

R H A  
ROBERT HIDEY ARCHITECTS



MIRALON  
PALM SPRINGS, CALIFORNIA

CONCEPT BOOK

FREEHOLD  
COMMUNITIES

R H A  
ROBERT HIDEY ARCHITECTS

C2 Collaborative  
LANDSCAPE ARCHITECTURE

MSA CONSULTING, INC.  
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

PROJECT NUMBER 16002 06/22/2016



## OVERVIEW

Miralon, a 309-acre master planned community located at the northern gateway to the City of Palm Springs, is being developed by Freehold Communities, one of the nation's premier land development companies. The vested project, started more than a decade ago but never realized, has been reimagined as an amenity rich neighborhood of 1,150 homes ranging from attached units to contemporary single family houses surrounded by acres of fruit bearing groves and community gardens. Future residents will enjoy expansive views of the San Jacinto mountains while lounging in their yards or traversing the miles of trails that run throughout the development. Residents will also have access to a state-of-the-art, environmentally conscious recreational facility complete with a café, fitness center and pool complex. The citizens of Palm Springs, that will be provided pedestrian and bicycle access during daylight hours, will also benefit from the community's trail system that lead to a series of social spaces including dog parks, fitness stations and shaded rest areas.

While the character of Miralon's Open Space use has been modified and the quality vastly improved, the quantity has been maintained. The site's former golf course will be replaced with a series of water efficient, HOA-maintained community orchards and community gardens that will provide residents with a variety of locally grown produce. Fresh vegetables not consumed by the homeowners will be donated to local food banks and olive oil pressed from the fruit grown onsite will be made available at local farmer's markets. Common facilities will be constructed using the latest in energy conservation features including in-place solar panels, heat reflective roofs and large, unconditioned shaded areas that will limit the amount of resources needed to maintain the facilities. Likewise, the residential units will be designed to achieve, at a minimum, Green Leaf status under the Coachella Valley Associations of Governments' Green for Life program. In sum, the landscaping program will use 25% less water than the previously planned golf course community would have.

Freehold is proposing a series of minor setback modifications that will allow the flexibility necessary to offer more homebuyers the opportunity to purchase single story homes, long a part of Palm Springs' modernist housing tradition and a hallmark of the City as a whole.

FREEHOLD  
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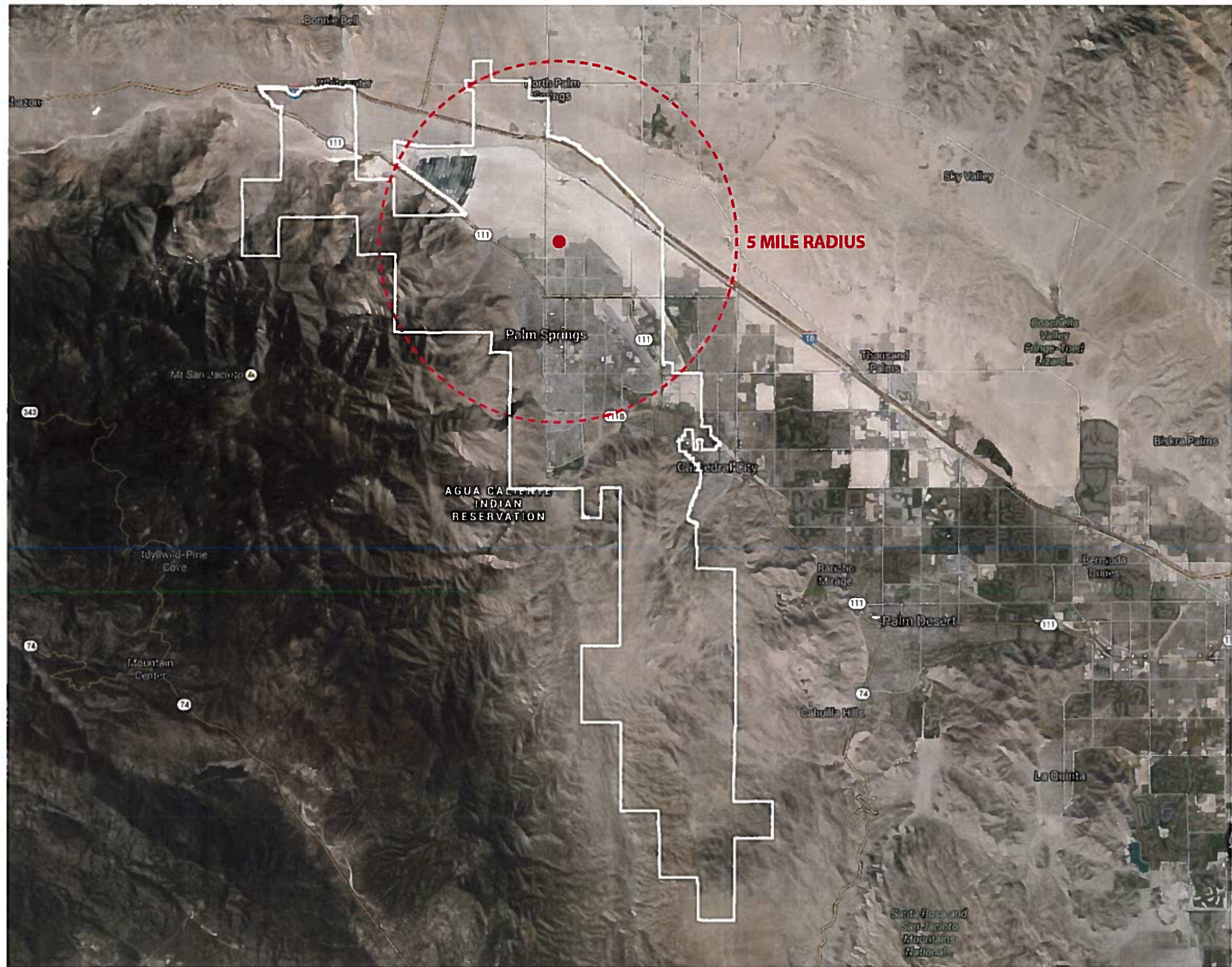
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PLANNING SERVICES  
DEPARTMENT

