

APPENDIX A: COMMUNITY PROFILE AND LAND USE

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A.1 KEY ISSUES

ISSUES IDENTIFIED IN THIS APPENDIX

- Leavenworth’s population allocation is in line with their historic growth. To meet its allocation, Leavenworth’s population must grow 21 people per year.
- Median household income increased by 119% over the past decade, reaching \$74,653 in 2023—comparable to the county’s median of \$78,306.
- Leavenworth’s poverty rate is lower than the county’s, with 6% of the population living below the poverty threshold, compared to 9% county-wide.
- The city has a lower age dependency ratio than the county, indicating fewer young and elderly residents relative to the working-age population.
- Nearly 50% of residents hold a bachelor’s degree or higher, and over 90% have at least a high school diploma.

A.2 COMMUNITY PROFILE

POPULATION: HISTORIC AND ALLOCATED GROWTH

Between 2010 and 2024, Leavenworth added 45 people per year on average (Exhibit 1). Leavenworth’s 2046 population allocation is an additional 498 people from the 2022 estimate, or a total of 3,539 people in 2045. The analysis for Land Capacity and population is discussed in the memo in Appendix B.

Exhibit 1. Historic population growth and population allocation

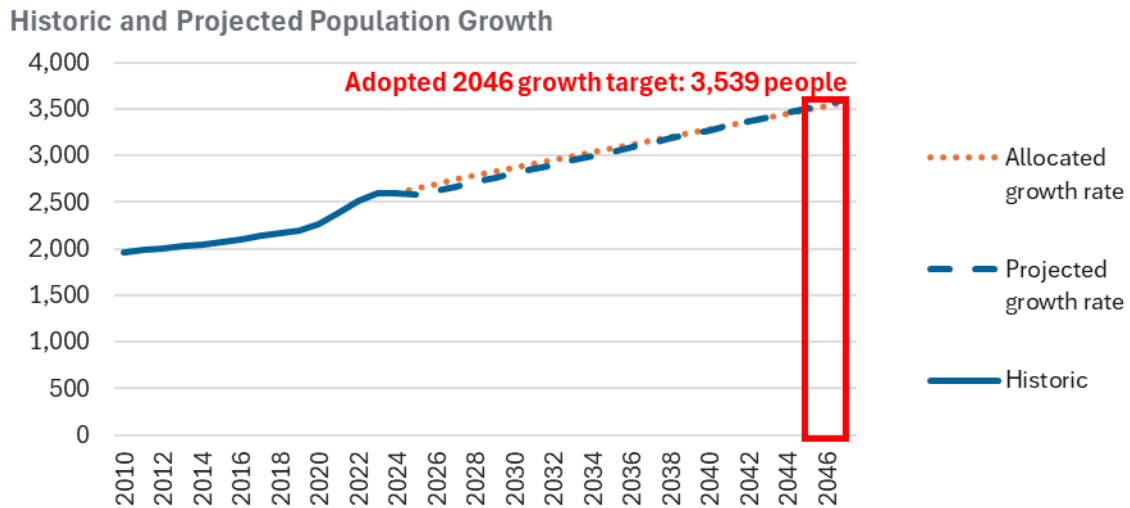
Year	Population Estimate	Annual Change
2010	1,965	-
2011	1,987	+1.12%
2012	2,005	+0.91%
2013	2,023	+0.90%
2014	2,037	+0.69%
2015	2,068	+1.52%
2016	2,095	+1.31%
2017	2,136	+1.96%
2018	2,168	+1.50%
2019	2,197	+1.34%
2020	2,263	+3.00%
2021	2,390	+5.61%
2022	2,515	+5.23%
2023	2,590	+2.98%
2024	2,595	+0.19%

Washington State Office of Financial Management April 1st Estimates

Leavenworth Growth Allocations Chelan County Ordinance 2024-18	
2022 Estimate	3,041
2046 Allocation	3,539
Change	+498
Growth Rate	+16.37%
Annual growth rate to meet allocation (individuals)	21

The population allocation reflects a slightly lower growth rate than the historic average, seen in Exhibit 2. If Leavenworth were to achieve its full 2046 population allocation, the average annual growth rate would be 43 people per year, or a one percentage point increase. Assuming growth consistent with the previous 10 years and using a liner projection model, Leavenworth’s population could grow to 3,555 people by 2046. The linear growth scenario reflects a difference of 16 people in the city in 2046 compared to the allocated growth scenario.

