

# Local Development Act Review Committee



RIVERLINE

Tuesday, June 24, 2025



RAINIER

# Meet the Team – RDC



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# Meet the Team – Consultants & Advisors



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Nelsen Partners  
Project Architect



Matthew Heisley

Lincoln Property Company  
Marketing

# Project Context – Local Development Act

The Southern Villa Project Plan has been developed pursuant to the Oklahoma Local Development Act (62 O.S. § 850-869).

## How it works:

- The Project Plan provides for the establishment of **three separate Increment Districts (A, B, and C)** to capture new ad valorem and sales tax revenue generated by the project
- Captured incremental tax revenues may be used to fund or reimburse eligible project-related costs
- Project-related costs include public and off-site improvements benefiting the area surrounding the **Riverline** project

## Purpose of the Local Development Act (62 O.S. § 852):

- Eliminate or prevent economic and physical decline
- Stimulate reinvestment in areas with underutilized or declining land uses
- Support mixed-use, residential, and commercial development
- Align development with local planning and economic development goals

# Project Overview

## Project Overview – Riverline

- Riverline is a three-phased, mixed-use development strategically located in South Tulsa. Situated across from the River Spirit Casino on Riverside Parkway, Riverline is well situated to compliment **The Gathering Place**.
- The ±37-acre project is being developed by Rainier Development Company (RDC) in partnership with the Muscogee (Creek) Nation.



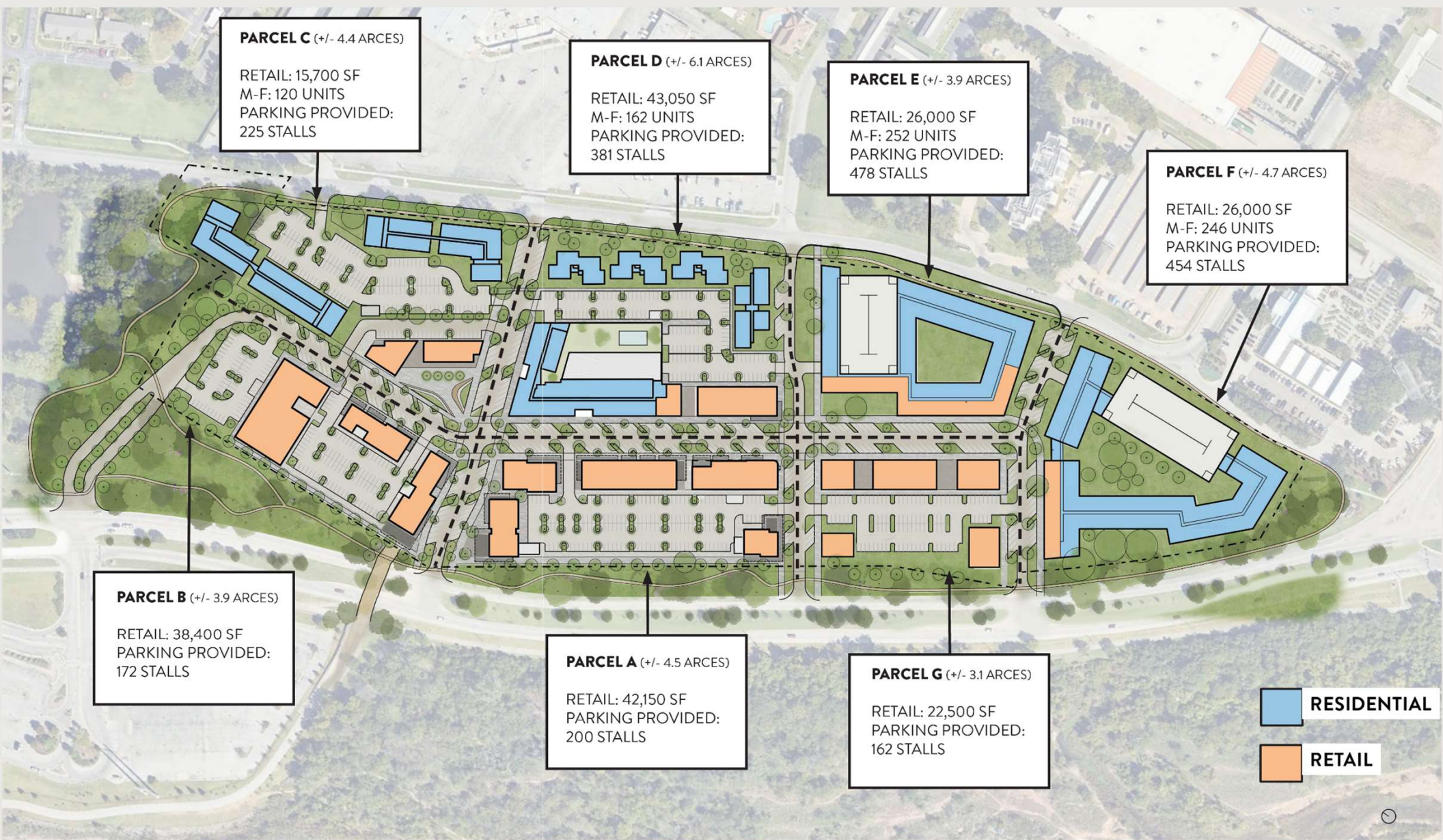
## The development supports:

