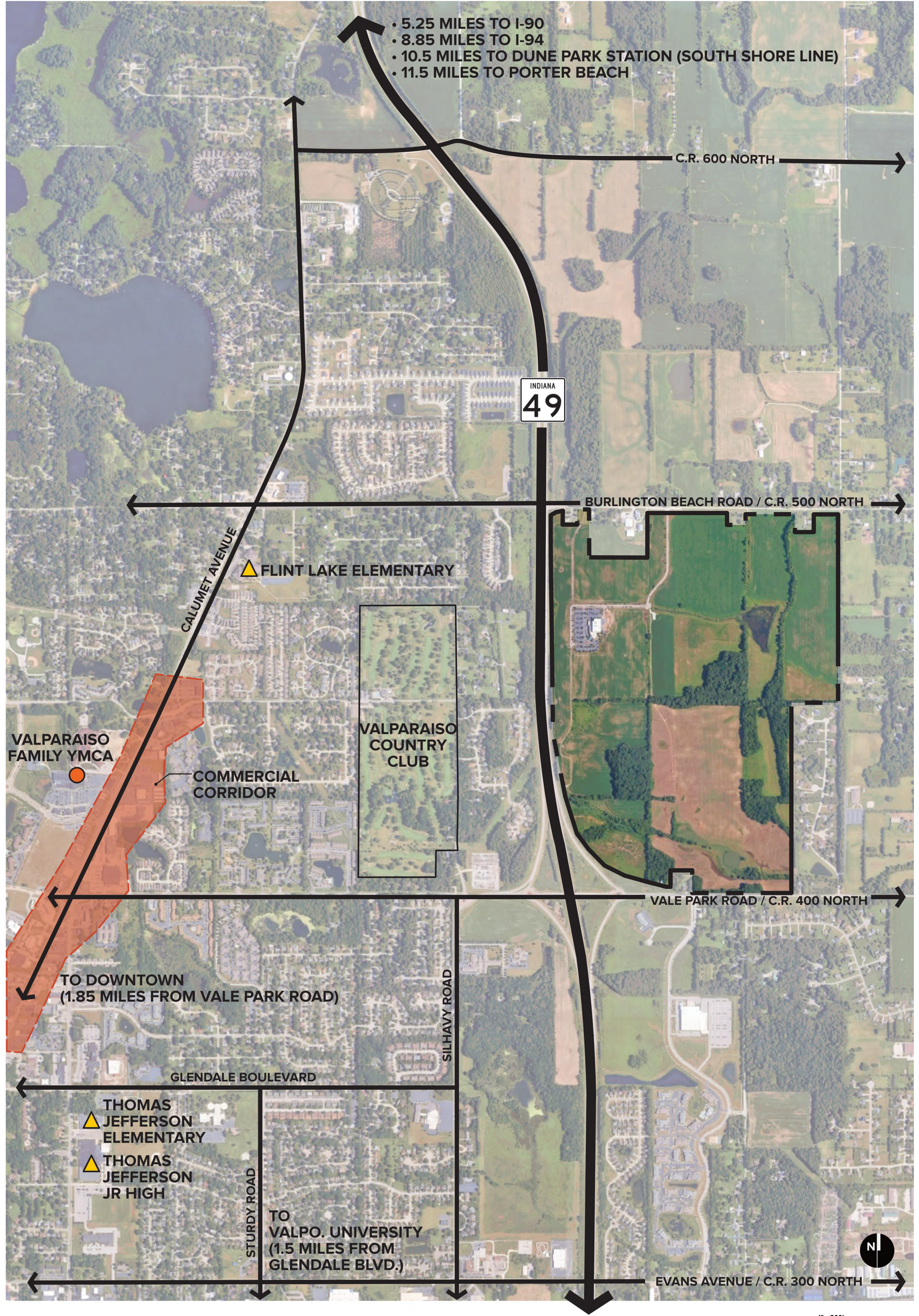
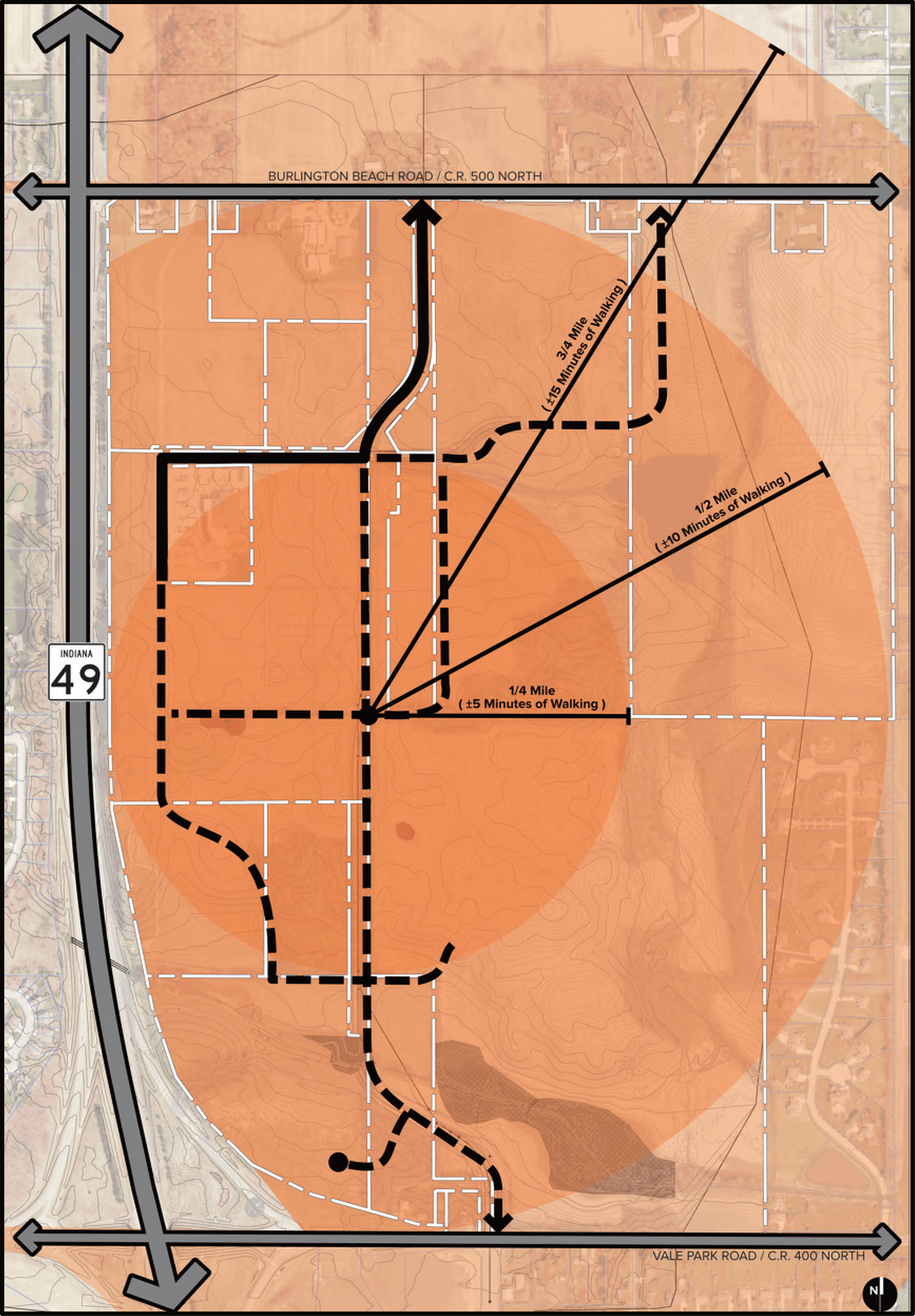