Exhibit 2. Forecasted population growth and 2046 allocation



Sources: Office of Financial Management April 1st Estimates; Chelan County Ordinance 2024-18

As seen in Exhibit 3, the historic average annual growth rate aligns with the city’s population growth target set by the County. This suggests that achieving the city’s growth target will require maintaining a rate of growth consistent with past trends. However, this level of growth is typically constrained by the availability of housing. Actual population demand is closely tied to the existing housing stock, which is discussed in more detail in Appendix B.

Exhibit 3. Forecasted population growth and 2046 allocation

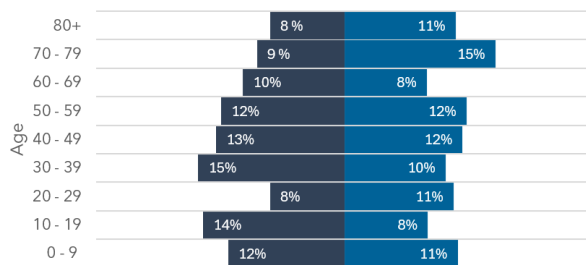
	Average Annual Growth (People)	Average Annual Growth Percentage
Historic growth (2010-2024)	45	2.02%
Allocated growth scenario (2026-2046)	43	1.42%
Difference (Allocated – Historic)	-2	-0.6 percentage point

AGE AND ABILITY

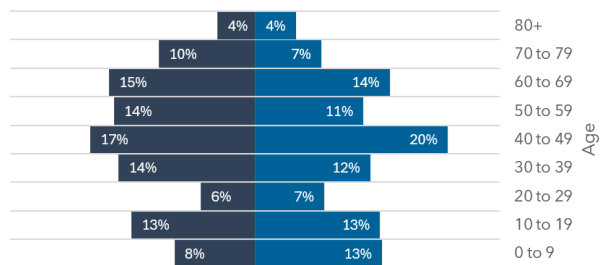
Over a third of Leavenworth’s population is between the ages of 40 and 49. The share of young people between 20 to 29 years old decreased, from 19% to 13% of the population. Similarly, between 2013 and 2023, the share of older people shrank from 19% of the population to only 8%. Looking at the county’s population, generations remained relatively evenly distributed, as seen in Exhibit 4. In 2023, the median age for the county’s population was 41, and 42 for Leavenworth.

Exhibit 4. Population pyramid for Leavenworth and Chelan County

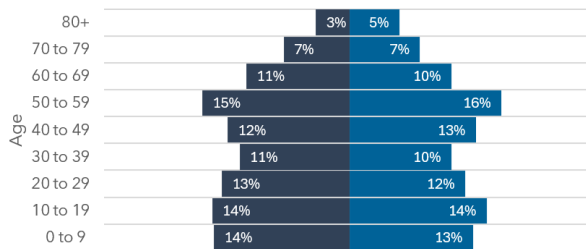
Leavenworth 2013



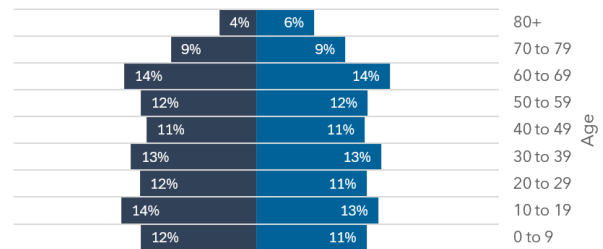
Leavenworth 2023



Chelan 2013



Chelan 2023



■ Male ■ Female

■ Male ■ Female

Source: 2023 ACS 5-Year Estimates, Table S0101

Just over half of Leavenworth’s population is of working age. Leavenworth’s age dependency is lower than the county’s, reflecting fewer young and elderly people compared to the working age population (Exhibit 5). In 2023, 14% of households were 4 people or more households, which is lower than the county’s estimate with 22% being 4 people or more households.¹

¹ U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2023, Table S2501.

