

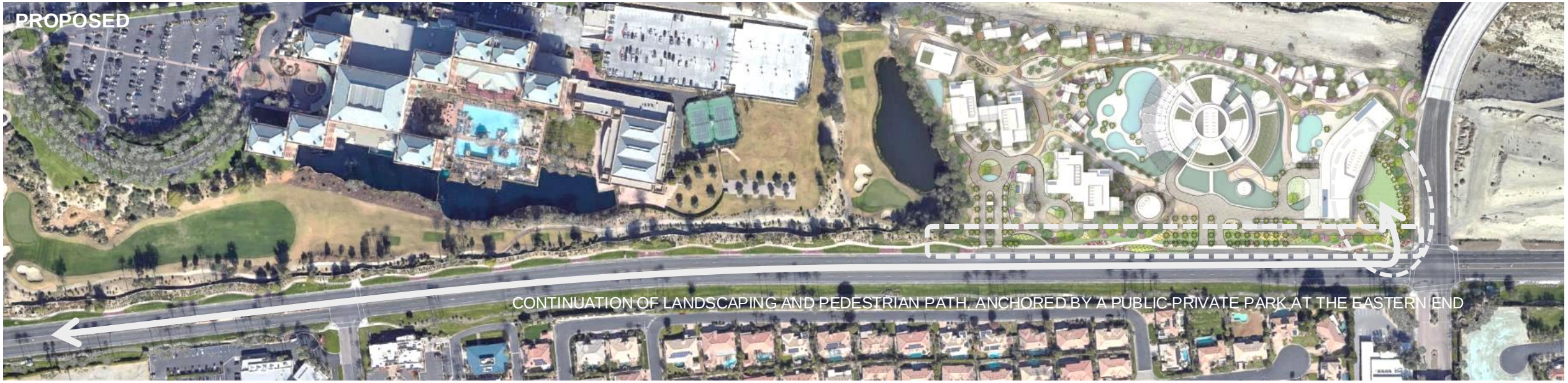
BY DAVID DELRAHIM

2018 SPECIFIC PLAN COMPLIANCE - DENSITY

PROGRAM	2018 APPROVED PROJECT	PROPOSED PROJECT
Hotel Rooms	139	70
Hotel Condo	0	50
Hotel Bungalows	0	10
Condominium	54	83
Detached Villas	31	11
		COCUN
	Whitewater River Channel Improvements	Whitewater River Channel Improvements
TOTAL UNITS	**224**	**224**

