

MEMORANDUM

Date: April 3, 2026
To: Sandy City
From: Hales Engineering

Subject: **Sandy America First Field – Temporary Off-Site Event Parking 2026 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: 4,717 total parking stalls

Soccer Match¹: 20,963 attendees
(-) Mass Transit riders: 2,021 attendees (10% of attendees)²
18,866 attendees will drive to stadium
18,866 attendees / 4 seats per vehicle = 4,717 stalls

Large Concert Required Parking: 5,569 total parking stalls

Large Concert: 24,750 attendees
(-) Mass Transit riders: 2,475 attendees (10% of attendees)²
22,275 attendees will drive to stadium
21,600 attendees / 4 seats per vehicle = 5,569 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.

4,455 official stalls provided on-site or controlled by RSL (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)
North Lot	275
Jordan Commons	2,500
Zagg Brands Lot	69
Auric Solar Lot	563
Canyons East Lot	200
West Lot	393
Stadium Loading Docks	80
South Lot	197
Flag Lot	178
TOTAL	4,455

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.

2,559 additional unofficial stalls (see Figure 2) within a 5-minute walking route to the site.

Lot	Parking Supply (stalls)
Business Park Lot	300
UYSA Lot	100
Monroe Plaza Lot	250
AFCU Lot	109
MACU Expo Center	1,800
TOTAL	2,559

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.

2,597 additional unofficial stalls (see Figure 2) within a 15-minute walking route to the site.

Lot	Parking Supply (stalls)
UTA Historic Sandy TRAX station	267
UDOT Lot	95
Workers Comp	150
MACU Parking Garage	1,800
Sandy City Hall Lot	285
TOTAL	2,597

If conflicts arise between events and parking for America First Field, Mountain America Expo Center, Hale Centre Theatre, and/or the Jordan Commons, RSL staff will need to coordinate with those events or other parking options to coordinate additional parking as needed. However, this is not anticipated to be an issue with the available parking.

A shuttle route runs between the Sandy City Hall parking and the stadium and 2 hours before and 2 hours after the game. This will primarily be for staff to transport to the stadium. The shuttle route is shown as the primary and secondary routes on the map.

In total, 9,611 stalls are owned or allowed for use 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.

262 additional official stalls (see Figure 2) beyond a 15-minute walking route to the site.

Lot	Parking Supply (stalls)
UTA Sandy Civic Center TRAX Lot	262

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- and 15-minute walk route of the stadium. Those correspond with the small and large circles, respectively.

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. 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 during the 2026 MLS season 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 East lot 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 2026 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.

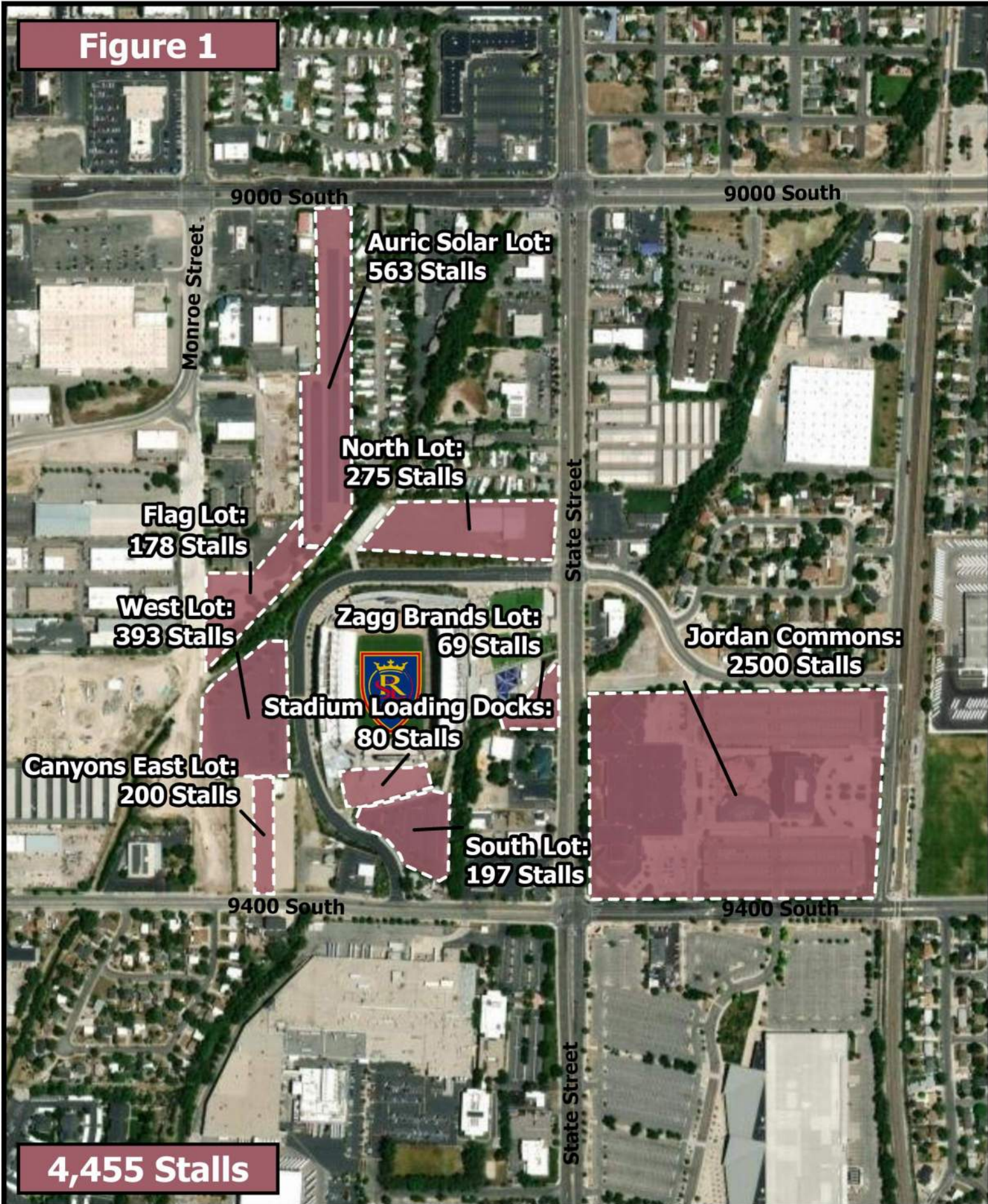
America First Field will update the parking and access management plan in March of each calendar year for the pending season, depending on when the season schedule is released.

