

An architectural rendering of a modern building with a courtyard. The building features a long, low profile with a central glass-enclosed entrance. The courtyard is paved with light-colored concrete and contains several raised garden beds with various plants, including tall, thin stalks and green leafy plants. The sky is blue with scattered white clouds. The text "Site Background" is overlaid in the center in a large, white, sans-serif font.

# Site Background

# Specific Plan

- Specific Plan for 60 acres, east and west of Calhoun
- Establishes development standards for up to 1,200 high quality rental units
- Sets the stage for road improvements, unified design theme for the entire project
- Eastern 30 acres to be developed now
- Western 30 acres will be developed as a second phase, with separate Design Review



# Design Review

- Phase 1 Residential Rental Project
  - 340 Total Units
  - 195 Detached Units
  - 145 Townhome Units
- Amenities: Clubhouse, Gym, Pool, BBQs, Sport Courts, Dog Parks, Gardens.
- Adjacent Residential Uses
- Community will have professional 3rd Party management

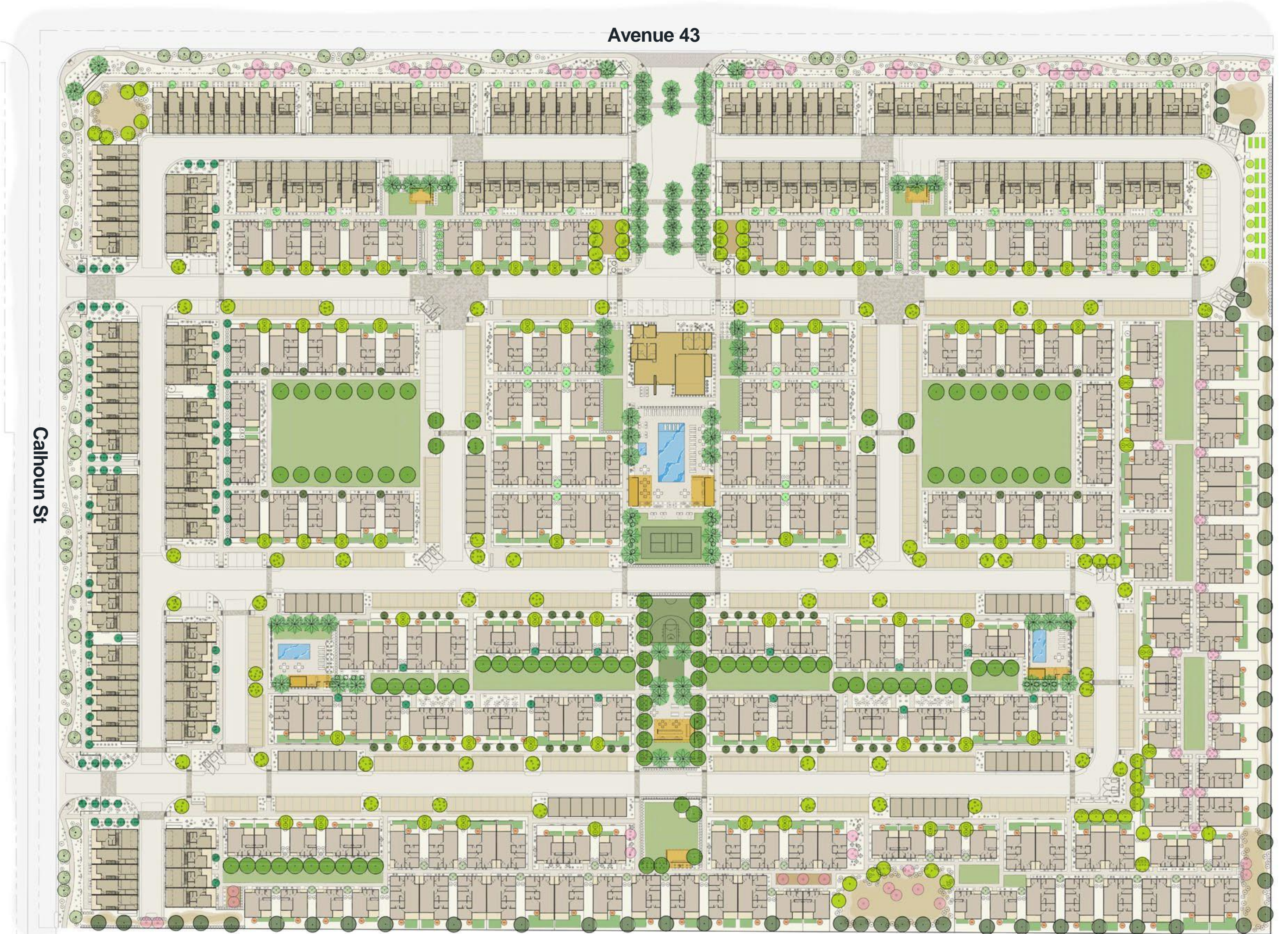


An architectural rendering of a modern building with a courtyard. The building is a long, low-profile structure with a white facade and a central glass-enclosed entrance. The courtyard features a central concrete path flanked by raised garden beds containing various plants, including tall grasses and ferns. The sky is blue with scattered white clouds. The text "Project Site Plan" is overlaid in the center of the image.

# Project Site Plan

# Proposed Site Plan

- 1 Main Entry on Avenue 43
- 2 Resident Entries on Calhoun
- Designed to minimize any traffic on Ave 43
- Significant landscaping on street frontages
- Parking recessed to site interior
- Half street improvements to Calhoun & Ave 43