COMPLEMENTARY HWY 111 LANDSCAPING



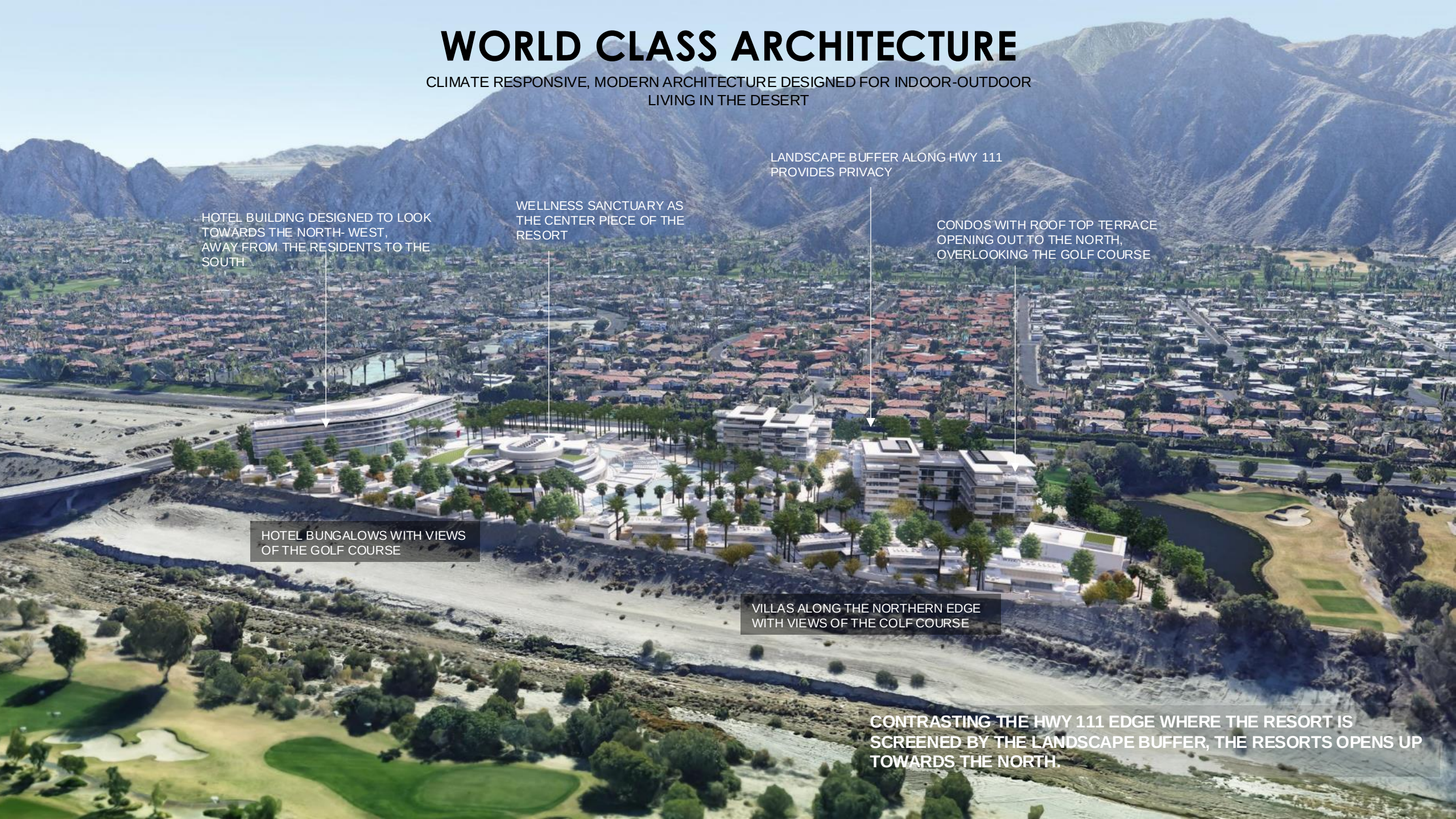


VIEW ALONG HWY 111



WORLD CLASS ARCHITECTURE

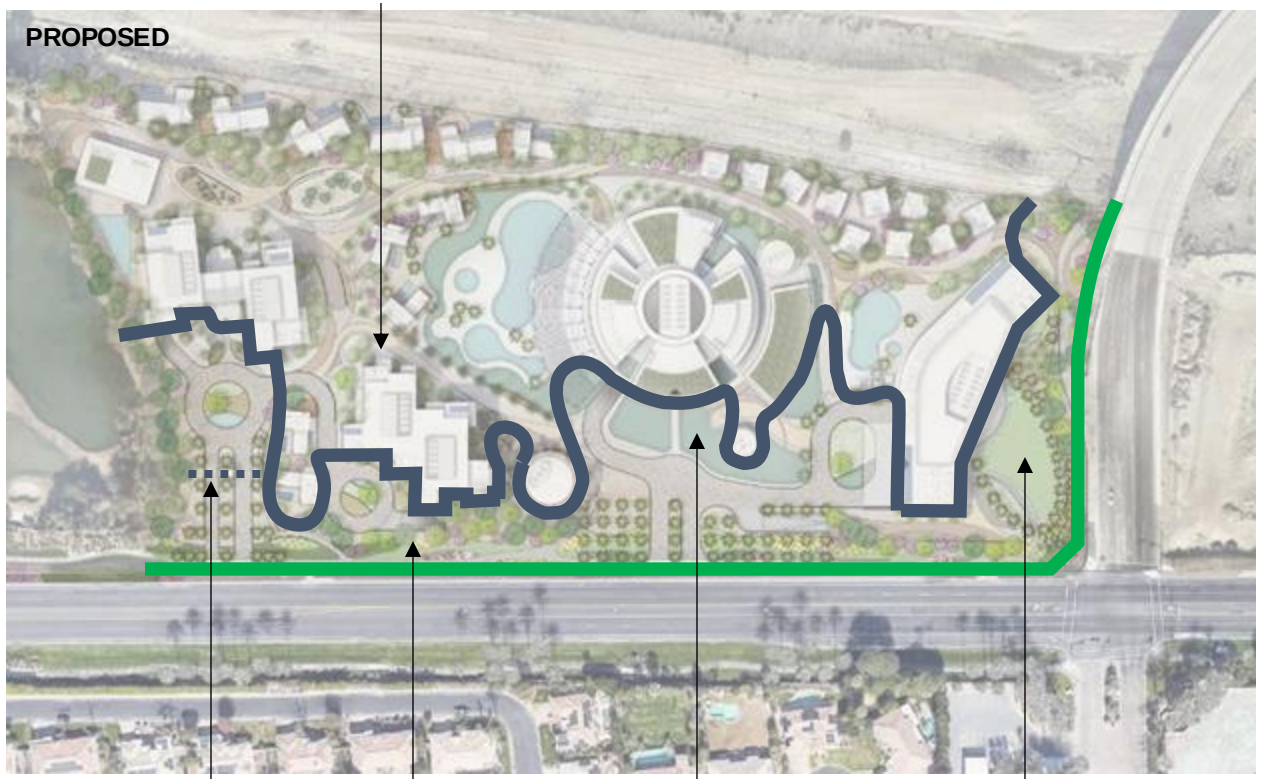
CLIMATE RESPONSIVE, MODERN ARCHITECTURE DESIGNED FOR INDOOR-OUTDOOR LIVING IN THE DESERT