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SITE LOCATION

**MIRALON**  
PALM SPRINGS, CA

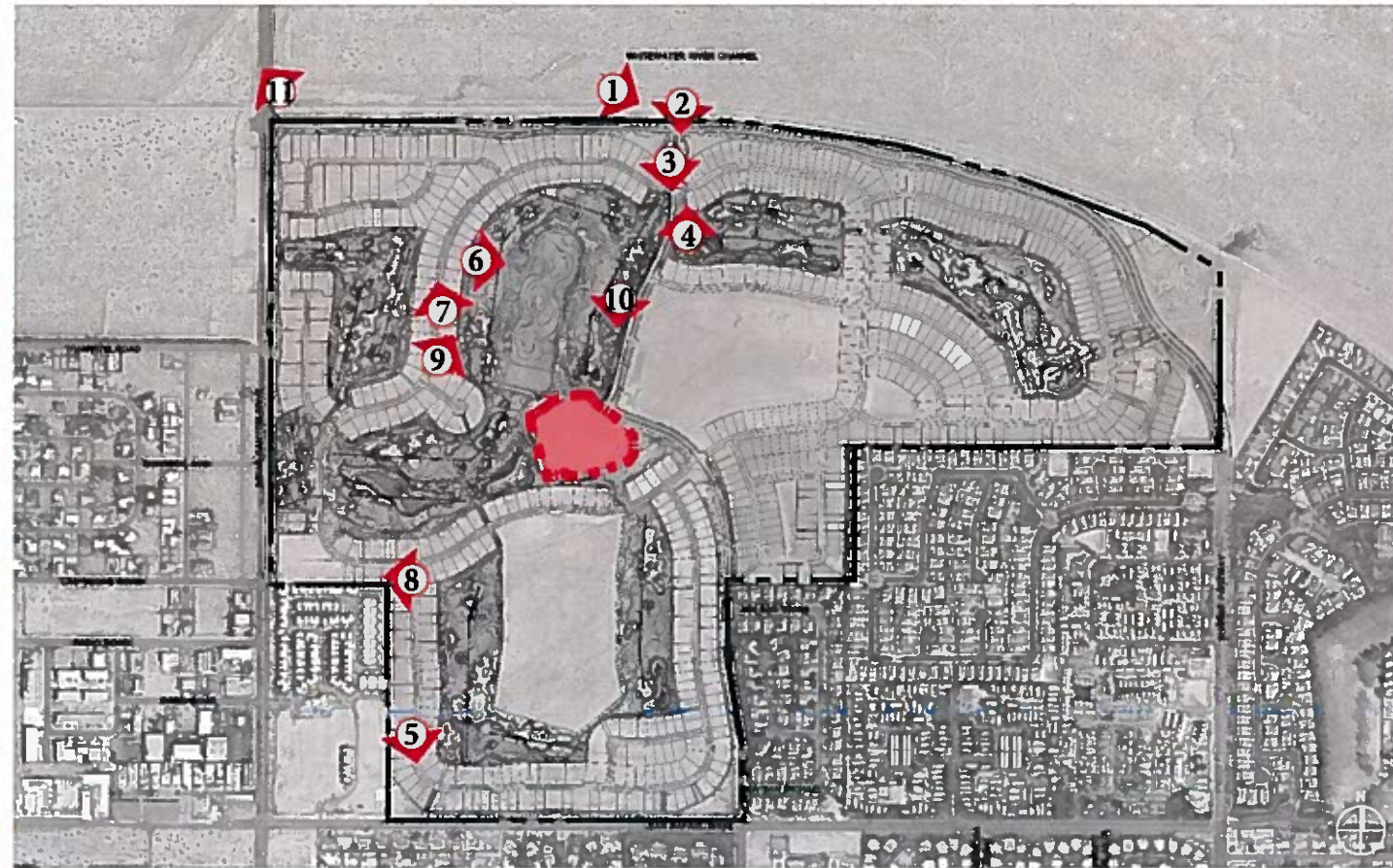


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PROJECT NUMBER: 19-012  
DATE: 2/19



