



To: Plan Commission  
From: Board of Parks and Recreation  
Date: October 5, 2021  
Re: Community Resources Phase 2 park land recommendation DRAFT

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The Board of Parks and Recreation has discussed the current plan for Community Resources phase 2 development regarding park land donation for that subdivision. The following is our recommendation for accepting land for a park in that area.

1. The proposed park land parcels need to be cleared of any environmental concerns.
2. The donation of land for a park is desired from this area and was noted in the last Parks and Recreation master plan. It would be the only park land in an area bounded by Main St. on the south, NICTD tracks on the west, 45<sup>th</sup> Ave. on the north and Calumet Ave. on the east.
3. Accessible pedestrian route access to the park property is necessary.
4. We would prefer a centralized park property to best serve the residents of the new subdivision but would accept this parcel if additional fencing is placed along Columbia Avenue to have a physical barrier between the park and one of the busier streets in Town.
5. Besides the "Park Area Outlot A" shown in the current phase two plan, there is also a 'Park Area' shown in a parcel that is northwest of that lot. If possible, it is desired to have both parcels dedicated allowing for a larger park property for this area.
6. That all of the 'scrub trees' on any donated parcel be removed. Only trees that are 3" caliper (DBH) or larger should be left on site.
7. That the park land be graded and reseeded to allow for it to drain properly and not hold water in areas of the park.

Additionally, we offer some other input that we would ask to be aware of as the item is further considered.

1. Pedestrian easements between two residential parcels is not desired.
2. If pedestrian access is via a sidewalk from along Andrew Lane, to along Jenna Drive, to along McClaughry Drive, sidewalk will need to be required of the parcels from some of the phase 1 parcels. This would include the home at 546 Jenna Drive as it currently has sidewalk along Jenna Drive but does not along McClaughry Drive.
3. Additional fencing along Columbia Ave. should match the current decorative fence along Columbia Ave. at the Community Estates development. This should be added to close the entrance to the former Salyer property and should also be extended northeast paralleling Columbia Avenue from the current terminus for another 180' feet.
4. If a park visitor wants to drive their vehicle to the park, what street(s) can they park on? Keep in mind McClaughry Drive is a privately owned street. All Town of Munster parks of less than 5 acres do not include any on-site parking so on-street parking is the preferred option. Is there a possibility to make an agreement to allow for park visitors to park on McClaughry Drive?