



# Impacts of Growth

HOW ARE WE GROWING?

# City Population Growth

## Recent Past

- ▶ From 2010 to 2015 City Population grew by 1,429 from 7,126 to 8,555 residents
- ▶ 20% growth over 5 years
- ▶ 3.7% average annual growth rate

## Dwelling Units

- ▶ People per Household: 1.99
- ▶ 2010 to 2015 growth equates to 743 dwelling units

## Future

- ▶ 2020 population: 10,271 if 3.7% average annual growth rate continues
- ▶ 2020 population: 12,089 if pipeline builds out (7.2% annual average growth rate)
- ▶ 2030 population: 14,500 given available land for development

## Notes

- ▶ Does not assume annexations or economic changes
- ▶ City limits generally static since 2009
- ▶ In 2012, permit volumes exceeded pre-recession counts

# How does our growth compare?

## Gig Harbor

- ▶ Average Annual Growth Rate: 3.72%
- ▶ People per Household: 1.99
- ▶ 50 homes needed to house 100 people
- ▶ Gig Harbor ranks #11 in population but #3 in growth rate (PC Cities)
- ▶ State growth rate for cities: 1.46%

## Other Pierce County Cities

- ▶ Average Annual Growth Rate: 0.72%
- ▶ People Per Household: 2.32
- ▶ 43 homes to house 100 people

# Type of Housing

## Single-family v. Multi-family

### 2010 to 2015

- ▶ Single-family: Added 350 homes, 17% increase from 2010 (2,409 total du in 2015)
- ▶ Multi-family: Added 388 dwellings, 28% increase from 2010 (1,759 total du in 2015)
- ▶ Multi-family is mix of senior housing and open housing

### By 2020 (Pipeline)

- ▶ 1,776 dwelling units expected based on permitting (3,534 people)
- ▶ Single-family: Additional 1,433 homes, a 59% increase from 2015 (3,842 total du)
- ▶ Multi-family: Additional 343 dwelling units, a 19% increase from 2015 (2,102 total du)

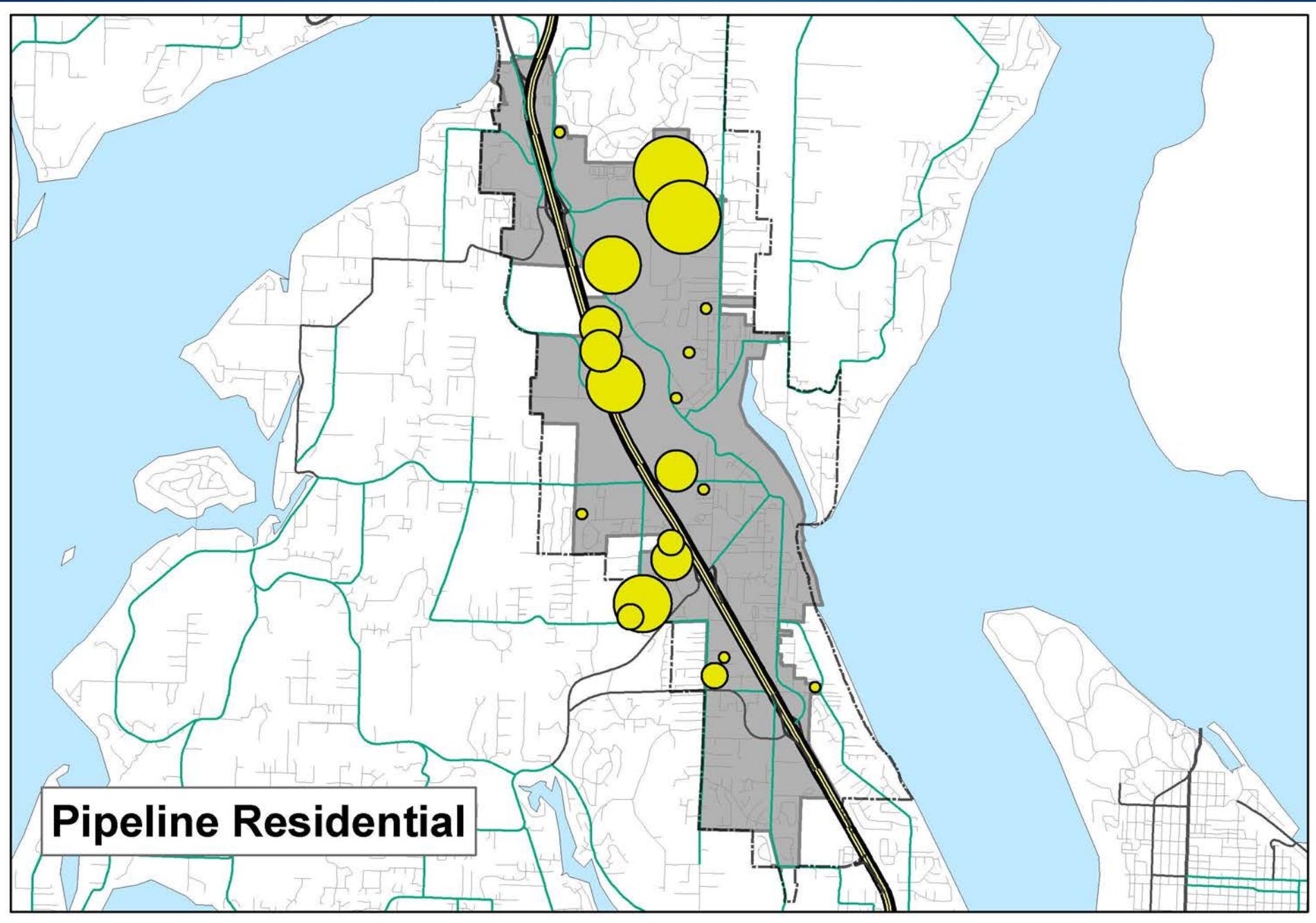
### Notes

- ▶ Pipelines includes projects in review, approved, or under construction
- ▶ Some of these dwelling units envisioned prior to recession



Where are we growing?