Exhibit 5. Age dependency

	Chelan County	Leavenworth
Age dependency ratio	76.3	67.3
Old-age dependency ratio	36.1	30.7
Child dependency ratio	40.2	36.6

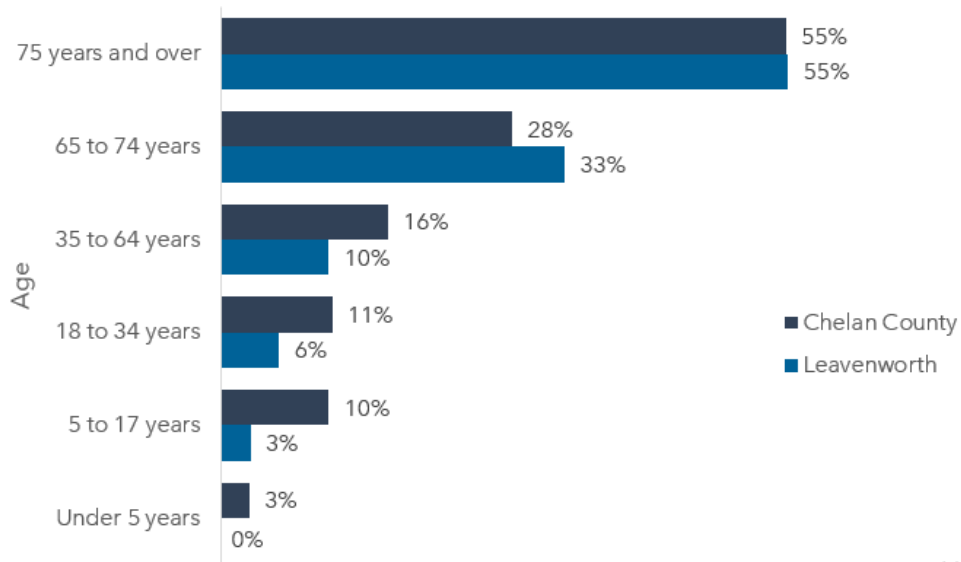
Per 100 people
 S0101

Source: 2023 ACS 5-Year Estimates, Table

The proportion of the population with disabilities is similar between Leavenworth and the county. Elderly individuals are the most likely to identify as having a disability. In 2023, children in Leavenworth had a lower incidence of disability compared to the county.