CONTRASTING THE HWY 111 EDGE WHERE THE RESORT IS SCREENED BY THE LANDSCAPE BUFFER, THE RESORTS OPENS UP TOWARDS THE NORTH.

IMPROVED SETBACKS





PRIVATE OUTDOOR SPACES
AT THE NORTH SIDE

WALLED VILLAS

WALLED SURFACE
PARKING LOT

WALLED CONDO
OUTDOOR AMENITY

CONDO
ENTRANCE
GATE

LANDSCAPE
BUFFER WITH
INTEGRATED
BARRIERS

REFLECTING
POOLS

PUBLIC-PRIVATE
PARK

BUILDING OR WALL EDGES VIEWED FROM HWY 111

LANDSCAPED SIDEWALK EDGE

IMPROVED SETBACKS

BUILDING PULLED AWAY FROM THE CORNER
OF HWY 111 & MILES AVE



2018 PLAN WITH WALLED CONDO AT THE
EDGE OF THE SITE



PROPOSED HOTEL SETBACK FROM CORNER
TO CREATE A PUBLIC-PRIVATE PARK

INCREASED GREEN SPACE



SINGLE FAMILY HOME NEIGHBORHOOD WITH WALLED LOTS

HOTEL WITH SURFACE PARKING LIMITS USABLE OPEN SPACE

CONDO WITH LARGE FLOOR PLATE DUE TO ABOVE GRADE PARKING CORE



BLENDED, ORGANIC RESORT OPEN SPACE