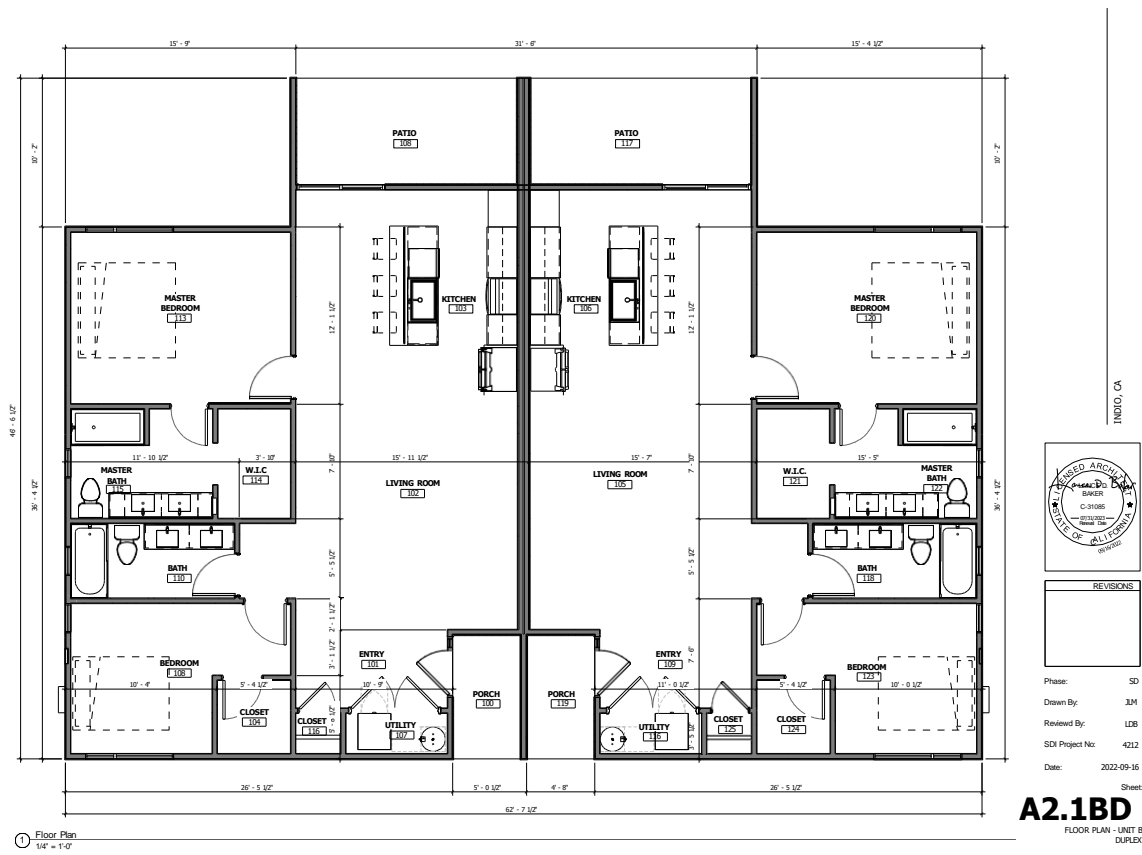
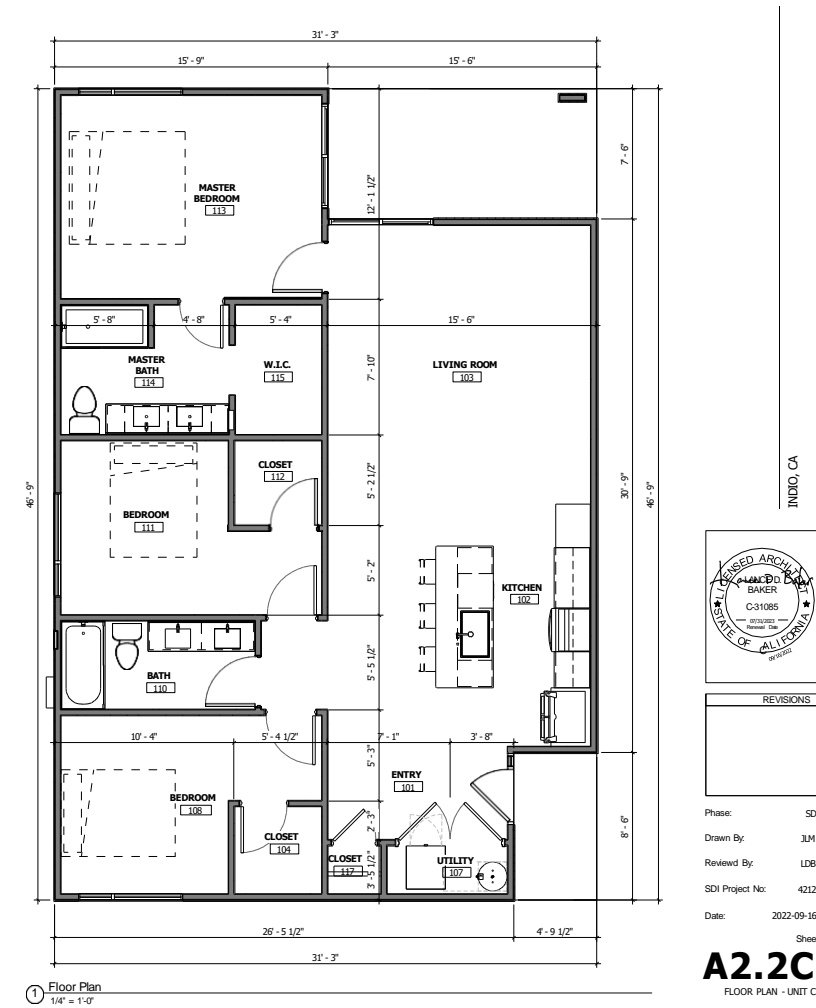
# Residential Units

An architectural rendering of a modern residential building. The building features a long, low profile with a white, textured facade. A central glass-enclosed entrance is visible. The courtyard in front is landscaped with a central concrete path, flanked by raised beds containing various green plants and tall, thin, yellowish-brown stalks. Long shadows of palm trees are cast across the building's facade. A bright yellow door is visible on the right side of the building. The sky is blue with scattered white clouds.