- Strategic infill along a key regional corridor
- Integration of housing, neighborhood retail, and public amenities
- Long-term tax base growth and private investment
- Phased implementation aligned with market and infrastructure readiness





# Site Plan A





# Site Plan B



# Development Summary & Timeline

	Site Plan A	Site Plan B
<b>Retail:</b>		
Phase 1	139,300 sf	139,300 sf
Phase 2	48,500 sf	38,650 sf
Phase 3	26,000 sf	26,000 sf
<b>Total</b>	<b>213,800 sf</b>	<b>203,950 sf</b>
<b>Multifamily:</b>		
Phase 1	282 units	282 units
Phase 2	252 units	130 units
Phase 3	246 units	240 units
<b>Total</b>	<b>780 units</b>	<b>652 units</b>

Milestone	Target Date
LDARC Final Review	June 24, 2025
Project Plan / TIF Adoption	July - August 2025
City Council Approval	Q2 / Q3 2025
Construction Start - Phase 1 → Increment District A	H2 2026
Construction Start - Phase 2 → Increment District B	2029
Construction Start - Phase 3 → Increment District C	2031



# Experiential Retail & Activation



## The plan **prioritizes**:

- Food & Beverage tenants with outdoor seating, patios, and park-adjacent views
- Entertainment or service concepts that promote repeat local use
- Walkability and street activation, with storefront design integrated into streetscape and plaza areas

## This strategy **supports**:

- Extended dwell times and community gathering
- Incremental tax generation through high-volume, service-based operators
- Enhanced nighttime and weekend activity to support safety and vitality

**Riverline's retail program is curated around experiential, destination-driven concepts that complement its residential and public space components.**

