

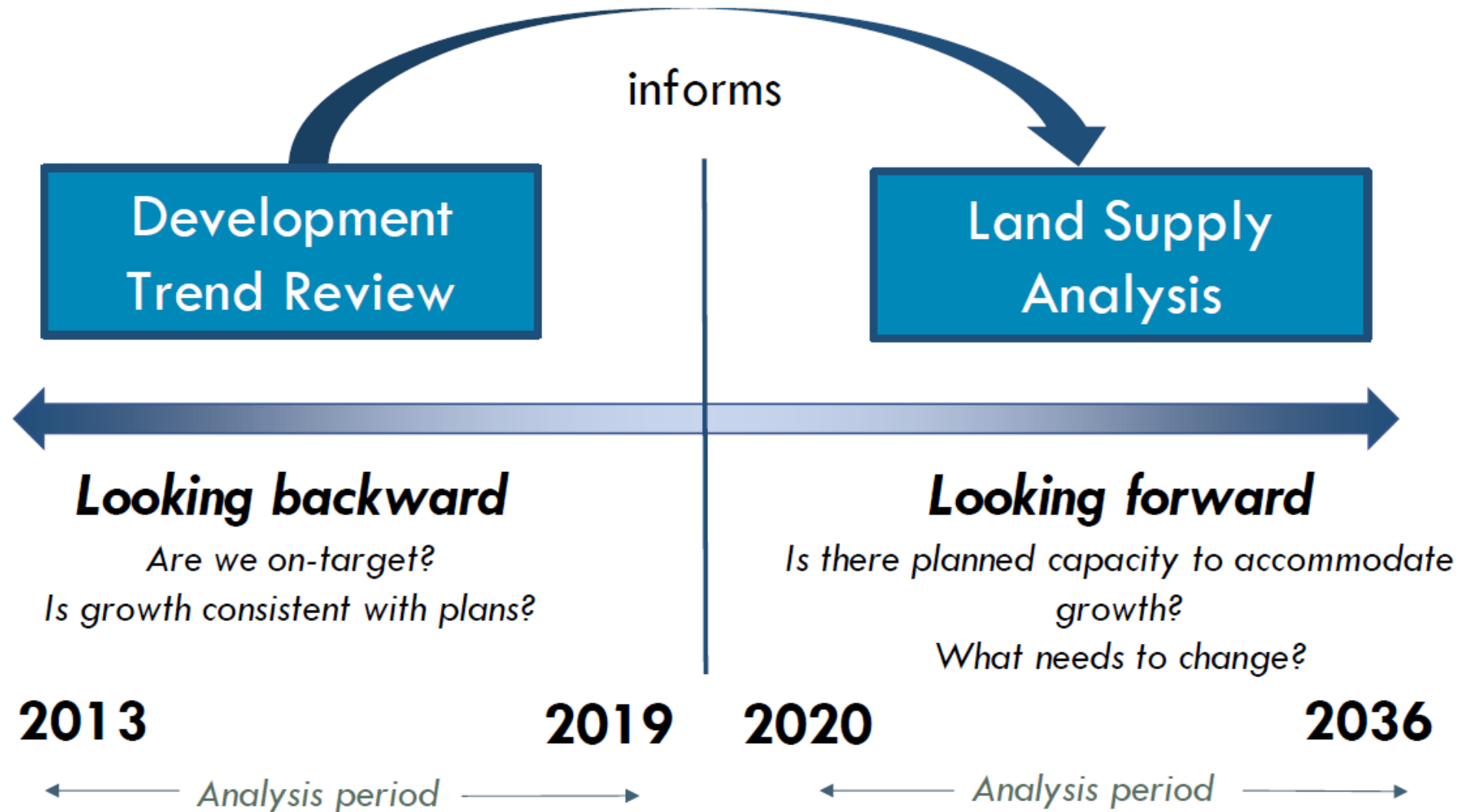
Kitsap County Buildable Lands Program



Department of Community Development

Planning Commission – July 20, 2021

Overview of Buildable Lands Report



Overview of Buildable Lands Report



Is the rate of population and employment growth consistent with the 2036 growth target?



Are achieved residential densities consistent with allowed densities?



Is there capacity for accommodating the remaining 2036 population and employment growth target?

