

# Osborn Property Update



City Council Study Session  
October 28, 2025



- 2020 – City Council approves purchase of former Osborn Elementary School property from Cascade School District
- \$719,000 purchase price funded with proceeds from sale of three building lots subdivided from the Leavenworth Golf Course property
- February 2021: City hires Stowe Development & Strategies to conduct community-wide visioning for use for the property
- October 2021: Three Community Center options presented by SDS to City Council; *none include a swimming pool*

# Concept 1

## Maximum Open and Recreational Space with Modest Building Development

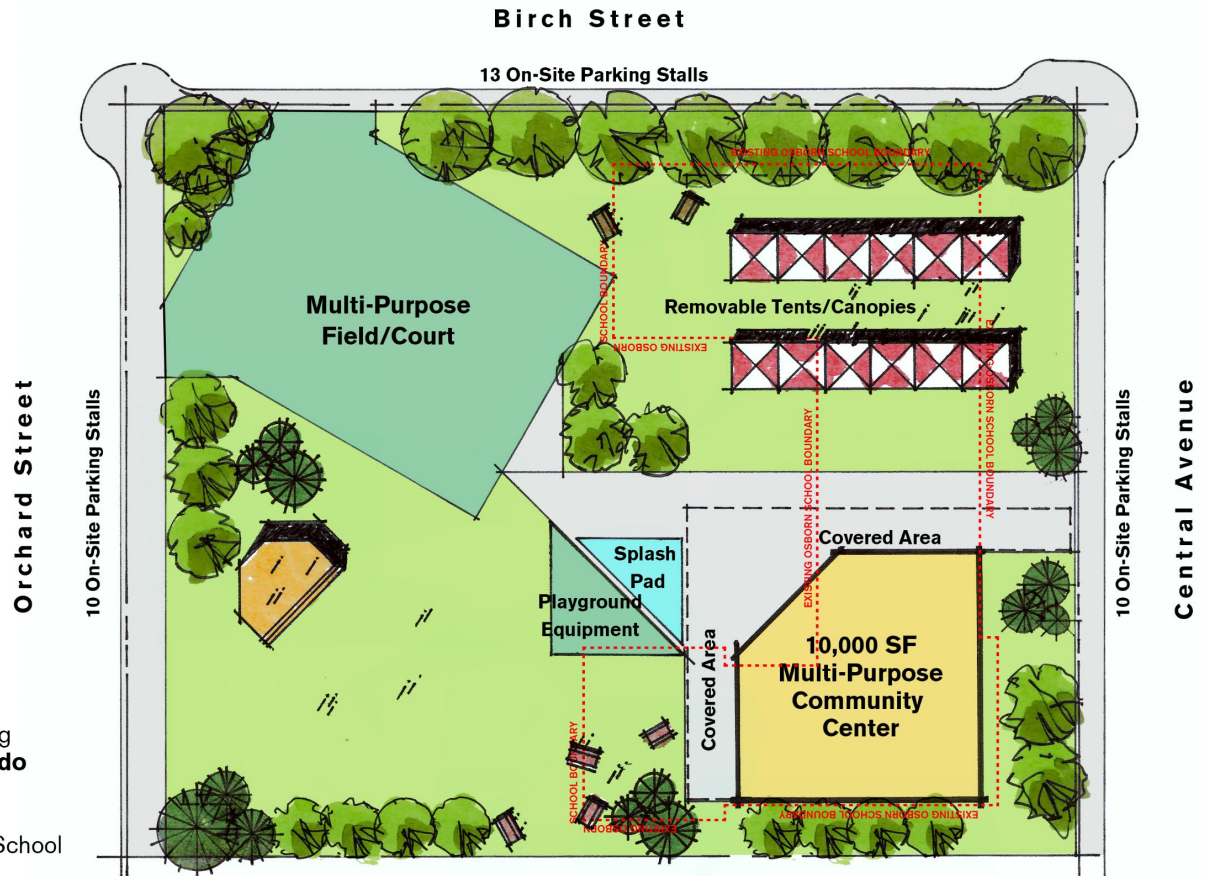
Approximate Site Area: 114,000 SF (2.6 Acres)  
 Open Area: 80,000 SF (70% of Total Site Area: 1.8 Acres)  
 Building Area: 10,000 SF

### Possible Outdoor Uses

- BBQ/Picnic
- Open space
- Farmers market
- Play field
- Sports fields (modified)
- Community Garden
- Amphetheter/concerts
- Splash pad
- Basketball
- Ice rink
- Climbing wall

### Parking Required

- 10,000 SF/250 SF = 40 parking stalls required. No Parking stalls required on-site **(unless sufficient spaces below do not materialize)**
  - 33 Potential on-street parking stalls
  - 8-10 Potential shared existing parking stalls in adjacent School District parking lot
  - 67 Potential parking stalls associated with new surface parking lot adjacent to School District tennis courts/existing parking lot



Site Plan Concept 1



Osborn Property  
 Leavenworth WA

September 30, 2021



CollinsWoerman  
 710 Second Ave, Suite 1400  
 Seattle, WA 98133

Concept 1  
 Sheet 2 of 7

## Concept 2

### Large Open and Recreational Space with Existing Size Building Development

Approximate Site Area: 114,000 SF (2.6 Acres)

Open Area: 75,000 SF (65% of Total Site Area: 1.7 Acres)

Building Area: 24,000 SF (2 Levels)

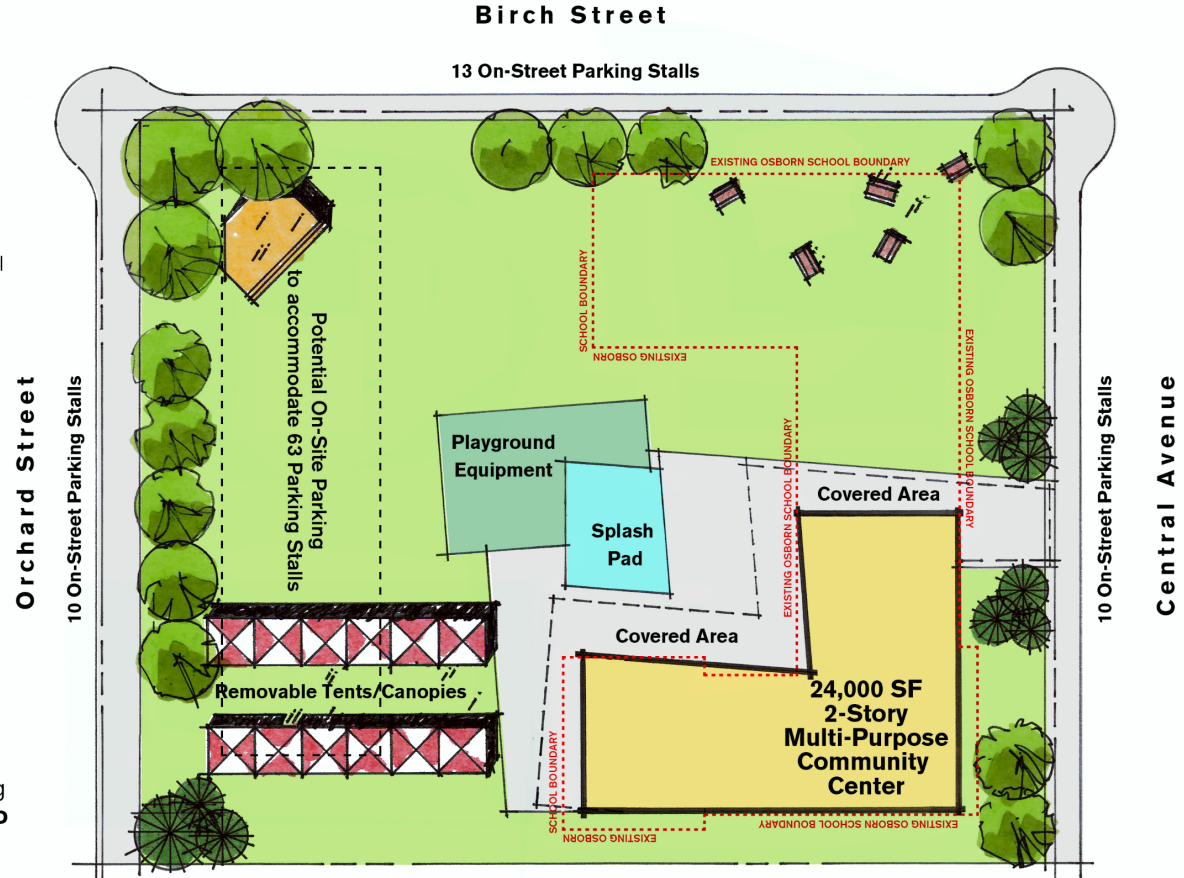
Note: The 25,328 SF existing Osborn School may also be repurposed to serve the building needs of the project based on a suitability/structural analysis of the building.

