

LEAVENWORTH

2021 COMPREHENSIVE PLAN



December
2021

Encompassing Community

The Comprehensive Plan is a statement of the community's vision for the future and contains policies to guide the physical development of the City of Leavenworth, as well as aspects of its social and economic character. The Comprehensive Plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation and services work together to achieve the desired vision. The Comprehensive Plan directs regulations, implementation actions and services in support the vision. It is roughly outlined on the requirements of the State's Growth Management Act.

Leavenworth Vision

ENCOMPASSING COMMUNITY

This Comprehensive Plan was prepared by the citizens of Leavenworth, the City of Leavenworth Planning Commission, and the Leavenworth City Council. It represents the community's plan for growth for the next 20 years. The goals, that are the foundation of Washington's Growth Management Act, are consistent with the hopes for the community expressed by people who live or work in Leavenworth. It assists in the management of future development by providing policies to guide decision-making. In addition, the Comprehensive Plan was developed in accordance with the Chelan County-wide Planning Policies (Appendix A) to ensure consistency throughout the region.

While a Comprehensive Plan is meant to provide a strong and constant vision for the future, it is also a living document that must be able to accommodate change, such as a new technology, an unforeseen impact, change in statutes, or an innovative method of achieving a component of the vision. It is therefore regularly updated to account for changing issues or opportunities facing Leavenworth, while still maintaining the vision of the community.

To implement the Comprehensive Plan, the city has adopted various regulations, including the zoning code which contains a set of regulations to direct land use and design, as new development or redevelopment occurs. Growth is also directed through careful planning for the location and sizing of capital facilities, such as water and sewer availability.

Amendments to the Comprehensive Plan can be requested by the City Council, Planning Commission or any citizen or property owner. However, the Comprehensive Plan may not be amended more than once a year. All amendments to the Comprehensive Plan are reviewed by the Planning Commission before a final hearing with the City Council, see the Leavenworth Municipal Code Title 21 for more details. By reviewing and updating the Comprehensive Plan on a regular basis, the City of Leavenworth can rely on this document in decision-making and can maintain public interest and support of the planning process. Residents are encouraged to participate in any/all Planning Commission activities.

LEAVENWORTH PLACE & HISTORY

Leavenworth is located on the eastern slopes of the Cascade Mountain Range in the upper reaches of the Wenatchee River Valley in Chelan County, Washington. Leavenworth is 118 miles east of Seattle and 22 miles northwest of Wenatchee on U.S. Highway 2. The town is surrounded by mountain ranges and rests near the confluence of the Wenatchee and Icicle Rivers. Leavenworth has a “continental Mediterranean climate” with hot sunny summer days and chilly nights and cold snowy winters. The annual mean snowfall is 90.1 inches with the heaviest snow fall recorded in 1968-69 of 217.2 inches and the lightest snow fall recorded in 1962-63 of 19.4 inches. The wettest “rain year” has been from July 1955 to June 1956 with a total of 41.13 inches and the driest from July 1929 to June 1930 with 11.77 inches. The spring months see gradual warming and drying, though frosts remain frequent into April – over 168 mornings during an average year fall to or below freezing and the average last freeze is May 16. However, 2016 was the first year to record the “last frost” in March.

Leavenworth’s History

Leavenworth’s history did not begin with the Bavarian Alpine tradition it known for today, but with the proud heritage of the Yakima, Chinook, and Wenatchi tribes. The Native American tribes lived by hunting the land for deer and elk, as well as fishing Icicle Creek for salmon. Surrounded by some of the most beautiful and bountiful lands in North America, the three tribes co-existed from Lake Wenatchee to the Icicle and beyond. The area was eventually settled by pioneers in search of gold, furs, and fertile farmland. Stakes were claimed, land was tracked, and the Leavenworth area was soon bustling with settlers.

By 1890, the original town was built on the Icicle Flats. It wasn’t until the end of the century that the town began to blossom with the arrival of the rail line. The city was incorporated on September 5, 1906. The Great Northern Railway Company’s tracks through Leavenworth brought with them opportunities for work, commerce, and a new economy. A sawmill and a healthy logging industry eventually fell apart when the Great Northern Railway Company pulled out of Leavenworth. The rerouting of the railroad and the subsequent closure of the sawmill sadly converted the town from a bustling, thriving hub of commerce into a hollow, empty community. For more than thirty years, Leavenworth lived on the brink of extinction.

“What you see here today is the result of a group of very dedicated people with a vision for the future.” – Bob Brender, Miracle Town by Ted Price

But in the early 1960s, everything changed. In a last-chance effort to turn their precarious situation around, the leaders of the community decided to change Leavenworth’s appearance, hoping to bring tourism into the area. Using the beautiful backdrop of the surrounding Alpine hills to their advantage, the businesses started to remodel their town in the form of a Bavarian village. Hoping to create more than a mere facelift, the entire community rallied to create the illusion of Bavaria in the middle of Washington State. Besides the complete renovation of the downtown area, community members

worked to begin a series of festivals. The Autumn Leaf Festival, Maifest, and the extremely popular Christmas Lighting Ceremony were the first of many attractions Leavenworth offered to visitors. The new plan worked. Ever since the change to a Bavarian motif, Leavenworth has become a pillar of tourism in the Pacific Northwest, with millions of tourists visiting each year. The story is a landmark case of human spirit: The people of Leavenworth not only survived their most critical hour, they endured.

In 2021, the challenges facing the community result from the popularity of the Bavarian village – traffic, housing costs, parking, overcrowding of the river and sidewalk, etc. These challenges are common to most tourist communities, coining a new term “overtourism.” To address these concerns the community has taken steps to improve transportation, housing and developing new partnerships with agencies, organization and other groups, so that Leavenworth can survive again.



More Information

Miricale Town, by Ted Price | Visit: Leavenworth Museum

LEAVENWORTH PEOPLE

Leavenworth history documents a culture of strong, determined, resourceful and compassionate people. That history holds true today. While the overall population, in 2021, is approximately 2,235¹ it jumps significantly during events and festivals into the tens of thousands. Population growth over the last several decades has been very moderate with years of no or minimal increases.

The State Office of Financial Management provides an estimate of population growth to each county who is responsible for allocating that growth in a manner that supports the county's vision/plan. Chelan County works with each city to estimate population growth for that city and where it should occur. Over the next twenty years, the estimated population for Leavenworth city and UGA was projected to be 2,659 by the year 2040. This projection was made in 2017 and will be formally updated in 2026. Given the recent spike in growth in 2020 and 2021, the city should anticipate an increase in the future population growth and need for related support services.

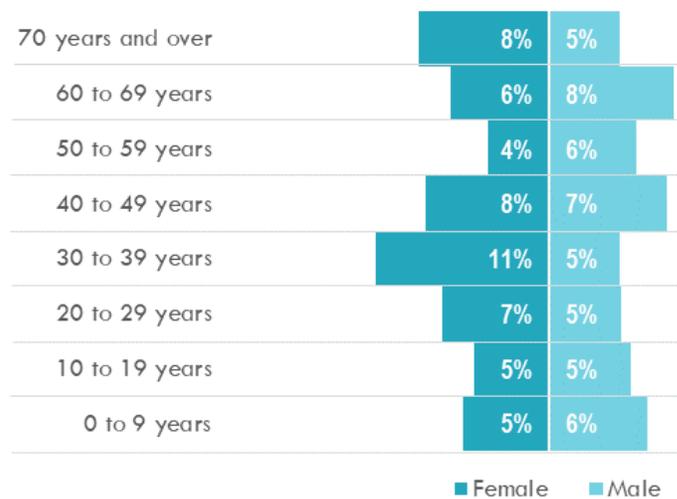
Year	2011-2014 (no change)	2015	2016	2017	2018	2019	2020	2021	Projected Growth 2040
Population Estimate ²	1,970	1,980	1,990	2,015	2,030	2,040	2,080	2,235	2,659
Percent of Change from the prior year	0.00	0.51	1.26	0.74	0.49	1.96	7.45	13.74	--

¹ Office of Financial Management April 1st Estimate

² Office of Financial Management

Visitors come for around the globe, sharing a diversity not seen in the residential community which is primarily white with a smaller proportion Hispanic or Non-Hispanic people of color. Likewise, languages spoken in homes has remained mostly unchanged from 2010 to 2018 with 8% Spanish and a slight increase, from 4 to 5%, for other Indo-European languages. Over the years the racial, ethnical and language demographic data shows a decline in diversity since 2010³.

The people who live in Leavenworth are slightly older than the state average with fewer children. The composition of households also reflects this trend, with a decrease in the number of children per household and an increase in the number of households with older adults. The number of people living in a home is declining for both rentals and owner-occupied dwellings. This reduction in family size may correlate to a need for smaller housing units.



"If we don't plan for growth we will not succeed in the future." – Carl Florea, Mayor



More Information

Comprehensive Plan Appendices | Visit: [Census Data from American Fact Finder](#)

LEAVENWORTH IMPLEMENTATION & MONITORING

A number of tools are used to implement the Comprehensive Plan. The Zoning Code contains a set of regulations to direct land use and design as new development or redevelopment occurs. Growth is also directed through careful planning for the location and sizing of capital facilities. The

³ 2020 Housing Action Plan

implementation measures are numerous. Goals and policies within the Comprehensive Plan provide for monitoring to keep track of progress. Implementation of Comprehensive Plan policies is monitored through the “Project Tracker” and other annual reporting, as well as overall through performance measures identified through the City of Leavenworth’s budget process.

Existing development regulations must be reviewed, and if necessary, updated to be consistent with the Comprehensive Plan. In reviewing regulations for consistency, the City of Leavenworth should ensure that the development patterns are consistent with the Comprehensive Plan.

Planning is an ongoing process, and improved data or changing circumstances will require amendment to the Comprehensive Plan. The update may also address any specific concerns, clarify inconsistencies that were identified during the year and review the adequacy of the adopted level of service standards. Amendments to the Comprehensive Plan can be requested by the Leavenworth City Council and/or Planning Commission or by any affected citizen or property owner. However, the Comprehensive Plan may not be amended more than once a year. To implement this provision of the Growth Management Act, and to provide for a consistent process from year to year, the City of Leavenworth has adopted a Comprehensive Plan amendment process which can be found in Title 21 of the Leavenworth Municipal Code. By reviewing and updating the Comprehensive Plan on a regular basis, the City of Leavenworth can rely on this document in decision-making and can maintain public interest and support of the planning process.

Play Your Role

The community is a reflection of its members. In order to be the best vision each person’s contribution is vital. You are invited to share your thoughts, ideas, needs, dreams with the city staff, planning commission, committees, and/or council.



More Information

ADD public participation information

INSERT ELEMENTS:

Land Use Element

Introduction

Leavenworth is just over one mile in diameter. It has a historical downtown core with newer businesses along the highway which bisects the town. The residential neighborhoods are located on both sides of the highway with the larger residential areas and schools to the north and smaller residential areas and the river to the south.

For visioning and planning purposes, the land is designated into areas defined for various types of land uses – residential, recreational, commercial, and industrial. By defining the location of various uses the community has outlined a vision for development. For residential housing needs, Leavenworth has designated three districts – Residential Low Density 8,000 District, Residential Low Density 6,000 District, and Multifamily Residential District.

For commercial and industrial lands, there are four designations – General Commercial, Central Commercial, Tourist Commercial and Light Industrial. Additionally, the commercial district mixed use incentives (CDMUI) overlay may be used to encourage the increase in housing and economic development opportunities within developments that provide a mix of services and light industry with a residential component; and, a Planned Development district intended for both residential and/or commercial development options.

Finally, for recreational uses the city has two designations – Recreation and Recreation Public intended to support recreational uses for the residents and visitors.

Appendix E contains the Land Use Designation Map; Appendix B provides a fuller review of the existing land capacity.

Leavenworth Today

Population growth

Over the last several decades, Leavenworth is a community with new residential and commercial growth generally occurring yearly. The community is required to plan for population growth, per the Growth Management Act, with Chelan County assigning population projections each planning cycle (approximately every seven years). The County and Cities have cooperatively determined population projections for the 20-year planning cycle¹.

¹ On December 15, 2015, the Board of County Commissioners adopted resolution 2015-112 using the OFM medium population projections

Residential Land Capacity

Analyzing potential future land uses enables the estimation of future transportation and land capacity needs. This section includes summaries the of analysis of future land uses anticipated within the City and Urban Growth Area, see appendix B Land Capacity Analysis. Land use considerations were developed in an integrated manner to assess the effects of land uses, area and population. Variations in future land uses and the timing of development can only be estimated with a relative degree of accuracy.

