



# BH Properties The Oasis at Indio

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October 23, 2024



The Oasis  
AT INDIO



# **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

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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.



# What is the proposed development?

- Mixed-use development: A blend of residential, commercial, and/or retail spaces.
- Still in **preliminary phase** – no specific businesses or buildings are being approved yet.
- The development aims to create a vibrant community space, but details are still pending.



# 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

# Purpose of this meeting: Understanding the Process

Provide information about the  
where we are in the  
Specific Plan process.

# What is the Entitlement Process?

- The entitlement process allows us to seek approval for land use changes.
- Currently, we are in the **Specific Plan** approval stage, not the Site plan, the building or the user approval stage.
- Three public hearings are required for the Specific Plan:
  - 1.Planning Commission – Recommendation to City Council
  - 2.City Council – two hearings
- The current proposal is to approve a **Specific Plan** for the project's potential uses.

# What is a Specific Plan?

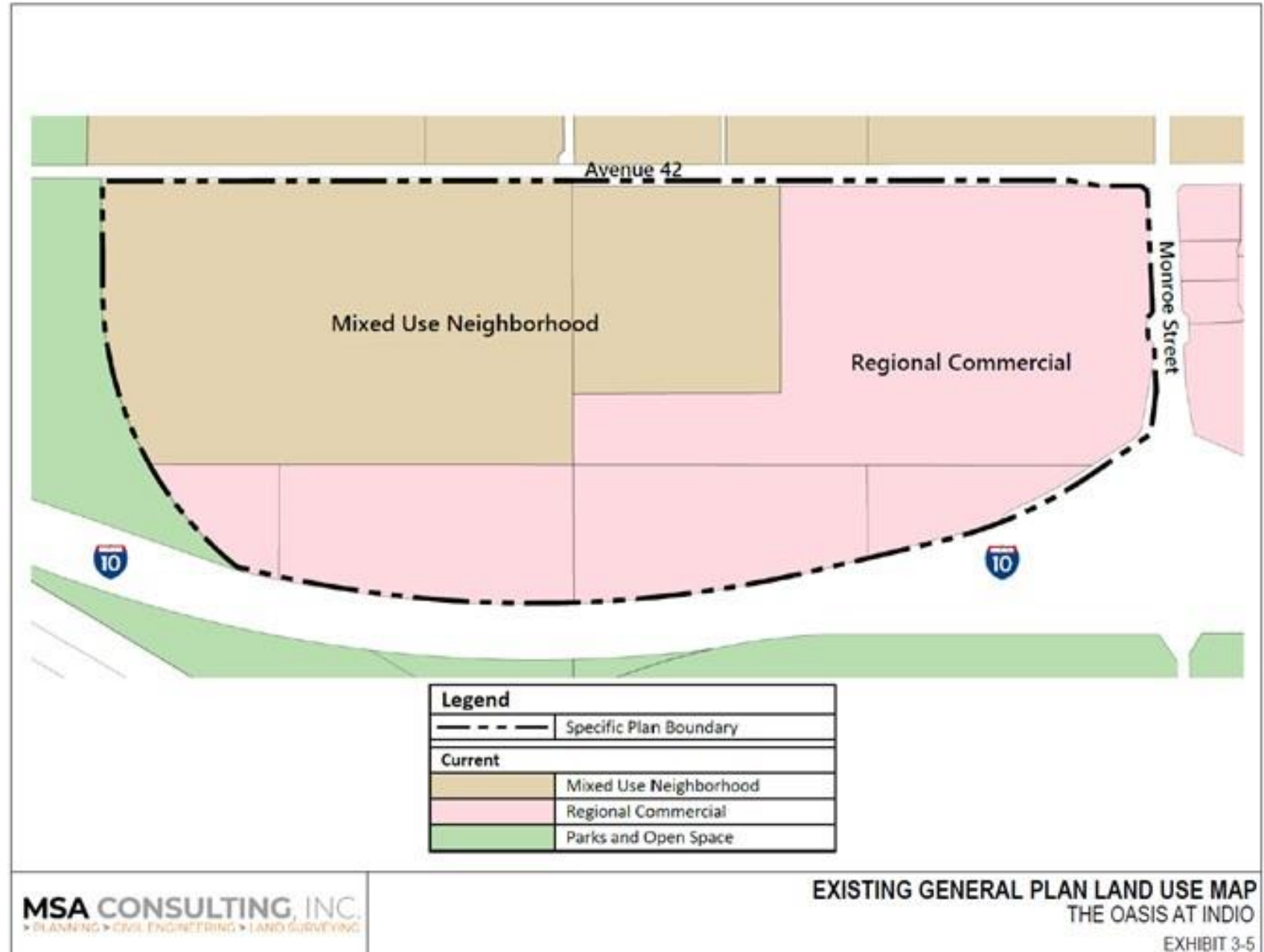
- A Specific Plan establishes the land use and development regulations, and implementation strategies. The intent of a Specific Plan is to provide a comprehensive framework in which development can occur in a planned, logical fashion rather than a piecemeal approach.
- This comprehensive approach will help to create a unified development for the City of Indio residents and visitors to enjoy. The Oasis at Indio Specific Plan is a stand-alone planning document that focuses on the unique characteristics of the Specific Plan Area and customizes the planning standards and review procedures to reflect the City's vision for this area within the Avenue 42 Corridor Subarea.
- Additionally, The Oasis at Indio Specific Plan addresses infrastructure, public services, and utilities to ensure comprehensive and coordinated planning of the essential facilities needed to support the land uses described in this plan.
- The Specific Plan is the tool that will systematically implement the goals and policies of the City of Indio General Plan. Proposed development plans or agreements, tentative tract or parcel maps, and any other development approval must be in substantial conformance with the Specific Plan.
- Projects which are bound consistent with the Specific Plan will be deemed consistent with the City's General Plan. Upon adoption by ordinance, The Oasis at Indio Specific Plan shall serve as the official zoning and development plan for the Specific Plan Area.

