

# PROJECT GOALS

## Growth Management

**Goal GM 1.1: Promote a compact and efficient pattern of growth that is compatible with the City's existing development pattern.**

**GM 1.1.d. – Infill and Redevelopment:** Support infill development and assemblage of small lots, redevelopment of underutilized properties or obsolete uses, the adaptive reuse of vacant structures for new uses, and the promotion of State Trust Land on the Island and adjacent to the perimeter of the originally platted area as a means to maintain a compact urban form and leverage the availability of existing services, utilities, transportation, and schools.

**Implementation:** The Waterfront at Lake Havasu proposes to redevelop a vacant, underutilized property with new land uses. The Property's previous use was a golf course, which has been abandoned and the land has remained vacant for several years. The Property was successfully acquired by FalconEye Ventures through the Arizona State Land Department auction process in September 2023 with the intent of building a master planned community. The new mixed-use community will enhance the Island as a resort destination and bring vibrant new development with public access and amenities.

**Goal 2.1: Protect and preserve natural features**

and environmentally sensitive areas within the planning area.

**GM 2.1.g. – Building Envelopes:** Encourage the delineation of building envelopes in planned communities, where appropriate, that provide natural buffers between buildings and designation the specific areas that can be disturbed in any way during or following construction. Areas outside the building envelope must be maintained in their natural state.

**Implementation:** Building envelopes will be created to address the range of housing types and provide ample buffer and open space between homes and commercial uses. Emphasis will be placed on incorporating native desert vegetation in buffer zones between buildings.

**GM 2.1.h – Viewsheds:** Encourage the protection of view corridors to Lake Havasu, to the maximum extent practicable.

**Implementation:** Given the unique Island location, the master plan was designed with an emphasis on maintaining view corridors and the visual waterfront appeal to create a sense of place. The central tree-lined boulevard provides a sense of arrival, connectivity, and establishes the main view corridor through the community.

**Goal GM 3.1: Ensure that the implementation of the General Plan does not negatively impact the supply of Lake Havasu City's water resources.**

**GM 3.1.a. – Water Conservation:** Implement the water conservation strategies outlined in the Lake



**Havasu Water Conservation Plan.** As part of the plan’s implementation, maintain an aggressive water conservation program that will maximize current resources.

Implementation: Water conservation strategies will be implemented as outlined in the Lake Havasu Water Conservation Plan, including but not limited to,

Water Conservation

- Installation of Automatic Meter Reading and Advanced Metering Infrastructure Technology for leak detection.
- Using low flow fixtures (lower flow than code).
- Slow the Flow Education.
- Recommend optional water conditioning for reducing demand and chemicals.
- Resort Hotel - Linen and towel usage exchange program where towels and linens are only changed on 3rd day of use.
- Optional reuse of gray water (toilets and irrigation).
- Rainwater Harvesting

**GM 3.1.b. Drought Tolerant Landscaping:**

Encourage the use of drought tolerant trees and native vegetation for landscaping, and irrigation systems that can be tailored to meet the needs of varied landscape materials, to reduce water consumption.

Implementation: Drought tolerant landscaping will be implemented, consistent with the City’s Water

Conserving Plant list. In conformance with City Code, plant varieties will be hardy to northwestern Arizona USDA hardiness Zone 10a, free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen. Trees shall be a minimum of 24” box container size and shrubs shall be a minimum of 5-gallon container size. At least 50% of all landscape areas containing trees and shrubs shall be planted with durable ground cover, and remaining areas shall incorporate a minimum two-inch layer of inert ground cover. Proposed plant varieties include, but are not limited to, Blue Palo Verde, Argentine Mesquite, Shoestring Acacia, Desert Willow, and Texas Ebony trees to create a desert-lush environment. Landscape placement will be implemented to create vegetative shade and serve as an architectural enhancement to the buildings while preserving view corridors.