LIMITED SURFACE VEHICULAR CIRCULATION – VEHICLES ARE DIVERTED UNDERGROUND AFTER DROP-OFFS

PUBLIC-PRIVATE PARK

PUBLICLY ACCESSIBLE GREEN SPACE

GUESTS AND RESIDENTS GREEN SPACE

HEIGHTS COMPLY WITH 2018 SPECIFIC PLAN



VIEWS FROM NEIGHBORHOOD



VIEW A - AZTEC DR



VIEW B - TOMAHAWK RUN CUL-DE-SAC



KEY PLAN



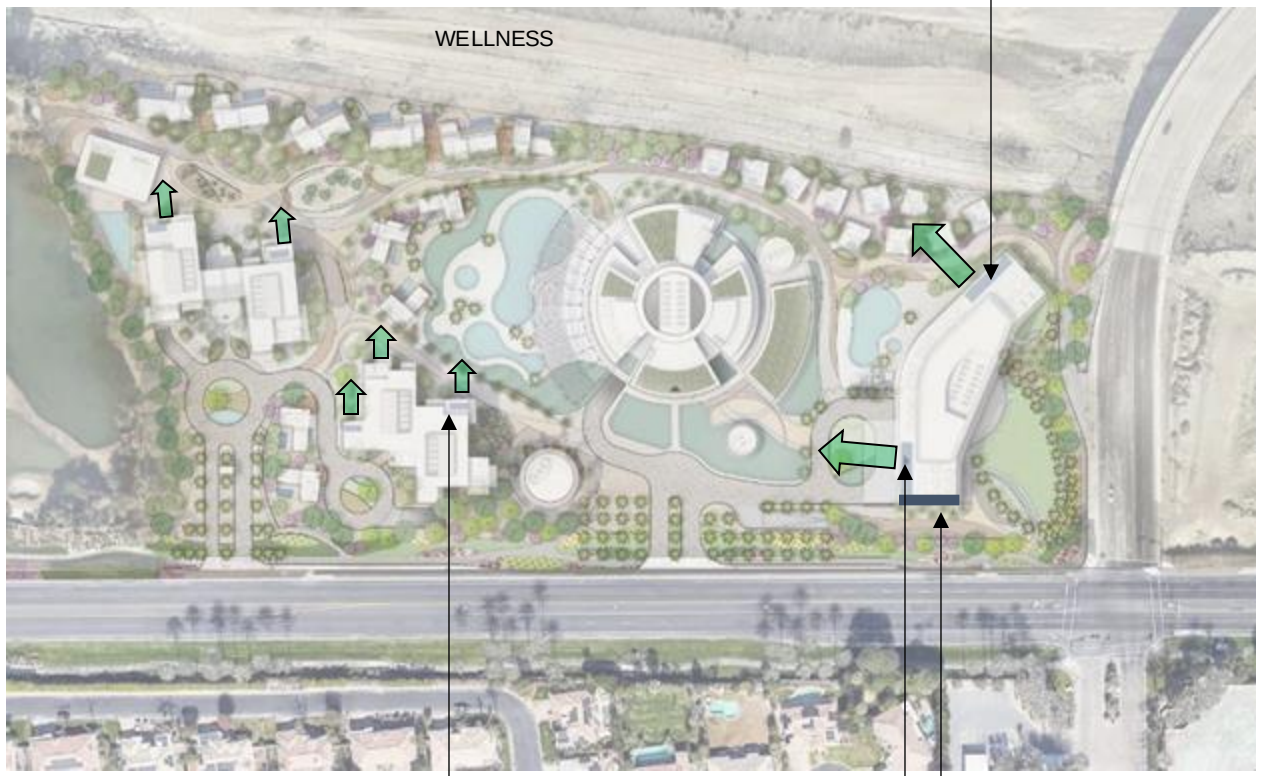
VIEW C - INCA DR

NOISE MITIGATION STRATEGIES

AS A WELLNESS FOCUSED RESORT, THE PROJECT IS DESIGNED TO BE A QUIET, SERENE PLACE



SURFACE PARKING
- NOISE AND LIGHT POLUTION



HOTEL ROOF TOP RESTAURANT AND POOL
- LOCATED AT THE NORTHERN END
- VIEW ORIENTED TOWARDS NORTH-WEST

CONDO PRIVATE ROOF DECKS AND POOLS FACING NORTH

SHORT END OF HOTEL
- SOLID WALL WITH NO WINDOWS
- WINDOWS LOCATED AT EAST AND WEST FACADES

HOTEL CONDO RESIDENTS ONLY ROOF DECK
- QUIETER OPEN SPACE
- ORIENTED TOWARDS WESTERN MOUNTAIN VIEW

