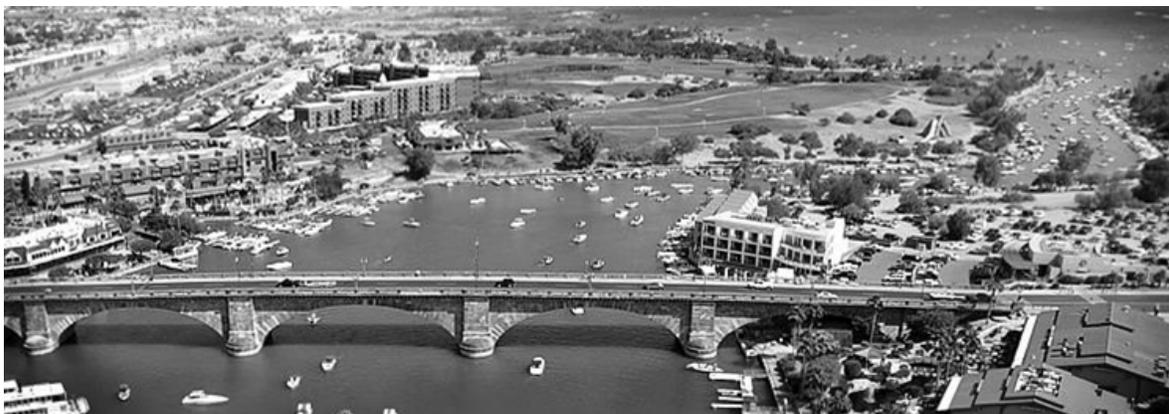
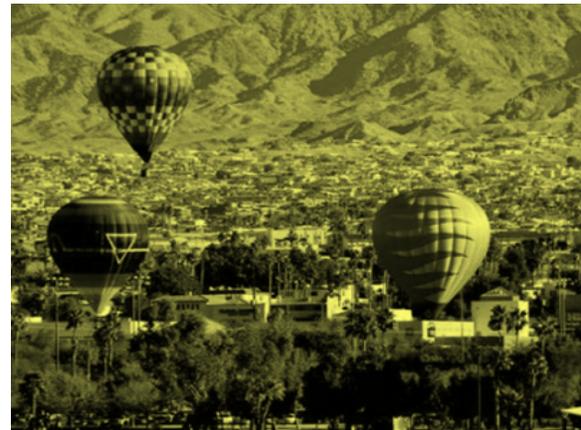
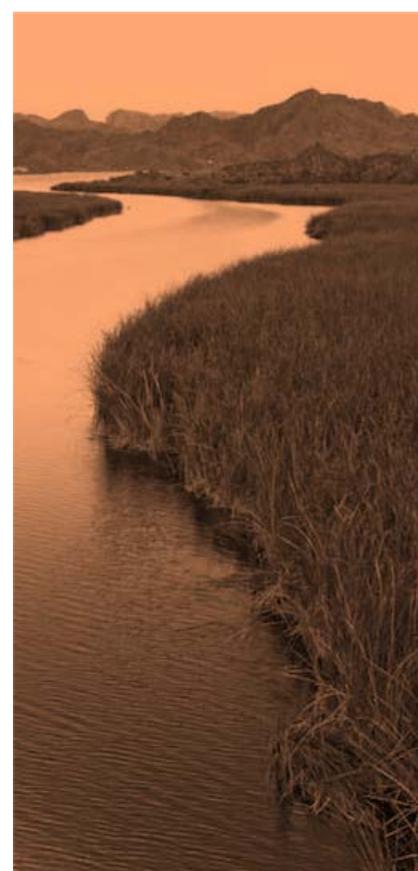




# LAKE HAVASU CITY

## Community Data and Trends

### APPENDIX C



*Draft – December 2014*

**C L A R I O N**

*Cover photos by: Lake Havasu City Partnership for Economic Development, Erik Neilson via Flickr,  
Lake Havasu City, and the Lake Havasu Convention & Visitors Bureau.*

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# Introduction



## General Plan Update

This information serves as the backdrop to Lake Havasu City's General Plan update effort. The City's last plan was adopted in 2002. Since 2002, many changes have occurred in Lake Havasu City.

The 2014 planning process builds on work that has already been completed and aims to provide clear direction regarding the community's priorities. In particular, the updated plan will provide increased clarity about where, how, and how much Lake Havasu City will grow in the future.

## About the Community Data and Trends

In order to create the best plan for the future, it is important to understand what conditions and trends exist today. This report provides a summary of the conditions in Lake Havasu City in the year 2014, along with a discussion of key issues and trends the community will face in the future.

The report addresses nine key areas: Land Use; Population; Housing; Open Space and Recreation; Economy; Education, Health, Safety, and Environment; Transportation; and Community Utilities.

This Community Data and Trends Report is an appendix of the General Plan and should be updated as needed, or as new information becomes available. Updates to this report may occur simultaneously with future General Plan amendments or updates, or separately as necessary.

## Planning Area

Incorporated Lake Havasu City encompasses approximately 42 square miles. The land to the north, east, and south falls under the jurisdiction of Mohave County, the Bureau of Land Management, and the State of Arizona Trust Lands. Lake Havasu City's Planning Area includes its expanded water service area, future anticipated annexation areas, and areas of influence resulting in 84.9 square miles or a total of 54,332 acres. Lands outside of the incorporated area are owned by the city, Mohave County, the State of Arizona Trust, and the Bureau of Land Management.

## HISTORY & BACKGROUND

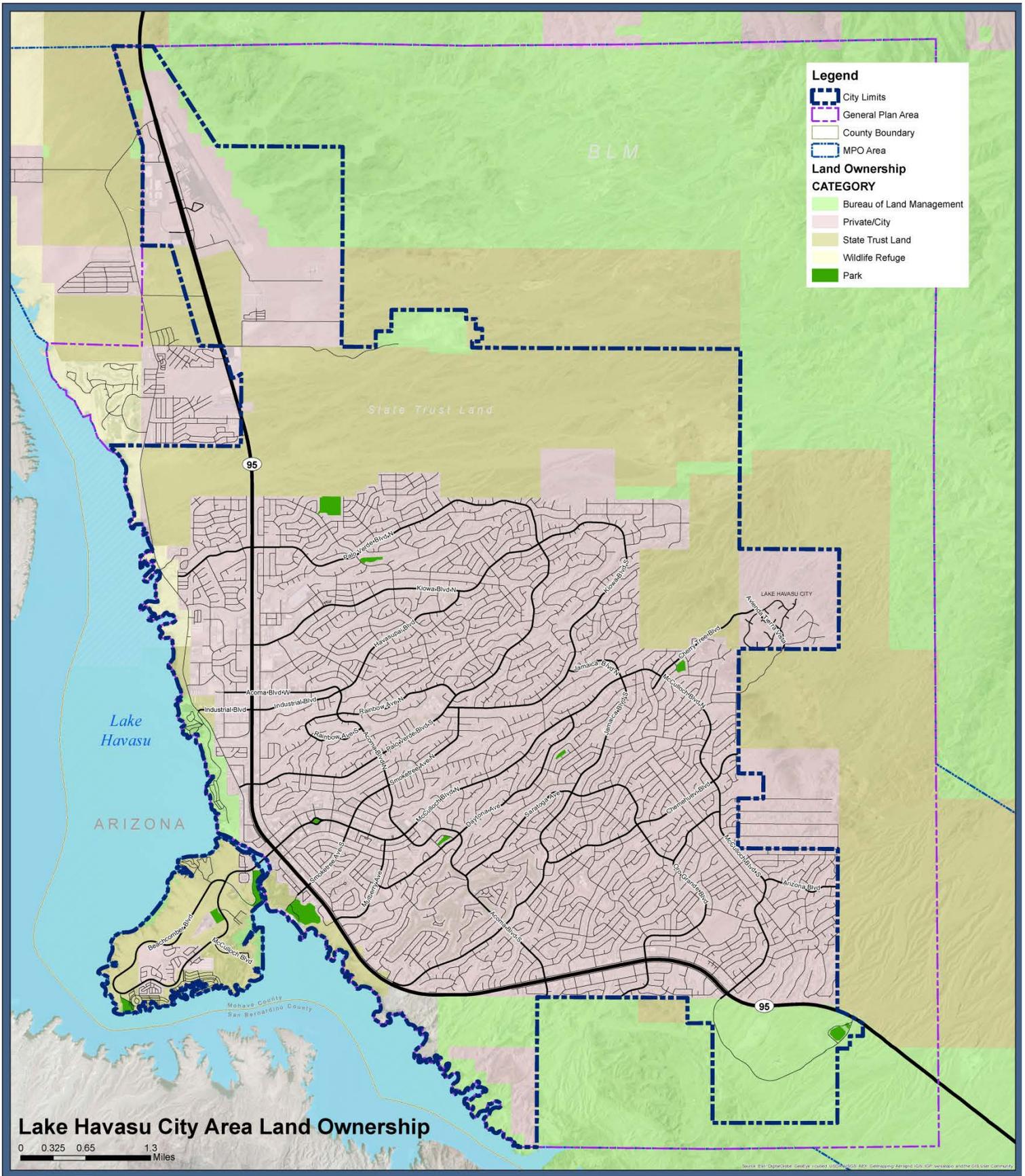
Lake Havasu City was conceived in 1963 as a master-planned community with an emphasis on recreation and tourism. This theme, deriving from the area's outstanding features of scenery, climate, and shoreline, was augmented by adding a strong employment base.