# Zoning Change: What is Being Asked?

- We are requesting a **zoning change** to Specific Plan to enable this mixed-use development.
- Important to note: **We are not asking for approval of any specific buildings, businesses, or users right now.**
- The Specific Plan will set the groundwork for what can be built, but all detailed plans will come later.

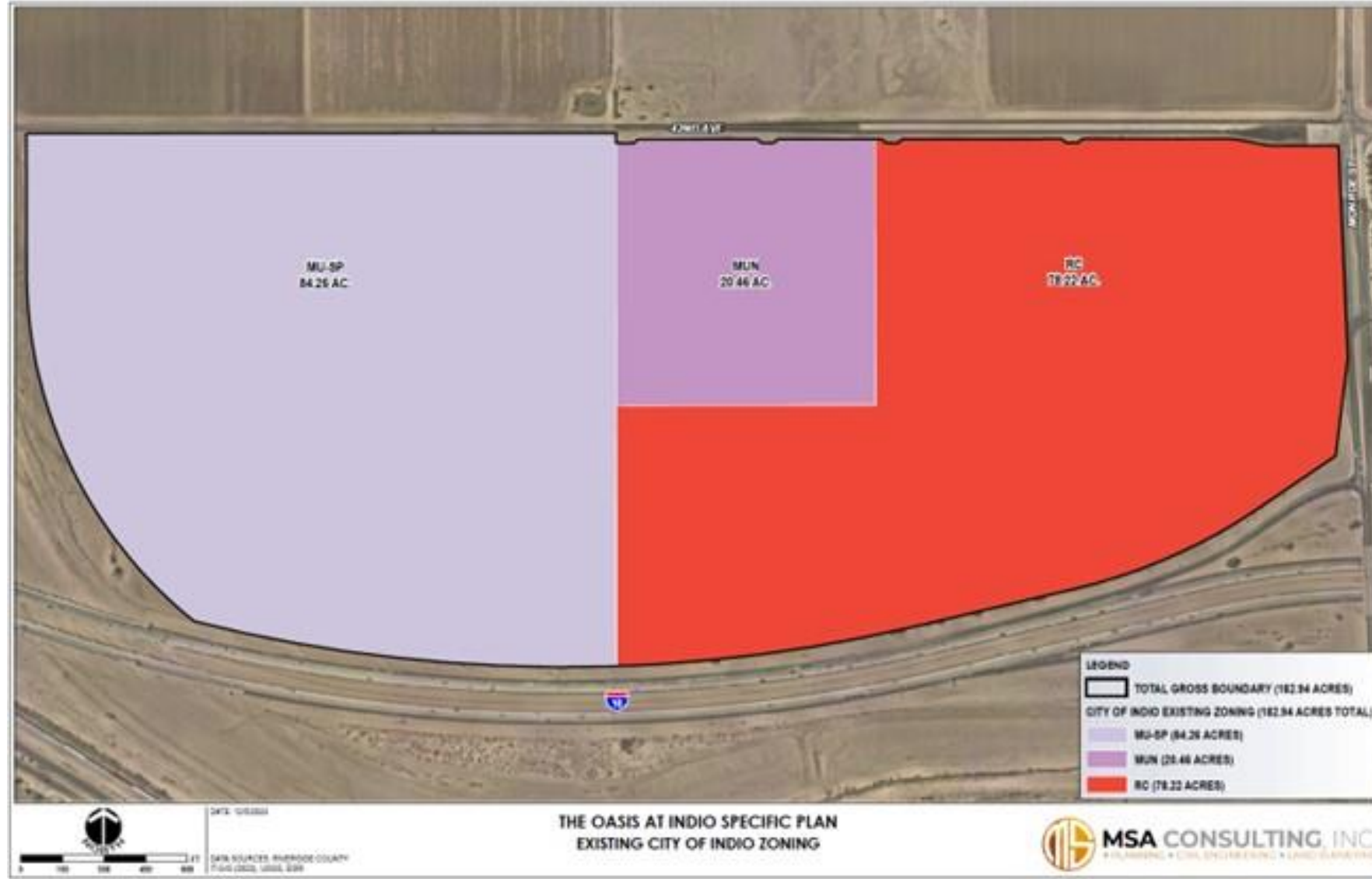
# Existing General Plan

- ❖ 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



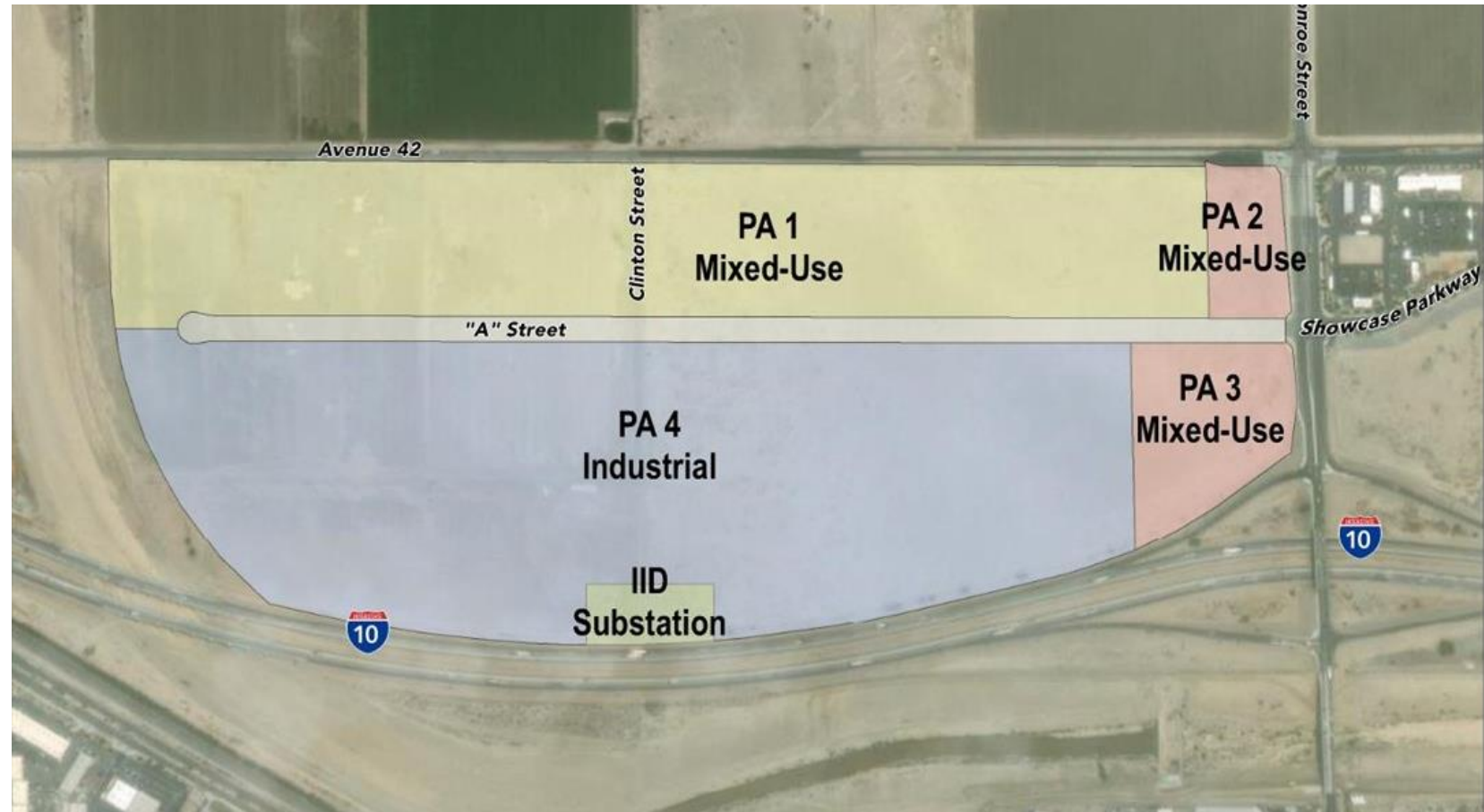
# Existing Zoning

- ❖ 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



# The Oasis at Indio Specific 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!



# Why is the Zoning Change Being Done First?

- Before investing more time and money into detailed planning, we need to know if the zoning change is feasible.
- This step helps ensure that the proposed land use can support the mixed-use development before moving forward.

# Are The Environmental Impacts of the Specific Plan Being Evaluated By The City?

- Yes! The Environmental Impact Report (EIR) examines the potential effects of the project.
- The City has evaluated a **worst-case scenario** in the EIR, which represents the **maximum possible development** to ensure all impacts are considered and disclosed.
- This does not mean all that development will happen; The City is just setting boundaries for what's possible.

# Letters & Comments Received from Draft Environmental Impact Report

7 letters from Government Agencies

9 Letters from Nongovernmental Agencies

140 Letters from Indio Residents\*\*

\*\* Duplicates were combined and counted as one.