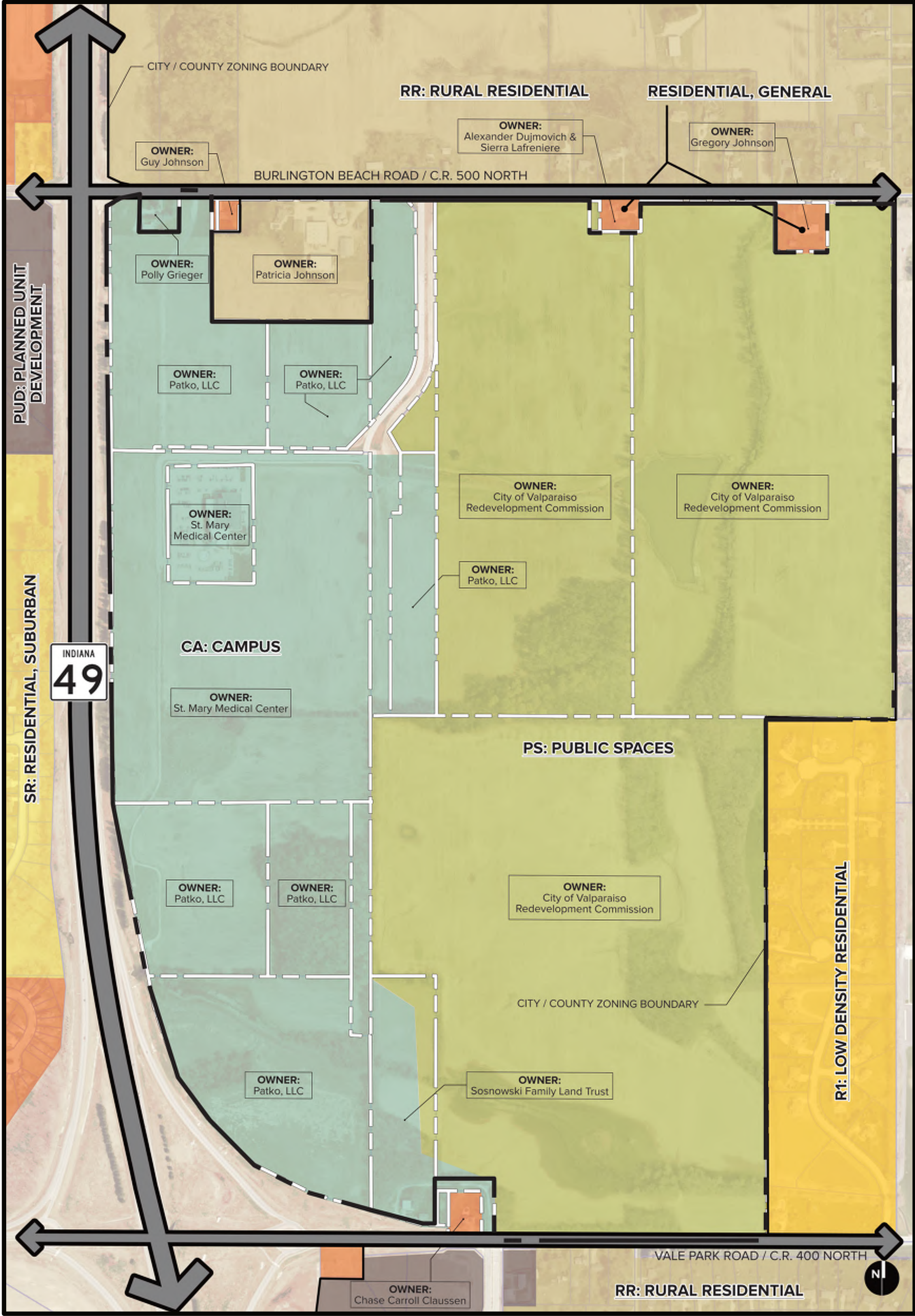




