

## MEMORANDUM

Date: April 8, 2021

To: Sandy City

From: Hales Engineering

Subject: **Sandy Rio Tinto Stadium – Temporary Off-Site Event Parking 2021 Update**

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### Introduction

This memorandum addresses the Rio Tinto Stadium – 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.*

**Total Soccer Match Required Parking: 4,548 total parking spaces.**

Soccer Match<sup>1</sup>: 20,213 attendees  
 (-) Mass Transit riders: 2,021 attendees (10% of attendees)<sup>2</sup>  
 18,192 attendees will drive to stadium

18,192 attendees / 4 seats per vehicle = 4,548 spaces

Concert events are no longer held in Rio Tinto Stadium.

*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.*

**2,027 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	543
South Stadium Lot	197
Stadium Loading Docks	80 (for players/coaches, plus visiting team bus)
North Lot	275
Auric Solar Lot	563
Flag Lot	100
Canyons Lot	200
Zagg Brands Lot	69
<b>TOTAL</b>	<b>2,027</b>

Employees and staff personnel will be encouraged to ride mass transit or to use the shuttle route provided by Rio Tinto Stadium. 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.

**1,570 additional stalls acquired / secured** (see Figure 2) within a 5-minute walking route to the site.

Lot	Parking Supply (stalls)
Monroe Plaza Parkway Lot	400
UYSA Lot	100
Sandy Business Park Lot	300
UDOT Lot	95
MACU Expo Center	675
<b>TOTAL</b>	<b>1,570</b>

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.

**1,901 additional stalls acquired / secured** (see Figure 3) within a 15-minute walking route 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	20
UTA Historic Sandy TRAX station	316
Workers Comp	150
<b>TOTAL</b>	<b>1,901</b>

A shuttle route runs between the Sandy City Hall parking and the stadium and before and after the game.

In total, 5,498 stalls are owned or secured by Rio Tinto Stadium, thus meeting the required amount of 4,548 stalls.

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. Sandy City is working with the canal companies to extend a trail along the eastern-most canal for pedestrian use
4. A pedestrian bridge has been constructed over the canal on the northeast corner of the stadium and a new wider staircase was constructed (2014)
5. Temporary traffic control devices
  - a. Barriers used to control pedestrians for in-load and out-load of the stadium
6. 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.
7. Several parking lots close to the stadium sell parking spaces 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 13<sup>th</sup>, 2010, and 2,356 parked vehicles for an RSL soccer game on Aug. 18<sup>th</sup>, 2010. In addition, we have not included any on-street parking stalls within our calculations.
8. UDOT installed a pedestrian signal at 9200 South (stadium road) / State Street to allow pedestrians to cross safely. This pedestrian signal is a temporary measure until a permanent traffic control signal can be installed following the realignment of 9270 South making it a full four-leg intersection. It is anticipated that the 9270 South realignment will be completed by Summer 2021, which will include a 10-foot trail.

*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 Rio Tinto Stadium since implemented. In addition, Rio Tinto stadium 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 pedestrian signal at the stadium road with State Street (9200 South) to aid in the safe crossing of Rio Tinto Stadium 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. In addition, the Stadium has provided easements on the west side of State Street for the placement of the signal poles and related equipment. Rio Tinto Stadium signed over the easements necessary for UDOT to construct the pedestrian signal.

It is our understanding that the pedestrian signal has made a positive impact on the foot traffic before and after events held at Rio Tinto stadium. Pedestrians are now confined to a designated area for crossing State Street, which can be completed more efficiently with the 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.

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

The 9000 South parking lot has been fully improved.

*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.*

Rio Tinto stadium 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, Rio Tinto 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.*

Rio Tinto stadium updates the parking and access management plan before the start of each RSL season (February to March) as the schedule is released. The 2021 RSL schedule is shown in Appendix B. RSL will likely have limited attendance at many games due to current COVID-19 pandemic restrictions. It was announced on April 7, 2021 that RSL would have a maximum of 10,000 attendees to start the season.

