

Capital Facilities

Introduction

The Capital Facilities Element represents the community's policy plan for publicly-owned facilities over the next six to twenty years. This element contains an inventory of existing capital facilities, lists the adopted levels of service, and identifies future projects with projected costs and funding sources needed to serve projected growth through 2046.

Capital facilities include transportation systems, water and sewer systems, stormwater, parks and recreational facilities, fire protection, law enforcement, hospitals, schools and libraries. They have a long-term useable life of 20 years or more and have a value of \$30,000 or more. Planning for a capital facility can require years of design, public involvement, budgeting, and construction. Once constructed, capital facilities tend to become permanent, requiring ongoing operations and/or maintenance cost, which are not required to be listed in the city's capital facilities project list.



Capital Facilities Inventory

WHY INVEST IN CAPITAL FACILITIES?

Investments in Leavenworth's neighborhoods, water, stormwater and sewer systems, parks, streets, and public facilities are an essential component of providing a comprehensive and functional city. By using the adopted level of service (LOS) standards, the City can achieve its goals for adequate services meeting the community's desires. Most capital facilities are expensive and require years to plan and construct. As a result of the high cost of capital facilities, it is important for the government to prioritize, plan for, and appropriately manage capital facilities. Lack of funding can result in projects being delayed as more urgent problems are addressed.

The capital facilities element promotes efficiency by requiring the City to prioritize capital improvements for a longer period of time than the single budget year. Long-range financial planning allows the city to schedule projects so that the various steps in development logically follow one another with regard to relative urgency, economic desirability, and community benefit. Additionally, the identification of adequate funding sources helps the city prioritize needs and evaluate potential trade-offs between projects.

The capital facilities element guides decision making to achieve community goals. This element is intended to serve as an objective guide for the orderly growth and maintenance of public facilities. It will serve as the framework for coordinating capital improvement projects that implement the vision of the community. It is designed to be a valuable tool for City Council and staff, and enables the community to:

- ◆ Gain a better understanding of their existing capital facilities and capacities;
- ◆ Identify potential problems associated with limited revenues and increased public demands for services;
- ◆ Identify potential sources and programs that may be used to fund needed improvements; and
- ◆ Create a continuing process of setting priorities for needed capital improvements.

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 "snapshot 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. A map of the City's public facilities can be found in Exhibit 1.

MORE INFORMATION

Visit: [Leavenworth Public Works](#)

WATER SYSTEM

The 2018 Water System Plan (WSP)¹ 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. As of March 2026, the 2026 WSP is currently in review for potential adoption later this year. In addition, the City's annual Consumer Confidence Report² provides information and updates on the city's water quality, water treatment plant, efficiency of water use, and goals to supply clean, safe, and dependable water. Numerous capital projects have been identified in the City's Capital Improvement Program (CIP) to improve the efficiency and capacity of the City's water system.

The City's water treatment plant (WTP) withdraws water from Icicle Creek through an 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 million gallons per day (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 gallons per minute (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 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.

¹ Water System Plan (2018), City of Leavenworth.
<https://cityofleavenworth.com/documents/water-system-plan/>

² Consumer Confidence Report (2025), City of Leavenworth.
https://cityofleavenworth.com/wp-content/uploads/2024/12/2025-CCR_City-of-Leavenworth_June-27-2025.pdf