Determining the development potential for vacant areas requires that the critical area (wetlands, floodplains, steep slopes, and protected aquifer and twenty percent market factor deduction. The Market Factor includes the area that will be dedicated to Right of Way (ROW), utilities, parks, and areas that will not be available for development for various reasons, including the property owner's desire.

The "Potential Lots Available for Development" table below, summarizes the estimated land available for potential residential development, calculated by multiplying the Total Acres Available by the density² within each zoning district. A single acre of land can be divided by the minimum required lot size resulting in the maximum number of building lots. For example, in the RL6 designation, the minimum lot size is 6,000 square feet which can accommodate 7 lots ($43,560/6,000=7$). Depending on the total number of acres available and the location of the site additional land may be required for the market factor.

The 2017 Comprehensive Plan estimates for available acres has been retained for the 2021 update; however, the minimal market factor and was increased from 12% to 20%, removing 37.7 acres from the potential buildout calculation. The overall potential buildout was expanded to reflect potential new building options for Accessory Dwelling Units (ADUs) and Triplexes. In 2020, 35 percent of new residences included an ADU. Pre-approved construction plans, at a reduced cost, will be available to all residents starting in 2022 which should increase the number of infill ADU developments. A conservative 30% was estimated for potential buildout. For triplexes, a new form of moderate density development, a conservative 10% was estimated due to the anticipated costs of development and adequate land size available.

Planned Developments (PD) approvals typically increase the density of the underlying zoning; however, only a rough estimate of potential new units is provided below.

Potential Lots Available for Development				Potential Buildout			
Zone	Acres*	Minimum lot size (sq.ft.)	Density per Acre	Single-family Dwellings	Accessory Dwellings**	Triplexes**	TOTAL Potential Buildout
RL-6	100.94	6,000	7.26	733	220	147	1099
RL-8	235.12	8,000	5.45	1280	384	256	1922
RM	72.95	6,000	7.26	530	159	106	794
PD	24.54			150	45	30	225
TOTAL	433.55			2693	808	539	4039

*Available for development, as determined with the 2017 Comprehensive Plan

**Accessory Dwelling Units (ADUs) are assumed to occur with 30% of single dwellings; Triplexes are assumed to occur at 10% of single dwellings.

The Land Capacity Analysis (Appendix B) shows that the available land can potentially support an additional 2,693 dwelling units. Options for ADUs and triplexes that could increase total dwellings by 1,347 units. ADUs and triplexes are anticipated to be single-person households (which currently make up 43% of existing homes³), and single-family dwelling are anticipated to have 2.2 persons per household.

When comparing population growth (175 people³) and potential housing units (4,039); it is clear, based on the acres available for development, that Leavenworth has adequate land to meet anticipated population growth. Reviewing the assumptions of land available for development will be necessary to ensure that the city can reduce the trend of increasing housing/rent costs.

Commercial/Industrial Capacity

In addition to providing land for residential uses, it is equally important to ensure adequate land for employment and services. The following table shows the inventory of Commercial and Industrial lands within the City Limits and UGA.

Commercial and Industrial area in acres					
Zone	Total Acres	Vacant	Percent Vacant	Underutilized Parcels	Underutilized Acres
General Commercial	87.50	18.46	21%	3	.08
Central Commercial	32.19	8.55	27%	19	2.59
Tourist Commercial	65.10	34.92	54%	3	3.8
Light Industrial	23.53	0.00	0%	1	1.21
TOTAL	208.32	61.93	30%	26	7.68

There is a limited amount of vacant Light Industrial properties that are available to develop in the UGA. There is no industrially designated land available for development within the City Limits. Encouraging diversification of the economic base, and planning for infrastructure to support commercial and industrial development is

³ Housing Needs Assessment

reflected in many goals of the Comprehensive Plan. Providing areas where residents can work and make a livable income can contribute to the growth of the community.

Support Services Capacity

Support services, defined as fire, school, police, water, wastewater, stormwater, utilities, etc, are addressed within the Capital Facilities Element and Parks and Recreation Element. With planned for updates there is adequate support services for current and projected growth.

Leavenworth Tomorrow

Urban Growth Area

The City's area of future growth, termed the Urban Growth Area or UGA, is primarily to the north and focus on residential growth which is starting to fill with new housing development. Based on the Land Capacity Analysis, lands designated for industrial areas are mostly developed and there are no commercial areas defined in the UGA.

When designating land uses and future needs, consideration and preservation of critical areas – wetlands, geologically hazardous areas, fish and wildlife habitat conservation areas, frequently flooded areas critical aquifer recharge areas and shorelines, is required. Defining these areas and how to best protect/preserve them changes with the “best available” science. These areas are defined by State statues and shown on the city's maps, and protected by city code. Additionally, the city relies heavily on the support of state agencies with expertise.

In addition to planning for land uses, the community vision includes detailed plans for transportation, including non-motorized travel, and park development to support physical activity for residents and visitors. These plans are further supported by Chelan County's recent efforts to plan and develop regional trail systems⁴ and address climate resiliency⁵.

The future of land uses will vary greatly depending on future population and business growth. Defining that growth, where growth will occur, and the necessary infrastructure is a key component of achieving the community's vision.



Check out: Comprehensive Plan Appendices | Visit: Leavenworth online GIS maps

⁴ <https://www.co.chelan.wa.us/natural-resources/pages/chelan-county-multi-use-pathways-plan>

⁵ <https://www.co.chelan.wa.us/natural-resources/pages/county-wide-climate-resilience-planning>

Goals and Policies



LU Policy 1.1: Permit new development where adequate public facilities and services can be provided.

LU Policy 1.2: Provide and promote needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with growth patterns.

LU Policy 1.3: Maintain a process to site essential public facilities that requires consistency of the proposed facility with the Comprehensive Plan; emphasizes public involvement; identifies and minimizes adverse impacts; and promotes equitable location of these facilities throughout the city, county and state.

LU Policy 1.4: Prohibit extension of sanitary sewer services into unincorporated Chelan County except to resolve health and environmental emergencies.

LU Policy 1.5: Extend domestic water service to unincorporated Chelan County where the extension will not conflict with City current and future needs and does not encourage the conversion of agricultural or rural lands to urban densities.

LU Policy 1.6: Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate-density single-family to high-density residential neighborhoods.

LU Policy 1.7: When establishing residential densities, limitations imposed by the environment, availability of infrastructure, and consistency with the comprehensive plan and the GMA shall be considered.



LU Policy 2.1: Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Through these regulations address features including, but not limited to: impervious surface area and lot coverage; building height, bulk, placement and separation; development intensity; access and connections; and landscaping/ open space.

LU Policy 2.2: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels.

LU Policy 2.3: Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower intensity or more sensitive uses by ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes.

LU Policy 2.4: Acknowledge nonresidential uses in Residential zones, such as schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain development standards which respect the character and scale of the neighborhood.

LU Policy 2.5: Encourage the development of commercial and multifamily land in a manner which is complementary and compatible with adjacent land uses and the surrounding environment by providing well designed transition or buffer areas.

LU Policy 2.6: Support the continued use of nonconforming uses, particularly single-family residences.

LU Policy 2.7: An area should be identified that is suitable to relocate/locate City, County, and State public works shops.



LU Policy 3.1: New residential developments should include provisions for paved streets, curbs, and gutters at the time of development and be consistent with City development standards.

LU Policy 3.2: The City may, at the discretion of the City Council, participate with the developer in the added cost of any improvements which further implements the Capital Facilities Plan. In addition, the City may, at the discretion of the City Council, develop a Local Improvement District (LID) for financing of improvements in new subdivisions.

LU Policy 3.3: Encourage cluster developments with a mix of density and incentives, such as residential density bonuses, variations in allowed housing type, and/or flexibility in regulations through the Planned Development process, if a proposal meets community goals for affordable, senior, size-limited or other types of innovative housing.



LU Policy 4.1: Maintain and enhance a strong commercial core, based on the Old World Bavarian Alpine Theme, which will be attractive to both tourists and local residents.

LU Policy 4.2: Encourage land use distributions that provide opportunities for shops, services, recreation and access to healthy food sources within walking or bicycling distance of homes, work places and other gathering places.

LU Policy 4.3: Encourage a pattern of mixed-use development in the commercial areas with residential uses as supportive to the primary commercial uses.

LU Policy 4.4: In the Central and Tourist Commercial designations, allow light manufacturing activities which have a retail function and which are supportive of and supported by the allowed commercial uses, particularly those related to tourism.

LU Policy 4.5: In the General Commercial designations, allow light manufacturing activities and business office park uses which have a wholesale function, including warehousing and/or distribution activities. Require standards which place storage and service entrances in the least visible areas on the site, and prohibit outside storage of any product.

LU Policy 4.6: Encourage the density and distribution of franchise businesses, particularly those that serve food, in part, via a drive-through window, to limit the impacts of multiple driveway access points onto Major and

Secondary Arterials and Collectors, and to lessen the aesthetic impacts to the design element that is integral to the economic vitality of the city.

LU Policy 4.7: Encourage mixed-use ("live / work") developments, such as the Commercial District Mixed Use Incentives, in all Commercial and Light Industrial designations. Recognize that the mixed-use ("live / work") overlay is intended primarily to foster light manufacturing, allow living in close proximity to the place of work, and related components with residential uses.

LU Policy 4.8: Encourage separating manufacturing uses to minimize impacts from incompatible uses.



LU Policy 5.1: The goals and policies of the Leavenworth Shoreline Master Program, as amended, are considered an element of the City of Leavenworth Comprehensive Plan, and are included by reference as if fully set forth herein.



LU Policy 6.1: Adopt and implement storm water and drainage standards within the corporate limits and UGA that protect water resources from impacts caused by development, utilizing source control, on-site detention, and treatment of storm water, where appropriate.

LU Policy 6.2: Encourage and support future and ongoing state water quality monitoring programs.

LU Policy 6.3: Support water quality education programs which inform local citizens and visitors about water quality issues.

LU Policy 6.4: Encourage appropriate regulatory agencies to pursue violators who illegally discharge waste into rivers, lakes, and streams.

LU Policy 6.5: Protect the availability of potable water by minimizing the potential for contamination of ground water sources from residential, commercial, and industrial activities. When necessary, encourage the restoration of contaminated ground water sources.



LU Policy 6.6: Continue to support and participate in the implementation of the Wenatchee Watershed Management Plan

LU Policy 6.7: Recognize the potential benefits of public water, rail, electric, alternative fuels, non-motorized, and air transportation in helping maintain local air quality.



LU Policy 7.1: Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.

LU Policy 7.2: Promote preserves and conservation areas and support the prohibition of inappropriate development within a preserve or a conservation area.

LU Policy 7.3: Encourage the preservation of lands, sites, and structures that have historical or archaeological significance.



LU Policy 8.1: Ensure the size of designated UGA is based on projected population, existing land use, the adequacy of existing and future utility and transportation systems, the impact of second home demand, viable economic development strategies, and sufficient fiscal capacity within the capital facilities plan to adequately fund the appropriate infrastructure necessitated by growth and development.

LU Policy 8.2: Discourage irregular corporate boundaries during the process of designating urban growth boundaries.

LU Policy 9.1: Pursue cooperative partnerships between the public and private sectors to provide and/or fund needed parking facilities.

LU Policy 9.2: Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides screening of parking from public view. Design features should include provisions for landscaping adjacent to buildings and walkways, and for parking areas to be located behind buildings and away from areas of high public visibility.

LU Policy 9.3: Encourage underground and/or structured parking.

Housing Element

Introduction

This Housing Element seeks to improve the quantity, diversity and quality of housing options in Leavenworth by evaluating the existing housing conditions, reviewing projected housing needs, and implementing data-based housing tools. This Element is focused on housing and residential conditions that currently exist, future housing needs, and housing implementation and evaluation tools. The 2021 Housing Action Plan, which includes a Housing Needs Assessment, Appendix H, provides a wealth of background information and expanded or related topic information for a more comprehensive look at housing in Leavenworth. This element summarizes a few key Housing Action Plan findings. Together these documents comprise the Housing Element and are designed to be consistent with the City's overall Comprehensive Plan and vision – to serve the existing community and anticipated growth.

