

REQUEST FOR CONFIRMATION OF CONDITIONAL PRELIMINARY APPROVAL **(REVISED OCTOBER 12, 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, with a requested modification that was also approved on August 16, 2022.

Project Status

- At the Plan Commission hearing last night (October 11, 2022) there was much discussion about the Manor Avenue–Timrick Drive–Fisher Street intersection at Evergreen Park.
- Based on the hearing, all parties agreed to convene a Study Session today (October 12, 2022) with Mark Heintz, Munster Planning, Munster Town Manager, Munster Police, and Munster Fire.
- After much more thought and discussion, all parties agreed to revert to an original design that was initially presented to Parks & Recreation Board on May 17, 2022 (attached).
- All parties felt that this solution best addressed all issues including park space, public safety, platting, and traffic circulation.

As Previously Presented with Elements of Proposed Redesign:

- Saxon would convey ownership of three residential parcels to the Town of Munster, as originally contemplated:
 - 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 the attached sketch.
- 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

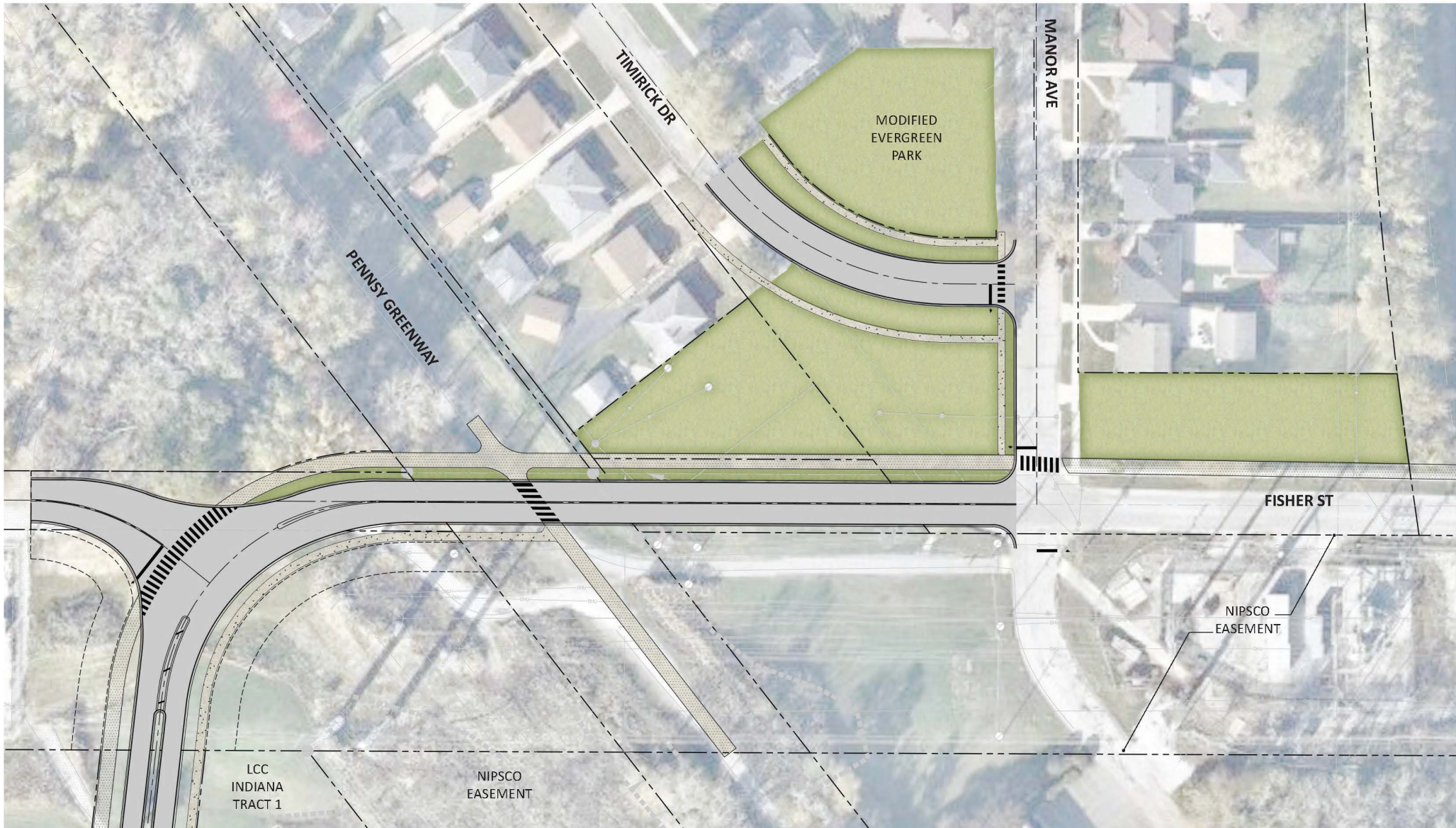
- Increased open green space over the existing configuration
- Better traffic management
- Safer pedestrian access
- Expanded linkages to the Pennsy Greenway system

Conditions for Final Approval

- Parks & Recreation preliminary approval
- Plan Commission approval at public hearing on November 8, 2022
- Plan Commission approval on re-platting
- Landscape impact plan to be approved by Munster Parks & Recreation

Submitted to Munster Parks & Recreation by Saxon Partners on October 12, 2022.

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SAXON
PARTNERS

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