

2024 Comprehensive Plan Update

Joint City Council and Planning Commission Growth Target Workshop

MARCH 22, 2022

PRESENTERS: HEATHER WRIGHT, PED DIRECTOR

KARLA BOUGHTON, SPECIAL PROJECTS PLANNER,

CLAY WHITE, DIRECTOR OF PLANNING, LDC, INC.

MATERIALS PREPARED BY: NIKOLE COLEMAN, SENIOR PLANNER

Workshop Agenda

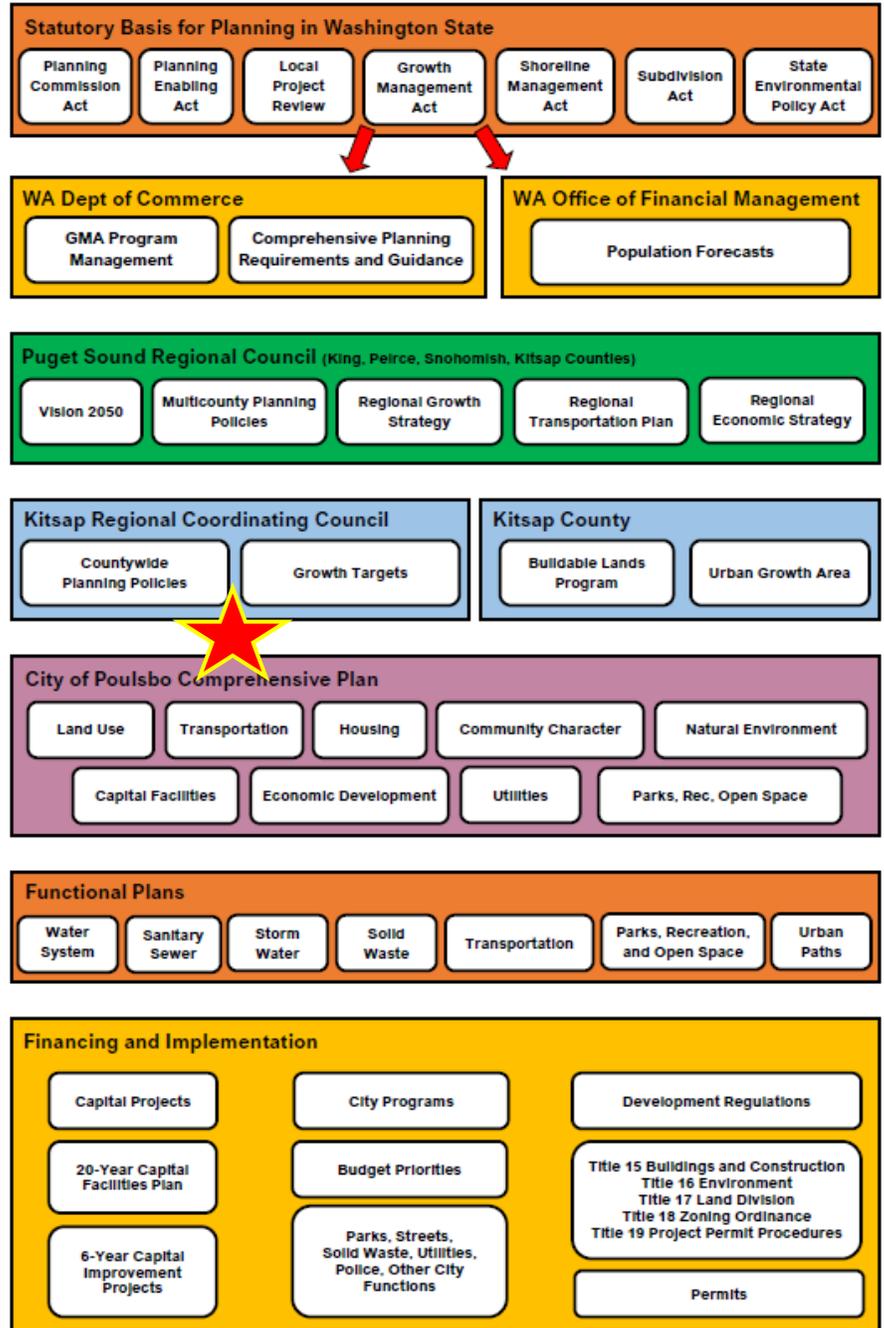


1. Welcome
2. Why Are We Here?
3. Vision 2050 Forecast and Regional Allocation
4. PSRC and KRCC Recalibration
5. KRCC Distribution Process
6. Considerations, Options, and Staff Recommendations
7. Next Steps
8. What Do YOU Think?