The City's founder, Robert P. McCulloch, commissioned comprehensive planning and design studies. He also brought his own industry as well as others to the community, and put Lake Havasu on the map by acquiring the London Bridge.

The community experienced strong growth during the 1960s and 1970s, which accelerated after official incorporation in 1978. Since the adoption of the 2002 General Plan, Lake Havasu City has surpassed 50,000 residents, prompting a required update to General Plan.

## SOURCES:

*Photo: Lake Havasu City Convention & Visitors Bureau*



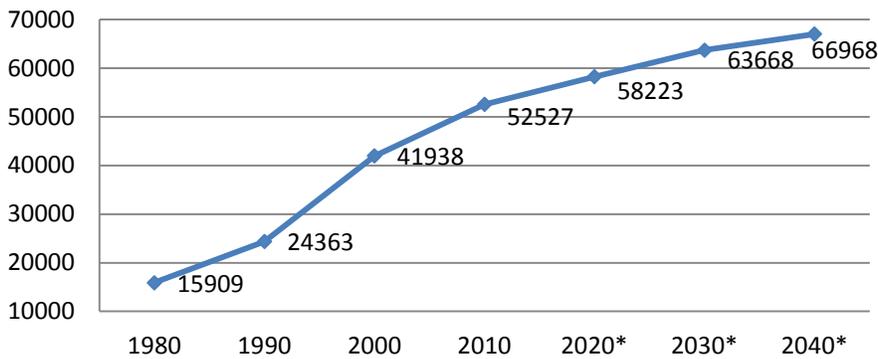
Source: Lake Havasu City Planning Department

# People

## Population

- **Current:** As of 2012, Lake Havasu City’s population was 52,683.
- **Future Growth Estimates:** According to the Arizona Office of Employment and Population Statistics, Lake Havasu City is expected to add 14,284 new residents by 2040—an increase of approximately 27%. This represents an increase annualized annual increase of 0.97%.

**Population Growth**

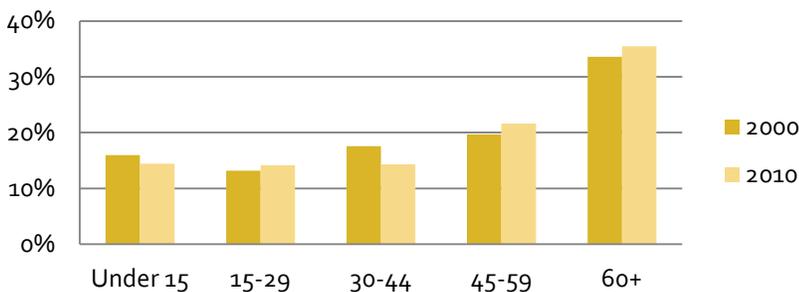


Source: US Census, 2008-2012, AZStats.gov.

## Demographics

- **Race:** The majority of the population is white (90.1%). The remaining 9.9% of the population identified some other race or two or more races.
- **Origin:** Persons identifying themselves as Hispanic or Latino (of all races) comprised approximately 12% of the population. (US Census). The US Census considers the terms Hispanic or Latino to be indicative of Ethnicity, rather than race.
- **Ageing Population:** Residents 60 and older make up 35.5% of the population and residents between 45 and 59 make up 21.6% of the population.

**Population Distribution by Age**



Source: 2000 US Census and 2010 US Census

## TRENDS AND KEY ISSUES

### GROWING POPULATION

Since the 2002 General Plan was adopted, Lake Havasu City has added over 10,000 residents. Although growth slowed significantly during the Great Recession, continued growth is projected during the planning horizon.

### AGING POPULATION

Residents who are 45 years and older make up 57.1% of the population (up from 53.3% in 2000). Planning and development strategies that promote the long term health, safety, and independence of aging populations, and the ability of older residents to age in place, are important considerations.

### FULL BUILDOUT

Full buildout of the City’s Future Land Use Plan would result in a population of around 96,000 residents. However, water and developable land availability will continue to be limiting factors and the City is unlikely to reach full buildout in the foreseeable future.

### SOURCES:

- US Census (2000 and 2010)
- American Community Survey (2008-2012)
- 2002 General Plan
- County GIS Records



# Land Use

## Current Land Use

- Residential uses occupy 7,778 acres or nearly 40% of the planning area.
- Public/quasi-public uses occupy 10,794 acres or just over 31% of the planning area.
- Commercial and employment uses comprise just over 500 acres or less than 2% of the planning area.
- Over 25% of the land in the planning area is vacant, creating significant opportunities for infill development.

### TRENDS AND KEY ISSUES

#### PUBLIC LAND OWNERSHIP

Over 31% of the land in the planning area is publicly owned. These lands are controlled by County, State, and Federal Governments. In many parts of the planning area, public lands serve provide open space and recreational amenities to area residents and visitors.

#### OUTWARD GROWTH LIMITATIONS

Due to physical constraints and the prevalence of public lands, a significant percentage of land within the greater planning area is currently unavailable for future development or annexation.

#### INFILL FOCUS

Most growth occurs through targeted infill and redevelopment in established areas of the community. However, many of the vacant residential lots that remain in the City have limited potential due to their size, physical characteristics, or location.

| CURRENT LAND USE             | ACREAGE | PERCENTAGE |
|------------------------------|---------|------------|
| <b>EMPLOYMENT/COMMERCIAL</b> |         |            |
| Industrial                   | 1       | 0.0%       |
| Commercial                   | 99      | 0.4%       |
| Mixed-Use                    | 407     | 1.5%       |
| <b>RESIDENTIAL</b>           |         |            |
| Residential                  | 7,778   | 27.9%      |
| Multi-Family Residential     | 311     | 1.1%       |
| Mobile Home                  | 2,705   | 9.7%       |
| <b>PUBLIC/QUASI-PUBLIC</b>   |         |            |
| Municipal                    | 1,318   | 4.7%       |
| County                       | 303     | 1.1%       |
| State                        | 4,681   | 16.8%      |
| Federal                      | 2,399   | 8.6%       |
| Quasi-Public                 | 96      | 0.3%       |
| <b>OTHER/ VACANT</b>         |         |            |
| Vacant                       | 7,823   | 28.0%      |