Overview of Buildable Lands Report

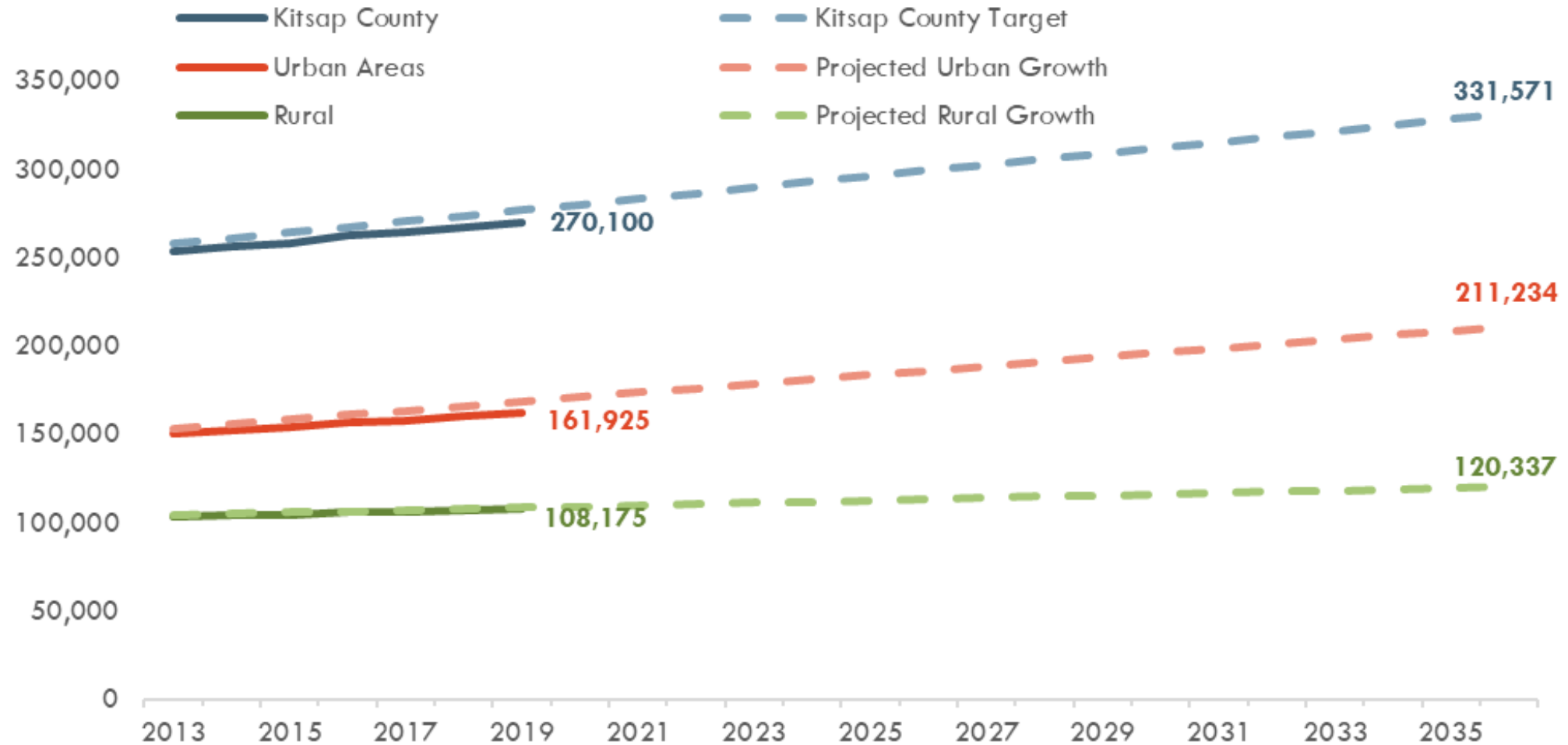


Is the rate of population and employment growth consistent with the 2036 growth target?

Between 2013 and 2019....

