



Impacts of Growth

HOW ARE WE GROWING – ONE YEAR LATER?

City Population Growth

One Year Later – 2016 Data

Recent Past – 2011-2016

- ▶ City Population grew by 1,865 from 7,200 to 9,065 residents
- ▶ ~~20%~~ 25% growth over 5 years
- ▶ ~~3.7%~~ 4.7% average annual growth rate

Dwelling Units

- ▶ People per Household: ~~1.99~~ 2.02
- ▶ 5 year growth = ~~743~~ 874 dwelling units

Future

- ▶ Population over 10,000 in 2019
- ▶ 2020 population: ~~10,271~~ 10,899 if 4.7% average annual growth rate continues
- ▶ 2020 population: ~~12,089~~ 12,392 if pipeline builds out (8.1% annual average growth rate)
- ▶ 2030 population: 14,500 given available land for development

Notes

- ▶ Does not assume annexations or economic changes
- ▶ In 2012, permit volumes exceeded pre-recession counts

How does our growth compare?

Gig Harbor

- ▶ Average Annual Growth Rate:
~~3.72%~~ 4.71%
- ▶ People per Household: ~~1.99~~ 2.02
- ▶ 50 homes needed to house 100 people
- ▶ Gig Harbor ranks #11 in population but ~~#3~~ #1 in growth rate 2015-16 (PC Cities)
- ▶ State growth rate for cities: ~~1.46%~~ 1.59%

Pierce County Cities

- ▶ Average Annual Growth Rate:
~~0.72%~~ 1.01%
- ▶ People Per Household: ~~2.32~~ 2.36
- ▶ 42 homes to house 100 people

Type of Housing

Single-family v. Multi-family

2011 to 2016

- ▶ Single-family: Added 430 homes, 21% increase from 2011 (2,522 total du in 2016)
- ▶ Multi-family: Added 438 dwellings, 31% increase from 2011 (1,833 total du in 2015)
- ▶ Multi-family is mix of senior housing and open housing

By 2020 (Pipeline)

- ▶ 1,647 dwelling units expected based on permitting (3,327 people)
- ▶ 1,095 dwelling units in plats currently under construction (2,212 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

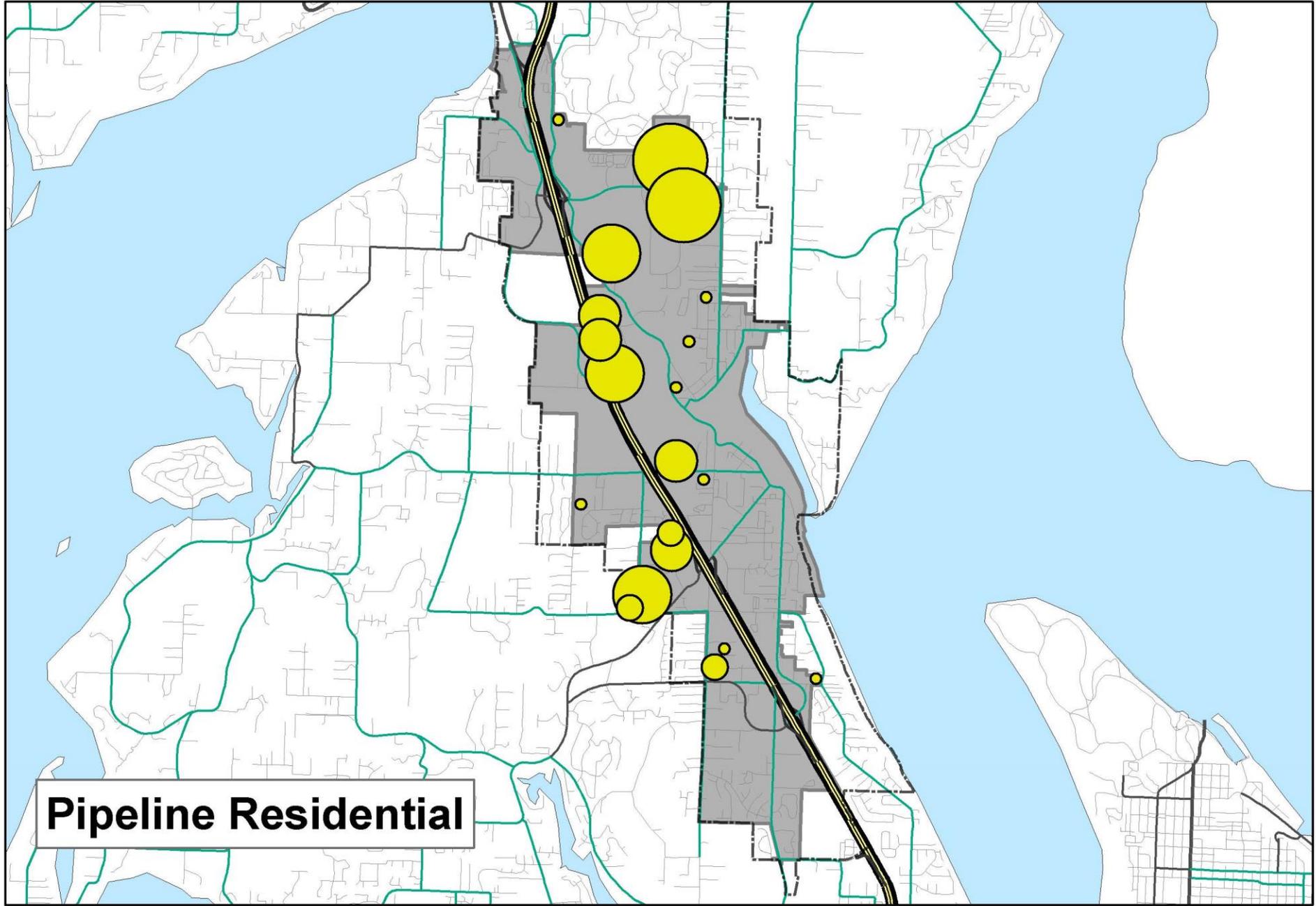
- ▶ Pipelines includes projects in review, approved, or under construction
- ▶ Some of these dwelling units envisioned prior to recession