# Project Area

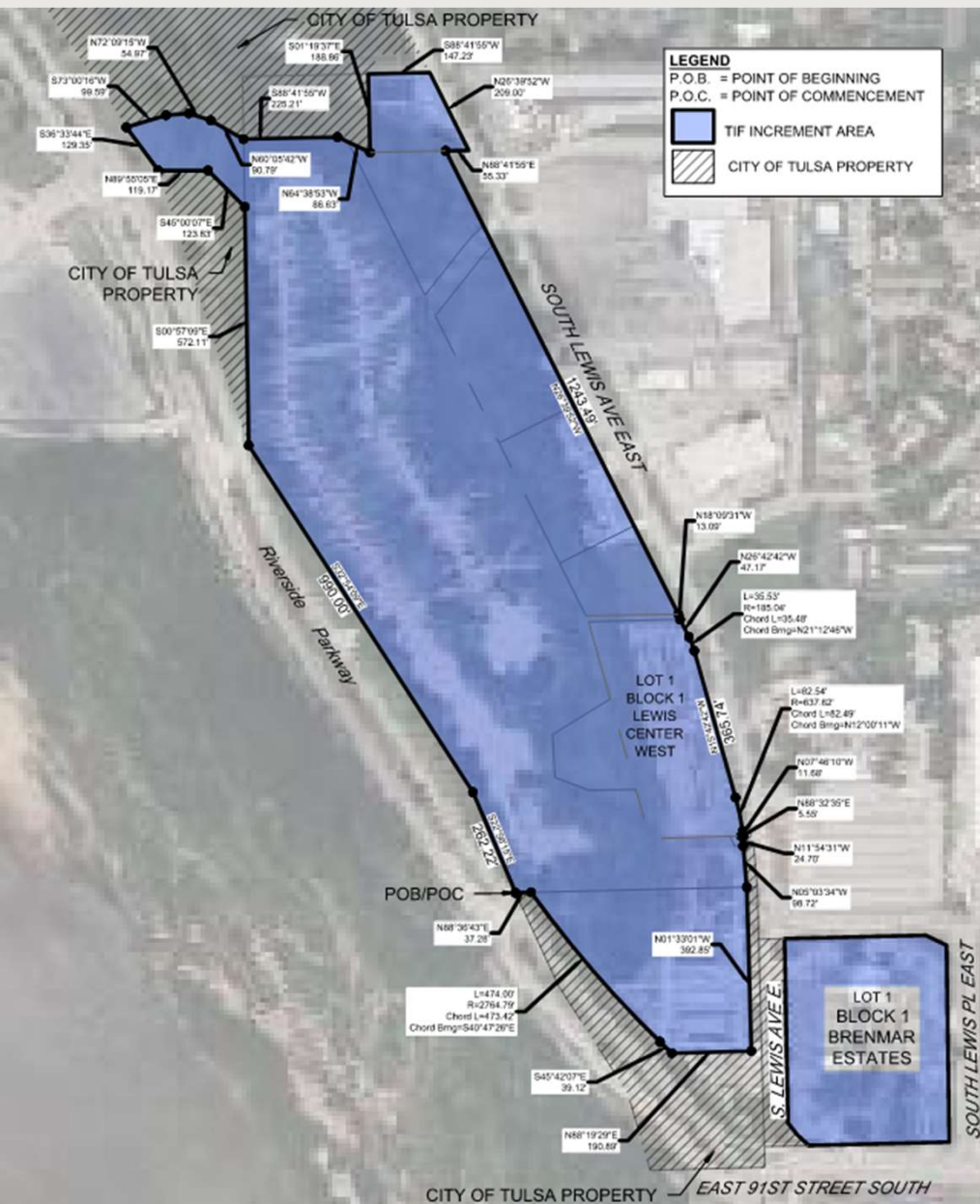


## Project Area

- The Project Area defines the boundary within which TIF revenues may be invested, consistent with the adopted Project Plan. This area encompasses all parcels within the development site and adjacent right-of-way where off-site improvements may occur to support the project.
- Enables flexibility in how and where funds are applied across all three phases.
- Supports:
  - Public Infrastructure (utilities, roads, drainage)
  - Streetscape Improvements
  - Public Space Enhancements
  - Supportive development costs within the area
- Project Area intentionally mirrors overall phasing and parcel layout to ensure alignment between revenue generation and reinvestment strategy.