- Kitsap County's population grew by 6.3% (approx. 16,100 people)
- 71% of the population growth was in urban areas
- Kitsap County's employment base grew by 14.4% (approx. 11,396 jobs)
- 86% of the job growth was in urban areas

Kitsap County Population Growth Actual versus Growth Target 2013-2036

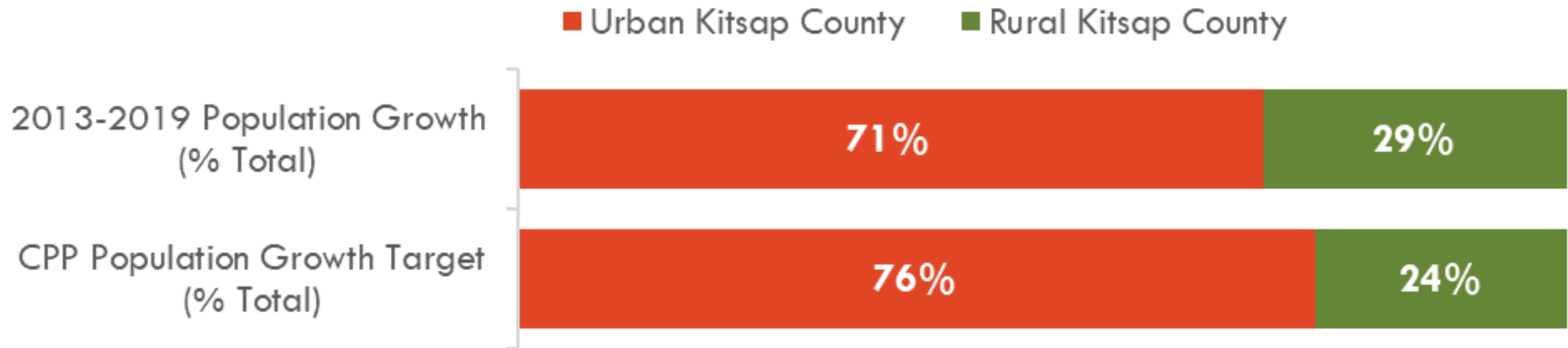


Kitsap County Population Growth, Actual versus Growth Target, 2013-2019

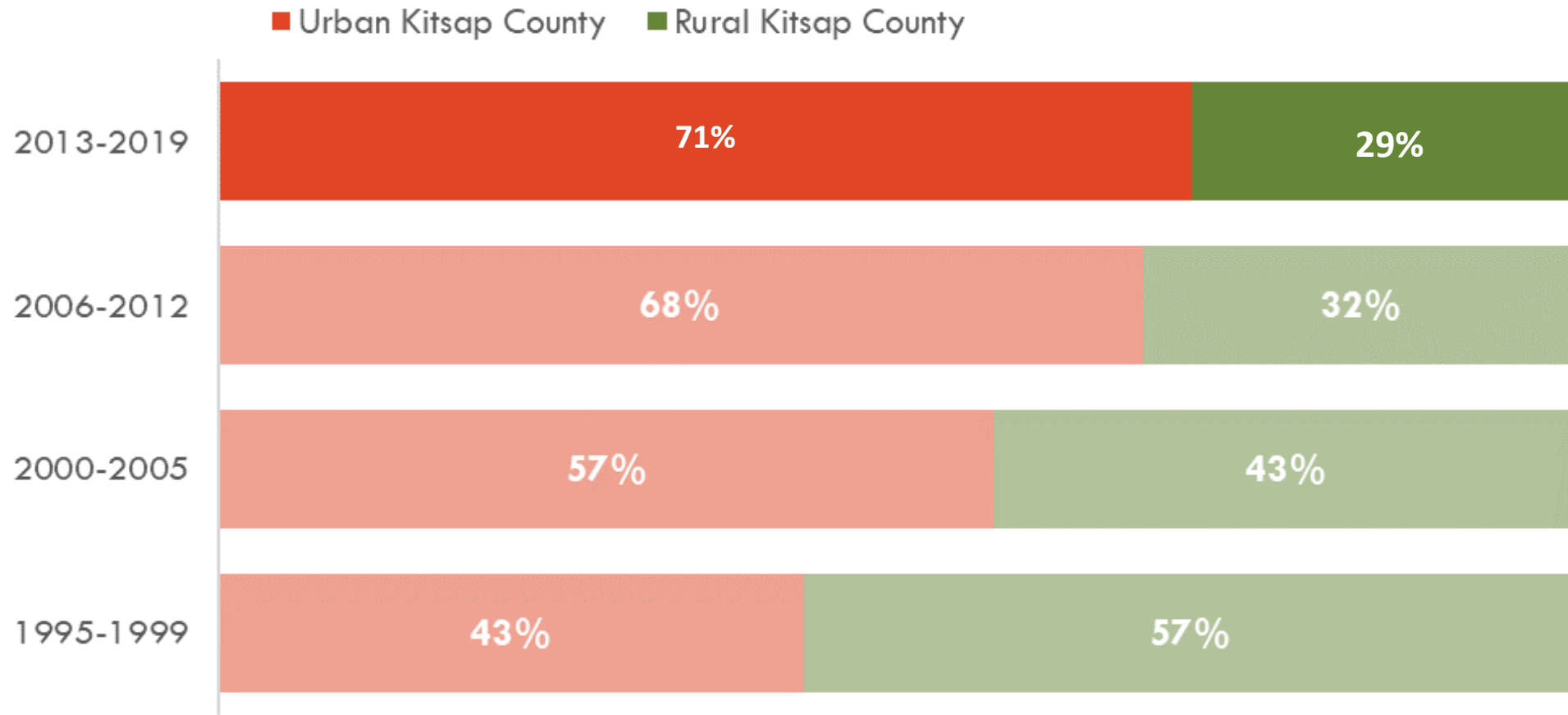
	Growth Target 2012-2036	Average annual growth needed to reach target	Actual average annual growth 2013-2019	Actual annual growth as a % of target growth	Difference between actual growth and growth needed (annual) 2013-2019
Kitsap County	77,071	3,211	2,683	84%	(528)
Urban Kitsap County	60,266	2,511	1,904	76%	(607)
Rural Kitsap County	16,805	700	780	111%	79
City of Bainbridge Island	5,570	232	222	96%	(10)
City of Bremerton	12,432	518	705	136%	187
Bremerton UGA	3,907	163	74	45%	(89)
Bremerton Total	16,339	681	779	114%	98
City of Port Orchard	8,778	366	253	69%	(112)
Port Orchard UGA	6,110	255	50	20%	(204)
Port Orchard Total	14,888	620	304	49%	(317)
City of Poulsbo	1,192	50	266	535%	216
Poulsbo UGA	3,786	158	1	1%	(157)
Poulsbo Total	4,978	207	267	129%	59
Central Kitsap UGA	6,842	285	141	50%	(144)
Kingston UGA	2,926	122	47	38%	(75)
Silverdale UGA	8,723	363	145	40%	(218)