**Goal GM 3.2: Promote the use of environmentally friendly development practices.**

**GM 3.2.a. New Construction and Rehabilitation:** Support reduced water and energy consumption in new construction and the rehabilitation of existing development through the use of low-flow plumbing fixtures, orienting new streets and buildings to optimize solar access, encouraging the use of solar energy systems, and other innovative techniques.

Implementation: Building and site design will incorporate water and energy saving strategies including, but not limited to, drought tolerant landscaping, permeable pavement, building and street layout that optimizes solar access, implementation of solar energy systems, and

sustainable building techniques such as appropriate building orientation, recessed windows, deep overhangs, shade structures, Sonoran Desert appropriate materials, textures and colors, energy efficient insulation, smart sense technology for mechanical systems, and low-flow plumbing fixtures.

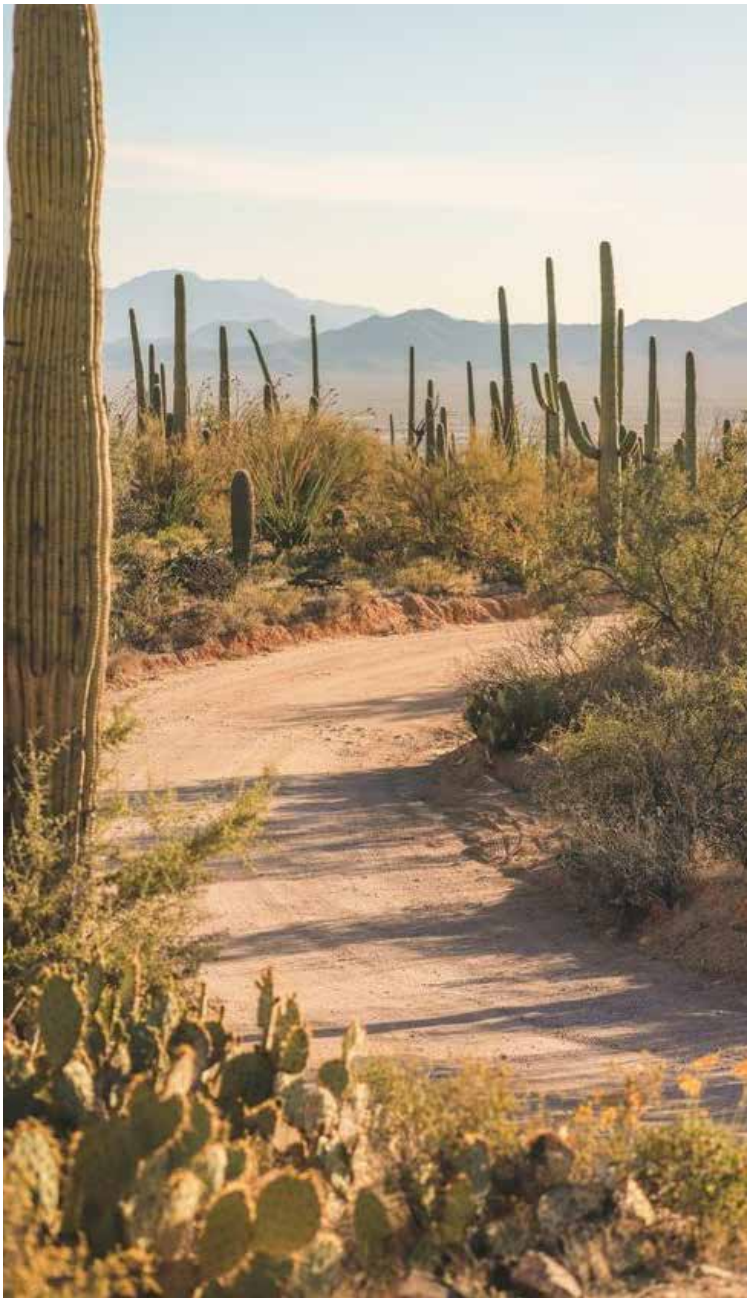
**General Plan Land Use Classifications**

**RE-ISL Resort Related Island**

This land use classification primarily includes medium- to high-density resort residential uses, such as condominiums, townhomes, patio homes and extended stay timeshares/hotel. Supporting incidental commercial retail, services, parks and recreation are also promoted by the RE-ISL land use classification.