Where are we growing?

2020 PIPELINE

Pipeline Residential

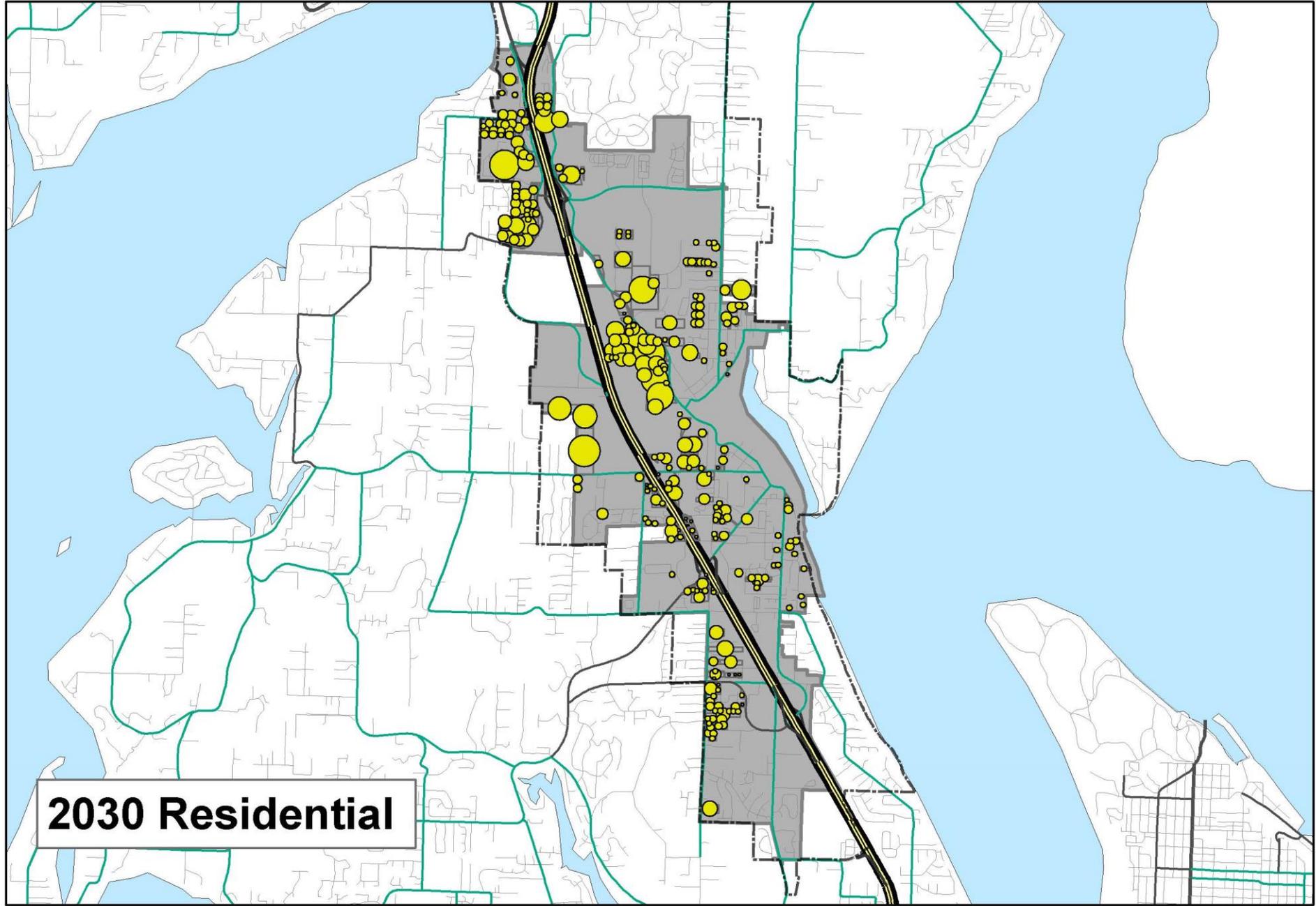




Where are we growing?

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. Over 2 million gross floor area commercial/office approved. 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
- ▶ 7,102 Nighttime population and 13,348 Daytime population; 88% change
- ▶ Gig Harbor is 4th out of 119 cities in Washington % change (Redmond, Fife, and Tukwila higher)

Upcoming Projects – Not under construction

Village Center (Central Market)

Canterwood Medical Offices

Harbor Hill Business Park

Bujacich Lift Station

Peninsula Shopping Center



Where are we growing?

NONRESIDENTIAL