*Source: Mohave County GIS, 2014.*

#### SOURCES:

- 2002 General Plan
- Mohave County GIS, 2014

#### MAPS

- Current Land Use

*Photo: Lake Havasu City Convention & Visitors Bureau*

# Housing

## Occupancy

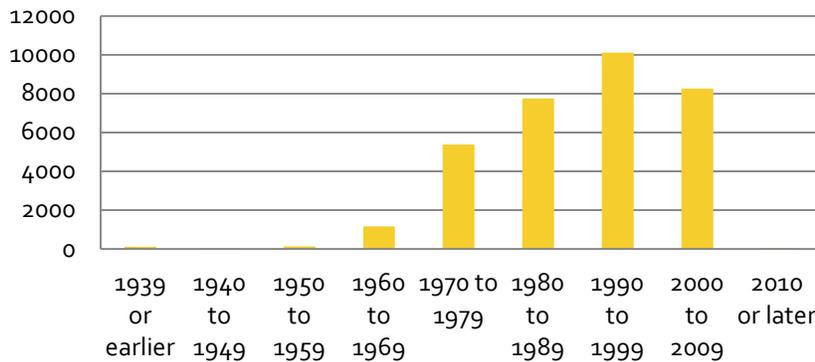
- **Total Units:** In Lake Havasu City, there are a total of 32,941 housing units.
- **Household size:** The average household size in Lake Havasu: 2.26.
- **Vacancy Rate:** Lake Havasu City has a high vacancy rate at 30.8%

| VACANCY                       | 2012 ACS ESTIMATE | PERCENTAGE OF STOCK |
|-------------------------------|-------------------|---------------------|
| <b>Occupied Housing Units</b> | <b>22,797</b>     | <b>69.2%</b>        |
| • Owner Occupied              | 15,887            | 69.7%               |
| • Renter Occupied             | 6,909             | 30.3%               |
| <b>Vacant Units</b>           | <b>10,145</b>     | <b>30.8%</b>        |
| <b>Total Units</b>            | <b>32,941</b>     | <b>100.00%</b>      |

## Housing Stock

- **Housing Types:** Approximately 78% of Lake Havasu’s housing stock is single-family detached, 12% single-family attached with two to four units, and 10% multi-family with five or more units.
- **Age of Housing Stock:** The gross majority of Lake Havasu City’s housing stock was built after 1970.

Age of Housing Stock



Source: ACS 2008-2012



## TRENDS AND KEY ISSUES

### VACATION RENTALS

Vacancy rates in Lake Havasu City are exceptionally high (30.8%) compared to other communities due to its tourism-based economy. Vacation rentals are interspersed throughout the City’s neighborhoods and occasionally result in conflicts with year-round residents regarding excessive noise or parking issues.

### OCCUPANCY

Occupancy statistics for Lake Havasu City may not accurately reflect how existing housing stock is being utilized. Many residential units are managed as vacation rentals and others are only occupied during winter months. As a result, the supply of housing available for permanent residents can be somewhat limited in terms of overall quantity and options.

### SOURCES:

- American Community Survey (2008-2012)
- 2010 US Census
- 2010 Water Conservation Plan

*Photo: Keller Williams Arizona Living Realty*

**TRENDS AND KEY ISSUES**

**COST BURDENS**

- The U.S. Department of Housing and Urban Development considers households who pay more than 30% of their monthly income towards their housing to be “cost burdened.”
- In Lake Havasu City, approximately 5% of Renters and 40% of Homeowners may potentially be considered cost burdened based on the median yearly income of \$42,428, or \$3,536 per month.
- Based on these figures, the rental market may be more affordable than purchasing a home for low to middle income residents.

**HOUSING OPTIONS**

Attached single-family and multi-family housing options are limited. While local realtors and developers indicate demand for alternatives to single-family detached homes is limited, a growing student population and an increase in the older adult population may trigger more demand for low-maintenance, reasonably priced housing options, as well as those that will allow residents to age in place.

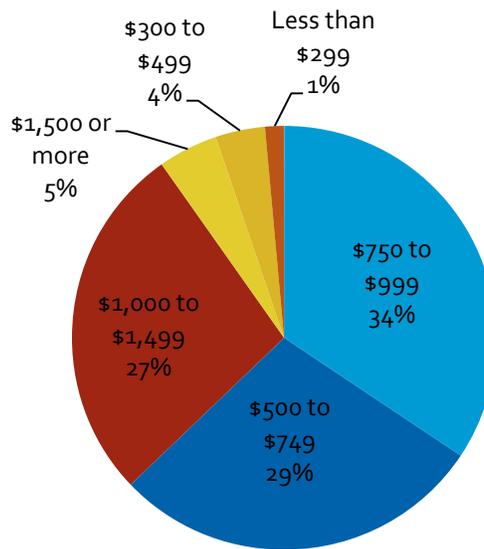
**SOURCES:**

- American Community Survey (2008-2012)
- U.S. Department of Housing and Urban Development

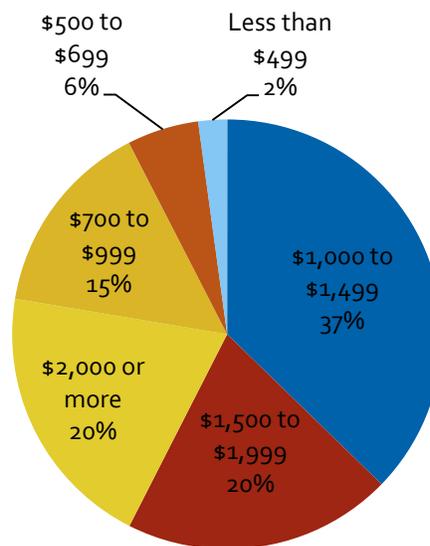
**Housing Cost**

- **Home Value:** The median value of a home in Lake Havasu City is \$206,400.
- **Mortgages:** According to the 2008-2012 ACS, approximately 63% of homeowners had a mortgage while 37% of homeowners did not.
- **Monthly Cost of Housing:** In Lake Havasu City, the median monthly homeowner cost with mortgage was \$1,364 while the median monthly renter housing cost was \$884.

**Monthly Renter Housing Costs**



**Monthly Homeowner Mortgage Costs**



Source: ACS 2008-2012

# Open Space and Recreational Resources

Lake Havasu City has an active Parks and Recreation Department that programs parks at the neighborhood, community, and regional level. The city is also growing its stock of greenway/corridors/linear parks/linkages, special use areas, and conservation/preservation areas to further expand recreation opportunities.

## Multi-Use Trails

The 2006 Lake Havasu City Trails Plan envisions a comprehensive trail system will enhance recreational opportunities, as well as community connectivity, safety, and accessibility. Existing trails include:

- **Island Trail:** A multi-use trail runs adjacent to Beachcomber Boulevard around Lake Havasu Island.
- **Shoreline Trail:** A multi-use trail from Rotary Park in the south to just north of the London Bridge.
- **Mohave Sunset Trail:** A multi-use trail beginning north of London Bridge to Lake Havasu State Park.
- **Pima Wash Trail:** A multi-use trail beginning at the shoreline/Rotary Park and extending to Acoma Boulevard, the trail along Pima Wash begins in Rotary Park with a connection to the shoreline trail.
- **SR 95 Multi-Use Trail:** Road reconstruction included the addition of a multi-use trail which runs from South McCullough Blvd. to North Palo Verde Blvd.

## Other Recreational Amenities

- **Golf Courses:** The Lake Havasu City has multiple golf courses within city limits such as Havasu Island Golf Course, Bridgewater Links, Lake Havasu Golf Course, and the London Bridge Golf Club.
- **Aquatic Center:** The Lake Havasu City Parks and Recreation Department operates an aquatics center with offerings for all ages and abilities. The facility has pools for leisure and competitive swimming as well as therapy. The facility has a lagoon, slides, wave pool, and spray park specifically programmed for children.
- **Other Facilities:** Lake Havasu City's parks offer a multitude of recreational offers for all ages and abilities. Many of the parks are programmed with a combination of sport facilities and passive facilities to encourage a wide variety of visitors.



## TRENDS AND KEY ISSUES

### NEIGHBORHOOD PARKS

The City has 1,214 acres of designated park space, yet only 103 of the total acreage lies within city limits. As a result, some areas in the City lack neighborhood parks, which put a greater strain of use on other community parks.

### VALUE OF PARKS

According to the 2008 Parks and Recreation Needs Assessment, Lake Havasu residents place a high value on their parks and recreational amenities. Some of the most important values are waterfront access, protected and publicly accessible open space, balancing the needs of full time residents, part time residents, and tourists, and proactive planning to position the city for future generations.

### MEETING THE NEEDS OF A CHANGING COMMUNITY

More families and active retirees are moving to the area and different age groups may have different recreational needs. The parks and recreation system will need to continue to adapt and respond to these varying needs over time, as well as to ensure the location and types of facilities provided are accessible to all members of the community.