Leavenworth Today

The City of Leavenworth 2021 population is approximately 2,235, a jump from the 2020 estimated population of 2,080. Growth over the last several decades has generally been flat or with minimal increases. Previous projected growth between 2020 and 2040, only required approximately 110 housing units to serve the target population growth of 175 persons. However, the 2020 Housing Needs Assessment identified several areas of concern from a lack of new home construction, increases in job creation, increase in cost-burdened households, increase in second-home ownership and vacation rentals, specific findings were:

- 1. Increased housing production and more housing supply** – Leavenworth's population has been largely stable since 2000. This contrasts with job growth, which has increased by 30% between 2010 and 2017, adding 513 new jobs compared to 50 new residents over the same timeframe. Increases in employment typically drive residential growth and housing development. The disconnect in Leavenworth is due to insufficient housing production and new housing stock being used for non-residential uses. As a result, a greater proportion of Leavenworth's workforce commute into Leavenworth from other communities. Leavenworth needs to increase its rate of housing production to meet the needs of current residents, address vacation market demand, and increase local housing opportunity for Leavenworth's workforce.
- 2. Increased homeownership opportunity** – Leavenworth's housing prices have risen 73% since 2010, significantly higher than the housing price increases seen in Chelan County as a whole. This is significantly higher than changes in median family income, which has risen approximately 18% over the same period. The result is that homeownership is increasingly out of reach for many of Leavenworth's residents. Homeownership rates in Leavenworth declined between 2010 when 63% of housing was owner-occupied and 2018 (55% owner-occupied). Current housing prices present a more significant barrier to homeownership for first-time homeowners

since new homeowners are unable to capture rising home equity in an existing home to leverage towards a new purchase. More diverse ownership options at lower prices would address the need for more homeownership opportunities for moderate income households. Moderate income households include households whose earners work as Elementary School Teachers, Social Workers, and Firefighters, below. Income segments are based on the total income of the household, so combined incomes of occupations with lower earnings may allow a household to afford homeownership.

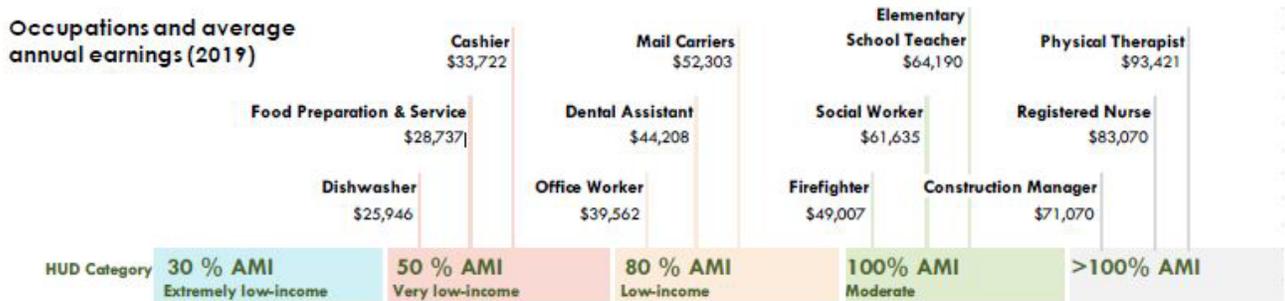


Exhibit 2 from the Housing Action Plan. Leavenworth Household Income Segments Relative to Area Median Income, 2019. Sources: U.S. Bureau of Labor Statistics, Occupational Employment Statistics (2018); HUD CHAS (based on ACS 2012-2016 5-year estimates); Washington State Housing Finance Commission (2020).

Land use policy and regulations that support smaller homes would address this need and match the patterns in household size in the community. The most common household size within the city is a single person (452 households representing 43% of all households). Together, 1- and 2-person households represent 76% of all households.

3. Long term rental housing available to lower-income workers and residents

- About 43% of Leavenworth households rent their housing. Rental households are represented across all economic segments of the community, with 15% of all households being higher income households (above area median income) that rent their homes. Leavenworth Haus Apartments will add 200 new units of rental housing to the community. The units include a range of sizes and configurations and will be priced at rents affordable to Leavenworth’s moderate-income renters.

On average, rental prices in Leavenworth are 6 – 8% higher than in other communities in Chelan County. This is less of a markup than for ownership costs where home prices in Leavenworth are 38% higher than the average in Chelan County (inclusive of Leavenworth). Given the numbers of lower-wage workers that commute into Leavenworth, workers who are renters are likely unable to afford to rent in Leavenworth and are accepting longer commutes.

About 27% of Leavenworth’s households rent their homes and earn low-incomes, defined as less than 80% of the area median income. These households include many single-person households and households with earners working in occupations such as cashiers and food service workers. The needs assessment finds an undersupply of rentals affordable to lower income households. This is further evidenced by higher rates of housing cost burden, that is households spending more than 30% of their income on housing, among Leavenworth’s renters.

4. Housing to support aging in place for older adults

- Many of Leavenworth’s older adults live in smaller households occupying single-family homes. As this population ages, Leavenworth will need more lower-cost housing options suitable for aging adults. This includes both high quality

rental housing and smaller homeownership housing opportunities. About half of Leavenworth's extremely low-income households include persons age 62 or older (14% elderly family households and 39% elderly living alone households). Opportunities for older adults to downsize frees up existing housing for other long-term residents. Leavenworth's existing supply of condominium housing is predominately located near commercial areas and includes a lot of vacation rental use. Additional housing suitable for older adults in the city's residential zones is a need.

Leavenworth Tomorrow

The 2020 Housing Action Plan addresses the Housing Needs Assessment findings with several recommendations:

- ▶ Review use-specific minimum lot size requirements for RL zones to encourage a greater diversity of housing sizes and type.
- ▶ Amend minimum lot size requirements for duplexes to be consistent with lot size requirements for single-family residences in the same zone.
- ▶ Increase flexibility in driveway and on-site parking requirements to accommodate a greater variety of housing types.
- ▶ Reexamine setbacks, parking, access, and lot coverage requirements of accessory dwelling units to incentivize infill development.
- ▶ Explore development of land use definitions and development regulations for cottage housing.
- ▶ Consider allowing one driveway or curb cut per dwelling unit under specific conditions.
- ▶ Evaluate the establishment of a maximum building size in RL zones.
- ▶ Explore triplexes as a permitted use in some RL zones subject to lot coverage requirements and design standards. Evaluate on-site open space requirements for triplexes to ensure aesthetic compatibility with nearby single-family housing.
- ▶ Amend policies to be more inclusive of Leavenworth's housing needs.
- ▶ Evaluate converting RL-12 zone into RL-10 zone to reduce incentives for urban sprawl.
- ▶ Establish triplexes as a use distinct from multifamily residences.
- ▶ Review manufactured housing siting and form regulations to reduce barriers to production

Other housing needs to be considered, with additional growth and funding opportunities, may include group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing. These types of support housing will require a board approach at the regional level. In the spring of 2021, Chelan County started a new Housing Program, when the Chelan-Douglas Homeless Housing Task Force was restructured. Leavenworth will be working with the County's new Housing Program to examine and improve regional housing needs.

Understanding the local dynamics of housing was the purpose of the Housing Needs Assessment. Of particular consideration is a breakdown of housing need by income level, below.

Income Group	Distribution of Household Income	Share of Housing Need	Distribution of Households Experiencing Housing Cost Burden*	Share of Housing Need
<30% AMI	14%	15	36%	40
30-50% AMI	13%	14	30%	33
50-80% AMI	19%	21	23%	25
80% > 100% AMI	9%	10	3%	3
>100% AMI	46%	51	9%	10
Housing needed to meet growth target:		110		110

Exhibit 50 from the Housing Needs Assessment. Projected Housing Needs by Income Group *HUD CHAS (2016) data estimates 281 of 1,040 households are housing cost-burdened. Sources: HUD CHAS (based on ACS 2012-2016 5-year estimates); BERK Consulting, 2020. AMI- area median income.

However, the city does not track specific incomes for each household rather we aim to achieve diversity of housing income levels by providing a diversity of housing types. The city has made several changes in support of this goal, including:

- Revised regulations for accessory dwelling units
- Permitted zero-lot line development (2019)
- Updated planned development regulations (2019)
- Codified affordable housing grant and loan program (2019)
- Established a new sales tax collection for affordable housing (2019)
- Permitted nine lot short plats (2020)
- Removed lot size requirements for duplexes (2021)
- Reduced lot size requirements from 12,000 and 10,000 square feet to 8,000 square feet (2021)

The 2020 Housing Action Plan includes other recommendation which the city will review and consider.

One area of concern is that with strong housing demands and increasing land values, there is a higher potential for displacement (gentrification) of existing residents as older homes can be converted to new higher priced homes. The community seeks to retain historic housing while increasing housing options for all economic segments. One way the city is addressing this is by encouraging accessory dwelling units which may provide rental income to existing residents. Starting in 2022, residents will be able to purchase (at a reduced cost) pre-approved construction plans for accessory dwellings (including an ADA dwelling). Additionally, older homes with low-income owners may rehabilitate their homes to address fire reduction construction options with a grant program from the city. Keeping older homes safe from fire as well as potentially updating the appearance and function will help retain these homes for future diversified buyers/renters.

In order to ensure continued work towards [housing for all](#), the city will need to diligently track housing supply, community demographics and employment needs. This may include a detailed tracking of the number of housing units by type (accessory dwellings, low income, aging, emergency housing, duplex, manufactured, multifamily), number of renovations/demolishes, and enforcement of short-term rentals. This information is key to ensuring an understanding of housing needs and reducing the current deficiencies.



More Information

Check out: Comprehensive Plan Appendices | Visit: City Website and search Housing Options

Goals and Policies



Goal 1: Encourage the availability of affordable housing for all economic segments of the population.

Policy 1.1: Support regeneration/preservation/rehabilitation of existing housing by:

- Considering permitting the division of existing structures in designated single-family neighborhoods.
- Considering removal of barriers to siting manufactured homes.
- Considering expansion of rehabilitation programs.
- Encouraging use of Leavenworth’s existing grant/loan options for low-income housing, using planned developments which include a full range of housing to all economic segments, using housing rehabilitation options for low-income residents.

Policy 1.2: Promote affordable housing, particularly for low- (1-80% Average Median Income) and moderate-income (workforce – 80%-120% AMI) residents by exploring all available options, including but not limited to:

- Innovative zoning techniques
- Pursuing grant and loan programs
- Coordinating housing development options with private and public agencies.

Lower housing costs require greater public intervention



Goal 2: Promote diversity of residential densities and housing types, being mindful for racial disparities and accommodating a range of housing needs, including elderly, physically challenged, mentally impaired, special needs segments of the population, low-income, workforce and emergency housing needs by:

- Supporting affordable housing needs for low-income residents.
- Encouraging cluster subdivision, planned developments and other zoning techniques that allow for density bonuses or other mechanisms for higher density and greater utilization of land.
- Supporting moderate density housing types, including accessory dwelling units, duplexes, triplexes and townhomes within all residential zones.

Policy 2.1: Evaluate existing land uses by housing type and densities, and regulations, which may be presenting barriers to the development, to proactively address changes in housing needs for all economic segments of the population.

Policy 2.2: Promote transitions between multifamily residential development, commercial districts and low-density residential districts to provide an evolution between high intensity and low intensity uses.

Parks & Recreation Element

Introduction

The use of parks, school facilities, and natural resources for recreation purposes by residents and visitors alike has long been an established part of Leavenworth's lifestyle and business interests. Since its socio-economic resurgence beginning in 1963, with the Autumn Leaf Festival and subsequent adoption of the Bavarian theme, the City of Leavenworth has become nationally and internationally recognized as a destination or stopover for special events, festivals, and year around outdoor recreation with over 2.2 million visitors annually. The continuing growth in visitors and residents, puts a strain on these vital amenities including parks, schools, and natural outdoor recreation features. Population growth between 2011 and 2040 is expected to increase the number of residents; however, several of the parks and facilities are utilized by more visitors than residents. Depending on the type of user, each park/facility will require different types of amenities, management and future needs.

Recent planning efforts have highlighted the recreational identity of the area. In 2021, the Upper Valley Park & Recreation Service Area (PRSA) completed a survey, and Chelan County completed a Pathways Draft Plan. Both documents highlight the desire for more trails to serve the local and regional area. This work is consistent with the City's 2009 Upper Valley Regional Trails Plan. Future updates to the Parks & Recreation Element

Leavenworth Today

Leavenworth has a wealth of recreational lands surrounding the community and several parks, local trails and a community serving residents inside and outside the city limits.

RECREATIONAL ACTIVITIES

During the 2012 public parks planning, a series of user group workshops and input from the Chamber of Commerce resulted in a list of recreation activities available to resident and visitor populations. These activities are not comprehensive but shows popular activities.