OKANOGAN-WENATCHEE NATIONAL FOREST

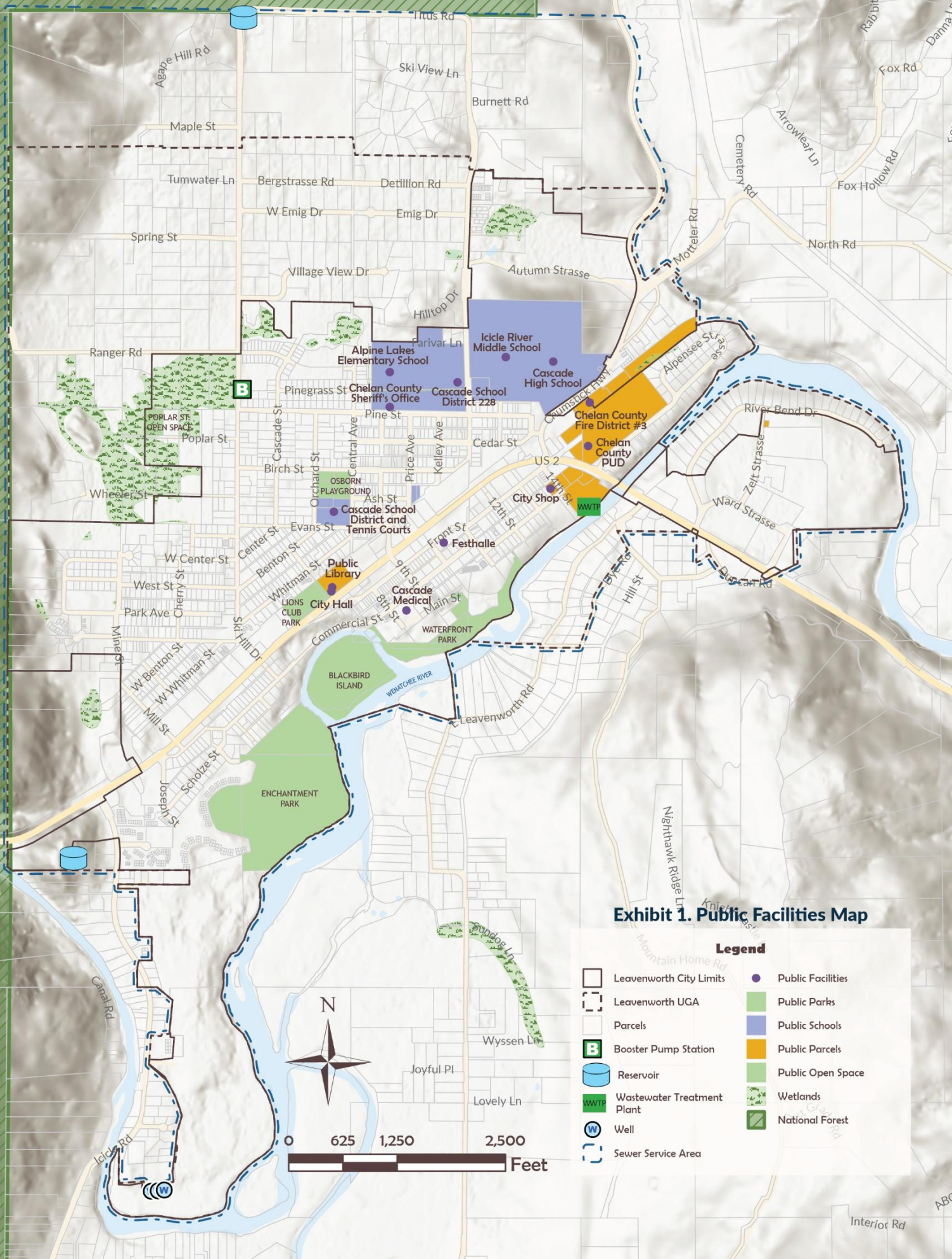


Exhibit 1. Public Facilities Map

Legend

	Leavenworth City Limits		Public Facilities
	Leavenworth UGA		Public Parks
	Parcels		Public Schools
	Booster Pump Station		Public Parcels
	Reservoir		Public Open Space
	Wastewater Treatment Plant		Wetlands
	Well		National Forest
	Sewer Service Area		



SANITARY SEWER SYSTEM

The 2017 Wastewater General Sewer Plan and Facility Plan provides a comprehensive inventory, system analysis, projected demands, recommended/required improvements and an implementation plan. As of March 2026, an updated Sewer Plan is currently being drafted. Numerous capital projects have been identified in the City's Capital Improvement Program (CIP) to improve the efficiency and capacity of the City's sewer system, which will be updated upon adoption of the new 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.

STORMWATER SYSTEMS

The 2016 Regional Stormwater/Wetland Management Master Plan provides a complete inventory of stormwater facilities, analysis of needs and recommended projects and regulations. The City is also impacted by the Chelan County stormwater system, which consists 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's stormwater system.

Leavenworth's stormwater infrastructure is neatly divided into four (4) drainage basins: 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). Please reference the City's Regional Stormwater/Wetland Management Master Plan for a map of the drainage basins.

Two large tributary areas to the west and north – Tumwater Mountain and Ski Hill ridge, have a significant impact to the capacity of the existing stormwater infrastructure; 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 (10-year storms or greater). Additional and replacement of existing stormwater lines is recommended to address deficiencies in the system, as reflected in the City's CIP.