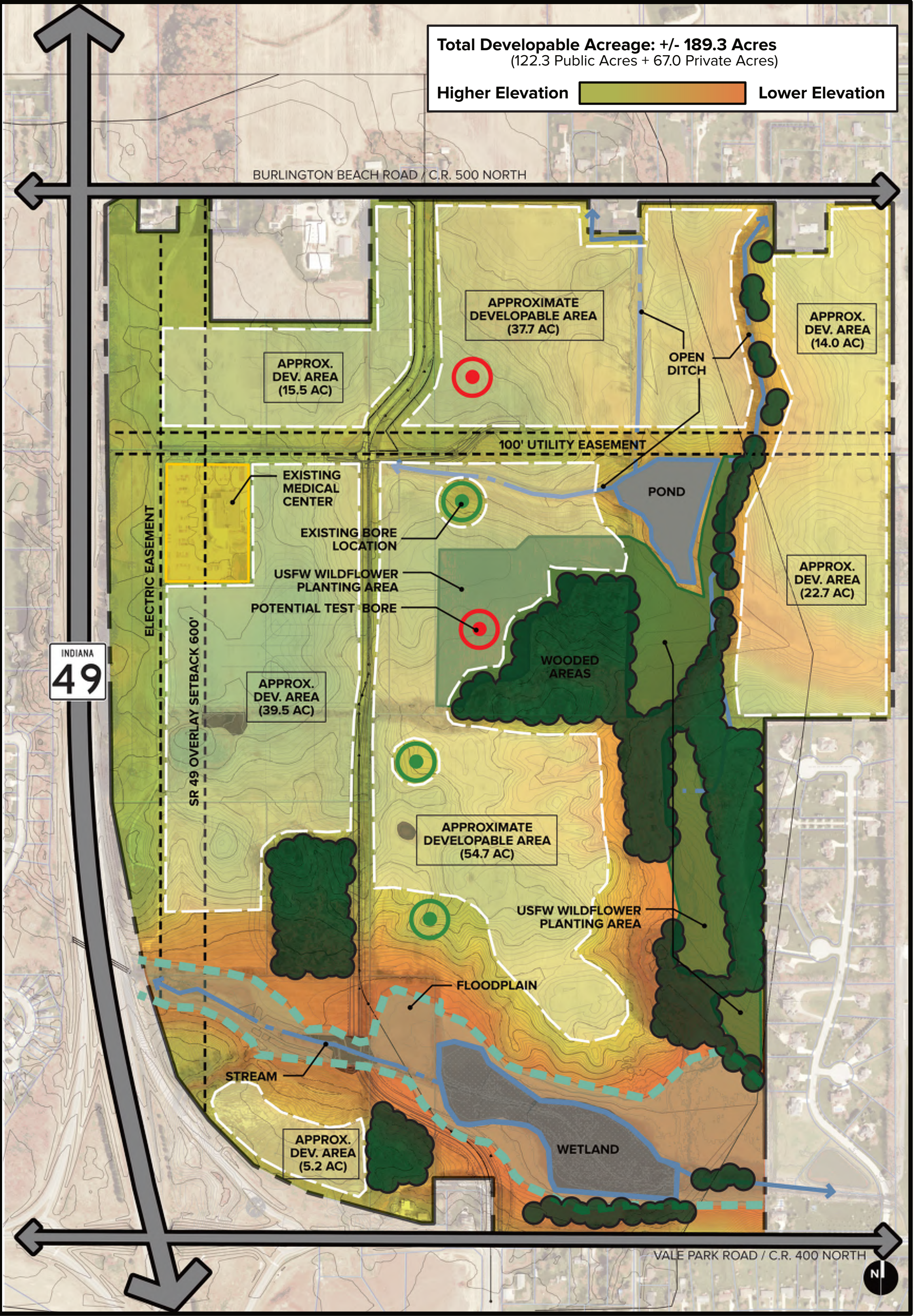
PEDESTRIAN WALKABILITY

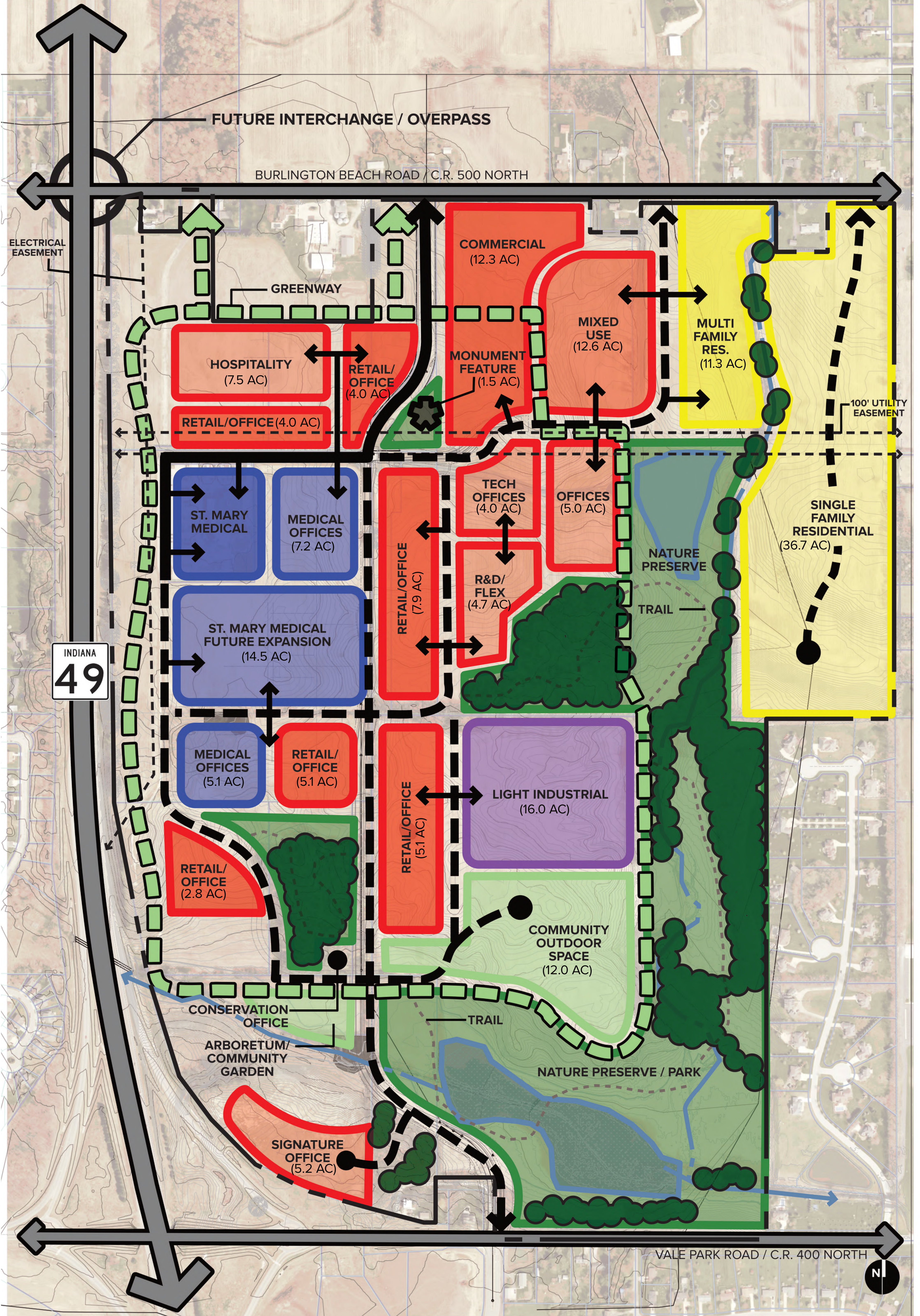