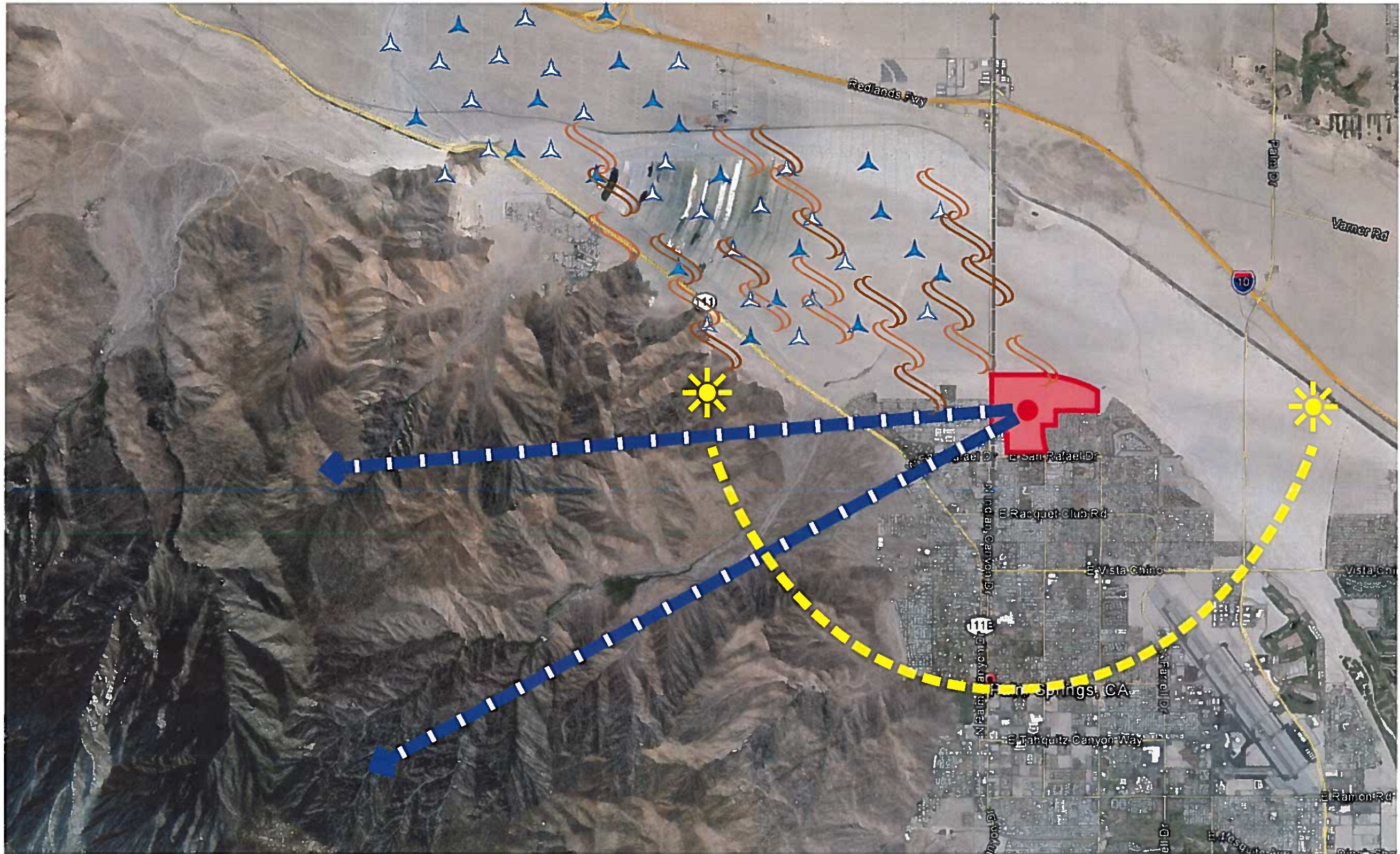


EXISTING SITE CONDITION

MIRALON

PALM SPRINGS, CA





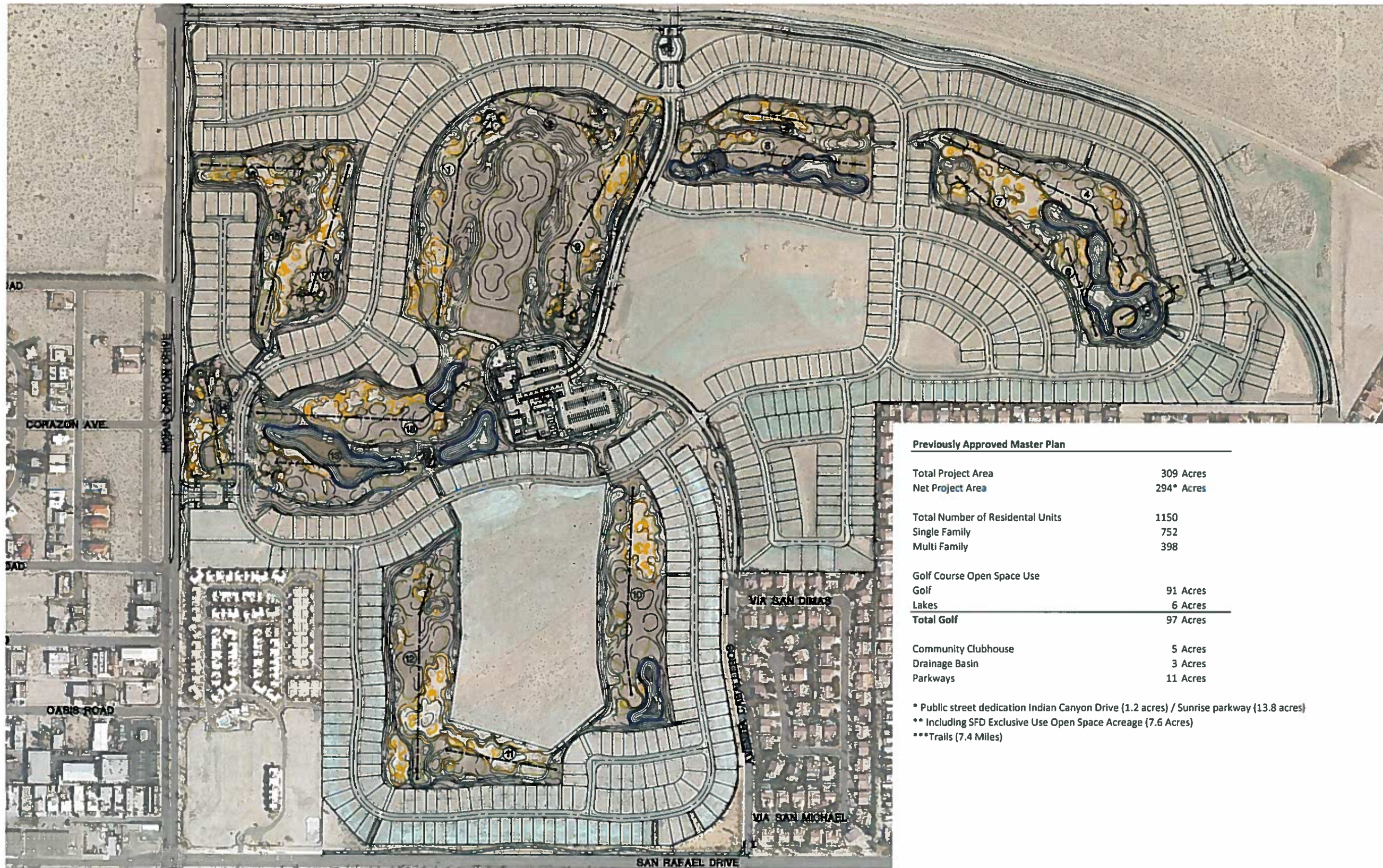
SITE ANALYSIS - REGIONAL CONTEXT





VIEW OF SAN JACINTO MOUNTAINS





**Previously Approved Master Plan**

Total Project Area	309 Acres
Net Project Area	294* Acres
<b>Total Number of Residential Units</b>	
Single Family	752
Multi Family	398
<b>Golf Course Open Space Use</b>	
Golf	91 Acres
Lakes	6 Acres
<b>Total Golf</b>	<b>97 Acres</b>
Community Clubhouse	5 Acres
Drainage Basin	3 Acres
Parkways	11 Acres

\* Public street dedication Indian Canyon Drive (1.2 acres) / Sunrise parkway (13.8 acres)  
 \*\* Including SFD Exclusive Use Open Space Acreage (7.6 Acres)  
 \*\*\*Trails (7.4 Miles)





**LEGEND**

OPEN SPACE - 97 ACRES

**Proposed Master Plan**

Total Project Area	309 Acres
Net Project Area	294* Acres

Total Number of Residential Units	1150
Single Family	752
Multi Family	398

**Revised Open Space Uses\*\***

Olive Groves	47 Acres
Desert Landscape	33 Acres
Citrus	1.1 Acres
Community Gardens	0.3 Acres
Dog Park #1	0.1 Acres
Dog Park #2	0.35 Acres
Dog Park #3	0.45 Acres
Trails***	8 Acres
Social Space	0.7 Acres
Lakes	6 Acres

**Total Open Space** 97 Acres

Community Clubhouse	5 Acres
Drainage Basin	3 Acres
Parkways	11 Acres

\* Public street dedication Indian Canyon Drive (1.2 acres) / Sunrise parkway (13.8 acres)

\*\* Including SFD Exclusive Use Open Space Acreage (7.6 Acres)

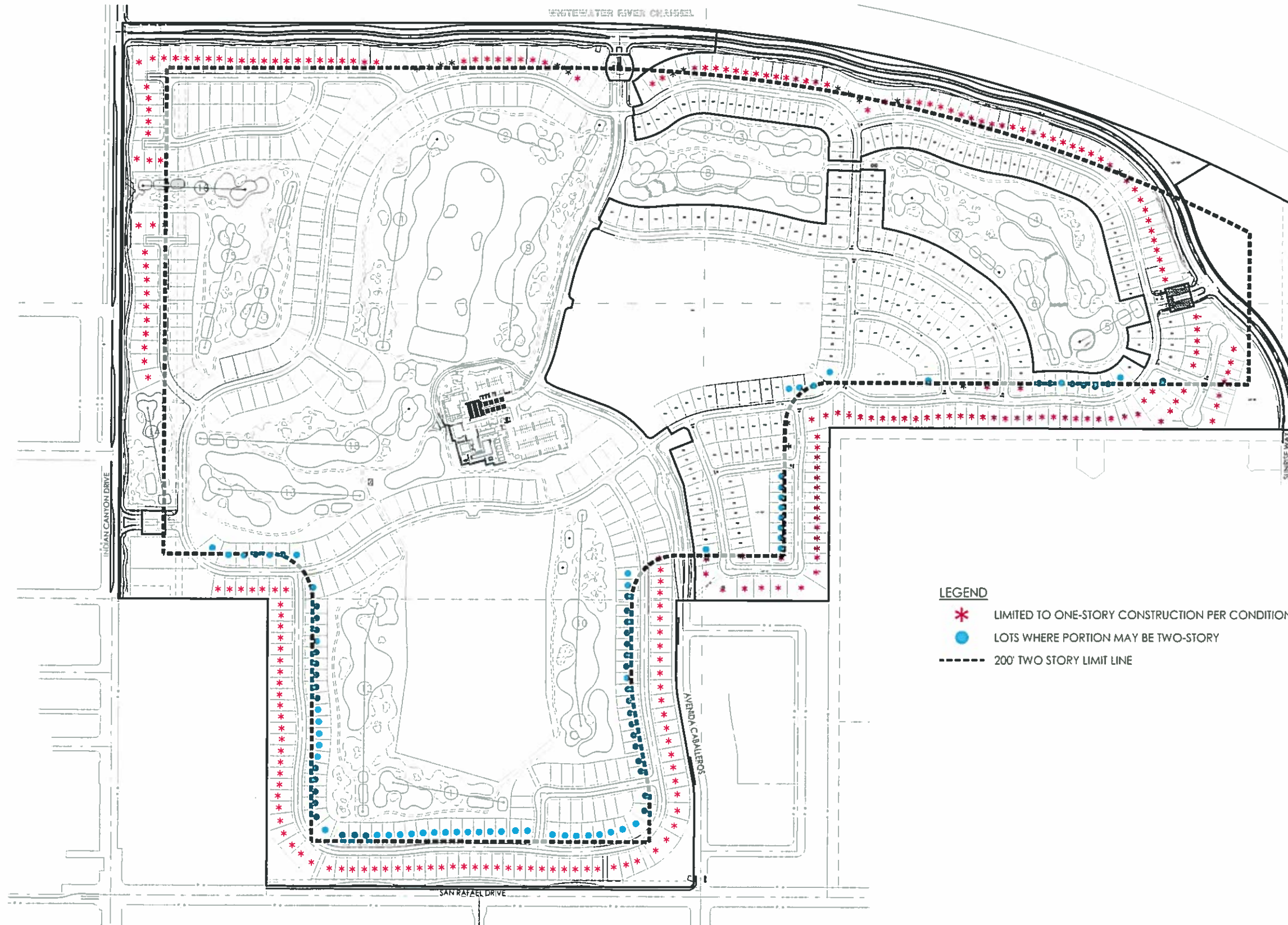
\*\*\*Trails (7.4 Miles)

