

Braiding Bullhead:
Connecting a River Community



Overview

Introduction

Analysis

Vision

Design Elements

Project Description

Goal and Objectives

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Bullhead City Request for Proposals

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Help Us Create A Destination Request for Qualifications (RFQ) Prime Waterfront Property Bullhead City, Arizona

Share your Vision for Bullhead City's waterfront parcel located along the Colorado River and just a short distance from Laughlin, Nevada. This prime government-owned property consists of lands located on both sides of Arizona Highway 95 and includes nearly one mile of Colorado River frontage as well as extensive uplands east of Arizona Highway 95. Owned by the U.S. Bureau of Land Management (BLM), this land is commercially leased to the City of Bullhead City. Both sides of the site are available for a variety of mixed uses. The City is seeking exciting RFQ's to help create a remarkable destination for the region.



Developer Responsibilities/Expenses for this Phase

- Provide a Vision for the Site
- Prepare Conceptual Plan
- Provide a Schedule of Development
- Outline Financial Plans/Goals

Site Specifications

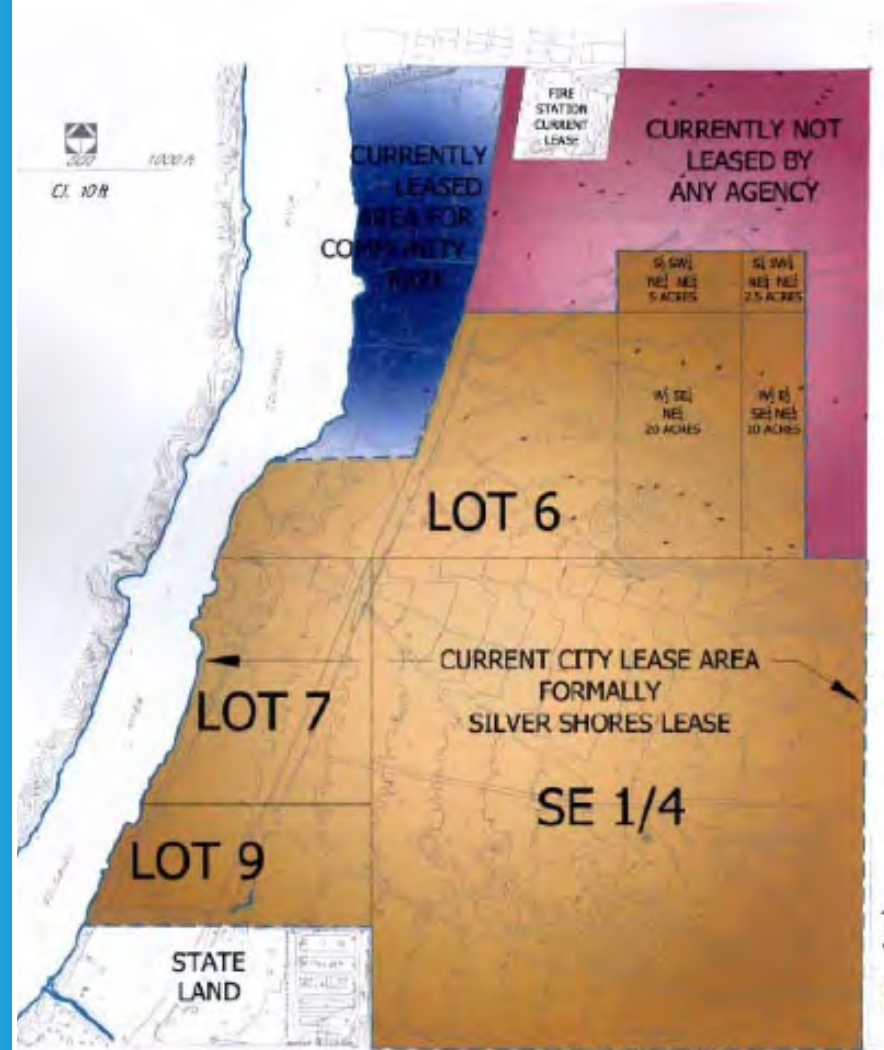
Section 12 T20N R22W

Total Site—276 acres

West/River Side—67 acres

East/Highway 95 Side—209 acres

Bullhead City is located in northwestern Arizona in Mohave County. Bullhead City is recognized as the principal commercial and retail center for Mohave County, AZ and southern Clark County, NV. The City now desires to capture even more of the tourism dollars generated both by recreational and winter visitation and the Laughlin resorts. Bullhead City views Section 12 as becoming not only a hub of activity for city residents, but a civic hallmark showing of the City's best qualities. It is anticipated that this site will become known worldwide as a marquee destination on the Colorado River.



377 Acres

Site

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Goals

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Provide a vision concept to link Bullhead City to the Colorado River.

Design a landmark space for visitors and the community.

Plan for impacts of future urban development and possible flooding.

Provide educational opportunities for the public to discover, enjoy, and access the Colorado River.

Objectives

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Keep the site primarily open space, including washes and seasonal wetlands

Increase native vegetation

Plan for current and future urban run-off

Provide educational resources

Provide recreational trails, connecting to the "Greenways Plan" and increasing access to River

Plan for 100 year flood/dam removal

Site Location

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google maps

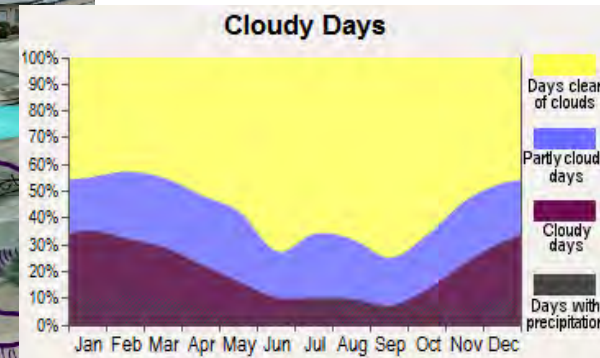
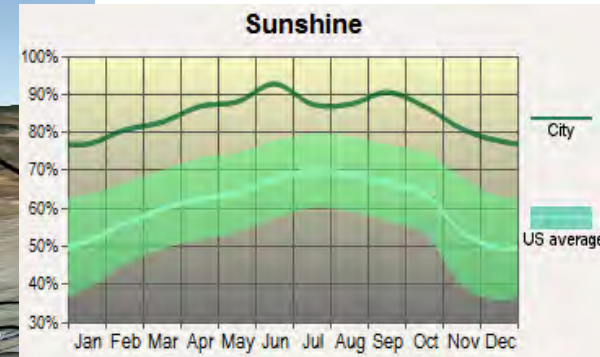
Regional Stats

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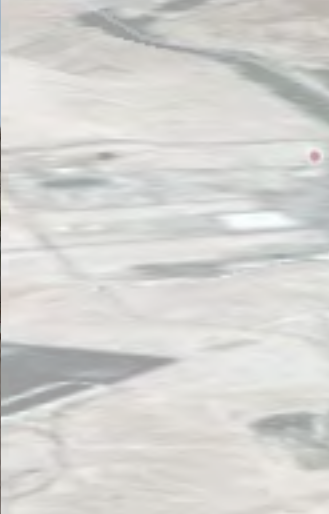
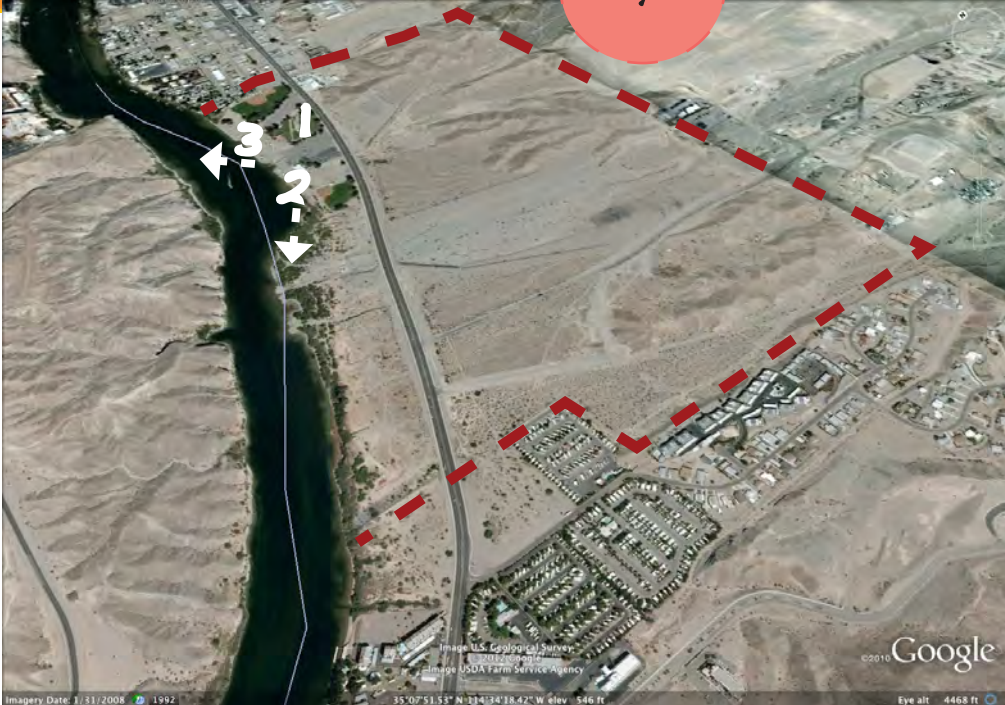
Current Site