ZONING AND PARCEL MAP



DEVELOPABLE LAND SITE CONSTRAINTS



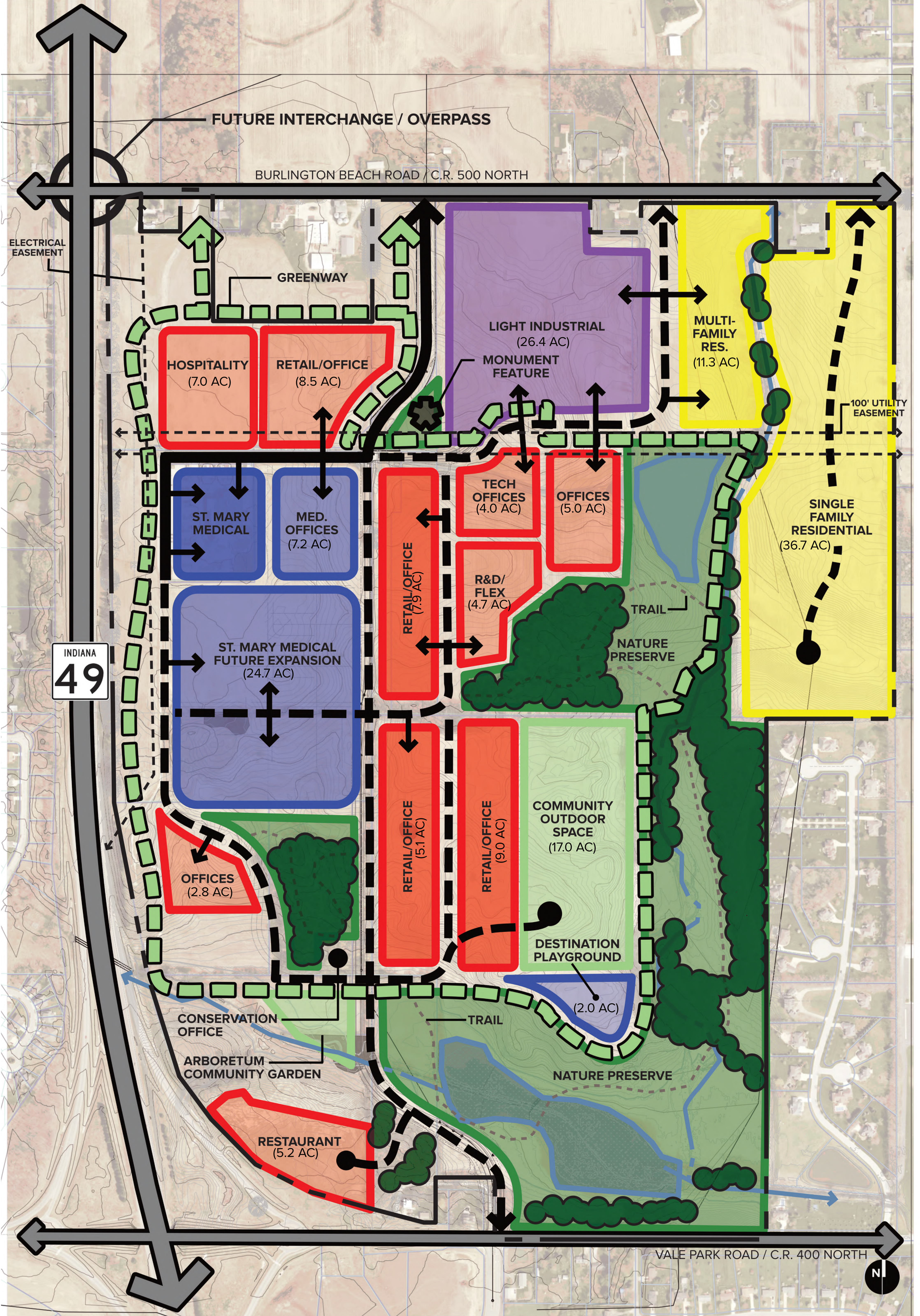