**PROPOSED SITE PLAN**

**MIRALON**

PALM SPRINGS CA



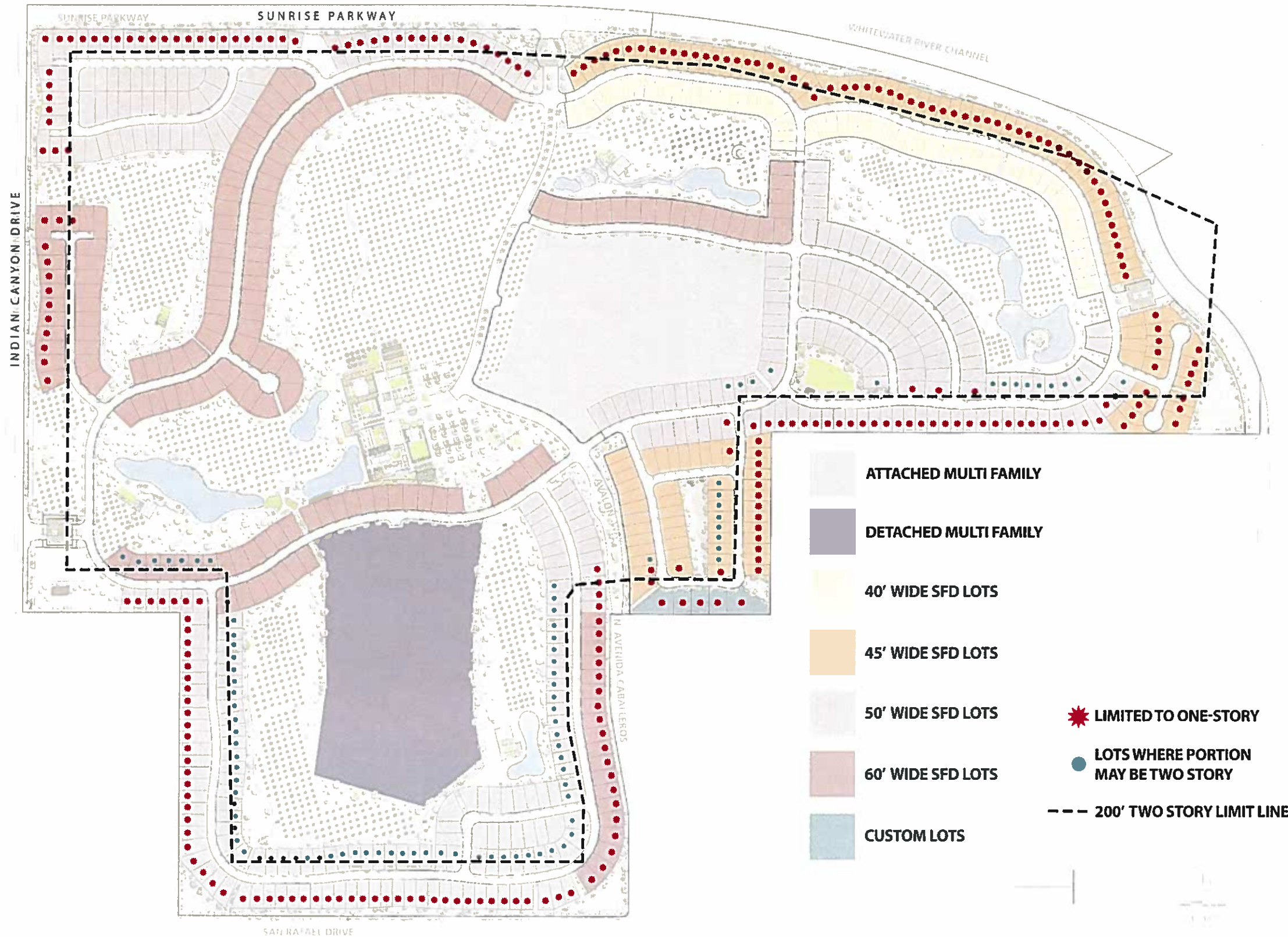


**LEGEND**

- \* LIMITED TO ONE-STORY CONSTRUCTION PER CONDITION #16
- LOTS WHERE PORTION MAY BE TWO-STORY
- 200' TWO STORY LIMIT LINE

PREVIOUSLY APPROVED BUILDING HEIGHT DIAGRAM





PROPOSED BUILDING HEIGHT DIAGRAM : NO CHANGE





**LEGEND**

- 1 PUBLIC VISITOR GATED ENTRY (STAFFED GUARDHOUSE)
- 2 PRIVATE RESIDENT GATED ENTRY (KEY FOB)
- 3 OLIVE GROVES (APPROX. 47 ACRES)
- 4 CLUBHOUSE AND POOL CLUB
- 5 CITRUS TREE POCKETS - TANGO MANDARIN (APPROX. 1.2 ACRES)
- 6 DETENTION BASIN
- 7 EXISTING LAKES
- 8 DESERT THEMED LANDSCAPE (APPROX. 33 ACRES)
- 9 DOG SEPARATED AGILITY PARK
- 10 SOCIAL SPACE
- 11 COMMUNITY GARDEN (4)
- 12 GREEN SPACE WITH OPEN TURF AND/OR INFORMAL DOG PARK
- 13 FITNESS STATION (13)
- 14 ATTACHED MULTI-FAMILY
- 15 DETACHED MULTI-FAMILY
- 16 SINGLE FAMILY RESIDENTIAL
- 17 LANDSCAPE MAINTENANCE AND WELL SITE
- 18 D.W.A. SITE
- 19 CLUBHOUSE PARKING
- 20 EXISTING PUMP HOUSE