Sources: Washington OFM, 2020; Kitsap County Countywide Planning Policies (Ordinance # 522-2015), 2016 (Targets adjusted to incorporate 2017 [Bremerton annexation](#); A 2019 annexation by Poulsbo resulted in no increase to population.); Kitsap County Comprehensive Plan, 2016, Appendix D; BERK, 2020.

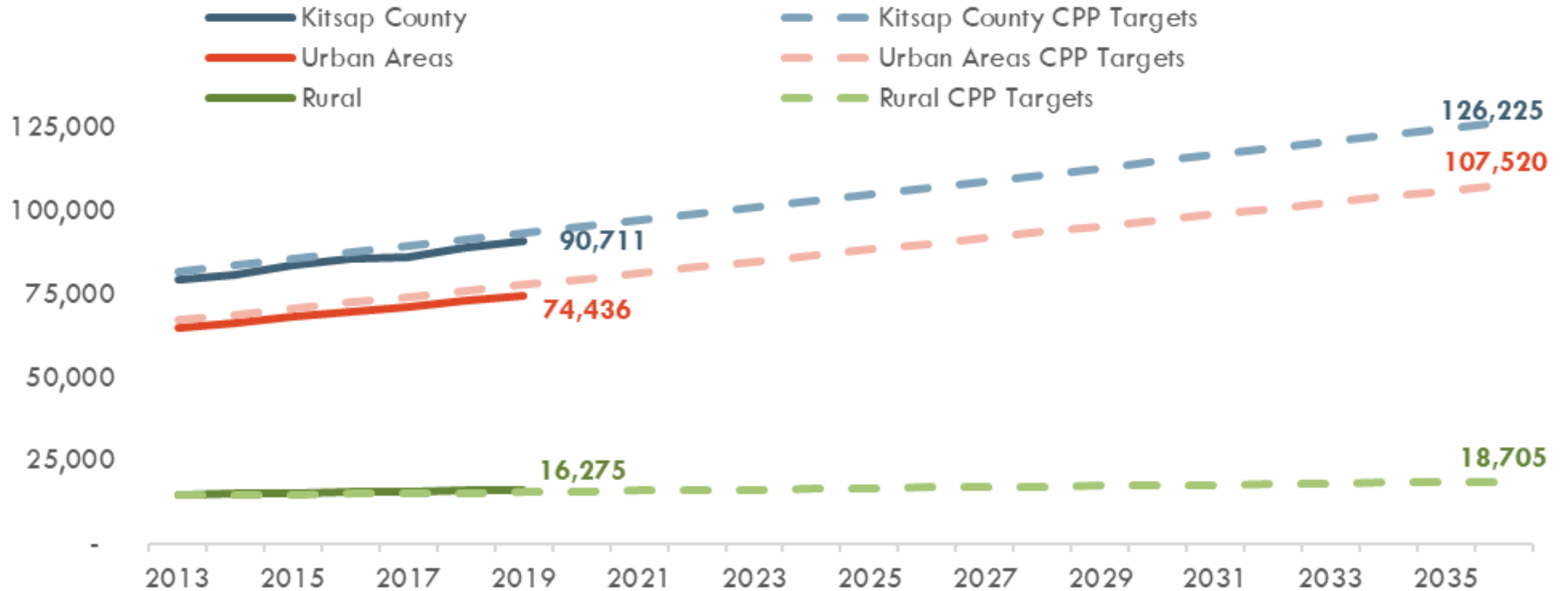
Kitsap County Population Growth in Urban and Rural, Actual versus Growth Target