- ▶ Poulsbo is required to plan for population and employment growth in our 2024 comprehensive plan and is expected to conclude conversations on the amount of projected population and employment growth we want to plan for by June 2022.
- ▶ The purpose of this meeting is to share what has been **discussed to date** and to determine if the Planning Commission and City Council support the recommendations.



Comprehensive Planning Road Map



STATE

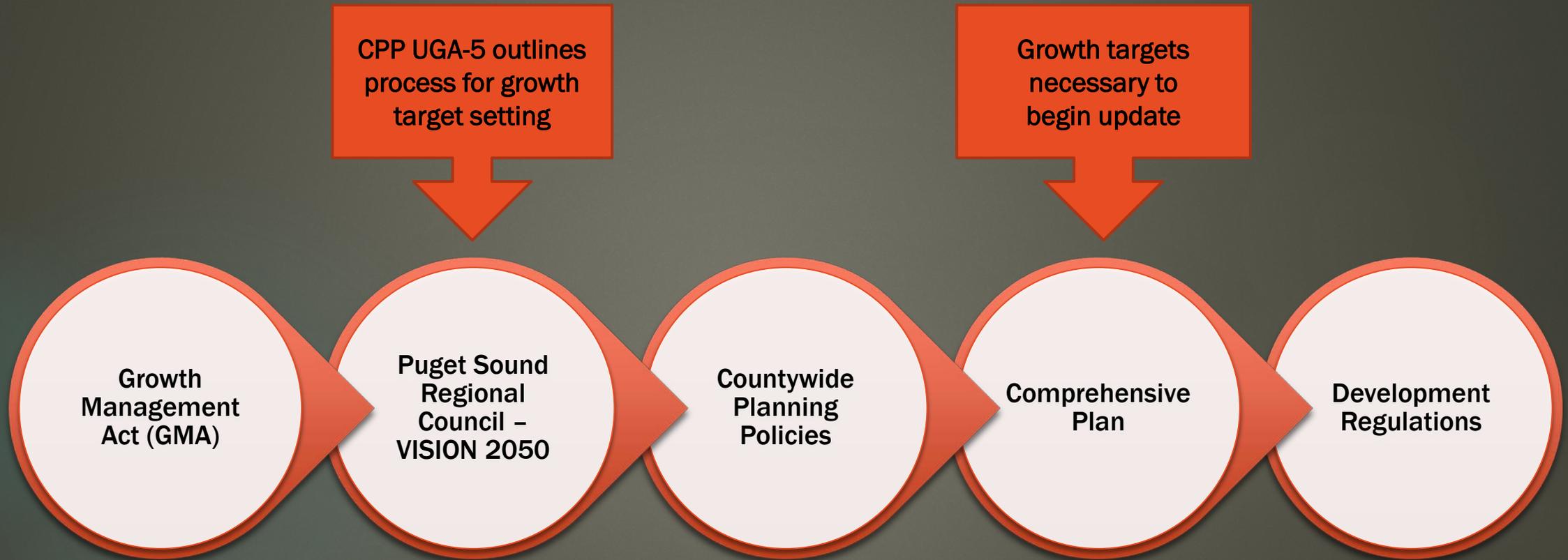
REGIONAL

COUNTY

