



# Banta Center + Rezone Presentation

October 7, 2025



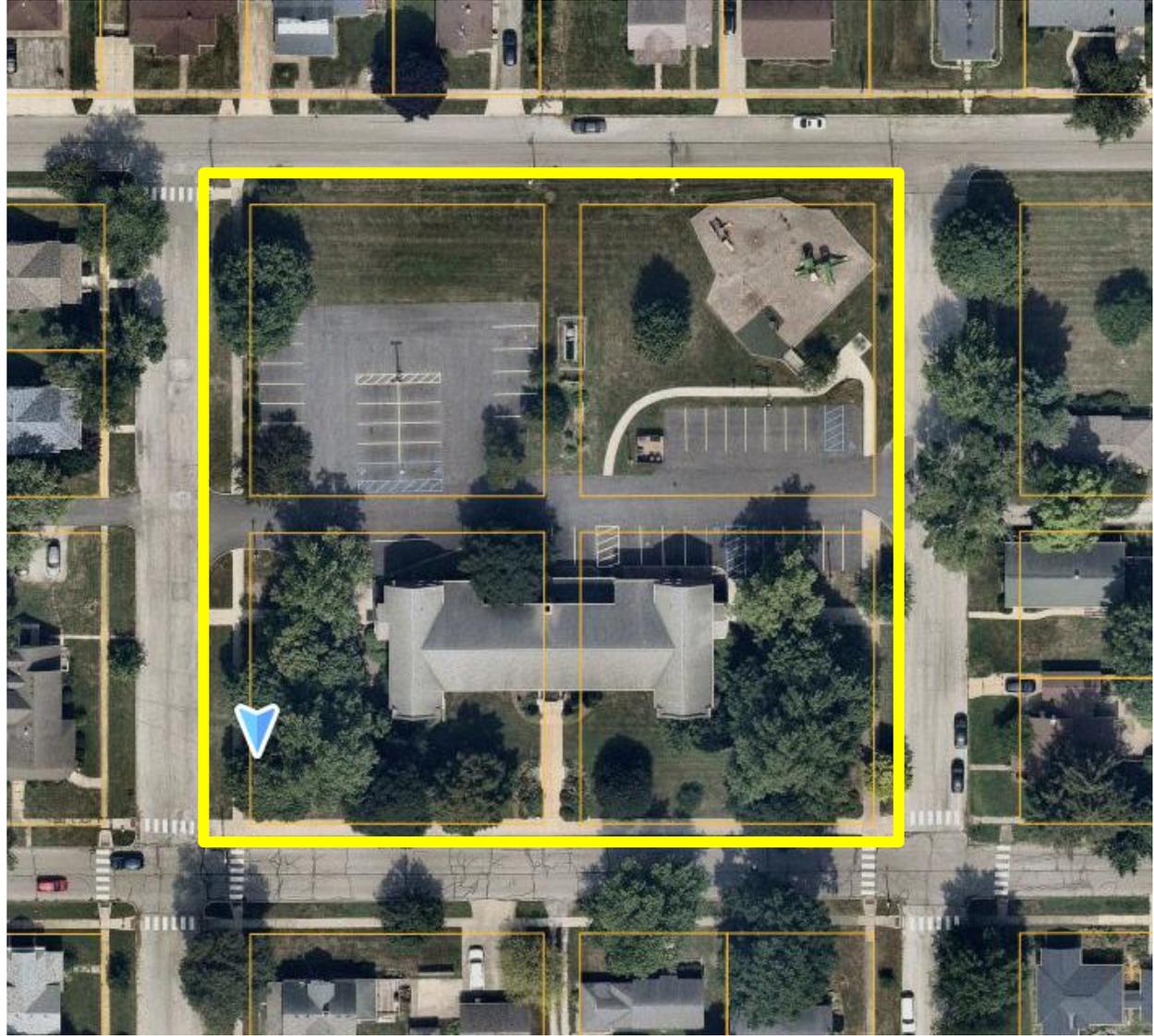
## BUILDING BACKGROUND

Located at 605 Beech Street, the Banta Activity Center has a long history of serving the community. Originally constructed in 1924 as the Banta School, named after Valparaiso's first school superintendent, William Henry Banta, the building served as a kindergarten and elementary school until 1972.

In 1978, the Valparaiso Parks Department reopened it as a senior center. Today, the two-story, 14,184 square foot facility operates as an activity and events center, as well as a central meeting point for the Banta neighborhood.



