REQUEST FOR CONDITIONAL PRELIMINARY APPROVAL
(REVISED AUGUST 4, 2022)

Saxon Partners was granted Conditional Preliminary Approval from Munster Parks & Recreation for a proposed redesign of Evergreen Park at the meeting on May 17, 2022. We are requesting a slight modification to the reconfiguration originally requested and granted, details attached.

Reason for Request

- After more thought and engineering, Saxon Partners was able to revisit one of the design ideas presented from Parks & Recreation in an earlier design sketch.
- We now have developed a refined design that takes into consideration public outreach and comment made at the June 2022 Plan Commission Meeting, and also increases the efficiency and design of the new proposed and expanded Evergreen Park.

As Previously Presented (No Change):
Elements of Proposed Redesign:

- Saxon would convey ownership of three residential parcels to the Town of Munster, as shown in Figure :
    - 8845 Manor Avenue
    - 242 Timrick Drive
    - 236 Timrick Drive
- The parcels will be delivered graded level with an approved drainage design, and hydroseeded
- The existing Lift Station will be upgraded and used by the Kenmara development project, as already approved by the Hammond Sanitary District. Landscape screening for the Lift Station would be part of the Evergreen Park Redesign
- Timrick Drive would be reconfigured by Saxon as shown in Figure 3 and 4, pending approval from the Town of Munster
- Any trees that required removal due to the Timrick Drive reconfiguration and the Evergreen Park redesign would be replaced at a 2:1 ratio.

Benefit of Proposed Park Redesign to the Town of Munster

- Increased open green space
- Better traffic management
- Safer pedestrian access
- Expanded linkages to the Pennsy Greenway system as shown in Figure 4E

Conditions for Approval

- Development Plan approval by the Town of Munster
- Town of Munster to approve rezoning of three residential parcels from “CD-3 R2” to “Civic” to allow for change of use to expand the open park space
- Re-platting for the proposed Evergreen Park and Timrick Drive
- Landscape impact plan to be approved by Munster Parks & Recreation

Submitted to Munster Parks & Recreation by Saxon Partners on August 4, 2022.

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Figure 1 Existing Evergreen Park

Figure 2 ~~Figure 5C~~ Phase 1A Off-Site Infrastructure - Evergreen Park

(Evergreen Park 2.0 Excerpt From May 17, 2022 Presentation to Parks & Recreation)

Figure 3 Timrick-Fisher-Manor Redesign 3.0

Figure 4 Evergreen Park Redesign 3.0