -
2023 Parking and Access Management Plan
9256 S. State St.
(Civic Center, Community #2)

SPR#06-40(2023)

RC Zone District

Meeting Notice:

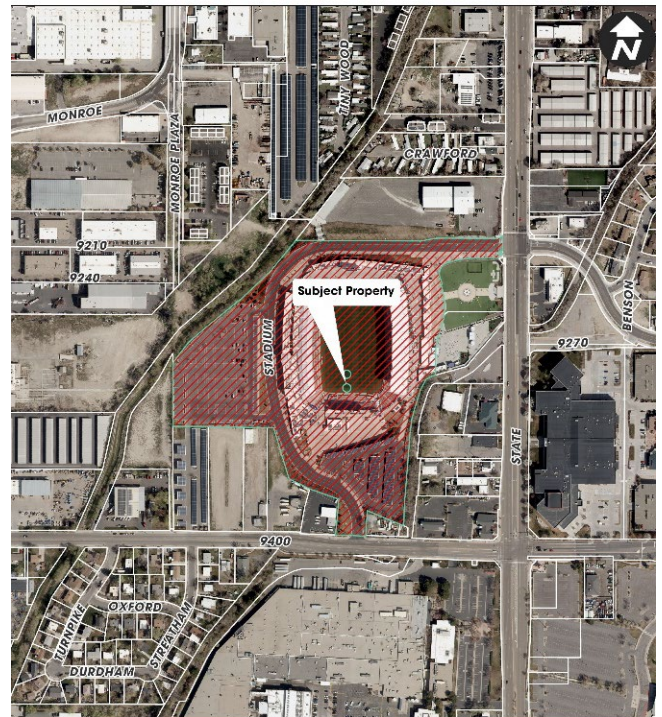
This item has been noticed to property owners within a specified area surrounding this proposal, which is beyond 500 feet.

Request

The applicant, Justin Nelson, representing Real Salt Lake (the owner/operator of America First Field), is requesting review and approval of the updated 2023 Parking and Access Management Plan for America First Field (formerly known as Rio Tinto Stadium) located at 9256 S. State St. The request is to present an annual update to their parking management plan that allows for temporary off-site event parking. The intent of this review is to inform the city of the applicants plans to address parking and access to the stadium. The applicant has provided some updated materials prepared by Hales Engineering (see the Fact Sheet in Exhibit A and the 2023 Update Presentation in Exhibit B).

Background

On June 19, 2008, the Planning Commission reviewed and approved the Final Parking and Access Management Plan for the Real Salt Lake Soccer Stadium which allows for temporary off-site event parking. One of the conditions of approval required that Real return to the Planning Commission annually to review and update the plan.

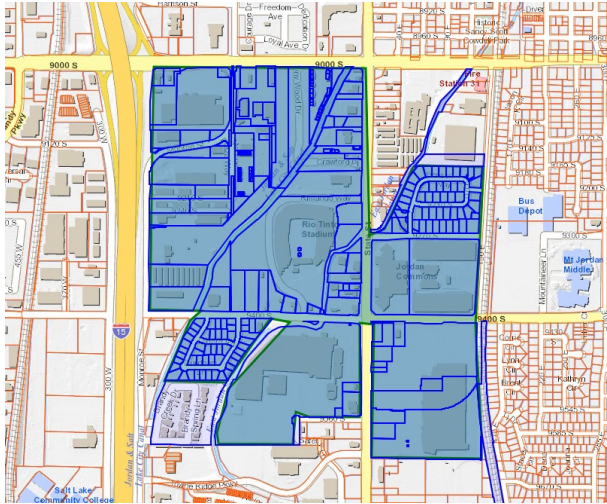


0 100 200 400 600 800 1,000 Feet

SPR-06-40 (2023)
Real Salt Lake Soccer
Stadium Annual Update
9256 S State St

Community Development Department
Cartography: Heaton Mearns

Property Case History	
Case Number	Case Summary
SPR#06-40	Real Salt Lake Stadium Parking and Access Management Plan approved by Planning Commission in 2008. Annual updates have occurred since then.



Public Notice and Outreach

A public notice has been mailed out to property owners within a specified area surrounding this proposal, which is beyond 500 feet of the subject property. We have specifically provided mailed notice to property owners that may be affected or within the off site temporary parking areas. The area that has been noticed is shown in the map to the left.

Neighborhood Meeting

A neighborhood meeting has not been held. The purpose of these annual updates is to provide an opportunity for public input on any issues related to off-site event parking.