**LANDSCAPE MASTER PLAN**

**MIRALON**  
PALM SPRINGS, CA

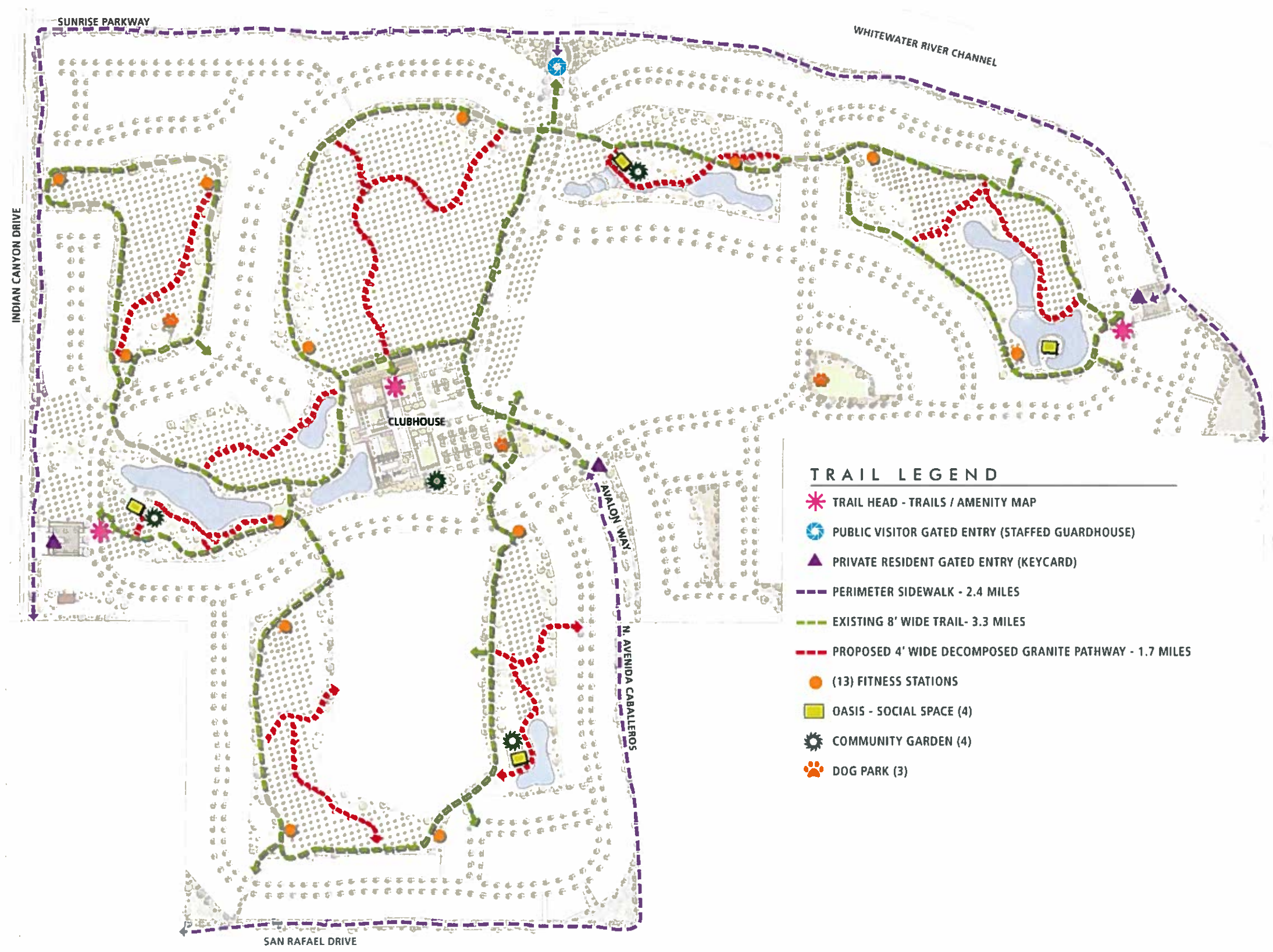
FREEHOLD COMMUNITIES



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- TRAIL LEGEND**
- TRAIL HEAD - TRAILS / AMENITY MAP
  - PUBLIC VISITOR GATED ENTRY (STAFFED GUARDHOUSE)
  - PRIVATE RESIDENT GATED ENTRY (KEYCARD)
  - PERIMETER SIDEWALK - 2.4 MILES
  - EXISTING 8' WIDE TRAIL- 3.3 MILES
  - PROPOSED 4' WIDE DECOMPOSED GRANITE PATHWAY - 1.7 MILES
  - (13) FITNESS STATIONS
  - OASIS - SOCIAL SPACE (4)
  - COMMUNITY GARDEN (4)
  - DOG PARK (3)

TRAIL LEGEND  
**MIRALON**  
 PALM SPRINGS, CA

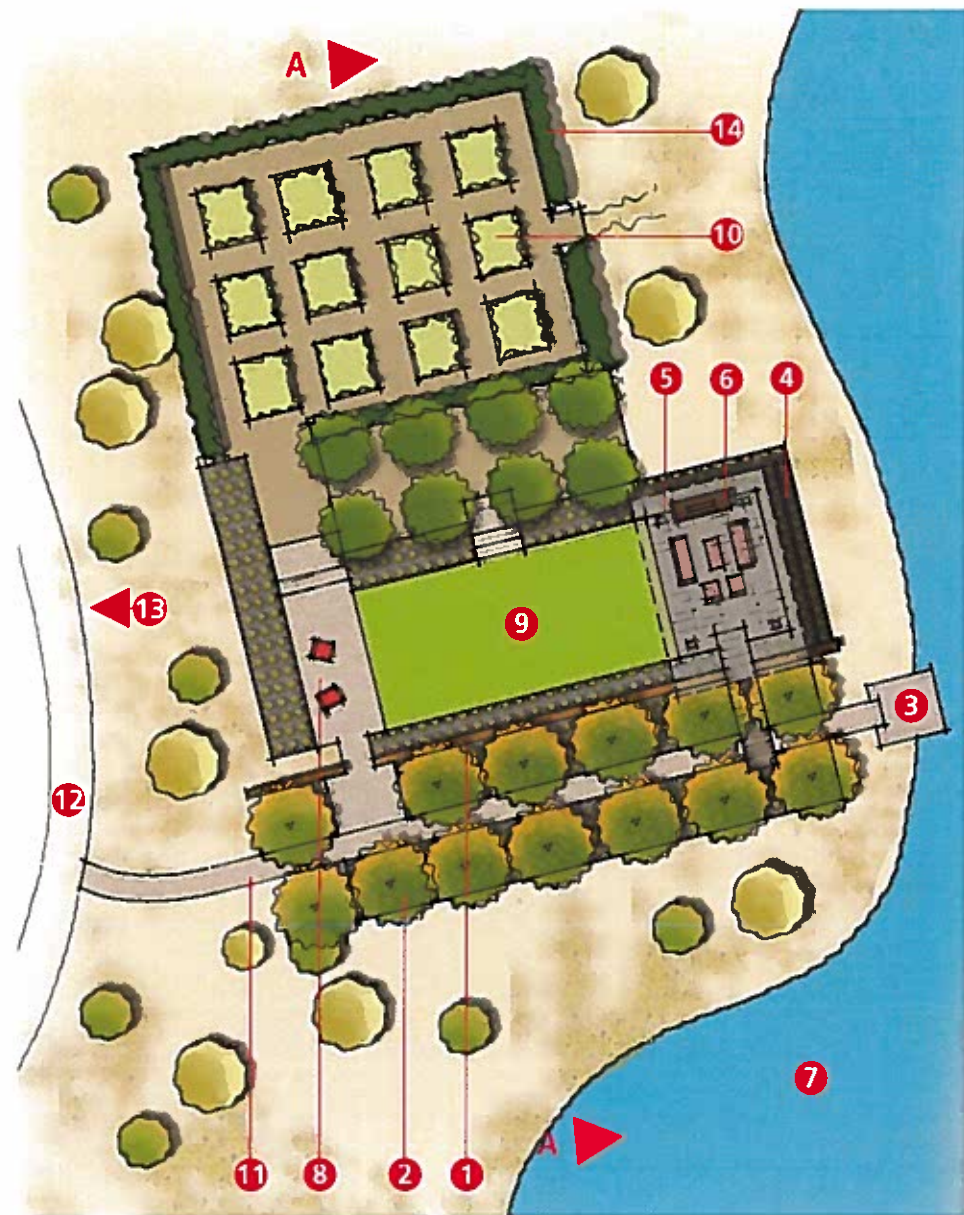
FREEHOLD COMMUNITIES



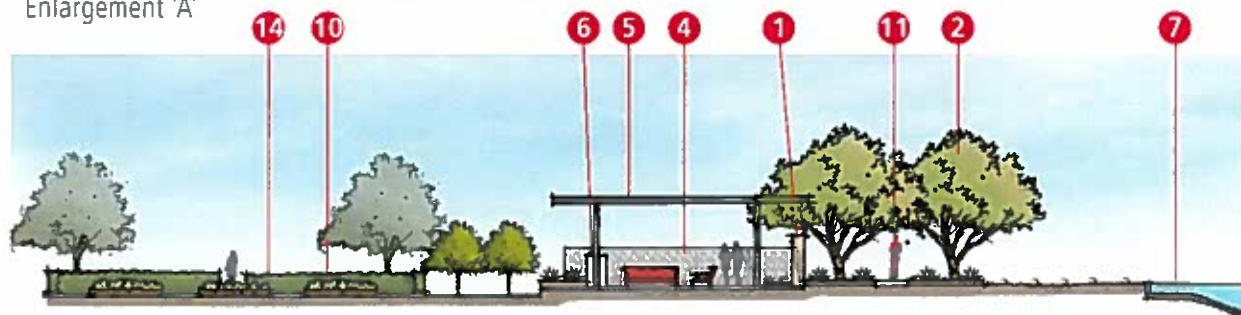
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 LANDSCAPE ARCHITECTURE