2020 PIPELINE

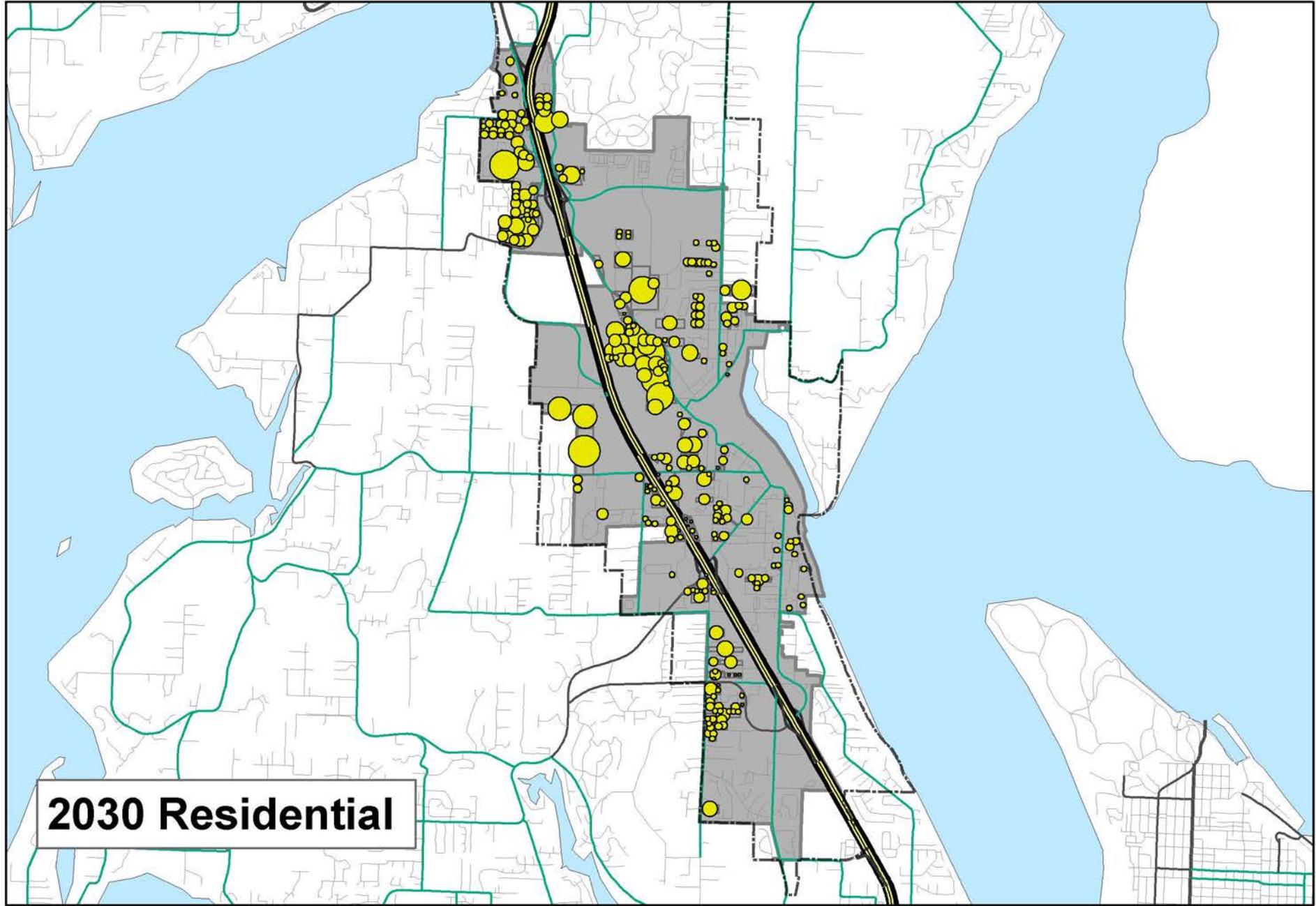




Where are we growing?

2030 AVAILABLE LAND

**2030 Residential**



# Nonresidential Growth

## Gig Harbor as a Regional Magnet

### Prior to Recession

- ▶ Focus of developers was commercial/office rather than housing
- ▶ 2000-2009, over 2 million gross floor area commercial/office approved through the land use permit process. Substantially more per capita than other similar cities in Pierce County

### 2010 Regional Population

- ▶ 92,000 people on Gig Harbor and Key Peninsulas, Fox Island, and south of Port Orchard in Kitsap County

### Upcoming Projects

- ▶ Olympic Towne Center (Fred Meyer, Family Fun Center)
- ▶ Village Center (Central Market)
- ▶ Harbor Hill Business Park
- ▶ Peninsula Shopping Center
- ▶ Bujacich Lift Station



Where are we growing?

NONRESIDENTIAL

**Non-Residential**