# Detached Single Family Rental Units

- 195 Total Detached Units
  - 52 1BR Units
  - 85 2BR Units
  - 58 3BR Units
- Private Backyard/Patios
- Modern Aesthetics & Finishes
- Maintenance provided by community management

Floorplan of Duplex Units

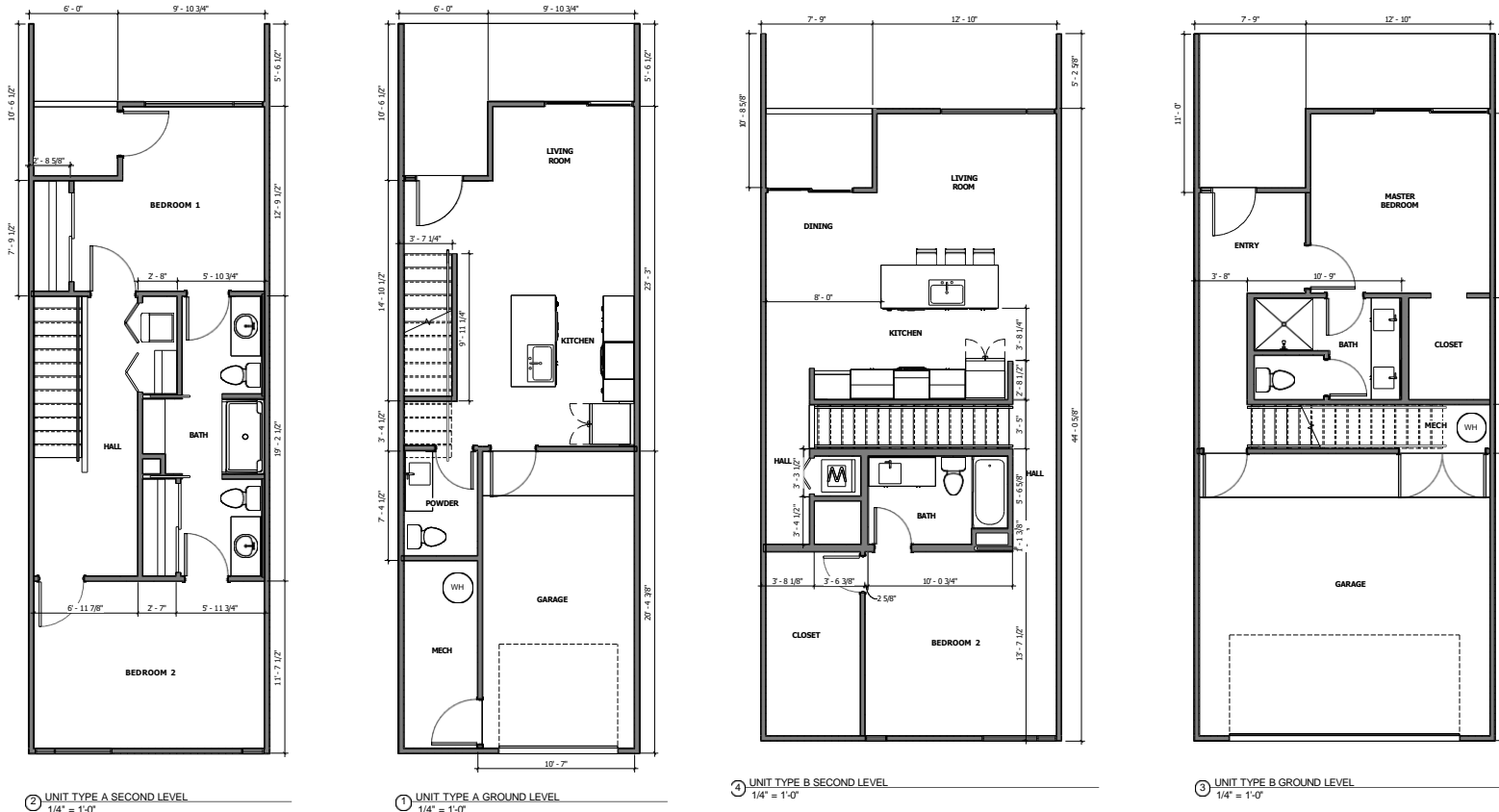


# Townhomes

- 145 Total Units
  - 59 1BR Units
  - 42 2BR Units
  - 44 3BR Units
- Private Backyard/Patios
- Modern Aesthetics & Finishes
- Maintenance provided by community management
- Private Garage Parking



