

Section 31/Cotino Development Update

City Council Study Session

January 25, 2024



COTINO™

A STORYLIVING BY Disney™ COMMUNITY

10 Danube Drive, Rancho Mirage, California 92270
760.459.6700 | StorylivingbyDisney.com

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Section 31/Cotino

Specific Plan

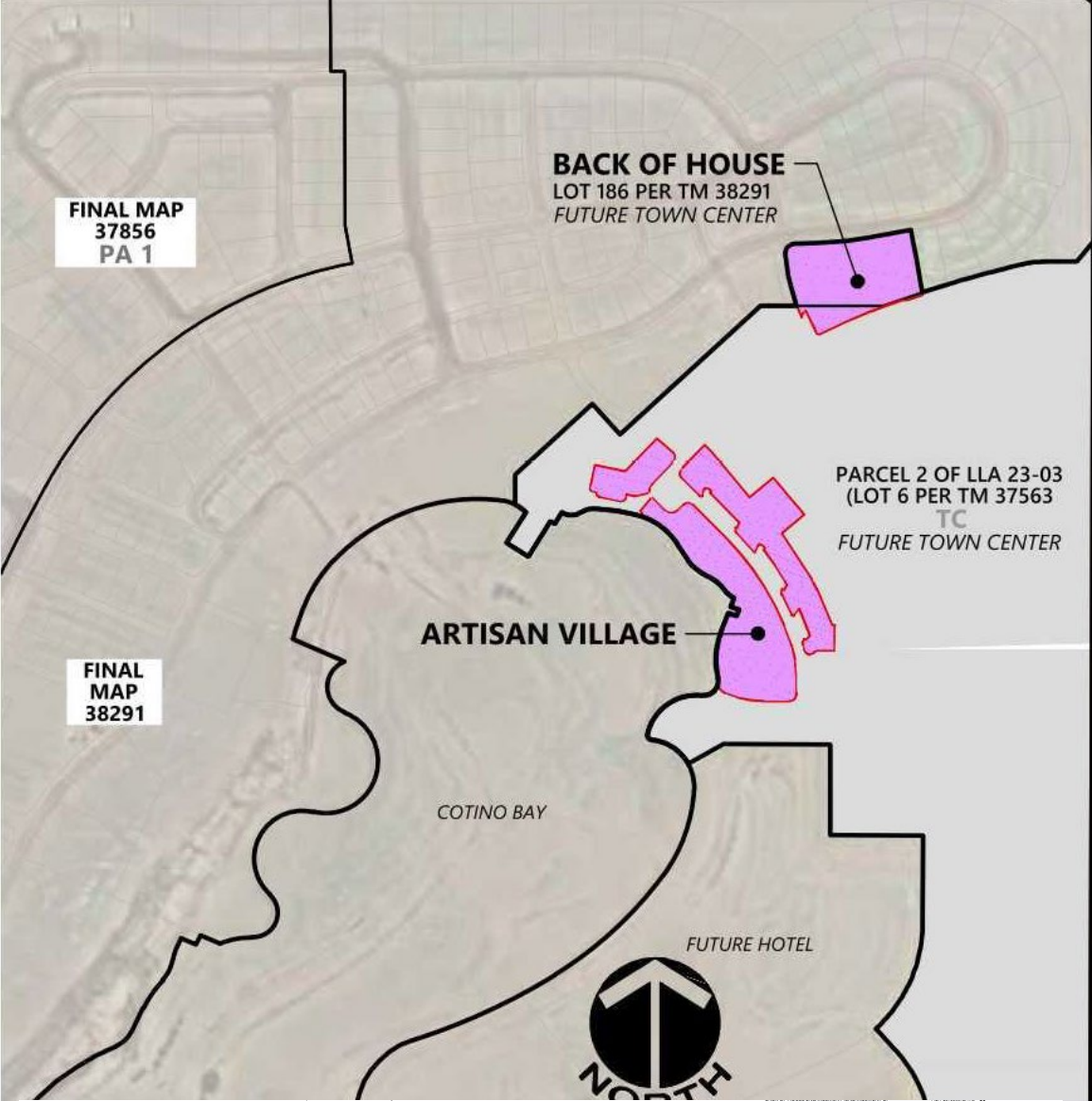
- 175,000 SF square feet neighborhood commercial uses,
- 1,932 residential units
- 400 hotel keys
- 34-acre multi-use Grand Oasis Crystal Lagoon®