It is anticipated that a Canadian MLS team (Vancouver Whitecaps) will be playing at least some their regular season “home” games at Rio Tinto Stadium due to the COVID shutdowns in Canada. However, it is not anticipated that fans will be allowed at the Vancouver Whitecaps “home” games at Rio Tinto Stadium.

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

The Rio Tinto stadium 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.*

Rio Tinto stadium will update the parking and access management plan in February of each calendar year for the pending season; with the current COVID environment, MLS has shifted the schedule to a later start date this year and therefore, the plan has been submitted in March of 2021.

<sup>1</sup> 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. 28<sup>th</sup>, 2011 vs. the Chicago Fire.

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

<sup>3</sup> 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.

## **2021 Schedule Evaluation**

Hales Engineering reviewed the schedules for Real Salt Lake, the Vancouver Whitecaps, 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 schedules for the soccer teams are provided in Appendix B.

Real Salt Lake's home season will begin on May 1, 2021. The Vancouver Whitecaps team will also be playing some "home" games at Rio Tinto Stadium until they can return to Canada after COVID-19 restrictions are lifted. No fans will be allowed at Rio Tinto Stadium for the Whitecaps games. It is possible that the Whitecaps will return to Canada by June or July 2021. The MLS regular season will end the first week of November 2021.

Hales Engineering compared the 2021 schedules of these two MLS teams with the schedules of the MACU Expo Center and Hale Center Theatre. It was found that there may be 12 conflicts between RSL games and Hale Center Theatre shows (including 2 conflicts with MACU events) in 2021 and 4 conflicts between Whitecaps games and Hale Center Theatre shows prior to July 2021.

The 4 conflicts of Whitecaps games will not be noticeable, as no fans will be in attendance at Rio Tinto Stadium. The 12 conflicts between RSL and Hale Center Theatre may result in less parking options. However, it is not anticipated that Hale Center Theatre will ever use the full 930-stall parking garage, leaving space for overflow RSL parking if needed. 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.

For all venues in 2021, less parking demand is anticipated as most facilities will likely have less capacity for much of the year due to COVID-19 restrictions.