Exhibit 6. Disability by age

Disability by age, 2023

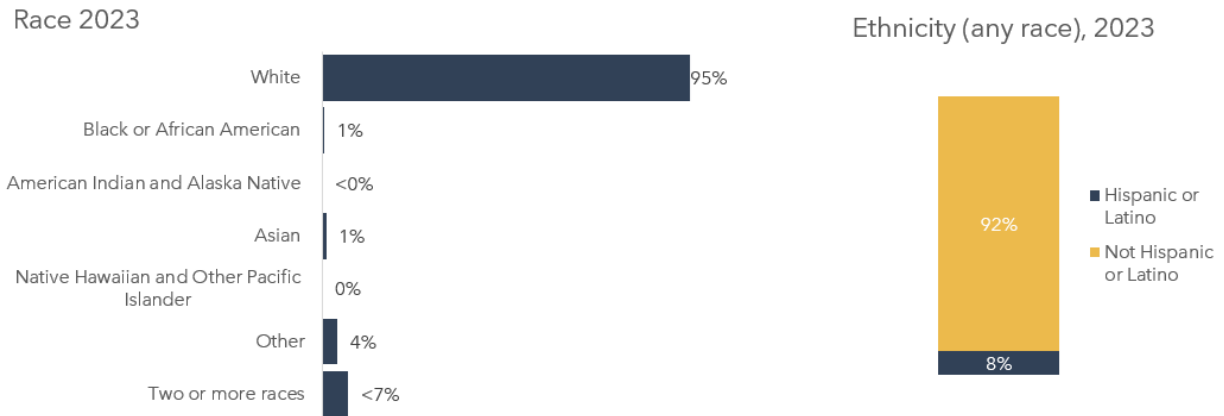


Source: 2023 ACS 5-Year Estimates, Table S1810

RACE, ETHNICITY, AND LANGUAGES SPOKEN

Most of Leavenworth’s population identifies as white and not Hispanic or Latino (Exhibit 7). These demographics have remained relatively consistent over the last 10 years, varying only by a few percentage points. Over 88% of Leavenworth’s population speaks English at home. Of those who didn’t speak English at home, Spanish was the second most popular language at over 8% percent of the population (Exhibit 8).

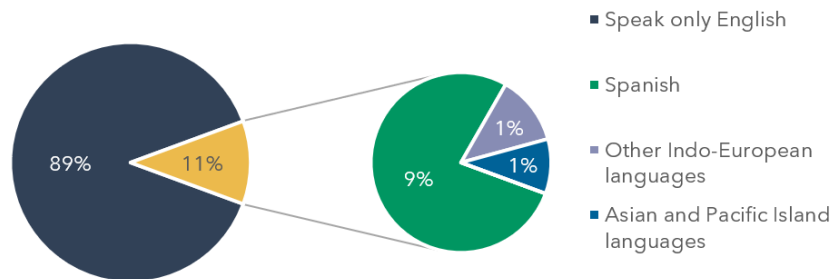
Exhibit 7. Race and ethnicity



Source: 2023 ACS 5-Year Estimates, Table DP05

Exhibit 8. Most Leavenworth residents only speak English at home

Languages Spoken at Home



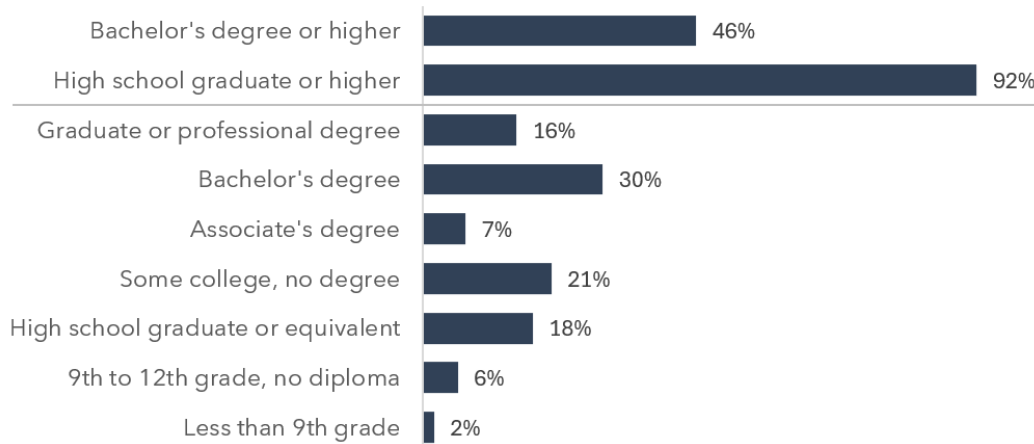
Source: 2023 ACS 5-Year Estimates, Table S1601

EDUCATIONAL ATTAINMENT

Most of Leavenworth’s population over the age of 25 have at least a high school diploma or equivalent and nearly half of the population have a bachelor’s degree (Exhibit 9). These percentages are higher than Chelan’s where 86% of the population is estimated to have a high school diploma or equivalent and only 31% have a bachelor’s degree or higher.