#### Possible Outdoor Uses

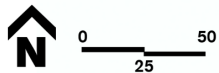
- BBQ/Picnic
- Open space
- Farmers market
- Play field
- Sports fields (modified)
- Community Garden
- Amphetheater/concerts
- Splash pad
- Basketball
- Ice rink
- Climbing wall

#### Parking Required

- 24,000 SF/250 SF = 96 Parking Stalls Required. No parking stalls required on-site **(unless sufficient spaces below do not materialize)**
  - 33 Potential on-street parking stalls
  - 8-10 Potential shared existing parking stalls in adjacent School District parking lot
  - 67 Potential parking stalls associated with new surface parking lot adjacent to School District tennis courts/existing parking lot



#### Site Plan Concept 2



#### Osborn Property Leavenworth WA

September 30, 2021



CollinsWoerman  
710 Second Ave, Suite 1400  
Seattle, WA 98133

#### Concept 2

Sheet 4 of 7

### Concept 3

#### Large Open and Recreational Space with Large Building Development

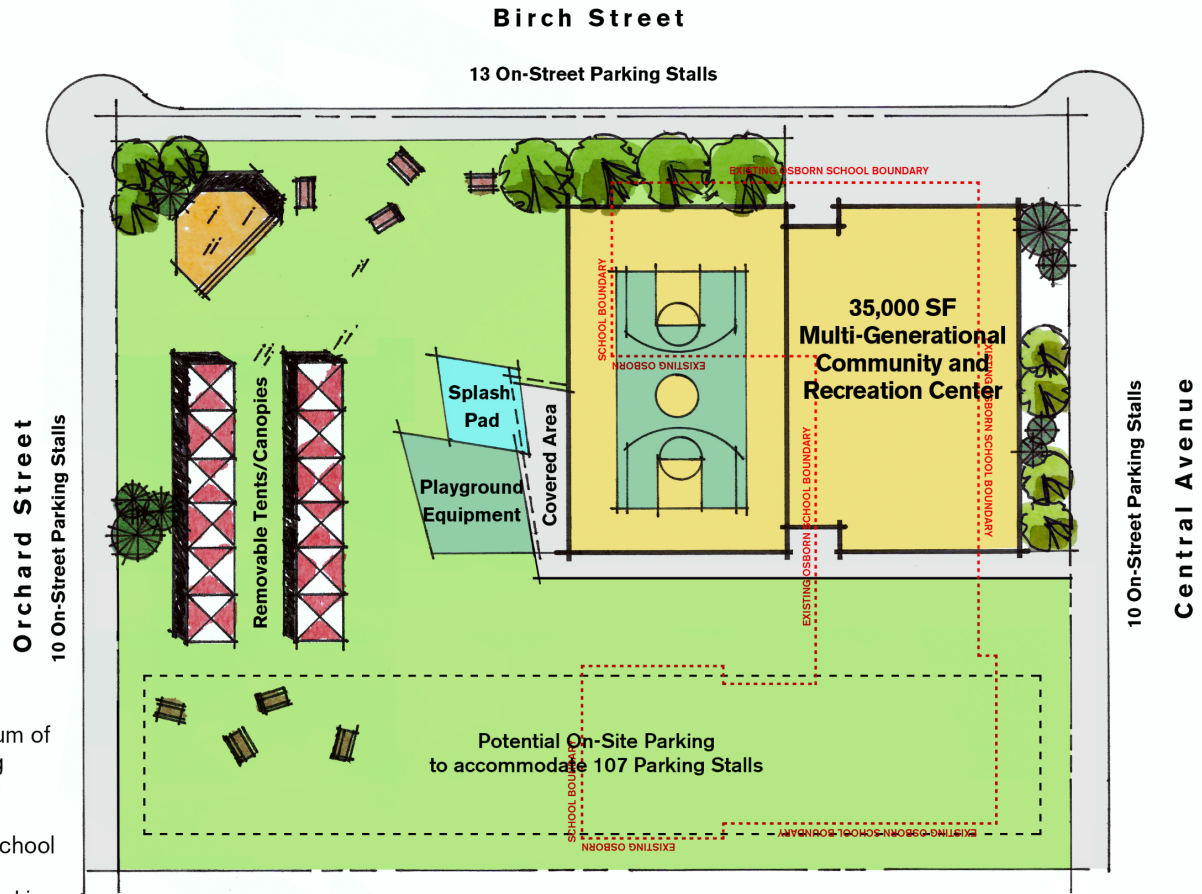
Approximate Site Area: 114,000 SF (2.6 Acres)  
 Open Area: 65,000 SF (57% of Total Site Area)  
 Building Area: 35,000 SF (2 Levels)

#### Possible Outdoor Uses

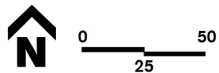
- BBQ/Picnic
- Open space
- Farmers market
- Play field
- Sports fields (modified)
- Community Garden
- Amphetheater/concerts
- Splash pad
- Basketball
- Ice rink
- Climbing wall

#### Parking Required

- 35,000 SF/250 SF = 140 parking stalls required. A minimum of 30 parking stalls required on-site (with more on-site parking required if **sufficient spaces below do not materialize**)
  - 33 Potential on-street parking stalls
  - 8-10 Potential shared existing parking stalls in adjacent School District parking lot
  - 67 Potential parking stalls associated with new surface parking lot adjacent to School District tennis courts/ existing parking lot