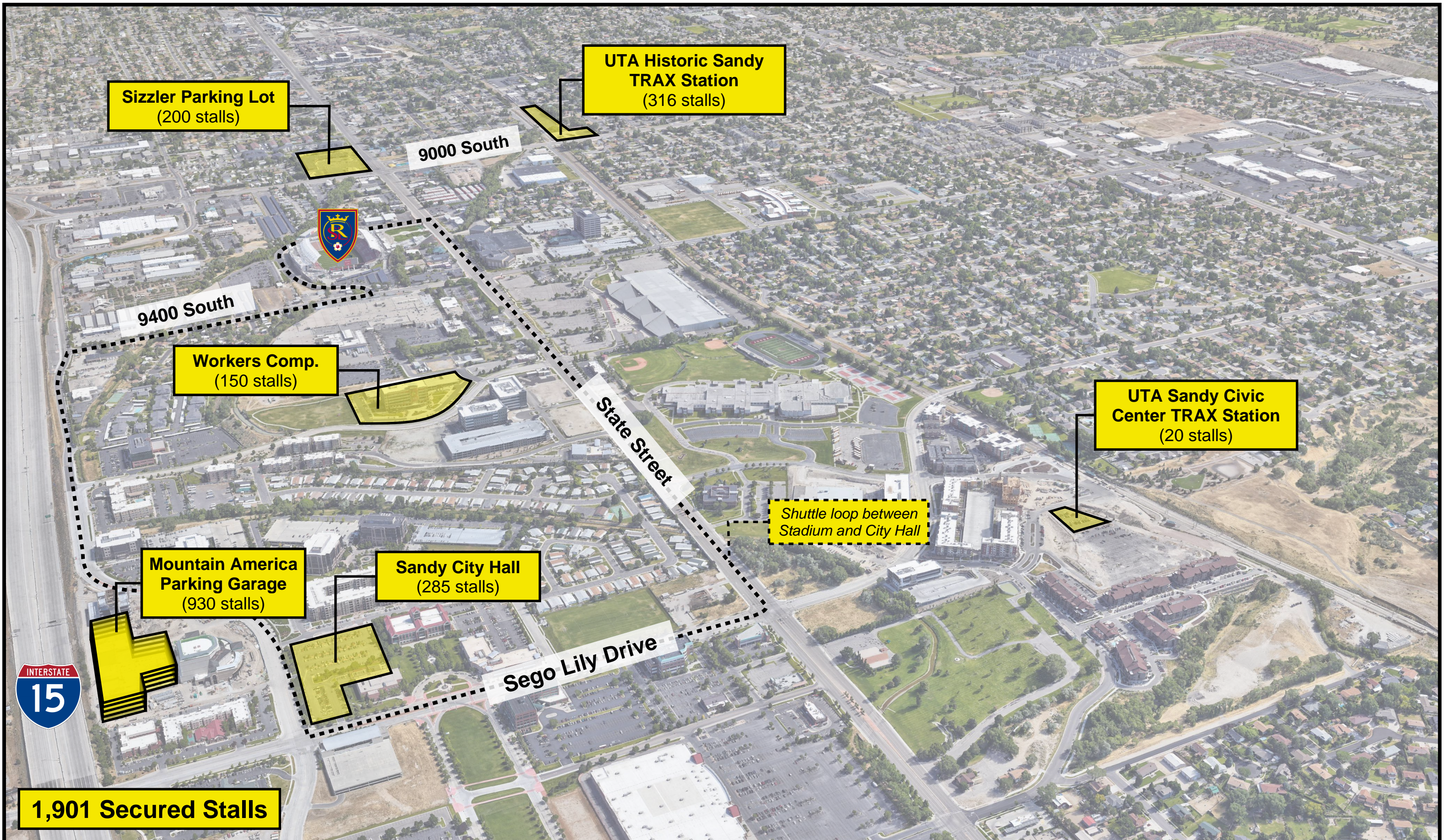
















5,000+ Unofficial Stalls





# APPENDIX A

## Event Signing



# APPENDIX B

## Schedules



# 2021 MLS SEASON SCHEDULE

■ HOME ■ AWAY | TUNE IN: KMYU | ESPN700 | KSL TV APP

 <b>AT MIN</b> <b>SAT · APR 24</b> <b>5:30 PM</b>	 <b>VS SKC</b> <b>SAT · MAY 1</b> <b>12:00 PM</b>	 <b>VS SJ</b> <b>FRI · MAY 7</b> <b>7:30 PM</b>	 <b>VS NSH</b> <b>SAT · MAY 15</b> <b>7:30 PM</b>	 <b>AT DAL</b> <b>SAT · MAY 22</b> <b>5:30 PM</b>	 <b>VS MIN</b> <b>SAT · MAY 29</b> <b>7:30 PM</b>	 <b>VS VAN</b> <b>FRI · JUN 18</b> <b>8:00 PM</b>	 <b>AT SEA</b> <b>WED · JUN 23</b> <b>7:30 PM</b>	 <b>VS HOU</b> <b>SAT · JUN 26</b> <b>6:00 PM</b>
 <b>VS LAFC</b> <b>SAT · JUL 3</b> <b>8:00 PM</b>	 <b>AT VAN</b> <b>WED · JUL 7</b> <b>7:30 PM</b>	 <b>AT LAFC</b> <b>SAT · JUL 17</b> <b>8:00 PM</b>	 <b>VS LA</b> <b>WED · JUL 21</b> <b>8:00 PM</b>	 <b>VS COL</b> <b>SAT · JUL 24</b> <b>8:00 PM</b>	 <b>AT HOU</b> <b>SAT · JUL 31</b> <b>6:00 PM</b>	 <b>AT LA</b> <b>WED · AUG 4</b> <b>8:00 PM</b>	 <b>AT POR</b> <b>SAT · AUG 7</b> <b>8:00 PM</b>	 <b>VS ATX</b> <b>SAT · AUG 14</b> <b>8:00 PM</b>
 <b>VS HOU</b> <b>WED · AUG 18</b> <b>8:00 PM</b>	 <b>AT COL</b> <b>SAT · AUG 21</b> <b>6:30 PM</b>	 <b>AT VAN</b> <b>SAT · AUG 28</b> <b>7:30 PM</b>	 <b>VS DAL</b> <b>SAT · SEP 4</b> <b>6:00 PM</b>	 <b>AT