Exhibit 9. Most Leavenworth community members have at least a high school diploma or equivalent

Highest level of education attained, ages 25+, 2023

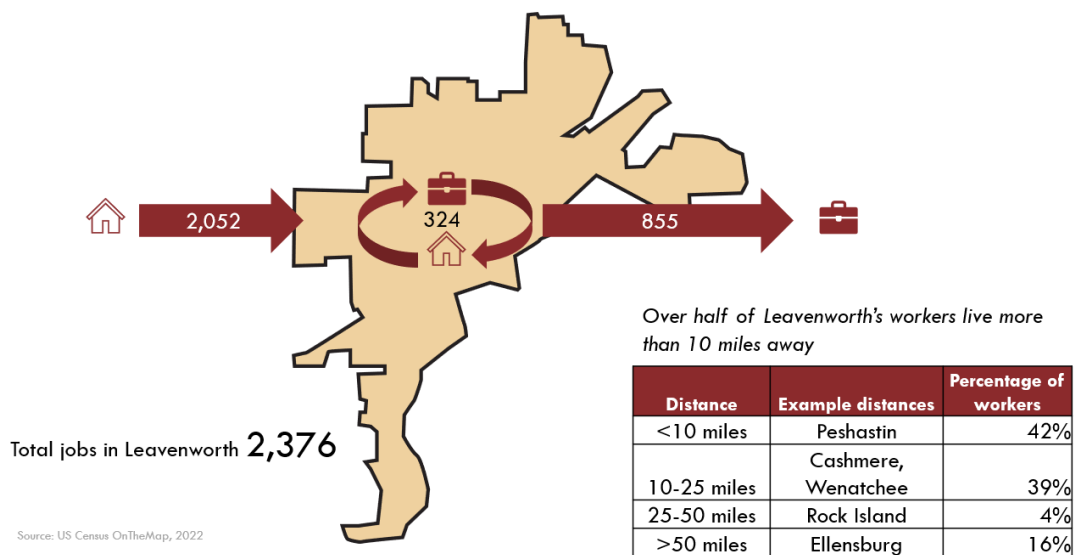


Source: 2023 ACS 5-Year Estimates, Table S1501

EMPLOYMENT PROFILE

As shown in Exhibit 10 the majority of individuals employed in Leavenworth, over 2,000 people, commute from outside the city. Conversely, a significant number of Leavenworth residents, approximately 855, work outside the city. Over half of these workers commute more than 10 miles to Leavenworth. Only a small portion of residents, 324 people, both live and work within Leavenworth. The vast number of people working within Leavenworth can likely be attributed to the city's vibrant tourism sector.

Exhibit 10. Most people who work in Leavenworth live outside the city



The Washington State Employment Security Department provides regional employment projections, as shown in Exhibit 11. The leisure and hospitality sector is expected to experience the highest employment growth at 22%. This is followed by the information and construction sectors, with projected growth rates of 20% and 19%, respectively.

Exhibit 11. Regional employment projections by sector

Title	Estimated employment 2022	Estimated employment 2027	Estimated employment 2032	Total percentage growth projection (2022 to 2032)
Leisure and hospitality	11,700	13,100	14,300	22%
Information	1,500	1,500	1,800	20%
Construction	6,300	7,100	7,500	19%
Professional and business services	7,400	8,000	8,600	16%
Education and health services	13,800	15,000	15,900	15%
Other services	2,600	2,900	3,000	15%
Government	24,500	26,400	27,300	11%
Manufacturing	8,900	9,700	9,800	10%
Transportation, warehousing and utilities	2,900	3,000	3,200	10%
Wholesale trade	5,100	5,400	5,500	8%
Retail trade	13,200	13,800	14,300	8%
Financial activities	3,500	3,500	3,600	3%
Natural resources and mining	200	200	200	0%
Total nonfarm	101,600	109,600	115,000	13%

Source: Washington Employment Security Department, North Central Region, Long-term occupational projections

INCOME AND POVERTY

Leavenworth’s median household income has been slightly lower than the county’s compared across 2013 and 2023, as shown in Exhibit 12 and Exhibit 13 . However, in this 10-year period Leavenworth’s income has more than doubled. In 2023, 6% of Leavenworth’s population fell under the poverty threshold. This percentage is lower than the county, which had an estimated 9% of the population falling under the poverty threshold. Women comprised a larger share, with over 9% falling under the poverty threshold compared to around 3% of men.²

² U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2023, Table S1701.