## TRENDS AND KEY ISSUES

### CONTINUED EXPANSION OF THE TRAIL SYSTEM

While the trail system has expanded significantly since 2002, supported by the 2006 Trails Plan and 2013 Arizona Bicycle and Pedestrian Plan, continued improvements in system connectivity and support facilities (e.g., shade, water) are needed to create a comprehensive network that connects key activity centers, parks, and other destinations throughout the planning area.

### CONTINUED DEVELOPMENT OF SARA PARK FACILITIES

The completion of numerous new recreational facilities at the 1,140 acre SARA in recent years has made it a major destination for the community and surrounding region. However, ongoing coordination and investment is needed to continue to develop the park to its full potential.

### IMPROVED PARK ACCESS

Some areas lack direct access to neighborhood level parks and recreation. Improved pedestrian and bicycle connections to existing parks and recreational facilities, and school facilities is needed. Likewise, the location of new park facilities in underserved areas can help increase access.

### SOURCES:

- US Fish and Wildlife Service: Havasu Wildlife Refuge
- 2007 Piping Components for the Wastewater Treatment System Expansion Project for Lake Havasu City: Environmental Assessment
- 2008 Comprehensive Recreation Needs Assessment
- 2010 Water Conservation Plan

| CITY PARK                 | ACREAGE | AMENITIES   |
|---------------------------|---------|---|
| Avalon Park               | 2.0     | Playground, Covered Ramadas, Walking Path, Dog Park, Open Field, Basket Ball Court  |
| Yonder Park               | 4.8     | Playground, Bocce Ball Court, Picnic Ramada, 1/2 Basketball Court, Horseshoes, Natural Trail  |
| Jack Hardie Park          | 2.6     | Picnic Ramadas, Barbeques, Playground, Grass Area, ADA Accessible   |
| Wheeler Park              | 1.0     | Walking trail, Site for community banners   |
| SARA Park (County Leased) | 1,082   | Softball and Baseball Fields, Raceway, Hiking Trails, BMX Track, Shooting Range, Dog park, in-line hockey, RC Racetracks, Rodeo Grounds             |
| Rotary Park               | 44      | Beach, Picnic Facilities, Barbeques, 3 Playgrounds, Six Beach Volleyball Courts, Baseball Fields, Buoyed Swim Area, Skate Park, 3 Bocce Ball Courts |
| London Bridge Park        | 11      | Beach, 12 Ramadas, 2 Playgrounds, Volleyball, Basketball Court, Dog Park, Stage   |
| Site Six                  | 12      | Small Beach, Fishing pier, Fish Cleaning Station, Public Boat Launch  |
| Island Ball Fields        | 4.9     | Football and Soccer Fields, Walkway, Bike Path, Softball field  |
| Dick Samp Memorial        | No Data | Baseball fields, Playground   |
| Realtor Park              | 3       | Picnic Ramadas, Playground, Bocce ball, Horseshoe Courts, Trail system  |

*Source: 2008 Comprehensive Recreation Needs Assessment*

## Area Amenities

- **Havasu National Wildlife Refuge:** Located to the north of the City, this refuge provides critical habitat for migratory birds by protecting over 300 miles of shoreline and 30 miles of river.
- **Aubrey Hills:** Located south of Lake Havasu City, Aubrey Hills is a designated special prescription area known for its non-motorized recreational opportunities, desert geology, and biodiversity.
- **Crossman Peak:** Located to the east and northeast of the City, the Crossman Peak Area is a designated Natural Scenic Area not only provides cultural and scenic value, but also lambing grounds for the desert bighorn sheep.

# Economy

Recent employment and income figures in Lake Havasu are consistent with the large retiree and service industry population trends.

- **Labor Force Participation:** 49.6% of Lake Havasu City’s population is in the labor force.
- **Unemployment Rate:** Lake Havasu City has an unemployment rate of 10.9% compared to 14.2% for Mohave County and 9.8% for Arizona.
- **Household Income:** Lake Havasu City has a median household income of \$42,428.

## Employers

According to a community profile authored by the Lake Havasu City Chamber of Commerce, there are 2,754 establishments providing employment.

| MAJOR EMPLOYER                      | EMPLOYEES |
|-------------------------------------|-----------|
| Lake Havasu Unified School District | 670       |
| Lake Havasu City                    | 615       |
| Havasu Regional Medical Center      | 615       |
| Sterilite                           | 425       |
| Wal-Mart                            | 300       |
| Shugrue’s Family of Restaurants     | 200       |
| Bashas                              | TBD       |
| London Bridge Resort                | 180       |
| Mohave Community College            | 169       |
| River Medical                       | 150       |

*Source: Partnership for Economic Growth (2010)*

## Economic Development Resources

Numerous organizations play a role in supporting local businesses, promoting economic development, and promoting tourism. Together, these organizations (listed below) established the Ad Hoc Economic Development Coalition.

- **Lake Havasu City Convention & Visitors Bureau:** Funded by a levee on hotel and restaurant/bars to attract and engage visitors to the area in order to enhance the economy.
- **Lake Havasu Chamber of Commerce:** Represents over 700 businesses and individuals that employ more than 20,000 in the greater Lake Havasu area and helps promote business within the city.
- **Lake Havasu Marine Association:** Represents the boating and marine industry within the city and promotes the freedom to boat, a safe and clean lake and river environment, and enhance the boating experience.



## TRENDS AND KEY ISSUES

### EMPLOYMENT OPPORTUNITIES

Less than half (49.6%) of Lake Havasu City’s population participates in the labor force, highlighting the impact of a sizeable retiree population. Retail Trade provides 19.8% of total jobs, followed by Education and Health Services at 15.8%, and Entertainment, Accommodations, and Food Service at 15.8%.

### DIVERSIFYING THE CITY’S ECONOMIC BASE

The current economic base is strongly rooted in continued residential growth and tourism. Greater diversity of economic opportunities in the area is needed for long term sustainability of the market, while maintaining Lake Havasu City as a destination.

### SOURCES:

- American Community Survey (2008-2012)
- Lake Havasu Chamber of Commerce
- 2010 Lake Havasu City Demographics: Partnership for Economic Development

*Photo: Lake Havasu City Convention & Visitors Center*

## TRENDS AND KEY ISSUES

### IMPACT OF TOURISM

Visitors to Lake Havasu City had an estimated 252.8 million impact and supported 3,766 direct and indirect jobs.

### HIGHER EDUCATION AND WORKFORCE TRAINING

The recent location of an Arizona State University campus in Lake Havasu City has provided a new opportunity for economic expansion. However, the retention of students after graduation is a key issue.

- **Lake Havasu Hospitality Association:** Represents the hospitality industry in Lake Havasu City. As a tourist destination, the LHHA encourages the “development of key educational and promotional programs to maximize the overall of visitor experience.”
- **Downtown Havasu District:** Represents businesses in Downtown Lake Havasu City, helping to promote the district to residents and tourists. This organization replaced the Main Street Association and the Partnership for Economic Development.