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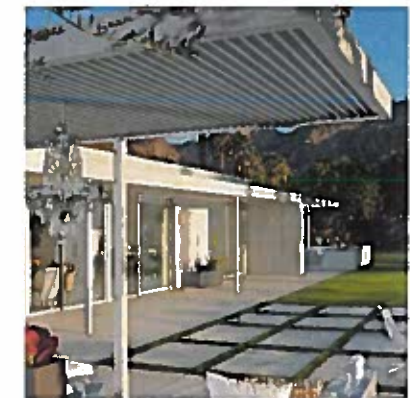
Enlargement 'A'



## LEGEND

- 1 Decorative Screen Wall
- 2 Tree Bosque in Sculptural Planting
- 3 Overlook Platform
- 4 Decorative Metal Screen
- 5 Metal Trellis/Shade Structure
- 6 Fireplace
- 7 Lake
- 8 Decomposed Granite Seating Area
- 9 Turf
- 10 Raised Vegetable Beds
- 11 5' Walk
- 12 8' Existing Path
- 13 Optimal Views to San Jacinto Mountain
- 14 Trimmed Hedge

## KEY MAP



SOCIAL SPACE 'A'

**MIRALON**  
PALM SPRINGS, CA

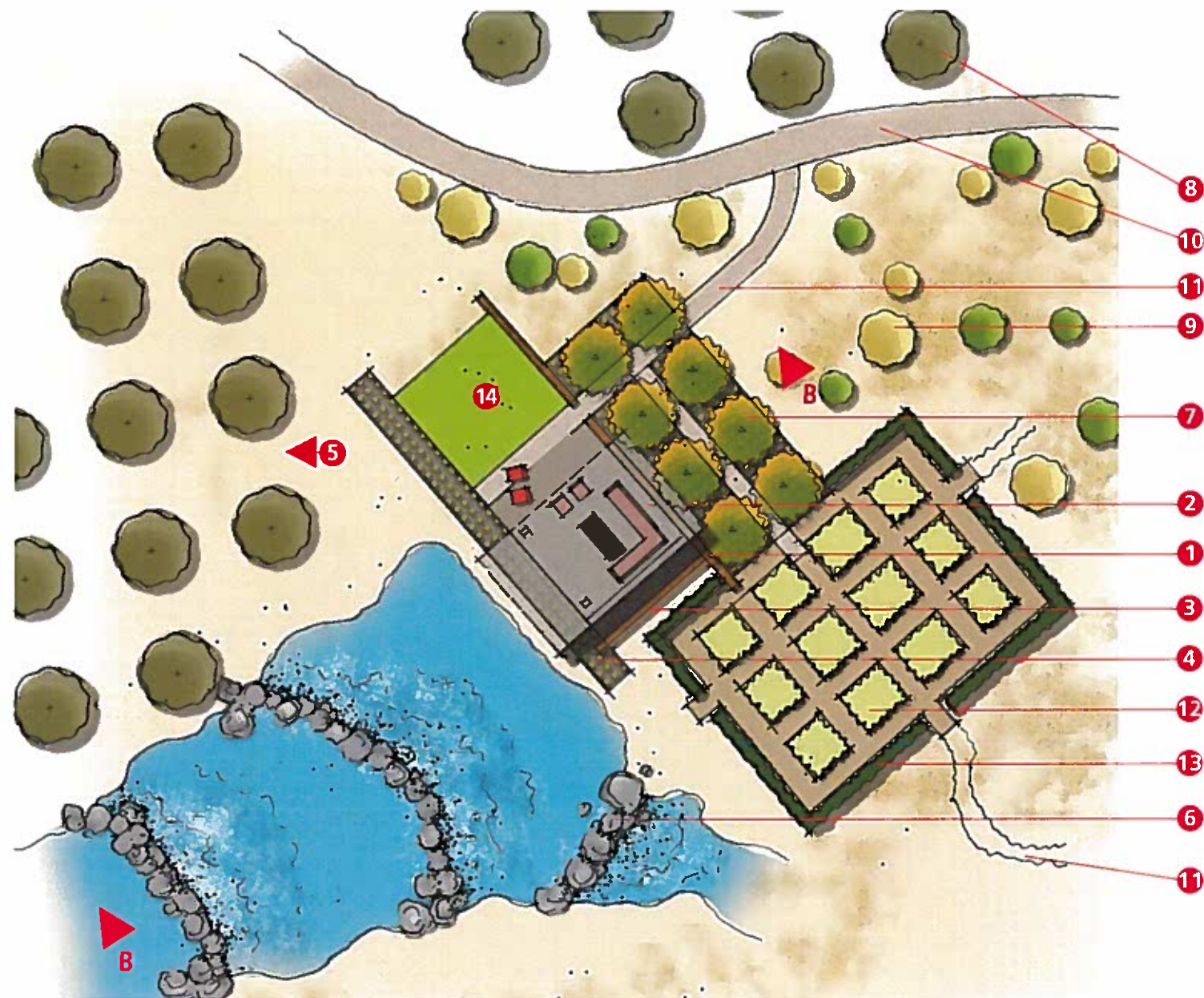
FREEHOLD COMMUNITIES

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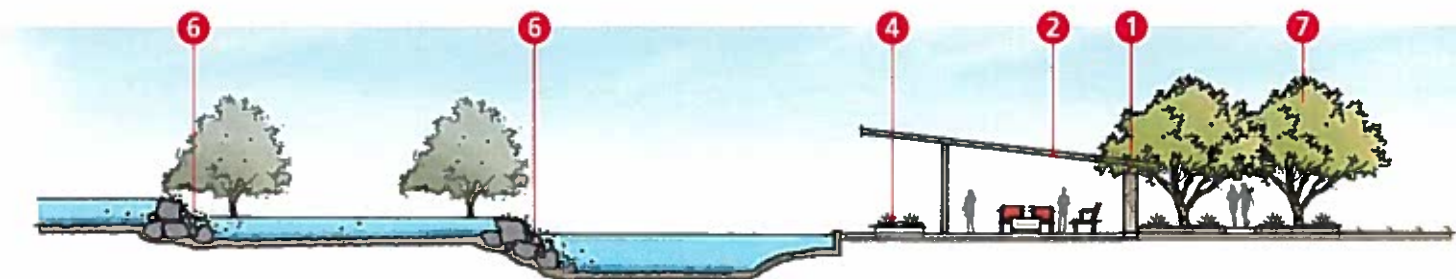


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DATE: 10/22/2018





Enlargement 'B'



SOCIAL SPACE 'B'

