



BH Properties The Oasis at Indio

Community Meeting

May 9, 2024

BH PROPERTIES

- ❖ BH Properties is a family-owned, privately held, California-based real estate company focused on a diverse portfolio of unique and community-centric real estate projects. Founded over 30 years ago, BH Properties owns and manages nearly 10 million square feet across 16 states.
- ❖ BH Properties is committed to creating a project that benefits Indio residents and the community by attracting new businesses, creating job opportunities, generating additional revenue, contributing to community development, and reinforcing Indio as an attractive destination for living.



Location

Bounded by Avenue 42 to the north, Monroe Street to the east, the Thousand Palms Storm Channel to the west, and the I-10 Freeway to the south.

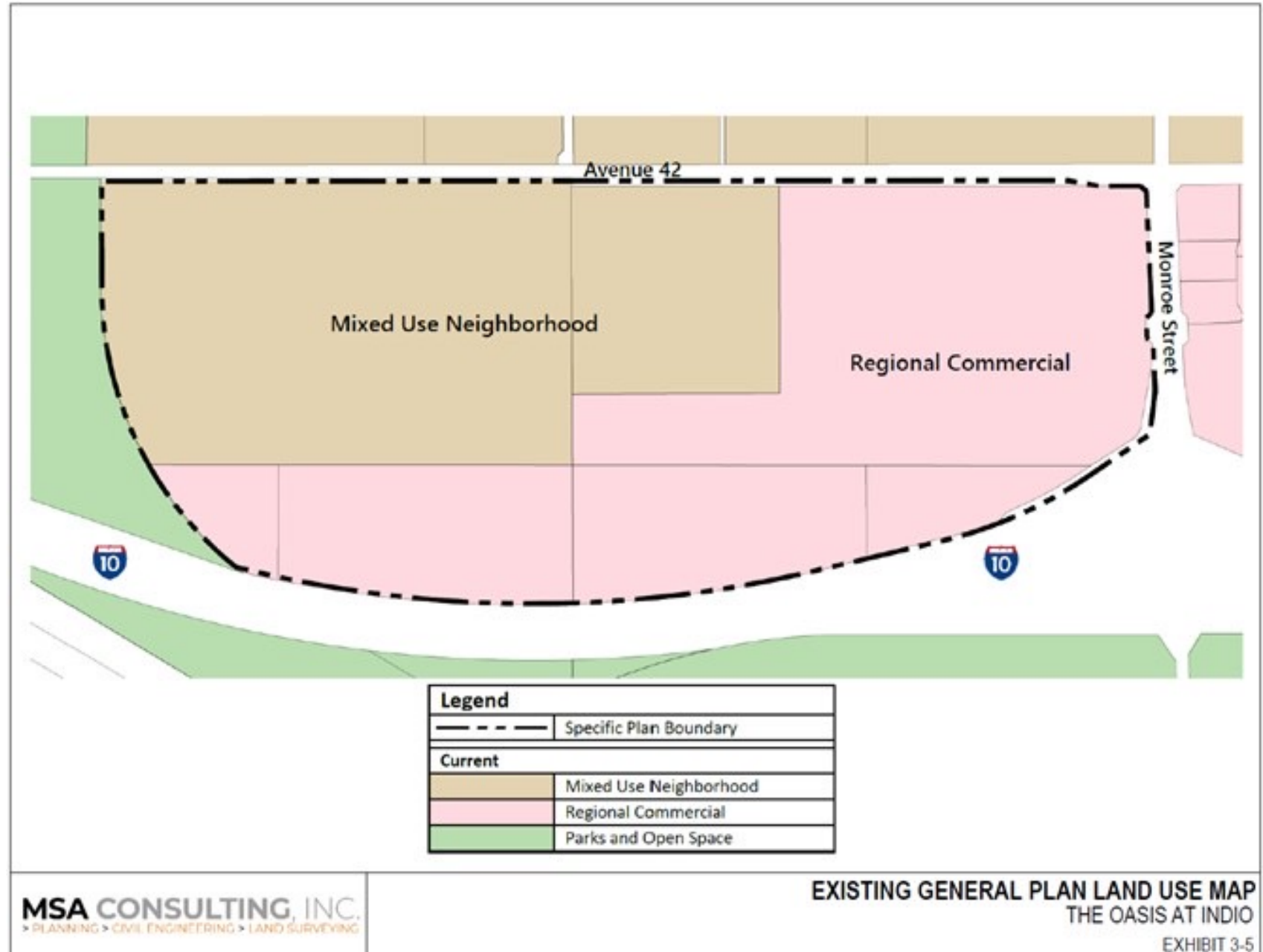


The Oasis
— AT INDIO —



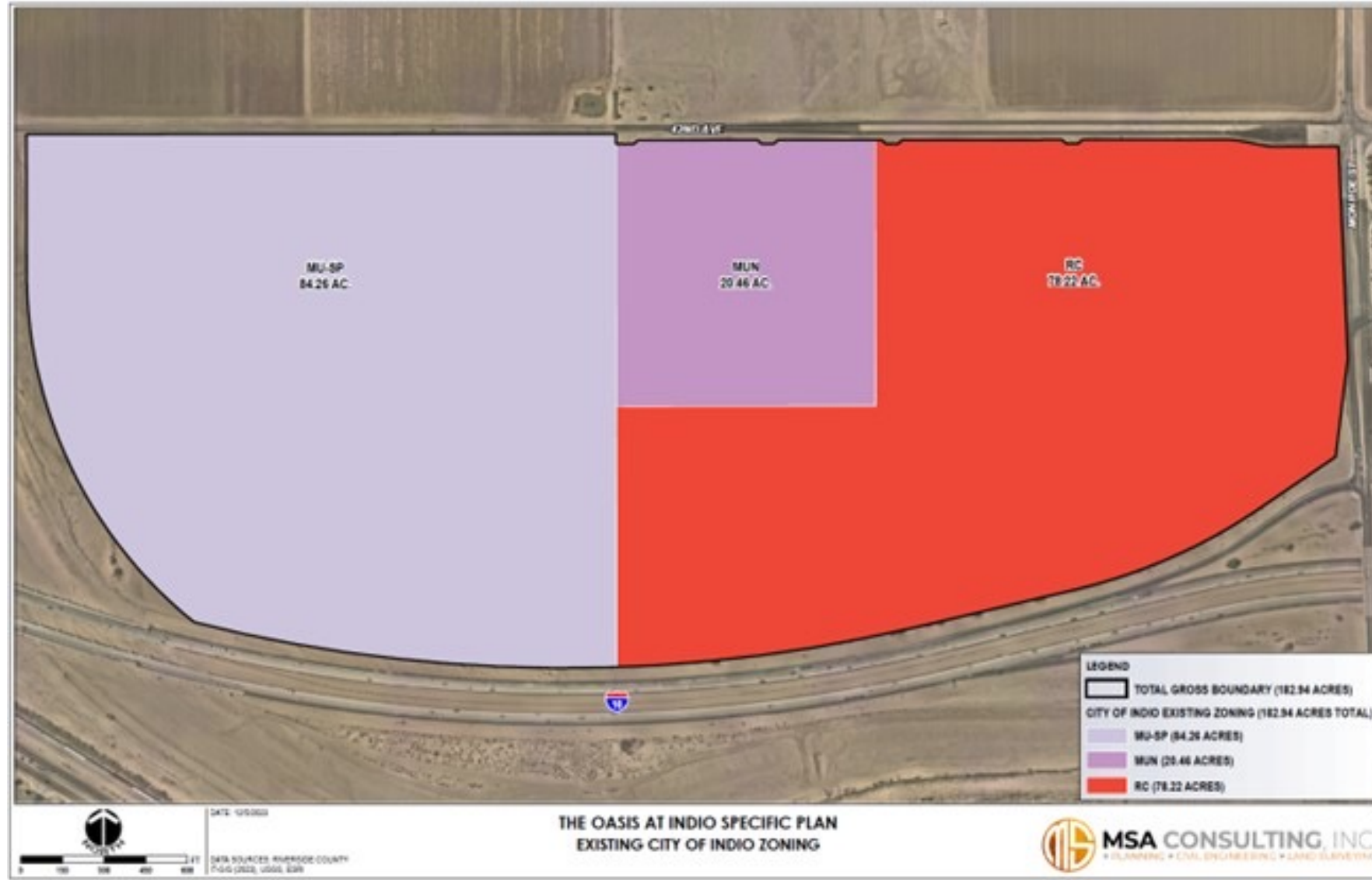
Existing General Plan

- ❖ Regional Commercial:
1,554,177 - 4,440,506 sf
- ❖ Mixed Use
Neighborhood:
3,240 du; 1,764,180 sf
- ❖ Totals:
3,240 du; 3,318,357 -
6,204,686 sf