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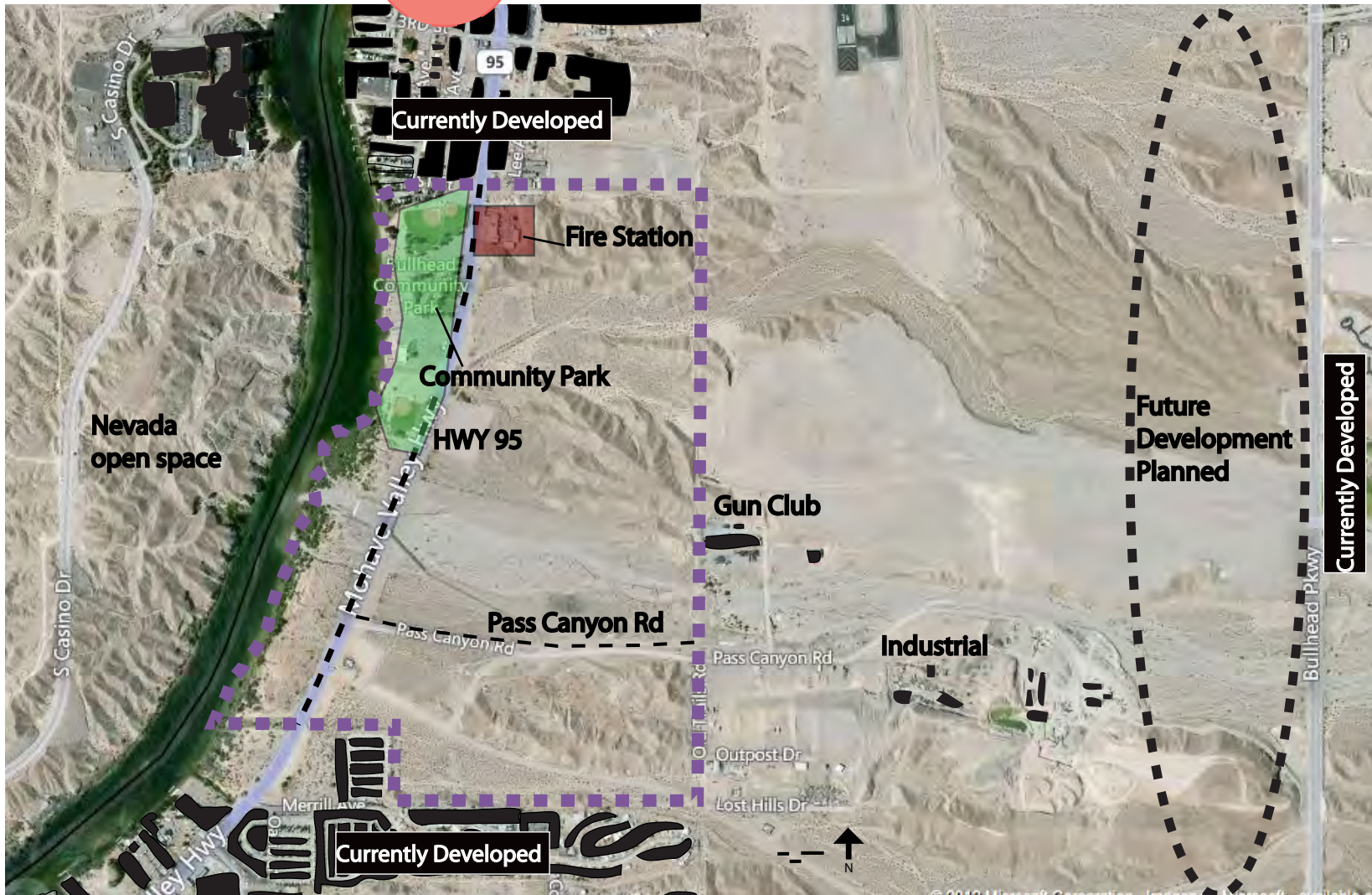
Current Land Use

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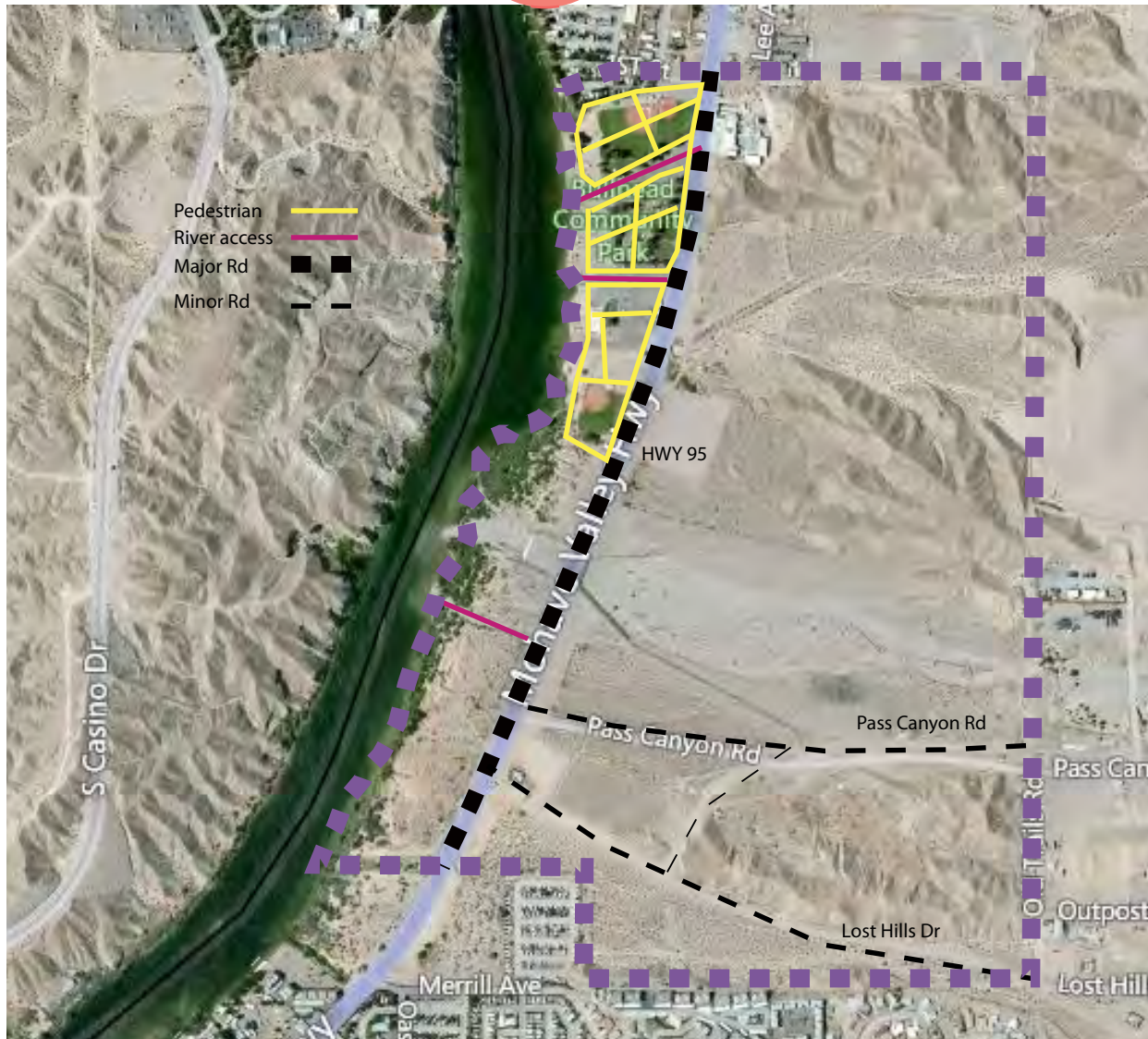
Circulation