CURRENT  
ZONE: PUBLIC  
SPACE (PS)





## CURRENT CONDITIONS

- Location: 605 Beech Street, Banta Neighborhood
  - Stories: Two
  - Age: Built in 1924 (100+ years old)
  - Area: 7,390 sq ft (1<sup>st</sup> Floor) / 6,794 sq ft (2<sup>nd</sup> Floor)
  - Use: Senior & Activity Center
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BANTA SCHOOL

## STAKEHOLDER MEETINGS

- **April 22** – Center Township Trustee  
Jesse Harper
- **April 23** – City Council Members Kapitan,  
Cotton, and Reed
- **April 24** – Banta Activity Center Members
- **April 24** – Banta Neighborhood Association  
Leadership Team
- **April 29** – Park Board Senior Programming  
Presentation
- **May 27** – Park Board Resolution Vote & RFP  
Announcement

## RFP/BUYER CONDITIONS

The Valpo Parks Board **will require** adherence to the following conditions:

- The proposed project **will not** negatively impact the Banta neighborhood's residential character.
- The existing building **will not** be demolished.
- Valpo Parks **will retain** ownership of the northern park, playground, and green space.
- Senior programming **will continue** uninterrupted in the current building for a minimum of three years, and up to five years, or until a suitable alternate location is established.
- The property **will be** successfully rezoned to align with the buyer's intended purpose.

## OPEN & PUBLIC PROCESS

- **July 29** – Park Board Proposal Opening & Project Presentation
- **July 30** – Review Committee Meeting
- **August 26** – Park Board Project Recommendation & Vote
- **October 7 – Plan Commission 1<sup>st</sup> Reading**
- **November 4** – Plan Commission 2<sup>nd</sup> Reading & Vote
- **TBD** – City Council / Board of Public Works