General Plan Characteristics

- Areas intended to enhance the leisure-service industry by encouraging large scale resort developments with a mix of uses.
- Residential uses may be vertically integrated with commercial uses or integrated horizontally as separate high density uses within a mixed-use development.
- The residential element of a mixed-use development should generally not exceed 40% of the overall building(s) square footage and a hotel use is required within the commercial element. Uses within a development will be calculated by square footage of gross floor area.
- Single-family detached residential and apartments are not permitted within the Resort-Related Island classification.







- Public access easements along the shoreline and view corridors to the shoreline, consistent with state and federal law, are important.
- Access to existing lighthouses and the Island bike/pedestrian path must be maintained.

### RE-RES Resort Residential

This land use classification includes mixed-use and resort-residential development.

#### General Plan Characteristics

- Areas where resort residential development is encouraged, primarily on the Island and along the shoreline.
- Provides opportunities for innovative resort and mixed-use developments that differ from the historic residential pattern in Lake Havasu in terms of overall density, types of housing, open space, and other amenities.
- Use of clustering, higher densities, and innovative techniques are encouraged.
- Public access easements along the shoreline and view corridors to the shoreline, consistent with state and federal laws should be incorporated.
- Resort-residential classification does not allow RV or manufactured home parks.

### CMU Commercial Mixed-Use

This land use classification includes retail shopping and services such as grocery stores, banks, gas stations and personal services, while supporting secondary uses such as higher-density residential.

#### General Plan Characteristics

- Intended to provide the necessary retail and shopping services for the community's current and future needs; denotes areas where the most intensive types of commercial uses are desired.



- Adequate but controlled access to arterial streets is required.
- Development or redevelopment at increased land use intensities and types is encouraged in the Upper McCulloch/Main Street area. Mixed-use development that includes both residential and commercial uses is permitted, provided no more than 20 percent of a commercial center is devoted to residential use.

### Goal LU 1.1: Plan for ongoing growth and development of the community.

**LU 1.1.b. Mix of Housing Options:** Encourage a mix of housing options in Lake Havasu City, including detached and attached single-family, townhomes, apartments, and housing for special populations (e.g., elderly or disabled residents) as appropriate based on the goals and policies for individual character areas within the City and the Future Land Use Plan map.

**Implementation:** Based on individual preferences for year-round or seasonal residents, the proposed range of housing options include, but are not limited to, multifamily residential, townhomes, duplexes, resort villas, medium sized single-family homes, and larger lakefront luxury homes providing a diverse range of housing options for residents. Home design will place an emphasis on outdoor living space, recreation, and nearby lake access and amenities.

**LU 1.1.d. Mixed-use Development:** Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) based on

goals and policies for individual character areas within the City as a means to promote the efficient use of available land, increase the accessibility of goods and services, and support the revitalization of areas such as Downtown Lake Havasu and the Bridgewater Channel area.

**Implementation:** As encouraged by the General Plan, a master planning approach with a mix of uses should be implemented to guide development of larger tracts under single ownership to promote a strong sense of community and Havasu's recreational lifestyle. The mixed-use character of The Waterfront at Lake Havasu will provide a new hospitality destination and diverse housing options with a range of amenities including a neighborhood market, a gas station and supporting retail uses. The master plan also includes public parking, shoreline/beach access, a marina, boat launch ramp, and abundant pedestrian connectivity to promote walkability.

### Goal LU 1.2: Foster cooperation on planning and development issues.

**LU 1.2.b. – State and Federal Lands:** Coordinate with State and Federal Agencies, including the Bureau of Land Management, Arizona State Land Department (Arizona Trust Land), and Arizona State Parks, whose land holdings are adjacent to the City, to minimize land use conflicts within the urban interface, identify opportunities for shared recreational access or amenities, and to ensure that future plans for stage landholdings (whether change in use, lease terms, or ownership) are compatible with the goals and policies of the General Plan.