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Limited

*Mostly
in North
developed area*

*Unclear river
access*

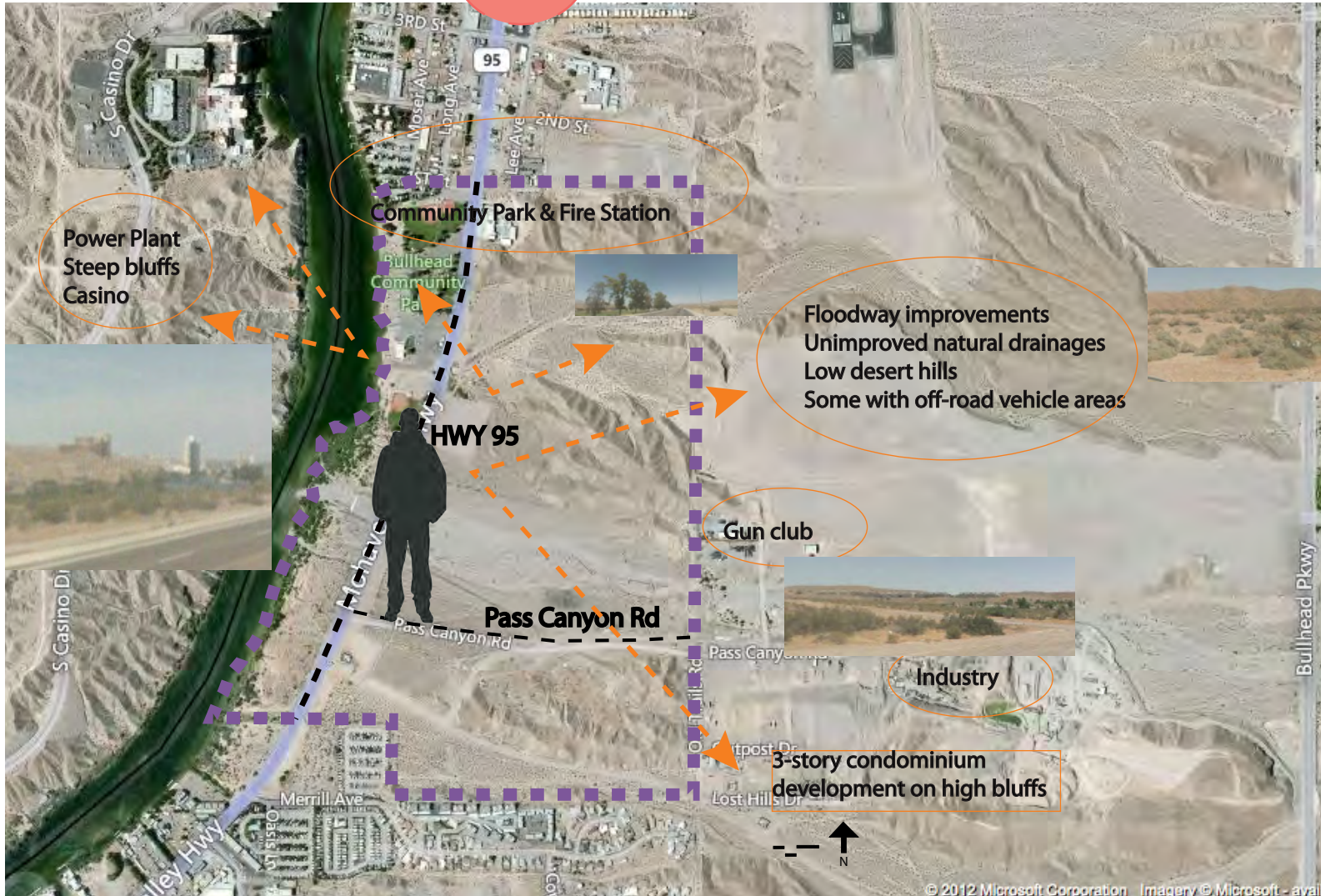
Viewsheds

Introduction

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*Minimal
vegetation*

*Minimal
development*

River Edge to Highway

Introduction

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Wash Section

Introduction

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*Mesquite Palo Verde
desert wash
salt tolerant native
plant combo is best
for higher terrace.*



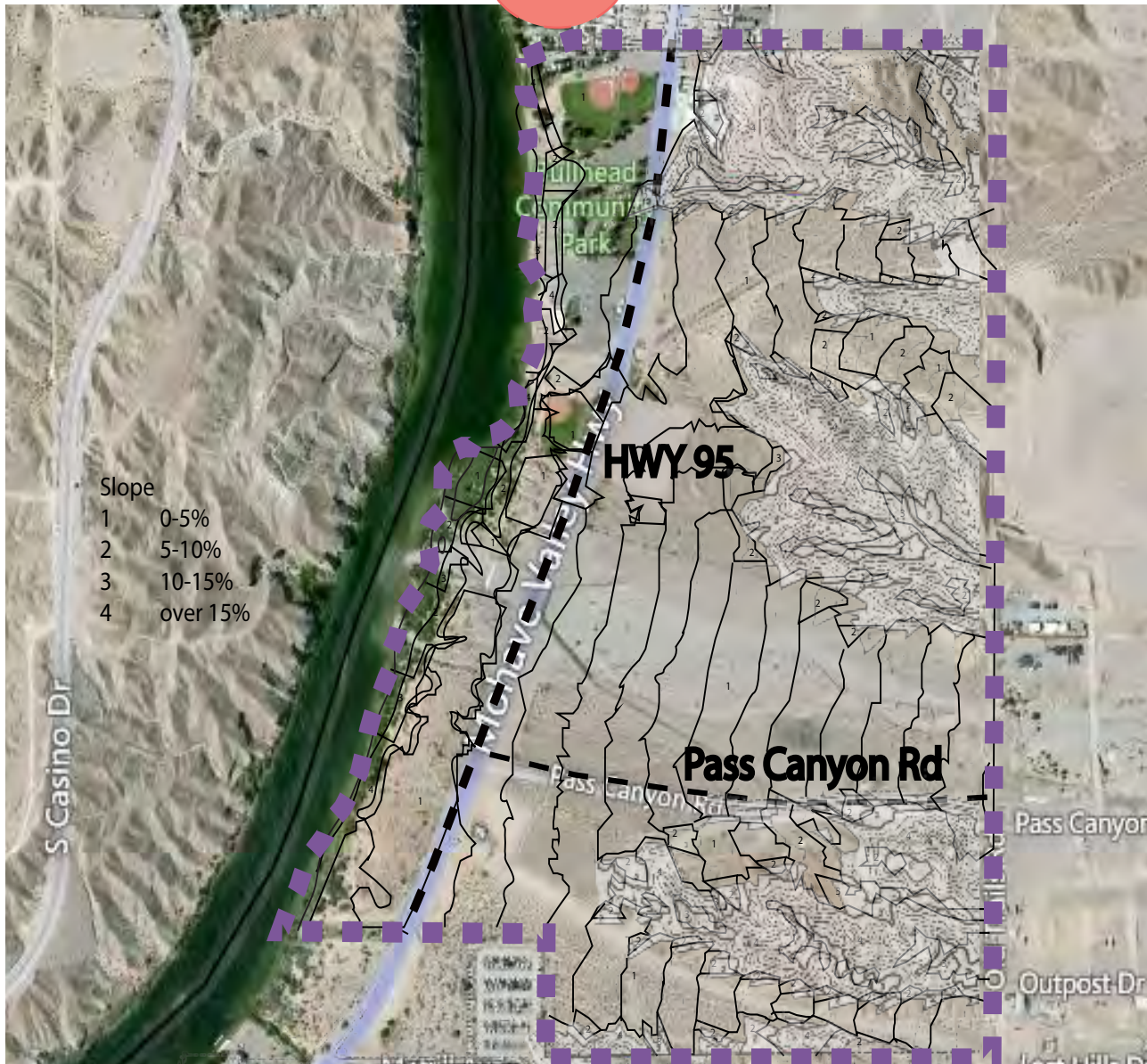
Topography and Slope

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Approximately 2,000 feet of Colorado River shoreline.

Access to about 40-50 percent is limited by the presence of shoreline bluffs between 10-15 feet in height.

The remainder of the shoreline (1,000-1,200 feet) slopes more gradually and is better for recreation.