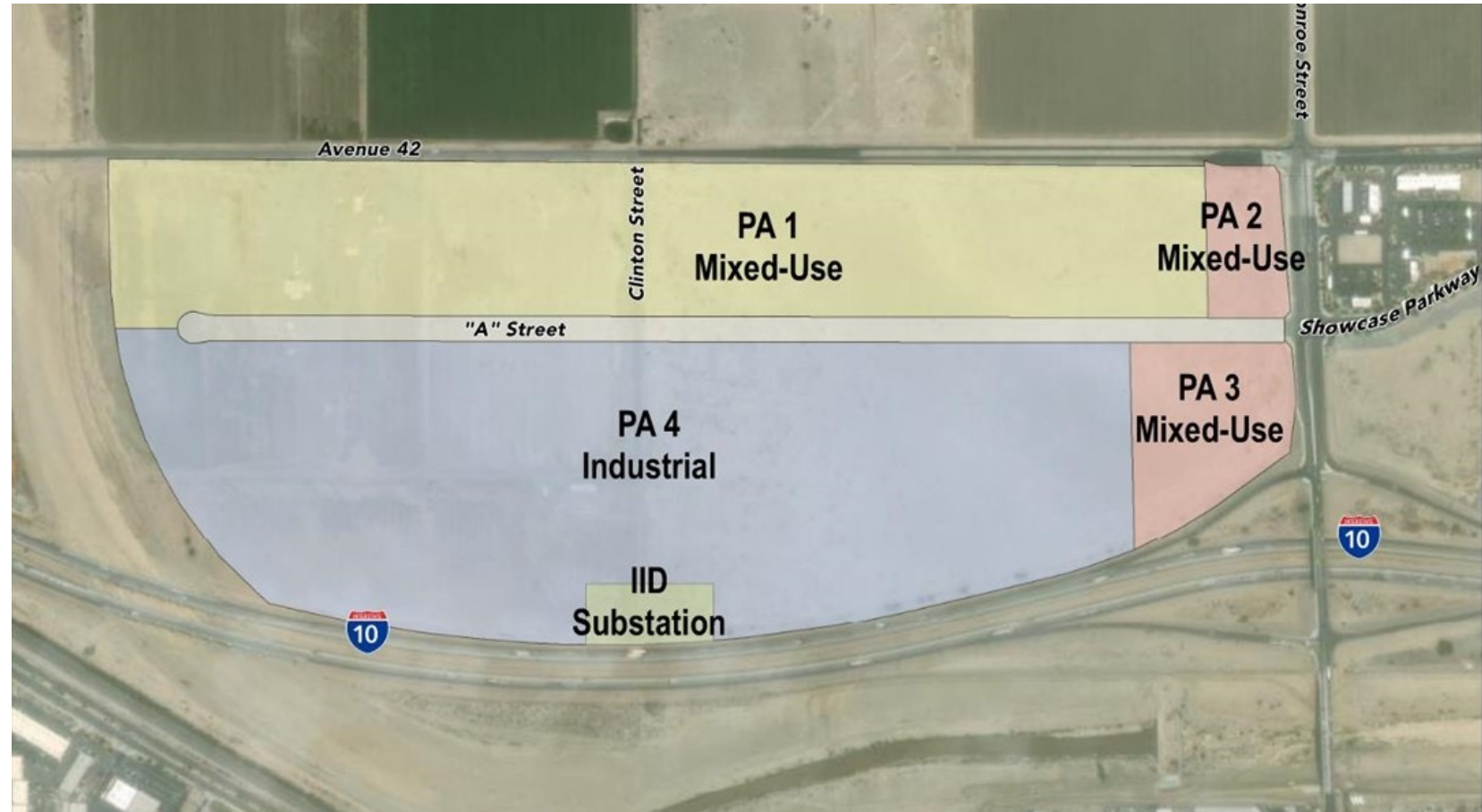
Existing Zoning

- ❖ Regional Commercial:
3,407,263.2 sf
- ❖ Mixed Use
Neighborhood:
409-818 du; 445,618.8 sf
- ❖ Gateway SP (MU7):
520 du; 522,720 sf
- ❖ Totals:
929-1,338 du; 4,375,602 sf



Land Use Plan

- ❖ Three Mixed Use Land Use Districts (approx. 80 ac) allowing;
- ❖ Up to 3,240 multi-family residential units and 20,000 square feet of commercial uses (or an equivalent level of intensity).
- ❖ An approximately 100 acre Industrial Land Use District with approximately 1,806,000 square feet of light industrial use.
- ❖ Plus, an area reserved for an IID substation!