Implementation: The Property was auctioned by the Arizona State Land Department in September 2023 and was successfully acquired by FalconEye Ventures. The design intent and master planning efforts have been focused on creating a hospitality centric destination with a range of land uses that further the goals and policies of the Lake Havasu City General Plan.

**Goal LU 2.3: Support ongoing efforts to implement McCulloch’s original vision for the Island and Shoreline.**

**LU 2.3.a. – Waterfront Development:** Promote environmentally and aesthetically well-conceived waterfront development in conjunction with preservation efforts to enhance the City’s quality of life related to the lake and its shoreline.

Implementation: The proposed General Development Plan celebrates the shoreline with respect to the land use layout and public/private access to further enhance the unique qualities of the Island and its recreation-oriented lifestyle. Both lighthouses, White Shoal and Algoma Pierhead, will be preserved as focal points.

**LU 2.3.b. – Mix of Uses:** Encourage the development of large-scale resort developments with a mix of commercial and residential uses that enhance the leisure-service industry by providing accommodations and amenities conducive of a world-class destination. Residential uses can be integrated with the same building.

Implementation: The proposed master plan

provides mutually supportive resort development, residential, and commercial land uses to further enhance the leisure-service industry and continue to promote Lake Havasu City as a world-class destination for recreation and resort lifestyle.

**LU 2.3.b. – Shoreline Access:** Ensure public recreation and public access to the Shoreline are maintained and/or implemented as part of future Island development.

Implementation: Public shoreline access will be provided, and pedestrian connectivity will be integrated throughout the community as highlighted on the Circulation Plan. Shoreline access, boat launching, and parking areas are provided at the northeast boundary of the Property via McCulloch Boulevard.

**Goal LU 3.1: Ensure larger parcels within or adjacent to the City’s Planning Area are planned and developed to ensure compatibility with adjacent uses and the surrounding community.**

**LU.3.1.a – Master Planning:** Encourage, plan for, and partner with the private sector in the development of detailed master-plans for large vacant parcels located within or adjacent to the Planning Area to:

- Evaluate development suitability and infrastructure needs;
- Identify sensitive natural features or areas in need of protection;
- Define an appropriate mix of land uses;
- Establish a multimodal transportation framework;
- Ensure access to urban amenities such as

parks, green space, and bike and walking trails; and

- Promote compatibility with adjacent uses.

Implementation: The General Development Plan and supporting engineering reports provide details on the proposed master plan that addresses suitability and infrastructure needs, preservation of natural features/shoreline access, identification of an appropriate land use mix, establishment of a multimodal transportation framework, and establishment of open space and pedestrian amenities with the intent to promote compatibility with the adjacent Island uses.

**Goal LU 3.2. Minimize the impact of new development on established uses within the Planning Area.**

**LU.3.2.b - Development Compatibility:** Encourage new growth that supports the preservation of the unique environmental resources that contribute to the City’s quality of life - including, but not limited to, Lake Havasu and its shoreline.

Implementation: Providing public shoreline access as part of The Waterfront at Lake Havasu’s master plan is a primary goal accomplished in and around the resort and marina area. In the spirit of Lake Havasu City’s vision and community identity and as a hospitality destination, shoreline access and emphasis on Lake Havasu’s recreational activities are a key design element.

**LU.3.2.f – Light Trespass:** Minimize light trespass from commercial development onto adjacent residential neighborhoods.







Implementation: Lighting design within the community will provide safe and comfortable wayfinding for pedestrians but will also be utilized to accent building design and open space areas. The lighting design will be low-level, shielded, and respectful of existing context and established residential neighborhoods.

## Housing & Neighborhoods

**Goal HN 1.1: Preserve and enhance the character and quality of established neighborhoods within the original site of Lake Havasu.**

**HN 1.1.b – Buffers and Transitions:** Develop and adopt standards to address appropriate buffers and transitions when new non-residential or multi-family residential development or infill development occurs adjacent to established single-family homes.