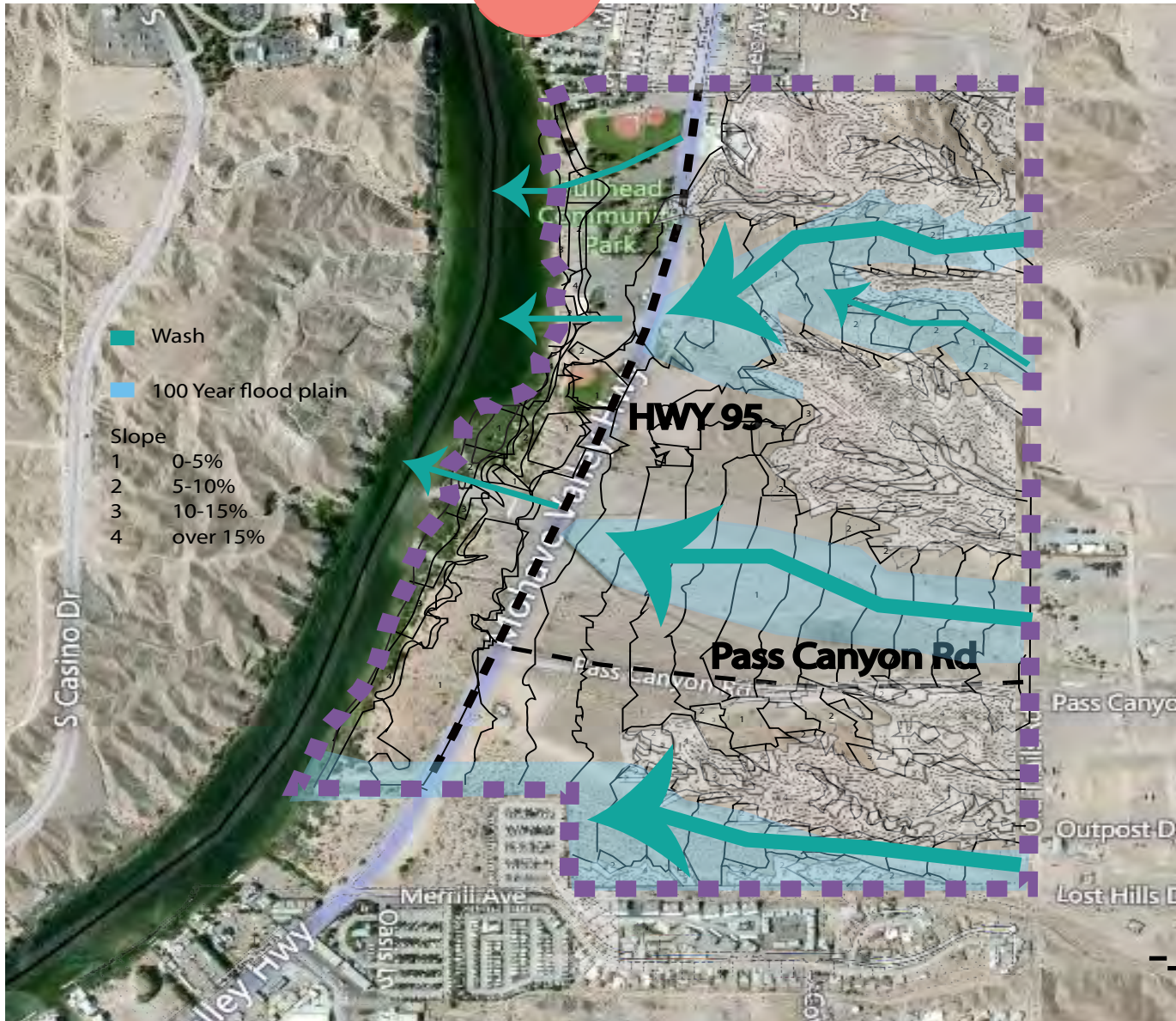
Hydrology

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Steep slopes to East cause flooding in washes

Washes lead to Colorado River

100 year flood zone

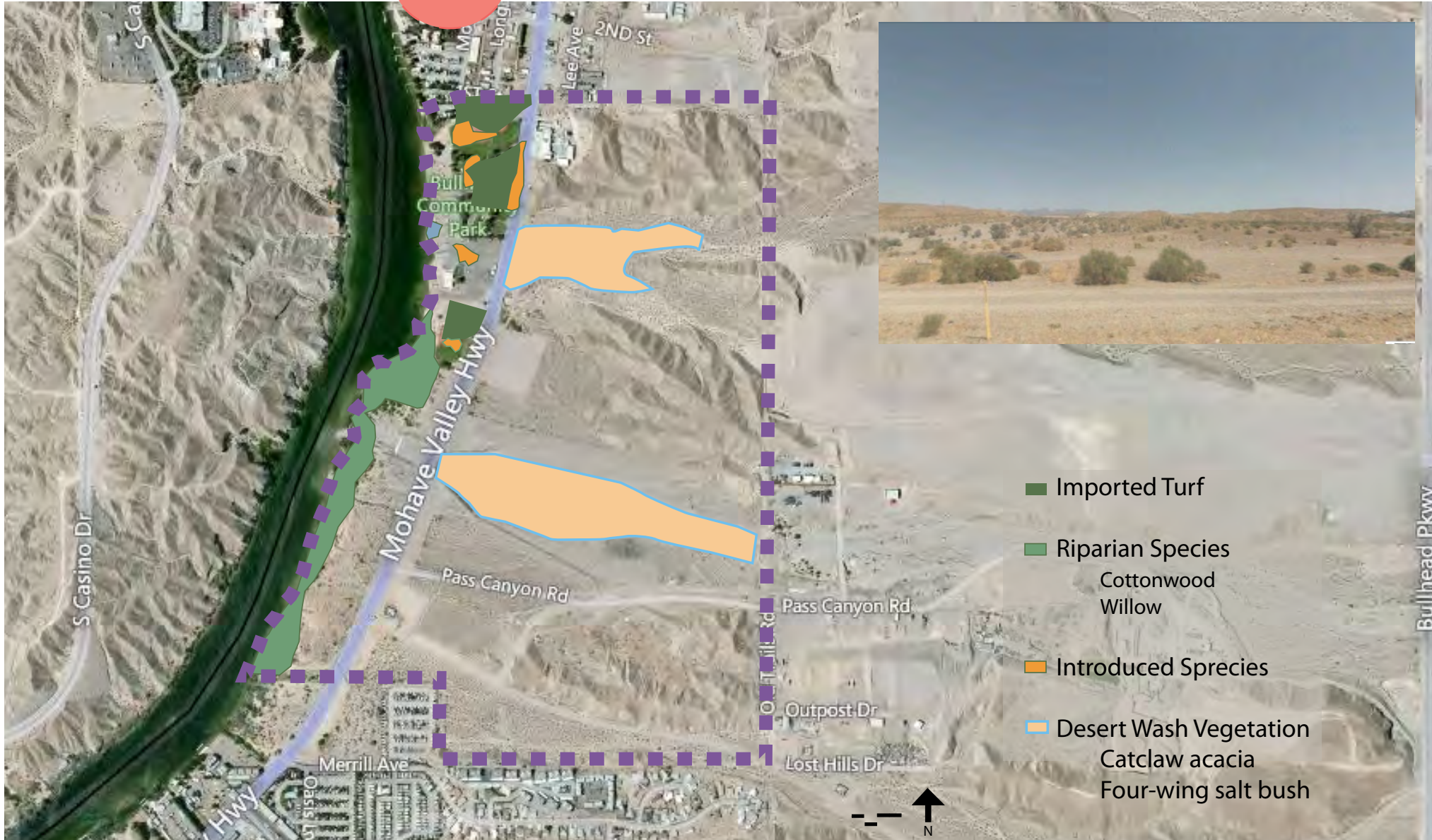
Vegetation

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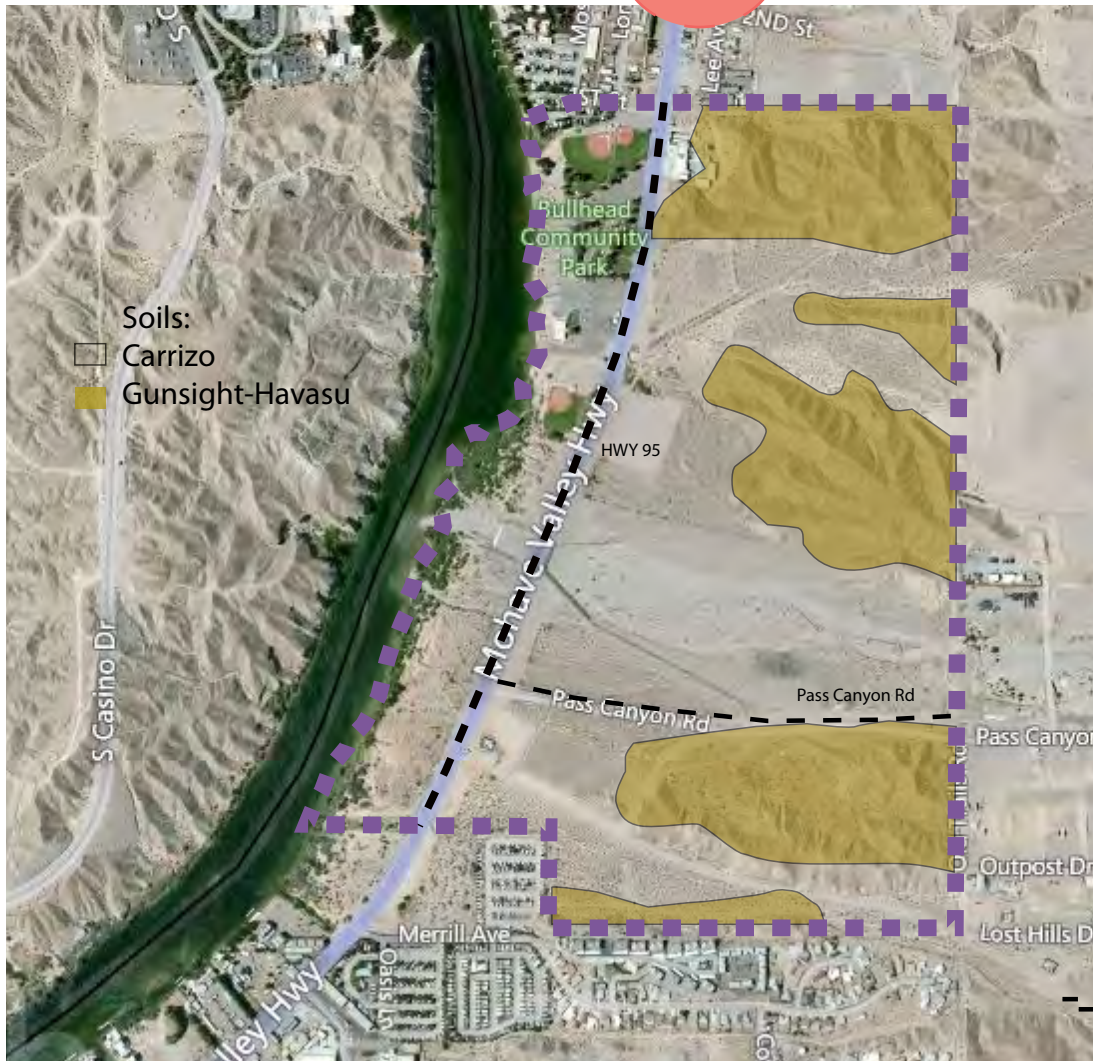
Soil

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Saline due to urban area, agriculture, and lowering of groundwater table.