- Lake Havasu City Convention & Visitors Bureau
- Lake Havasu City Chamber of Commerce
- 2008 Lake Havasu City Tourism Survey

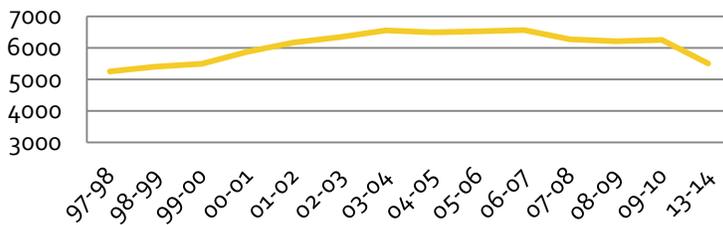
# Education

## Schools

Lake Havasu City is served by the Lake Havasu Unified School District:

- **Lake Havasu High School**, grades 9-12
- **Thunderbolt Middle School**, grades 7-8
- **Six Elementary and Preschools:** Havasupai, Jamaica, Nautilus, Oro Grande, Smoketree, Starline
- **Other Programs:** HavasuOnline, Round Table Program, Lake Havasu Performing Arts Center
- **Two Charter Schools:** Havasu Preparatory Academy, Telsis Preparatory

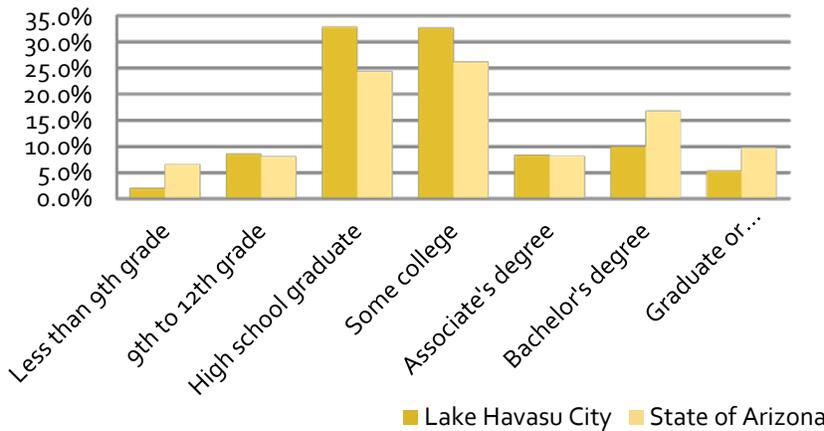
Lake Havasu Unified School District Enrollment



Source: Partnership for Economic Development (2010) & LHUSD (2014)

## Education Attainment

Lake Havasu City vs State of Arizona



Source: US Census 2010

## Higher Education

Lake Havasu City is home to Mohave Community College, Northern Arizona University, and a new extension of Arizona State University. These higher education institutions will play a role in attracting new employers and diversifying the population and economy of the city.

## TRENDS AND KEY ISSUES

### EDUCATIONAL ATTAINMENT

Compared to the State of Arizona, Lake Havasu City has higher percentages of residents who have completed high school and have attended but not graduated from a higher education institution. The City has a lower percentage of residents who completed a bachelor's degree or advanced degree compared to the state of Arizona.

### ENROLLMENT

Total enrollment as of May 2014 in the Lake Havasu Unified School District was 5,565. Combined enrollment at ASU Colleges Lake Havasu City and Mohave Community College is estimated at 2,180. (NAU enrollment to be added.)

### ARIZONA STATE UNIVERSITY CAMPUS

The expansion of ASU to Lake Havasu City is expected to bring in approximately 500 to 1,500 students to the community over the next 5 to ten years.

### SOURCES:

- American Community Survey (2008-2012)
- Lake Havasu Unified School District
- Lake Havasu City Demographics: Partnership for Economic Development



**TRENDS AND KEY ISSUES**

**TOURISM**

- Lake Havasu City receives approximately 775,000 visitors annually. Approximately 75% of all visitors are between the age of 25 and 54.
- In 2009, approximately 60% of recent overnight visitors stayed in a hotel/motel and 61.8% were traveling for vacation or leisure purposes.
- Data from 2009 shows that 42.3% of all overnight visitors came from California, followed by Arizona with 12.1%, and Texas with 8.2%.

**SOURCES:**

- Lake Havasu City Convention & Visitors Bureau
- Lake Havasu City Chamber of Commerce
- 2010 Lake Havasu City International Visitor Study
- Lake Havasu City Website

*Photo: Aran Johnson via Wikipedia*

# Libraries, Museums, and Other Attractions

## Libraries

Lake Havasu City is part of the Mohave County Library District and has a city branch. The branch offers community space, conference rooms, public internet access, and community events.

## Museums

- **Lake Havasu City Convention & Visitors Bureau:** A visitor’s center and art gallery located conveniently near the London Bridge.
- **Lake Havasu Museum of History/Lake Havasu Historical Society:** This privately funded and explores the history of Lake Havasu City.

## Attractions

**London Bridge:** Lake Havasu City is home to the famously reconstructed London Bridge. The bridge is Arizona’s second largest tourist attraction after the Grand Canyon being an iconic structure set against the desert landscape.

**Beaches:** Beaches are an important part of life in Lake Havasu City. There are several public beaches and waterfront access points, including:

- **Rotary Beach:** 44 acre park with multiple recreational opportunities: volleyball courts, ball fields, designated swim area, exercise station, skate park
- **London Bridge Beach:** community stage, views of famous London Bridge
- **Lake Havasu State Park (Windsor Beach)**

## Events

As a tourism and recreation based economy, Lake Havasu City hosts a variety of national events, including:

- International Jet Ski Finals, Boating Association World Finals, Thunder on the River, Bassmaster Elite Fishing Tournament, Havasu Island Balloon Festival, Western Winter Blast Pyrotechnic Show, Lake Havasu Marine Association Boat Show, Bluegrass on the Beach, HITS Triathlon Series, Lake Havasu City Rockabilly Reunion, Desert Storm Poker Run, Shootout & Street Party

**Community Oriented Events:** The City also holds a wide range of community events, including:

- Relics and Rods Car Show, London Bridge Days Parade, Fright Night, Spring Wellness Festival, Little Delbert Days, Winterfest, 4<sup>th</sup> of July Fireworks Show, Sand & Water Show, Chillin’ n Swillin Beer Festival, Gem and Mineral Show, Boat Parade of Lights

# Health, Safety, and Environment

## Health

- **Havasu Regional Medical Center:** This medical facility features 181 beds and over 100 physicians providing a broad range of medical specialties covering all major medical disciplines.
- **Havasu Surgery Center:** A “multi-specialty” surgery center for out-patient procedures.

## Safety Services

- **Police:** The Lake Havasu City Police Department consists of the following divisions: administration, animal control, investigations, patrol, and records. The department has over 70 sworn offices and 20 additional civilian employees.
- **Fire:** The Lake Havasu City Fire Department is comprised of approximately 87 full and part time employees and has six fire stations with an ISO rating of 3. The department’s response area is 52 miles and provides fire and emergency medical services. It has specialized teams for hazardous materials response, swift water rescue, lakeshore rescue, and desert rescues.

## Natural Environment

### GEOGRAPHY

Lake Havasu City is located in the foothills of the Mohave Mountains and is bounded by Lake Havasu to the west. The elevation of the city spans from 450 feet above sea level to 1,500 feet with a near uniform slope of 4%. The city is surrounded by three mountain ranges, Chemehuevi and Whipple Mountains to the west on the California side of Lake, and the Mohave Mountains to the east, and is built atop a coalesced alluvial fan. The topography consists of a series of northeast-southeast trending ridges between dry washes. The city is home to abundant geological phenomena such as volcanic rock, geodes, jasper, obsidian, turquoise, and agate.

### CLIMATE

The city experiences a lowland desert climate with over 300 days of sunshine and generally low humidity. From November through April, average temperatures range from the mid-60s in January to the low 80s in April. Summer temperatures hover above 100. The average precipitation is 4.15 inches of rainfall and the wettest month only receives about an inch of water, causing short sporadic weather events resulting in flash flooding.



## TRENDS AND KEY ISSUES

### EMERGENCY PREPAREDNESS

The City has released an Emergency Preparedness Guide for residents, which includes information on preparing for and responding to a wide variety of potential natural and man-made disasters in the area.

### SOURCES:

- 2002 Lake Havasu City General Plan
- Lake Havasu City Chamber of Commerce
- Lake Havasu City Website
- Lake Havasu City Emergency Preparedness Guide

*Photo: Lake Havasu City Partnership for Economic Development*

## TRENDS AND KEY ISSUES

### WATER IN THE DESERT

- Some sources indicate that the city does not have sufficient water allocation from the Colorado River to support the projected buildout population of 96,000 in the water service area.
- With perpetual drought looming, water rights and conservation measures will continue to play an important role in planning decisions on the local, regional, and state level.



### NATIVE VEGETATION

Lake Havasu City has sparse native vegetation given its natural climate conditions. The city is home to creosote, bursage, palo verde, brittlebrush, acacia, mesquite, ocotillo, a variety of cacti, and many types of flowering weeds and grasses.