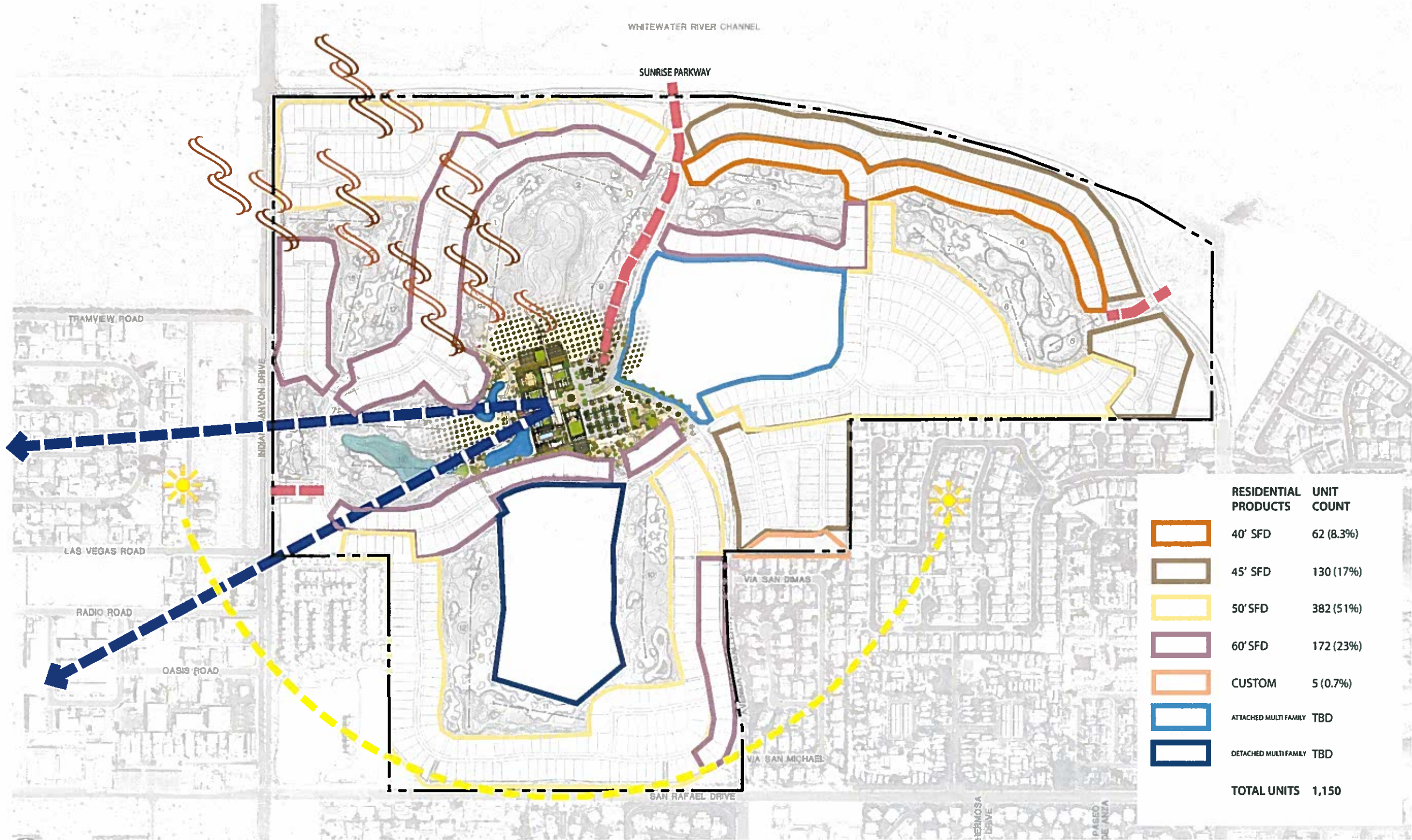
## LEGEND

- 1 Decorative Masonry Wall
- 2 Metal Trellis/Shade Structure
- 3 Low Wall, 24" HT
- 4 Sculptural Planting
- 5 Optimal Views to San Jacinto Mountain
- 6 Waterfalls
- 7 Tree Bosque in Sculptural Planting
- 8 Olive Grove
- 9 Desert Planting
- 10 8' Existing Path
- 11 Eroded Edge DG Path
- 12 Raised Vegetable Beds
- 13 Trimmed Hedge
- 14 Turf

## KEY MAP







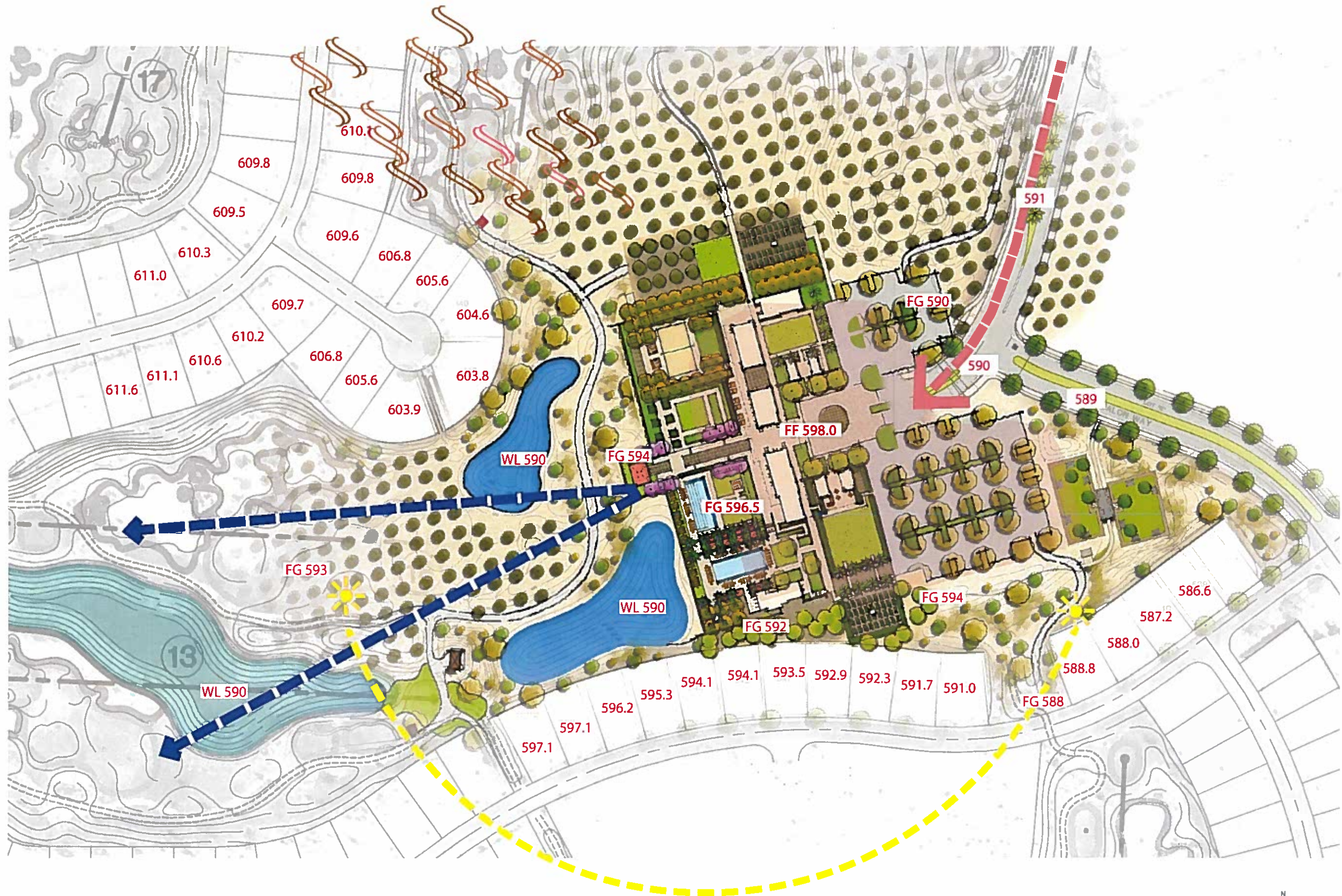
RESIDENTIAL PRODUCTS	UNIT COUNT
40' SFD	62 (8.3%)
45' SFD	130 (17%)
50' SFD	382 (51%)
60' SFD	172 (23%)
CUSTOM	5 (0.7%)
ATTACHED MULTI FAMILY	TBD
DETACHED MULTI FAMILY	TBD
<b>TOTAL UNITS</b>	<b>1,150</b>