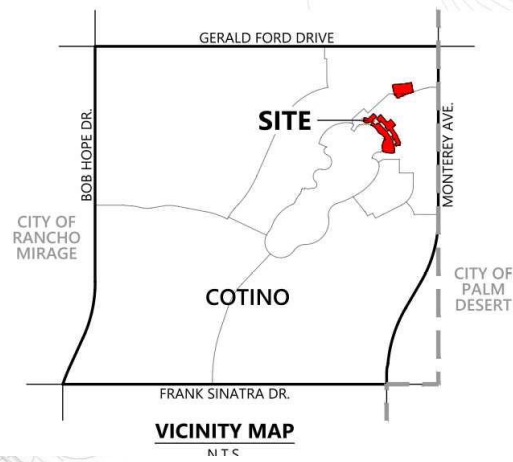
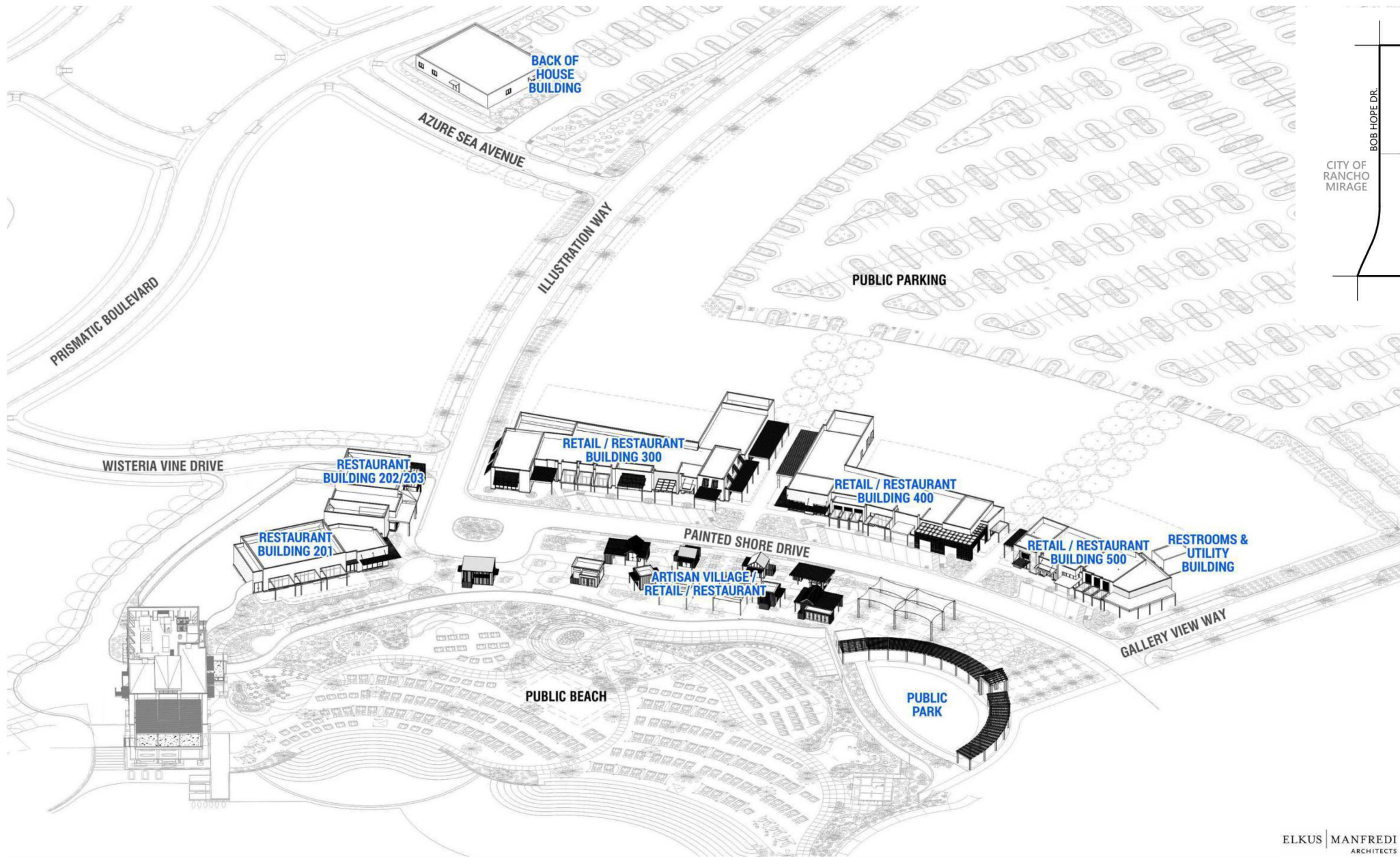
Residential Phases 1 A, B, C