Individual Sports: Rafting, Swimming, Bicycling, Hiking, Skiing / Cross-country Skiing, Jogging, Snowshoeing, Golf, Walking (Festhalle in winter), Sledding, Skateboarding, Fishing, and Tennis

Organized Sports: Competition Swim, Soccer, Basketball, Wrestling, Boy Scout Activities, Indoor Volleyball, 4-H Club Activities, Golf, Football, Little League, Track & Field, Cross-country Ski Team, Tennis, Girl Scout Activities, Uni-cycle, Roller derby/blading, and Cross- country Running Teams

Passive Recreation: Picnics, Wildlife Observation, Relaxing in a Park, Art in the Park, Wildflower Observation, Mushroom Hunting, Walking, and Bird Watching

Special Events/Festivals: Maifest, Kinderfest, 4-H Breakfast, Kids Safety Day, Accordion Festival, Amber Leaf Theatre, Autumn Leaf Festival, Bon Appetite*, Christkindlemarkt, Rotary Bicycle Race, Icicle Creek Concert, Icicle Creek Music*, Fasching, Craft Fair, International Folk Dance, Easter Egg Hunt, Leavenworth Summer Theater, Sleeping Lady Festival, Salmon Festival, Christmas Lighting Festival, Bronn Journey Concert*, Bandstand Music, Ice Fest, Oktoberfest, Wine Walks, Music in the Meadows, Vox Dox, Bavarian Boon Dockers, Banff, Mt Film Festival, Leavenworth Film Festival, Bike and Juice, Carriage Classic Bike, Bird Fest, Bike and Brew, Ale Fest, Timburrr, Summer Theatre, and, *Indoor Activities/Events

Historical/ Cultural: Autumn Heritage Walk and North Cemetery Tours

Recreation Classes: Yoga, Hatchery Society, Summer Arts & Crafts, and Interpretive Walks / Trails

Outdoor: Wildlife Viewing, Whitewater Rafting, Horseback Riding, Hiking/Walking, Mountain Biking, Kayaking, Sleigh Rides, Snowmobiling, Wild Berry Picking, Astronomy, Hayrides, Fishing, Mountain Climbing, Bicycling, Canoeing, Floating Trips/Tubing, Stand-up Paddle Boarding, Nordic Skiing, Alpine Skiing, and Camping

Senior Activities: Card Games, Bazaars, Chili Feed / Senior Lunch, Movies, Billiards, Quilt / Knitting, Exercise Program, Spaghetti Feed, Bingo, and Nutritional Program

Parks and Recreation Coordination

In addition to the public city managed parks and other non-profit and for-profit managed recreation, the city entered into an interlocal agreement in 1998 with Chelan County, the Peshastin Community Council, the Chumstick Community Council, and the Cascade School District to form the Upper Valley Public Recreation Service Area (PRSA), a taxation district, to build, maintain, and operate the City's swimming pool. The legal boundaries for a PRSA includes all lands within the City of Leavenworth and the UGA.

The city park facilities are generally funded through the City's operating budget, mostly derived from retail sales tax and managed by the Public Works Department. The Capital Improvement Plan outlines multiple projects focused on park improvements identified by the City Council.

TRAILS

The city parks and trails along the Wenatchee River offer numerous environmental benefits to the area, including: greater habitat, green belt, trail enjoyment, and public exposure to and awareness for wildlife protection and habitat. In an effort to meet the community's vision for connectivity of uses and physical activity, the city supports complete streets and developed trail systems in and around town. The 2009 Upper Valley Regional Trails Plan was an effort to define numerous types of trails which could be developed in the region. Chelan County is currently working on developing a Pathways Plan (draft was issued in 2020) outlining potential improvements and expansions of non-motorized and micro-motorized pathways throughout the region.

Continuing to coordinate parks and recreational project development within the city and, when feasible, regionally, will help the community meet its vision of an active and accessible town. The four distinct seasons of the year are substantial drivers for the uses and types of recreational activities within the City of Leavenworth and the surrounding recreational areas. The location, size, and amenities of each park are important factors to consider when understanding, establishing, and redefining the levels of use by residents and visitors.

The Existing Facilities table, is located in the Capital Facilities Element identifies existing parks, school sites, and outdoor resources that are available for recreation activities to the people of Leavenworth, surrounding populations, and visitor/tourist populations.

At present, the City of Leavenworth operates about 73.85 acres of land that is developed and used for active and passive recreation purposes, including individual and organized sports. In addition, the Cascade School District has about 54.59 acres of land, which houses acreage set aside for various types of outdoor recreation, including individual and organized sports, along with other types of activities.

Leavenworth Tomorrow

The unique qualities of the Leavenworth area, including geography, rivers, seasons, and population interests imply a high-value on the use of natural resource lands and other recreation assets in the vicinity, including Ski Hill, Icicle Creek, and the Fish Hatchery. These factors combine to have a modifying effect on any LOS standard that may be expressed by acres of land per 1,000 population. If, for example, a level of service standard of 6.5 acres per 1,000 population is used, the total land area, at a Leavenworth community build-out population of 2,624 within the City Limits and UGA, would be 17 acres. At present, there are about 128.41 acres of park land in the city that are considered developed and usable. Thus, the need for additional land by the year 2035 would appear to be unsubstantiated.

However, the population of Leavenworth is increased by approximately 2.2 million tourists per year. These tourists utilize the parks, trails, and recreational facilities in the area, reducing the availability for residents. Because the Leavenworth area offers year-around recreational activities, the total can conservatively be divided equally over a 12-month period. Using that calculation, the city hosts over 183,000 tourists per month. At 6.5 acres per 1,000 people, this population group would require 1,190 acres of park and recreation land.

When tourists are utilizing the available recreation lands, residents are often crowded out. It is important for the city to determine how to meet the needs of residents while accommodating the tourists that drive the community's economic engine.

During the 2012 Parks and Recreation planning effort, community input identified need to upgrade and improve existing facilities and development of new facilities such as additional playgrounds, and regulation sized baseball and soccer fields. The below tables depict the community-identified improvements.

- Enchantment Park Improvements
 - Overall – improve signage and maps to improve access and use
 - Add picnic and BBQ area
 - Skate Park – enhancements and/or shading
 - Pump Track – Shade trees
 - Ball Fields – all fencing, terrace hillside
- Waterfront Park
 - Overall – add parking
 - Recreation – add basketball court; add activity (callisthenic) stations
 - Trails – improve signage and maps to improve access and use
 - Enjoyment – add lookout at 3rd and Commercial to increase view options
- Lion's Club Park
 - Add play equipment (goal of five evenly dispersed throughout the community)
- Swimming Pool
 - Overall- add cover or enclosure for year-round use
- Golf Course
 - Overall – expand and maintain cart paths
- Fishing Pond
 - Overall – improve signage and maps to improve access and use
- Other Desired Options
 - Add two formal soccer fields
 - Improve mapping, signage, connectivity and maintenance of all trails (bike and pedestrian), including cross-county trails
 - Construct the Royal Lady Plaza

- Add two league baseball fields
- Add covered and uncovered basketball courts
- Add Community Center
- Add and/or improve public restroom facilities – Front Street, boat launch, swimming pool
- Add picnic and BBQ facilities throughout community
- Expand or add new natural/educational areas, develop Poplar Street Park
- Develop snow sport areas, cross-country skiing, downhill skiing, tubing/sledding, snowshoeing, ski jump.

Goals & Policies

PR Goal 1: Enhance public recreational opportunities by providing a variety of year-round active and passive recreational activities for all park and facility users, regardless of age and ability.

PR Policy 1.1: Provide and maintain support facilities, including restrooms, parking, paths, trails, lighting, and security measures for safe and accessible use of the system.

PR Policy 1.2: Create new facilities and/or expand existing facilities with consideration for Americans with Disabilities Act (ADA) accessibility, diverse user-ship, and specialty user groups.

PR Policy 1.3: Provide multiple opportunities, as not all facilities will be appropriate for all user groups.

Goal 2: Encourage use of trails, parks, and natural areas to promote active living.

PR Policy 2.1: Create signage, access points, parking, and other amenities that make facilities easy to find and inviting.

PR Policy 2.2: Locate and design parks and recreational areas in a manner that supports all resident's equal opportunity and access to activities, including:

- Improve non-motorized connectivity between parks and recreational facilities.
 - Coordinate infrastructure and transportation planning for new trails, bike routes, walkways, and safe street crossings to allow for directed walking and/or biking access.
 - Connect residential neighborhoods to each other as well as to nearby schools, parks, regional trails, and community facilities via a trail network.
- Provide a variety of trail experiences by locating trails of varying lengths and difficulty through diverse terrain, scenery, and points of attraction to draw users and maintain their interest.
- Encourage interpretive trails.
- Support the inclusion of public art in parks throughout the city.

PR Goal 3: Support the development of shared- and multi-use facilities that host athletic events, performing arts, community meetings, and other community events on a year-round basis.

PR Policy 3.1: Set development and improvement priorities to ensure that facilities for each season and user group are balanced within funding availability.

PR Policy 3.2: Develop new and maintain existing parks and recreational facilities capable of serving the anticipated needs of Leavenworth, including the UGA.

PR Policy 3.3: Identify and acquire additional undeveloped lands for expansion of existing parks or creation of new parks, trails and open space within the city and UGA. This may require coordinating with public and private agencies and landowners to acquire, preserve, and/or expand park access and uses, especially waterfront lands, for parks and recreational activities.

PR Policy 3.4: Consider funding parks and recreation facilities through a variety of funding sources described in this Element, including grants, tax levies, and a GMA-based park impact fee

PR Policy 3.5: Consider and address ongoing maintenance costs prior to the development of new park facilities or expansion of existing facilities

PR Goal 4: Conserve open space and encourage open space consideration in future development.

PR Policy 4.1: Preserve and protect sensitive areas, including wetlands, open space, woodlands, streams and their corridors, steep slopes, shorelines, and other unique natural features, through the following actions:

- Encourage the preservation and restoration of native vegetation in natural areas and open spaces throughout the city, and control the spread of noxious weeds.
- Maintain and expand valuable open space areas for wildlife viewing, hiking, cross-country skiing, and conservation.
- Encourage the use of planned developments which provide for open space and recreational opportunities.
- Encourage clustering on property designated to protect environmentally critical areas.
- Examine the feasibility of purchasing recreational easements on lands which will be beneficial to the community at-large if maintained in an open character but which need not be in an outright public ownership.

PR Goal 5: Encourage the development of a Parks and Recreation Program.

PR Policy 5.1: Encourage the development of a Community Center.

Economic Development Element

Introduction

The Economic Element contains general information about the local and regional economy, and goals and policies to guide and encourage economic development and diversification. The city has recognized the importance of economic development in maintaining the stability of the local economy and quality of life.

General Economic and Income Profile

The City of Leavenworth's primary industry for its economic growth is tourism, hospitality, and recreation. Leavenworth is a tourist destination that attracts millions of visitors each year due to its Old-World Bavarian Alpine Theme, as well as the abundance and variety of year-round recreational opportunities afforded by the mountains and rivers that surround us. Our unique Old-World Bavarian Alpine Theme sets us apart from other towns and is a key component of Leavenworth's economic vitality.

Regional and State tourism data

Tourism is the fourth largest industry in Washington State, employing more than 182,700 workers and generating \$21.4 billion in annual spending. Leavenworth is a strong contributor to the State's tourism industry with job growth of 30% between 2000 and 2017¹.

With the Old-World Bavarian Alpine Theme and numerous festivals Leavenworth experiences more than 2 million people visiting annually. This number has increased during the COVID pandemic despite the limitations on travel and canceled festivals/activities.

The top attractions include recreating in the beautiful mountains and rivers, visiting specialty shops and restaurants and enjoying the festivals and events. During the winter the extensive Nordic trail system is the center of winter recreation, while the Cascades and the Wenatchee River attract hikers, mountain bikers, trail runners and whitewater enthusiasts during the warm-weather months. Cultural offerings can be found at the Icicle Creek Center for the Arts and Leavenworth Summer Theater as well as at numerous tasting rooms and brew pubs in Leavenworth.

Other equally important economic drivers that make for a high quality of life include good schools, high-level of volunteering culture, low rate of crime, warm summer climate, local hospital, hospitable culture and the expanding options for housing.



Economic Development Partners

There are several regional resources for Leavenworth to understand and expand economic vitality, such as Chelan County, the Chelan County Port District and North Central Washington Economic

¹ 2020 Housing Action Plan

Development District (NCWEDD). In the City, the Leavenworth Chamber of Commerce and Bavarian Village Business Association also contribute to economic development strategies.

