

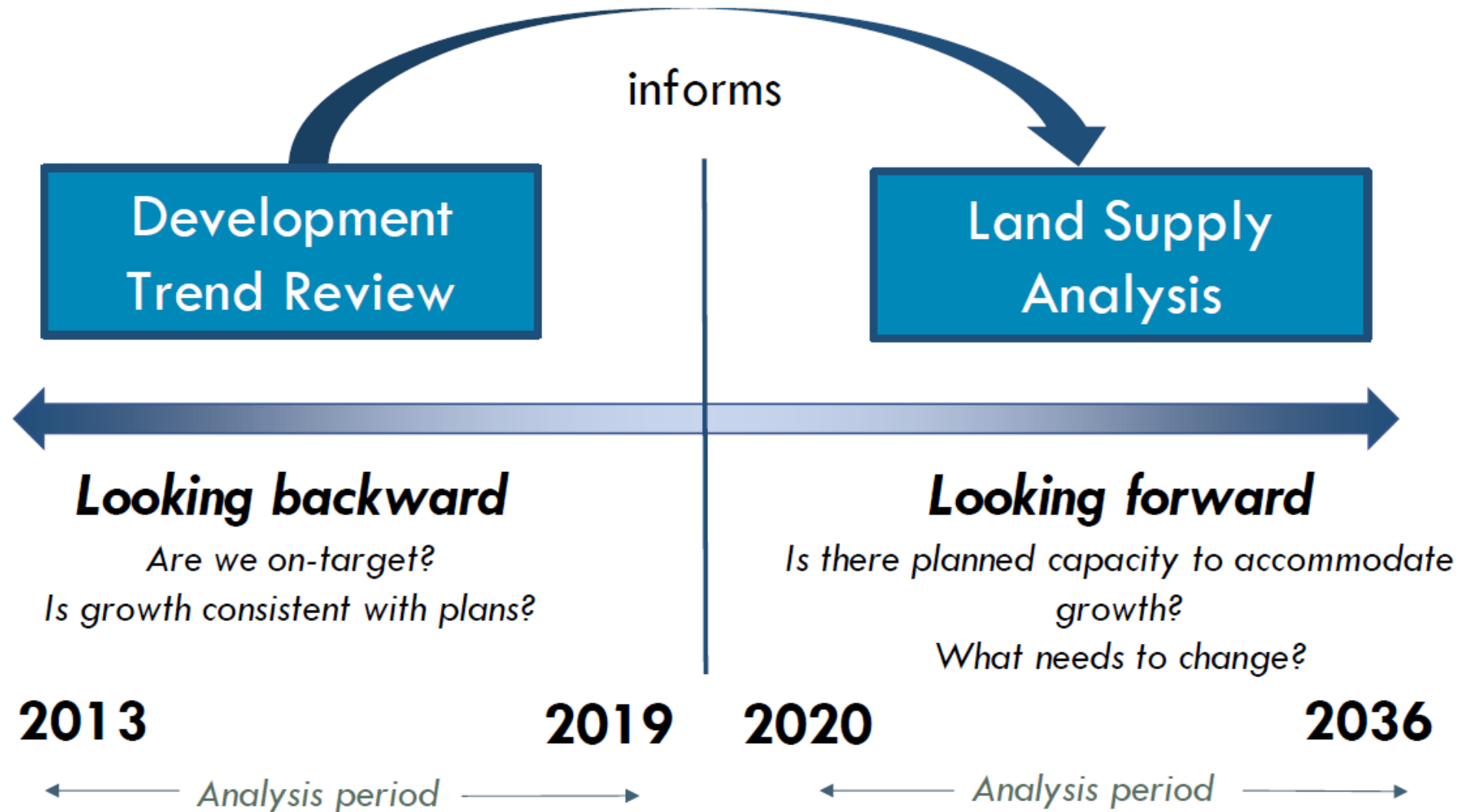
Kitsap County Buildable Lands Program



Department of Community Development

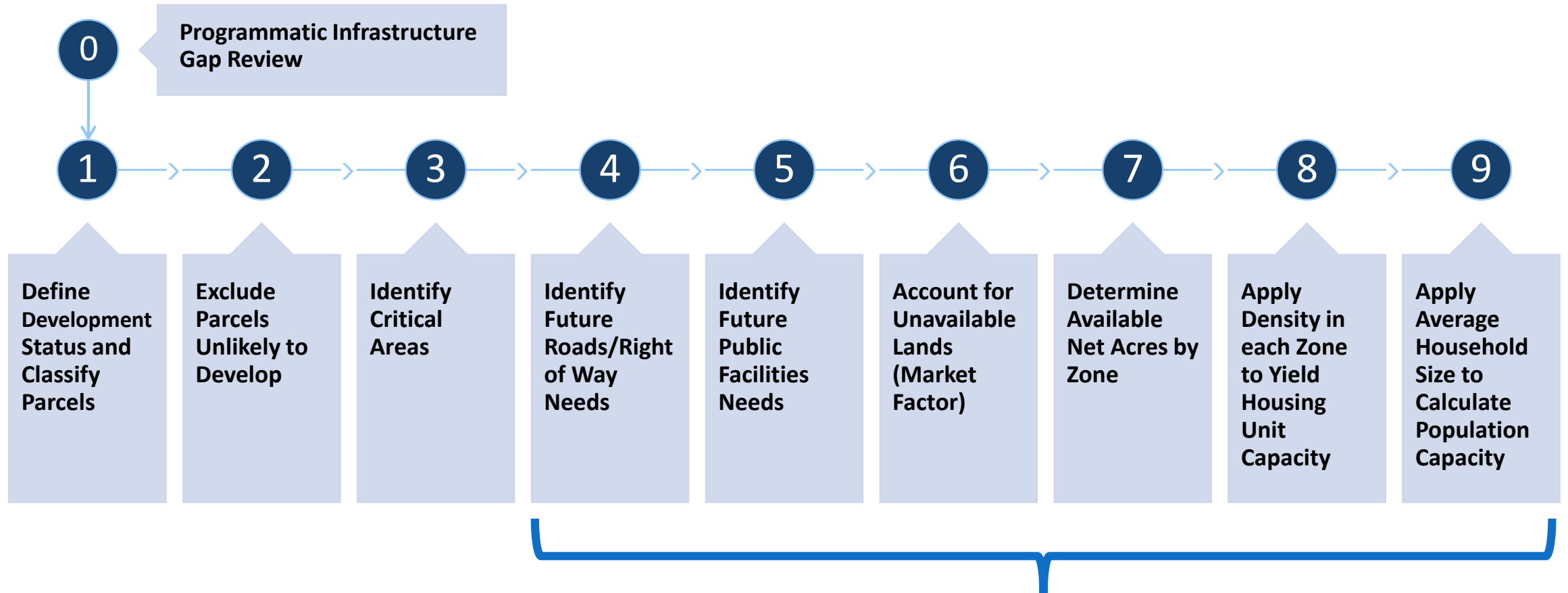
Planning Commission – April 20, 2021

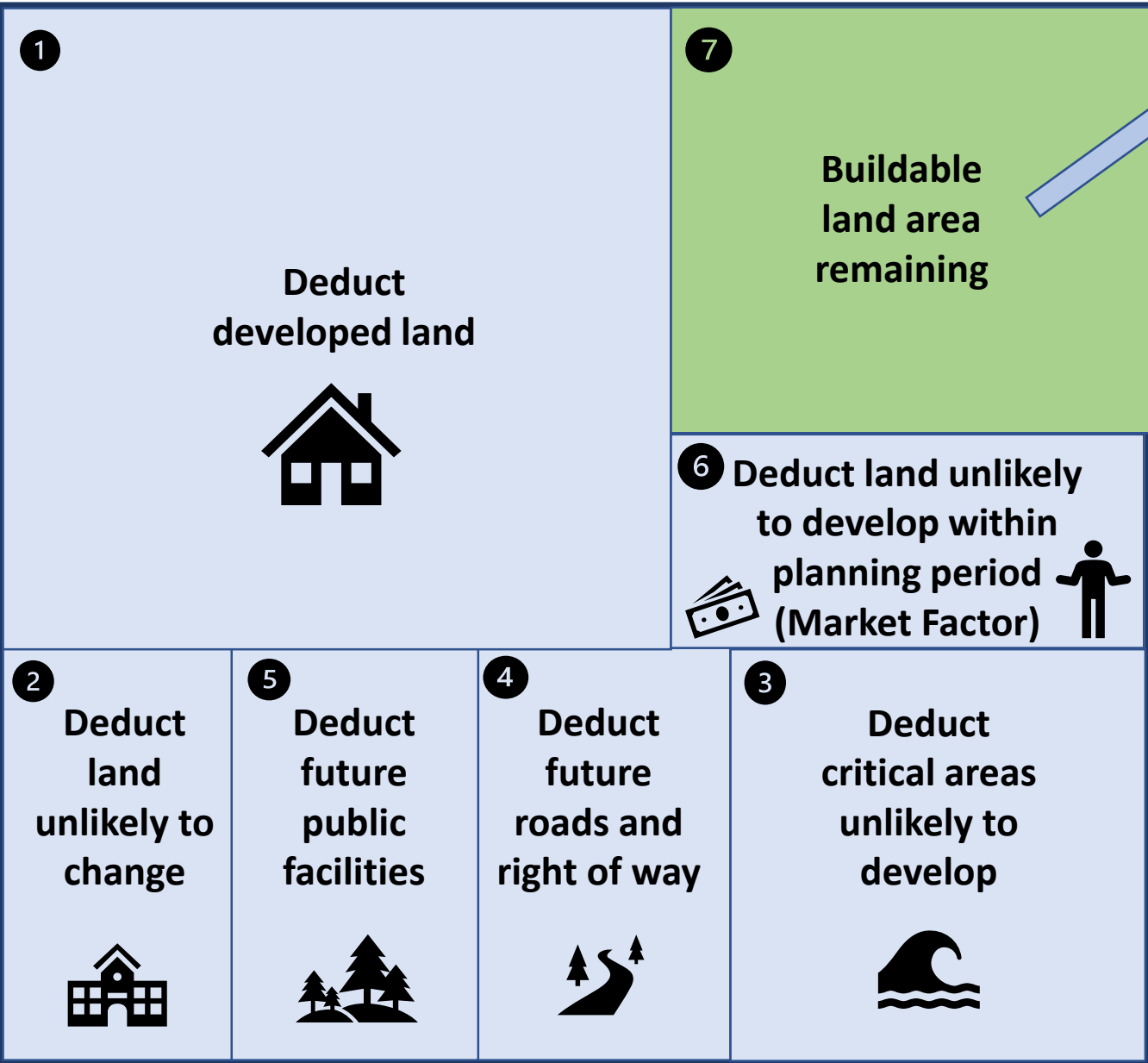
Overview of Buildable Lands Report



Draft Residential Land Capacity Analysis (LCA)

Working Draft – Subject to change based on coordination with cities





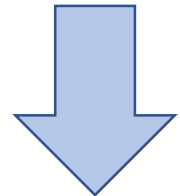
Buildable land area remaining (acres)

8 X Housing units per acre

9 X People per housing unit

Number of people accommodated

COMPARE TO



Number of people we are planning for

Step 4 – Identify Road and Right of Way Needs

Working Draft – Subject to change based on coordination with cities

Goal: Account for future roads, right of way improvements, and traffic mitigation necessary to serve new development.



Assumption:

- 20% deduction based on review of permit trends and code requirements in Kitsap County.

Step 5 – Identify Public Facilities Needs

Working Draft – Subject to change based on coordination with cities

Goal: Account for facilities needed to serve new development, such as utility easements, on-site stormwater management, trails, common open space, tree retention and other facilities required by development regulations.



Assumption:

- 20% deduction based on review of permit trends and code requirements in Kitsap County.

Step 6 – Account for Unavailable Lands (Market Factor)

Working Draft – Subject to change based on coordination with cities

Goal: Account for the percentage of land that will remain undeveloped due to owner preference, cost, stability, quality, and location.