Kitsap County Population Growth, 1995 – 2019

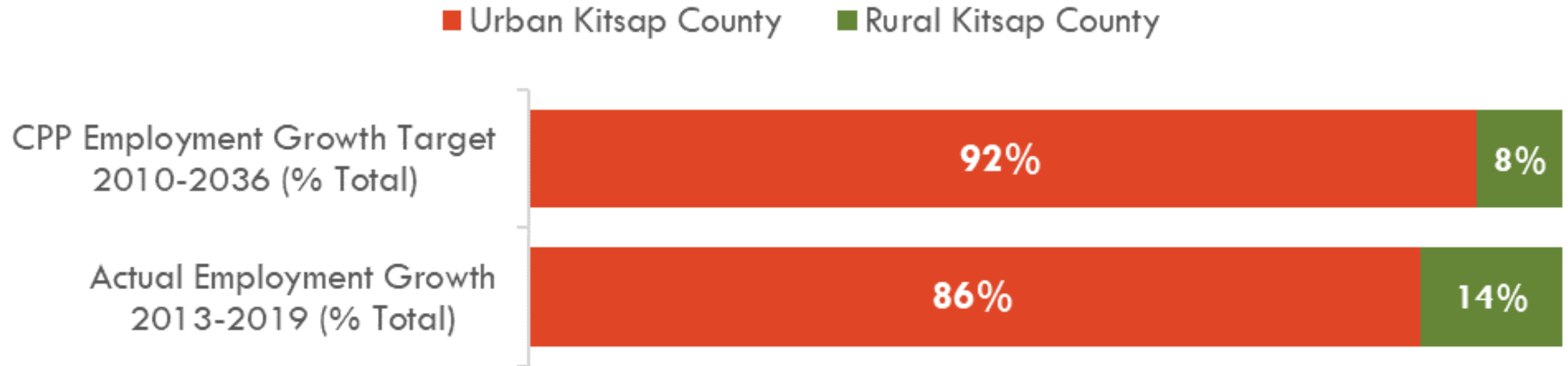


Kitsap County Employment Growth Actual and Growth Target, 2013-2036



Sources: Employment estimates provided by Puget Sound Regional Council (personal communication with Assistant Planner Grant Gibson, 2021); Kitsap County Countywide Planning Policies (Ordinance # 522-2015); Kitsap County Comprehensive Plan, Appendix D, 2016; BERK, 2021.

Share of Covered Employment Growth in Kitsap County, Actual versus Targets



Covered Employment Growth in Kitsap County, Actual and Growth Target, 2013-2019

	Growth Target 2012-2036	Average annual growth needed to reach target	Actual average annual growth 2013-2019	Actual growth as a % of target growth	Difference between actual growth and growth needed (annual) 2013-2019
Kitsap County	46,647	1,944	1,899	98%	(44)
Urban Kitsap County	42,215	1,759	1,638	93%	(121)
Rural Kitsap County	4,432	185	262	142%	77
City of Bainbridge Island	2,720	113	263	232%	150
City of Bremerton	18,276	762	672	88%	(90)
Bremerton UGA	1,443	60	30	50%	(30)
Bremerton Total	19,719	822	702	85%	(120)
City of Port Orchard	3,074	128	140	109%	12
Port Orchard UGA	1,140	48	201	423%	154
Port Orchard Total	4,214	176	341	194%	166
City of Poulsbo	4,138	172	234	136%	62
Poulsbo UGA	14	1	(0)	-29%	(1)
Poulsbo Total	4,152	173	234	135%	61
Central Kitsap UGA	1,885	79	58	73%	(21)
Kingston UGA	597	25	(4)	-16%	(29)
Silverdale UGA	8,928	372	90	24%	(282)