The City's stormwater system is supplemented by green infrastructure throughout the city, including tree canopy coverage, parks and open space, and wetlands (see Exhibit 2). The Land Use Element includes policies to

increase the City's green infrastructure over the planning period to enhance stormwater management.

PARKS AND RECREATIONAL FACILITIES

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 (fulfilled through the Parks, Recreation, and Open Space Plan in [Appendix D](#)) includes a detailed inventory and conditions assessment of facilities, in addition to a demands and needs assessment that informed the development of the 6-year CIP.

SOLID WASTE DISPOSAL

The City of Leavenworth provides solid waste and cardboard collection within city limits to commercial and large multifamily developments. Waste is collected and transported to the local landfills. Residential collection is contracted with Waste Management³ 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 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 them twice a year. In 2020, a new composting facility northwest of Leavenworth, at the Winton Mill Site, started to provide a year-round collection of materials.

STREETS

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 is located in the Transportation Element of this plan.

The City's Utility Maintenance Division works hard to ensure the City's streets, sidewalks, and rights-of-way are safe for all users, by performing various services like street sweeping, traffic control, snow and ice removal, road and alley maintenance, street lighting, sidewalk repair, and storm drainage maintenance, among other functions. There are numerous street improvements planned for the planning horizon, as discussed in the Transportation Element and as shown in the City's 6-Year and 20-Year Capital Improvement Program (CIP).

