



February 1, 2021

Ken Jones
Chair, Highland Park Preservation Steering Committee
922 Highland Avenue
Lafayette, IN. 47905

Dear Ken:

I received the draft form-based zoning overlay that has been developed by the Highland Park Neighborhood's Preservation Steering Committee and the Tippecanoe County Area Plan Commission staff. After reviewing it with Dennis Carson, I offer you some thoughts on this proposed zoning change from the City of Lafayette's perspective.

We support your committee's effort to investigate how the historic nature and community character of the Highland Park Neighborhood can best be maintained. We understand that the current, base zoning regulation, Residential-1, does not adequately address the property owners' concerns about protecting the neighborhood from new construction that may detract from its celebrated aesthetic. While we actively encourage use of our existing historic preservation ordinances to offer an additional layer of protection, we also recognize that a form-based zoning overlay can be an effective avenue for a neighborhood to pursue to ensure that new investment respects a historic environment. Combined with our city's brick streets ordinance and the listing on the National Register of Historic Places, Highland Park Neighborhood is much more likely to preserve its historic character with this form-based overlay in place.

From the city's standpoint, this overlay is especially helpful to this and future administrations in formally documenting the use of the Highland Park greenspace, "The Triangle" bound by Highland, Miami, and Pontiac avenues. The city has a long history of working with the neighborhood to collaboratively care for this unique space. Its designation in the Highland Park Neighborhood's form-based overlay as a tract of land designated and used by the public for active and passive recreation is helpful and seems entirely appropriate.

I understand there will still be much more discussion in the neighborhood about this draft ordinance. My administration continues to support your efforts and will assist as you need and want us to be involved.

Sincerely,

A handwritten signature in blue ink that reads "Tony". The letter "T" is large and has a horizontal line extending to the left. The word "Tony" is written in a cursive, lowercase style.

Tony Roswarski, Mayor
City of Lafayette

cc: Dennis Carson, Director
Economic Development