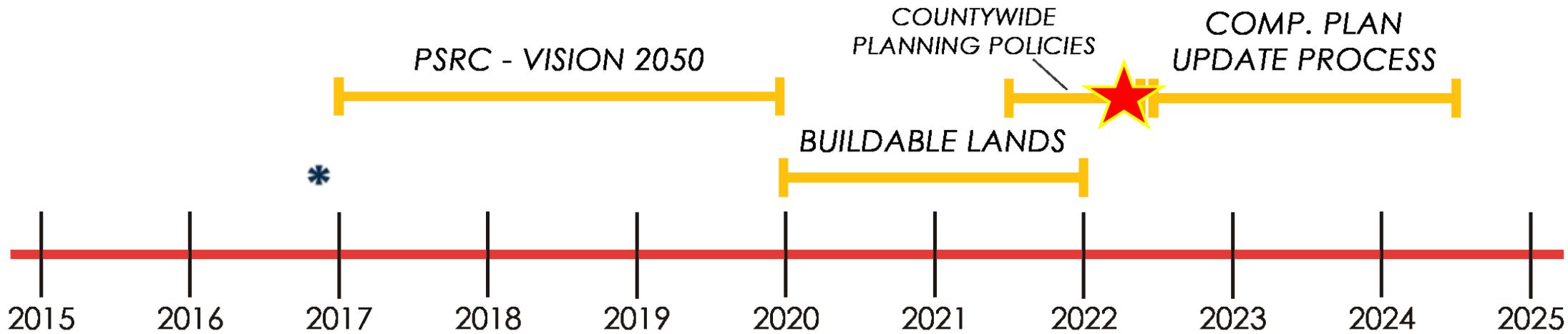
CITY



Growth Target Setting Overview



General GMA Timeline



* Comprehensive Plan update deadlines



Vision 2050 Forecast and Regional Allocation

Vision 2050 - Population

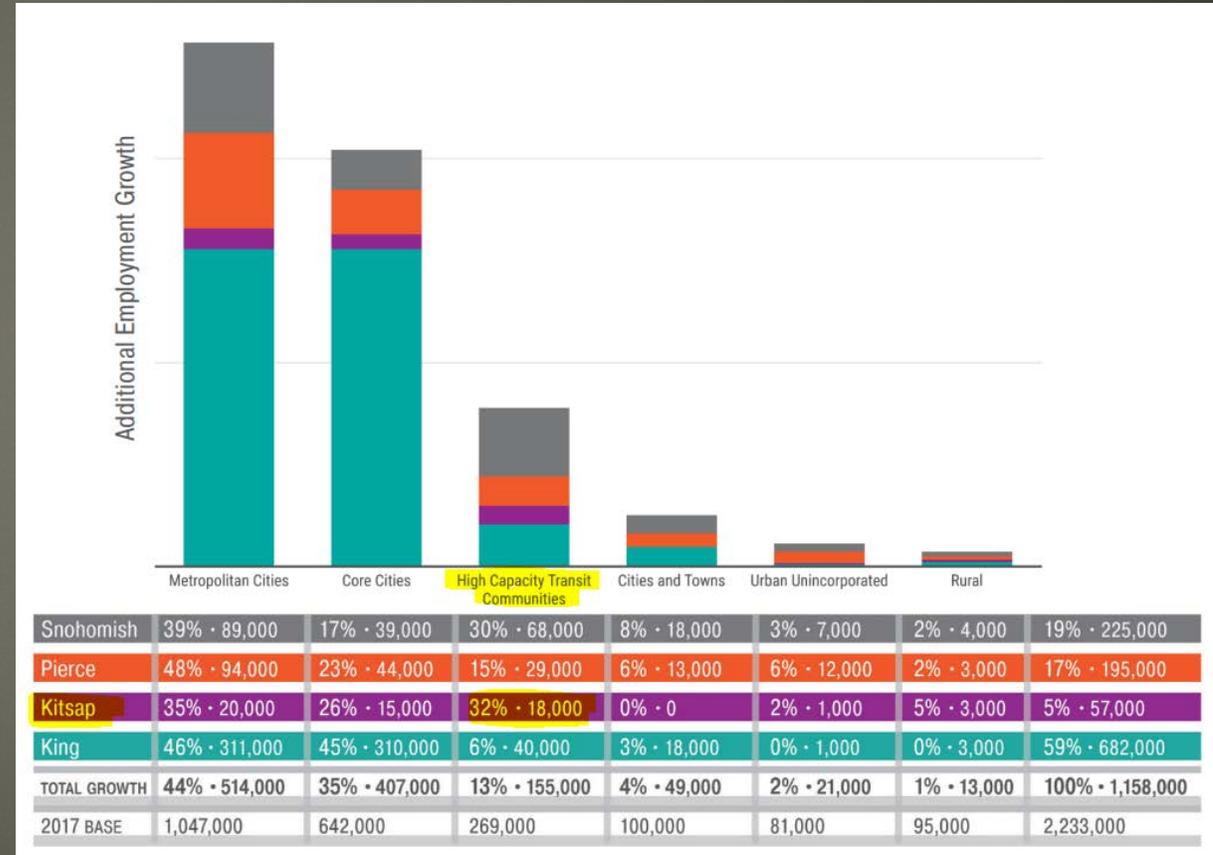
In Vision 2050, the Puget Sound Regional Council (PSRC) forecasts that the four-county region of King, Pierce, Snohomish and Kitsap population will grow to total population of 5.8 million, representing 1.756 million new growth by the year 2050.