BIRDSEYE VIEW - LOOKING SOUTHWEST

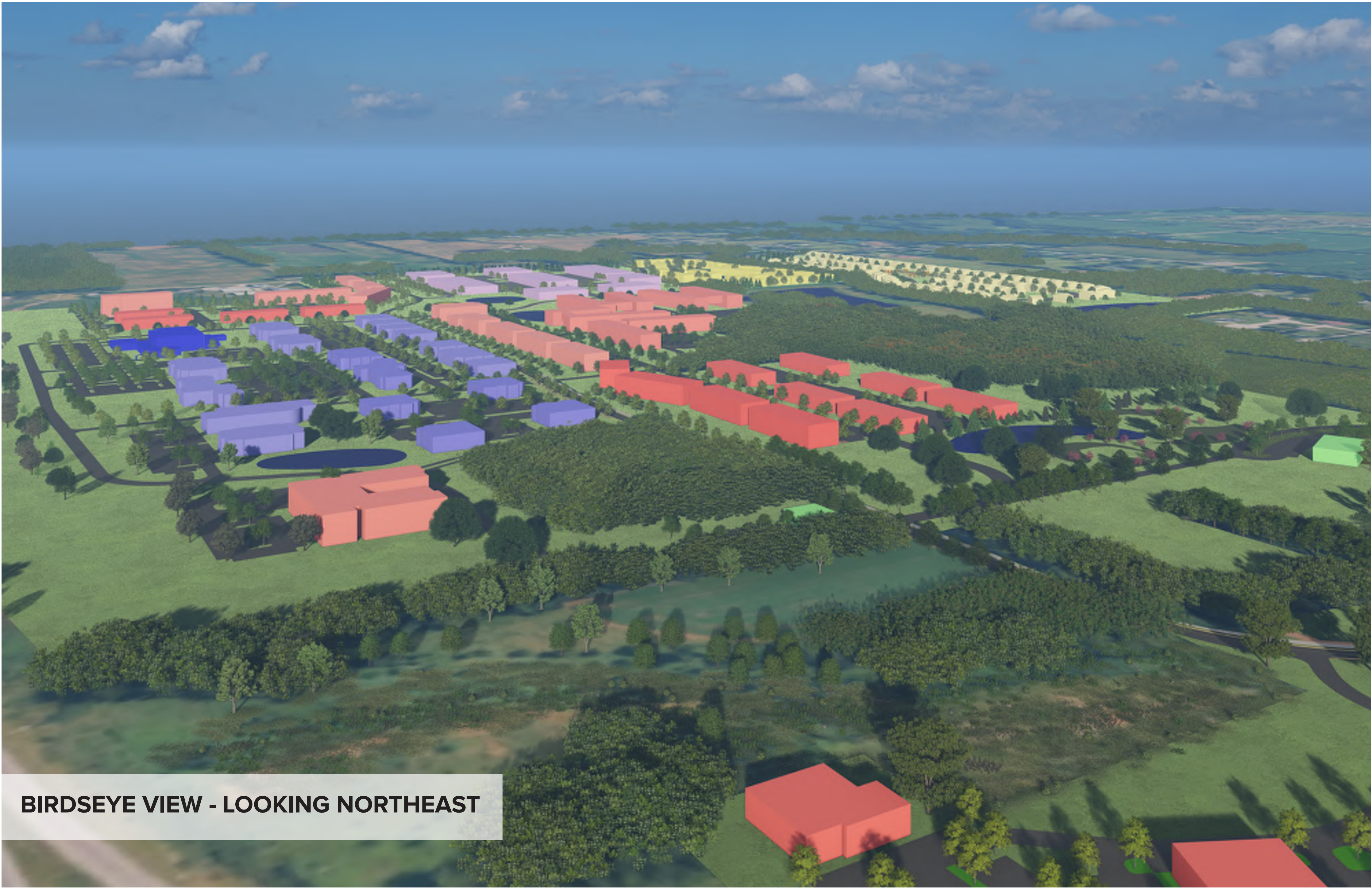


BIRDSEYE VIEW - LOOKING NORTHEAST



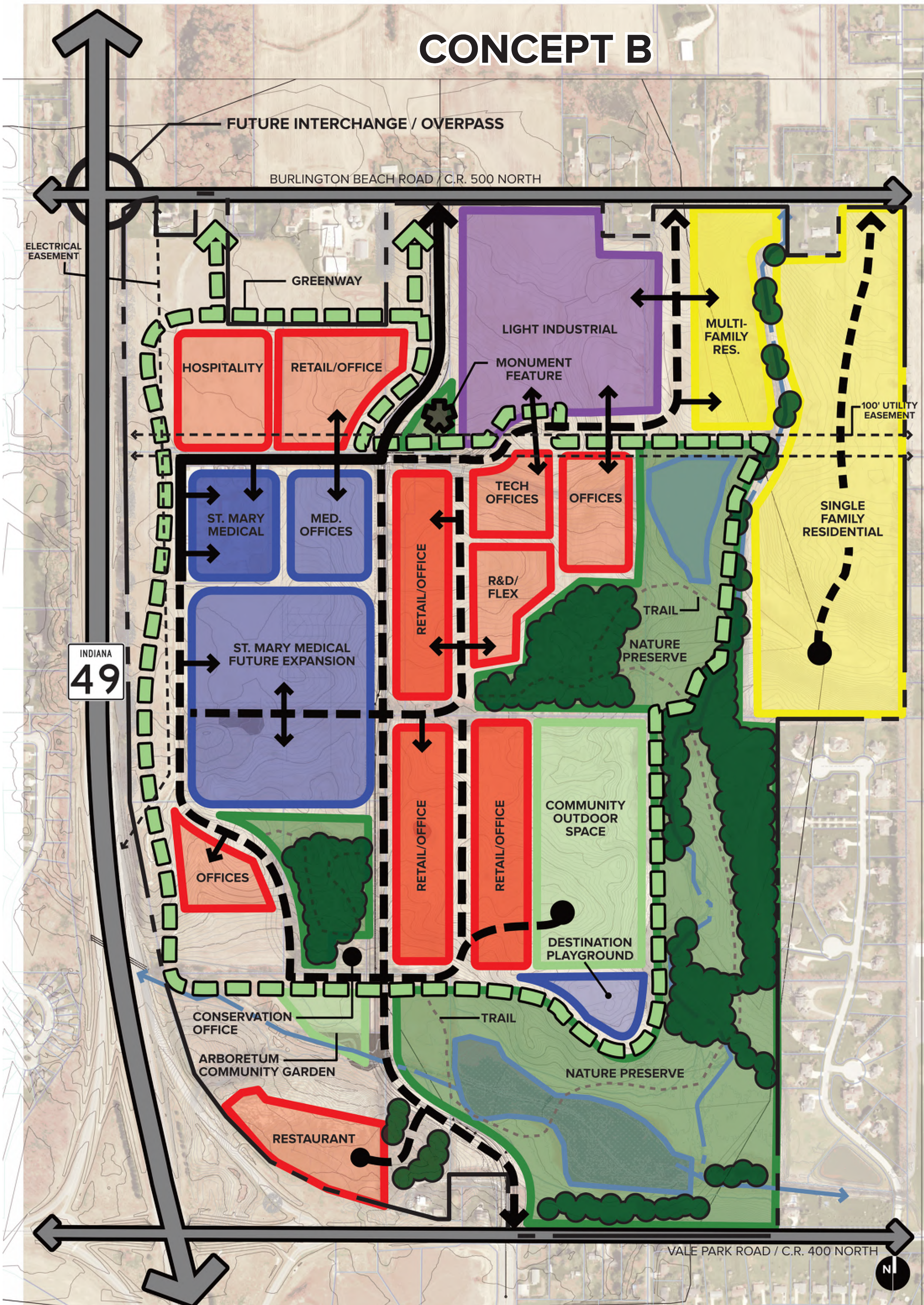
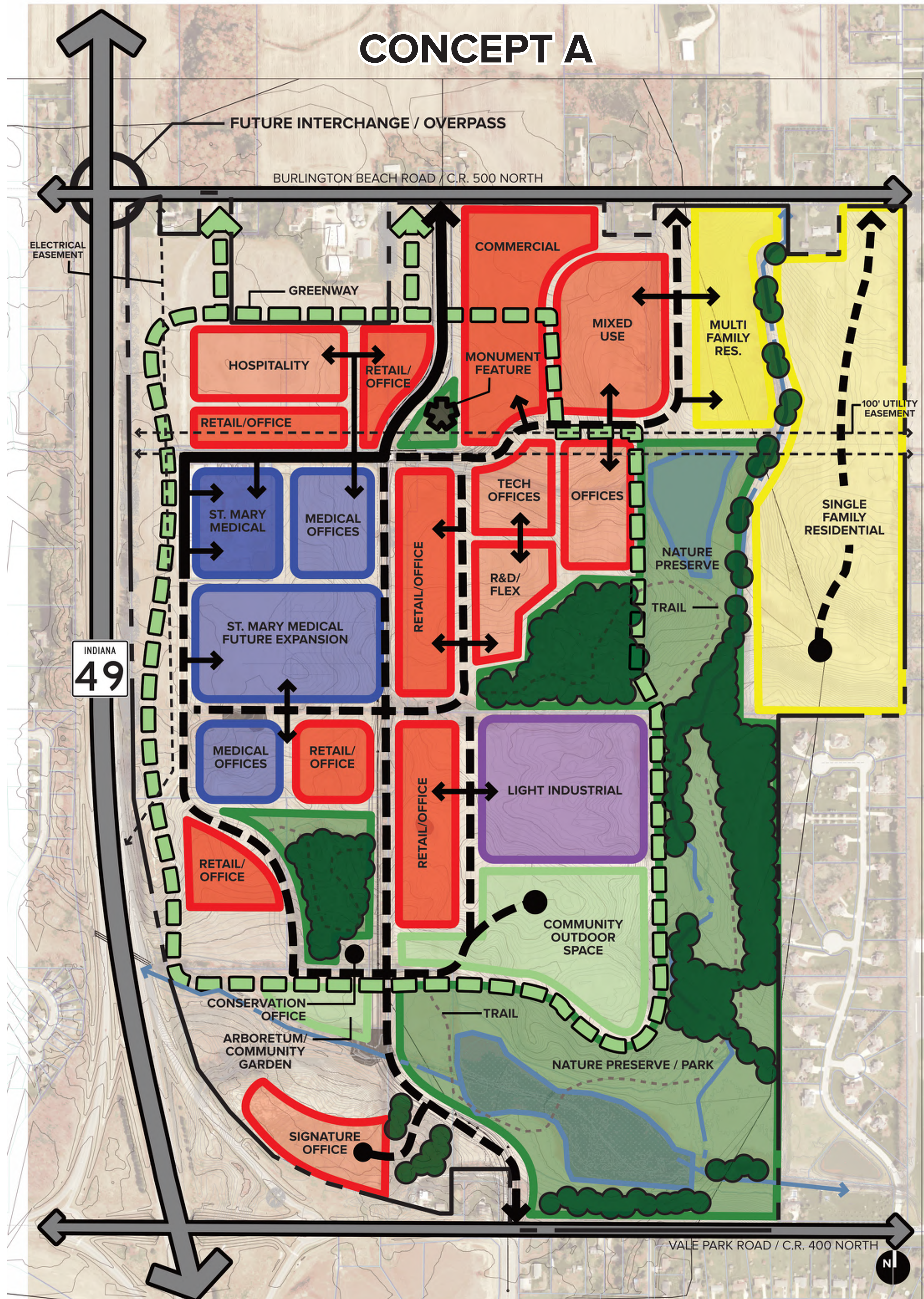