PROJECT SITE ANALYSIS

**MIRALON**  
PALM SPRINGS CA

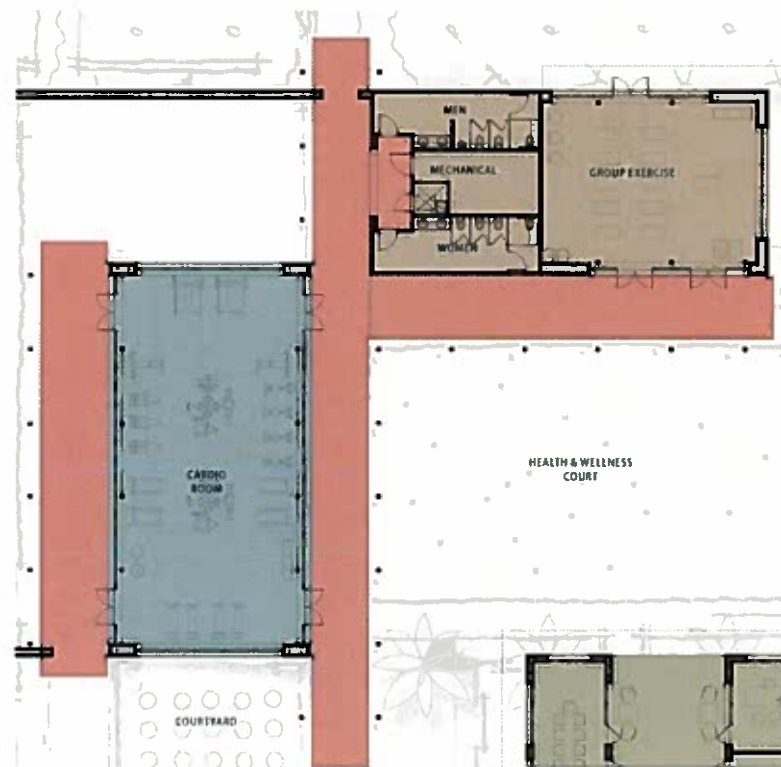






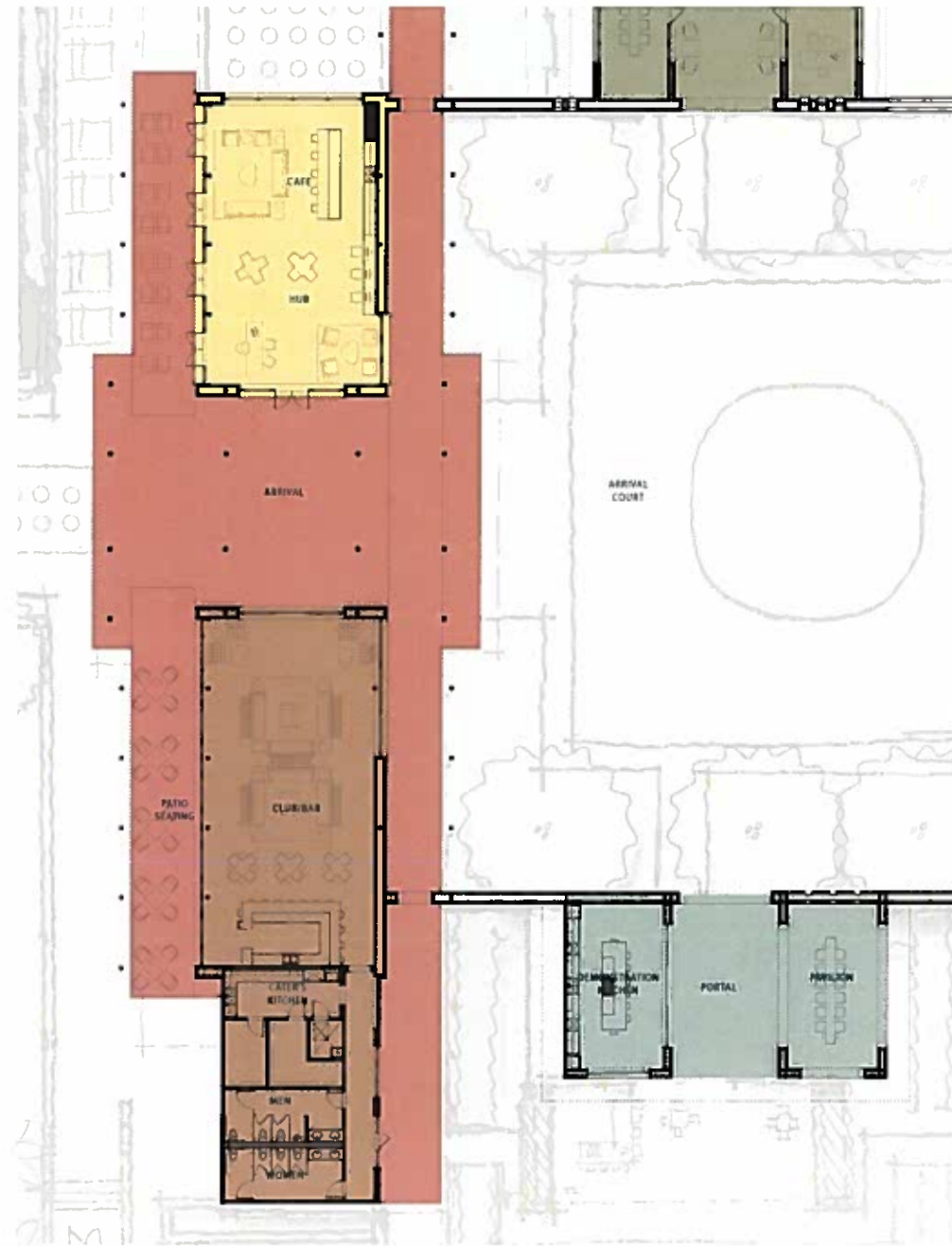
CLUBHOUSE SITE ANALYSIS





**FITNESS**

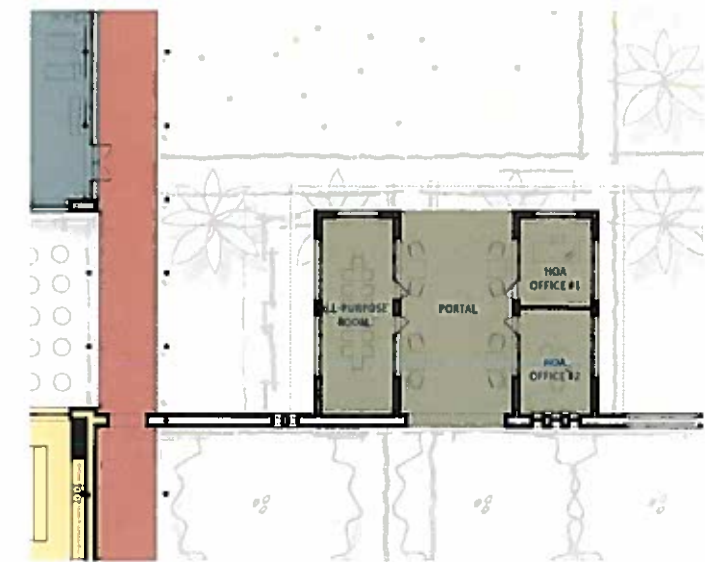
CARDIO ROOM	1,726
GROUP FITNESS	904
SERVICE	1,551
<b>TOTAL</b>	<b>4,181</b>



**SOCIAL**

THE HUB	1,509 SF
CLUB ROOM	1,789 SF
SERVICE	932 SF
DEMONSTRATION KITCHEN	402 SF
PAVILION	409 SF
KITCHEN PORTAL	353 SF
<b>TOTAL</b>	<b>5,394 SF</b>

**CLUBHOUSE PROGRAM**



**ADMINISTRATION**

ALL PURPOSE ROOM	367
HOA OFFICE #1	174
HOA OFFICE #2	186
<b>TOTAL</b>	<b>727</b>