Considerations added to state law in 2017:

- Cost of development
- Timelines to permit and develop land
- Market availability of land
- The nexus between proposed densities, economic conditions needed to achieve those densities, and the impact to housing affordability
- Market demand when evaluating if land is suitable for development or redevelopment

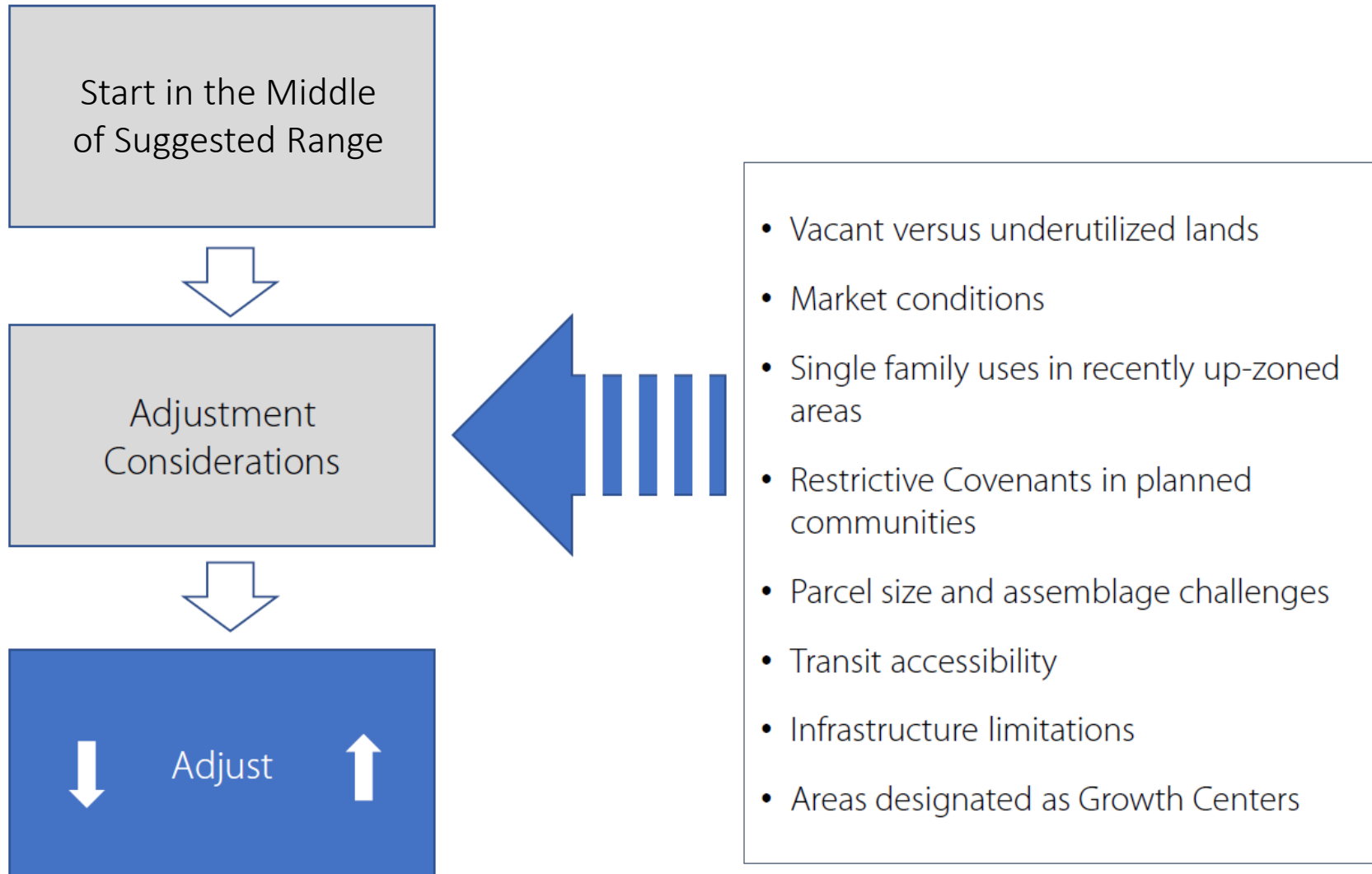
Step 6 – Account for Unavailable Lands (Market Factor)

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		Product Typology			
Geographies		Residential		Non-Residential	
<i>Market Factor Range</i>		Multifamily/ Mixed-Res	Single Family	Commercial (Office/Retail/Mixed)	Industrial
Bremerton	<i>City, UGAs</i>	<i>Medium (20% - 35%)</i>	<i>High (35% - 50%)</i>	TBD	TBD
Bainbridge	City	<i>Low (5% - 20%)</i>	<i>Low (5% - 20%)</i>	TBD	TBD
Central Kitsap	UGA	<i>High (35% - 50%)</i>	<i>Medium (20% - 35%)</i>	TBD	TBD
Silverdale	UGA	<i>Medium (20% - 35%)</i>	<i>Medium (20% - 35%)</i>	TBD	TBD
Kingston	UGA	<i>High (35% - 50%)</i>	<i>Medium (20% - 35%)</i>	TBD	TBD
Port Orchard	City, UGAs	<i>High (35% - 50%)</i>	<i>Medium (20% - 35%)</i>	TBD	TBD
Poulsbo	City, UTA	<i>Low (5% - 20%)</i>	<i>Low (5% - 20%)</i>	TBD	TBD

