

LEAVENWORTH CITY COUNCIL
Study Session Agenda
City Hall – Council Chambers & Zoom
July 14, 2026 | 5:30 – 6:50 PM

5:30-5:45 Chamber Report

This time is provided for a Chamber of Commerce representative to provide an update to the City Council on items of interest to the Chamber and City.

There are no items included under **TAB B**.

5:45-5:50 Community Block Party “Council & Cookies” Discussion

As the Community Block Party has grown (approximately 900 attendees last year), so has the crowd around the food serving area. Staff would like Council's thoughts on a simple idea that could help improve the flow of the food line while creating more opportunities for community engagement.

Rather than handing out cookies in the BBQ food line, Councilmembers could staff a **"Council & Cookies"** tent in the event field, distributing cookies (and perhaps another grab-and-go item such as apples).

The idea would:

- Reduce congestion at the BBQ food serving tables by removing one item from the serving area, giving volunteers more room to work and simplifying the distribution of food and supplies.
- Create a dedicated place for community members to visit with Councilmembers.
- Encourage attendees to circulate throughout the event and visit booths and activities.
- Give Councilmembers more time for conversation instead of trying to keep the food line moving.

If there is support for this change, event coordinator Courtney Porter will put together a shift sign-up for the Council & Cookies tent. Councilmembers who would still like to help serve food are welcome to sign up for both.

There are no items included under **TAB C**.

5:50-6:50 Glen Peterson – Public/Private Parking Garage Idea

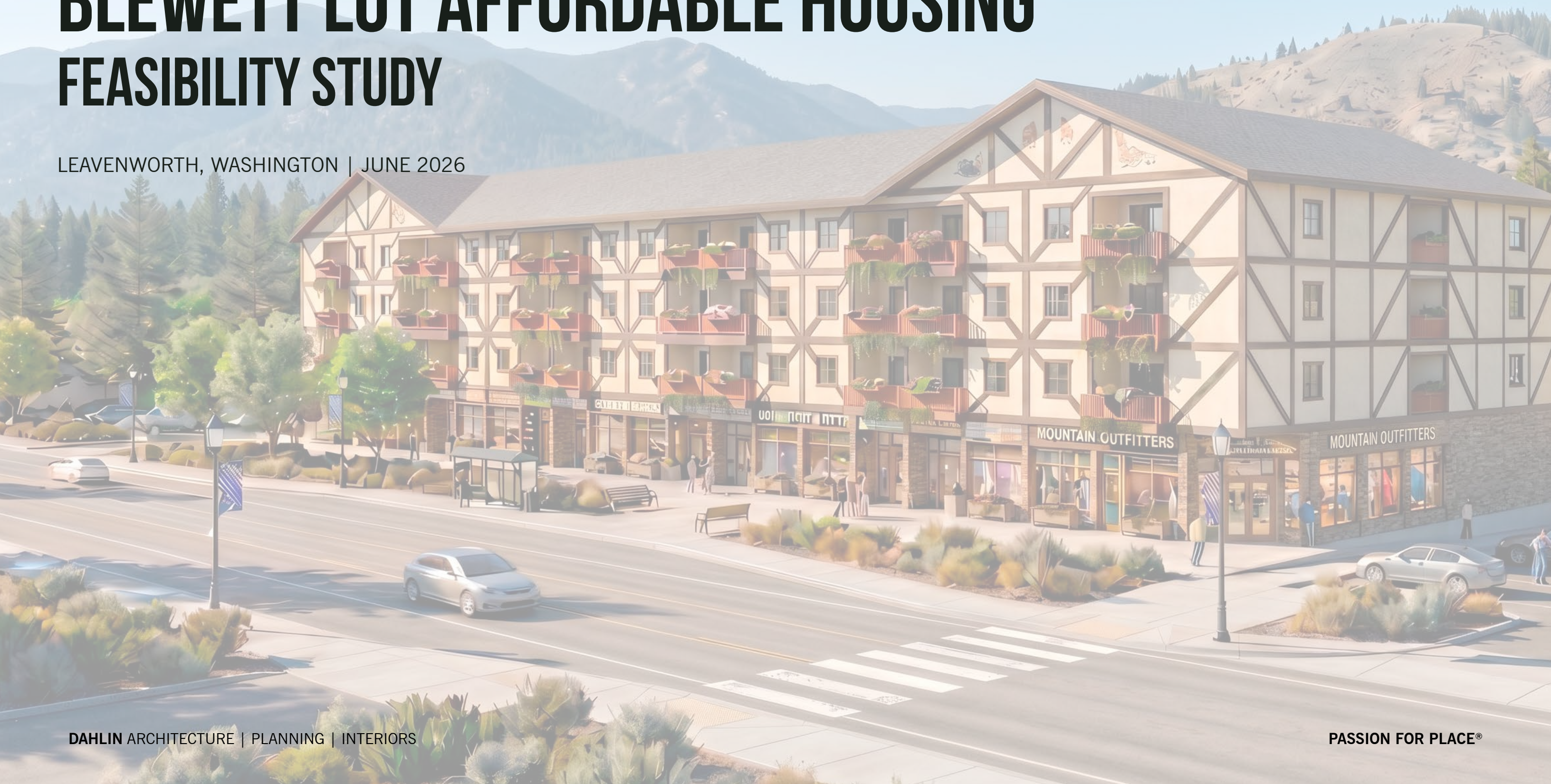
Retired architect Glen Peterson is proposing the City enter into a public-private partnership for the parking garage project at the Blewett parking lot. This time is for the City Council to learn more about and discuss Mr. Peterson's proposal.