#### Site Plan Concept 3



#### Osborn Property Leavenworth WA

September 30, 2021



CollinsWoerman  
 710 Second Ave, Suite 1400  
 Seattle, WA 98133

#### Concept 3

Sheet 6 of 7

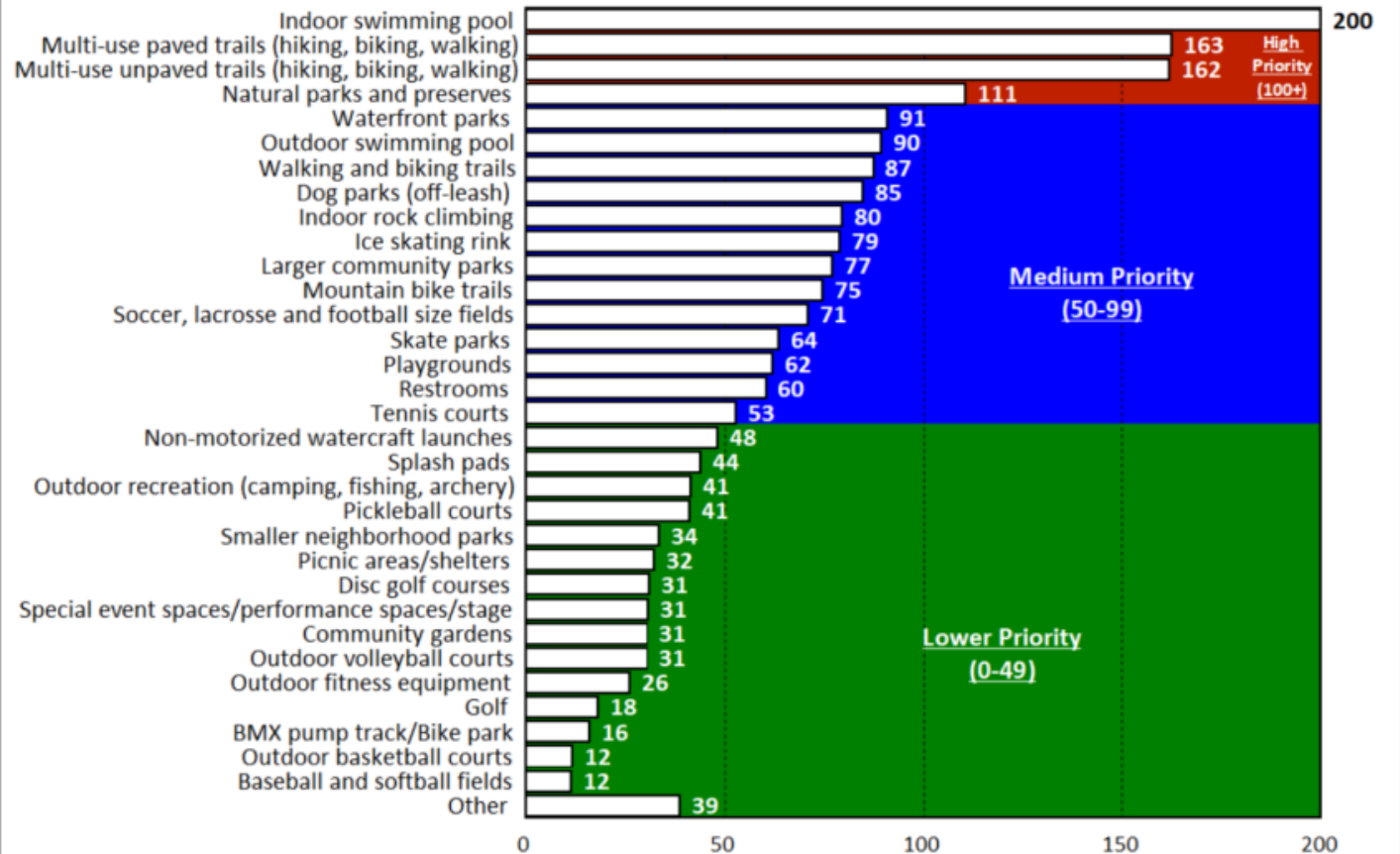
October 2021: PRSA Needs Assessment indicates indoor swimming pool as highest priority

## Upper Valley Park and Recreation Service Area 2021 Needs Assessment Findings Report

Presented to the Upper Valley Park and Recreation Service Area (PRSA)  
September 2021



### Top Priorities for Investment for Facilities Based on the Priority Investment Rating





- November 2021: City Administrator resigns
- January 2022: Zoning change to Recreation Public District
- August 2022: New City Administrator hired
- September 2022: PRSA hires NEC for indoor pool feasibility study
- November 2022: End of pool season survey
- December 2022: Space needs assessment by ARC Architects