BIRDSEYE VIEW - LOOKING SOUTHWEST



BIRDSEYE VIEW - LOOKING NORTHEAST

VOTE FOR YOUR PREFERRED CONCEPT



Welcome to the Eastside Master Plan Public Open House

Valparaiso City Hall

November 5, 2025

4:30 PM – 6:30 PM

Project Team

City of Valparaiso

Bill Oeding, City Administrator

George Douglas, Director of Development

Bob Thompson, Planning & Transit Director

Steve Poulos, Executive Director, City Services & City Utilities

Max Rehlander, City Engineer

Kevin Nuppnaue, Parks Director

Professional Services Consultant



Drew Braley, Principal

Tom Green, Senior Project Manager

Charles Russell, Urban Designer/Master Planner

Stakeholder Committee

Representatives

- City Staff
- Browning Day
- City Council – Ellen Kapitan / Barb Domer
- Redevelopment Commission – Barb Domer / Frank Dessuit
- East Porter County School Corp – Vanessa Moore / Frank Dessuit
- Plan Commission – Matt Evans
- Powers Health – Dave Otte
- Patko – Tim Brust

Eastside Campus MP 2.0

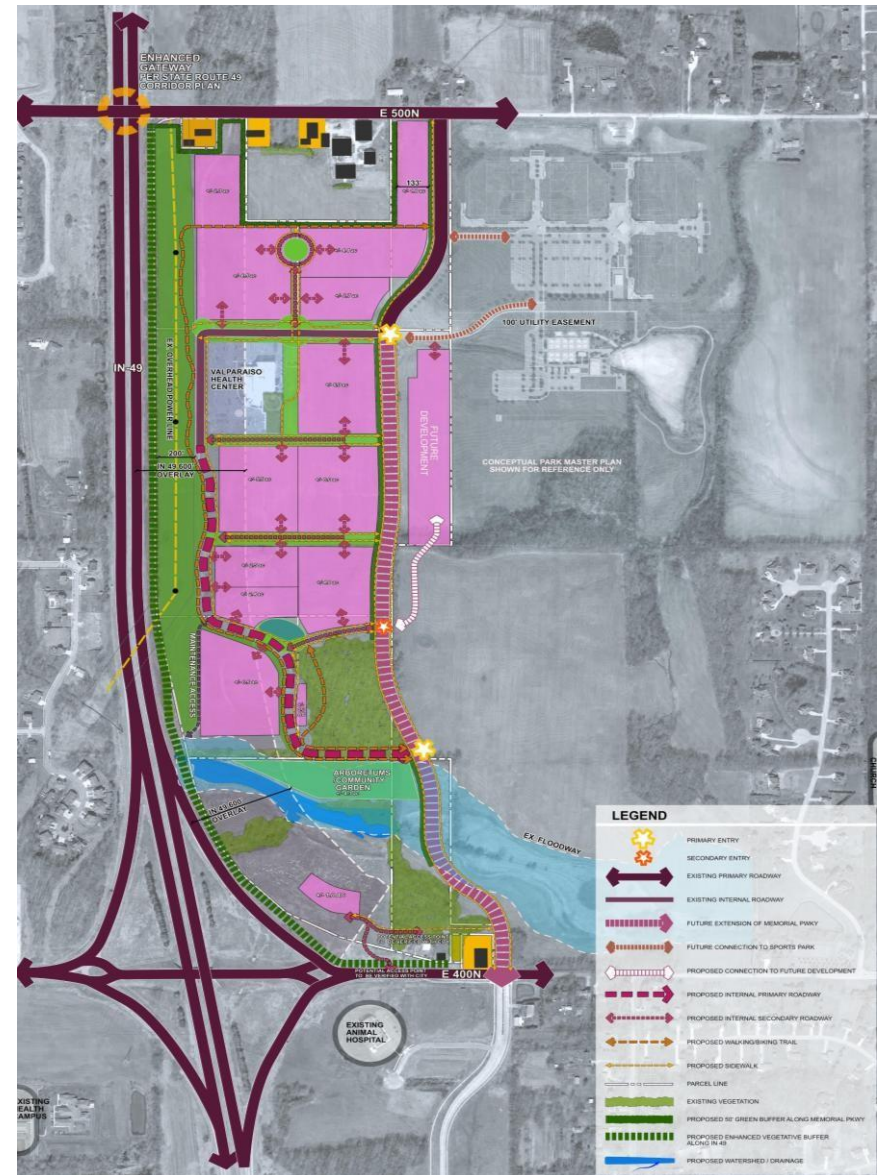
Background

- Browning Day engaged for professional planning services in 2022
- 150 acres zoned Campus on Eastside of SR 49 between 500 N and 400 N
- Property owned by Patko and St. Mary's
- Project scope included conceptual master plan
 - a) Preliminary conceptual plans of land uses
 - b) Circulation layouts – pathways and vehicular
 - c) Building types and characteristics
 - d) Stormwater approaches
- Masterplan was paused after the Sports Campus project was cancelled