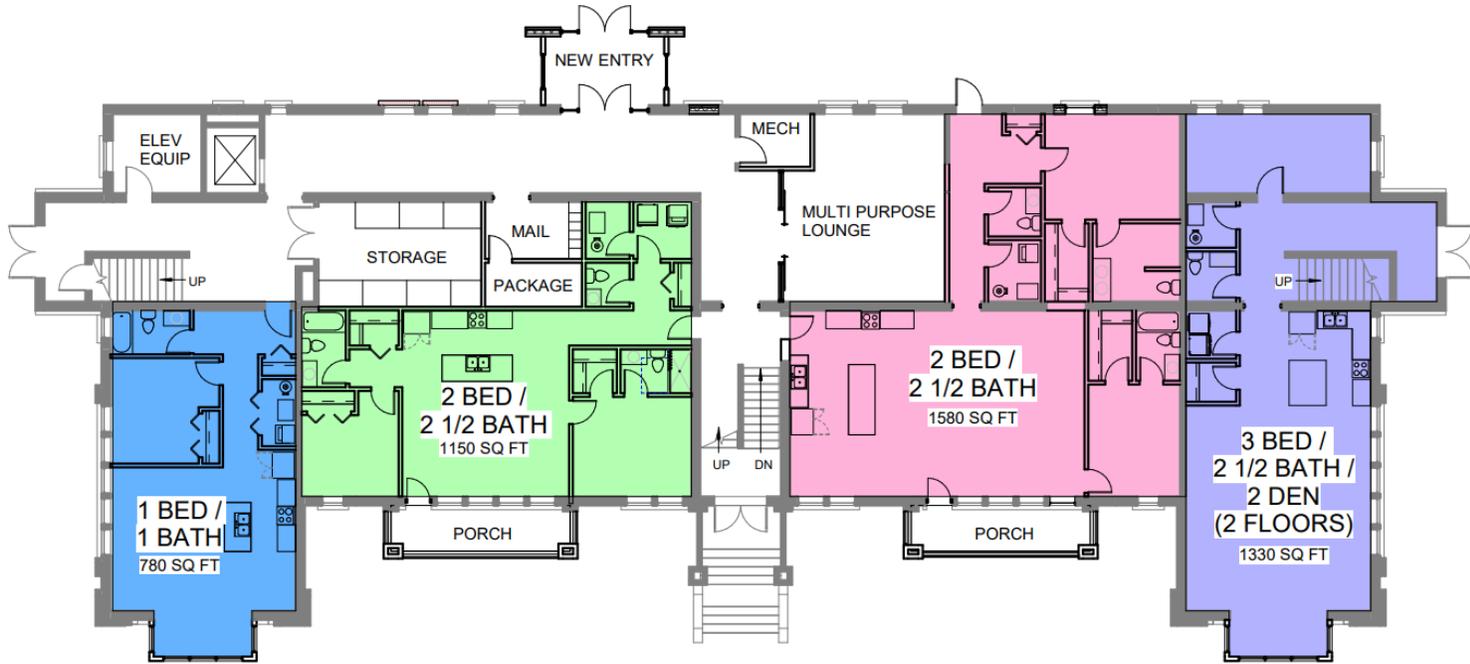
## REVIEW COMMITTEE

- Dan McGuire, Valpo Parks
  - Bob Thompson, City of Valparaiso
  - Kay Magnetti, Valpo Parks Board
  - Robert Cotton, Valparaiso City Council
  - Diana Reed, Valparaiso City Council
  - Alexander Steciuch, Banta Neighborhood Association
  - Paula Keller, Banta Neighborhood Association
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# FRONT EXTERIOR

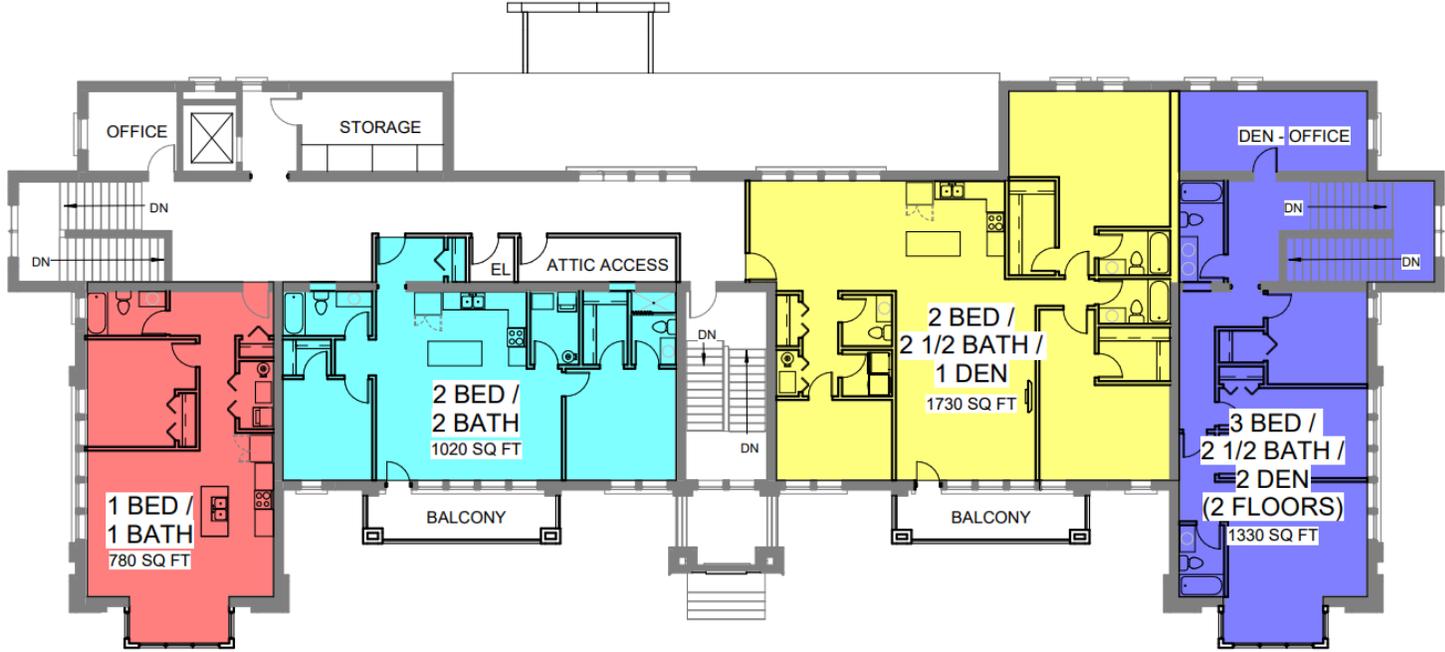


# 1<sup>st</sup> FLOOR PLAN



FIRST FLOOR PLAN - UNIT MIX  
Not to Scale

# 2<sup>nd</sup> FLOOR PLAN



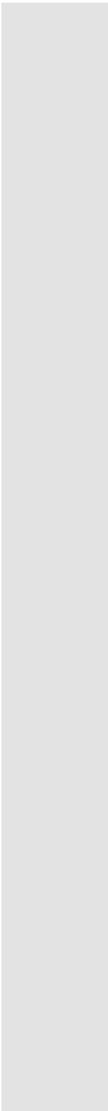
**SECOND FLOOR PLAN - UNIT MIX**  
Not to Scale