Note: Figures shown are rounded to the nearest whole number while underlying data is not rounded. This results in some slight inconsistencies between the difference shown in the far-right column and the calculation between the whole numbers.

Sources: Puget Sound Regional Council, 2020; Kitsap County Comprehensive Planning Policies, 2015; Kitsap County Comprehensive Plan, Appendix D, 2016; BERK, 2020.

Project Timeline



Phase 3 – Preliminary Buildable Lands Report

- Complete analysis of future land supply
- Review of reasonable measures
- All City/County Coordination meeting
- Preliminary Draft Buildable Lands Report to Commerce

Phase 4 – Buildable Lands Report

- County and city partners finalize draft Buildable Lands Report
- Release draft Buildable Lands Report
- Public comment period
- Final Buildable Lands Report released

Next Steps

July

- Cities and County finalize draft Buildable Lands Report

August

- Release draft Buildable Lands Report
- 30-day public comment period

Kitsap County Population Estimates, 2013-2019

	2013	2014	2015	2016	2017	2018	2019	% Change
Kitsap County	254,000	255,900	258,200	262,590	264,300	267,120	270,100	6.3%
Urban Kitsap County	150,502	151,930	153,869	156,400	157,882	159,983	161,925	7.6%
Rural Kitsap County	103,498	103,970	104,331	106,190	106,418	107,137	108,175	4.5%
City of Bainbridge Island	23,190	23,360	23,390	23,760	23,950	24,320	24,520	5.7%
City of Bremerton	37,850	38,180	39,410	40,500	40,630	41,500	42,080	11.2%
Bremerton UGA	8,991	9,051	9,054	9,095	9,294	9,367	9,435	4.9%
Bremerton Total	46,841	47,231	48,464	49,595	49,924	50,867	51,515	10.0%
City of Port Orchard	12,870	13,150	13,510	13,810	13,990	14,160	14,390	11.8%
Port Orchard UGA	14,586	14,581	14,582	14,721	14,781	14,814	14,887	2.1%
Port Orchard Total	27,456	27,731	28,092	28,531	28,771	28,974	29,277	6.6%
City of Poulsbo	9,585	9,775	9,950	10,210	10,510	10,850	11,180	16.6%
Poulsbo UGA	476	477	477	479	480	480	481	1.1%
Poulsbo Total	10,061	10,252	10,427	10,689	10,990	11,330	11,661	15.9%
Central Kitsap UGA	22,690	22,808	22,848	23,005	23,209	23,340	23,537	3.7%
Kingston UGA	2,133	2,209	2,222	2,248	2,311	2,363	2,413	13.1%
Silverdale UGA	18,131	18,339	18,426	18,572	18,727	18,789	19,002	4.8%

Covered Employment Estimates in Kitsap County, 2013 to 2019

	2013	2019	% Change
Kitsap County	79,315	90,711	14.4%
Urban Kitsap County	64,610	74,436	15.2%
Rural Kitsap County	14,705	16,275	10.7%
City of Bainbridge Island	6,232	7,809	25.3%
City of Bremerton	28,353	32,383	14.2%
Bremerton UGA	1,060	1,240	17.0%
Bremerton Total	29,413	33,623	14.3%
City of Port Orchard	6,804	7,645	12.4%
Port Orchard UGA	6,450	7,656	18.7%
Port Orchard Total	13,254	15,301	15.4%
City of Poulsbo	5,641	7,046	24.9%
Poulsbo UGA	60	59	-1.7%
Poulsbo Total	5,701	7,105	24.6%
Central Kitsap UGA	3,357	3,703	10.3%
Kingston UGA	786	762	-3.1%
Silverdale UGA	10,715	11,253	5.0%

Sources: Puget Sound Regional Council, 2020; BERK, 2020.