The following items are included under **TAB D**.

- Feasibility Study

BLEWETT LOT AFFORDABLE HOUSING FEASIBILITY STUDY

LEAVENWORTH, WASHINGTON | JUNE 2026



Site Information

- » **Address:** 1000 Front Street, Leavenworth, WA 98826
- » **Site area:** 87,120 SF (2 Acres)

- » **Owner:** City of Leavenworth
- » **Parcel ID:** 241701670523
- » **County:** Chelan County
- » **Current use:** 2 parking lots with a total of 113 stalls:
Blewett Lot: 91 stalls
Blewett Annex: 22 stalls

- » **Notes:**
 - » The site can be accessed from both Front Street and US-2.
 - » The existing Blewett Lot is located approx. 14'-0" below US-2 street level with retaining walls on all sides, with an entry located along Front St.
 - » The existing Blewett Annex Lot has an entry located along US-2.

Zoning Requirements

- » **Zoning:** Central Commercial District (CC)
LMC Title 18 Zoning

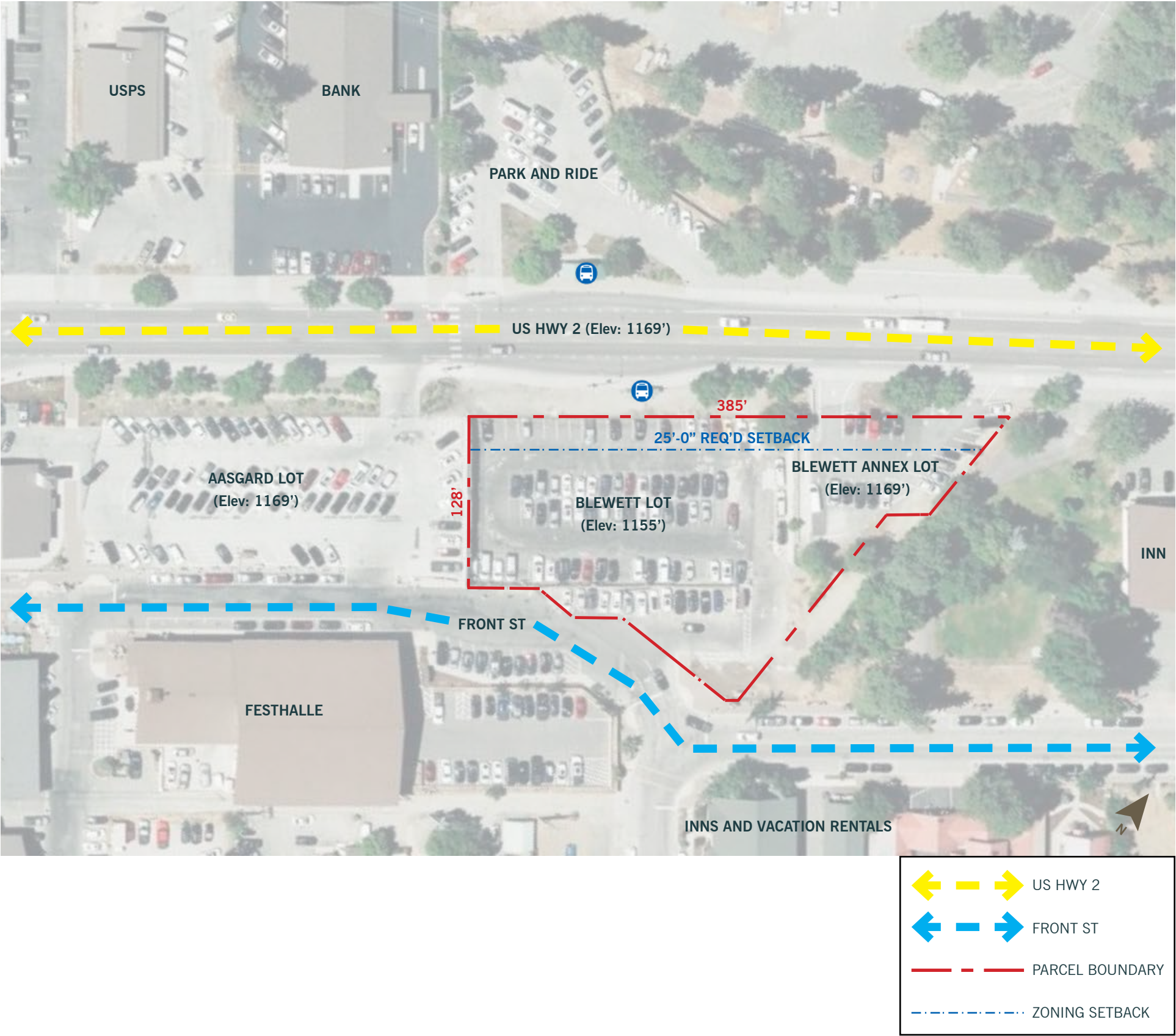
- » **Max height:** 50'
- » **Max lot coverage:** N/A
- » **Front setback:** 25' for parcels abutting US-2 PER LMC 18.30.030

- » **Affordable Housing (LMC 18.42.020):**
 - » Affordable housing developments are permitted in all zoning districts and encouraged within planned developments and commercial district mix-use incentives developments.