Masterplan – Eastside Campus MP 2.0



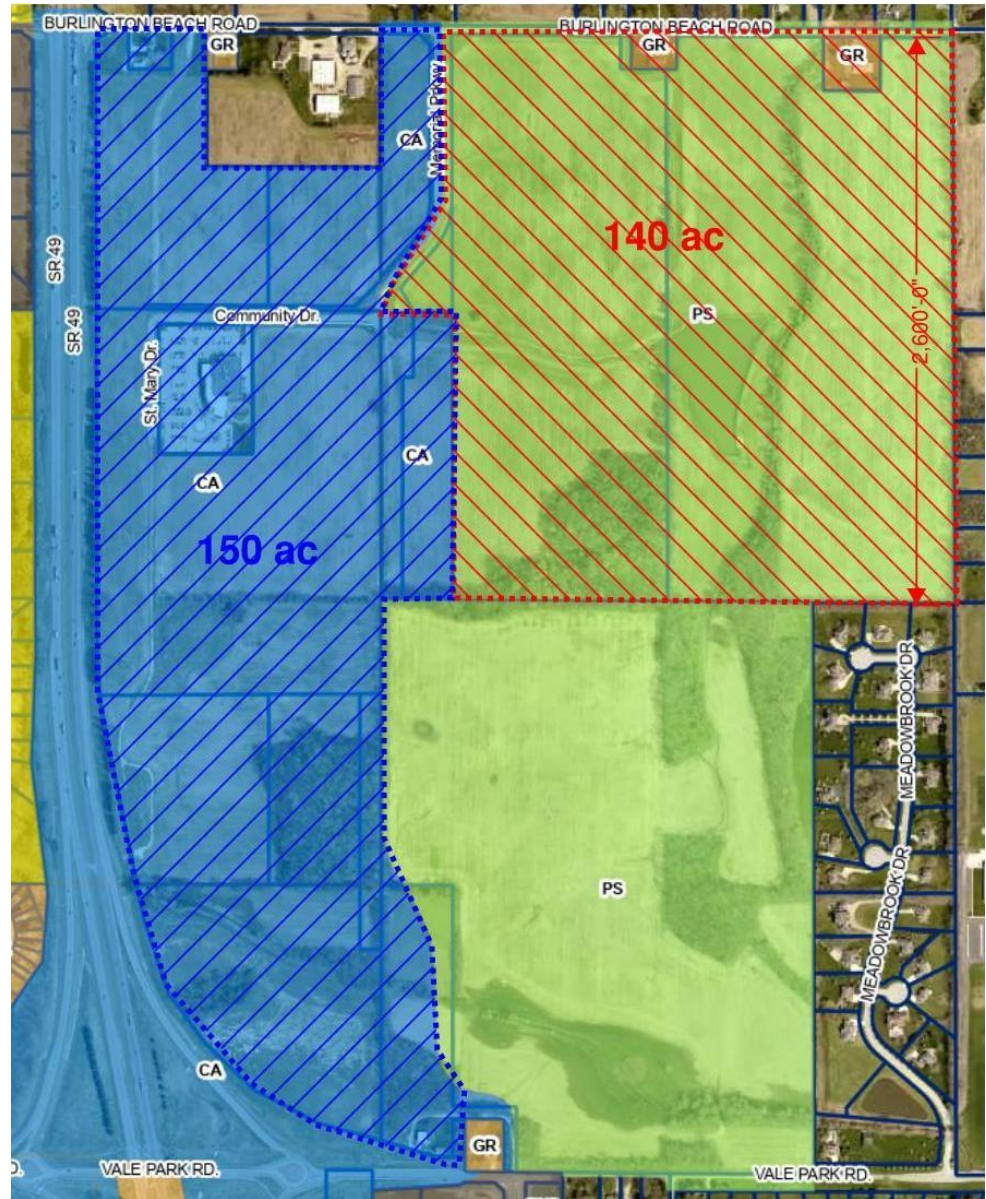
Draft Diagram 3A from 2023



Masterplan – Eastside Campus MP 2.0

Re-engage

1. Browning Day July 2025
2. Update original MP (blue)
3. Expand area to include City parcels (green)
4. Engage key stakeholder group throughout process
5. Solicit public feedback
6. Prepare financial assessment of concept plan



Eastside Campus MP 2.0

Purpose

To develop a guide for considering future *public & private* opportunities and uses within the study area

- a. E.g., proactively seeking a specific type of development on City property through a request for proposal or public offering process
- b. E.g., direction to “marketplace” on development opportunities
- c. E.g., internally for parks, pathways, infrastructure improvements, etc.

What it's NOT?

- For a specific end-user or development project
- A petition to rezone private or public owned parcels – *could be as part of specific development project in the future*
- Adopted as part of the City's Comprehensive Plan – *could be as part of City's updating of the Comprehensive Plan*

Eastside Campus MP 2.0

Final Plan Deliverables

Booklet and electronic format containing:

- a. Written overview & summary
- b. Conceptual plans and diagrams
- c. Renderings
- d. Financial assessment
- e. Other pertinent information

Eastside Campus MP 2.0

Next Steps

- Public Open House to review concepts / collect input (11/5)
- Meeting boards posted to City website 11/6/2025
- Online survey to remain open until 12/5/2025
- Browning Day to update Redevelopment Commission on 11/13/2025
- Browning Day to compile public input for stakeholder meeting (late November / early December)
- Cender|Dalton to prepare financial assessment
- Browning Day to prepare draft plan for stakeholder meeting (late December / early January)
- Present final plan to Plan Commission (January / February)
- Present final plan to Redevelopment Commission (January / February)

Eastside Campus MP 2.0

Open House Format

Identical stations with boards

- a. Context Map
- b. Analysis Diagrams
- c. Option A Bubble Diagram
- d. Option A Massing Model Birds-eye Views
- e. Option B Bubble Diagram
- f. Option B Massing Model Birds-eye Views

Your input is important - vote for your preference!

Link to online survey is here:

<https://www.surveymonkey.com/r/ValpoConceptSurvey>

Survey will remain open until 12/5/2025



Thank You!

Link to online survey is here:

<https://www.surveymonkey.com/r/ValpoConceptSurvey>

Survey will be open until 12/5/2025



For questions, please contact George Douglas at: gdouglas@valpo.us

Drew Braley at: dbraley@browningday.com