Uniquely, Leavenworth Chamber of Commerce acts as both a Chamber doing traditional economic development, diversification and cooperation among the business community, governments and residents, and as Leavenworth’s Visitors Bureau, managing a Visitor Center, orchestrating media relations, advertising and all visitor outreach. The Leavenworth Chamber of Commerce also host events, promotions and festivals, including creating the “Village of Lights” and making Christmas Lighting. Leavenworth’s high-quality events have a small-town feel, drawing hundreds of thousands of visitors to Leavenworth each year.

The City involvement with promoting tourism includes partnering with the Chamber of Commerce and the Leavenworth Lodging Association to support and fund the Leavenworth Area Promotions Committee (LAP). LAP’s goal is to provide clean, safe, and attractive accommodations & amenities to the leisure and business travelers of the Leavenworth.



Largest Employers

The largest employment group is related to tourism but the largest single employer is Cascade Medical Center with 112 full & part time employees². The highest paid jobs held by residents of Leavenworth by median earnings, are “Health Practitioners;” “Education, Training, & Library;” and “Computer & Mathematical.” As comparison, the agricultural industry is the largest employment generator in Chelan County.

According to the National Bureau of Economic Research (NBER), the following table lists the most popular occupations for Leavenworth. The occupations with the most people doing them are listed first.

Occupation	Leavenworth	Washington
Service occupations	25%	17%
Sales and office occupations	23%	24%
Management, business, and financial occupations	12%	16%
Computer, engineering, and science occupations	11%	7%
Production, transportation, and material moving occupations	10%	11%
Education, legal, community service, arts, and media occupations	9%	10%
Natural resources, construction, and maintenance occupations	7%	10%
Healthcare practitioners and technical occupations	3%	5%

Leavenworth is a central part of the region’s economy and employment, with a diversity of commercial activities thriving and providing employment opportunities for residents. In addition, agricultural endeavors, cottage-based industries (such as wineries) and low impact light industrial (located in and out of the City limits) continue to have a strong presence in the region.

Small manufacturers and emerging technologies deserve special attention in the City’s Comprehensive Plan for two principal reasons. First, small manufacturers are able to rapidly respond to changes in the market place. Economic diversity can be strengthened with a variety of small

companies, rather than one large company. Second, small scale diversified industrial business has a tremendous potential to generate additional employment opportunities (note: statistics indicate that for

² Employment and Payrolls in Washington State by County and Industry

every one industrial job created, five more jobs are created in support services).

For these reasons, the City's Comprehensive Plan seeks to assist in the identification and recruitment of small-scale "clean" industry and cottage-based industries that are appropriate to Leavenworth's resources and vision.

However, it is also recognized that there is a limited amount of land within the city limits and that industrial development will also occur in the surrounding areas of the county.

Unemployment

Since 2005 the unemployment rate in Leavenworth has ranged from 3.8% in July 2006 to 16.7% in January 1993. The current unemployment rate for Leavenworth is 5.1% in May 2017. In comparison, since 2005 the employment rate in the United States has ranged from 2.5% in May of 1953 to 10.8% in November of 1982. The current unemployment rate for the United States is 7.1%. For additional comparison, since 2005 the unemployment rate in Washington State has ranged from 4.1% in October 1997 to 11.3% in January 2010. The current unemployment rate for Washington is 4.3% for May 2017. (Pooled from U.S. Bureau of Labor Statistics and other governmental sources)

Indicators and Economic Measures

Housing: According to data from the Census Bureau, the Median Housing Value continues to rise, see the 2020 Housing Action Plan.

Employment: As an indicator of success, trends in employment can be monitored and evaluated. Below is the labor force status for Leavenworth and the surrounding area.

Labor force status	1990	2000	2010	2013
Persons 16 years and over	1,307	1,563	2,010	1,814
Civilian labor force	756	927	1,157	1,032
Employed	710	902	1,157	1,032
Unemployed	46	25	1,107	996
Armed Forces	0	0	50	36
In labor force	756	927	0	0
Not in labor force	551	636	853	782

Source: U.S. Bureau of the Census, 1990 / 2000/ 2010 Census of Population and Housing

Retail Sales Tax: The retail sales tax revenue was \$1,038,147.98 in 2013. There is a significant growth in the retail sales tax in the decade from 2003 to 2017. In December 2008, a major winter storm shut down the passes from Seattle for approximately 10 days. This most likely contributed to the reduction in revenues posted for February 2009. In late 2008 and 2009, the city had reduced revenues due to a downturn in the economy that was noted as the largest recession since the Great Depression. In September 2012, significant fires and smoke in the area for much of the month reduced sales taxes and had cancelled hotel reservations.

2008	2009	2010	2011	2012	2013	2014	2015	2016
\$937,151	\$849,726	\$925,772	\$938,512	\$936,242	\$1,038,147	\$1,118,890	\$1,191,153	\$1,332,166

Source: City of Leavenworth

Lodging Tax: As an indicator of success in business, especially if tourism driven, below is the Lodging Tax collections earned by month. A business which is not driven by tourism, oftentimes interacts with tourism and the majority of business in Leavenworth will likely reflect a similar pattern.

As shown in the chart, the hotel/motel tax had a stable increase from 2008-2016, which reflected a stable increase of visitors.

2008	2009	2010	2011	2012	2013	2014	2015	2016
\$911,244	\$874,617	\$903,302	\$969,365	\$1,003,836	\$1,121,703	\$1,155,223	\$1,332,020	\$1,512,523

Source: City of Leavenworth

Building Activity: From 2006 to 2016, building permit fees had a stable increase. So, it indicated that the construction in Leavenworth has been keeping up as a positive signal of economic growth and appropriate land use patterns.

Year	Total Valuation	Total Commercial Valuation	Total Residential Valuation
2006	\$4,155,658.19	\$2,455,974.67	\$1,699,683.52
2007	\$8,933,847.01	\$3,506,000.00	\$5,427,847.01
2008	\$2,089,207.95	\$564,882.95	\$1,524,325.00
2009	\$11,477,444.00	\$10,254,000.00	\$1,223,444.00
2010	\$6,444,280.00	\$5,054,504.00	\$1,389,776.00
2011	\$6,805,294.85	\$6,039,920.07	\$765,374.78
2012	\$4,923,937.23	\$3,832,724.40	\$1,091,212.83
2013	\$6,019,642.90	\$4,922,110.40	\$1,097,532.50
2014	\$6,481,308.93	\$4,744,413.33	\$1,736,895.60
2015	\$3,495,944.02	\$1,273,500.00	\$2,222,444.02
2016	\$39,988,526.20	\$37,522,443.16	\$2,353,549.70

Source: City of Leavenworth Development Services Department

Year	Commercial New Units*	Commercial New Building Permits*	Significant*** Commercial Remodel/Addition Permits	Residential New Units*	Residential New Building Permits*	Total Building Permits Issued**
2005	37	4	7	10	8	66
2006	23	4	8	5	5	50
2007	7	2	12	37	18	57
2008	0	0	13	4	4	53
2009	0	0	6	4	2	45
2010	25	5	3	1	1	29
2011	38	2	10	1	1	49
2012	12	2	8	3	3	49
2013	6	2	13	2	2	42
2014	1	1	29	3	3	67
2015	0	0	8	7	6	52
2016	3	3	12	14		

ED Policy 1.2: Maintain and enhance the Leavenworth area's natural, historical and cultural amenities and the City of Leavenworth's Old-World Bavarian Alpine Theme, in order to assist in attracting new businesses, retaining existing businesses, and promoting economic vitality.

ED Policy 1.3: Recognize and encourage economic development and diversity.

Encourage ways for businesses and agencies to participate in infrastructure improvements needed to support economic development.

Recognize regional Agri-tourism as a part of the economic matrix of the community; and potential trends in tourism: Wedding; Historical; Culinary; and Wine/beer/spirits with existing recreation and hospitality.

ED Policy 1.4 Encourage new and existing employers to:

Use a wide range of job skills to create employment opportunities for all residents in the Leavenworth Area.

Invest in modernization and environmentally sound technology.

Export of local goods and services throughout the global economy.

Use clean industry, which has minimal impact on environmental quality.

Include cottage and light industries.

ED Policy 1.5: Encourage the management of healthy forest stands to:

Manage timber resources,

Improve fire protection,

Provide employment in forest related activities,

Manage hazardous trees.

ED Policy 1.6: Encourage efficient permitting and design review processes to provide predictability to developers and transparency to the public.

ED Goal 2: Strengthen and build upon Leavenworth's many cultural, historical, recreational amenities and natural setting.

ED Policy 2.1: Recognize, encourage and support the continued success of Leavenworth's cultural resources, including theatre, museum, art, and other resources. When appropriate encourage opportunities for public/private partnerships in the development of Leavenworth's cultural resources, including theatre, museum, art, and other resources.

ED Policy 2.2: Maintain and enhance year-round opportunities for sustainable tourism and a balanced mix of visitor and residential uses.

Develop and explore the area's potential for enhanced facilities, services and events that will appeal to residents and visitors year-round.

Work with a broad spectrum of the community to create public-private partnerships to develop year-round visitor potential.

Develop marketing strategies to maximize tourism opportunities to help maintain existing industries and quality of life for residents.

Promote and develop diversified opportunities that meet the needs of residents and visitors, including cultural, recreational, Agri-tourism and other opportunities.

ED Goal 3: Strengthen, preserve and enhance the Leavenworth Commercial districts as an active and economically viable place to shop, conduct business, reside, and enjoy events. Enhance and attract small and medium sized businesses, which serve the community's needs for goods and services.

ED Policy 3.1: Maintain and enhance the commercial designs including:

the Old-World Bavarian Alpine Theme within the City of Leavenworth as a critical component in the tourist experience and as an economic driver of the tourism economy.

the pedestrian oriented character of the commercial areas, where appropriate.

Providing adequate signage, convenient restrooms and parking

ED Policy 3.2: Promote development of commercial uses that serve local needs and diversify the selection of conveniently located goods and services.

ED Policy 3.3: Promote redevelopment and mixed-use development with residential use of upper floors in the downtown core.

ED Policy 3.4: Encourage development that contributes to the area's small-town atmosphere.

ED Goal 4: Encourage the development of a parking management strategy; and identify parking needs and resolutions.

ED Policy 4.1: Develop and maintain residential, customer, employee, and visitor parking options which reflect changes in demand, reduce congestion and frustration, and provide for the community as a whole.

CAPITAL FACILITIES ELEMENT

Introduction

The Capital Facilities Element compiles an inventory of existing capital facilities owned by the City and other public entities, lists the adopted levels of service, forecasts future projects with projected costs and funding sources. It represents the community's policy plan for public facilities for the next six to twenty years.

Capital facilities include transportation systems, water and sewer systems, stormwater, parks and recreation facilities, fire protection, law enforcement, hospitals, schools and libraries. They have a

Inventory for City Owned Capital Facilities

The inventory of city owned capital facilities has been compiled from other planning documents created at various times. Because the plans represent a “snap shot in time” and development continues to occur these inventories are not intended to be comprehensive. There will always be some discrepancies between the plan and the actual build out of facilities. The most current information on any city facility is maintained by the City Public Works Department.

The 2018 Water System Plan (WSP) provides a comprehensive inventory, system analysis, projected demands, recommended/required improvements and an implementation recommendation. This plan was followed by a Water Treatment Plant Assessment in 2019 which identified immediate and necessary projects to maintain the function of the plant.

The City’s water treatment plant (WTP) withdraws water from Icicle Creek through a intake structure and screen upstream from the WTP. The WTP is located on Icicle Creek approximately three miles south of town. During peak demand in summer irrigation season, the WTP treats approximately 2.0 MGD. Icicle Creek experiences heavy sediment loading during spring snow melt and runoff; the City typically shuts down the WTP during the peak sediment loads. The City’s water rights constrain the instantaneous and annual quantities of water available for withdrawal. The City foresees no significant changes in its planned use of this resource that would adversely impact the quantity and quality of water in Icicle Creek.

The City’s well field withdraws water from a sand and gravel aquifer. Icicle Creek and the Wenatchee River recharge the aquifer. The wells are located adjacent to the City golf course south of town. The three wells have a combined pumping capacity of 3,250 gpm. The City uses the wells year-round to augment supply provided by the Icicle Creek surface water supply. The City’s water rights constrain the instantaneous and annual quantities of water available for withdrawal. The City foresees no significant changes in its planned use of this resource that would adversely impact the quantity and quality of water in the aquifer.

The City has two reservoirs, one off of Icicle Road with a capacity of 800,000 gallons and one at the northern end of Ski Hill Drive with a capacity of 750,000. The Ski Hill reservoir is supported by a booster station near Pine Street.

The 2017 Wastewater General Sewer Plan and Facility Plan provides a comprehensive inventory, system analysis, projected demands, recommended/required improvements and an implementation plan.