Floorplan of 1BR and 2BR Townhomes





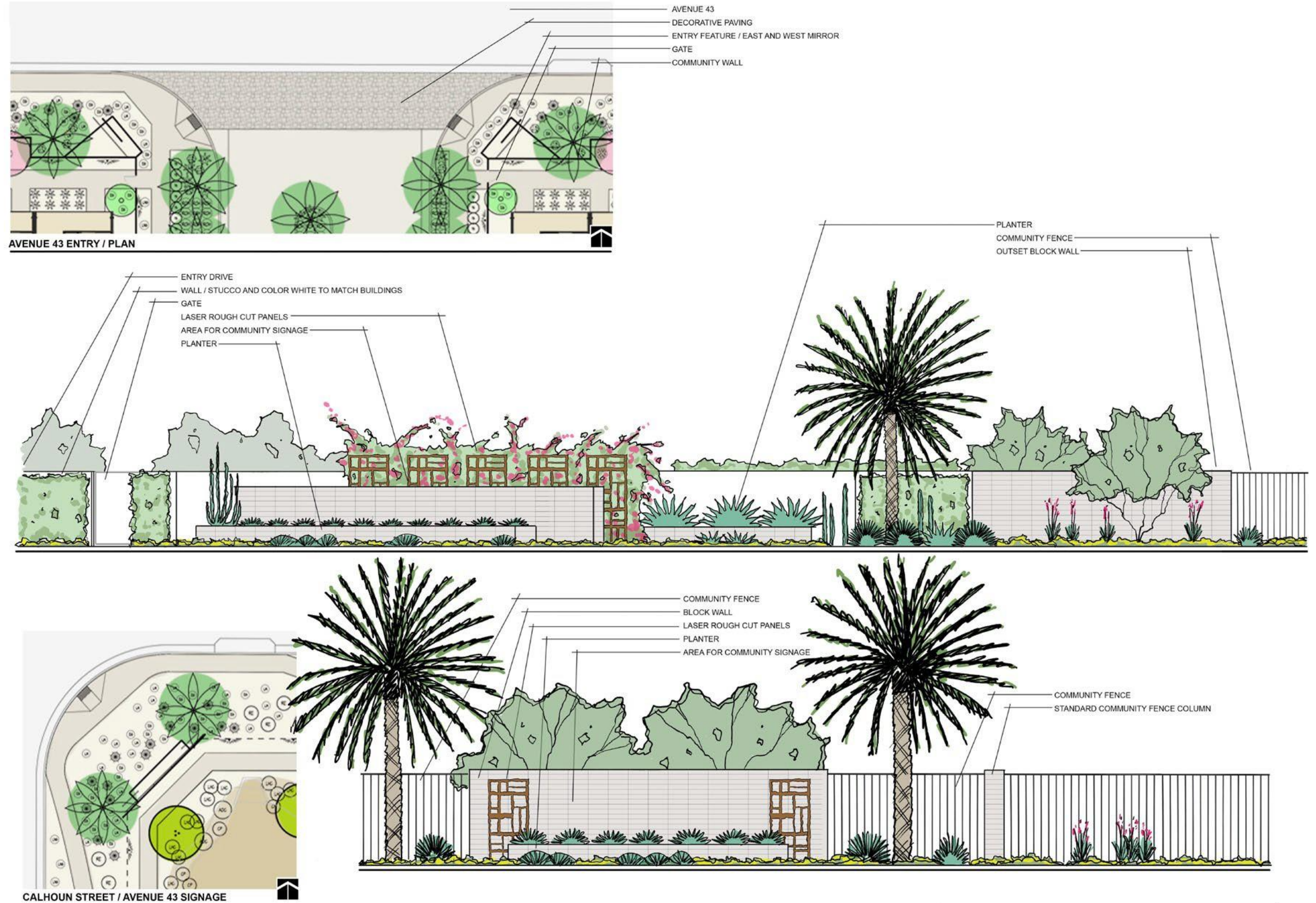


# Streetscapes

# Perimeter Wall Design

• Street Frontages will include:

- Landscaping
- Screen Walls
- Planters Sidewalks
- Monument Signage

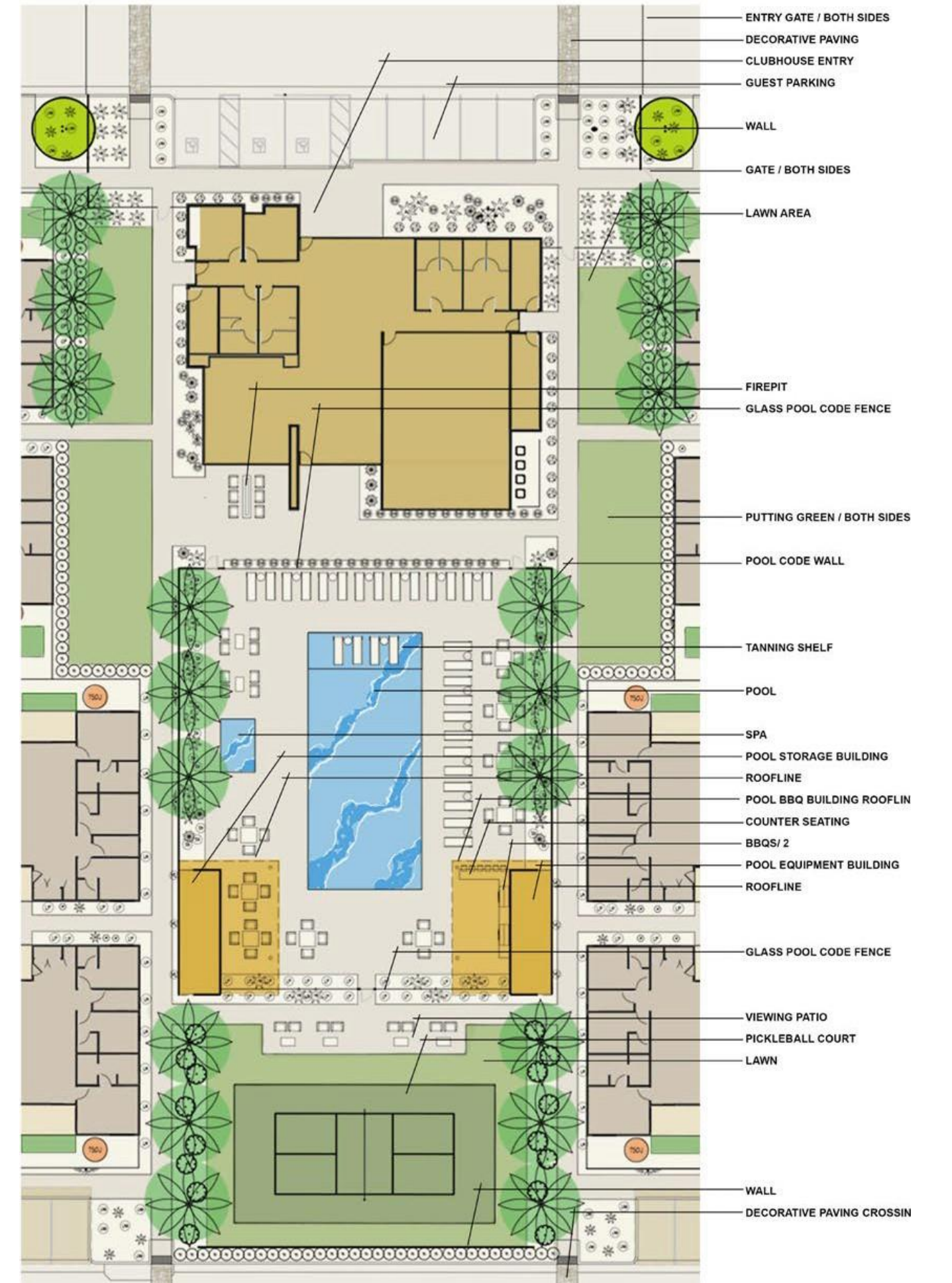


An architectural rendering of a modern building with a central courtyard. The building features a white facade with a central glass-enclosed entrance. The courtyard is paved with a light-colored material and contains several raised garden beds with various plants, including tall grasses and ferns. The sky is blue with scattered white clouds. The text "Central Park / Amenities" is overlaid in the center of the image.