### LAKE HAVASU

As the City's greatest asset, Lake Havasu promotes biodiversity, provides recreational opportunities, and quenches thirst for a parched region. Maintaining the Lake's pristine azure is paramount to a thriving city.

- This lake was created by damming the Colorado River downstream in Parker.
- The lake can store approximately 211 billion gallons of water.
- The Colorado River provides water to southern California via the Colorado River Aqueduct and to Arizona via the Central Arizona Project canal.
- Approximately two billion gallons are pumped to these canals daily from the lake.

### SOURCES:

- 2002 General Plan
- 2006 Trails Plan
- 2010 Water Conservation Plan
- Lake Havasu City Chamber of Commerce

*Photo: Erik Nielson via Flickr*

# Transportation

## Roadways

The major thoroughfare running through Lake Havasu City is Highway 95. It is classified as a principal arterial and is controlled and maintained by the Arizona Department of Transportation (ADOT). Highway 95 runs north and south through the City and connects with Interstate 40 to the north and the town of Parker and Interstate 10 to the south.

## Air

Lake Havasu City is served by the Lake Havasu Municipal Airport which offers flights to Phoenix. McCarran International Airport in Las Vegas is nearest airport with widespread commercial flights which is approximately a two and half hour drive away.

## Public Transportation

In 2013, Havasu Area Transit service was halted due to changes in federal funding triggered as a result of the City no longer meeting the population threshold required for assistance. In the absence of an area transit system, the demand-based Havasu Mobility provides curb-to-curb service for seniors in the community to the local senior center, shopping, and medical appointments. A new shuttle-voucher program is planned to provide service to low-income residents formerly filled by the now defunct Havasu Area Transit. Ongoing funding to maintain and potentially expand these services over time will remain an important consideration going forward.

## Sidewalks

According to latest figures from the Lake Havasu City Maintenance Services Division, Lake Havasu City has approximately 425 centerline miles of streets. 150 centerline miles have been widened and curbed and approximately 40 centerline miles have sidewalks.

- McCulloch Blvd, Lake Havasu Ave, Smoketree Ave, Oro Grande Blvd are only roadways with sidewalks on both sides of road continuously for longer than a ½ mile segment.
- Daytona, Saratoga, Kiowa, Havasupai, Palo Verde, Smoketree, Thunderbolt, and Newport are the only roadways with sidewalks on one side of road continuously for longer than a one-half mile segment.



## TRENDS AND KEY ISSUES

### AIRLINE TRANSPORTATION

Although the City has a municipal airport, the nearest commercial flights can be found two and a half hours away in Las Vegas. To meet the needs of its aging population, Lake Havasu City will need to put a greater emphasis on public transportation options for those no longer able to drive.

### MULTI-MODAL OPTIONS

As a recreation oriented community, Lake Havasu City has made considerable strides in promoting walkability and bicycle connections through the implementation of the 2006 Trails Plan. However, ongoing focus is needed on enhancing pedestrian and bicycle connections between major activity centers in the community.

### SOURCES:

- 2002 General Plan
- 2006 Trails Plan
- 2010 Water Conservation Plan
- Lake Havasu City Chamber of Commerce

*Photo: Erik Nielson via Flickr*



## TRENDS AND KEY ISSUES

### WATER CONSERVATION

Lake Havasu City has made significant reductions in water usage; in 1980, the gpcd (gallons per capita per day) was 450; in 2009, the gpcd was only 206. Residential use accounts for 73% of total water use. Remarkably, 100% of golf course irrigation comes from effluent reuse.

### LONG-TERM NEEDS

Many factors will influence whether the buildout population will be met such as:

- The impact of the recession on residential growth
- The drought cycles of the Colorado River
- The level of effluent use the city can achieve
- Further reductions in water use through conservation measures

### SOURCES:

- 2002 General Plan
- 2010 Water Conservation Plan

Photo: Jeremy Abbott, P.E.

# Community Utilities

## Water Resources

According to the 2010 Water Conservation Plan, Lake Havasu City is a fourth priority Colorado River entitlement allowing the city to use 28,319 acre-feet per year. This allocation was secured through multiple contracts and subcontracts with the BLM, Mohave County, and the City of Kingman. The Colorado River is the exclusive source of water for the City.

- In 2002, there were over 20,000 active water accounts in the community and 565 miles of water lines.
- The city's municipal wells serve the entire municipal water service area except for approximately 3,500 acres to the north that are served by EPCOR, a private water provider.
- The city controls 14 wells in three well fields for domestic water production.
- The city normally stores 18.8 mg in 27 storage tanks but has the capacity to store up to 23.155 mg. The 2010 Water Plan requires the operational storage of 25% of one maximum day's water use.
- The city's state of the art treatment plant system has the capacity to treat 26 mgd with the potential to expand to 32 mgd.

## Water Conservation

The city's per capita consumption was 206 gallons per capita per day (gpcd) in 2009 compared to 450 gpcd in 1980, highlighting the city's successful conservation and efficiency measures.

- **Residential Water Use:** Residential per capita use (including water volumes from single and multi-family residential irrigation meters since 2006, has fallen to just above 150 gpcd.
- **Normal Year Deficit:** During a normal year the city's water deficit will range from 537 to 2,990 ac-ft per year by build-out (2060).
- **Shortage Year Deficit:** During a shortage year the city's water deficit will range from 8,883 to 11,300 ac-ft per year by build-out.

**Conservation Goals:** The 2000-2005 Water Conservation Plan outlined the following goals for increased conservation and efficiency: maintain low gpcd, reduce consumption by increasing wastewater reuse, target residential customers to reduce demand, and decrease summer season usage.

**Horizontal Collector:** The primary source of water for the city comes from a horizontal collector well located at London Bridge Beach on Pittsburg Island. The well has a capacity of 25 mgd but has the capability of producing up to 32 mgd over short high demand periods. The state of the art plant removes manganese, iron, and arsenic from the water and also destroys microorganisms through ultraviolet radiation and chlorine

exposure. There is a compliance schedule monitoring specific elements in place through Arizona Department of Environmental Quality regulations.

## Ground Water

**Water Quality:** The city's water quality is determined by sampling municipal wells and monitoring wells within the Lake Havasu Basin.

- The groundwater is generally classified as sodium chloride type with a significant sulfate component.
- Studies have shown that water approx. 2 miles from Lake Havasu tend to be more chloride rich and water closer to lake tends to contain more sulfate, calcium, and magnesium.

**Found Compounds:** The following compounds were tested above secondary maximum containment level (MCL): chloride, pH, manganese, sulfate, total dissolved solids (TDS). However, the new treatment plant biologically removes virtually all manganese. Fluoride and nitrate concentrations at several sample locations are higher than MCL.

- Studies suggest that the geology of the city plays a role in the high levels of contaminants since groundwater flows through felsic volcanic rocks in the foothills of the Mohave Mountains.
- Within 1000 feet of shoreline (where all municipal wells occur) nitrate levels are below 3 Mg/l.

## Wastewater Collection and Treatment

Lake Havasu City has three wastewater treatment plants:

- **Island WWTP:** 50% of effluent is reused for irrigation.
- **Mulberry WWTP:** 100% effluent reused for irrigation.
- **North Regional WWTP:** newest plant with advanced membrane bioreactor technology (MBR). Effluent is "injected into the subsurface through vadose zone wells for storage and the rest is either sent to the golf course or percolation ponds."

**Public Sewer:** The city sewer system uses 21 miles of force mains, 350 miles of gravity sewer lines, approximately 75 lift stations with 3 sewage treatment plants.

- Approximately 85% of community is currently serviced by the public sewer system.
- In 2014 there were over 26,180 active sewer accounts (total includes all residential and commercial accounts).

## Solid Waste Collection

Lake Havasu City is serviced by Republic Services which provides residential refuse and recycling services (through contract with the City).



### TRENDS AND KEY ISSUES

#### MANAGING CONTAMINANTS

High levels of nitrates found in wells within developed areas of city, particularly in a zone between 1,000 feet from the Lakeshore and approximately one mile from shoreline. These high levels come from Lake Havasu City's reliance on septic tanks for residential development. A nitrate monitoring program has been in effect since 2005 and will continue to track concentrations well after the wastewater expansion program has been completed.

