

# SCAMP Notes

April 27 2000

4 PM East Bay Club House

Those in attendance were:

**Committee members**

**Cindy Richards  
Craig Carlile  
Don Gurney  
Dick Wilkins  
Jim Bergera  
Fred Skousen  
Alton Wade  
Jonathan Day  
Brent Turley  
Mossi White**

**Staff**

**Mary Delmare Schaefer  
Kevin Callahan  
Ron Madsen  
Neil Lindberg  
Julie Franklin  
Rebeca Ralph  
Nick Jones**

Kevin Callahan provided a brief preview of the two planned upcoming SCAMP public meetings and introduced John Fregonese, the project's consulting planner.

John explained the purpose of the two public meetings as follows:

On Wednesday, May 3 there will be an open house to present the concepts that have been presented to the SCAMP committee thus far and a visual preference survey for the public to help them select preferred elements for high density housing, mixed use and open space.

On the morning of May 4 there would be a planner's workshop and this would be a work session to incorporate the public's comments from the night before although citizens could also drop in for make comments during this time.

Based on the public comments received from the public meeting on May 3rd and from the Thursday morning work session, the consultant and staff would assemble a recommended alternative to be presented to the public the evening of May 4.

John reviewed the threshold formula to identify which sites within the moratorium area are likely to redevelop given the city requirements. He found that under current regulations the formal SCAMP area (above 5<sup>th</sup> North) only has the potential to develop another 149 units. He estimated that the portion of the moratorium area below 5<sup>th</sup> North could accommodate approximately another 375 units under current standards and conditions.

By varying the parking, height and landscaping standards, John found that the SCAMP area above 5<sup>th</sup> North could easily accommodate over 2000 additional housing units. He emphasized the need to develop specific standards as incentives for the SCAMP area but limit them to that area. The main incentive to promote new development in the area would be reduce the required parking standard for a two bedroom, four student unit from its current 4.25 space requirement to 2 spaces. This recommendation is based on a recent survey of current SCAMP apartments that found an on-site demand averaging a 2.7 spaces per unit. Improved transit, and district parking requirements can further reduce this. Lower parking requirements will make development feasible by reducing overall construction costs by about 25%.

There were questions raised about how to design the project to increase its appeal for BYU students and limit occupancy of UVSC students. John noted that reducing the project's on-site parking requirements, introducing a parking permit program, shifting excess demand to BYU remote lots would all be ways to increase the likelihood of BYU occupancy of this housing. He noted the need to emphasize improved transit service to BYU as another means of tying the campus and community closer together.

John then reviewed three concept plans for the development of the SCAMP area. These were:

**Spanish Steps.** This proposal featured closing off a north-south street in the area (between 5<sup>th</sup> and 8<sup>th</sup> North) and creating a high profile walk street lined with high density, high rise apartments. This option would focus development on a vertical line from the neighborhood up to campus and creating a commercial core on 8<sup>th</sup> North at the foot of the "Spanish Steps" coming down from campus. The steps and connector could be anywhere between 3<sup>rd</sup> and 5<sup>th</sup> East.

**Campus Life.** This scheme was a variation of Spanish Steps with additional development proposed along 7<sup>th</sup> and 6<sup>th</sup> North radiating out from the center walk street. This would involve the creation of plazas and community areas fronting along the main access and on surrounding streets.

**Barbell.** This design featured allowing the commercial core to migrate to the sides of the area along University and 7<sup>th</sup> East.

The committee provided responses to these concepts and the meeting adjourned at 6 PM.