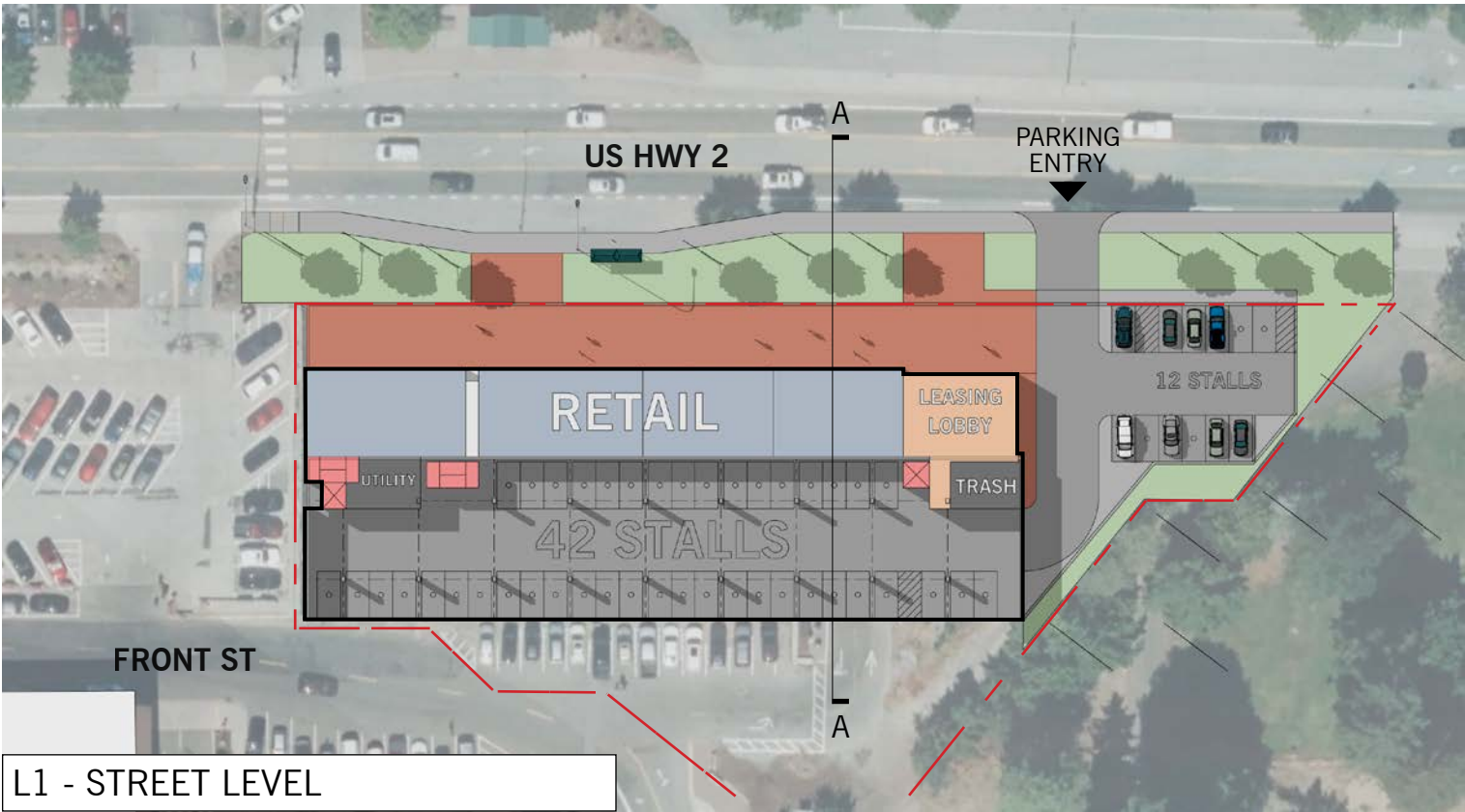
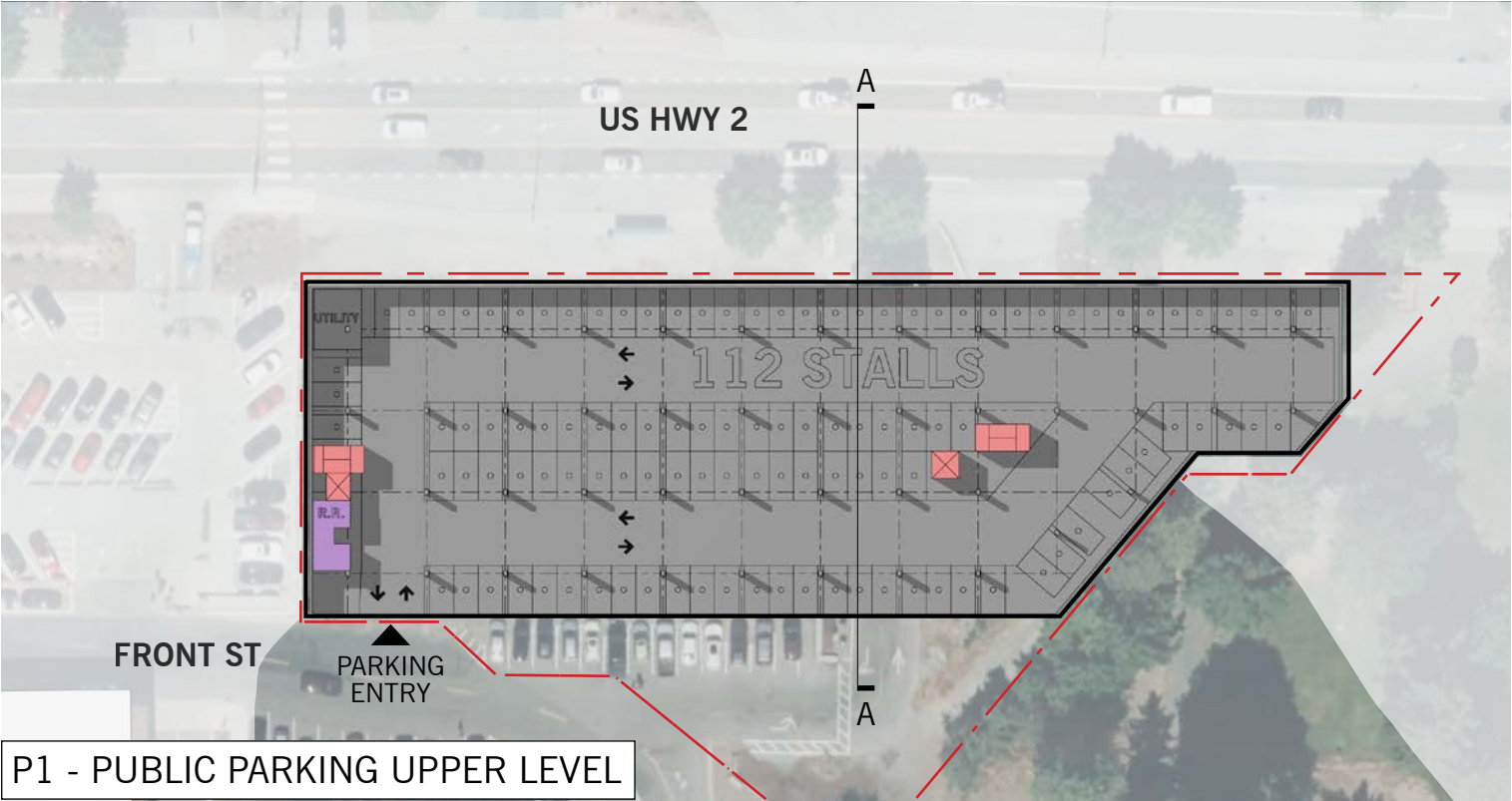
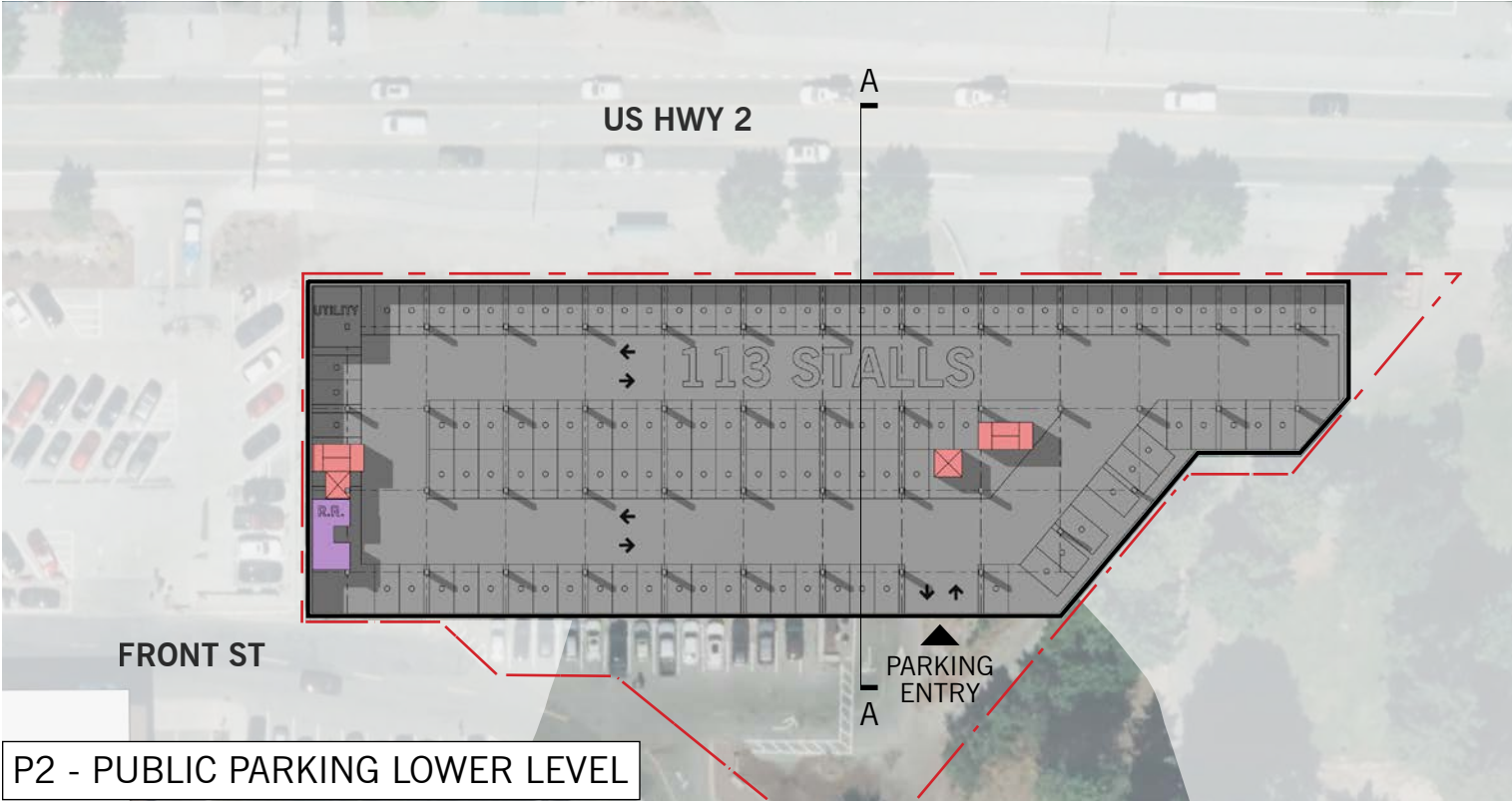
- » **Parking Requirements (LMC 18.42.050):**
 - » Minimum 1.0 stall per unit for housing units serving residents with incomes at or above 51 percent AMI.