**HN 1.1.e – Pedestrian and Bicycle Linkages:** Prioritize sidewalk and trail improvements that complete gaps or “missing links” between established neighborhoods and other community destinations such as schools, parks, or shopping areas.

Implementation: Respecting the surrounding Island, and in the context of resort and residential uses, the proposed master plan provides neighborhood stability and enhancement through the range of proposed land uses and residential densities, buffers between land uses, increased open space and emphasis on pedestrian connectivity and walkability.



**Goal HN 2.1: Expand housing variety.**

**HN.2.1.a – Mix of Housing Types:** Encourage a mix of housing types, including detached and attached single-family, townhomes, apartments, and housing for special populations (e.g., elderly or disabled residents). Support a mix of lot sizes, densities, and housing prices and styles in locations designated for Medium or High Density Residential on the Future Land Use Plan map or as part of a larger planned development in accordance with City Standards and Ordinances.

**Goal HN 2.2: Create high quality residential neighborhoods that provide safe and convenient access to open space and recreational opportunities, schools, and essential services.**

**HN.2.2.b – Neighborhood Identities:** Strongly encourage a variety of features in new planned neighborhoods that contribute to a distinct identity, such as a mix of housing types, a mix of architectural styles, and supporting uses to meet the needs of area residents. In addition, encourage new developments that relate positively to adjacent existing development.

Implementation: The Waterfront at Lake Havasu creates a new neighborhood identity on the Island with a range of synergistic land uses including resort, residential, supporting commercial, lakefront, public shoreline access, and open space amenities. The proposed range of housing options includes, but are not limited to, multifamily residential, townhomes, duplexes homes, resort villas, medium single-family lots, and lakefront luxury lots, all providing diverse housing options for

multi-generational residents based on individual preferences for year-round or seasonal residents.

**HN.2.2.d – Circulation and Access:** Ensure new neighborhoods have reasonable accessibility to existing highways or arterial streets through utilization of the collector street system. Incorporate an on-site network of pedestrian/ bicycle connections in new neighborhoods and provide linkages to the overall sidewalk and trail system to facilitate access to nearby community destinations.

Implementation: Vehicular access to the site is provided via Beachcomber Boulevard and McCulloch Boulevard connecting further to a network of internal roads that provide safe and efficient movement of vehicles throughout the community. The primary connection roadway, with a landscaped median, runs through the center of the site leading to the proposed resort and waterfront area. This tree-lined boulevard provides a visual and spatial connection for residents and visitors. Public beach and public boat launch access with adjacent public parking is provided directly from McCullouch Boulevard just south of the Nautical Beachfront Resort for ease of use. Pedestrian and bicycle connectivity is also designed along the roadway system to promote walkability and mobility options.

**HN.2.2.f - Lakefront Areas:** Discourage residential development in lakefront areas except as part of a mixed-use development that retains public physical access and visual connection to the waterfront.

Implementation: the Waterfront at Lake Havasu is



a mixed-use master plan that provides a range of housing options anchored by a destination resort while also celebrating the unique Island location and recreational amenities. The master plan design gives special consideration to physical and visual connection to the waterfront as a resort destination with public shoreline access.

## Economy

**Goal EC.1.3: Continue to promote tourism as a key component of Lake Havasu City’s economy.**

**EC.1.3.a – Leisure-Service Industry:** Maintain an aggressive market share in the increasing leisure-service industry by continuing to enhance and expand amenities, support services, additional hotels, restaurants and resorts, and accommodations for visitors.

**EC.1.3.d – State Trust Land:** Cooperate with the Arizona State Land Department to assist in marketing of their properties and transitioning key parcels from short-term leases, particularly on the Island, to assure highest and best uses of properties. Where feasible, encourage the transition of Arizona State Land Department parcels to private ownership.

Implementation: FalconEye Ventures successfully acquired the Property through an Arizona State Land Department auction in September 2023. Transforming an underutilized, vacated parcel and creating a new hospitality destination, The Waterfront at Lake Havasu will include a resort with a range of amenities and waterfront access, resort rented villas, a variety of housing types, a

neighborhood market, and other supporting retail uses to further implement the tourism goals of the City by creating a stronger sense of community on the Island. The master plan also includes public parking, shoreline/beach access, a marina, and boat launch ramp.