#### SOURCES:

- 2002 General Plan
- 2010 Water Conservation Plan

*Photo: Jeremy Abbott, P.E.*

## TRENDS AND KEY ISSUES

### WASTEWATER SYSTEM EXPANSION (WWSE)

In 2001, Voters approved \$463 million in financing for a conventional gravity sewer system to be installed over 10-20 years to connect residential development to sewer mains and remove septic tanks. The goals of the sewer expansion program are as follows:

- Reduce nitrates in water by decommissioning 25,000 septic tanks
- Protect lake quality by reducing nitrogen and phosphorus: fewer algae blooms
- Recover and reuse effluent water (treated wastewater)
- Reduce dollars needed to acquire additional water supply

Approximately 85% of the city is now connected to the public system.

## Power

For electricity, Lake Havasu City is served by UniSource Electric:

## Telecommunications

Frontier Communications and Suddenlink provide high speed internet access and traditional telephone services:

## Natural Gas

Unisource Energy Services supplies natural gas to Lake Havasu City.

### SOURCES:

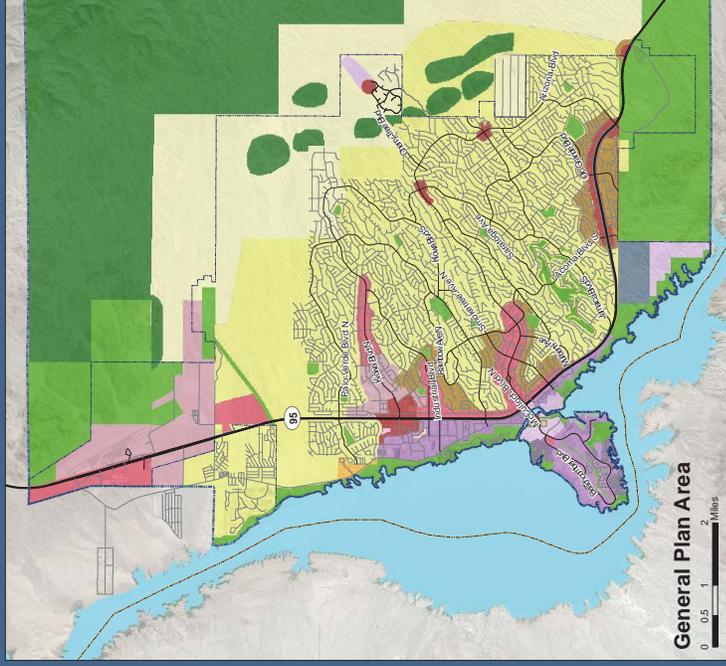
- 2002 General Plan
- 2010 Water Conservation Plan
- Lake Havasu City Chamber of Commerce
- [www.uesaz.com/](http://www.uesaz.com/)
- [www.frontieronline.com/](http://www.frontieronline.com/)
- [www.suddenlink.com/](http://www.suddenlink.com/)

## Inventory Maps

- Current Land Use
- Current Zoning
- Public and Private Land Ownership
- Trails and Multi-modal Paths (from 2006 Trails Plan)

# GENERAL PLAN

## 2008 Future Land Use



General Plan Area

### Legend

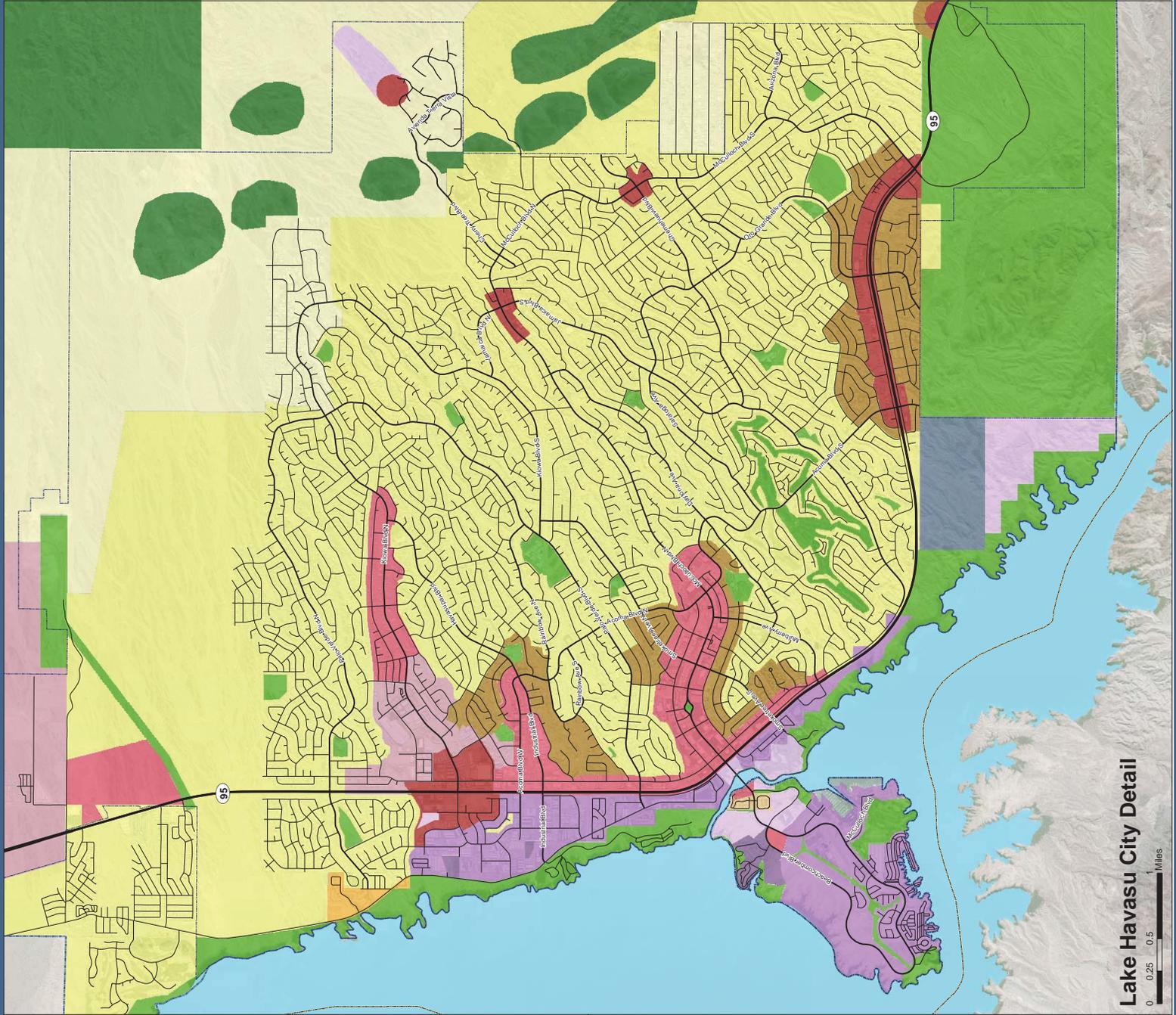
- General Plan Area
  - County Boundary
  - City Limits
  - Water
- Future Land Use**
- Rural Residential
  - Low Density Residential
  - Resort Residential
  - Medium Density Residential
  - High Density Residential
  - Commercial (Nodal)
  - Commercial
  - Employment
  - Resort
  - Resort Related
  - Resort Related Mainland
  - Public/Semi Public
  - Open Space & Park
  - Mountain Protection Area

Sources: Lake Havasu City, 2014; Arizona State Land Department, 2014.