**CITY HALL & PUBLIC LIBRARY ADDITION / RENOVATION - OPTION**

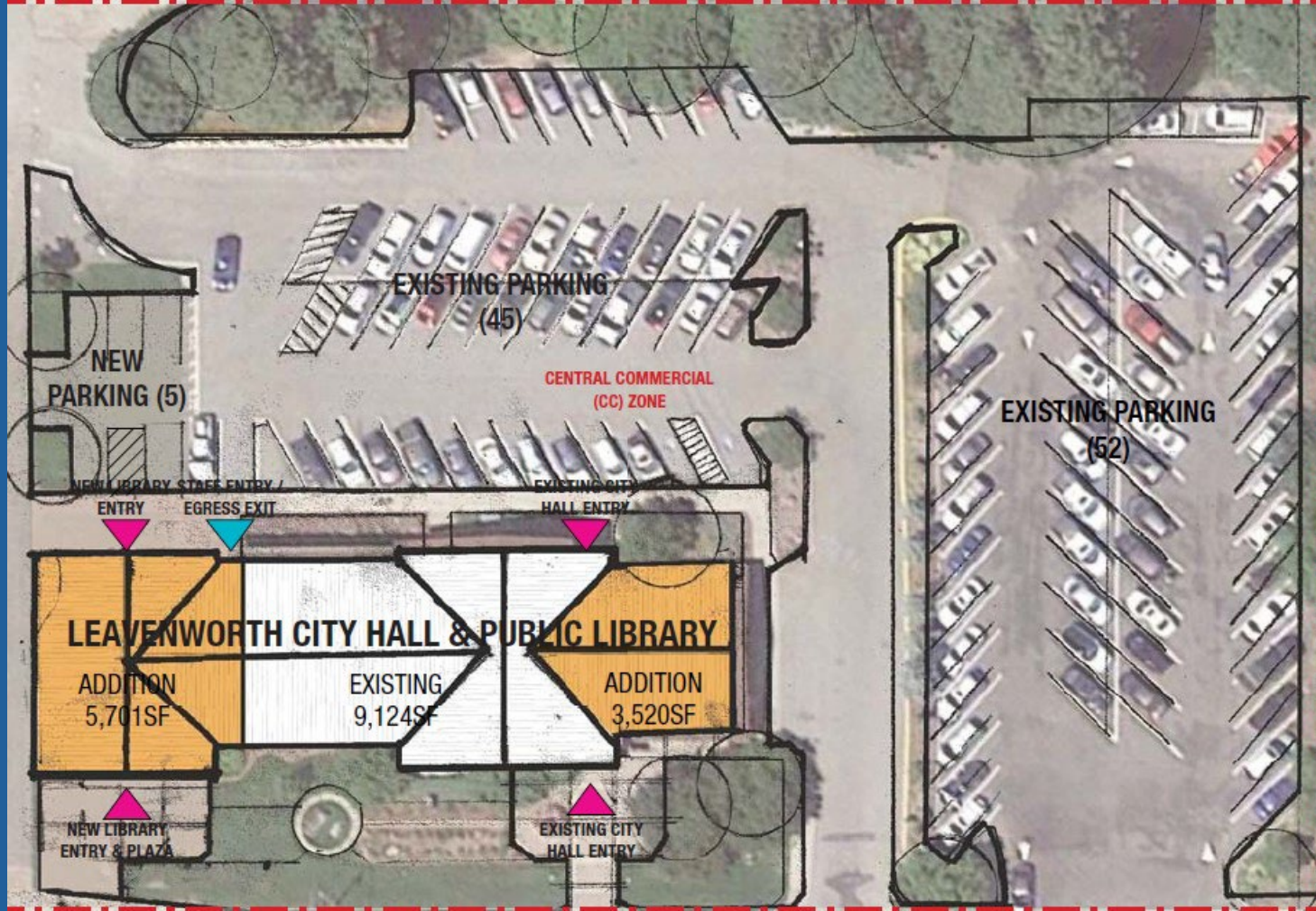
**B**



Leavenworth Space Needs & Facility Assessment - Building/Site Plans

2022.10.31





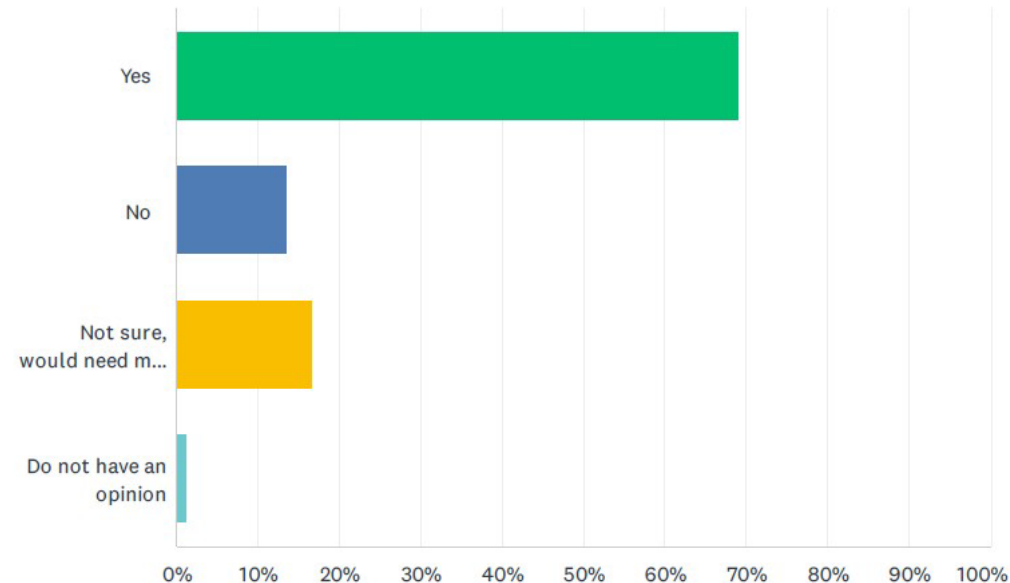
ARC's space needs assessment recommended expanding the current City Hall/Library building with an additional 8,591 sf of space with a cost estimate of \$15m.

# April 2023 – Aquatic Center Survey by NAC

## Leavenworth & UVPRSA Aquatic Center Survey

Q12 An aquatic center of this nature usually requires some level of taxpayer funding to build and operate. One strategy for generating funding is to increase the local sales tax within the City of Leavenworth. If a facility were built that met your needs, would you be willing to increase the local sales taxes by 0.2% (or 2 cents for every \$10 purchase) to help fund the project?

Answered: 1,114 Skipped: 120

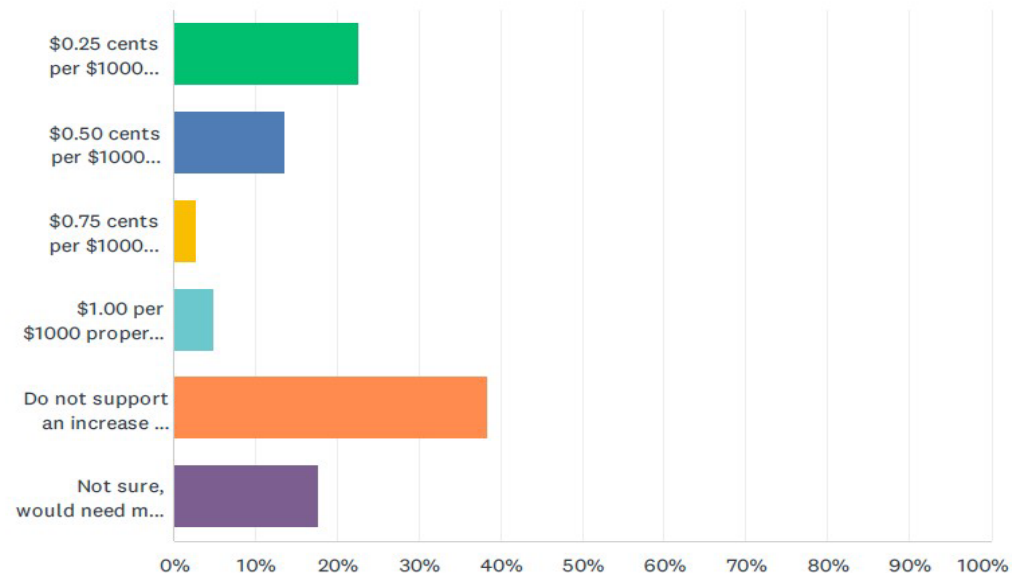


# April 2023 – Aquatic Center Survey by NAC

## Leavenworth & UVPRSA Aquatic Center Survey

Q13 An additional option for taxpayer funding includes increasing property taxes. With voter approval, the Upper Valley Parks & Recreation Service Area could assess a tax from \$.25 up to \$1.00 per \$1,000 of assessed valuation that could increase the tax rate on a property with an assessed value of \$100,000 by approximately \$25 to \$100 a year. For example, a \$.50 increase on a property with an assessed value of \$500,000 would cost \$20.83/month. What level of property tax increase would you support for this project?

