

# Proposed River Design Overlay (RDO) District

## *Quality Development along the Arkansas River*

March 8, 2016

### **Overview**

A proposed River Design Overlay (RDO) District for the Arkansas River has been developed to establish rules for how development takes place along the river in Tulsa.

These regulations were developed and reviewed by a River Design Steering Committee made up of four Tulsa City Councilors, representatives from the Mayor's office, urban planners, local architects, developers and homebuilders.

### **Purpose of the RDO District**

The RDO rules are intended to:

- Support and enhance the Arkansas River corridor as a lively people-oriented destination, connecting nodes of high quality development with parks and open spaces;
- Encourage development that enhances the appearance of the Arkansas River corridor and the surrounding area;
- Ensure development is sensitive to the area's natural resources and environmental qualities;
- Promote the Arkansas River corridor as a valuable asset to the city and region in regards to economic development and quality of life;
- Establish the area as an interconnected, pedestrian-oriented, cultural and recreational destination, attracting both residents and visitors to the Arkansas River.

## **How RDO regulations will guide use along the Arkansas River**

The RDO regulations are intended to serve as a guide for how the Arkansas River corridor is used and further developed, with the goal of promoting a pedestrian environment and prohibiting uses that will hinder the long-term viability of an attractive, vibrant and active riverfront area.

To do this, the RDO regulations will guide development in the following categories:

- Building placement
- Design and site figures
- Parking
- Landscaping and screening
- Lighting
- Signage
- Access

## **RDO Districts**

Three types of River Design Overlay (RDO) districts have been created to ensure smart development along the Arkansas River. These RDO regulations apply to all properties within the boundaries of the RDO overlay districts. No building permit for proposed use or development in an RDO district can be approved until it has been reviewed for consistency.

### **RDO-1**

An RDO-1 district is primarily intended to apply to park, recreation and open space uses adjacent to the river.

- RDO-1 regulations help promote development that is compatible with public parks and green space.

### **RDO-2**

An RDO-2 district is primarily intended to apply to privately owned lands with direct access to the river.

- RDO-2 regulations help to ensure safe and attractive pedestrian areas by requiring that new development is oriented to the river and abutting streets.
- The regulations also promote integration with the River Parks trails system and avoidance of adverse environmental impacts.

### **RDO-3**

An RDO-3 district is primarily intended to apply to privately owned lands that do not have direct access to the river but that are visible from riverfront areas.

- These areas benefit from proximity to the river and contribute to the overall visual environment of the riverfront area.