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.

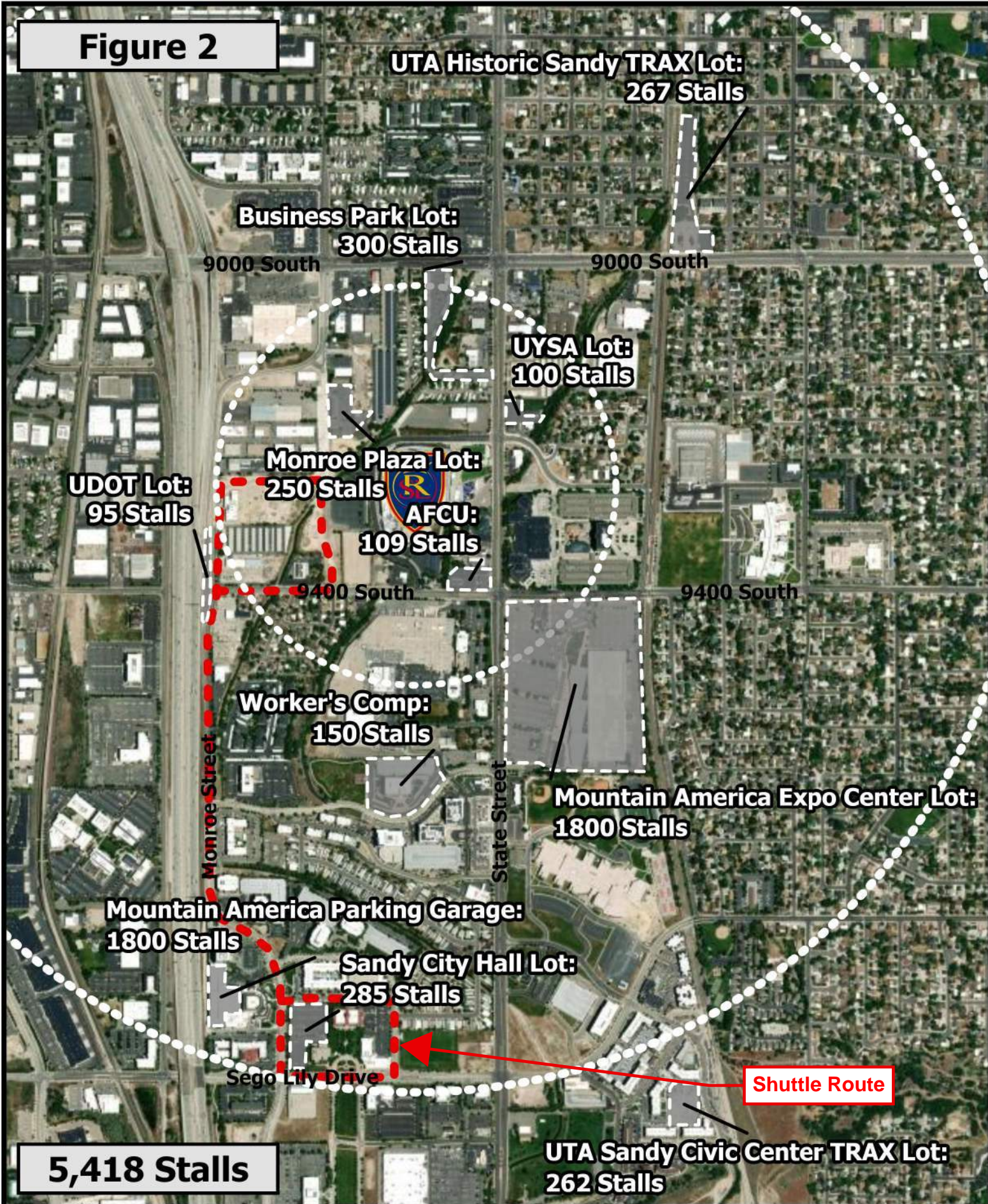
³ Walking speed for pedestrian's ranges from 4 feet / second for a senior citizen to 7 feet / second for a teenager. The average walking speed of 5.5 feet per second equates to a walking distance of 1,650 feet within a 5-minute walk time, and a walking distance of approximately 5,000 feet within a 15-minute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