- » **Applicable Allowed Uses (LMC 18.25.030):**
 - » Dwelling, above ground (accessory use)
 - » Dwelling, multifamily
 - » Stacked parking (accessory use)
 - » Commercial district mixed use incentives
 - » Retail stores and service

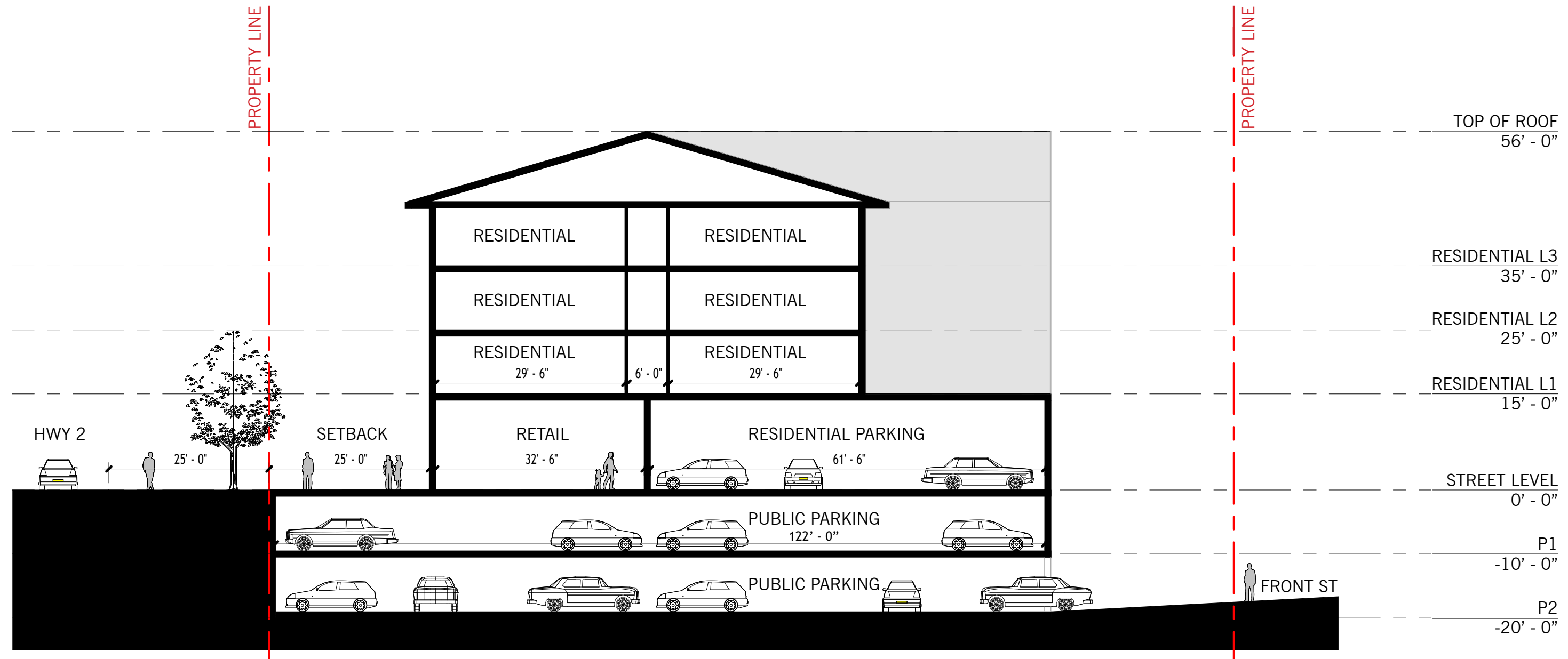
Vicinity Map



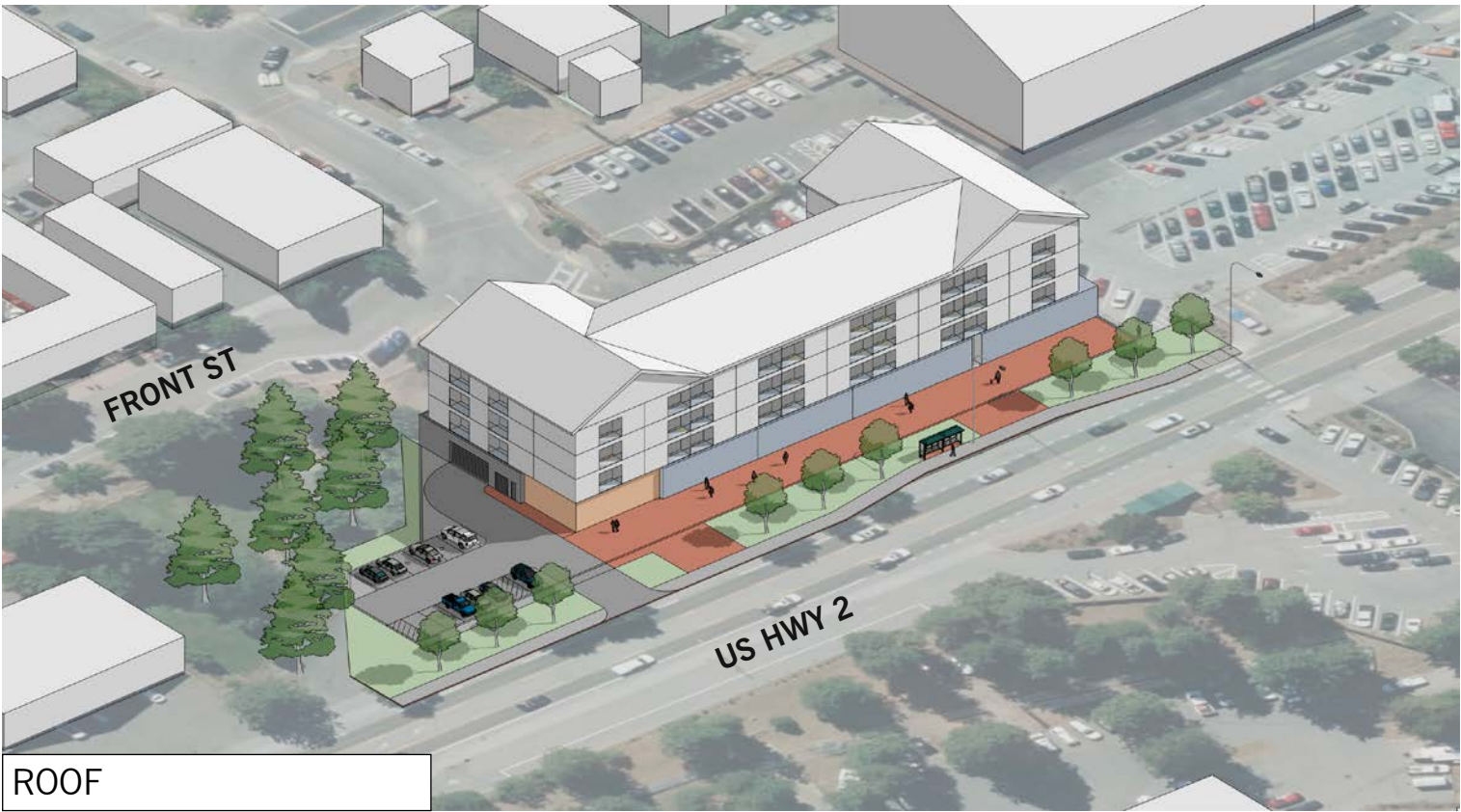