# Anticipated Timeline



**Draft Environmental  
Impact Report (EIR)**

Completed August 2024



**Planning Commission**

Fall/Winter 2024

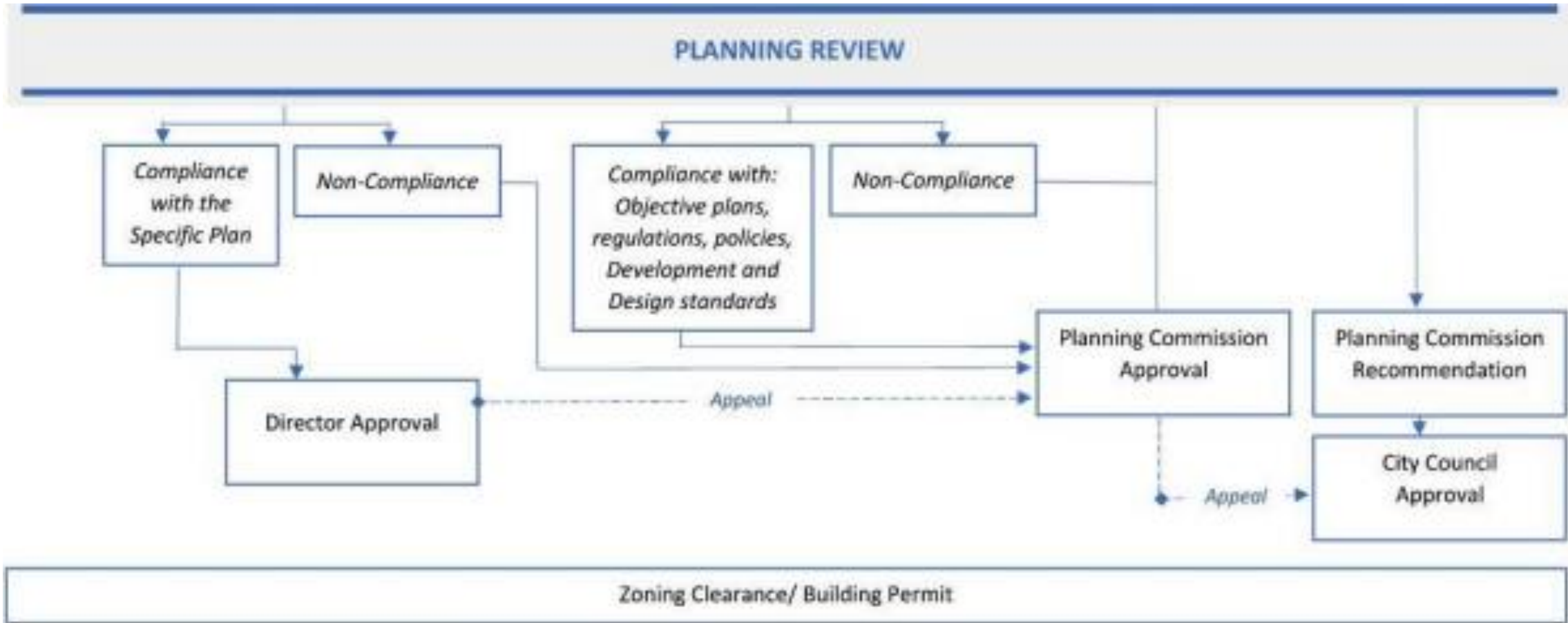


**City Council**

Early 2025

# What Comes Next?

- If the Specific Plan change is approved, we will begin developing **detailed plans** for the actual buildings, and layout.
- At that stage, there will be **ample opportunities** for community feedback on specific designs.
- Your input is welcome as we move forward.



*Note: When a proposed project requires more than one permit application with more than one Review Authority, all project permits shall be processed concurrently as interrelated permits for a project and shall not be bifurcated. The highest designated Review Authority for all requested permits shall take final action on all permits.*

# How You Can Stay Involved

- This is just the beginning! We want to make sure your concerns and feedback are considered.
- Future **public hearings** will be held once we have specific building plans.
- You will be notified and invited to provide feedback on the actual development details.

# Get Involved: Stay Connected

- 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 [beatrice@cvstrat.com](mailto:beatrice@cvstrat.com).
- ❖ Website
- ❖ Dedicated Email Address
- ❖ Community Meetings
- ❖ Direct Outreach to SCSH
- ❖ Newsletters
- ❖ Social Media

Thank you!  
Questions?

Visit us online:  
**[theoasisatindio.com](http://theoasisatindio.com)**