Step 6 – Account for Unavailable Lands (Market Factor)

Working Draft – Subject to change based on coordination with cities



Step 7 – Determine Available Net Acres by Zone

Working Draft – Subject to change based on coordination with cities

Goal: Calculate remaining buildable land (acres) after applying deductions from previous steps.



Assumption:

- 100% of developable acres (minus previous assumptions) & vacant platted lots; &
- 25% of under-utilized and partially utilized platted lots

Step 8 – Apply Assumed Density in Each Zone

Working Draft – Subject to change based on coordination with cities

Goal: Calculate how many housing units per acre can be accommodated in each zone.



Assumption:

Assumed density considers factors such as:

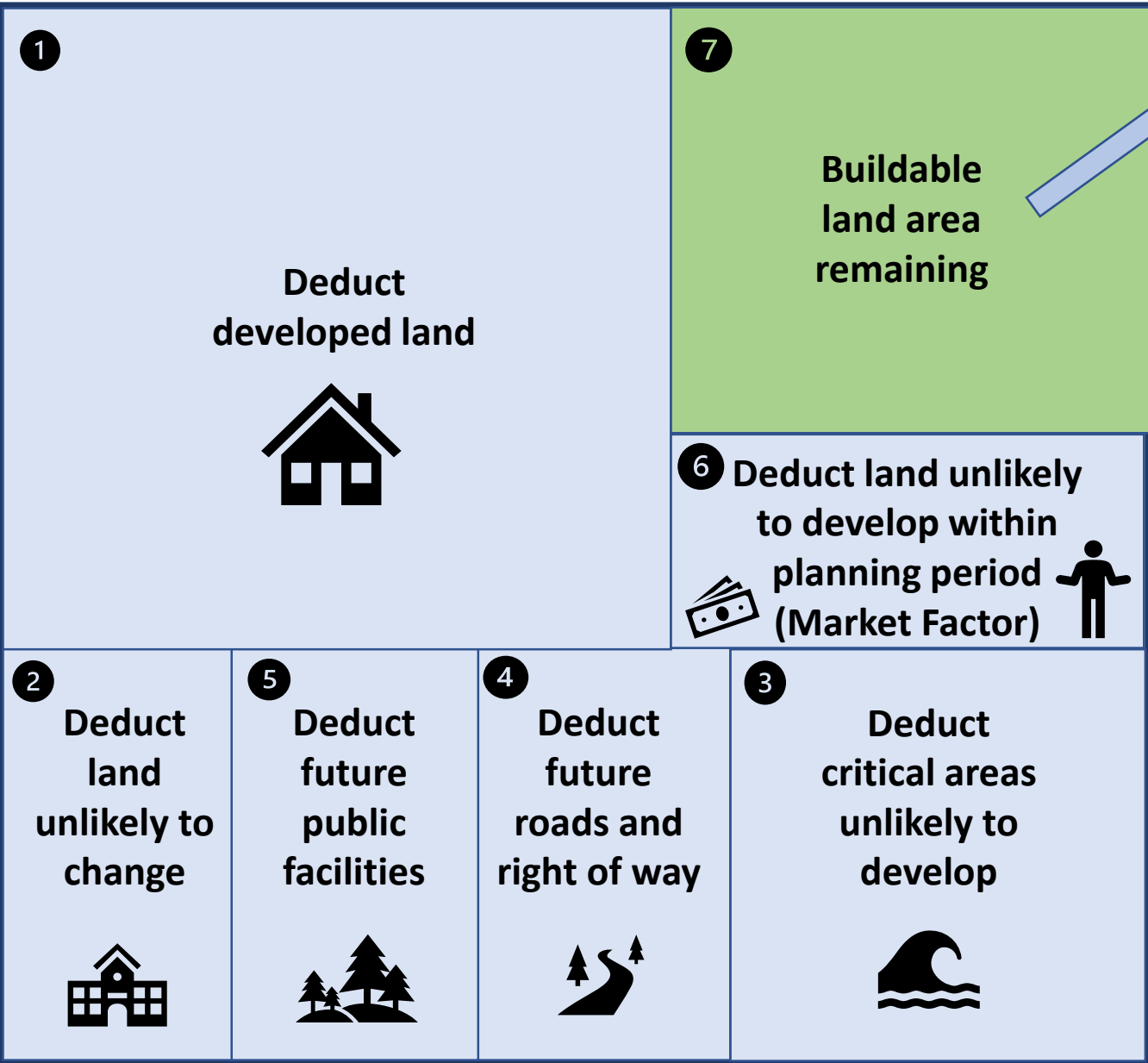
- achieved density in the zone;
- changes to zoning or development regulations;
- infrastructure investments or other amenities that change market conditions;
- market trends; and
- the impact of development regulations such as setbacks, height limits, and parking requirements on development feasibility.