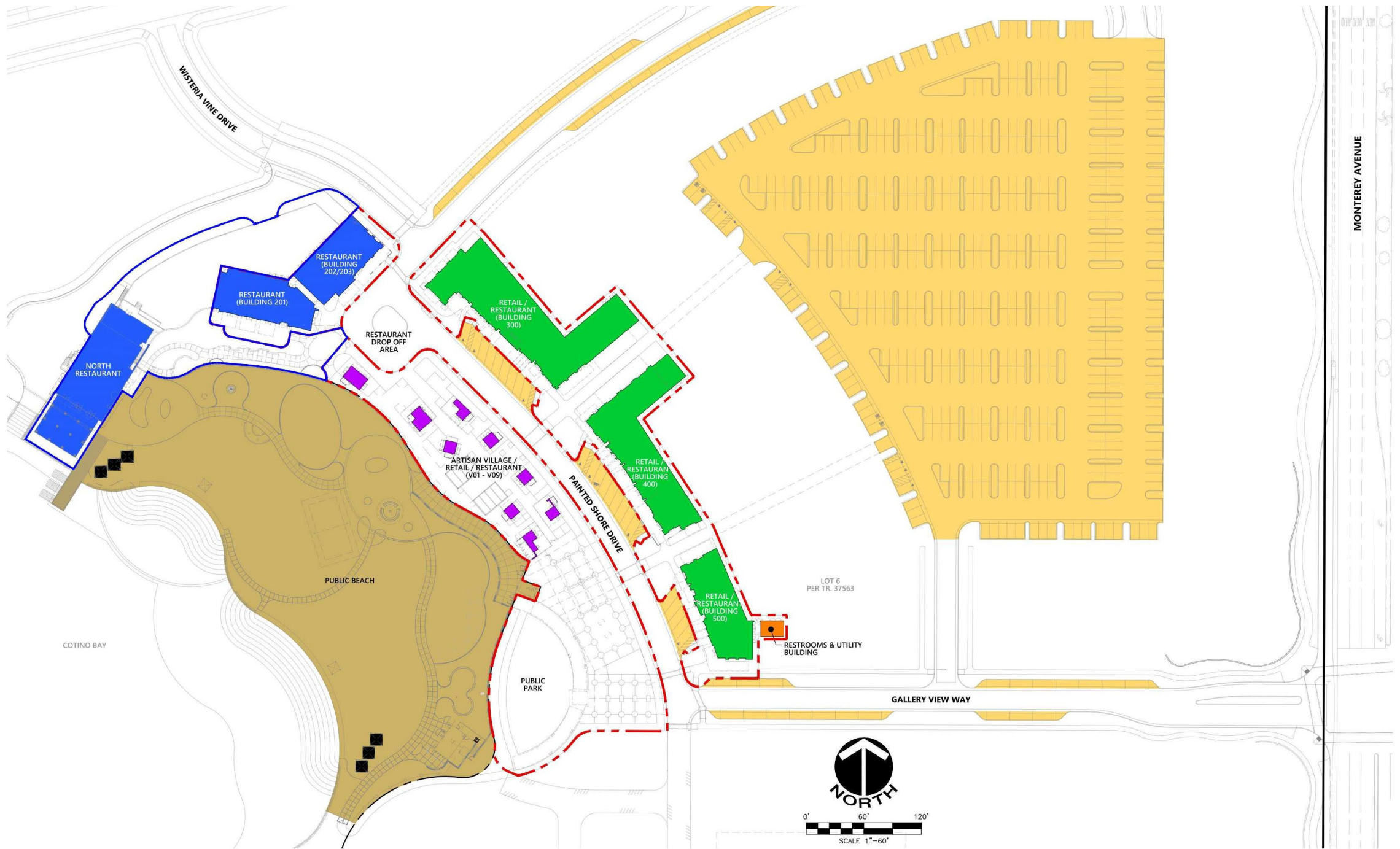
- 516 Residential Units
- Clubhouse and Restaurant

