

# Phase One Offerings

**indigo**  
FULL BELLED LIVING



LIFE AT INDIGO:

**Smaller scale.  
On purpose.  
For people.**



Indigo will be a community of 800 households, not thousands as is often the case in typical large-scale master-planned communities. People living in Indigo will share an intimacy of experience, closer connections, and a community that was **designed on purpose with the intention of fostering meaningful social connections.**

Opportunities to connect with others create a strong feeling of community and overall social wellbeing. In Indigo those opportunities will exist in casual connections made walking the neighborhood, and at **community events, gatherings, and clubs** that will form based on the desires of the people who live here.

With more than 60% of Indigo set aside as open space, we're **providing the places** where this will happen—and we're **investing in activating them.** This means planning and allocating both people and financial resources over the life of the community to design, maintain and equip different and engaging types of community spaces for people in Indigo to walk to and enjoy.

*What makes life in Indigo special, and worth it:*

#### INDIGO COMMONS MIXED USE TOWN CENTER

People want places to walk, to connect with others, and to enjoy a casual eatery right in their community. Indigo Commons will be home to local merchants, places to eat, and connect to a large community plaza hosting events, markets, live music, and more. Because of our smaller scale, most of the homes in Indigo will be within a ¼ mile walk of Indigo Commons. The Filling Station, inspired by 1930s gas stations and the classic general stores will be the first retail offering, and includes a general store and café with plenty of relaxed indoor and outdoor seating, and a bar serving craft coffee in the mornings and wine and beer in the evenings.

#### URBAN FARM

Indigo has set aside 42 acres dedicated to sustainable urban agriculture, which welcomes residents to get involved and engage in many ways and anchors the main entrance to the community off Harlem Road. Indigo Farm will grow diversified seasonal vegetables year-round and have a livestock pasture that includes chickens and other animals, with resident hens producing fresh eggs. Farmers will host the Full-Bellied Farm Club, offer farm tours, and many volunteer opportunities. Farm Stand produce will be available to residents at a preferred price, and there will be regular opportunities for farm-to-table chef dinners and other events.

#### WALKABILITY AND A NETWORK OF CAR-FREE MEWS

Indigo's entire land plan was designed for people first, not cars. Streets are narrower, sidewalks are robust and include shaded spots to stop at regular intervals, connecting the neighborhoods of Indigo with both urban trails and quieter scenic pathways. The community intentionally puts cars and garages at the back door, off private alleys, and celebrates human connections at the front door, with homes featuring large porches and more direct opportunities to connect with walking passersby. We believe people will walk more if there are interesting places to walk, and this philosophy drives our development vision. It is the reason we are investing so much land and ongoing activation and maintenance into a network of car-free mews in Indigo.

*The built environment, how it is activated and maintained supports true community-building, social connectivity, and civic engagement in life in Indigo.*



A “mews” is a greenspace fronted by homes, and accessible right out the front door, or just down a short walk. Indigo's street pattern was designed where alternative streets throughout the community are actual car-free mews, each one individually designed and activated. There will be five mews in total at community completion, with the first two opening with the community:

#### Somersault Mews

Closest to Indigo Commons, Somersault Mews is all about physical activity. It's home to the dog park, yoga lawn, bocce ball court, natural playground, hopscotch, and passive lawns for recreation like playing catch, frisbee and tag. It will be the place for free-range kids to be kids.

#### Block Party Mews

Full-bellied living is a way of life here, and Block Party Mews is just as it sounds—the place to gather with friends over good food and drink. It will include an outdoor kitchen, seating areas, adventure play areas, herb gardens, fruit trees, raised veggie gardens, a community dinner table, plus outdoor board + lawn games.

#### INDIGO LAKE

This 25-acre lake will preserve and nurture the natural habitats for shorebirds and a freshwater fish. It will include a dock to get out over the water, or as a launch point for swimming. Indigo residents will be able to check out community kayaks and paddle the lake, which is large enough to explore and learn about the natural habitat, or just unplug and decompress. Located at the east end of the community, the lake will be accessible by car, with space set aside for a small parking lot. The natural lake edge will be circled by a trail to walk or jog, enjoy the peace of the water, sounds of the birds and be a place to get away from it all, right inside the community.

#### ENVOY COMMUNITY EV SHARE

Residents in Indigo will have access to a shareable community electric vehicle, a truck for moving small items, picking up plants, furniture, or other items. Our hope is this will inspire some residents in Indigo to give up the environmental and financial cost of a second car, which some estimates put at \$12,000 a year. All residents will enjoy some complimentary time with this EV on move-in.