LAFC</b> <b>SUN · SEP 12</b> <b>7:00 PM</b>	 <b>AT SJ</b> <b>WED · SEP 15</b> <b>8:00 PM</b>	 <b>VS SEA</b> <b>SAT · SEP 18</b> <b>7:30 PM</b>	 <b>AT POR</b> <b>SAT · SEP 25</b> <b>8:00 PM</b>	 <b>VS LA</b> <b>WED · SEP 29</b> <b>7:30 PM</b>
 <b>AT ATX</b> <b>SAT · OCT 2</b> <b>1:00 PM</b>	 <b>VS COL</b> <b>SAT · OCT 16</b> <b>7:30 PM</b>	 <b>AT CHI</b> <b>SAT · OCT 23</b> <b>5:30 PM</b>	 <b>AT DAL</b> <b>WED · OCT 27</b> <b>5:30 PM</b>	 <b>VS SJ</b> <b>SAT · OCT 30</b> <b>7:30 PM</b>	 <b>VS POR</b> <b>WED · NOV 3</b> <b>7:30 PM</b>	 <b>AT SKC</b> <b>SUN · NOV 7</b> <b>TBD</b>		

ALL TIMES IN MT | SCHEDULE SUBJECT TO CHANGE | VISIT [RSL.COM](http://RSL.COM) FOR UPDATED INFORMATION

PRESENTED BY  
LifeVantage



VANCOUVER WHITECAPS FC

# SCHEDULE




ADD TO CALENDAR

All Months

2021

All Competitions:

UPDATE  
RESET

<div>H</div> <div></div>	<div>Sunday, April 18, 2021</div> <div>7:00PM PT</div> <div>PORTLAND TIMBERS</div> <div>RIO TINTO STADIUM</div> <div>Broadcast: TSN</div>	MLS	<div></div>
<div>A</div> <div></div>	<div>Saturday, April 24, 2021</div> <div>12:00PM PT</div> <div>at TORONTO FC</div> <div>EXPLORIA STADIUM</div> <div>Broadcast: CTV</div>	MLS	<div></div>
<div>H</div> <div></div>	<div>Sunday, May 2, 2021</div> <div>7:00PM PT</div> <div>COLORADO RAPIDS</div> <div>RIO TINTO STADIUM</div>	MLS	<div></div>