August 2014

CLARION

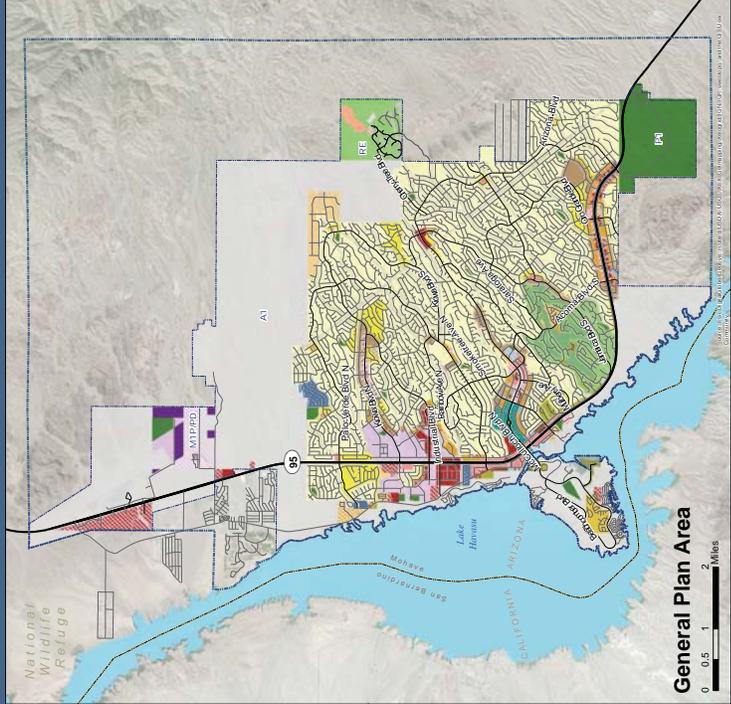


Lake Havasu City Detail

0 0.25 0.5 1 Miles

# GENERAL PLAN

## Current Zoning



**Legend**

|                   |        |        |         |        |        |
|-------------------|--------|--------|---------|--------|--------|
| General Plan Area | A1     | C2     | CRMU    | M2     | R4/PPD |
| County Boundary   | A1/PPD | C2/SG  | CRW     | MU     | R-5    |
| City Limits       | C1     | CO     | CRW/PPD | P1     | RA     |
| Water             | C1/CKK | CO/PPD | GC      | R2     | RE     |
|                   | C1/PPD | CR     | H1      | R3     | RMH    |
|                   | C1/SG  | CR/PPD | M1P     | R3/PPD | UMS    |
|                   |        |        | M1P/PPD | R4     |        |



**Lake Havasu City Detail**

0 0.25 0.5 Miles

ARIZONA

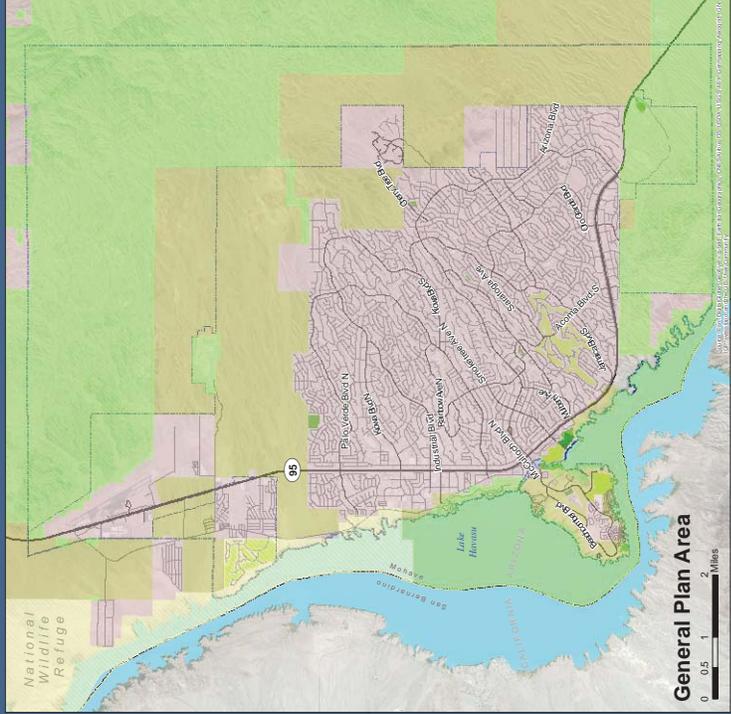
MOHAVE COUNTY  
COCHISE COUNTY  
SAN BERNARDINO COUNTY

CLARION

Sources: Lake Havasu City, 2014; Arizona State Land Department, 2014.

Apr 2014

# GENERAL PLAN Ownership



General Plan Area



## Legend

- General Plan Area
- County Boundary
- City Limits
- Park
- Golf Course

## Land Ownership

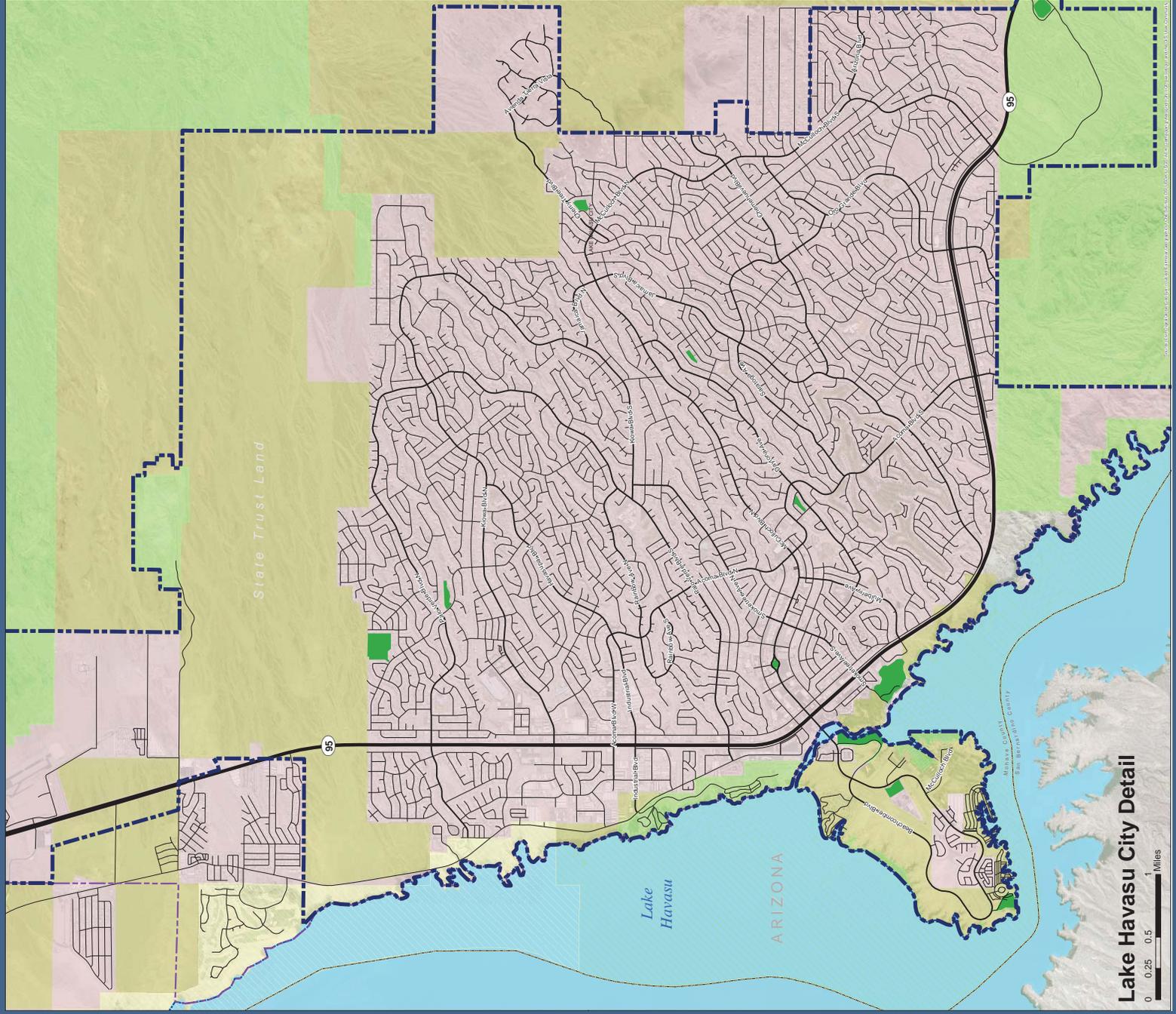
- CATEGORY**
- Bureau of Land Management
  - Private/City
  - State Trust Land
  - Wildlife Refuge

Sources: Lake Havasu City 2014, Arizona State Land Department, 2014.



April 2014

CLARION



Lake Havasu City Detail