The Wastewater Treatment Plant site is located at 1498 14th Street, along the Wenatchee River. In 2020, the City started a comprehensive update to the plant, including a new tertiary treatment facility, headworks equipment, clarifier mechanism replacements, centrifuge dewatering equipment, UV disinfection equipment, cross connection control system, electrical/controls upgrades, and associated demolition, earthwork, site improvement, building modifications, and temporary facilities as needed to maintain operation of the treatment plant during construction.

Additionally, the collection system improvements consist of replacing or rehabilitating approximately 13,000 LF of existing sewer main, referred to as the South Interceptor line. In some instances, existing sewer main will be replaced with a larger diameter main line.

The 2016 Regional Stormwater / Wetland Management Master Plan provides a complete inventory of stormwater facilities, analysis of needs and recommended projects and regulations. Also impacting the City is the Chelan County stormwater system consisting of a system of roadside drainage ditches from Ski Hill Road area (and other portions of the UGA) down Titus Road. These ditches drain into the City of Leavenworth stormwater system.

Leavenworth’s stormwater infrastructure is neatly divided into four (4) drainage basins, i.e. Ski Hill, Downtown West, Downtown East, and Alpensee. A fifth drainage basin, north and east of Alpensee, will eventually be included as annexations occur within the urban growth area (UGA).

Two (2) large tributary areas to the west and north, i.e. Tumwater Mountain and Ski Hill ridge, have a significant impact to the capacity of the existing stormwater infrastructure, i.e. specifically the Ski Hill and Alpensee networks. These tributary areas account for 66% (1,588 acres) of the total 2,614-acre Leavenworth drainage basin. They are directly linked to the lack of capacity in both networks for larger storm events, i.e. 10-year storms or greater.

Additional and replacement of stormwater lines is recommended to address deficiencies in the system.

The community has several City owned and maintained parks, school district facilities, a mix of privately owned parks and is served by the Upper Valley Park and Recreation Service Area (PRSA) which, in addition to working on regional park and recreation opportunities, supports the City pool. The Parks and Recreation Element of this Plan includes a detailed inventory of facilities.

Facility Name	Size (acres)	Facilities	Management
Enchantment Park	39.46	Two softball fields, little league field, park building with restrooms, BBQ stands, and equipment storage, parking area, picnic tables, children’s play equipment, and trails. Wildlife habitat, trails, raft launching, beaches, interpretive signs, groomed ski trails, pump track, and skate park	City of Leavenworth
Waterfront Park	15.12	Beaches, trails, interpretive signs, playground, amphitheater, overlooks, restrooms, picnic tables, parking, groomed ski trails, and wildlife viewing	City of Leavenworth
Blackbird Island	14.12	Trails, interpretive signs, overlooks, groomed ski trails, and wildlife viewing	City of Leavenworth
Lion’s Club Park/Pool	1.76	Picnic shelter, picnic tables, Lion’s Club equipment building with public restrooms, swimming pool, parking area, and landscaping	City of Leavenworth
Front Street Park	1.75	Gazebo, restrooms, benches, arbor terrace, plaza, maintenance storage, interpretive kiosk, and maypole	City of Leavenworth
Trout Unlimited Park	1.6	Boat launch; parking, trails, wildlife viewing	City of Leavenworth

Facility Name	Size (acres)	Facilities	Management
Osborn	2.25	Historic school (vacant), play equipment, covered basketball courts, tetherball stands, swings, and children's play equipment	City of Leavenworth
Icicle River Middle School & Cascade High School	36.09	Athletic fields: softball, soccer and football; basketball courts & parking	Cascade School District
Osborn	2.25	Tennis courts, green space, parking lot, and school administration building	Cascade School District
Alpine Lakes Elementary	16.4	Ball fields and children's play equipment	Cascade School District
Leavenworth Golf Course	102.52	18-hole public golf course with restaurant, shop, storage facilities, and groomed ski trails during the winter season	City of Leavenworth
Frankie's Wayside	0.5	Rest area with benches, shade trees, and water fountain.	City of Leavenworth
Barn Beach Reserve	5.63	Nature, cultural history, arts and outdoor education opportunities, Upper Valley Museum, trails, and signage	Private Non-profit
Chelan-Douglas Land Trust	3.34	Nature, cultural history, and arts outdoor education opportunities and exhibits, Lorene Young Audubon Center, trails, community garden and interpretive signage	Private Non-profit
Enzian Falls – Micro-golf putting course	3.15	Professional putting course	Private, Enzian Falls
Icicle Junction	2.66	Miniature golf, arcade games, swimming pool, and other amenities	Private
Kid's Fishing Pond	n/a	Kids fishing area near trails	Private Non-profit Trout Unlimited

The City of Leavenworth provides solid waste and cardboard collection within the city limits to commercial and large multifamily developments. Waste is collected and transported to the local landfills. Residential collection is contracted with Waste Management which offer both waste and recycling pickup.

Additionally, the City manages a local recycling center at 216 14th Street. The City Recycling Center accepts flattened corrugated cardboard, aluminum, tin cans, and newspaper. Residents residing within the city limits may also dispose of clean yard waste at the recycling center. No commercial yard waste recycling is currently permitted due to the Apple Maggot Quarantine Boundary. However, the City provides yard waste pick-up services to residential customers two times each year, once in the spring and once in the fall. Because the City is in the Apple Maggot Quarantine

area, these materials cannot be transported to Wenatchee and the City has been burning twice a year. In 2020, a new composting facility west of Leavenworth, at the Winton Mill Site, started to provide a year-round collection of materials.

Leavenworth City Hall: The existing city hall building opened in December of 1994, and needs improvement to meet the needs of the City for the duration of the planning period. Funds should be set aside on an annual basis to provide for the replacement of building accessories and future additions.

Festhalle: The Leavenworth Festhalle was completed in 2002, and is a multi-use facility that includes a large 10,000 square foot open event hall, restrooms, lobby, and outside patio area located at 1001 Front Street. The 10,000-sq. ft. event hall accommodates 1,000 theater style, 600 classroom style, 800 banquet style or 50 trade show booths. 24'x40' stage. Its planned usage includes festivals including Oktoberfest, Autumn Leaf festival, Accordion Festival, Ale Fest, Timberrrr Fest, Wine Fest, River Fest, Upper Valley Arts Council, Chamber of Commerce functions, Cascade School District events, Weddings, etc.

Road and Utility Maintenance Shops: In 1998, both Chelan County and the City purchased properties to facilitate their respective shop expansions. Chelan County purchased approximately 35 acres across the road from their existing facilities at the intersection of North Road and Chumstick Highway, and is now using that area for stockpiling road maintenance facilities. The City of Leavenworth purchased property, with an existing warehouse building on it, adjacent to the existing maintenance facilities at 14th Street and Commercial. In 2011, the City purchased an additional lot to the northwest. This area was leveled, and was fenced. Funds will be needed to create a master plan for future development of the overall site.

Parking Lots: In 2012, the City Council continued the parking management plan, and developed and identified four public operated parking areas.

- Parking Lot No. 1 – Upper - Between Front Street and Hwy 2 (formerly the Leavenworth Fruit Warehouse) - 1000 Front Street - 61 parking stalls
- Parking Lot No. 2 - Lower - Between Front Street and Hwy 2 - 1000 Front Street - 90 parking stalls
- Parking Lot No. 3 – Festhalle parking area - 34 parking stalls
- Parking Lot No. 4 - 700 US Highway 2 - 58 parking stalls
- Parking Lot No. 5 – Pool parking area - 71 parking stalls
- Parking Lot No. 6 – WSDOT parking area- total parking stalls to be determined

The transportation system in the City of Leavenworth consists of state highways, arterials, local streets, transit facilities and services, pedestrian and bicycle facilities, and rail lines. The inventory of existing transportation facilities and services was updated as part of the Transportation Element.

The City’s Major Arterial is Chumstick Highway, a north-south arterial with two 11-foot travel lanes and 2-foot paved shoulders, and a sidewalk available on the northwest side of the road, within approximately 60 feet of right-of-way. Within the City, the posted speed limit is 25 mph.

Street Name	Classification	Posted Speed	Sidewalks	Bike Lanes
Ski Hill Drive	Secondary Arterial	25 mph	Partial	Partial

Street Name	Classification	Posted Speed	Sidewalks	Bike Lanes
Titus Road	Secondary Arterial	35 mph	East side	
Pine Street	Secondary Arterial	25 mph	Mostly	Mostly
Fir Street	Secondary Arterial	25 mph		
Icicle Road	Secondary Arterial	25 mph	Partial	
East Leavenworth Road	Secondary Arterial	25 mph		
Front	Collector	25 mph	Partial	
Commercial	Collector	20 mph	Partial	
West Commercial	Collector	25 mph		
Ninth	Collector	25 mph	Yes	
Mill	Collector	25 mph	Partial	
Mine	Collector	25 mph		
Evans	Collector	25 mph	Partial	
Burke (partial)	Collector	20 mph		
Birch (partial)	Collector	20 mph	Yes	
Price (partial)	Collector	25 mph	Yes	
Sherbourne (partial)	Collector	25 mph	Yes	

Inventory of Non-City Provided Capital Facilities

The library is located in Leavenworth on the ground floor of the City Hall building. Library services are provided by the North Central Regional Library System, whose headquarter library is located in the City of Wenatchee. The regional library also provides mail order library services.

In 2009, BNSF and Amtrak built Icicle Station providing rail service to the community, approximately one mile from Leavenworth on North Road. The station and parking area are managed by the city along with a two small shelters, one open and one enclosed. The track and 600' platform is managed by BNSF Railway.

LINK Transit provides local and regional bus service to Leavenworth. A variety of services are offered, paratransit service, and a DART (Dial-A-Ride) service and traditional bus stops at the following locations:

- Ward Strasse Park & Ride (100 parking space capacity)
- Highway 2 and Riverbend Drive
- Highway 2 and the Forest Service office (12th Street)
- Link Transit Leavenworth Park & Ride on Highway 2
- Highway 2 and City Hall
- WSDOT Park & Ride on Highway 2 (42 parking space capacity)
- Highway 2 and 9th Street
- Highway 2 and Icicle Road intersection.

Route 22 offers transit service to Leavenworth, Peshastin, Dryden, Cashmere, Monitor, Olds Station, and North Wenatchee. In 2020, LINK re-established a in town commuter bus which runs from Ward Strasse Park & Ride along Highway 2 to Icicle Road. Link Plus (paratransit) service is provided for

persons with disabilities who cannot use fixed-route service. Link Plus is available in the same areas that the fixed-route bus travels and expands 3/4 of a mile on each side of the route. It operates on next day reservation requests. The Greater Leavenworth Area is also served by a Dial-A-Ride (DART) service. This service is available to anyone, regardless of age, disability, trip origin, or destination. The general public may use it for all trips that are not served by Route 22.

Cascade School District No. 228 is a Class-A public school district in Chelan County, Washington. The district includes the communities of Dryden, Lake Wenatchee, Leavenworth, Peshastin, Plain and Winton. The Cascade School District was formed in 1983 by consolidation of the Leavenworth and Peshastin-Dryden School Districts. The district presently has five schools (Cascade High School, Icicle River Middle School, Alpine Lakes Elementary School, Peshastin-Dryden Elementary, Beaver Valley Elementary School), three of which are within the city limits of Leavenworth along with other ancillary buildings/facilities, including the district office. Additionally, the District provides several learning programs, such as the Kodiak Cubs for pre-kindergarten, migrant/bilingual, special education, homeless assistance, highly capable, special services, Discovery School, a program of Cascade High School located at the Leavenworth National Fish Hatchery, Cascade Home Link, an alternative learning experience serving grades K-8, and the Kodiak Virtual Academy, an online program serving grades 6 – 12.

For Leavenworth students in the 2020-2021 year, they attend: Beaver Valley Elementary School, grades K-5, located at 19265 Beaver Valley Road, Plain; Peshastin-Dryden Elementary School, grades K-2, located at 10001 School Street, Peshastin; Alpine Lakes Elementary School, grades 3-5, located at 500 Pine Street, Leavenworth; Icicle River Middle School, grades 6-8, located at 10195 Titus Road, Leavenworth; and, Cascade High School, grades 9-12, located at 10190 Chumstick Highway, Leavenworth.

Future facility needs include updated switchgear for the Career and Technical Education building located on the Cascade High School campus and upgraded roofing for the warehouses and for the district office. In addition, Cascade School District is constructing a greenhouse in order to replace the one that was removed in 2016 for the new high school construction.