Of that new growth, 97,000 new persons have been allocated to Kitsap County (5.5%).



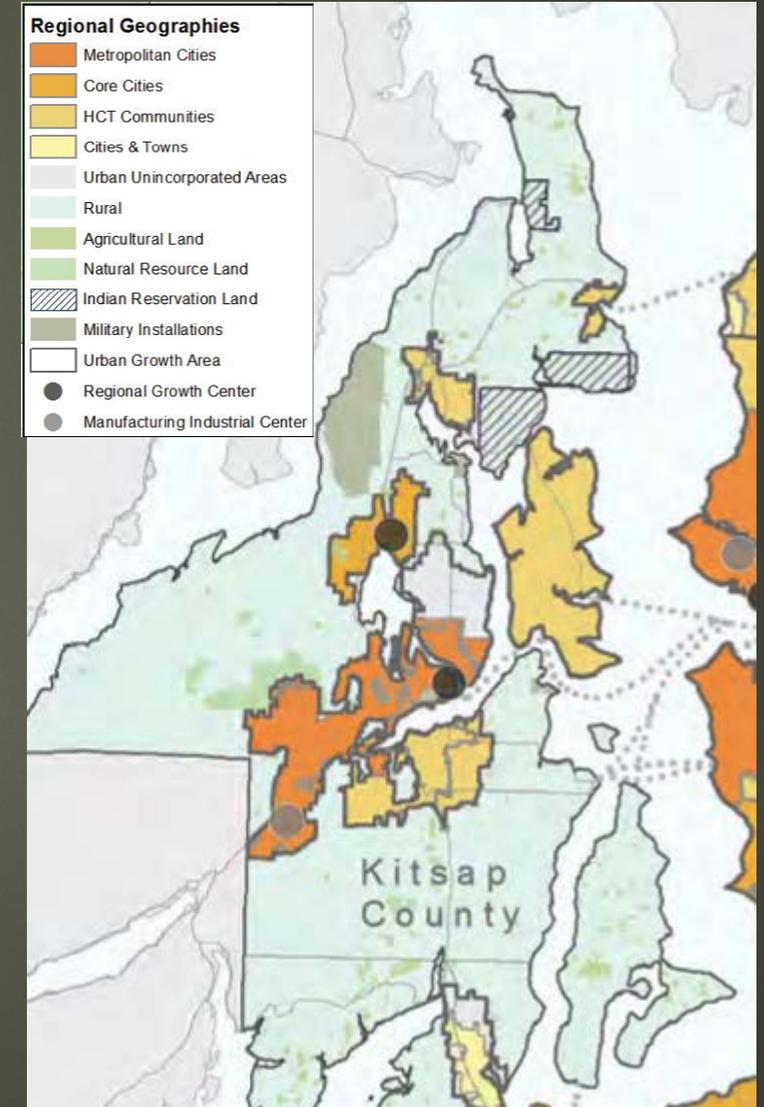
Vision 2050 - Employment

- ▶ PSRC forecasts that the four-county region will see an employment growth of 1.159 million by the year 2050.
- ▶ Of that new employment growth, 57,000 jobs have been allocated to Kitsap County (5%).



Vision 2050 – Kitsap HCTs

- ▶ The Kitsap County High-Capacity Transit (HCT) communities include:
 - Poulsbo (and its UGA);
 - Port Orchard (and its UGA);
 - Kingston; and
 - Bainbridge Island
- ▶ Vision 2050 forecasted these HCT's will grow by:
 - 34,000 new people between 2017 and 2050; and
 - 18,000 new jobs between 2017 and 2050.





PSRC and KRCC Recalibration

PSRC Vision 2050 - Recalibrating

- ▶ While the Vision 2050 planning horizon extends through year 2050, it does not require local jurisdictions to set growth targets for 2050.
- ▶ Local jurisdictions can continue to plan under the planning horizon established under the GMA.
- ▶ Therefore, PSRC recommends counties and cities align the PSRC 2050 growth target to the 2044 planning horizon, thereby ensuring consistency with the 2024-2044 GMA planning period.
- ▶ The guidance also recommends the base year be changed from 2017 to 2020, to allow for Census data consideration.



