



River District Update

City Council Meeting

January 27, 2026



River District Project Update



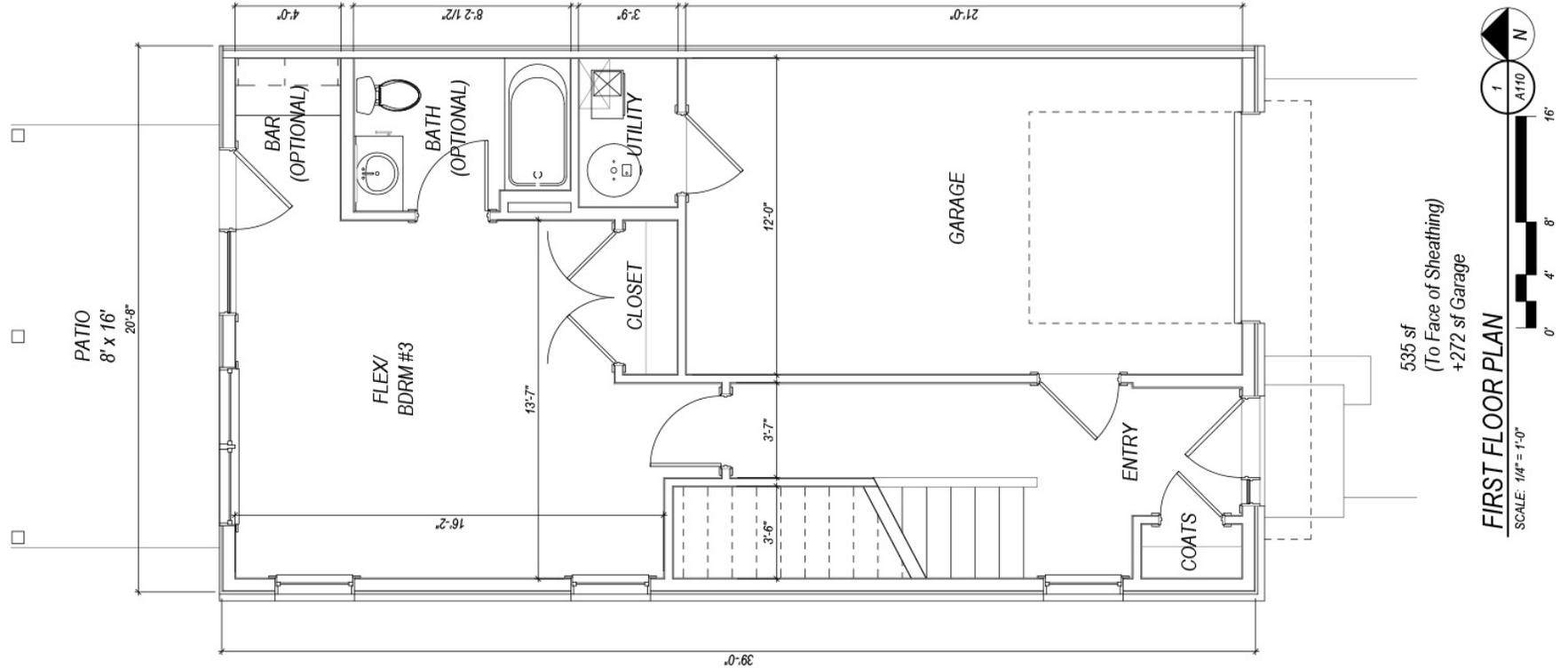
River District Project Update



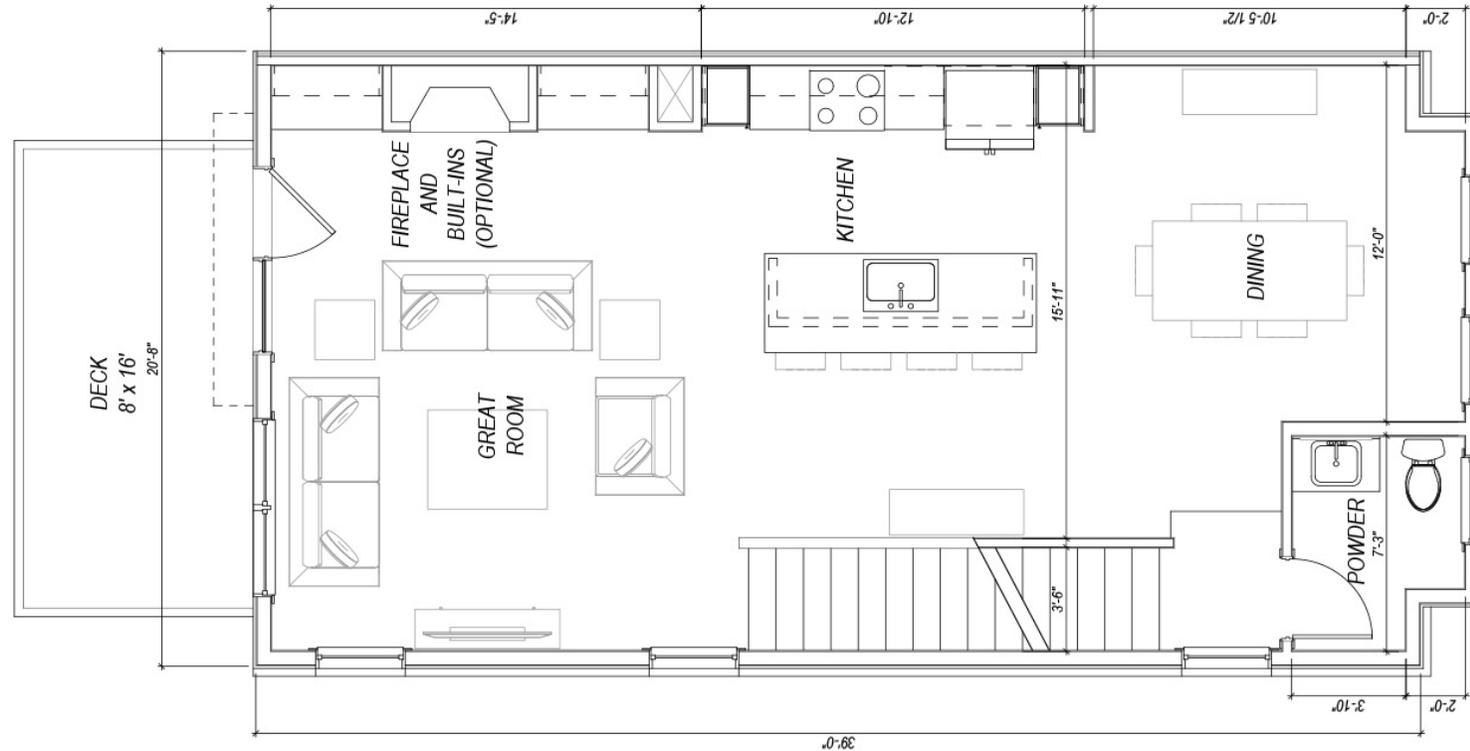
River District Project Update



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846 sf
(To Face of Sheathing)

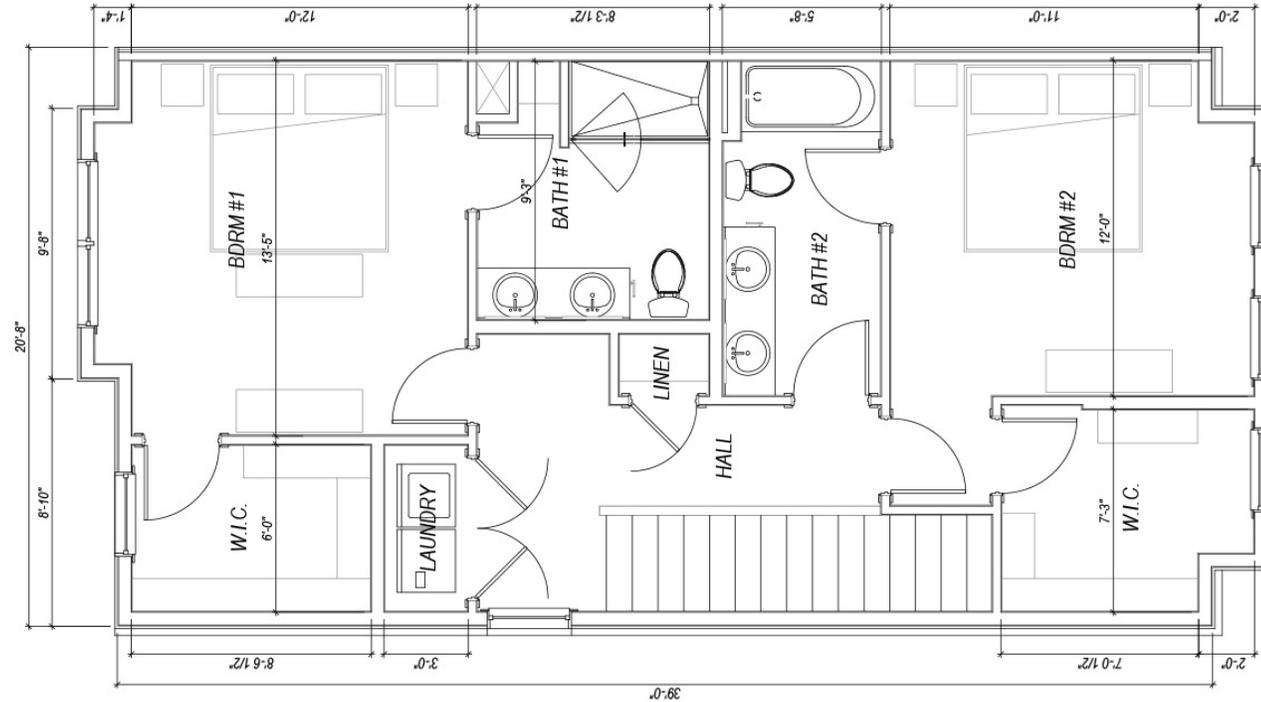
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2
A1110



River District Project Update



859 sf
(To Face of Sheathing)

THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

3
A110



River District Project Update

POTENTIAL Townhome Interior Design Direction





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POTENTIAL Townhome Interior Design Direction





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Townhomes—Process and Timing

- ~~1. **Architectural Firm Selection** (In process. 3 Firms. Selection next week)~~
- ~~2. **Design Process** (Site Plan, Floor Plans, Elevations. Complete no later than February 2026)~~
- ~~3. **Realtor Selection** (In process. Complete by December 2025)~~
- 4. Construction Pricing** (Complete 6 weeks after completion of Design Process. April 2026)
- 5. Market Analysis** (Complete 1 month after Realtor Selection).
- 6. Go/No Go by April/May 2026** (Assuming Site Conditions are known)
- 7. Start of Construction** (TBD based on Site Conditions)

Site Conditions—AES Overhead Line, Property Acquisition, ODNR Restrictions, Marina Road Location, Underground Utilities, Flood Plain.