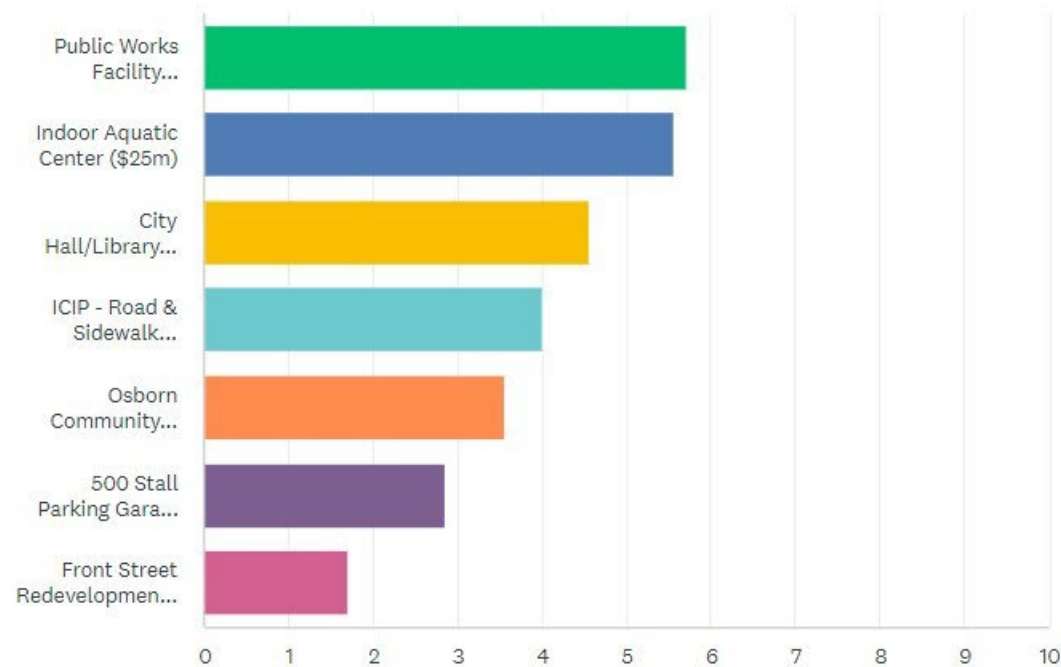
Answered: 1,115 Skipped: 119



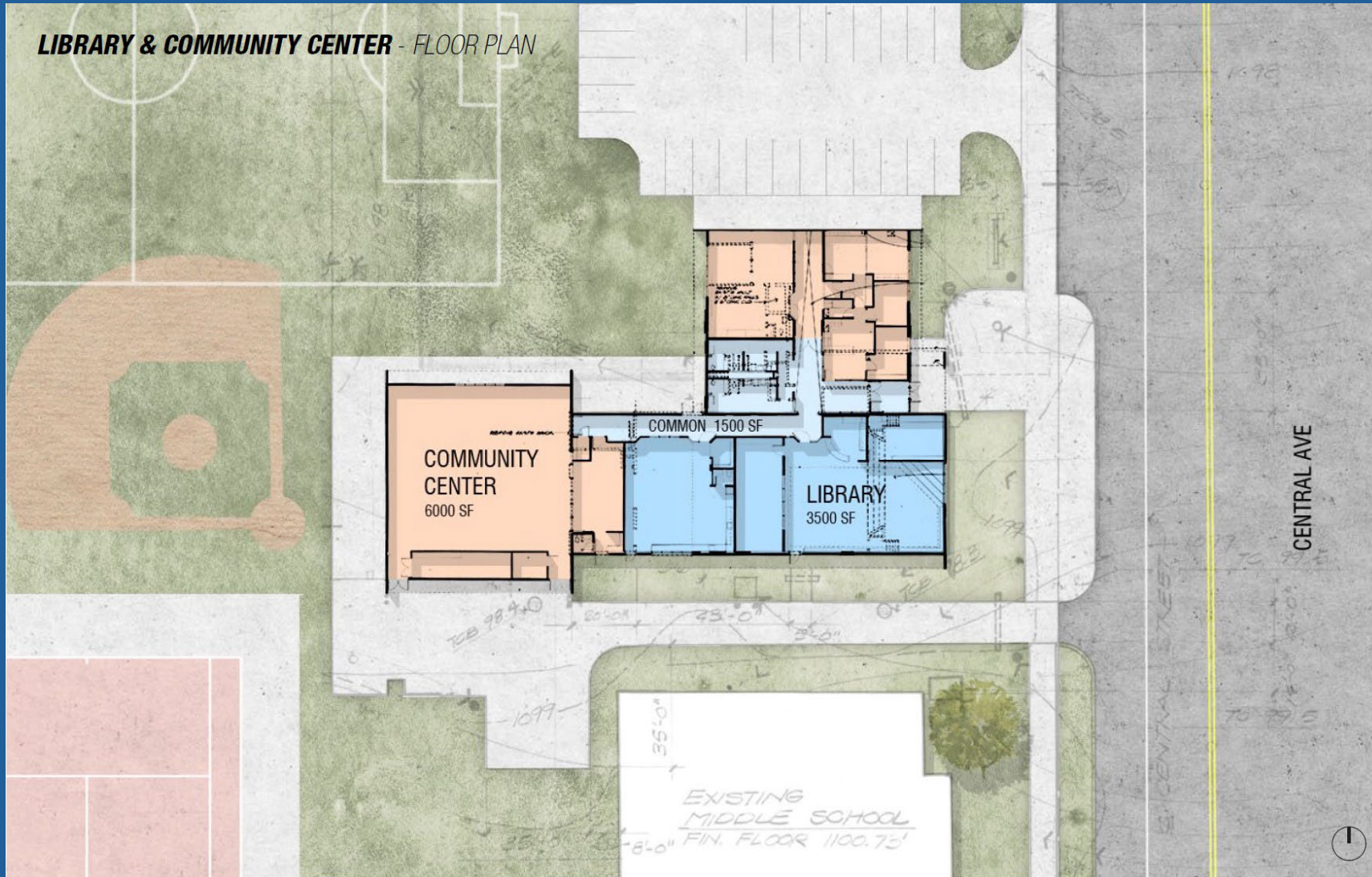
# May 2023 – City Council Retreat, Capital Project Prioritization

Please rank the following capital projects for their relevance, effectiveness and value for the City, its businesses, residents and visitors (all prices are very rough estimates).

