



Executive Summary

Form-based Overlay Proposal

The Highland Park Neighborhood Association's (HPNA) History & Preservation and Physical Improvements Teams determined through a nine-month research effort that residents care about community character and want to see Highland Park's history preserved. A neighborhood survey revealed that historic character is the top reason survey respondents initially moved to the Highland Park Neighborhood and it is also the primary reason why they like the community. Property maintenance and the potential loss of historic character are identified concerns.

Current zoning regulation that exists in the Highland Park Neighborhood does not adequately address residents' identified concerns for preserving the historic nature and character of Highland Park. As such, the History & Preservation and Physical Improvements Teams propose developing a form-based overlay code to ensure that new investment complements the Highland Park aesthetic and recognizes the neighborhood's history.

A form-based overlay is a geographically defined area over an existing zone or zones which contain land development regulations designed to foster predictable built results and a high-quality public realm by using physical form as the organizing principle.

We expect the development of the Highland Park form-based overlay ("the overlay") will be a 12 to 24-month process led by Tippecanoe County Area Plan Commission (APC) staff. This process will also include a six to 12-member Steering Committee, comprised of Highland Park property owners, established to advise the APC. The Steering Committee will meet regularly and provide updates to neighbors and to the HPNA general membership. All decisions by the committee shall be decisions of the Highland Park Neighborhood Association unless overridden by a majority vote of the officers of the HPNA.

Through their involvement and service, Steering Committee members will shape Highland Park's future by respecting its past. Ultimately, the end product will be an enforceable ordinance that preserves the historic integrity, character, and quality of life in the Highland Park Neighborhood through a process that balances public good with private rights and interests.