## Circulation

**Goal CC.2.1: Improve access to and around the Island, Shoreline, and major community activity centers**

**CC.2.1.a - Public Lake Access:** Continue to expand public access to the Island and Shoreline.

**CC.2.1.b - Recreational Lake-Access Paths:** Provide facilities to support the recreational development of the Island and Shoreline, including hiking/biking trails or paths along the Shoreline both on the Island and Mainland.

Implementation: Public access along the shoreline is provided at the northeast corner of the site with access to parking, a public boat launch ramp, and public shoreline/beach areas allowing visitors to embrace the recreational opportunities of this waterfront location. Residents of The Waterfront at Lake Havasu will have access to a secondary boat launch area at the south end of the Property. Additionally, beach access is provided for public use near the northern boat launch, adjacent to the resort for guests, and along the southern edge of the Property for residents. Sidewalks and bicycle lanes will be provided throughout the community to promote walkability and outdoor recreation.

**CC.2.1.c - Access to the Island:** Expand McCulloch Boulevard and Beachcomber Boulevard to four lanes on the Island and encourage the development of the second bridge to the Island area (that includes pedestrian and bicycle access) to promote the Island’s development and address safety concerns.

Implementation: With the City’s plans to construct a second bridge, access to the Island will be improved. As part of the proposed development, improvements to Beachcomber Boulevard and McCulloch Boulevard will be implemented per City transportation requirements.

## Open Space & Recreation

**Open Space Classification: Island Open Space**

*“The Island’s open space contains four components: shoreline protection zone, golf facilities, interior Island open space system, and park areas. The open space system has been delineated to protect and enhance remaining areas of natural condition while providing a system of active and passive recreation opportunities along the Island’s shoreline and interior. The open space system also provides a major visual and functional amenity that will benefit the community, visitors, and property owners while providing public access to shoreline areas.*

*A service and recreational trail/bikeway system is planned to link the Island and the open space system along the Shoreline, as well as along roadways for pedestrian and bicycle movement. The system should include pedestrian paths and bikeways along the major*







loop road, trails through and between the developed parcels, and trails that encompass the Island within the Shoreline Protection Zone. The bluff line is supplemented with trails that connect to the loop road trails and traverse the slope down to the beach. The open space and trail system should be accessed via adjacent properties and at specifically identified staging areas which provide parking, information, and comfort stations.

*Protection and enhancement of open space is critical to maintaining the unique environment and recreational opportunities of the Shoreline for Lake Havasu City's citizens and visitors. The General Plan stresses the importance of establishing the maximum opportunity for leisure activity, a quality environment, and shoreline access."*

**The Waterfront at Lake Havasu achieves these community goals.**

**Goal OS.2.2: Preserve free public access to and enjoyment of the Lake Havasu shoreline and Island open space.**

**OS.2.2.a - Public Lake Access: Expand free public access along the Shoreline to Lake Havasu.**

Implementation: Public access along the shoreline is provided at the northeast corner of the site with access to parking, a public boat launch ramp, and public shoreline/beach areas allowing visitors to embrace the recreational opportunities of the lake.

**Goal OS.2.3: Preserve and enhance the unique scenic, historic, and recreational resources of the Body Beach District.**



**OS.2.3.b – Public Amenities: Promote the incorporation of public recreation amenities such as parks, trails, restrooms, benches, fishing facilities, shoreline and pedestrian access easements, marinas, and other improvements as part of future development.**

Implementation: A hierarchy of open space areas and links are integrated in and around the building envelopes and between the various proposed land use types enhancing the public realm, tree shade, and connective green space. The development plan promotes walkability through the integration of meaningful open space throughout the community with a series of connective parks and pocket parks, preserving view corridors and resulting in approximately +/-31.5 acres, or 34.6%, in open space; approximately one-third of the Property.