# Central Park / Amenities

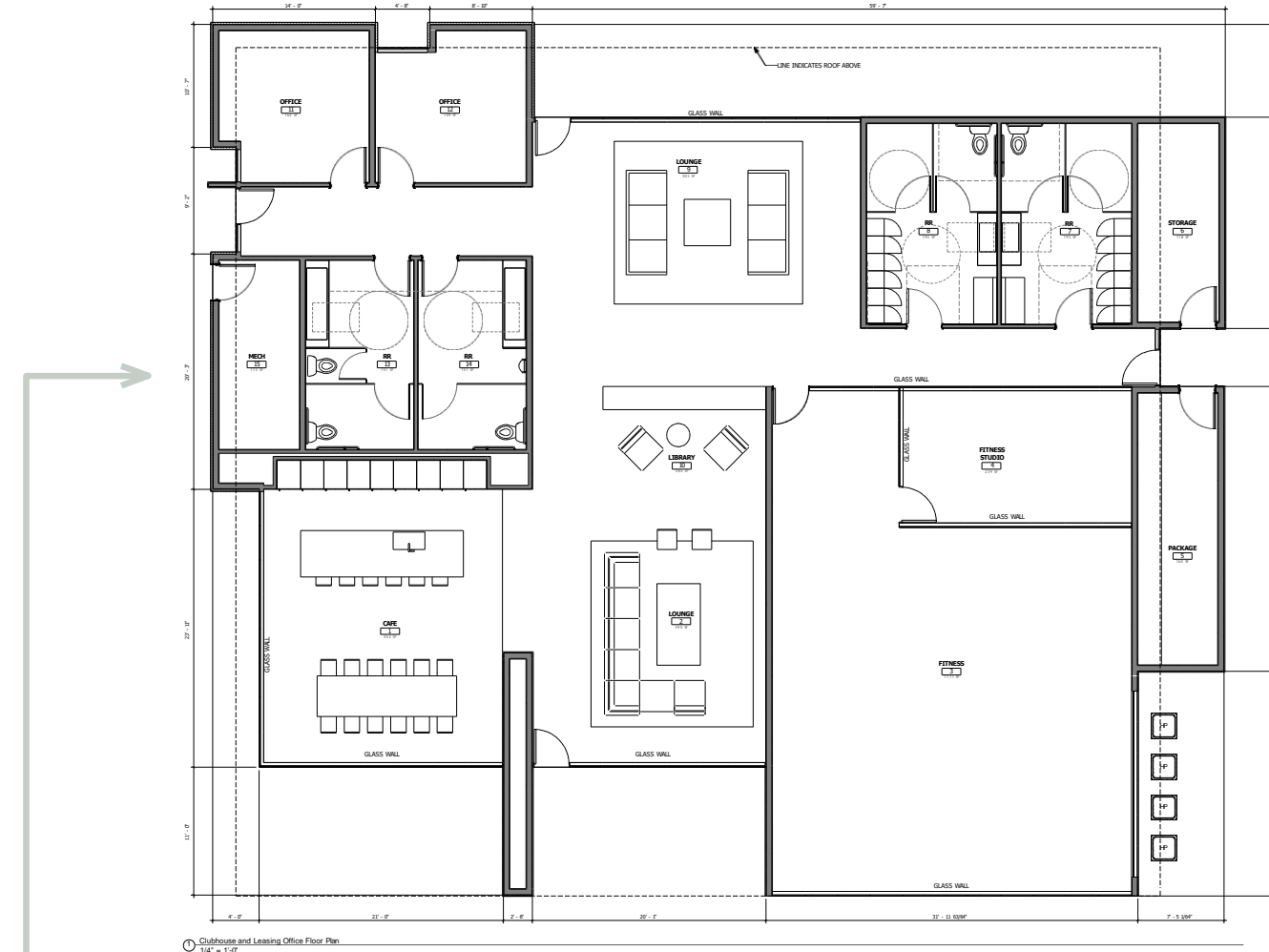
# Central Park

- A large greenbelt occupies the center of the site providing continuous access to community amenities.
- “Pocket parks” are provided to units outside of the central area.