Vision 2050 - Recalibrating for 2044

Figure 1 Regional Growth Strategy — Population Growth 2017-2044 (Illustrative)

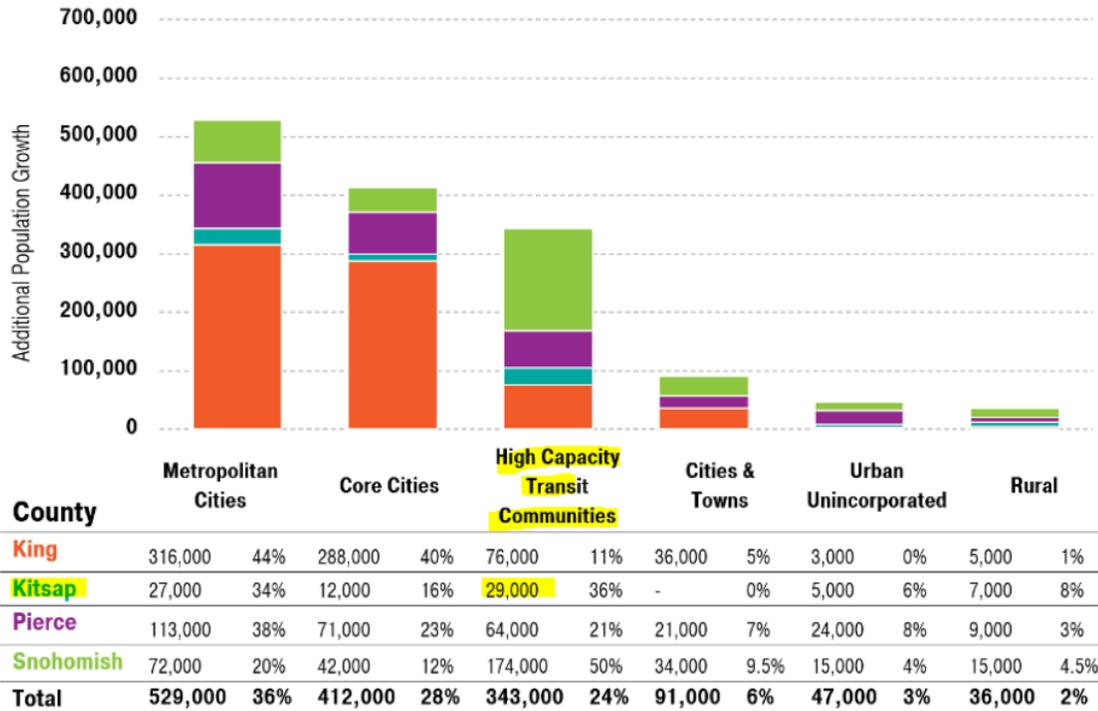
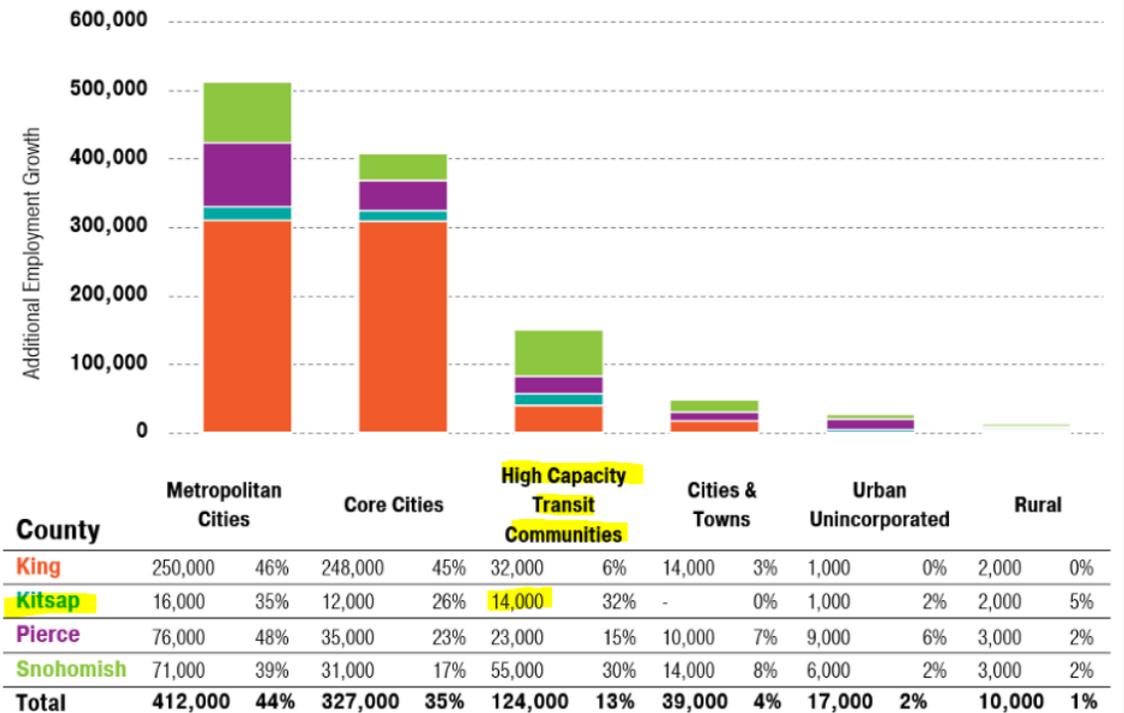