Figure 1



4,455 Stalls

Figure 2



2026 Schedule Evaluation

Hales Engineering reviewed the schedules for America First Field, the Mountain America Credit Union (MACU) Expo Center, and Hale Centre Theatre, as these are the venues that likely have the highest parking demand in the area. The soccer match schedules for Real Salt Lake (RSL) and the Utah Royals in 2026 are provided in Appendix B. Real Salt Lake's home schedule will begin on February 28, 2026, and the Utah Royal's home schedule will begin on March 22, 2026. The MLS and NWSL regular seasons will end on November 7, 2026, and October 23, 2026, respectively. In addition to the games listed in the RSL and Royals schedules found in Appendix B, there may also be some home games as part of the Leagues Cup sometime between August 4 and September 6. This may include approximately two home games.

There are two large concerts currently scheduled at America First Field. They will be held on Thursday, May 21, 2026, at 6:00 PM, Tuesday, August 25, 2026 at 6:30 PM, and Friday-Saturday, October 2-3, 2026 between 4:00-7:00 PM with a capacity of 24,000 attendees. A small concert has been scheduled for Friday, August 7, 2026 at 5:30 PM, 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 (4,455 total on-site stalls) for that event.

Hales Engineering compared the America First Field schedule with the schedules of the MACU Expo Center and Hale Centre Theatre. With this schedule, it was found that there may be conflicts between all soccer matches and Hale Centre Theatre shows. It is also anticipated that there may be up to 1 conflict with major MACU events (>10,000 attendees) and home soccer matches in 2026, and 5 other conflicts for smaller MACU events.

The conflicts between soccer matches and Hale Centre Theatre may result in less parking options. However, Hale Centre Theatre, with a capacity of 1,700 patrons, requires only 385 stalls out of the available 1800 stalls in the Mountain America parking structure. RSL does not show the Mountain America parking garage by Hale Centre 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 Centre Theatre egress traffic. It is recommended that Sandy City officers direct traffic for both events such that the egress traffic minimizes conflicts. For example, Hale Centre 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 Centre Theatre and/or MACU Expo Center events. Additionally, there may be conflicts between Jordan Commons and the other events. However, even if the 1,800 MACU Expo Center stalls are occupied for an event, 385 of the Mountain America parking structure stalls are occupied for Hale Centre Theatre, and an assumed 1,250 of the Jordan Commons stalls are occupied for a busy night, this would still leave 6,438 stalls available for a soccer match, which is more than the 4,548 required stalls.

For the large concert on Friday-Saturday, October 2-3, 2026, the Hale Centre Theatre will have three performances, likely seating about 1,700 patrons. There are no MACU events planned for those dates. There is a possibility that Jordan Commons has a busy night, likely using 1,250 parking stalls. Therefore, there may be approximately 8,238 stalls available for the large event, which is more than the 5,400 stalls required for a large concert.