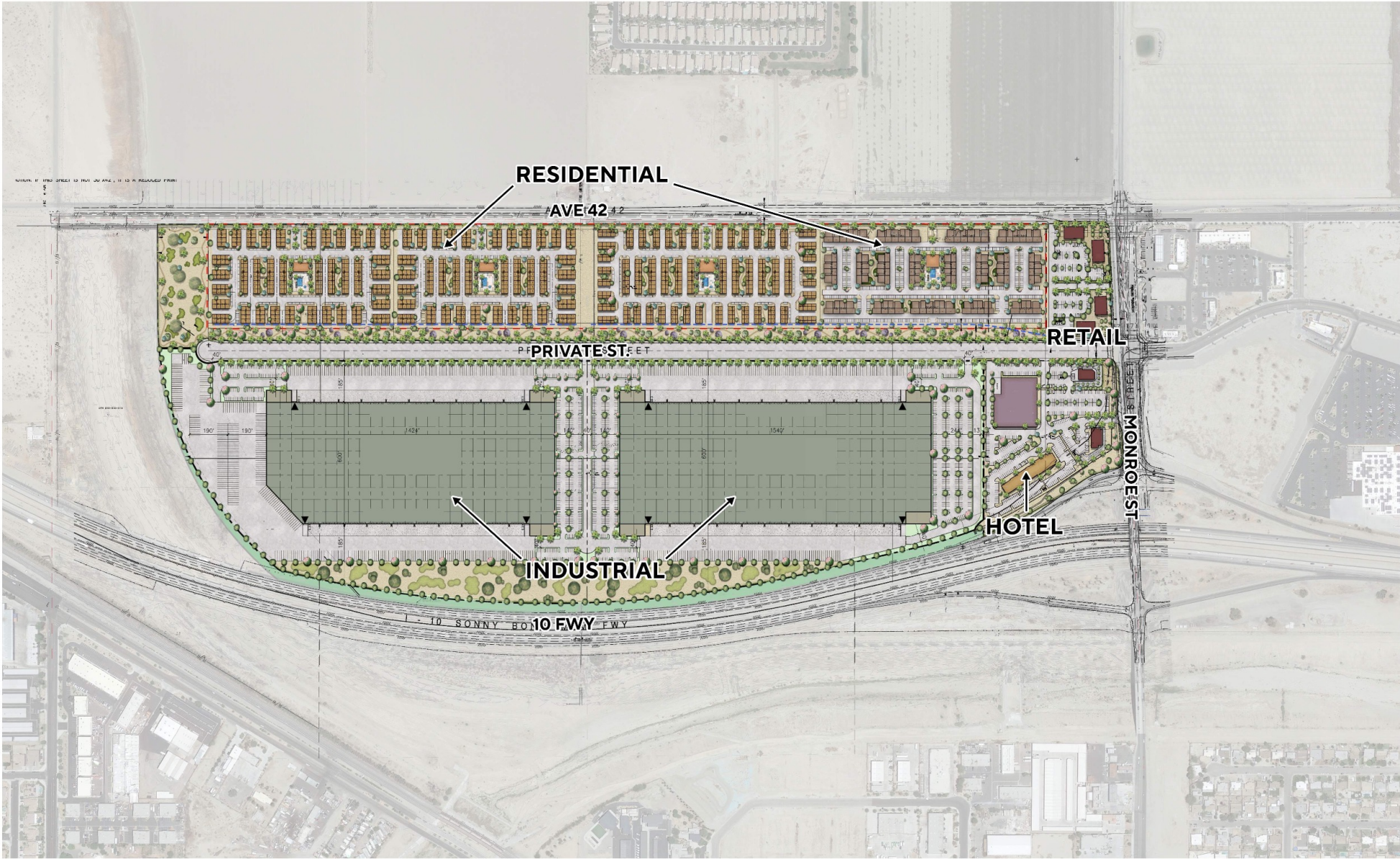


Residential





Conceptual Site Plan Scenario #2



Monroe St and Avenue 42 Apartments

Indio, CA

BH Properties

HORIZONTAL MIXED USE Conceptual Site Plan

SCALE: TYPICAL = 1/8" = 1'-0"

AO Architecture.
Design.
Relationships.

01

Job No. 03-11-2024
Date



The Oasis
AT INDO

Community Benefits



- ❖ **Housing** - Helping the City of Indio meet its housing needs by adding up to 3,240 new residential units into the market.
- ❖ **Employment** - Creating approximately 1,300 new opportunities for employment in retail, commercial, and light industrial uses and up to 2,100 construction jobs annually until project build-out.
- ❖ **Substation** - Building a 2.4-acre IID substation to enhance electrical reliability to area residents and businesses.
- ❖ **Shop, Dine, Live** - Contribute to establishing an Avenue 42 corridor with livable communities and additional shopping/dining/living options for City residents.
- ❖ **Contribute** approximately \$43 million in development impact fees to the City of Indio and an infusion of approximately \$147 million dollars annually into local economy.



Sustainability

The Oasis at Indio Specific Plan project promotes sustainability through both land use (mixed-uses that reduce VMT from conventional, stand-alone uses) and design. The following measures/design features will be implemented, contributing to sustainability:

1. Solar
2. Building Design
3. Appliances
4. Residential EV Charging
5. Commercial EV Charging
6. Pedestrian/Bicycle Improvements
7. Industrial Site Control

Anticipated Timeline



Draft Environmental
Impact Report (EIR)

Summer 2024



Planning Commission

Fall 2024



City Council

Winter 2024 / Early 2025

Community Outreach and Commitment to Transparency

The Oasis at Indio 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. For more information or inquiries about the community, contact outreach@theoasisatindio.com.

- ❖ Website
- ❖ Dedicated Email Address
- ❖ Community Meetings
- ❖ Direct Outreach to SCSH
- ❖ Newsletters
- ❖ Social Media

Thank you!
Questions?

Visit us online:
theoasisatindio.com