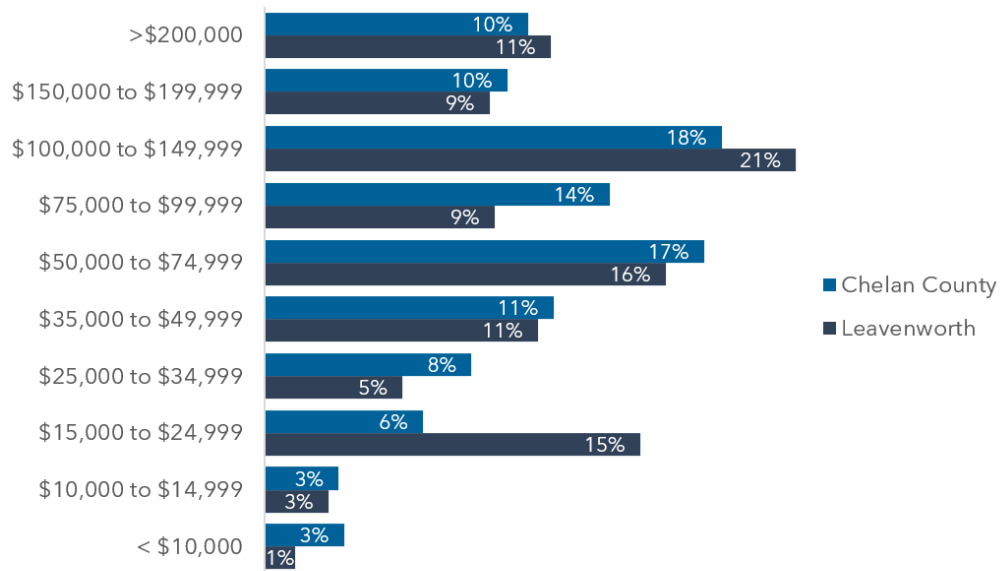
Exhibit 12. Leavenworth and Chelan County median household income

	2013 Median Household Income	2023 Median Household Income	Change
Leavenworth	\$34,081	\$74,653	+119%
Chelan County	\$51,354	\$78,306	+52%