³ Waste Management, <https://www.wmnorthwest.com/leavenworth/>

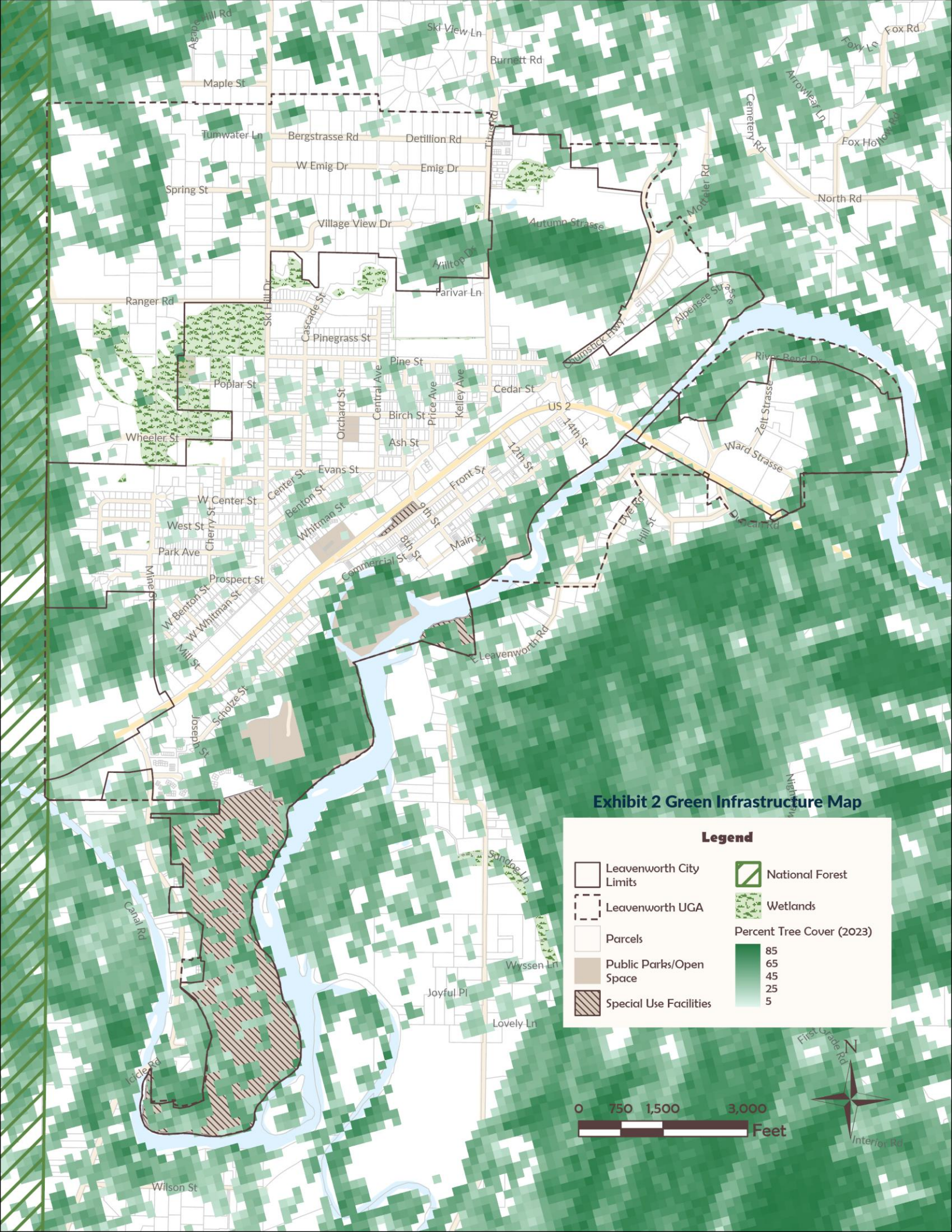


Exhibit 2 Green Infrastructure Map

Legend

	Leavenworth City Limits		National Forest
	Leavenworth UGA		Wetlands
	Parcels	Percent Tree Cover (2023)	
	Public Parks/Open Space		85
	Special Use Facilities		65
			45
			25
			5

0 750 1,500 3,000 Feet



FACILITY NAME	SIZE (ACRES)	FACILITIES	MANAGEMENT
Enchantment Park	40.74	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	9.67	Beaches, trails, interpretive signs, playground, amphitheater, overlooks, restrooms, picnic tables, parking, groomed ski trails, and wildlife viewing	City of Leavenworth
Blackbird Island	12.61	Trails, interpretive signs, overlooks, groomed ski trails, and wildlife viewing	City of Leavenworth
Lion's Club Park Howard Hopkins Memorial Pool	1.02	Picnic shelter, picnic tables, Lion's Club equipment building with public restrooms, trash receptacles, and landscaping	City of Leavenworth
Howard Hopkins Memorial Pool	1.93	Outdoor swimming pool with picnic tables, trash receptacles, restrooms, and parking lot	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 Fishing Pond	1.6	Fishing pond for people under 15 years or over 70 years of age and for people with disabilities; trails, wildlife viewing	Private Non-profit Trout Unlimited
East Leavenworth Boat Launch	4.74	Concrete ramp for water access; natural area and short trail; gravel parking lot and seasonal trash receptacles	City of Leavenworth
Osborn Property	2.73	Historic school (vacant), play equipment, covered basketball courts, tetherball stands, swings, and children's play equipment The playground and vacant school building are adjacent to the Cascade School District's tennis courts, green space, and parking lot.	City of Leavenworth Cascade School District
Icicle River Middle School & Cascade High School	36.09	Athletic fields: softball, soccer and football; basketball courts and parking	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
Barn Beach Reserve	5.63	Nature, cultural history, arts and outdoor education opportunities, Upper Valley Museum, trails, and signage	Private Non-profit
Wenatchee River Institute	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

Exhibit 3. Existing Parks and Recreation Facilities

PUBLIC BUILDINGS AND FACILITIES

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, among other events.

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 fenced. Funds will be needed to create a master plan for future development of the overall site.

Parking Lots

The City of Leavenworth's 2024 Downtown Strategic Parking Management Action Plan evaluated current parking conditions and future needs in the downtown core based on updated data collection, travel surveys, and system analysis. The study found that while the transition to paid parking has improved turnover and overall system efficiency, the downtown parking supply has decreased from 846 on-street stalls in 2017 to 649 in 2023, while demand has continued to grow due to population increases and strong visitor activity. Peak demand—particularly during summer weekends—creates constrained parking conditions in the core area, despite increased use of off-street lots. Survey results indicate that residents, employees, and visitors frequently experience difficulty finding convenient parking, and stakeholders identified priorities such as additional parking supply, improved employee parking options, enhanced accessibility, and better multimodal transportation options.