H



**Saturday, May 8, 2021**  
**12:00PM PT**  
CF MONTRÉAL  
**RIO TINTO STADIUM**

MLS



A



**Wednesday, May 12, 2021**  
**6:00PM PT**  
at MINNESOTA UNITED FC  
ALLIANZ FIELD

MLS



A



**Sunday, May 16, 2021**  
**11:00AM PT**  
at SPORTING KANSAS CITY  
CHILDREN'S MERCY PARK

MLS



A



**Saturday, May 22, 2021**  
**6:00PM PT**  
at HOUSTON DYNAMO FC  
BBVA STADIUM

MLS



A



**Friday, June 18, 2021**  
**7:00PM PT**  
at REAL SALT LAKE  
RIO TINTO STADIUM

MLS



H



**Wednesday, June 23, 2021**  
**7:30PM PT**  
LA GALAXY  
**RIO TINTO STADIUM**

MLS



A



**Saturday, June 26, 2021**  
**6:00PM PT**  
at SEATTLE SOUNDERS FC  
LUMEN FIELD

MLS



A



**Sunday, July 4, 2021**  
**5:30PM PT**  
at FC DALLAS  
TOYOTA STADIUM

MLS



H



**Wednesday, July 7, 2021**  
**7:00PM PT**  
REAL SALT LAKE  
TBD

MLS



H



**Saturday, July 17, 2021**  
**7:00PM PT**  
LA GALAXY  
TBD

MLS



H



**Wednesday, July 21, 2021**  
**7:00PM PT**  
HOUSTON DYNAMO FC  
TBD

MLS



A



**Saturday, July 24, 2021**  
**7:30PM PT**  
at LOS ANGELES FOOTBALL CLUB  
BANC OF CALIFORNIA STADIUM

MLS







**Wednesday, July 28, 2021**  
**7:00PM PT**  
AUSTIN FC  
TBD

MLS



**Saturday, July 31, 2021**  
**7:00PM PT**  
MINNESOTA UNITED FC  
TBD

MLS



**Sunday, August 8, 2021**  
**5:00PM PT**  
at LA GALAXY  
DIGNITY HEALTH SPORTS PARK

MLS



**Friday, August 13, 2021**  
**7:30PM PT**  
at SAN JOSE EARTHQUAKES  
EARTHQUAKES STADIUM

MLS



**Wednesday, August 18, 2021**  
**6:00PM PT**  
at AUSTIN FC  
Q2 STADIUM

MLS



**Saturday, August 21, 2021**  
**7:00PM PT**  
LOS ANGELES FOOTBALL CLUB  
TBD

MLS



H



**Saturday, August 28, 2021**  
**7:00PM PT**  
REAL SALT LAKE  
TBD

MLS



H



**Friday, September 10, 2021**  
**7:00PM PT**  
PORTLAND TIMBERS  
TBD

MLS



A



**Wednesday, September 15, 2021**  
**7:00PM PT**  
at SEATTLE SOUNDERS FC  
LUMEN FIELD

MLS



A



**Sunday, September 19, 2021**  
**6:00PM PT**  
at COLORADO RAPIDS  
DICK'S SPORTING GOODS PARK

MLS



H



**Saturday, September 25, 2021**  
**7:00PM PT**  
FC DALLAS  
TBD

MLS



A



**Wednesday, September 29, 2021**  
**6:00PM PT**  
at HOUSTON DYNAMO FC  
BBVA STADIUM

MLS



H



**Saturday, October 2, 2021**  
**7:00PM PT**  
SAN JOSE EARTHQUAKES  
TBD

MLS



H



**Sunday, October 17, 2021**  
**7:00PM PT**  
SPORTING KANSAS CITY  
TBD

MLS



A



**Wednesday, October 20, 2021**  
**7:00PM PT**  
at PORTLAND TIMBERS  
PROVIDENCE PARK

MLS



A



**Saturday, October 23, 2021**  
**7:00PM PT**  
at SAN JOSE EARTHQUAKES  
EARTHQUAKES STADIUM

MLS



H



**Wednesday, October 27, 2021**  
**7:00PM PT**  
MINNESOTA UNITED FC  
TBD

MLS



A



**Monday, November 1, 2021**  
**8:30PM PT**  
at LOS ANGELES FOOTBALL CLUB  
BANC OF CALIFORNIA STADIUM

MLS





Sunday, November 7, 2021  
3:00PM PT  
SEATTLE SOUNDERS FC  
TBD

MLS

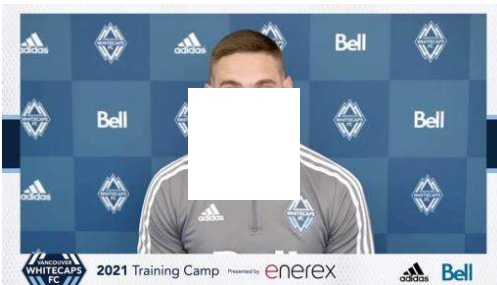


## LATEST NEWS & MEDIA



13 of club's 17 home matches will take place from July onwards

March 24, 2021



Media Availability: Jake Nerwinski

March 23, 2021 (8 min)