There are alluvial fans, fan terraces, inset fans, wide alluvial washed composed of sand, gravel, and material washed out of the Black Mountains to the east.

There are two dominant soil types:
Carrizo is highly permeable
Gunsight-Havasas is moderately permeable, very gravelly sandy loam located on fan terraces and hillsides.

Areas with Gunsight-Havasas soil are less well suited to development due to their high rock content and steep slope.

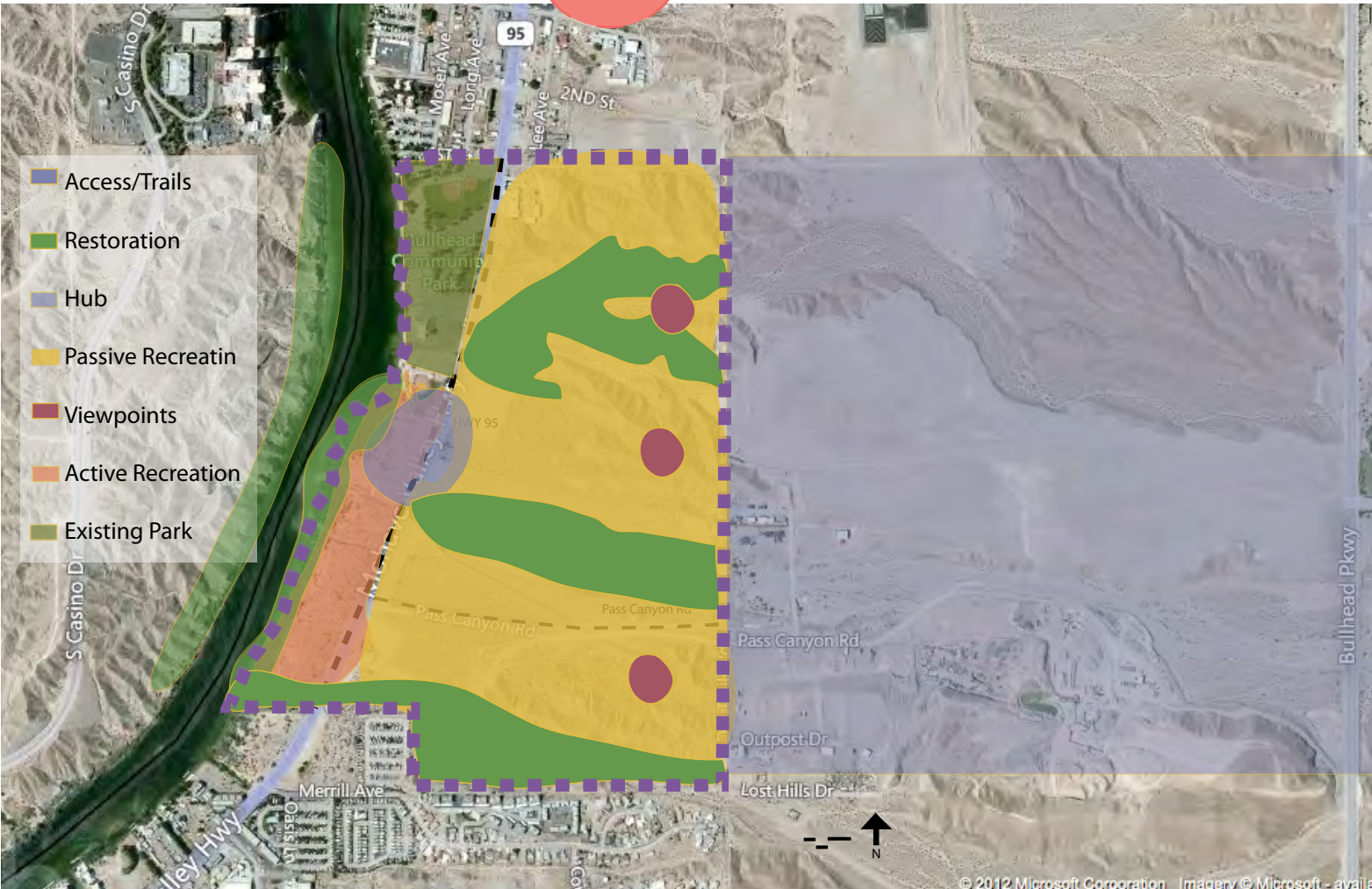
Opportunities

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Access River

Trails/
Exercise

Hub/
Promenade

Passive
Recreation

Active
Recreation

Constraints

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Run-off (possibly future pollution source with increase in development)

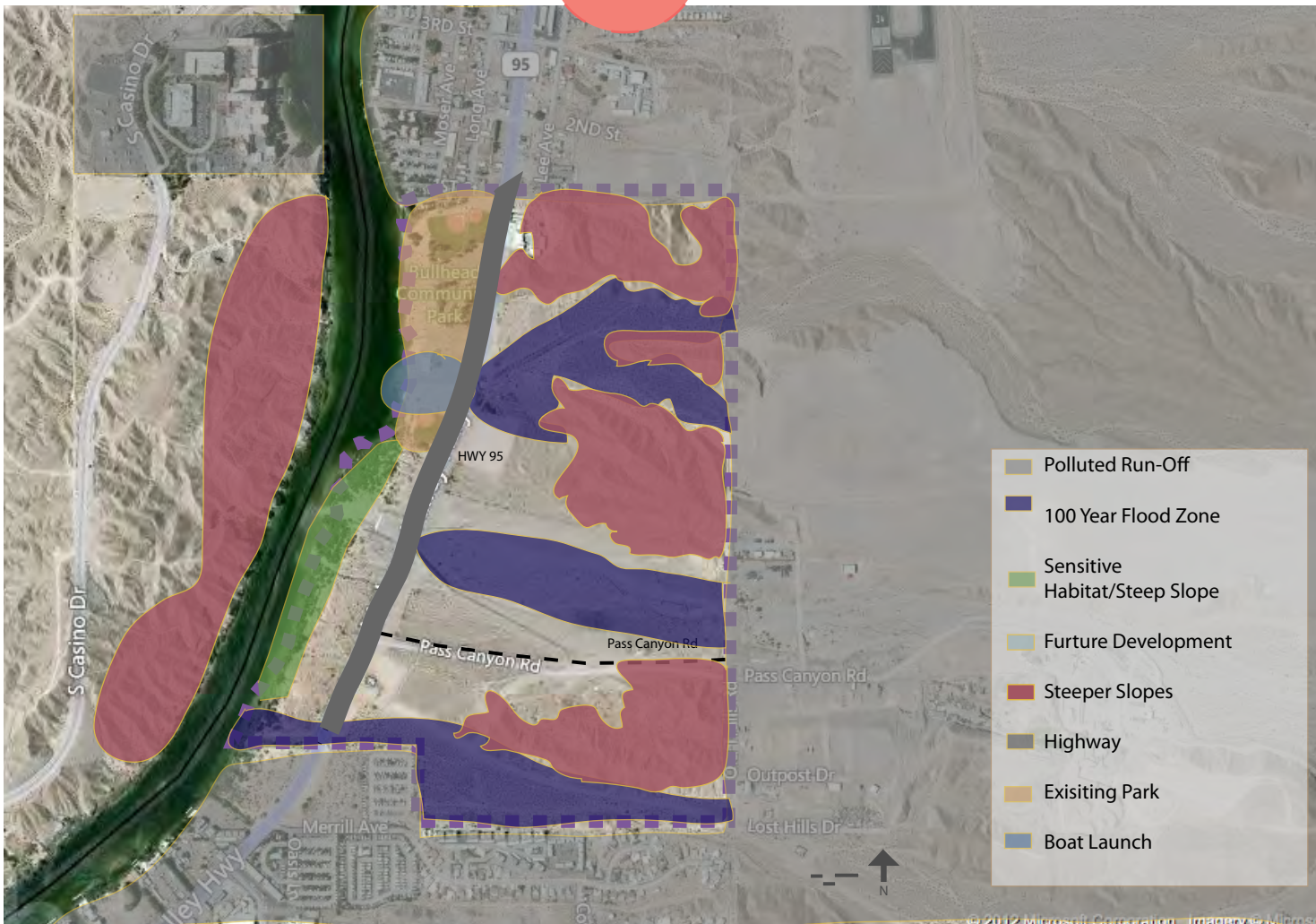
Flooding

Steep slope

Highway

Wetland habitat

Boat launch



Concept: Braiding Bullhead City

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*Interconnectedness and overlapping
Flowing
uniform
making
water
order
path of least resistance
gravity
slope
rain
travel
movement
meandering
trails
access
gateways
destinations
connect
journey
adventure*