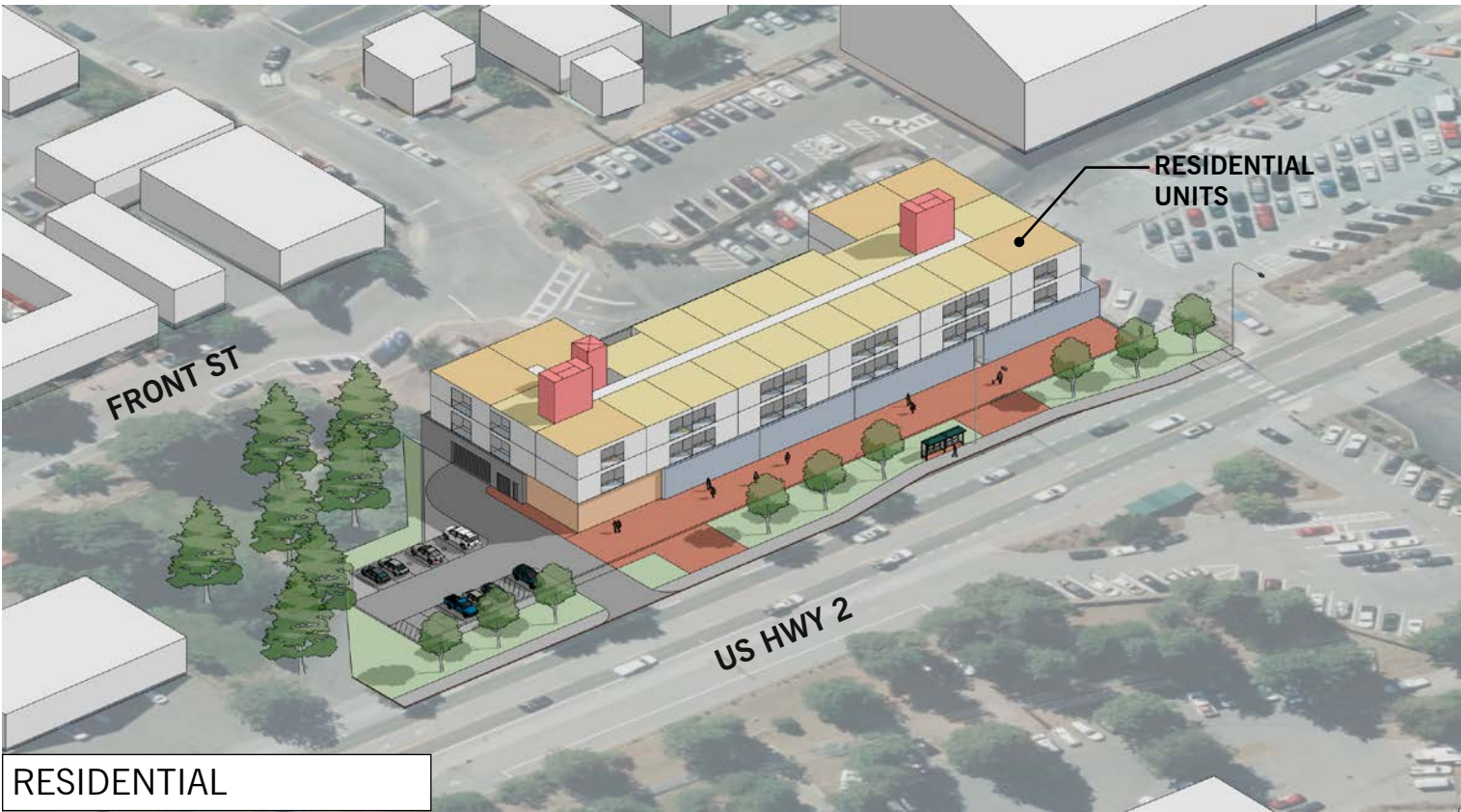
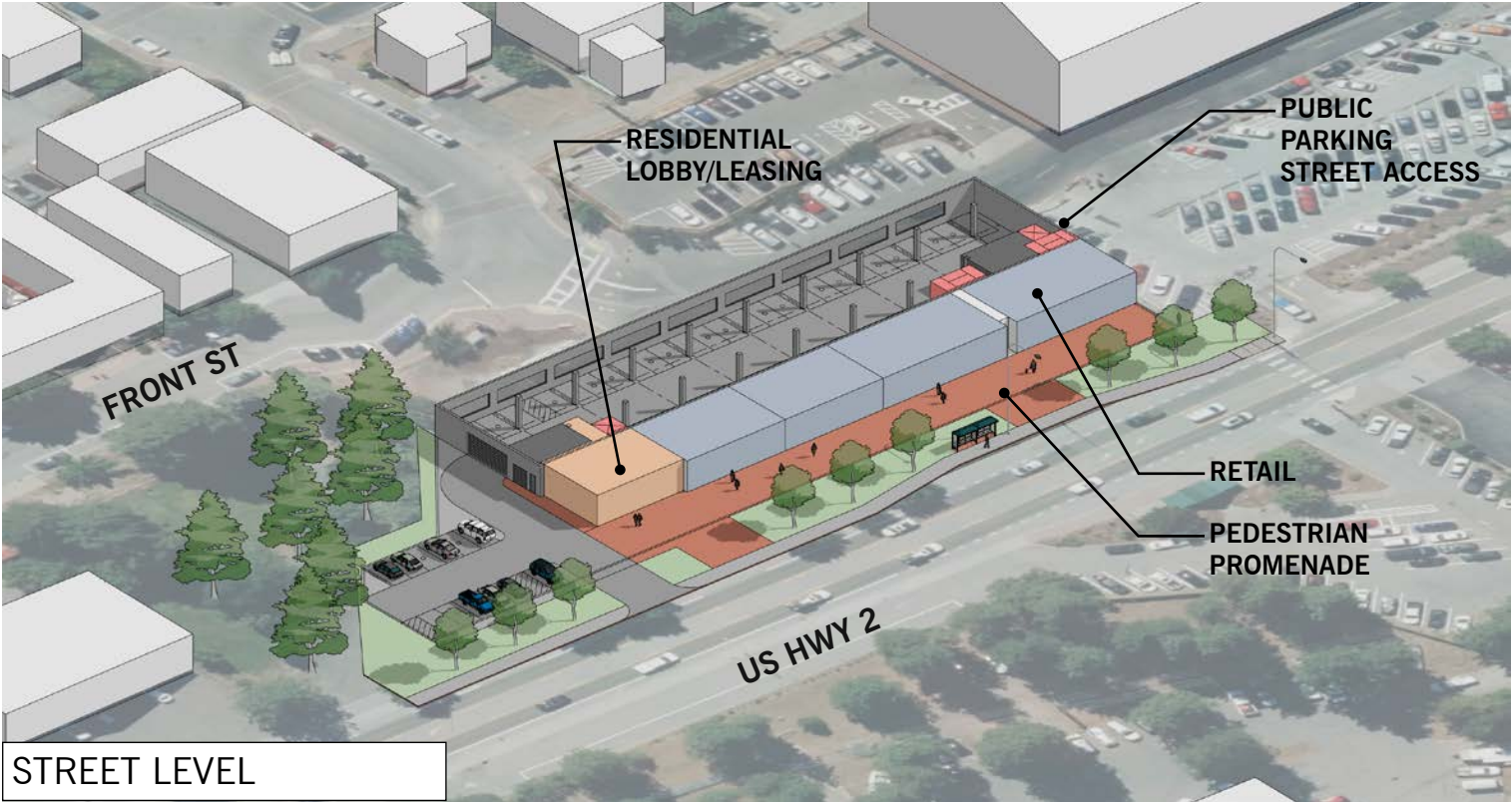
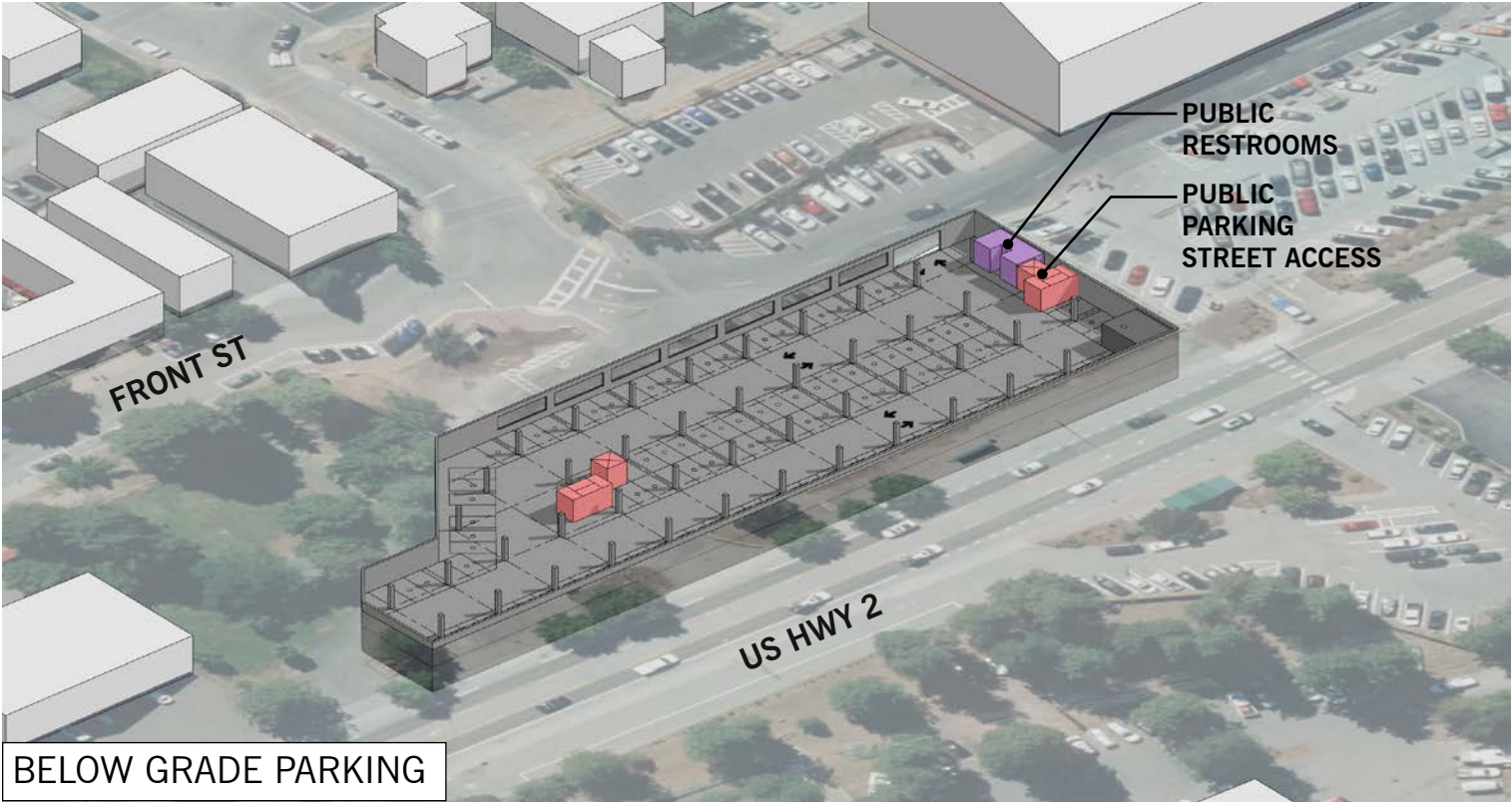
Floor Plans