PARKING LOT	LOCATION	CAPACITY
(A) Aasgard	1000 Front Street (off US Hwy 2)	69 parking stalls
(B) Blewett	1000 Front Street (off Division St)	56 parking stalls <ul style="list-style-type: none"> ◆ 15 Monthly Restricted Stalls ◆ 25 Restricted Stalls (M-F, 7am-7pm)
(B) Blewett Annex	1038 Front St (off US Hwy 2)	22 parking stalls
(C) Colchuck	1001 Front St (next to Festhalle)	23 parking stalls
(D) Dragontail	700 US Hwy 2 (next to WaFd)	54 parking stalls
(E) Enchantments	700 US Hwy 2 (behind City Hall)	46 parking stalls <ul style="list-style-type: none"> ◆ 8 Staff Stalls (M-F) ◆ 5 Staff Stalls Only ◆ 6 Library Stalls (T-Sat, during library hours)
(F) Freund	US Hwy 2 (next to Pool)	38 parking stalls
(G) Glacier	170 Hwy 2	85 parking stalls <ul style="list-style-type: none"> ◆ 6 Oversized vehicle/trailer ◆ 8 EV charging
(H) Horseshoe Lake	1340 US Hwy 2	56 parking stalls <ul style="list-style-type: none"> ◆ 9 Overnight Parking (with pass)

Exhibit 4. Parking Lots

To address these challenges, the Action Plan outlined a phased strategy to improve parking management, user experience, and long-term capacity. Recommended actions include administrative improvements, updated parking rates and permit programs, enhanced enforcement technology, improved wayfinding and communications, and investments in multimodal transportation infrastructure such as pedestrian, transit, and bicycle improvements. The plan also evaluated the feasibility of developing structured parking and estimates that approximately 153 additional parking stalls may be needed in the downtown core to maintain efficient occupancy levels during peak periods. Implementation is organized into short-, mid-, and long-term actions to guide future capital planning and support continued economic vitality in downtown Leavenworth. Please refer to the Transportation Element for additional information on the City's parking lots and planned improvements.



NON-CITY PROVIDED CAPITAL FACILITIES

LIBRARY

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.

TRAIN SERVICE

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 two small shelters, one open and one enclosed. The track and 600 foot platform is managed by BNSF Railway.

LINK TRANSIT SERVICE

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

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.

- ◆ **Beaver Valley Elementary School:** grades K-5
- ◆ **Peshastin-Dryden Elementary School:** grades K-2
- ◆ **Alpine Lakes Elementary School:** grades 3- 5
- ◆ **Icicle River Middle School:** grades 6-8
- ◆ **Cascade High School:** grades 9-12

Future capital facility needs include modernization of electrical switchgear serving the Career and Technical Education (CTE) building located on the Cascade High School campus; replacement and upgrades to roofing systems at district warehouse facilities and the District Office; and expansion and improvement of the HVAC system at Icicle River Middle School.



Exhibit 5. School Inventory

BUILDING	YEAR 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	1993	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	
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 older model modular
Warehouse/Maintenance 220 Price Street, Leavenworth		
Pine Street Property From 520 Pine to Titus Road	2018 Built play field	Out buildings removed in 2016 – original structures built 1935-1940

LAW ENFORCEMENT

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 facility primarily serves Chelan County and has a capacity of 50 beds.

FIRE PROTECTION FACILITIES

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, 3 brush trucks, 1 rescue truck, 2 command trucks, 1 ladder (110ft) truck, and 2 service vehicle; and, at Station No. 32 (volunteer/satellite station), one pumper and one tender.

Future needs include replacing the ladder truck and expanding equipment storage and crew quarters. The size and timing of future improvements will depend on funding.

HOSPITAL

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, and endoscopy services
- ◆ 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 long-term considerations.



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 by 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 at the time of final plat approval and/or the issuance of a building permit.



LEVEL OF SERVICE STANDARDS

STREET SYSTEM

The City will maintain the current LOS standards:

- ◆ US Highway 2: LOS D
- ◆ Weekday PM Peak Hour: LOS D or better at all intersections.
- ◆ Summer Sunday Peak Hour: LOS F permitted when delays remain less than 100 seconds at signalized intersections and less than 70 seconds at unsignalized intersections.

WATER SYSTEM

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.

LOS for distribution system leakage is 10% or less. Currently it is approximately 16%.

WASTEWATER

Water flow of 0.51 MGD (millions of gallons per day).

STORMWATER

Retention of 25-year storm event.

PARKS AND RECREATION

Provide a city park facility within a half-mile walkshed of all residential areas.

SOLID WASTE

Up to seven days a week, including holidays.