Answered: 7 Skipped: 0



# August 2023 – Partial Demolition, Adaptive Reuse



# September 19, 2023 – Indoor Pool Feasibility Study Presentation



## COMMUNITY POOL FEASIBILITY STUDY



VIEW FROM WEST TO EAST - AQUATIC CENTER ENTRY & NATATORIUM



VIEW FROM EAST TO WEST - PATIO WITH SPLASH PAD & HOT TUB



VIEW FROM WEST TO EAST - AQUATIC CENTER ENTRY & NATATORIUM



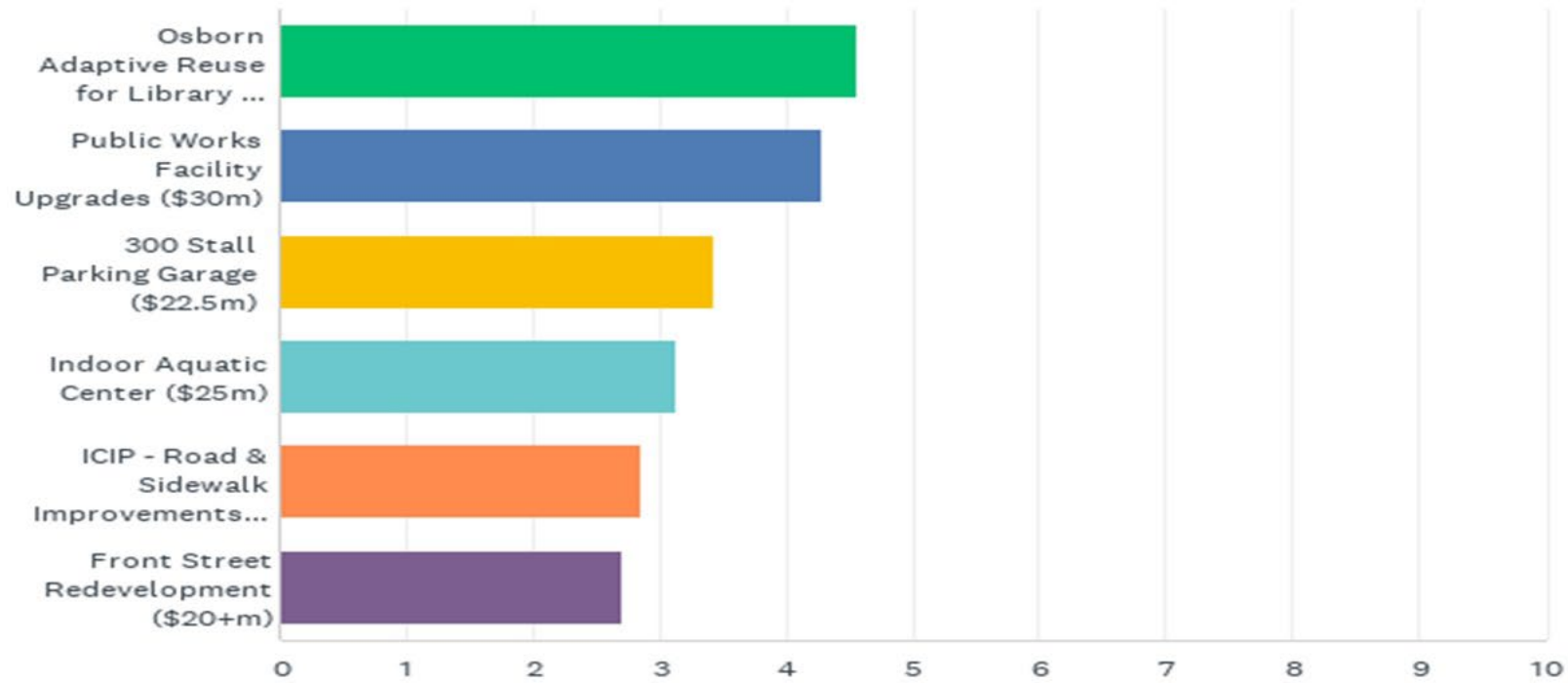
PLAN VIEW OF INDOOR & OUTDOOR AQUATIC FEATURES @ LIONS PARK

## CONCEPT DESIGN STUDY FOR INDOOR POOL FACILITY



- Winter 2023-24: UVAB is formed
- February 2024: Fatal Flaws Analysis by ARC Architects
- April 2024: \$2m LCIP Grant Application (unfunded)
- April 2024: TC applied for through HUD for \$941,340 earmark
- April 2024: City Council Retreat and Prioritization

# April 2024 – City Council Retreat, Capital Project Prioritization





August 2024 -- Ribbon Cutting



- November 2024: City receives \$225,000 Brownfields Revolving Fund Loan Fund Grant from WA Dept of Commerce for Asbestos Abatement

TSI3



Description: Magnesia Asbestos TSI (>8")

Material Location: Throughout Tunnels

Asbestos Content:

25% Amosite

10% Chrysotile

Estimated Quantity: 690 Linear Feet

Sample Number: 15-19

TSI4



Description: Brown Paper TSI (3-4")

Material Location: Throughout Tunnels

Asbestos Content: <1% Chrysotile

Estimated Quantity: 575 Linear Feet

Sample Number: 20-22



- February 2025: Staff applies for Local Community Project funding through state legislature
- April 2025: Staff submits Congressionally Directed Funding request through Senator Cantwell's office
- April 2025: SB 5365 approved by state legislature. Change allows PRSAs to fund community centers that include space for libraries
- June 2025: Consultant prepares Historic Property Inventory Form for Section 106 Review
- August 2025: City receives green light for asbestos abatement

# August 2025 – City Council Retreat, Goal Setting for next 2-3 years



## Infrastructure Investments & Asset Management

### Current Reality

#### In Place:

- Initiated conservation measures
- Expanded public facility works
- Downtown renewal underway
- Robust CIP/STIP
- Water + sewer capacity for growth
- Utilities rate being brought up to provide needed resources
- Council understanding of needs
- Support and funding for water conservation
- New housing units
- Parking well managed
- Closed Front Street as pedestrian area

#### Missing:

- Roadways need repaired
- Aging infrastructure, pipes need to be replaced
- Deferred maintenance
- Playing catch-up
- Continuation of multi-modal connections
- Pedestrian friendly

#### Opportunities:

- Public works campus

#### Threats:

- Need to raise rates
- Debt service capacity
- Cost for borrowing
- Drying up of state and federal funding
- Complete catastrophic failure will drive up costs

Developed by Leavenworth Council, August 26 2025

### Accomplishments

Create a schedule for aggressive maintenance

Develop a production well, secure site and begin construction

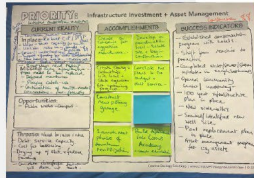
Create strategic partnerships with local and state agencies for upcoming projects

Correlate the plans to the budget and debt service

Construct new parking garage

Build infrastructure into civics academy, community education.

Launch next phase of downtown revitalization



### Success Indicators

- Construction \$\$ (funded)
- Established conservation program with hotels.
- Shift from reactive to proactive
- **Completed water/sewer/storm updates in neighborhoods** ★★
- Opened community center, or construction underway
- **100 year infrastructure plan in place** ★
- New sidewalks
- Secured / identified new well site
- **Pool replacement plan in place** ★★
- Asset managements program for city assets

Designed and facilitated by Una McAllinden  
Creative Strategy Solutions



## Community Sustainability and Growth Management

### Current Reality

#### In Place:

- Mayor focus on funding stream
- Awareness
- Allocating \$250k for affordable housing
- Zoning changes
- Robust network, non-profit partners
- Active community interest + involvement
- Lobbyist at state level for workforce housing

#### Missing:

- Missing middle housing
- Dedicated, robust funding stream
- Manage what we house better
- Disconnect between who lives + works here
- No protections to block big money interests

#### Opportunities:

- Manage what we have better
- Build up the volunteer corp.
- Connect people better when we do sidewalks
- Leverage the zoning changes
- Creative approach to funding

#### Threats:

- Over-tourism
- Vail-ification of community
- Driving out the community
- Unaffordability
- Failing infrastructure

Developed by Leavenworth Council, August 26 2025

### Accomplishments

Securing funding for Bear proof garbage cans

Concerned legislative action + education, collaboration

Comp plan. Underway to address middle housing

Tourism-dependant communities to develop shared strategies

Developing design regulations for middle housing

Create a robust FAQ in layers comm. Education

Osborn project: complete feasibility, secure funding and launch next steps

Establish a collaboration with the chamber on workplace housing

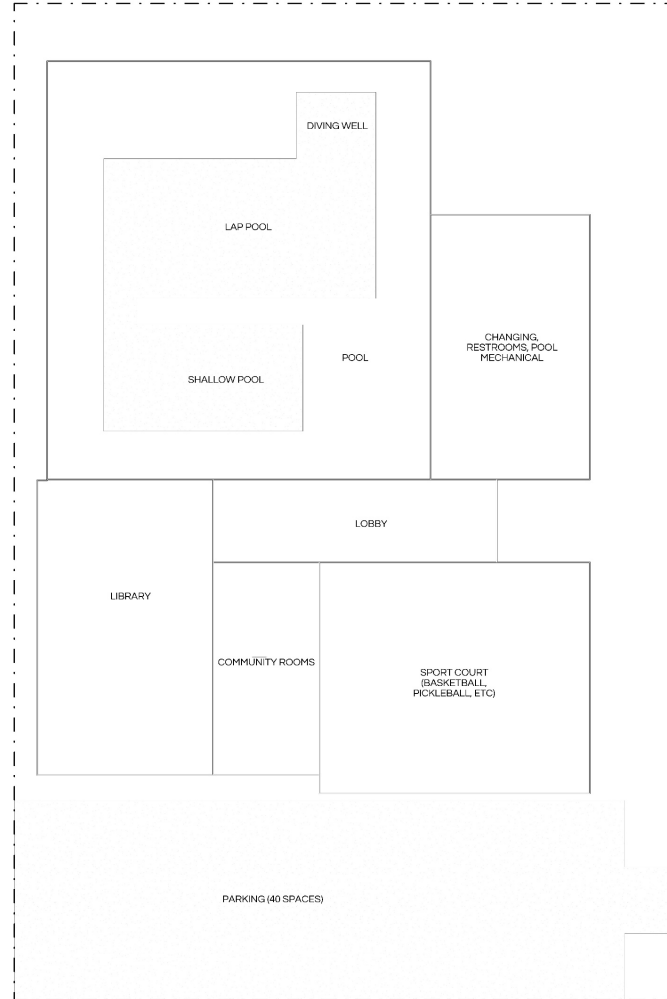
### Success Indicators

- **Diversity of housing types and prices. Pipeline of projects** ★★
- Socio-economic diversity of residents
- A defined number of units of apartments or single family dwellings
- **Dedicated funding stream for workforce housing** ★★
- **Osborn property project launched** ★★
- Official "Bear-wise" community
- Systems in place to evaluate incoming prospective business enterprises.