# TIF Increment Area

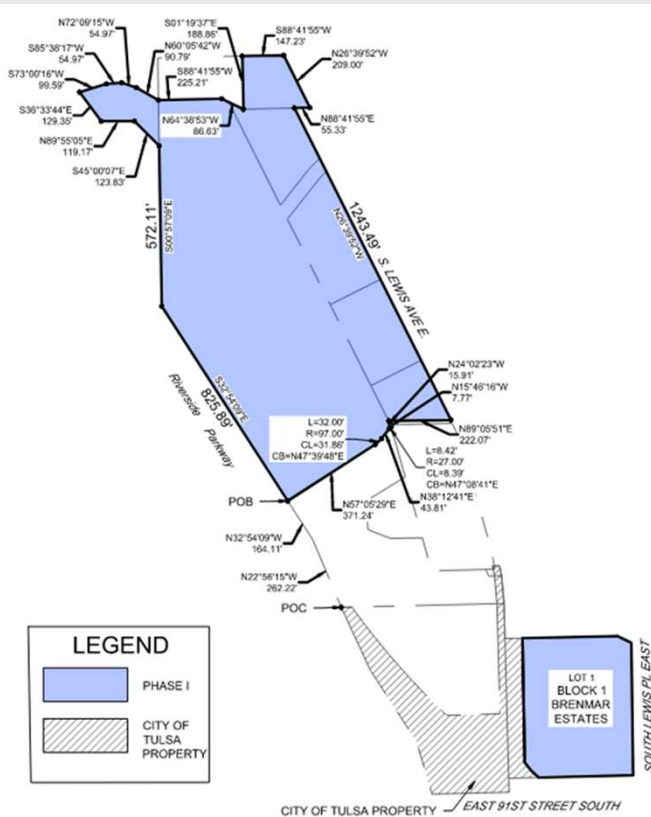


## TIF Increment Area

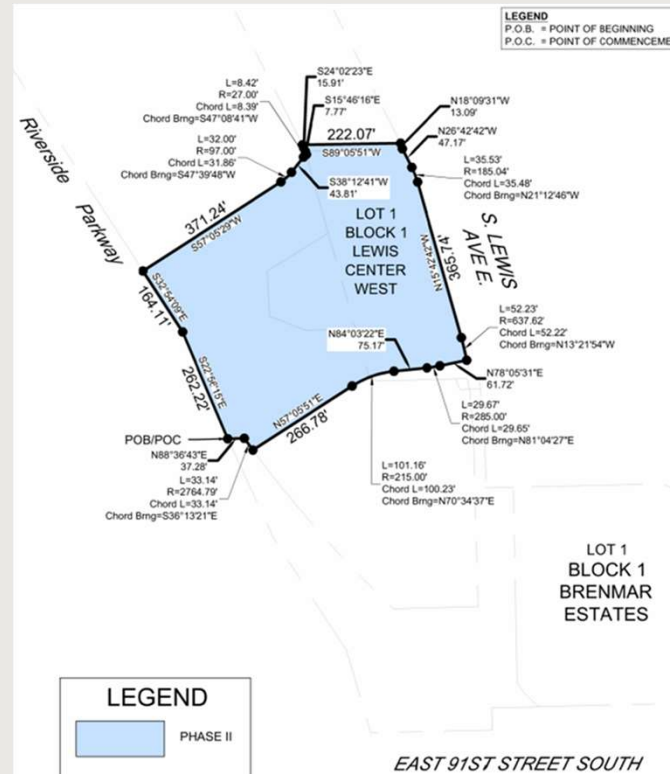
- TIF Increment Area defines where property and sales tax increment is collected
- Aligned with site plan and phased development
- Revenues will fund eligible improvements within the broader Project Area
- Each phase includes increment-generating parcels

# TIF Increment Area by Phase

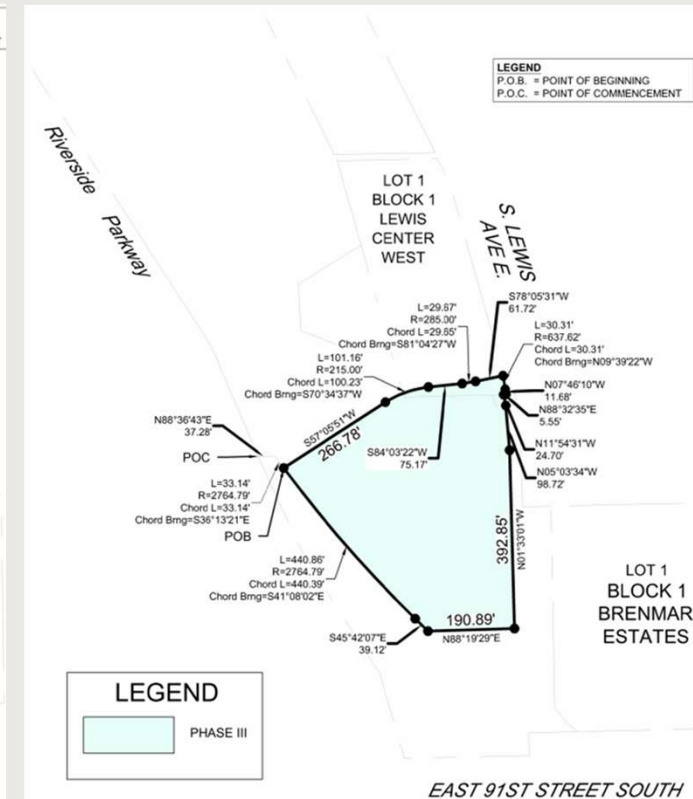
## Phase 1



## Phase 2



## Phase 3



## Increment District A

## Increment District B

## Increment District C



# Public Improvements

TIF funding will support critical infrastructure that support both the project and the broader South Tulsa community.

## Utility Infrastructure

- Water, sanitary sewer, and storm drainage upgrades
- Designed to support full buildout and improve system capacity

## Streets & Access

- New internal drives and improved access to Riverside Parkway
- Enhanced vehicular circulation and connectivity

## Streetscape & Public Realm

- Sidewalks, landscaping, street trees, and lighting
- Public plaza areas integrated with retail frontage
- Creates a walkable, pedestrian-oriented environment

## Trailhead & Regional Connectivity

- New trailhead connection incorporated into the site plan
- Links to regional trail systems and encourages outdoor access
- Enhances multimodal transportation options



# LDARC Recommendation & Conclusion

## Project Benefits:

- **Strategic Alignment:** Advances the City's land use and infrastructure goals through phased, privately led development with public participation
- **Housing & Neighborhood Growth:** Delivers elevated multifamily units across three phases, supporting walkable, high-demand residential in the Jenks School District
- **Retail Activation & Public Realm:** Introduces experiential and neighborhood-serving retail with active storefronts, outdoor space, and integrated plazas
- **Infrastructure Investment:** Includes delivery of stormwater, utility, and access improvements; enhances Riverside Parkway connectivity and walkability
- **Public Value Creation:** Establishes long-term revenue base and creates a mixed-use destination for residents and visitors

**Requested Action:** Rainier Development Company (RDC) respectfully requests that LDARC recommend approval of the Southern Villa Project Plan and advance it to Tulsa Metropolitan Area Planning Commission (TMAPC)