Analysis

The America First Field has already received approval for off-site event parking in 2008. That approval is to be reviewed annually as part of that approval and the code requirement found in [section 21-24-3\(a\)\(2\)\(e\)\(14\)](#) of the Land Development Code:

Sec. 21-24-3. - Special Access and Parking Provisions.

(a) *Alternative to On-Site Parking.*

(2) *Temporary Off-Site Event Parking.*

- e. The Parking and Access Management Plan shall be submitted with the application for the project or use and shall:
 - 14. 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.

The applicant’s Transportation Engineer, Ryan Hales with Hales Engineering, has prepared revisions to the 2023 Parking and Access Management Plan for America First Field and will present those revisions to the Planning Commission for review and approval.

While soccer matches are the primary function of the stadium, there are several other programmed events that are planned to be held at the stadium property including: car shows, community run/walk events, concerts on the East Plaza, banquets/parties, and Sandy City movie night. Majority of these other events are projected to have up to 5,000 attendees

and should not cause a parking issue beyond the demand generated for soccer matches.

The Planning Commission has brought up concerns in the past regarding event scheduling conflicts, especially with venues such as the Mountain America Expo Center, Hale Centre Theatre, City Hall, etc. The updated information provided by the applicant does not speak to any schedule conflicts. Events held at those listed facilities are expected to have conflicting events that overlap planned events at America First Field. Those stalls would not be available during those conflicts which reduces the maximum potential of off-site parking by 1,890 stalls. That would place them below the number of stalls that they would need to supply for soccer matches with their supply of parking areas under parking agreements. However, they have identified over 5,000 stalls in unofficial stalls within a 15-minute walk of the stadium that could be utilized during conflicting events in the area.

In the past, the Planning Commission has also sought Sandy Police to attend the annual update meetings to provide additional information regarding traffic/parking issues in this affected area. Captain Cory Hess from the Sandy City Police Department should be in attendance to talk about traffic and parking enforcement over the last year. Staff is not aware of any concerns on this matter.

Staff Concerns

There are some minor updates/inaccuracies that should be addressed in their updated plan and public information website:

1. The UTA Civic Center Trax Station surface parking lot has been removed and replaced with a parking structure. Staff would suggest that the applicant revise their agreements with UTA and increase the number of stalls available to them.
2. The Matchday Directions and Parking guide and associated map (see Exhibit “C”) that is made available on their [website \(https://www.rsl.com/matchday/parking-directions\)](https://www.rsl.com/matchday/parking-directions) could use some updates are that should be corrected to provide their patrons with accurate information:
 - a. A greater emphasis on transit options should be highlighted to encourage more transit usage and lower the parking demand for events.
 - b. The map and updated parking management plan information should be synced up better.
 - c. The Historic Sandy neighborhood should also be listed as no available event parking and the “no parking symbol” be added to the legend.
 - d. The map does not include the city hall shuttle information, nor is there any description of the shuttle being available on this webpage.

Another concern that needs to be addressed in the future is the extension of Monroe Plaza to 9400 South. The road project will have a significant impact on available parking during and after construction. Future updates will need to address this impact.

Recommendation

Staff recommends that the Planning Commission Planning Commission review and approve the 2023 Parking and Access Management Plan for America First Field located at 9256 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The updated information shows that they are still in compliance with the original parking management plan approved in 2008.
2. The proposed changes and updates are minor in nature.

Conditions:

1. That the applicant make updates to the public information available for access and parking management to America First Field to address the concerns of staff.

Planner:

Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2006\SPR-06-40_REAL_SOCCER_STADIUM\2023 UPDATE\STAFF REPORT.DOCX

Exhibit "A"

**MEMORANDUM**

Date: March 16, 2023
To: Sandy City
From: Ryan Hales, PE, PTOE, AICP
Subject: **America First Field Quick Facts / PMP Changes**

UT23-2471

This memorandum is intended to provide some quick facts about the parking for the America First Field and to identify the PMP changes made to the current Parking Management Plan.