Section A



Axonometrics



Perspectives



NE



SW



NW



SE

Concept Rendering



Building Analysis

Residential: 66 Units
~51,360 Net Rentable SF
775 SF Avg. Unit Size
Balconies provided at all units
Type V-A wood construction

Commercial: ~7,600 Net Leasable SF

Parking: 280 Stalls Total
Residential units parked at 1.15 stalls/unit
75 stalls dedicated to residents
205 stalls remaining for guests and public parking

Area Totals 96,000 GSF Garage
7,600 GSF Commercial
64,600 GSF Residential (incl. balcony area)

168,200 GSF TOTAL

SCHEME A
PODIUM GARAGE W/ STREET RETAIL AND 3 LEVELS RESIDENTIAL

AREAS	0%	0%	0%	88%	88%	88%	85.3%	efficiency (not incl. garage)
	P2	P1	L1	L2	L3	L4	TOTAL SF	
GARAGE	40,500	40,500	15,000	0	0	0	96,000	
COMMERCIAL	0	0	7,600	0	0	0	7,600	
RESI CIRC. & UTILITY	0	0	1,500	2,500	2,500	2,500	9,000	RESI GSF 64,600
RESI LOBBY/AMENITY	0	0	1,600	0	0	0	1,600	
RESIDENTIAL NSF (incl. balcony)	0	0	0	18,000	18,000	18,000	54,000	
GFA	40,500	40,500	25,700	20,500	20,500	20,500	168,200	

Construction Type	Type I-A Garage/Podium	Type V-A Wood
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RESIDENTIAL UNIT DATA							Assumed Balc. Sf/unit: 50 sf
TYPE	%	Avg NSF incl. balc.	Avg NSF w/o balc.	Count	Parking Ratio	Parking Req.	RESI NET SF
STUDIO	0%	550	500	0	1.00	0	sf
1BR	73%	745	695	48	1.00	48	33,360 sf
2BR	27%	1050	1000	18	1.50	27	18,000 sf
3BR	0%	1300	1250	0	2.00	0	sf
Totals	100%	827	777	66	1.14	75	51,360 sf

Estimated Unit Count 65.26863

PARKING DATA				SITE DATA	
P2 Garage P1 Garage L1 Garage L1 Surface Total	Parking Provided			Site Area	55,800
	112			FAR	3.01
	113				
	43				
	12	Parking Required	Delta		
	280	75	205		