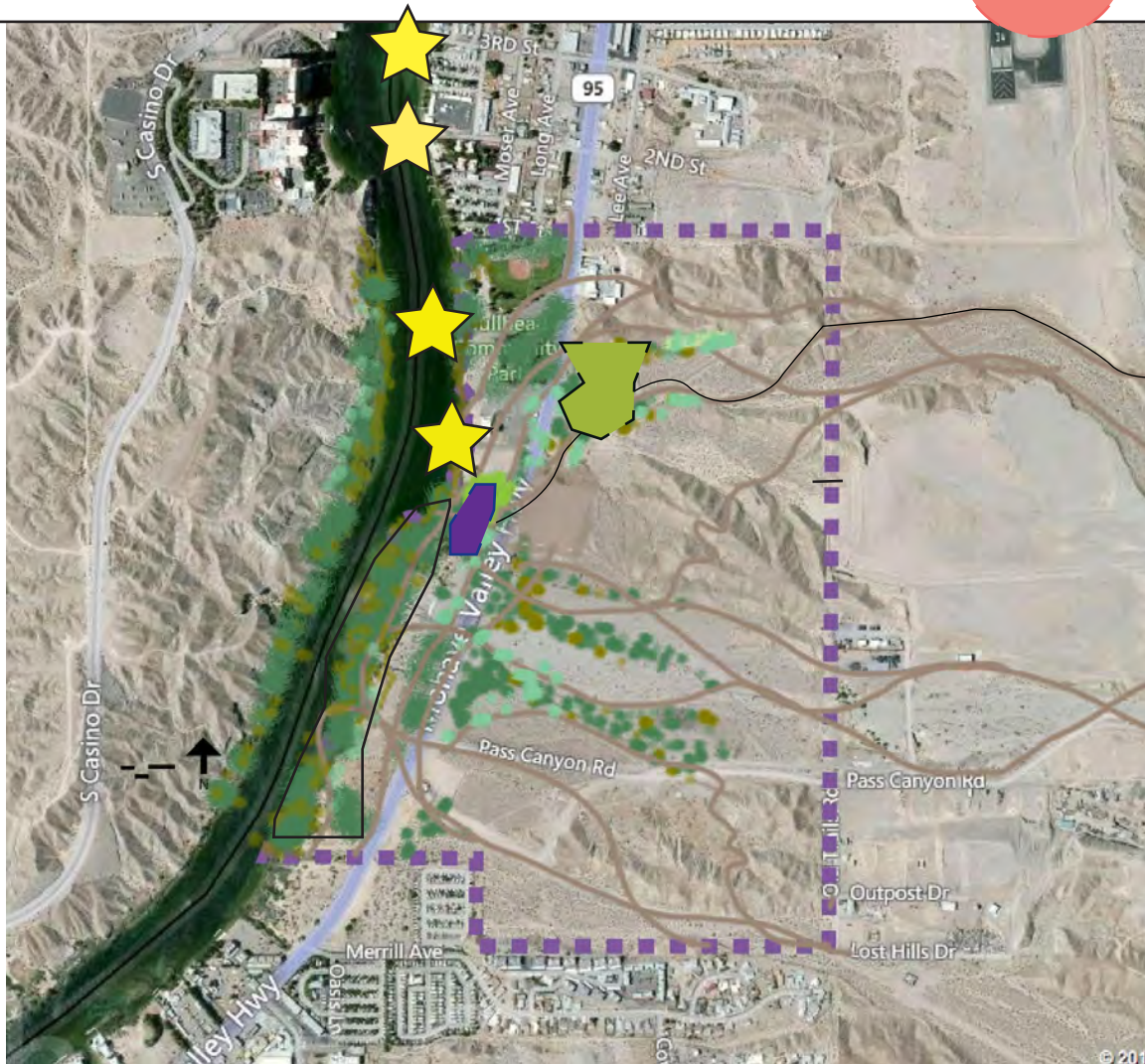
Vision Concept

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Add two more Colorado River access points to the south

Move Active Recreation on other side of HWY

Provide vegetation buffer for Colorado River

Create a Promenade north of the middle wash to provide a community connection to Colorado River

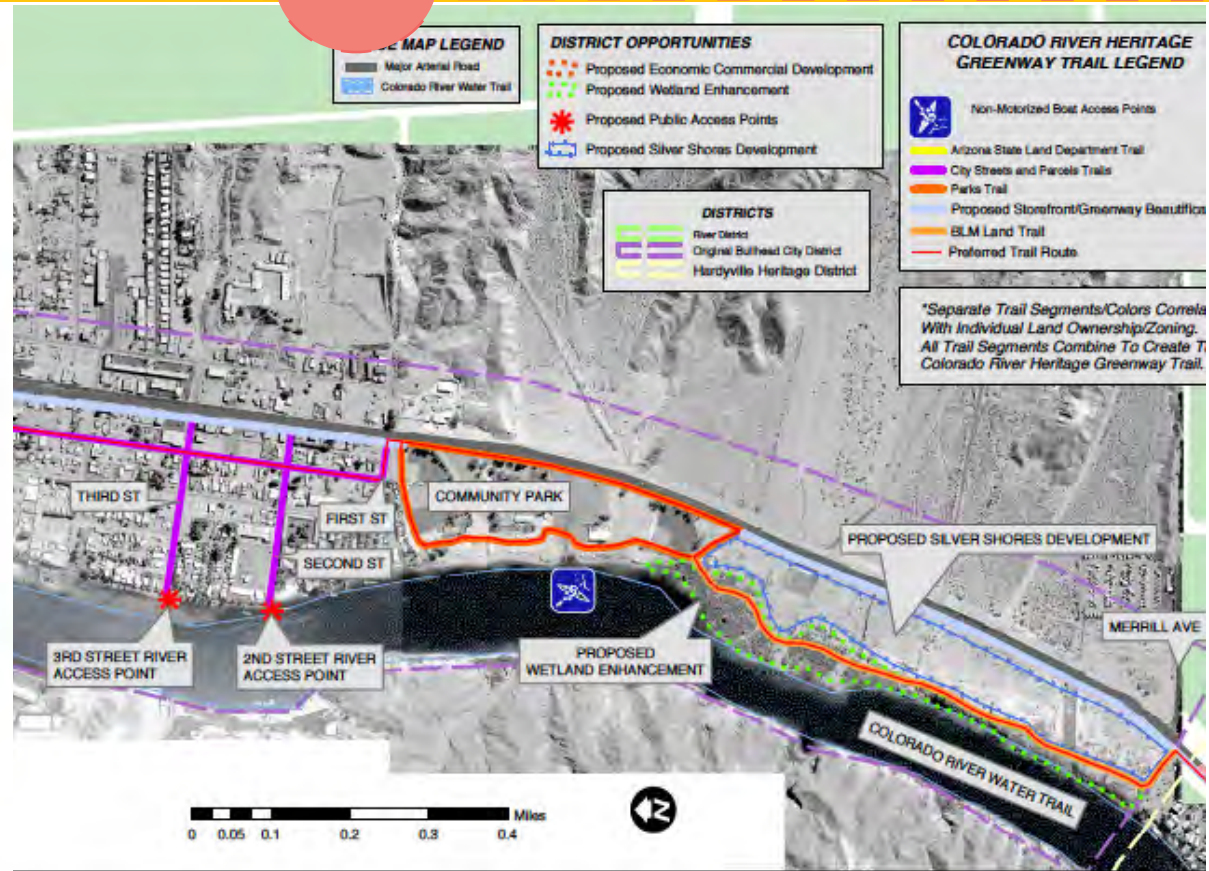
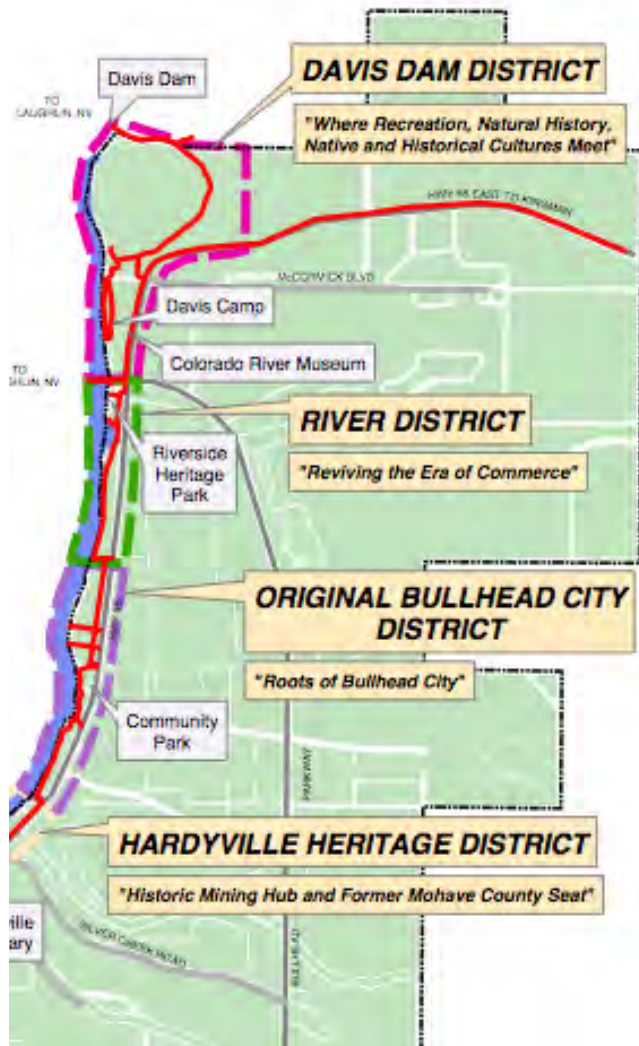
Braid Greenways Plan with Site