BUILDING	BUILT	REMODELED
Peshastin-Dryden Elementary (K-2) 10001 School Street, Peshastin		1984, two classrooms added in 1992, extensive remodel/modernization 2018
Alpine Lakes Elementary (3-5) 500 Pine Street, Leavenworth	2018	
Icicle River Middle School (6-8) 10195 Titus Road, Leavenworth	1992	2014 HVAC upgraded with AC
Cascade High School (9-12) 10190 Chumstick Hwy, Leavenworth	1966	1984, extensive remodel and expansion 2017 / 2018 and shop remodel in 2019
Cascade CTE Building 10190 Chumstick Hwy, Leavenworth	1967	Upgraded in 1984 and again in 2019/2020

Beaver Valley School (K-5) 19265 Beaver Valley Road, Leavenworth	2001	
BUILDING	BUILT	REMODELED
Winton School Beavery Valley Road	1940s	2002 Building moved to Plain
District Office 330 Evans Street, Leavenworth	1945	Remodeled in 1984
Special Services Offices 520 Pine Street, Leavenworth	1990	Added offices to basement 2016, removed ½ garage 2018
Transportation Bus Garage 10150 Titus Road, Leavenworth	1992	
Discovery School Fish Hatchery Road, Leavenworth		2012 installed old model modular
Warehouse/Maintenance 220 Price Street, Leavenworth		
Pine Street Property From 520 Pine – Titus Road	2018 Built play field	Out buildings removed in 2016 – Original structures built 1935-1940
Osborn Elementary School 225 Central, Leavenworth	1955	1984 Remodeled – June 2019 discontinued use

The Chelan County Sheriff’s Office is contracted by the City to provide police protection services to Leavenworth and its UGA. There is a field office located in Leavenworth.

The Regional Law and Justice Building in Wenatchee houses the headquarters of the sheriff’s office, the jail, and the County prosecuting attorney’s office. The Chelan County Regional Justice Center is a 267-bed adult correctional facility, located in the city of Wenatchee that serves a population of over 94,000 people and encompasses a geographical area of over 5000 square miles.

The county and the cities within the county built a juvenile detention facility, located near the county buildings in Wenatchee, which opened in July, 1998. The capacity of the facility is 50 beds, and it has been averaging daily use of about 31 beds. The facility primarily serves Chelan County.

On November 6, 2012, a ballot measure to annex Fire District No. 3 was approved. This proposition made the City of Leavenworth a part of Chelan County Fire District No. 3. The fire district had been providing service to the City since 1989. Chelan County Fire District 3 provides fire protection for the Leavenworth area and the Chumstick valley. Outside of the fire district boundary, fire protection services are coordinated between the district, Washington Department of Natural Resources and the U.S. Forest Service pursuant to a Forest Lands / Fire Protection Agreement.

Fire Station No. 31 - Main Station, located at 228 Chumstick Road, Leavenworth and Station No. 32 - Camp 12 Road, located at Mile Post 7 Chumstick Road.

The equipment at Station No. 31 (Main Station/ Shop Facility) includes two Type 1 fire engines/pumpers, 1 tender, 2 brush trucks, 1 rescue truck, 3 command trucks, 1 ladder (110ft) truck, and 2 service vehicle; and, at Station No. 32, one pumper and one tender. Additionally, at the end of 2020 or early 2021, the District will receive 3 new apparatus.

Future needs include replacing the ladder truck and expanding the training grounds and resident quarters. The size and timing of future improvements will depend on funding.

The Chelan County Public Hospital District No. 1 (Cascade Medical) services over 1,200 square miles of southwestern Chelan County. The district extends from Stevens Pass and Glacier Peak on the western boundaries to a point near the Peshastin Pinnacles, just outside of Cashmere, on the eastern boundary, and from the Entiat Ridge on the northern boundary to Blewett Pass on the southern boundary. The City of Leavenworth is the largest community within the district and the only incorporated municipality. The district also serves the unincorporated areas of Peshastin and Dryden, and the outlying communities of the Icicle Valley, Plain, Lake Wenatchee, Winton, the Chumstick Valley, and Blewett Pass.

Cascade Medical operates an acute care and swing bed hospital; a Level V emergency department; a Rural Health Clinic; Physical and Occupational Therapy services; Laboratory; Radiology; endoscopy services; and ambulance services staffed with licensed paramedics and EMT's. The hospital currently is licensed for 12 beds, with nine set up. The hospital and clinic are staffed with approximately 132 full-time equivalent health care professionals and support staff. In 2012, Chelan County Public Hospital District No. 1 constructed approximately 20,219 square foot, two story addition to the existing hospital structure and performed a remodel of existing space.

There are no plans for improvements to the Cascade Medical facility, however, the limited parking and limited physical footprint are recognized as items which continue to need solutions as part of the long-term strategy.

Level of Service

The term Level of Service (LOS) refers to the minimum capacity for public facilities or service that is planned to provide an appropriate measure of need. LOS can range from a precise measurement such as the response time for a fire engine to how much open space should be provided for parks. LOS needs to be consistent with the growth projections of the Land Use Element. If the LOS is set too high, they may result in the community not achieving its growth objectives. If the LOS is too low, they may adversely impact the quality of life in the community.

Concurrency describes the situation in which adequate facilities, defined as the LOS, are available when the impacts of development occur, or within a specified time thereafter. The City of Leavenworth requires concurrency for sanitary sewer, domestic water, stormwater, sidewalks and roads. Concurrency is required at the time of final plat approval and/or the issuance of a building permit.

Level of Service Standards

Street System: Major and Minor streets and Arterials/Collectors have a LOS D. The Washington State Department of Transportation has adopted a LOS of D for Highway 2.

Water System Level of Service: Supply facilities shall have sufficient capacity to meet the system

max day demand, projected to be 3.09 MGD (millions of gallons) per day in 2028. Additionally, the LOS for distribution system leakage is 10% or less. Currently it is at over 25%.

Wastewater Level of Service: water flow of 0.51 MGD (millions of gallons) per day.

Stormwater Level of Service: Retention of 25-year storm event.

Parks and Recreations: No specific level of service has been defined for parks; however, the Shoreline Master Program calls out the goal for shoreline public access is (a) more than 90% of resident population within 15 miles of regional boating, fishing, trails, parks and open space facilities; (b) more than 50% of resident population within 1.5 miles of local/community shoreline parks and trails; and, parks/open space - playground at 0.5-1.5 acres per 1000 population, parks/open space – neighborhood at 2.5 acres per 1000 population and park/open space – community at 3.5 acres per 1000 population.

Solid Waste: (commercial and multi-family accounts): Up to six days a week, including holidays

Schools: The current (2019-20) student to teacher ratio is 14:1.

Fire Suppression Level of Service Water Supply: The fire suppression storage is provided by the City Water System. Pursuant to WAC 246-290-221, the minimum pressure of 20 psi, at all service connections are required. Greater fire suppression requirements for individual structures may be specified by the local fire district or County Fire Marshal; however, the City is not obligated to provide fire flow beyond 20 psi. In general, the City sets the following fire flow criteria for each development type, as follows: Single Family Residential 1,500 gallons per minute for 1 hour; Multi-Family Residential, Schools, Commercial (general, tourist and light industrial) 2,500 gallons per minute for 2 hours; and Downtown (central) 3,500 gallons per minute for 3 hours. However, for new structures, the City may require water system facilities capable of supplying a higher fire flow than shown above

Level of Service Fire Suppression: Response time for the city and the UGA should be between 5 and 10 minutes.

Goals and Policies

Goals and policies provide guidance related to the growth and development patterns, bringing an underserved area up to a level of service standard, or provide phasing guidance to help decision-makers time the sequence of providing services. The following goals and policies are not listed in a priority order.



CF Goal 1: Provide. Develop and maintain City-owned capital facilities (water, storm, and sanitary sewer, streets, parks, solid waste and public facilities) and support the development of non-city owned facilities (schools, fire, law enforcement, hospital and library) are capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

Policy 1.1: Consider establishing level of service standards for all capital facilities.

Policy 1.2: Anticipate and plan for the extension of capital facilities for the city and into the Urban Growth Area. When facilities are outside the UGA, encourage shared responsibilities for financing projects among and between agencies, utility purveyors, special purpose districts, and the private sector, see Goal 4.

Policy 1.3: In establishing utility rate structures for City utilities such as water, wastewater and garbage, the City will recognize maintenance and operation costs, debt service and replacement costs.

Policy 1.4 (Utility Easements): Ensure utility easements capable of accommodating present and anticipated utility extensions are required to be recorded by the developer, as approved by the City, at the time of development.

Policy 1.5 (Water Facilities): Obtain rights to surface and/or underground water sources adequate to meet anticipated needs.

Policy 1.6 (Water Facilities): Priority for water use/connection is first for properties within the City limits then the UGA and finally the remaining water service boundary area.

Policy 1.7 (Water Facilities): Improve and maintain an efficient Water System through the following actions: (1) keep water billed vs production differences less than 3%; (2) address and minimize water loss through accurate record keeping, metering of consumption and limiting hydrant use to only pre-authorized activities; (3) identify and establish water conservation measures; (4) coordinate multiple individual water taps to transmission mains; (5) maintain the water system in good working order.

Policy 1.8 (Stormwater Facilities): Develop and implement an ongoing maintenance and expansion program for the existing storm-water system which will improve the functioning of the existing system.

Policy 1.9 (Wastewater Facilities): Maintain an efficient water treatment and facilities collection system to ensure adequate capacity and environmental protections.

Policy 1.10 (Park Facilities): Support updating the comprehensive recreation plan to aid in determining the actual recreation demand and scope of needed facilities (trails and parks) for the planning area. This plan should address trail systems for pedestrians, biking, cross-country skiing, snowmobiling, and bridle trails.

Policy 1.11 (Park Facilities): Support partnerships with other public agencies and private entities, such as the Upper Valley Parks and Recreation Service Area, the Winter Sports Club, Trout ~ Unlimited and others, which provide recreational facilities within the UGA and the region.

Policy 1.12 (Park Facilities): Encourage the preservation and/or increase the amount of publicly-owned park properties by protecting the existing facilities from land conversions.

Policy 1.13 (Street Facilities): Ensure that the Transportation Element projects are reflected in the Capital Improvement Plan.

Policy 1.14 (Solid Waste): Encourage innovate and new technology to reduce and streamline solid waste.



CF Goal 2: Coordinate. Encourage and support non-city owned capital facilities (schools, fire, law enforcement, hospital and library) capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

Policy 2.1: Develop, maintain, and support partnerships with non-city owned facility providers.

Policy 2.2: Encourage the school district to pursue capital facilities planning efforts to accommodate the projected needs of the expected population growth in the Leavenworth area.

Policy 2.3: Provide adequate police and fire personnel and equipment to ensure that the public is well served and protected.

Policy 2.4: Support the expansion of the Chelan County Fire District #3 to provide adequate fire protection to all in terms of quantity and quality of facilities, equipment, and manpower.

Policy 2.3: Encourage the shared use of community facilities such as parks, libraries, and schools.



CF Goal 3: Enhance. Improve capital facilities, particularly City-owned capital facilities, to meet their adopted levels of service; and, when fiscally practical, exceed their adopted levels of service.

Policy 3.1: Support improvements to capital facilities, as recommended by a capital facilities plan (such as the Water System Plan, Wastewater General Sewer Plan and Facility Plan and the Stormwater/Wetland Management Master Plan).

Policy 3.2: Encourage recycling and develop / implement recycling program to reduce waste stream to landfills.



CF Goal 4: Concurrency. Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established standards.

Policy 4.1: In order to ensure established levels of service are not diminished by development; growth should pay for growth with exceptions for project identified by the City as beneficial to the community, such as, affordable housing.

Policy 4.2: The City should consider the use of innovative financing strategies for capital improvements, which minimize the financial cost to taxpayers and provide for the equitable assignment of costs between existing and new development.

Policy 4.3: The City encourages the use of Local Improvement District (LID) financing for improvements in existing developed areas which may not have facilities that meet the current standards.

Policy 4.4: Proposed developments, which are within the Urban Growth Area but beyond the City limits, shall be reviewed to ensure extensions of City water, sewer and/or storm sewer facilities concurrently with development, to be paid for by those who are benefiting from the extension, and may include annexation into the City as a requirement.

Policy 4.5: Require individual projects to pay for new and/or expanded capital facilities necessary to serve their development, often stated as “growth pays for growth.” Except, where a substantial public or system-wide benefit can be demonstrated, the City should consider participating in the costs of capital facilities improvements which are made in conjunction with development projects.



General Goal 5: Essential Public Facilities. Support the placement of essential public facilities, which include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, transit facilities, correctional facilities, solid waste handling facilities, inpatient facilities, substance abuse facilities, mental health facilities, group homes and secure community transition facilities.

