

RIO Fact Sheet

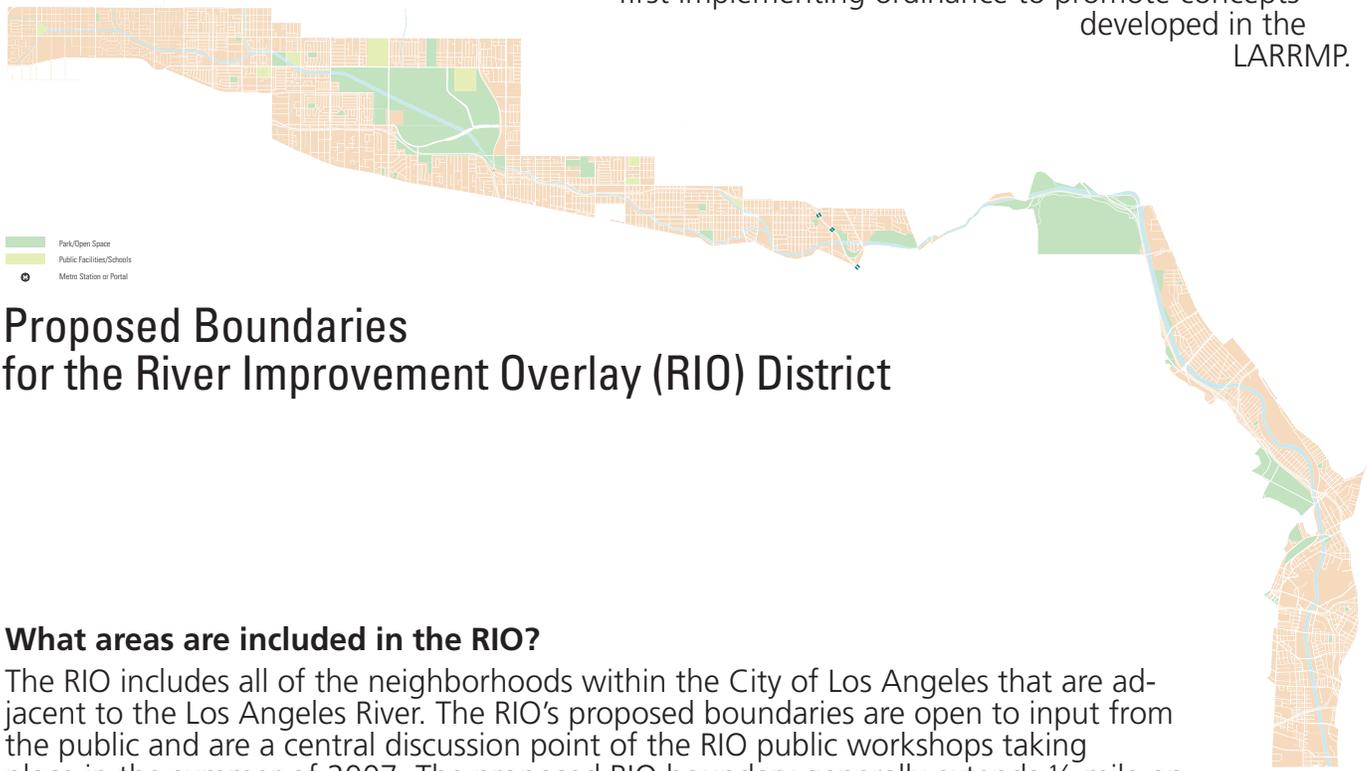
River Improvement Overlay District

What is the River Improvement Overlay (RIO) District?

The RIO is a proposed special use district that requires new projects to achieve points in three design categories: Watershed, Urban Design, and Mobility. The RIO also provides guidelines for new “complete” streets and includes a mobility strategy to ensure that the needs of pedestrians, bicyclists, transit riders, and vehicle drivers are considered when major projects or street improvements are undertaken. The RIO will enable the City to better coordinate land use development all along the 32-mile corridor of the Los Angeles River that flows within the City’s boundaries.

How is the RIO different from the Los Angeles River Revitalization Master Plan (LARRMP)?

The LARRMP focuses on the River and its surrounding communities, with a focus on the creation of parks, paths, and open spaces--providing the overall vision for the River’s revitalization. The RIO will help implement the LARRMP by focusing on the establishment of a distinct, sustainable environment in the surrounding neighborhoods, including guidelines for both private property and public rights-of-way. Therefore, the RIO is an important first implementing ordinance to promote concepts developed in the LARRMP.



Proposed Boundaries for the River Improvement Overlay (RIO) District

What areas are included in the RIO?

The RIO includes all of the neighborhoods within the City of Los Angeles that are adjacent to the Los Angeles River. The RIO’s proposed boundaries are open to input from the public and are a central discussion point of the RIO public workshops taking place in the summer of 2007. The proposed RIO boundary generally extends 1/2 mile on either side of the River, creating an area that is potentially 32 miles long and one mile wide.

How will the RIO affect me if I want to build on or develop my property?

If you are developing a new project, or are rebuilding a substantial portion of existing structures on your property, you will be required to comply with the design guidelines established in the RIO.

Does the RIO restrict what I can build?

The RIO does not impose any limits on the size, use, height and/or setbacks of a building beyond what is restricted by the prevailing zoning and building codes.

Does the RIO restrict my parking?

The RIO does not impose any restrictions on the amount of parking spaces that you can provide. The RIO does require that new projects locate parking away from the River Greenway. Parking that is located immediately adjacent to either the Street and/or very near the River is encouraged to be obscured with either a low wall or shrubs.

Do I still need to comply with the requirements of the RIO even if I am not planning on re-building or developing my property?

The RIO does not require you to make any changes to your existing property and/or structures. The requirements of the RIO only become effective when you choose to build new structures and/or substantially renovate existing structures.

What is the process for adopting the RIO?

After the workshops there will be a public hearing for the RIO at the City Planning Commission. This will be followed by hearings with the City Council's Planning and Land Use PLUM) and *ad hoc* River committees, and ultimately with the full City Council. These hearings are expected to start in late September with adoption of the RIO tentatively scheduled for November, 2007.

What are the benefits of the RIO?

Implementation of the guidelines proposed by the RIO, many of which are low-cost, low-tech solutions, will result in long-term region-wide quality of life improvements.

How can I learn more about River related projects?

You can check www.lariver.org. Quarterly River Update Meetings will provide up to date information.