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Braiding Design Elements

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Masterplan

Trails

Solar Power

Promenade

Increase vegetation

Wetland restoration

Education Programming

Recreation

Masterplan

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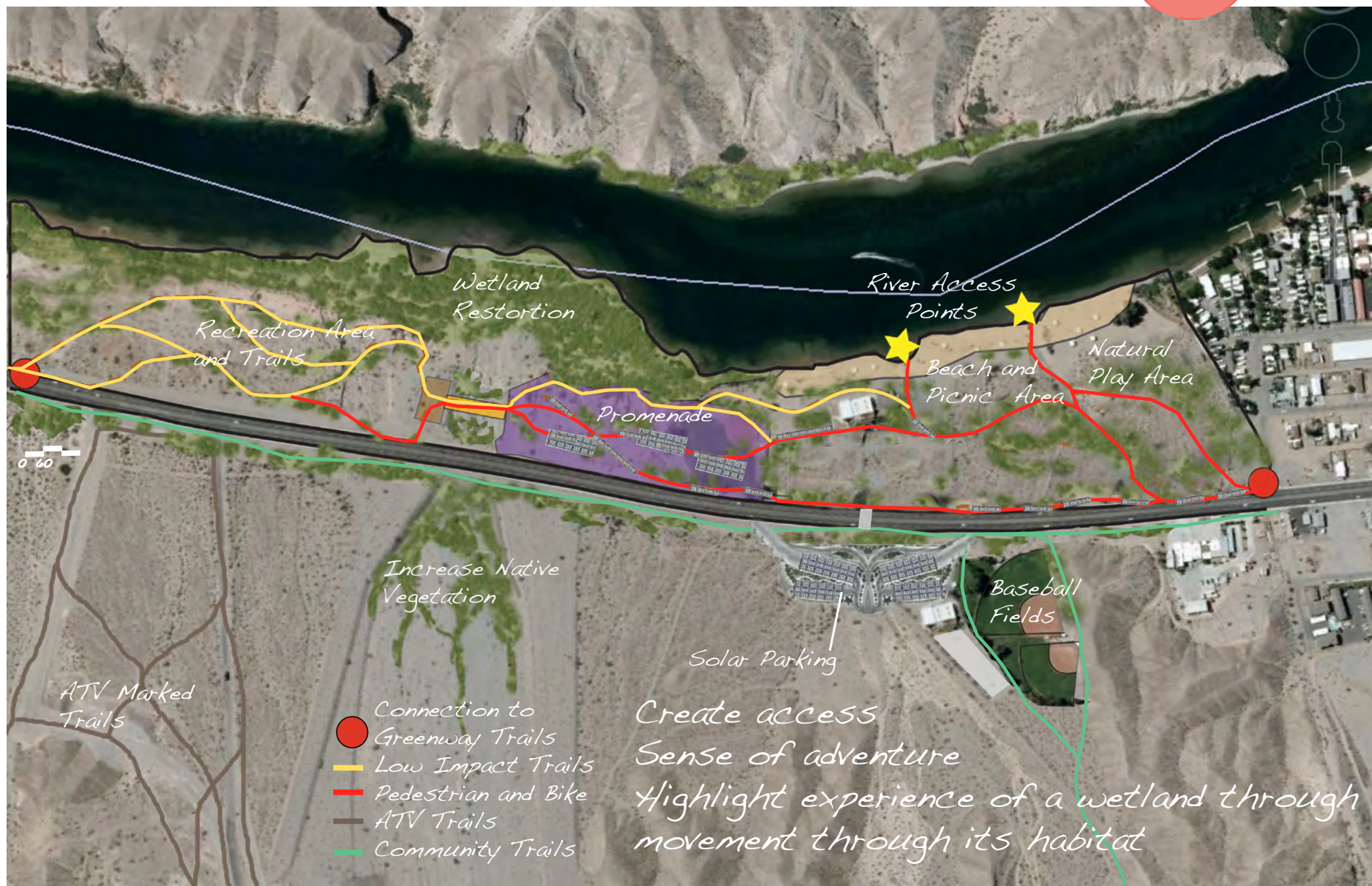
Trails

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Solar Power

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Very sunny

No clouds

Potential money

Shade spaces

*Potential offset
dam energy?*

Wetland Restoration

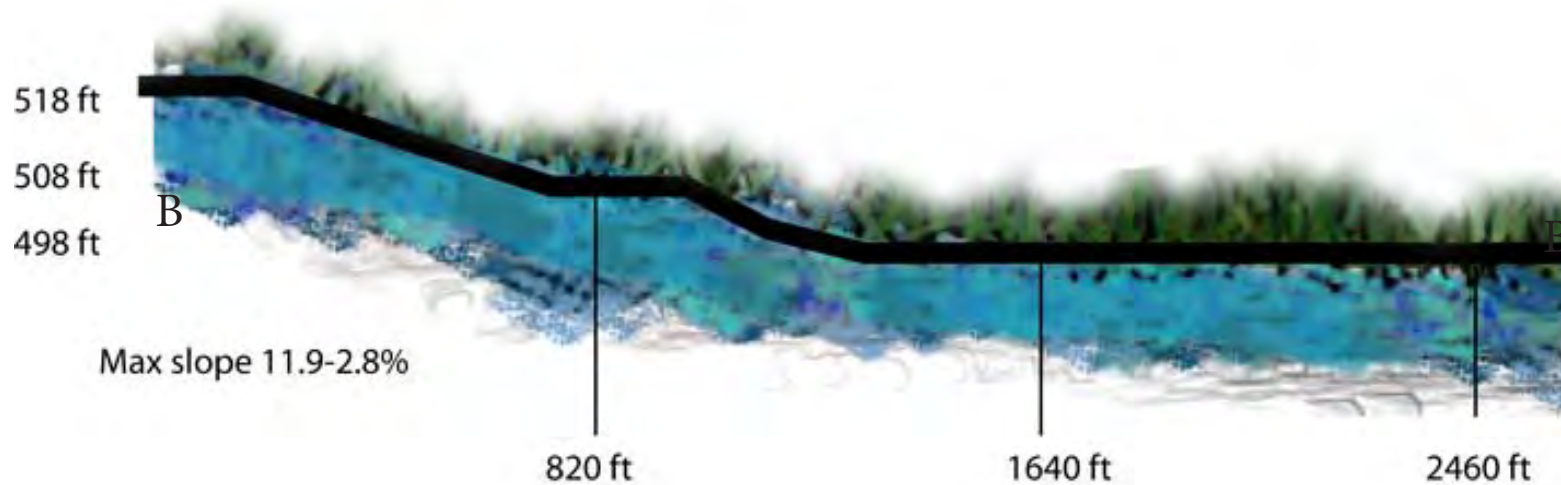
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Wetland Section Elevation