Designed and facilitated by Una McAllinden  
Creative Strategy Solutions

# August 2025 – UVAB Committee Meets with City Administrator



① FIRST FLOOR - OPTION 1

Name	Level	Area
POOL	FIRST FLOOR	14485 SF
CHANGING, RESTROOMS, POOL MECHANICAL	FIRST FLOOR	3783 SF
LOBBY	FIRST FLOOR	2106 SF
LIBRARY	FIRST FLOOR	4675 SF
SPORT COURT (BASKETBALL, PICKLEBALL, ETC)	FIRST FLOOR	5621 SF
COMMUNITY ROOMS	FIRST FLOOR	2020 SF
TOTAL		32689 SF



**ALISON MILLER ARCHITECT**  
ALISON MILLER ARCHITECT LLC  
 337 PROSPECT ST  
 LEAVENWORTH, WA 98826  
 (509) 860-3543  
 ALISON@ALISONMILLERARCH.COM

DRAFT  
NOT FOR CONSTRUCTION

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**DRAWING ISSUE**  
CONCEPT: 10/09/25

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**LEAVENWORTH  
 COMMUNITY CENTER**  
LEAVENWORTH, WA 98826

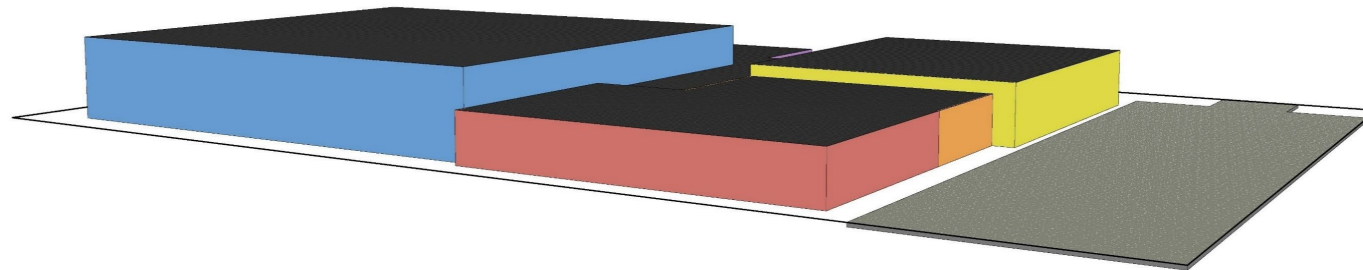
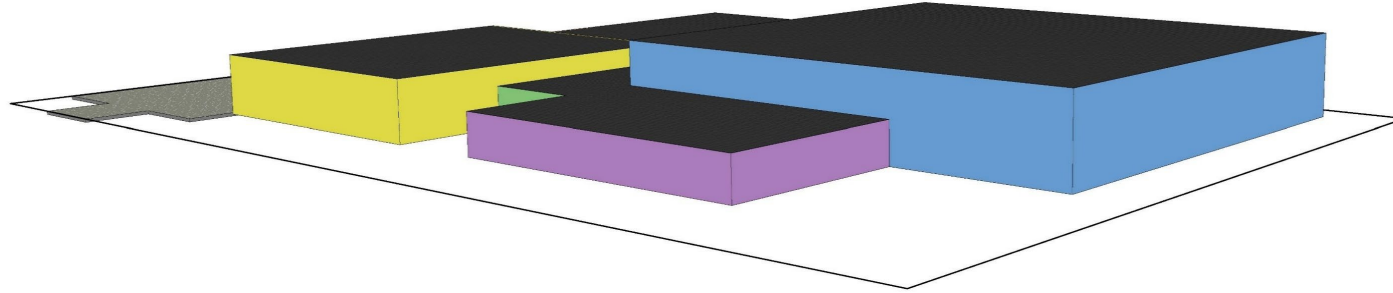
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TITLE  
**SINGLE LEVEL-  
 OPTION 1**

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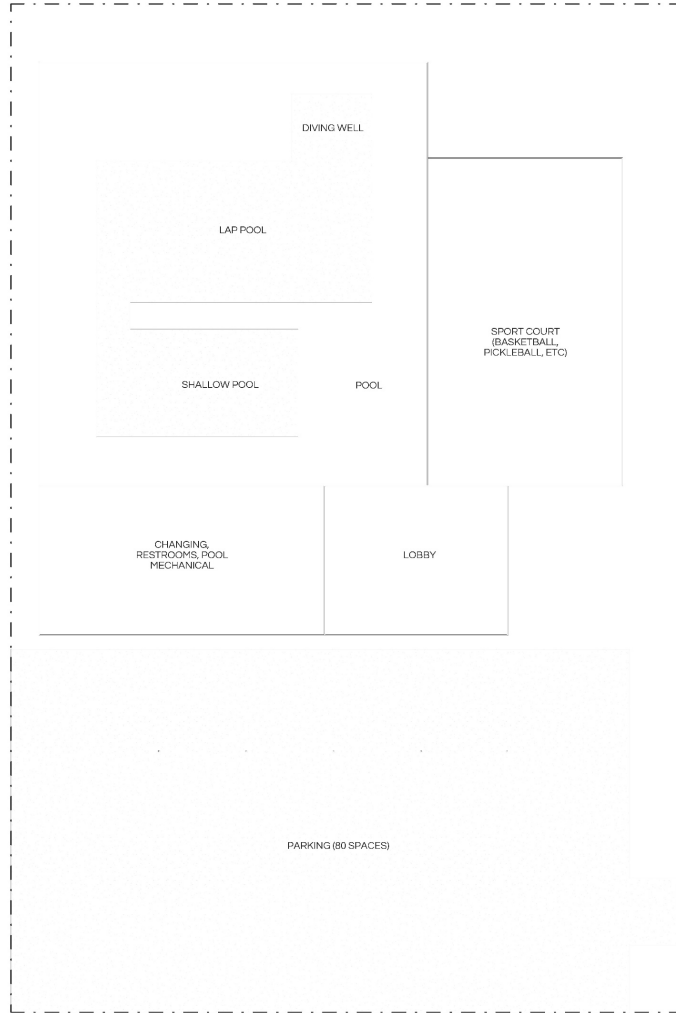
SHEET  
**A101.1**

# August 2025 – UVAB Committee Meets with City Administrator



 <p>ALISON MILLER ARCHITECT</p> <p>ALISON MILLER ARCHITECT LLC 237 PROSPECT ST LEAVENWORTH, WA 98826 509 860-3545 ALISON@ALISONMILLERARCH.COM</p>
<p>11775 REGISTERED ARCHITECT</p>  <p>ALISON C. MILLER STATE OF WASHINGTON</p>
<p>DRAWING ISSUE</p> <p>CONCEPT: 8/28/25</p>
<p>LEAVENWORTH COMMUNITY CENTER</p> <p>LEAVENWORTH, WA 98826</p>
<p>TITLE</p> <p>MODEL VIEWS OPTION 1</p>
<p>SHEET</p> <p>A400.1</p>