SCHOOLS

The current student to teacher ratio is 15:1 (2025-2026)

FIRE SUPPRESSION

The fire suppression storage, provided by the City Water System, should be maintained to be capable of providing fire suppression storage and delivery that meets or exceeds the following minimum standards:


- ◆ **Minimum System Pressure:** 20 psi at all service connections under fire flow conditions, pursuant to WAC 246-290-221. Greater fire suppression requirements for individual structures may be specified by the local fire district or County Fire Marshall.
- ◆ **Fire Flow Duration and Volume:** Fire flow rates and durations vary based on development types, and are established in the City's 2018 Water System Plan, as follows:
 - ◆ Single Family Residential: 1,500 gpm for 1 hour
 - ◆ Multi-Family Residential, Schools, and Commercial: 2,500 gpm for 2 hours
 - ◆ Downtown (central): 3,500 gpm for 3 hours

For new structures, the City may require water system facilities capable of supplying a higher fire flow than shown above if Chelan County, the International Fire Code, the local Fire District, or the Washington Surveying and Rating Bureau requires it.

FIRE PROTECTION

Response time for the city and the UGA should be between 5 and 10 minutes.

Goals and Policies

Goals and policies with a mountain icon  contribute to the Climate Resilience Element.

Goal CF 1. Develop and maintain City-owned capital facilities (water, storm, and sanitary sewer, streets, parks, solid waste and public facilities) to ensure they are capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

Policy CF 1.1. Establish level of service (LOS) standards for all capital facilities.

Policy CF 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 CF 1.3. Recognize maintenance and operation costs, debt service, and replacement costs in establishing utility rate structures for City utilities such as water, wastewater, and garbage.

Policy CF 1.4. 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 CF 1.5. Obtain rights to surface and/or underground water sources adequate to meet anticipated needs.

Policy CF 1.6. Prioritize water use/connections first for properties within the City limits, then the UGA, and finally the remaining water service boundary area.

Policy CF 1.7. Improve and maintain an efficient water system through the following actions:


- ◆ Maintain a difference of less than 3% between water production and billed consumption.
- ◆ Proactively identify, prioritize, and repair leaks in aging city-owned water mains and distribution lines through regular inspection, leak detection, asset management planning, and scheduled pipe replacement program to reduce water loss.


- ◆ Identify, implement, and update water conservation measures to promote efficient water use.
- ◆ Maintain and manage the water system to ensure it remains safe, reliable, and in good working condition.
- ◆ Coordinate individual water service connections to transmission mains where feasible to improve system efficiency and reliability.

Policy CF 1.8. 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 CF 1.9. Maintain an efficient water treatment and facilities collection system to ensure adequate capacity and environmental protections.

Policy CF 1.10. Support periodic updates to the Parks, Recreation and Open Space (PROS) Plan to assess the City’s demand and needs for recreational facilities within the planning area, including parks, trails, open space, and other amenities.

 **Policy CF 1.11.** Encourage innovative and new technology to reduce and streamline solid waste.

 **Policy CF 1.12.** Encourage recycling and composting, and develop or implement a recycling program to reduce waste stream to landfills.

Policy CF 1.13. Add new stormwater lines and replace existing ones to address deficiencies in the system.

SEE ALSO:

Appendix D: Parks, Recreation and Open Space (PROS) Plan

Goal CF 2. Ensure ongoing coordination and information sharing with non-City capital facility providers to support the timely planning, financing, and development of facilities necessary to maintain adopted levels of service and accommodate anticipated growth within Leavenworth’s UGA.

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

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

Policy CF 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 CF 2.5. Encourage the shared use of community facilities such as parks, libraries, and schools.

Policy CF 2.6. Coordinate with the Chelan County PUD to ensure electrical infrastructure is planned and expanded consistent with the City's adopted land use, population projections, and capital facilities planning.

Goal CF 3. 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 CF 3.1. Support improvements to capital facilities, as recommended by relevant capital facilities plans (such as the Water System Plan, Wastewater General Sewer Plan and Facility Plan, and the Stormwater/Wetland Management Master Plan).

Policy CF 3.2. Reassess the Land Use Element if probable funding for capital facilities improvements falls short of meeting existing needs and if major changes are made to the Capital Facilities Element.

Policy CF 3.3. Ensure capital budget decisions are made in accordance with the Comprehensive Plan.