Stabilize eroding banks
Buffer pollutants
Flood buffer
Provide habitat

Wetland to Trail

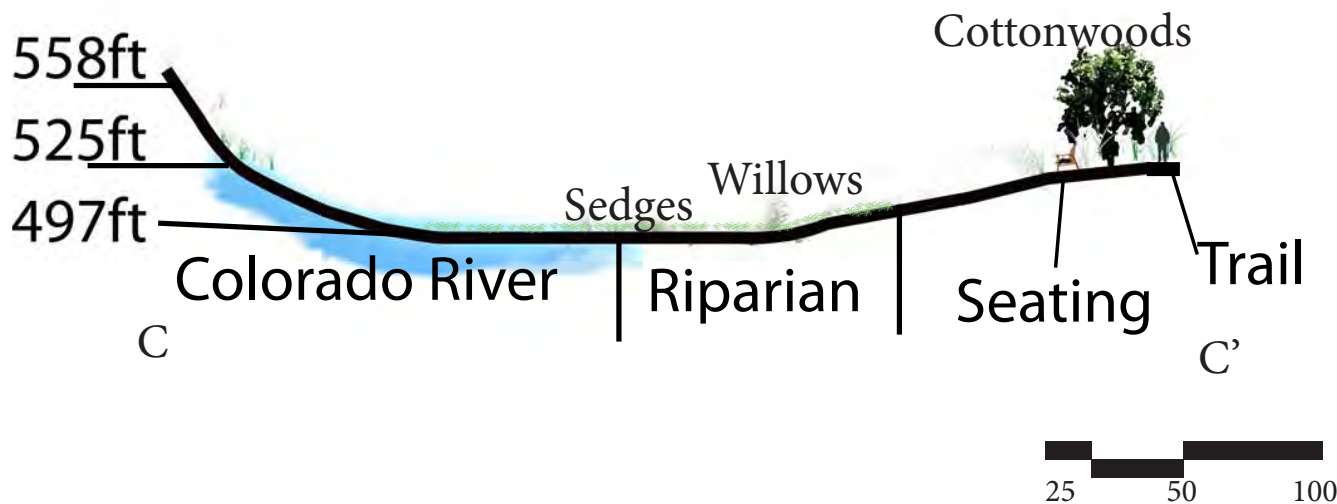
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Plant more native species such as the cottonwood, willow, and sedges. The Lower Colorado River is highly saline from urban neighborhoods, agriculture, and natural sources. These plants can tolerate the salinity.



Wetland to Wash Vegetation

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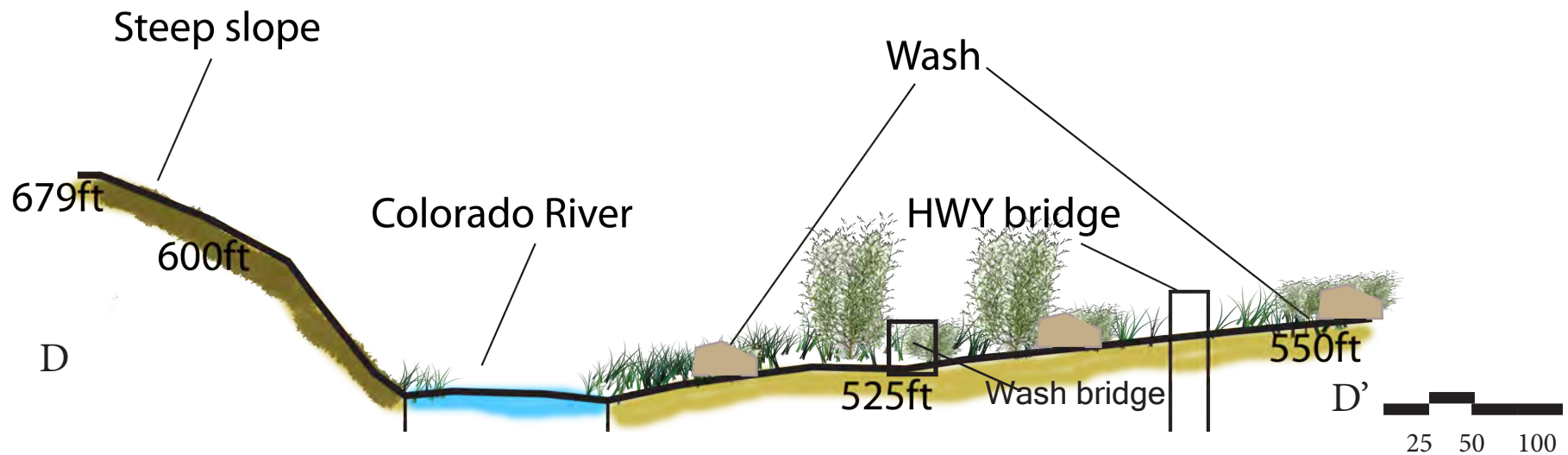
Vision

Design Elements



Rocks and plants help water circulation.

Increased circulation aids the water quality and health of the river.



Promenade

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Encourage use of space near river

Connect community to River

Visual access to wetland without disturbing habitat

Opportunity for education & more shade

In request for community amenities for people passing site or visiting

Promenade

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Highlights a wash to show runoff leads to river

Provides seating

Shade

Event/Commerical Space

Views of River

Solar Panels

Education

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Educate visitors and community about wetlands, watersheds and Colorado River

Field trip destination, summer camp destination

Watershed Mural on permeable pavement, which shows "braiding" from mountains to wash and wash to river

Educational signs throughout trails

Recreation

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Recreation

Introduction

Analysis

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Neighboring community, visitors, students can use low impact light

Way to be active at cooler temperatures

Creates a destination



Beach

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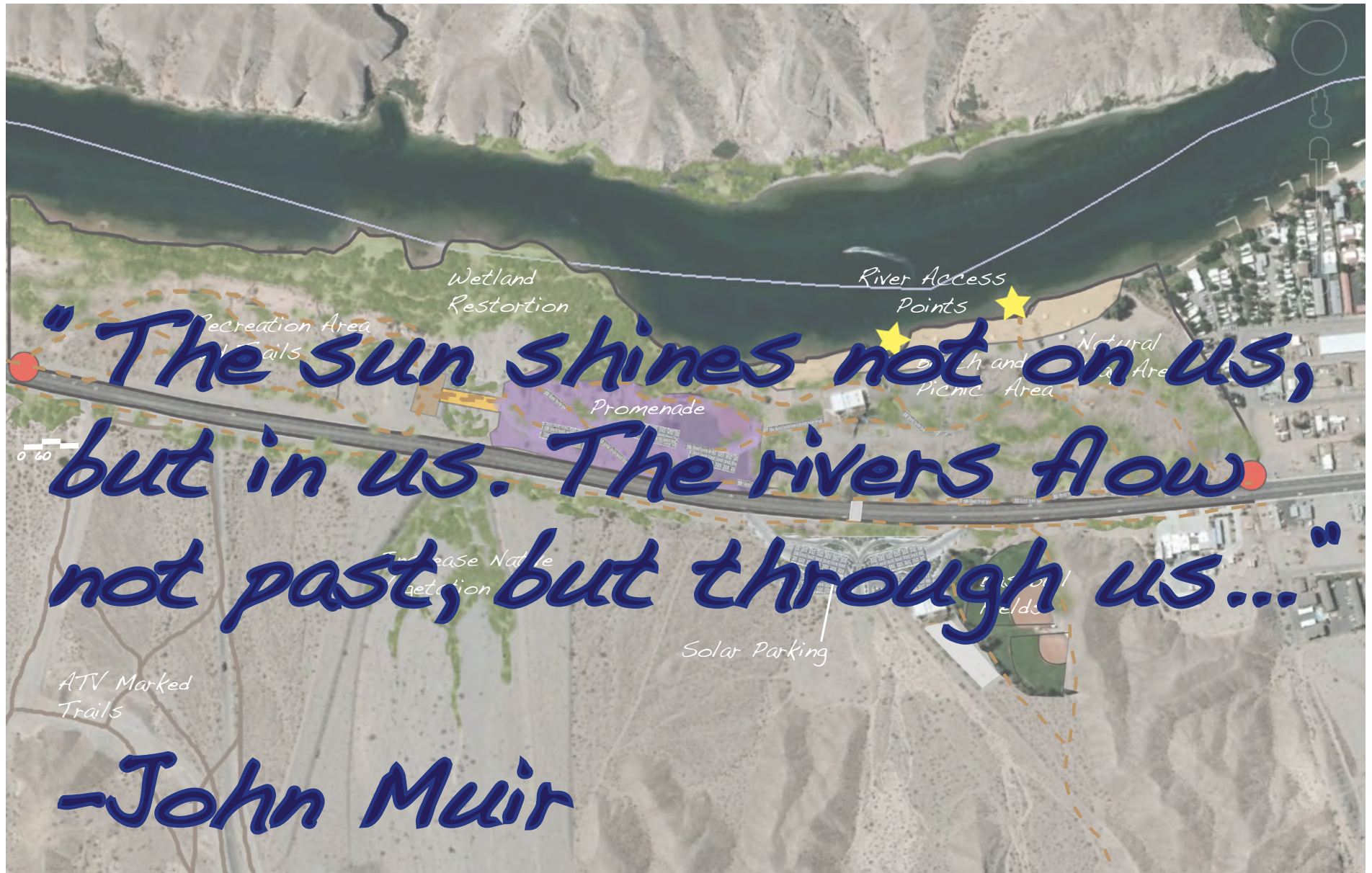
Design Elements



*Access to
a Beach and
Colorado River*



Conclusion



"The sun shines not on us,
but in us. The rivers flow
not past, but through us..."

-John Muir