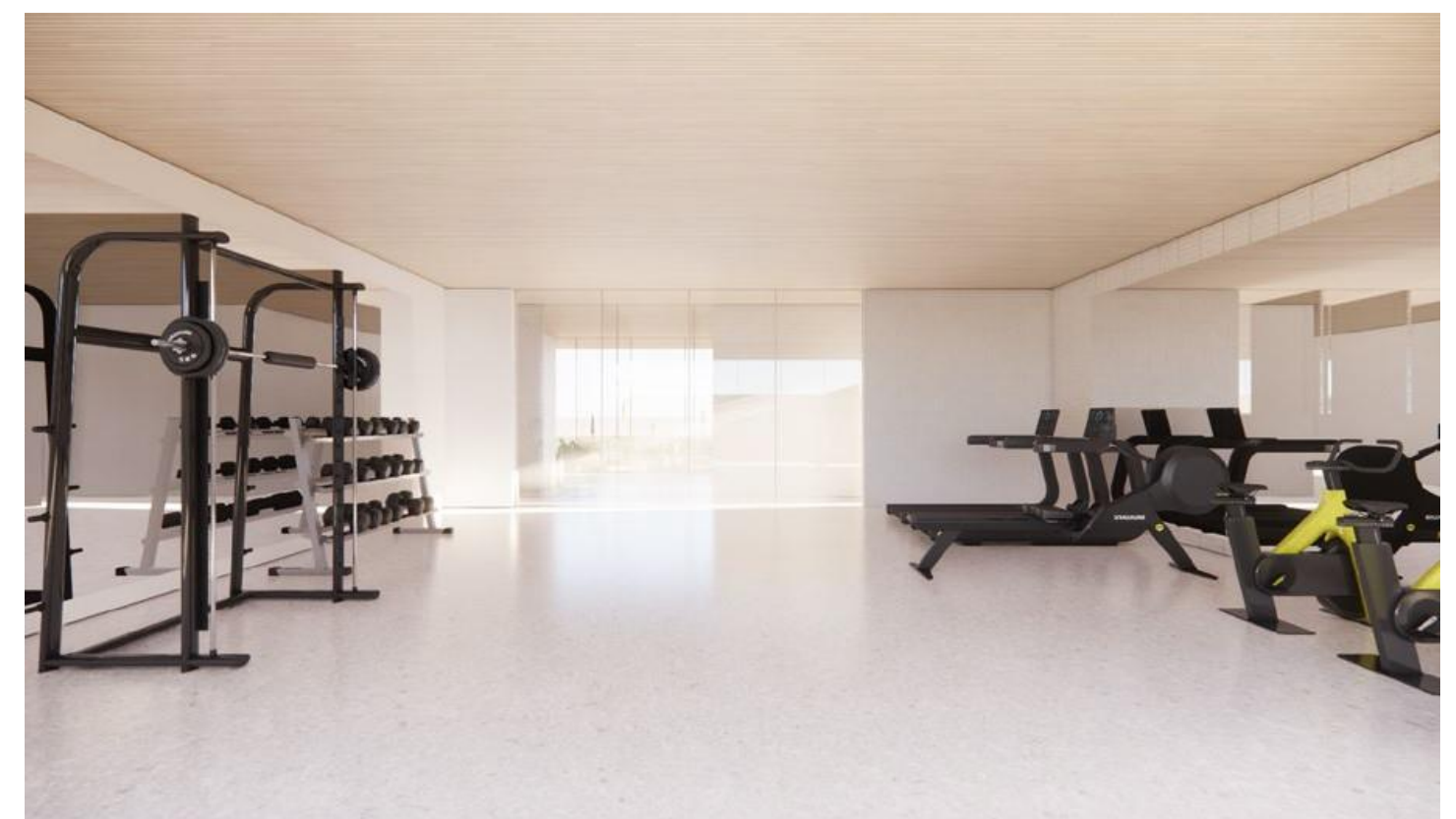


# Community Clubhouse

- +/- 6,000 SF
- Management/Leasing Offices
- Community Lounge
- Fitness Studio w/ lockers
- Secured Package Delivery Area
- Cafe



Central Park Clubhouse and Main Pool Plan (Pg. 70)





# Next Steps / Milestones

# Milestones / Next Steps



**The Indio Canyon team is committed to transparency and open communication throughout the approval and development process.**

Individuals interested in receiving information, can sign up to receive project updates at **IndioCanyon.com**

For more information or inquiries about the community,  
contact

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