Figure 2 Regional Growth Strategy — Employment Growth 2017-2044 (Illustrative)



KRCC – LUTAC – Recalibrating for 2020

- ▶ The KRCC Land Use Technical Advisory Committee (LUTAC) followed the PSRC guidance document, and in early 2022 requested PSRC provide Kitsap County and its regional geographies recalibrated population and employment forecasts for **2020-2044**.
- ▶ The new, revised forecast from PSRC for the HCT's is:
 - **24,368** new population; and
 - **14,728** new employment.



KRCC – Distribution Process

- ▶ A subgroup of LUTAC, formed by the planning directors of the four HCT communities, have been meeting to discuss the distribution. KRCC staff and consultant Clay White of LDC have been assisting LUTAC and the HCT subgroup.
- ▶ LUTAC began its discussions January 2022 by reviewing past growth target allocations, growth percentage realized during the 2016-2036 planning period, 2013-2019 population growth realized, and the land capacity results from the 2021 Buildable Lands Report.





Poulsbo
Discussions
LUTAC

Population Options

PSRC recalibrated Kitsap County HCT number: 24,368 (Original: 34,000, difference of 9,632)

- ▶ Poulsbo's 2020 Capacity (based on BLR): 5,546
- ▶ Total Capacity of HCT's (based on BLR): 33,440
- ▶ **Result:** More population capacity (9,072) between the HCT's than we are required to absorb.

Options and Considerations:

- ▶ The City of Poulsbo has the following options to consider when accepting a population allocation that is at, above or below our capacity (5,546) (i.e., existing density):

Options	Impact to City Limits and UGA	Density Considerations
Full Capacity	None	None necessary
Less than Capacity	May have to reduce our UGA, more difficult to expand UGA (if desired)	None necessary
More than Capacity	Increase capacity in our city and may need to expand UGA.	Increase necessary

Population Recommendation

Take our full capacity (5,546)

- By accepting a population allocation at our capacity (**floor**), the city can **retain its city limits** and **UGA** while also **planning for additional capacity (ceiling)**.
- Additional capacity can be provided by implementing recommendations in our **Housing Action Plan** that will result in different housing types and a more efficient use of the land.
- In addition, important **infrastructure functional** plans will likely plan for a longer planning period (often 50 years), and additional considerations for **growth** can be taken into account, to ensure adequate capital facility planning and project prioritization.

RECOMMENDATION

Employment Options

PSRC recalibrated Kitsap County HCT number: 14,728 (Original: 18,000, difference of 3,272)

- ▶ Poulsbo's 2020 Capacity (based on BLR): 3,012
- ▶ Total Capacity of HCT's (based on BLR): 11,372
- ▶ **Result:** Less employment capacity (3,356) between the HCT's than we are required to absorb.