America First Field Quick Facts

Stadium Capacity

Soccer = 20,000 spectators
(Max event "regular season" – 20,213 spectators, **4,548** stalls needed)

Parking stall inventory – 2020

5,698 stalls secured
5,000(+) stalls un-secured pay lots
315+ on-street parking stalls not considered
Total stalls = **>11,000** parking stalls

Parking Management Plan Changes

- 5b.** Stalls on-site: = **2,227** stalls secured
 - 5c.** Stalls secured within 5-min. walk = **1,570** stalls secured
 - 5d.** Stalls secured within 15-min. walk = **1,901** stalls secured
 - 5e.** Stalls beyond 15-min walk time = **0** stalls secured
- Note: **5,698** total stalls secured (needed = **4,548** stalls)

Exhibit "B"



Exhibit "B" continued

Parking Summary



5,698 stalls owned or secured
> 10,500 total stalls near stadium

Exhibit "B" continued

On-site Parking Stalls



Exhibit "B" continued

Secured Parking Stalls (within 5-minute walk)



Exhibit "B" continued

Secured Parking Stalls (within 15-minute walk)



Exhibit "B" continued

Unofficial Parking Stalls

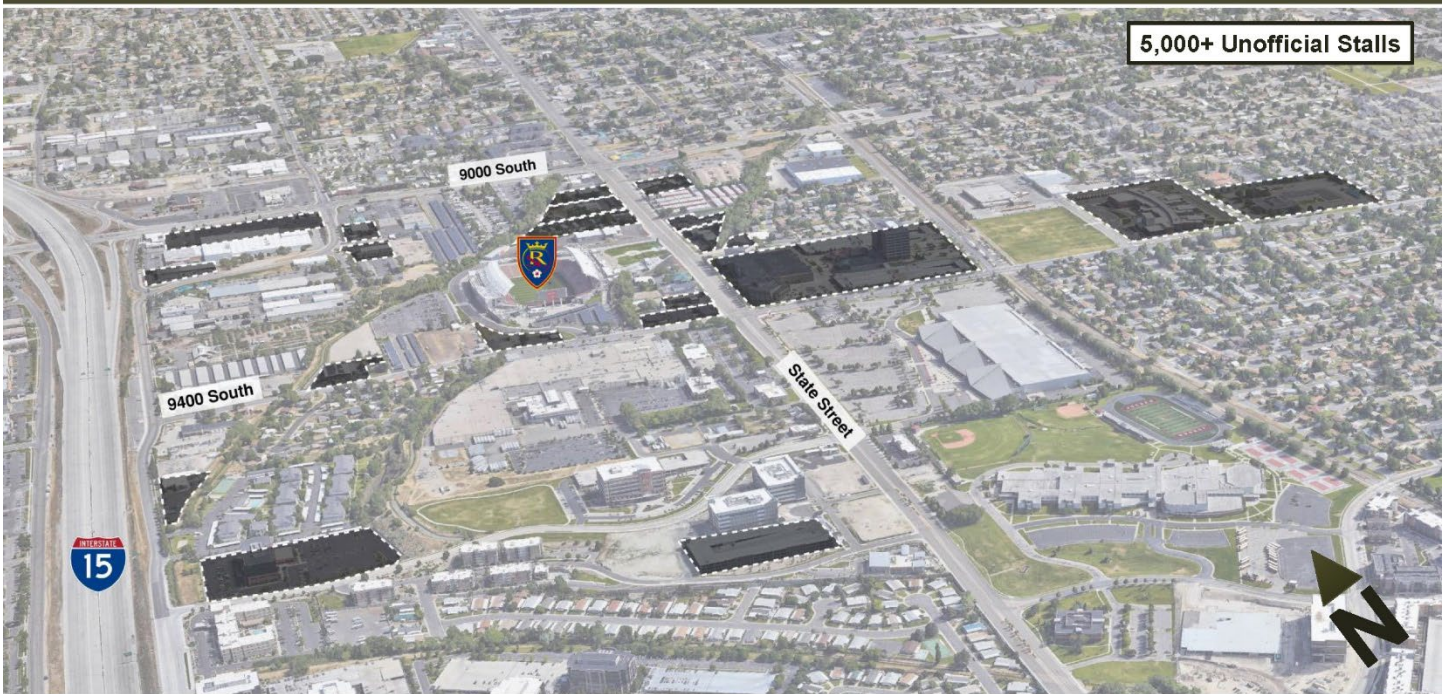


Exhibit "B" continued

Event Signage



Exhibit "C"



PARKING LEGEND

- | | | | |
|-------------------------|----------------|------------------|-----------------|
| #1 WEST LOT | #6 CANYONS LOT | ADA PARKING | SHUTTLE STATION |
| #2 SOUTH LOT | PUBLIC PARKING | TAILGATE AREA | UTA TRAX LINE |
| #3 NORTH LOT | CASH LOT | UTA TRAX STATION | ENTRANCE |
| #4 90 TH LOT | PERMIT ONLY | | |
| #5 ZAGG BRANDS LOT | NO PARKING | | |

*Real Salt Lake Shuttle service begins 2 hours prior to kick.