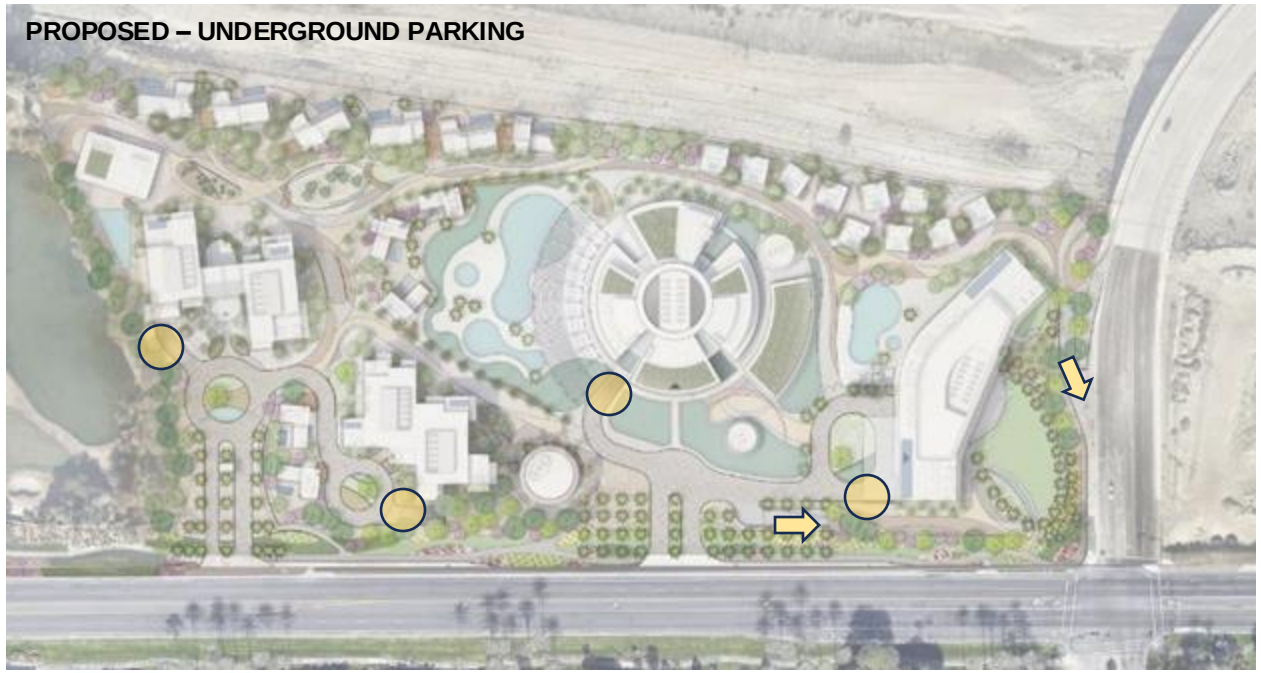
UNDERGROUND PARKING

NO UNSIGHTLY PARKING LOT

PREVIOUS

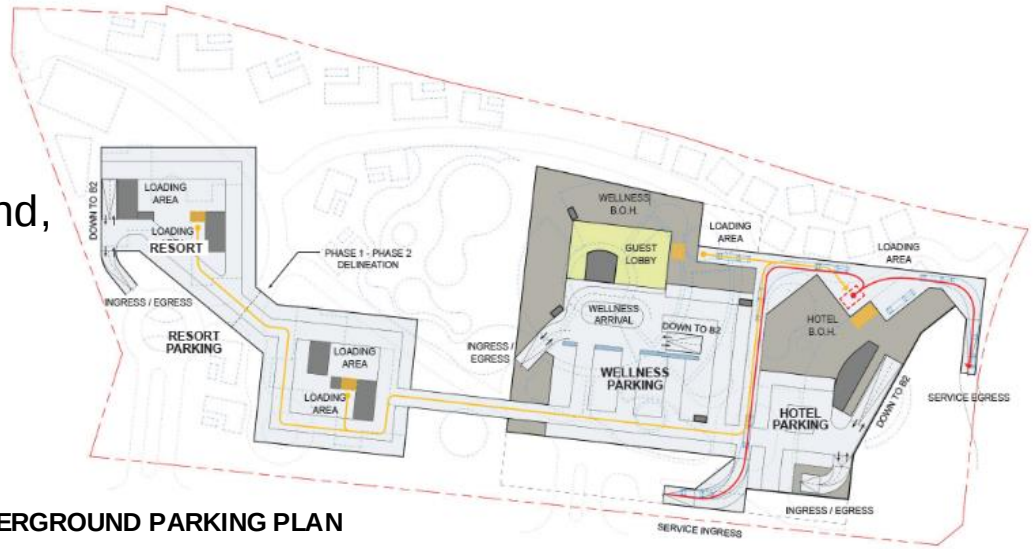


PROPOSED – UNDERGROUND PARKING



Parking and services are located underground, **away from public view**

- UNDERGROUND PARKING ENTRANCES
  - SERVICES AND PARKING LOCATED IN BASEMENTS
  - TRAFFIC NOISE CONTAINED UNDERGROUND
- UNDERGROUND SERVICE ENTRANCE / EXIT



UNDERGROUND PARKING PLAN

CONSTRUCTION PROCESS:

- ❑ Force Sewer Main
  - ✓ September 2025 - Permit
  - ✓ May 2025 – Complete

- ❑ Channel Improvements
  - ✓ November 2025 - Permit
  - ✓ February 2026 - Channel & Environmental Clearance
  - ✓ January 2027 - Phase 1 Complete
  - ✓ September 2027 - Phase 2 Complete

- ❑ Garage & Vertical Structures
  - ✓ January 2027 - Garage structures start
  - ✓ March 2028 - Vertical structures start
  - ✓ June 2029 - Vertical structures end