APPENDIX A

Event Signing



APPENDIX B

Schedule



SCHEDULE



 FEB 21 SAT 5:30 PM BO PLACE	 FEB 28 SAT 5:30 PM AMERICA FIRST FIELD	 MAR 07 SAT 5:30 PM MERCEDES BENZ STADIUM	 MAR 14 SAT 7:30 PM AMERICA FIRST FIELD	 MAR 22 SUN 5:00 PM SNAPDRAGON STADIUM	 APR 04 SAT 2:30 PM AMERICA FIRST FIELD	 APR 12 SUN 7:00 PM LUMEN FIELD	 APR 18 SAT 7:30 PM AMERICA FIRST FIELD	 APR 22 WED 7:30 PM AMERICA FIRST FIELD
 APR 26 SUN 5:00 PM DIGNITY HEALTH PARK	 MAY 02 SAT 2:30 PM AMERICA FIRST FIELD	 MAY 09 SAT 6:30 PM TOYOTA STADIUM	 MAY 13 WED 7:30 PM AMERICA FIRST FIELD	 MAY 16 SAT 7:30 PM AMERICA FIRST FIELD	 MAY 23 SAT 6:30 PM ALLIANZ FIELD	 JUL 22 WED 8:30 PM BMO STADIUM	 JUL 25 SAT 8:30 PM PROVIDENCE PARK	 AUG 01 SAT 6:30 PM ENERGIIZER PARK
 AUG 15 SAT 7:30 PM AMERICA FIRST FIELD	 AUG 19 WED 7:30 PM AMERICA FIRST FIELD	 AUG 22 SAT 5:30 PM INTER & CO STADIUM	 AUG 29 SAT 7:30 PM DICK'S SPORTING GOODS PARK	 SEP 05 SAT 7:30 PM AMERICA FIRST FIELD	 SEP 09 WED 6:30 PM SHELL ENERGY STADIUM	 SEP 12 SAT 7:30 PM AMERICA FIRST FIELD	 SEP 19 SAT 7:30 PM AMERICA FIRST FIELD	 SEP 26 SAT 7:30 PM AMERICA FIRST FIELD
SEAT GEEK	 OCT 10 SAT 5:30 PM SUBARU PARK	 OCT 14 WED 7:30 PM AMERICA FIRST FIELD	 OCT 17 SAT 6:30 PM CHILDREN'S MERCY PARK	 OCT 24 SAT 7:30 PM AMERICA FIRST FIELD	 OCT 28 WED 6:30 PM OS STADIUM	 OCT 31 SAT TBD PAYPAL PARK	 NOV 07 SAT 5:00 PM AMERICA FIRST FIELD	■ - HOME □ - AWAY

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

ALL MATCHES LISTED IN MOUNTAIN STANDARD TIME (MST)



20 SCHEDULE 26

 MAR 14 2:00 PM CPKC STADIUM	 MAR 22 5:00 PM AMERICA FIRST FIELD	 MAR 25 5:00 PM AUDI FIELD	 MAR 28 10:00 AM GILLETTE STADIUM	 APR 3 7:00 PM AMERICA FIRST FIELD	 APR 26 6:00 PM LUMEN FIELD	 MAY 2 6:45 PM BMO STADIUM	 MAY 6 8:00 PM AMERICA FIRST FIELD
 MAY 10 2:00 PM PAYPAL PARK	 MAY 17 6:00 PM AMERICA FIRST FIELD	 MAY 23 4:30 PM AMERICA FIRST FIELD	 MAY 30 2:00 PM PROVIDENCE PARK	 JUL 5 3:00 PM NORTHWESTERN MEDICINE FIELD AT MARTIN STADIUM	 JUL 10 8:00 PM AMERICA FIRST FIELD	 JUL 18 6:45 PM AMERICA FIRST FIELD	 JUL 25 5:45 PM FIRST HORIZON STADIUM
 JUL 29 7:00 PM AMERICA FIRST FIELD	 AUG 2 5:00 PM AMERICA FIRST FIELD	 AUG 8 2:00 PM CENTENNIAL STADIUM	 AUG 14 8:00 PM AMERICA FIRST FIELD	 AUG 21 8:00 PM SNAPDRAGON STADIUM	 AUG 29 5:00 PM INTER&CO STADIUM	 SEP 4 7:30 PM AMERICA FIRST FIELD	 SEP 12 6:45 PM SHELL ENERGY STADIUM
 SEP 20 5:00 PM AMERICA FIRST FIELD	 SEP 27 5:00 PM AMERICA FIRST FIELD	 OCT 3 2:00 PM LYNN FAMILY STADIUM	 OCT 17 4:30 PM AMERICA FIRST FIELD	 OCT 23 7:30 PM AMERICA FIRST FIELD	 NOV 1 3:00 PM SPORTS ILLUSTRATED STADIUM	● - HOME ● - AWAY MATCH TIMES LISTED AS MOUNTAIN STANDARD TIME	



SCHEDULE SUBJECT TO CHANGE. VISIT UTAHROYALS.COM FOR UP-TO-DATE KICKOFF TIMES & FURTHER INFORMATION.