# August 2025 – UVAB Committee Meets with City Administrator



① FIRST FLOOR - OPTION 2



② SECOND FLOOR - OPTION 2



Name	Level	Area
POOL	FIRST FLOOR	14485 SF
SPORT COURT (BASKETBALL PICKLEBALL, ETC)	FIRST FLOOR	5610 SF
LOBBY	FIRST FLOOR	2392 SF
CHANGING, RESTROOMS, POOL MECHANICAL	FIRST FLOOR	3745 SF
LIBRARY	SECOND FLOOR	4681 SF
COMMUNITY ROOMS	SECOND FLOOR	2555 SF
LOBBY	SECOND FLOOR	918 SF
TOTAL		34387 SF



**ALISON MILLER ARCHITECT**  
ALISON MILLER ARCHITECT LLC  
 137 WOODBURY ST  
 LEAVENWORTH, WA 98826  
 (509) 860-3545  
 ALISON@ALISONMILLERARCH.COM

DATE: 10/09/25  
 NOT FOR CONSTRUCTION

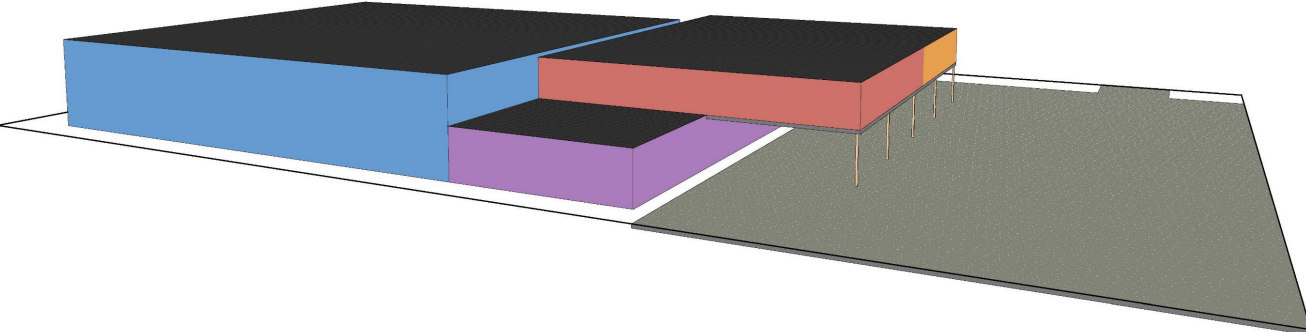
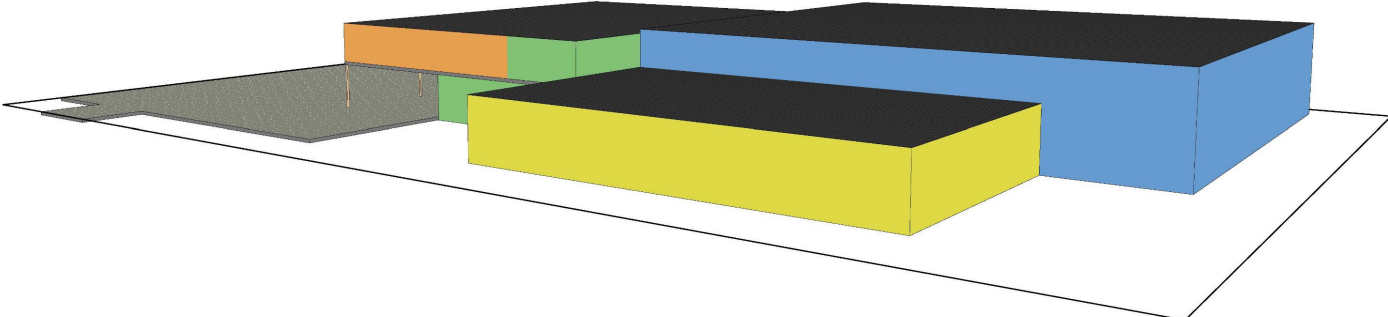
**DRAWING ISSUE**  
 CONCEPT: 10/09/25

**LEAVENWORTH  
 COMMUNITY CENTER**  
 LEAVENWORTH, WA 98826

**TITLE**  
 TWO STORY-  
 OPTION 2

**SHEET**  
**A101.2**

# August 2025 – UVAB Committee Meets with City Administrator



  
ALISON MILLER  
ARCHITECT  
ALISON MILLER ARCHITECT LLC  
337 PROSPECT ST  
LEAVENWORTH, WA 98826  
509 860-3545  
ALISON@ALISONMILLERARCH.COM

1975 REGISTERED ARCHITECT  
  
ALISON C. MILLER  
STATE OF WASHINGTON

DRAWING ISSUE  
CONCEPT: 8/28/25

LEAVENWORTH  
COMMUNITY CENTER  
LEAVENWORTH, WA 98826

TITLE  
MODEL  
VIEWS  
OPTION 2

SHEET  
A400.2



## Upper Valley Aquatics Boosters

The **Upper Valley Aquatics Boosters** is a coalition of local residents working to support the Howard Hopkins Memorial Pool in Leavenworth and develop a vibrant, year-round aquatic and community center serving the Upper Valley.

### Our Vision

UVAB is designing a concept for a multi-use facility on the Osborne property that includes a year-round pool and a public library—merging recreation, education, and wellness in one location.

### Why This Project Matters

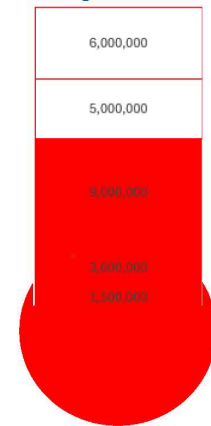
- A 2021 community survey showed strong support for a year-round pool and community center.
- A 2024 feasibility study estimates the facility could cost \$10M–\$26M, depending on features.
- Annual operating costs are estimated at \$2–2.4 million. Some of the operating costs would be covered by existing sources and user fees, however, the feasibility study estimated a \$450–650k/year shortfall. To make this project happen, we'll need local support to identify sustainable funding for operations and maintenance of a new facility.

### Construction Budget Overview

Project Element	Cost	Possible funding sources
Pool amenities (hot tub, retractable roof, diving board, etc)	TBD - goal 6 million	Private Fundraising
Gym, bathrooms, offices, etc	5 million	Private Fundraising
8 lane indoor pool	9 million	Public Facilities District 0.02 additional sales tax would generate 9 million
5000 sq foot library	5.6 million	1.5 million secured from NCW Library and existing City funds. Additional funds to be secured from external State/Federal sources.

Total est. cost 25.6 million

Fundraising Goal 11 million



Check out our website for more information and to get involved: [UVABoosters.com](http://UVABoosters.com)

# Next Steps

- Buy-in from City Council and PRSA
- Demo existing building after asbestos work
- Create Public Facilities District
- Expand PRSA boundary to match CSD
- Fundraise for capital improvements and operational endowment (UVAB)
- Create new City position to spearhead project
  - Coordinate PRSA
  - Create PFD; expand PRSA boundary
  - Write grant proposals
  - Liaise with UVAB
  - Manage river recreation & pool

Questions?