Step 9 – Apply Average Household Size

Working Draft – Subject to change based on coordination with cities

Goal: Calculate population capacity based on number of housing units identified in Step 8.

Jurisdiction/UGA	Single Family Household Size	Multifamily Household Size
City of Bainbridge Island	2.45	2.22
City of Bremerton	2.33	2.13
City of Port Orchard	2.64	2.42
City of Poulsbo	2.51	2.07
Bremerton - Unincorporated UGA	2.33	2.13
Central Kitsap - Unincorporated UGA	2.56	2.31
Kingston - Unincorporated UGA	2.36	1.8
Port Orchard - Unincorporated UGA	2.76	2.11
Poulsbo - Unincorporated UGA	2.51	2.07
Silverdale - Unincorporated UGA	2.77	2.12



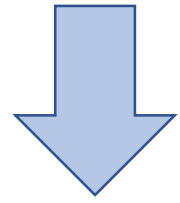
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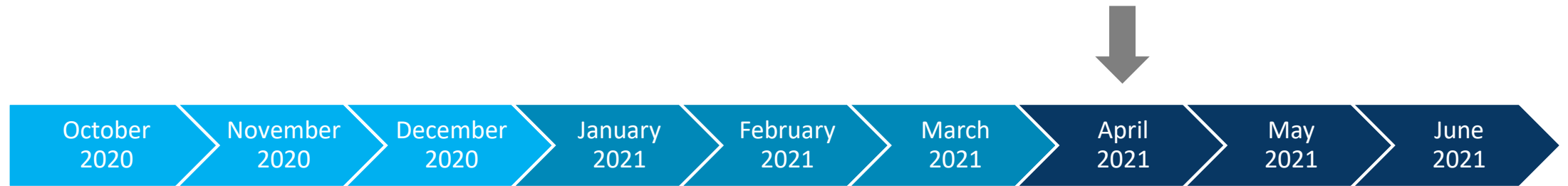
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Project Timeline



Phase 1 – “Look Back” Review

- Review city permit data & growth targets
- Develop assumptions for LCA
- Develop Housing memo outline
- LCA meetings 1 & 2

Phase 2 – Land Capacity Analysis (LCA)

- LCA meeting 3
- Finalize review of development trends
- Finalize population and employment trends
- Begin LCA

Phase 3 – Buildable Lands Report

- Complete LCA
- Identify land use & regulatory barriers
- Review of reasonable measures
- LCA meeting 4
- Preliminary Draft Buildable Lands Report

Recent and Upcoming Outreach

April 12, 2021 – City of Port Orchard Coordination - *complete*

April 13, 2021 – Kitsap Building Association Work Group- *complete*

April 13, 2021 – Kitsap Economic Development Alliance - *complete*

April 20, 2021 – Planning Commission Briefing

April 21, 2021 – City of Bainbridge Island Coordination

April 22, 2021 – City of Bremerton Coordination

April 27, 2021 – All City/County Coordination Meeting

Next Steps

April

- Complete Residential Land Capacity Analysis
- Begin Commercial/Industrial Land Capacity Analysis
- All City/County Coordination Meeting 4

May

- Finalize Commercial/Industrial Land Capacity Analysis
- Review of Current Reasonable Measures
- Buildable Lands Report Production