Source: ACS 5-Year Estimates, Table S1901

Exhibit 13. Distribution of household incomes

Percentage of Households Annual Incomes for Each Bracket

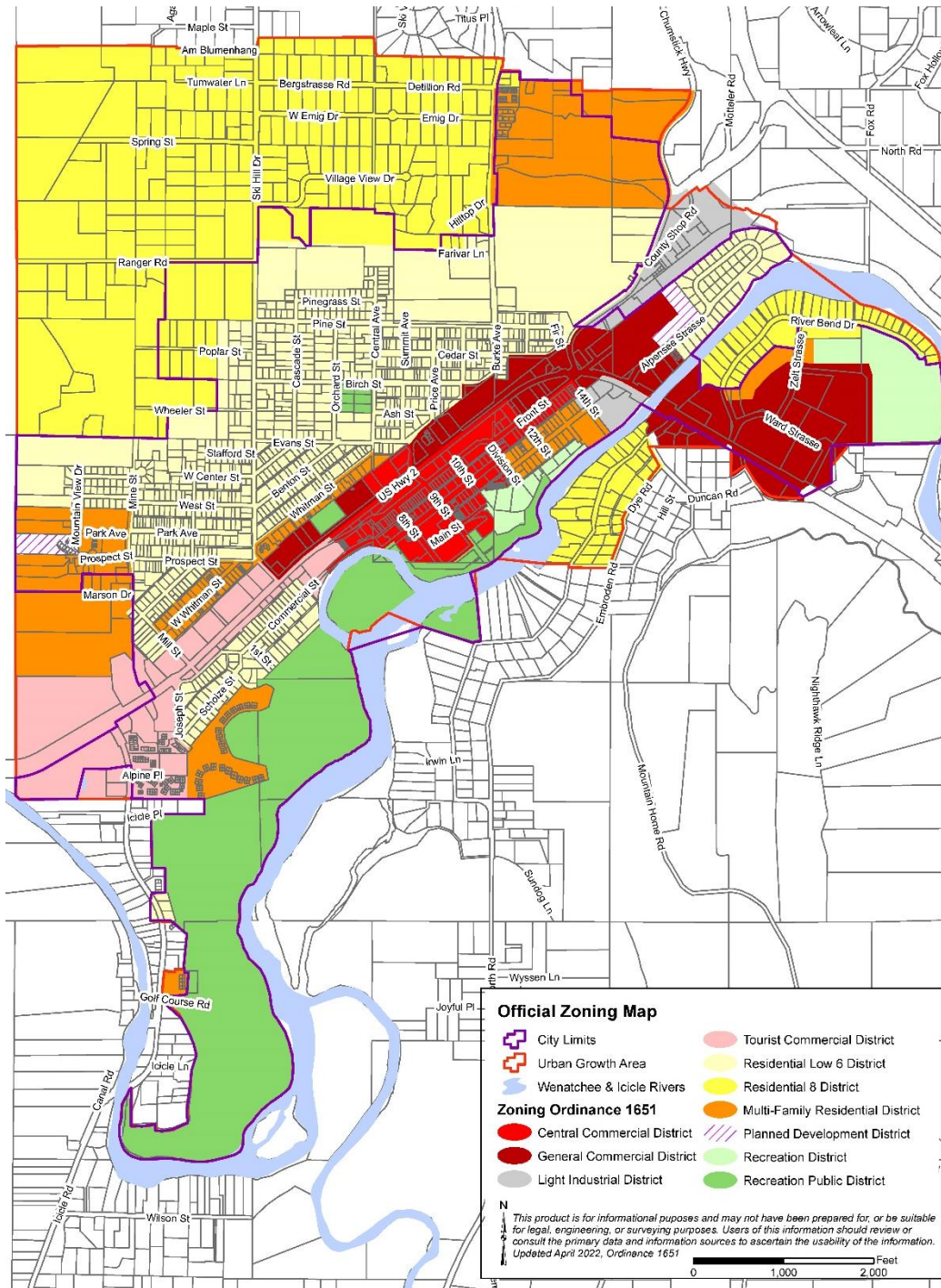


Source: ACS 5-Year Estimates, Table S1901

A.3 LAND USE

In the existing 2021 Comprehensive Plan, the Land Use Designations are the same as the established Zoning designations, shown below

Exhibit 14. Existing Zoning and Future Land Use Designations



The Residential 8 District comprises most of the land in Leavenworth, at around 31% of designated land, seen in Exhibit 15. The second largest Land Use/Zoning designation in the city and UGA area is Residential Low 6 District.

Exhibit 15 Inventory of existing Land Use and Zoning Designations

ZONE	City		UGA		Total Acres	Overall % of City + UGA
	Acres	% Share	Acres	% Share		
Central Commercial	47.8	3%	0	0%	47.8	3%
General Commercial	93.1	7%	8.5	1%	101.6	7%
Light Industrial	7.5	1%	20.2	1%	27.7	2%
Multi-Family Residential	113.2	8%	45.0	3%	158.2	11%
Planned Development	7.3	1%	0.0	0%	7.3	1%
Recreation	32.1	2%	0.6	0%	32.7	2%
Recreation Public	168.2	12%	0.1	0%	168.3	12%
Residential 8	40.7	3%	390.9	28%	431.6	31%
Residential Low 6	334.5	24%	2.4	0%	336.9	24%
Tourist Commercial	49.3	4%	31.4	2%	80.7	6%
Total	893.6	64%	499.1	36%	1,392.8	100%
<i>Numbers may not add to 100% exactly due to rounding.</i>						

The Land Capacity Analysis discussing both housing and employment capacity is in Appendix B: Housing.