



Project Name/Address: University Avenue Corridor Plan
Legistar File ID # [32635](#)
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Summary

Requested Action/Proposal Summary: Adopting the *University Avenue Corridor Plan* and the goals, recommendations, and implementation steps contained therein as a supplement to the City's *Comprehensive Plan*.

Background Information

Project Location: The subject area relates to both sides of University Avenue (1600-2600 blocks) and the south side of the corresponding portion of Campus Drive. A portion of the south side of University Avenue (1600-2100 blocks) is within the University Heights Local Historic District.

Relevant Landmarks Ordinance Sections:

Please review 33.19(12) University Heights Historic District for related information.

Analysis and Conclusion

Staff has reviewed the Plan and provides the following comments and suggestions for the Landmarks Commission consideration and discussion:

1. Page 67 (second bullet point) – While energy efficiency is an important consideration for all buildings, there are a variety of ways to increase the energy efficiency and the wholesale installation of energy efficient windows and insulation may be problematic if done incorrectly or without regard to the character of the building. The Landmarks Commission has been educating applicants and residents about the importance of maintaining wood sash windows and providing storm windows to increase energy efficiency and to maintain the character and integrity of the building. If installed incorrectly, insulation can trap moisture and cause serious damage to a building.
Change the language to read - Installation of energy efficient windows, insulation, and appliances to retrofit existing buildings where appropriate.
2. Page 72 (first paragraph) - The guidelines are very similar to some of the Landmarks Ordinance criteria for exterior alterations, additions and new construction in the University Heights Historic District.
Change the language to read - While the guidelines are not requirements, some of them are required in the zoning code for mixed-use and commercial districts and in the Landmarks Ordinance.
3. Appendix Page 60 (Zero Lot-Line Buildings section, Concept 3: Living Building Facades) – Unless a building is constructed to support a living wall or has an appropriate trellis that holds the greenery off of the existing building wall materials, encouraging greenery to grow on building walls is not a practice that should be promoted as it has been found to cause damage to wall materials.
**Change the language to read - Enhancing the building façade with ivy on trellises or creating a living wall can add life to the building face, and can add a pleasant aspect to the pedestrian experience.
Change the images of the ivy growing on the brick buildings to images of ivy growing on a trellis against a building wall.**

Recommendation

Staff believes that the Landmarks Commission should recommend the adoption of the Plan with the revisions recommended in this report and any additional revisions discussed during the meeting.