Town Center Phase 1

Restaurants (2)	9,057 SF
Retail/Restaurant	25,254 SF
Artisan Village	1,844 SF
BoH & Restroom	4,824 SF





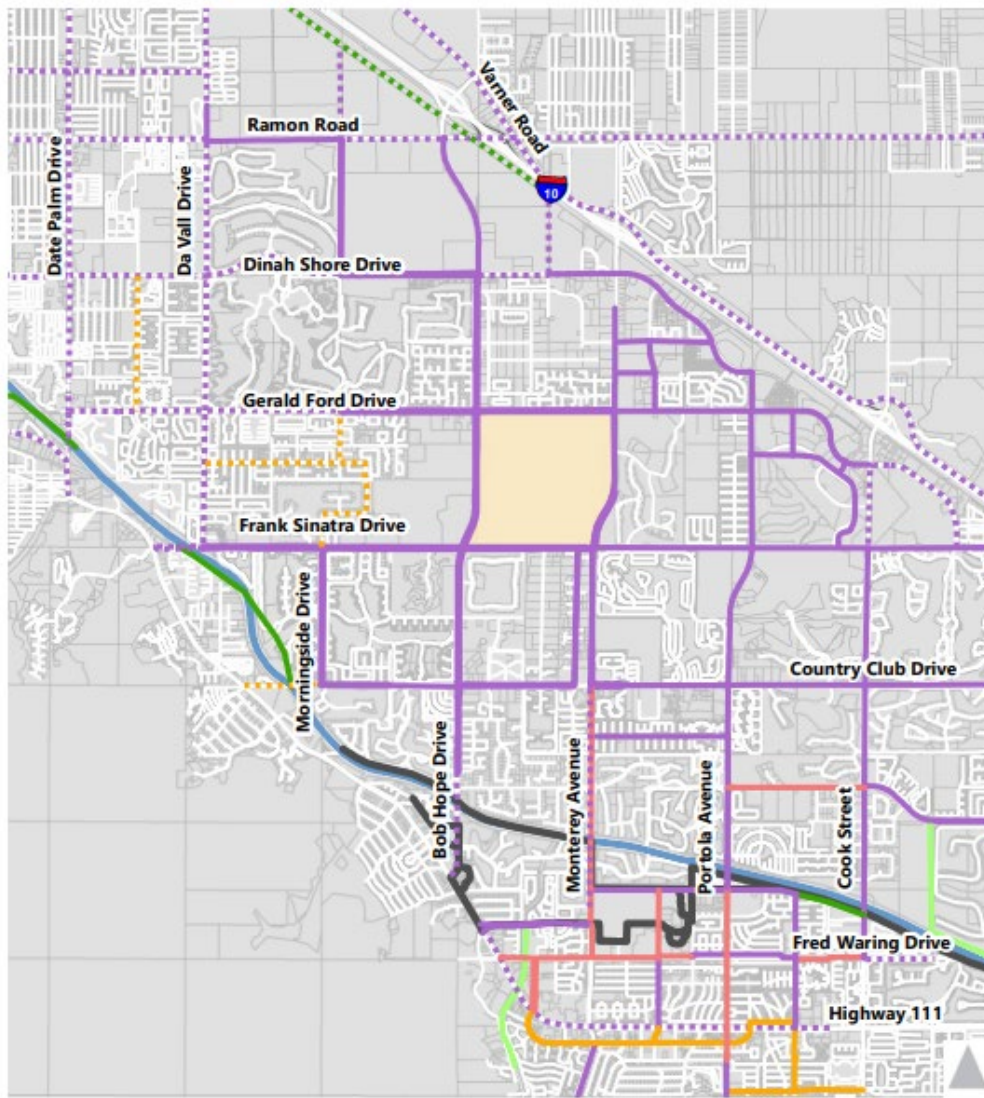


Specific Plan Access/Circulation



Legend		
Street Type	Color	Description
Neighborhood Streets		
A.1	● ● ● ●	Lagoon
A.2	====	Flat (parking both sides)
A.3	====	Paseo
A.4	— — — —	Median/Park
Local Streets (parking on one side)		
B.1	● ● ● ●	Flat
B.2	— — — —	Tiers
Town Center		
TC.1	● ● ● ●	Flush Curb
TC.2	— — — —	Resi/Hotel
Project Entries		
	○	Public Entry
	○	Residential Entry
	○	Right in - Right Out
	⊥	Control Point
	- · - · -	Project Boundary