Policy 5.1: Support essential public facilities identified by the county, city or state, by regional agreement, or by the Office of Financial Management to be placed in consultation with affected agencies and with public input and consideration.

Policy 5.2: Encourage essential public facilities to be located within the City or UGA unless they are self-contained and do not require the extension of urban governmental services.

Capital Improvement Plan

The Capital Improvement Plan (CIP) outlines the City’s plan for achieving the goals, objectives and service delivery levels desired by the City Council. The purpose of this plan is to forecast and match projected revenues and major capital needs over a six-year timeframe. Capital planning is an important management tool that strengthens the linkages between community infrastructure needs and the financial capacity of the City.

The CIP is updated annually to ensure that it addresses new and changing priorities within the City. It identifies which foreseeable needs will require future action in order to be completed. The availability of funding sources, such as bonds, levies, tax or rate increase, loans or grants is often necessary to complete larger projects. Often projects requiring grant funding must be identified in the CIP to ensure that it has been reviewed and planned for comprehensively by the City. If funding is not available for any given project, it is assumed that the project will be re-evaluated and timelines adjusted to meet the community need.

								2026	
City Hall	Refurbishment - interior/exterior paint	40,000	General Fund	40,000					
City Hall	Carpet		General Fund						
City Shop (Water Plant)	Reconstruct and expand lab and office /basement (essential improvements)	400,000	Water Fund	400,000					
Front Street Restrooms	Enlarge and reconstruct restrooms	800,000	1/2 Lodging Tax; 1/4 Water, 1/4 Sewer	800,000					
Gazebo	Reconstruct basement	50,000	General Fund					50,000	
Cemetery Improvements	Platting niches, adding new spaces, landscaping	100,000	City General Fund		40,000	60,000			
REVENUE SOURCES									
City General Fund									
City Water Fund									
City Sewer Fund									
City Lodging Tax Fund									

Waste Water Treatment Update	Update Wastewater plant for implementation of new TMDL requirements (Phase 1, and 3); Collection System Smoke Testing; Clean and Video Inspection - Phase 2 is South Interceptor	14,500,000	City Waste Water Fund & Rural Development Grants & Loans		4,000,000				
South Interceptor Sewer Trunk Line	Replacement of Trunk Line - Phase 2	1,648,362	Rural Development Grant						
Ski Hill Combined Access Manholes	Upgrade, eliminate and combine manholes.		Rural Development Grant						
City-wide sewer main line	Evaluate and prioritize sewer mainline replacement	80,000	City Waste Water Fund			80,000			
REVENUE SOURCES									
City General Fund									
City Waste Water Fund									
Clean Water State Revolving Fund									
Rural Development									
Other:									
Well Pump 2	Rebuild well #2	70,000	City Water Fund		70,000				
City-wide water main line	Evaluate and prioritize water mainline replacement	80,000	City Water Fund		80,000				
Stafford Street	Improve existing water line size to promote infill								
Cedar Street	Connect existing 8" lines to promote infill								

Water Supply Improvements	Water Treatment Plant	300,000	City Water Fund	300,000					
Water Plant Improvements	Two options 4-7 million	7,000,000	City Water Fund, Rural Development		100,000	500,000	500,000	5,500,000	400,000
Water Main Transmission Line Replacement	Replacement from Treatment Plant to well field	3,000,000	City Water Fund, Rural Development			200,000	2,800,000		
Water Booster Zones	Zone 2 (1300 elevation - Ski Hill) - upgrade booster pump capacity	40,000	City Water Fund		40,000				
Pressure Reducing Valve	PRV between Zone 2 (Titus Road) and Zone 1 (Chumstick Hwy)	50,000	City Water Fund		50,000				
Water Supply Transmission	East Leavenworth - replacement	3,200,000	City Water Fund, Rural Development		200,000	1,000,000			2,000,000
Downtown Transmission	800LF of 12" main on Front from 8th to between 9th and 10th	220,000	City Water Fund					20,000	200,000
Control System	Reservoirs and booster station	150,000	City Water Fund			150,000			
REVENUE SOURCES									
City General Fund									
City Water Fund									
Public Works Trust Fund or Drinking Water State Revolving Fund or Rural Development									
Community Block Grant or Other									
Alpensee - Cascade High School	Chumstick Road: Replace 84LF of 18" dia. Pipe with 30" dia pipe	17,000	Stormwater Fund & General Fund		17,000				

Ski Hill - Basin BS-4D	Whitman Street - slip line 829LF of 18" pipe	83,000	Stormwater Fund & General Fund				83,000		
Downtown East	Commercial Ave: Division to 14th - slip line 1159LF of 18" pipe	116,000	Stormwater Fund & General Fund						116,000
REVENUE SOURCES									
City General Fund									
City Stormwater Fund									
Public Trust Fund									
Community Block Grant									
Land Purchase	Osborne School Site or Other (estimated cost range of 400-600,000)	400,000	City General Fund (dedicated fund)	400,000					
Park Planning	Osborne School Site or Other	30,000		30,000					
Park Development	Osborne School Site or Other	50,000			50,000				
Front Street Park Rehabilitation	Design and refurbishing	329,528				329,528			
Lions Club Park Pavilion	Construct new pavilion	300,000	Lions Club, City General Fund		300,000				
Pocket Park Development	POPLAR STREET New residential pocket parks	175,000							175,000
Royal Lady Plaza	New triangle park with possible sculptures, water feature, and Bob and Ted Memorial	360,000	Downtown Master Plan, donations, City General Fund	30,000	100,000	230,000			
Waterfront Park	Additional Parking	250,000		50,000		200,000			
Waterfront Park	Install restroom facility along trail system near Barn Beach Reserve	110,000							110,000

City Pool	Building improvements - shade canopy / Slide / Concrete	100,000		100,000					
REVENUE SOURCES									
City General Fund									
City Street Fund									
City Pool Fund									
RCO grant									
National Recreational Trails Program									
Land and Water Conservation Fund									
Pine Street Phase II	Titus Road to Chumstick Hwy: this transportation study will look at roadway design and intersections critical to the planning	125,000	City 25,000; Chelan Douglas Transportation District	125,000					
Pine Street Phase II - development	Titus Road to Chumstick Hwy: street construction, sidewalk, stormwater, waterline and sewer; Chumstick and Fir Street intersection resolution	5,025,861	City General/ Street/TBD/REET - Grants?					2,000,000	3,025,861
14th Street - Front to Commercial	Reclamation asphalt overlay sidewalks west side	514,100	City 25,800 other (which fund), and TIB \$ 488,300	514,100					
Parking Lot Improvements (P1)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	135,000	City Parking Fund		135,000				

Parking Lot Improvements (P2)	Drainage, lighting, fencing, signage and landscaping	75,000	City Parking Fund		75,000				
Parking Lot Improvements (P3)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	130,000	City Parking Fund			130,000			
Parking Lot Improvements (WSDOT)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	600,000	City Parking Fund		600,000				
West End Restrooms	New Restrooms (WSDOT parking lot)	290,000	City Parking Fund - Can include utility funding as well				290,000		
Parking Study Improvements	Additional way finding signs	50,000	City Parking Fund			50,000			
Multi-use Trail: Chumstick to Titus Road	Construction of 10' wide multi use trail on the north side of Rattlesnake Hill	150,000	Ped/Bike Safety Grant Application 2018?		150,000				
Residential Street Restoration Program	Asphalt Overlays for 1. Orchard Street - Pine to Evans; 2. Scholze Street - Commercial to Enchantment Way; 3. Benton Street - Ski Hill to Evans; 4. 14th Street - Front to Commercial; 5. Commercial Street - Division to 14th; 6. Joseph Street	360,000	City Street/TBD Funds	60,000	60,000	60,000	60,000	60,000	60,000
Sidewalk Addition Commercial & Scholze	Construction of new sidewalk to extend existing sidewalk to entrance to Enchantment Park	800,000	City Street/TBD Funds, TIB (connection of park to downtown)			800,000			
REVENUE SOURCES									
City Street and/or TBD Fund									
City REET Fund									
City Parking Fund									
Transportation Improvement									

Board									
Safe Routes to School									
Pedestrian and Bike Safety Grants									
Surface Transportation Program									
CDTC/WSDOT Funding									

Utilities Element

Introduction

The Utilities Element provides an inventory of existing utilities, current capacities, and identifies the future needs to accommodate for the expected population growth.

The inventory presented in this element provides information useful to the planning process. It does not include all of the data or information that was gathered; however, it presents the relevant information. Additional data is listed in the bibliography and can be obtained at the county. Many public and private agencies are involved in regulation, coordination, production, delivery, and supply of utility services. The city is not served by natural gas; however, individuals may install and use propane systems with a city building permit.

Electrical Utilities

All public electric power in the planning area is provided by the Chelan County Public Utility District #1 (PUD), a special purpose public agency that is governed by an elected board of commissioners. The PUD, as a public utility, provides service in its service area. The PUD is working with the community to find a location for a new substation in the Leavenworth area to support growth and development in the Upper Valley. The existing double-bank substation serving this area is nearing capacity. In October of 2013, Chelan County PUD began a conversation with their customer-owners about how our actions as a public power utility could enhance the quality of their lives. This was a new chapter in the journey toward achieving the "ideal" of public power's commitment to service, stewardship, and customer satisfaction. The 2015-2019 Strategic Priorities is hereby adopted by reference. In addition, the "Catching Up and Creating a Sustainable Future" Generation & Transmission 2015-2019 Business Plan is hereby adopted by reference.

Phone, TV Cable and Internet

Frontier and LocalTel provides many services within Leavenworth and its planning area. Charter provides Spectrum TV™, internet and phone services within Leavenworth and its planning area; and holds a franchise agreement with the City of Leavenworth. Chelan County is also served by Verizon for cellular and telephone service. Cellular and optical fiber technologies are transforming the way service is delivered in Chelan County. Like electricity, the provision of telecommunication services is driven by the needs of its customers. As the County grows, telecommunication facilities will be upgraded to ensure adequate service levels. It is also feasible that facilities will be upgraded as technology advances.

Icicle & Peshastin Irrigation District

The Icicle Irrigation District (IID) was formed as an official irrigation district in 1917. The Icicle Irrigation District is made up of approximately 39 miles of canals, pipelines, flumes, and tunnels. The system is administratively broken into six sections serving approximately 4,300 acres of orchards, primarily apple and pear, and some pasture and lawn, and provides

irrigation water on both sides of the Wenatchee River. The Peshastin Irrigation District (PID) serves about 3,700 acres along the west side of the Wenatchee River, from just south of the Leavenworth siphon to just west of the City of Cashmere. The two districts are under the same management and are collectively known as the Icicle/Peshastin Irrigation District (IPID). Within the Icicle Creek watershed are a number of mountain lakes used by IID to enhance Icicle Creek stream flow. These lakes have low profile dams that allow control of lake out flow. During months of high irrigation demand and reduced Icicle Creek flows downstream of the IID irrigation diversion, extra water from the lakes can be released to increase stream flow. There is a total of five lakes that are used to this end: Colchuck, Square, Eight mile, Clinique, and Snow.

City of Leavenworth Utilities (Domestic Water, Sanitary Sewer, and Stormwater)

The City's Domestic Water, Sanitary Sewer, and Stormwater facilities are referenced and inventoried in the Capital Facilities Element.

Goals and Policies



UT Goal 1: Provide public utilities in a manner which is compatible with the natural environment and which assures the orderly economic development of land.

UT Policy 1.1: Require effective and timely coordination of all public and private utility trenching activities including:

- Encouraging Chelan County, Washington State Department of Transportation, and the City of Leavenworth to coordinate their roadway projects with planned utility expansions, improvements, or extensions where shared sites or rights-of-way may be appropriate.
- Promote the coordination of Chelan County, the City of Leavenworth, the irrigation district and other utility purveyors to coordinate their utility expansions, extensions, or improvements where shared sites or rights-of-way may be appropriate.
- Encouraging the consolidation of utility and communication facilities when feasible.

UT Policy 1.2: Require all new and existing transmission lines, electrical distribution, and communication lines to be installed underground where feasible.

UT Policy 1.3: Consider development requirements that reduce cost of placing and maintaining utilities, such as: alternative methods to open cut trenching like directional drilling and/or boring.

UT Policy 1.4: Require the placement of cellular communication facilities in a manner to minimize the adverse impacts on adjacent land uses. Encourage the use of stealth or screening measures to reduce visual clutter.

UT Policy 1.5: Encourage conservation and use of cost-effective alternative energy sources for new and remodeling construction activities.