Goal CF 4. Ensure that the 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 CF 4.1. Maintain adopted levels of service by requiring new development pay a proportionate share of new or expanded capital facilities needed to serve that development. The City may consider cost-sharing or alternative financing when a substantial public or system-wide benefit is demonstrated. Any exemptions, reductions, or alternative financing shall be authorized consistent with adopted city policy and applicable state law, including provisions supporting affordable housing and other identified public benefits.

Policy CF 4.2. Consider the use of innovative financing strategies for capital improvements, to minimize the financial cost to taxpayers and provide an equitable division of costs between existing and new development.

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

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

Goal CF 5. Support the siting of essential public facilities (EPFs), including facilities that are typically difficult to site, and ensure reasonable compatibility without precluding the siting of EPFs.

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

ESSENTIAL PUBLIC FACILITIES (EPFs)

EPFs may include airports, state education facilities, state or regional transportation facilities, transit or bus rapid transit facilities, correctional facilities, solid waste handling facilities, inpatient facilities, substance abuse facilities, mental health facilities, group homes, and secure community transition facilities.

SEE ALSO:

Policy LU-1.3, which requires development regulations to maintain an equitable process to site essential public facilities that promotes public involvement and the mitigation of adverse impacts.



▲▲ Goal CF 6. Ensure the city can meet water use demand under drought conditions.

- ▲▲ **Policy CF 6.1.** Investigate opportunities to develop a municipal reclaimed water system, and allow onsite non-potable water systems to reduce water demand in commercial and residential buildings.
- ▲▲ **Policy CF 6.2.** Evaluate the long-term adequacy of water delivery infrastructure to ensure that changes in hydrological patterns (e.g., increases in flooding frequency or reduction of late-summer water availability associated with climate change) can be anticipated and managed effectively.

▲▲ Goal CF 7. Enhance emergency preparedness, response, and recovery capabilities to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.


- ▲▲ **Policy CF 7.1.** Analyze how the municipal water system maintains adequate pressure during a major wildfire event (e.g., multiple structures burning) and how it will look under current and projected drought conditions.
- ▲▲ **Policy CF 7.2.** Support the ongoing implementation and periodic updates of the Community Wildfire Protection Plan.
- ▲▲ **Policy CF 7.3.** Develop resilience hubs – community-serving facilities that are designed to support residents, coordinate communication, distribute resources, and enhance quality of life during emergencies and extreme weather events.

▲▲ Goal CF 8. Ensure public infrastructure and services can withstand current and projected climate conditions.

- ▲▲ **Policy CF 8.1.** Plan, site, design, maintain, and operate capital facilities to function under current and projected climate conditions, including increased heat, storm intensity, and wildfire risk, and ensure continued operation during and after climate-related events so that essential services remain available during and after climate-related events.
 - ◆ Integrate climate risk screening into all capital projects and asset management, using the best available science.
 - ◆ Prioritize resilience retrofits of critical facilities including backup power, redundant

communications, floodproofing, and smoke/heat filtration.

- ◆ Expand distributed backup power for critical facilities and designated cooling/clean air shelters.
- ◆ Increase stormwater system capacity and use green infrastructure sized for projected storm intensity.
- ◆ Apply WUI-aligned design standards to city facilities and rights-of-way, in coordination with Chelan County Fire District 3.
- ◆ Pursue funding and adopt code/standard updates to institutionalize climate-resilient design in city projects.

 **Policy CF 8.2.** Prepare for efficient and coordinated disaster debris management to support rapid emergency response, timely community recovery, and economic stability following natural hazard events.

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Capital Improvement Plan

The Comprehensive Plan's 20-year Capital Improvement Plan (CIP), which can be found in [Appendix E](#), serves as the City's guide for achieving its goals and maintaining established levels of service. By forecasting and assigning projected funding sources to major infrastructure needs, the CIP acts as a bridge between community needs and the City's financial capacity.

The City also maintains a 6-year CIP, which is updated annually to reflect shifting priorities and remove completed projects from the list. The 6-year CIP identifies foreseeable needs requiring immediate or short-term action. Capital improvement projects frequently rely on external funding, such as bonds, levies, loans, or grants, which often require that the relevant projects are identified in the CIP in order to be eligible for funding. This ensures the project has been comprehensively reviewed and planned for by the City. If anticipated funding is not available for a specific project, the City will re-evaluate the project scope and timelines to meet community needs while better aligning with available resources.

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