Bicycle Facilities



- Bicycle Facilities**
- Class I - Existing
 - Class I - Proposed
 - Class II - Existing
 - Class II - Proposed
 - Class III - Existing
 - Class III - Proposed
 - Shared Sidewalk
 - CV Link
 - CV Link Connector
 - Whitewater River Canal
 - Project Site

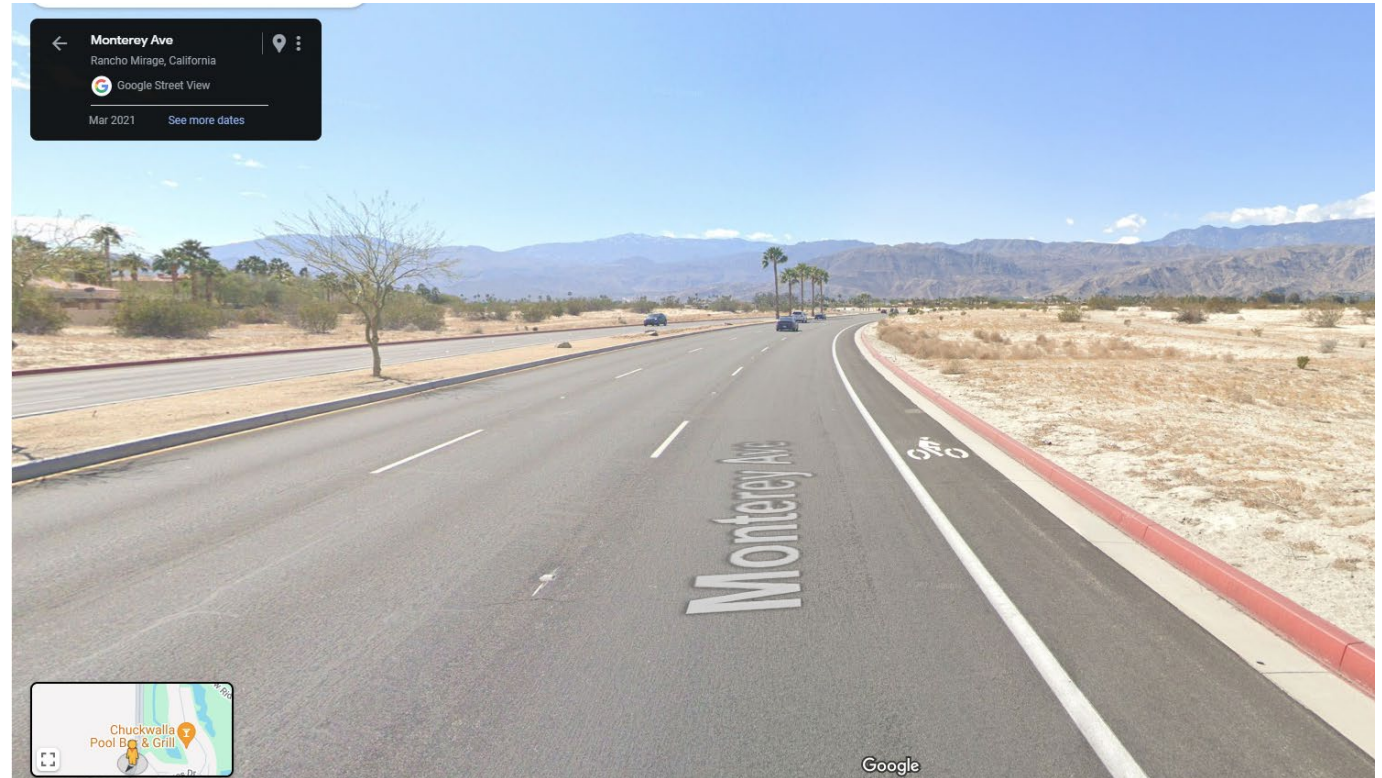
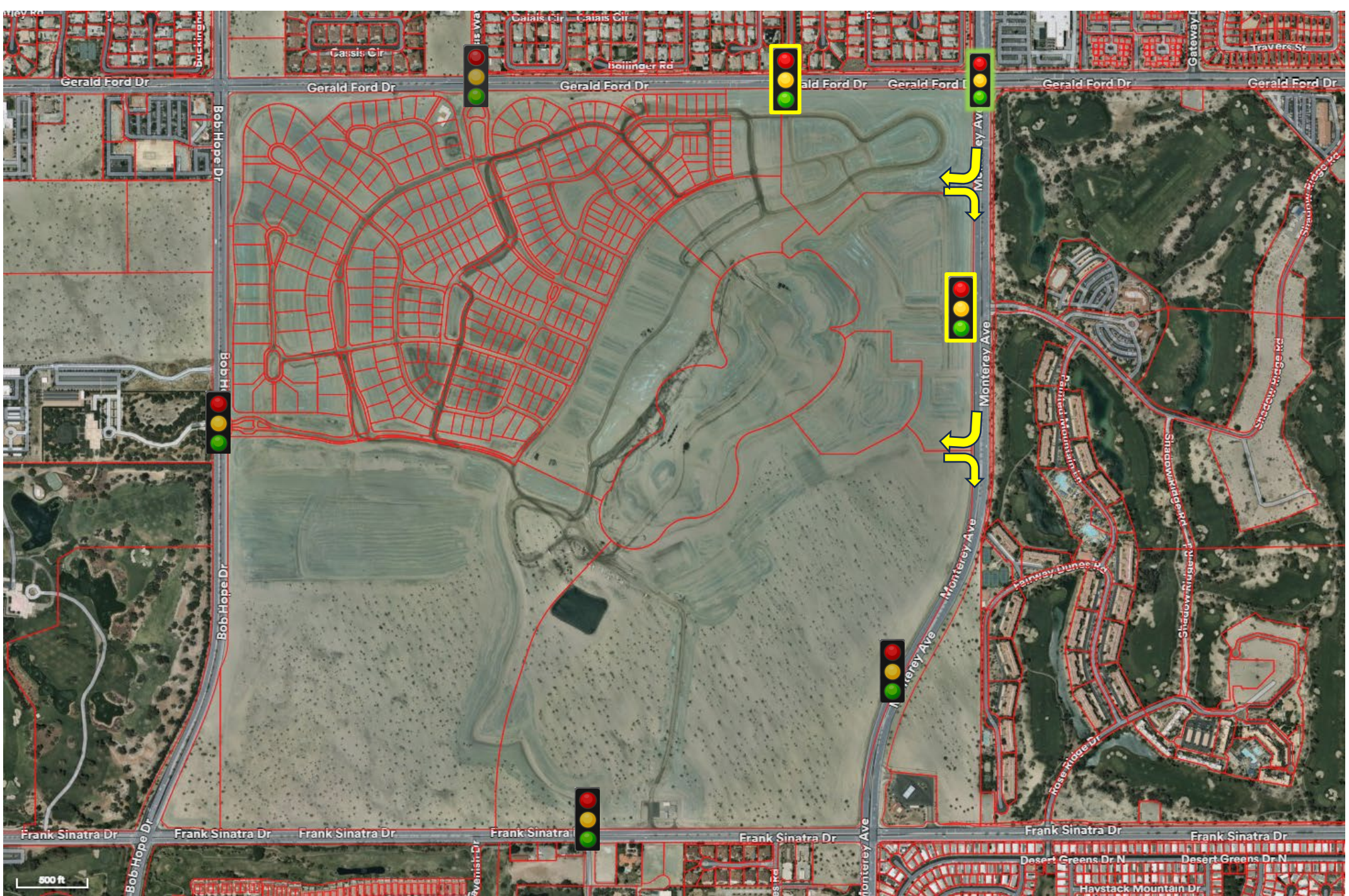


Figure 4-1
Bicycle Facilities

Coordination Efforts

- 1. Construction Traffic Management Plans** – City Engineer & Public Works
- 2. Intersection/Signal Improvements** – City Engineer
- 3. 2040 Traffic Improvements** – Public Works, CIP, & Development Services
 - Portola Avenue & Country Club Drive
 - 13% fair-share contribution for additional turn lanes
 - Monterey Avenue & Fred Waring Drive
 - 3% fair-share contribution for turn lane modifications
- 4. Explore Management of Traffic Signals along Monterey** – Public Works
 - Rancho Mirage does not participate in CV-Sync
 - Shared Costs



Monterey & Shadow Ridge Intersection



Questions