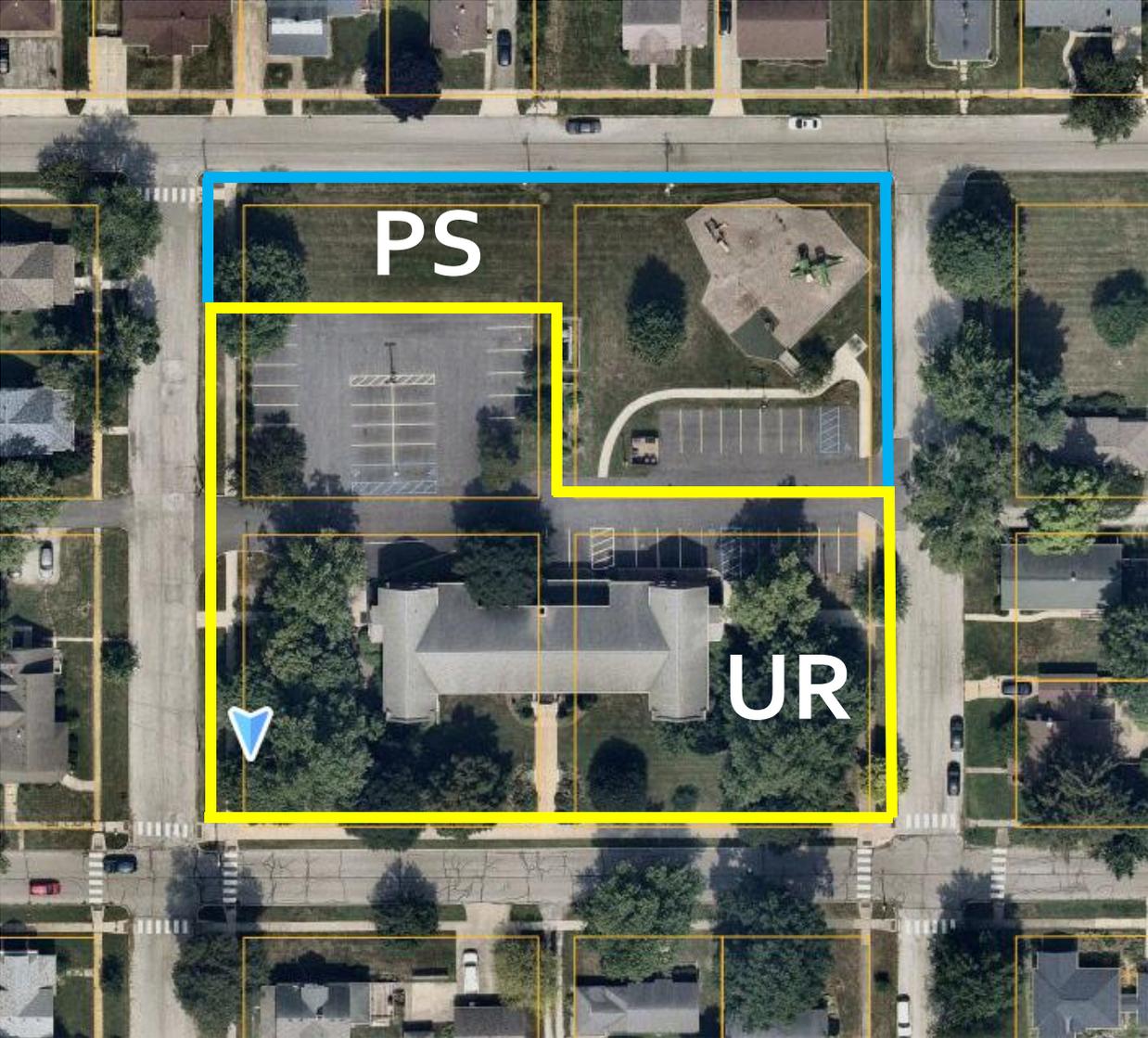
## PLAN COMMISSION

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Valpo Parks Board of Directors is seeking approval from the City of Valparaiso Plan Commission to rezone parcel number 64-09-24-253-001.000-004 from Public Space (PS) to Urban Residential (UR).



PROPOSED  
REZONE: URBAN  
RESIDENTIAL (UR)



## AVAILABLE RESOURCES

- **Contact:** Kevin Nuppnau, Director  
[knuppnau@valpo.us](mailto:knuppnau@valpo.us)
- **Website:**  
<https://www.valpoparks.org/728/Senior-Programming-Update>
- **Facebook:** @ValpoParks