Options and Considerations:

- ▶ The City of Poulsbo has the following options to consider when accepting an employment allocation that is at, above or below our capacity of 3,012 jobs(i.e., existing density):

Options	Impact to City Limits and UGA	Density Considerations
Full Capacity	Retain our commercial square footage and no changes necessary to UGA & City Center.	None necessary
Less than Capacity	Provides option to transition commercial to residential.	None necessary
More than Capacity	Retain our commercial square footage and increase incentives (demand) and capacity in our commercial zones.	Increase may be necessary

Employment Recommendation

Take more than our capacity

- Staff is currently considering an allocation of 4,000.
- Consistent with the Commercial Land Market Analysis recommendation of 5,400 new jobs between 2017-2050, the PED Director proposed accepting a 4,000-employment allocation (when calibrated to the 2020-2044 period).

RECOMMENDATION

Employment Considerations

1. Average job distribution between HCTs: Poulsbo's share of jobs between the four HCT communities between 2010-2019 is 30.7%.
2. A 4,000-job allocation represents a similar percentage share of the PSRC HCT employment target of 14,728.

Table 3: WORKING DRAFT 2020-2044 Employment Growth Target Distribution to HCT Communities

HCT Community	PSRC 2020-2044 Growth Target Allocation by HCT Regional Geography	Percent of 2020-2044 Growth Target Allocation by HCT Regional Geography
Bainbridge Island	1,927	13.1%
Kingston UGA	1,400	9.5%
Poulsbo (City & UGA)	4,000	27.2%
Port Orchard (City & UGA)	6,900	46.9%
Total	14,227	96.6%

Employment Recommendation

2. Poulsbo has a jobs-housing ratio of about 1.5. This is just inside what's generally considered to be a "good" balance (0.75 - 1.5). This ratio is one of many measures or variables used by city planners to examine the proportions of residents, jobs, and services in urban areas and to guide development planning for efficient city plans and transit networks.

Exhibit 19 of Housing Needs Assessment: Jobs to Housing Ratio, 2018			
	Jobs	Housing	Ratio
Poulsbo	6,880	4,482	1.5
Kitsap County	93,584	111,801	.84
Washington State	3,349,375	3,064,381	1.09

Jobs Housing Balance

- ▶ Minimum of 2 jobs per home = jobs for people to live and work in their community (1.5)
- ▶ Between .75 to 1.5 ideal range
- ▶ With 5,546 population (floor) & 4,000 jobs = 1.7
- ▶ With approximate 8,000 population (ceiling) = 1.1

Next Steps

- Planning Commission review of elements
- Joint PC/CC Land Use Scenario meeting Fall 2022 – if necessary
- Ongoing Public Participation





**WHAT DO
YOU
THINK?**

HCT Population and Employment Capacity (Kitsap County 2021 Buildable Lands Report)

HCT Community	2020 Population Capacity	2020 Employment Capacity
Bainbridge Island	5,301	1,127
Kingston UGA	2,791	818
Poulsbo City	4,581	2,915
Poulsbo UGA	965	97
Poulsbo Total	5,546	3,012
Port Orchard City	16,250	5,243
Port Orchard UGA	3,552	1,172
Port Orchard Total	19,802	6,415
Total	33,440	11,372
PSRC Forecast	24,368	14,728

WORKING DRAFT: 2020-2044 Population Growth Target Distribution to HCT Communities

HCT Communities	PSRC 2020-2044 Growth Target Allocation by HCT Regional Geography	Percent of 2020-2044 Growth Target Allocation by HCT Regional Geography
Bainbridge Island	4,524	18.6%
Kingston UGA	3,500	14.4%
Port Orchard City	10,500	43.1%
Port Orchard UGA	3,552	14.6%
Port Orchard Total	14,052	58%
Poulsbo City	4,581	18.8%
Poulsbo UGA	965	4%
Poulsbo Total	5,546	23%
TOTAL HCT	27,622	113.4%
PSRC FORECAST	24,368	100%

WORKING DRAFT:

2020-2044 Employment Growth Target Distribution to HCT Communities

HCT Communities	PSRC 2020-2044 Growth Target Allocation by HCT Regional Geography	Percent of 2020-2044 Growth Target Allocation by HCT Regional Geography
Bainbridge Island	1,927	13.1%
Kingston UGA	1,400	9.5%
Port Orchard City	5,400	36.7%
Port Orchard UGA	1,500	10.2%
Port Orchard Total	6,900	46.9%
Poulsbo City	3,903	26.5%
Poulsbo UGA	97	0.7%
Poulsbo Total	4,000	27.2%
TOTAL HCT	14,227	96.6%
PSRC FORECAST	14,728	100%