

SECTION 8.3

Economic Development Appendix



City Profile

The City of Bremerton is the largest city in Kitsap County, only 11 miles across the water from Seattle and just 33 miles northwest of Tacoma off State Highway 16. The Washington State Ferry system conveniently links downtown Bremerton to downtown Seattle, providing unobstructed automobile access, a unique feature, in comparison to other satellite cities around Seattle. State highways tie Bremerton and Port of Bremerton facilities (including the Bremerton National Airport), to Tacoma on the south, and to the Hood Canal Bridge on the north, Puget Sound’s link to the Olympic Peninsula. Exhibit ECD-1 compares Bremerton statistics with Kitsap County and Washington State.

Exhibit ECD-1: Bremerton Statistics, compared with Kitsap County, State of Washington			
	Bremerton	Kitsap County	Washington State
Population, 2024 Estimate	45,390	286,100	8,035,700
Population, 2020 Census	43,505	275,611	7,706,310
Land Area (Square Miles)	28.41	395	66,456
Person per square mile (2024)	1,598	724	120
Median age of population	33.5	40.5	38.6
Median Household Income	\$68,556	\$99,609	\$94,605
Total Housing Units	18,351	113,248	3,202,241
Individuals below Poverty Level	14.3%	8.4%	10.3%

Source: US Census Bureau, 2020; 2022, 2023 American Community Survey, OFM population estimate 2024

The following table shows the net total businesses with active City of Bremerton business licenses since 2018. This number reflects annual changes due to closing of businesses and new licenses.

Exhibit ECD-2: Active Business Licenses – City of Bremerton						
	2018	2019	2020	2021	2022	2023
Number of Business Licenses	2941	2736	4097	3472	4544	5013
Number of Landlord Licenses	1234	1178	1251	1360	1479	1544

Source: City of Bremerton Financial Services – Tax and License Division

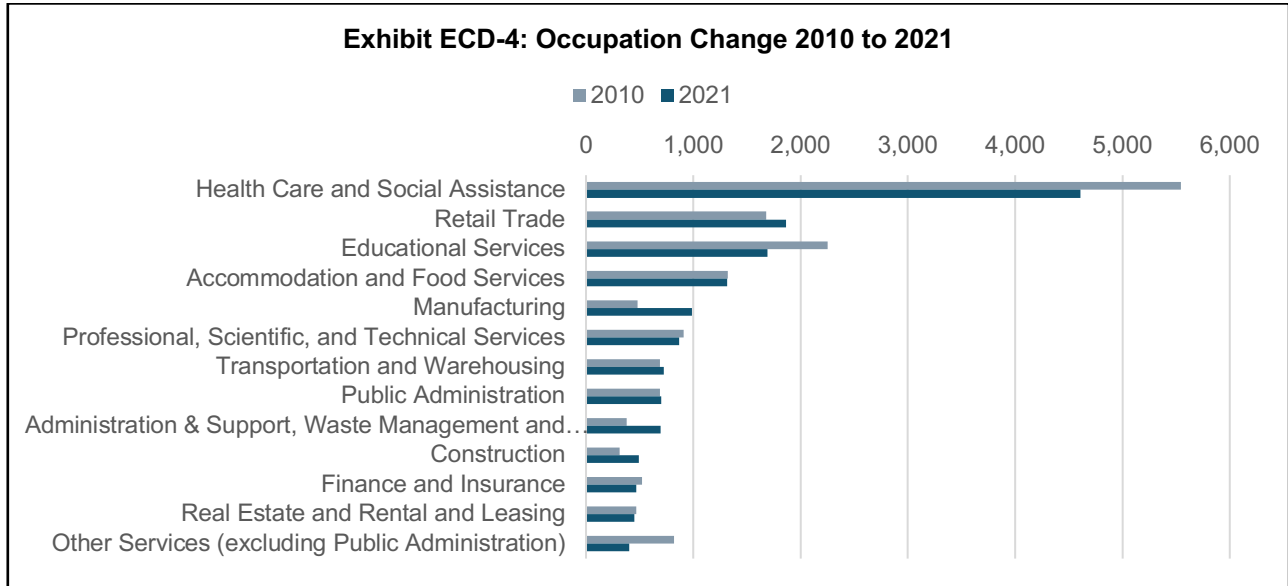
Inventory of the Local and Regional Economy

The Puget Sound Regional Council publishes summaries based on data from the Quarterly Census of Employment and Wages, which is reported by employers to the Washington State Employment Security Department. PSRC uses data from March, which is a representative month with minimal seasonal fluctuations. The data in the following table indicates number of jobs (vs. FTEs). Bremerton has the largest number of jobs compared to the other incorporated cities within Kitsap County.

Exhibit ECD-3: Bremerton Covered Employment by Major Sector, 2000, 2021-2023				
Employment Sector	2023	2022	2021	2000
Construction/Resources	483	545	444	337
Finance, Insurance and Real Estate (FIRE)	696	690	677	896
Manufacturing	1064	1303	1078	209
Retail	1671	1728	1668	2009
Services	8588	8581	8116	9406
Wholesale Trade, Transportation, Utilities	883	857	729	696
Government	15,794	15,781	16,537	12,030
Education	1594	1564	1472	1672
Total	30,772	31,721	30,721	27,255

Source: PSRC Covered Employment Estimates. Covered employment refers to jobs “covered” under the State’s Unemployment Insurance Program and constitutes 85-90% of total employment.

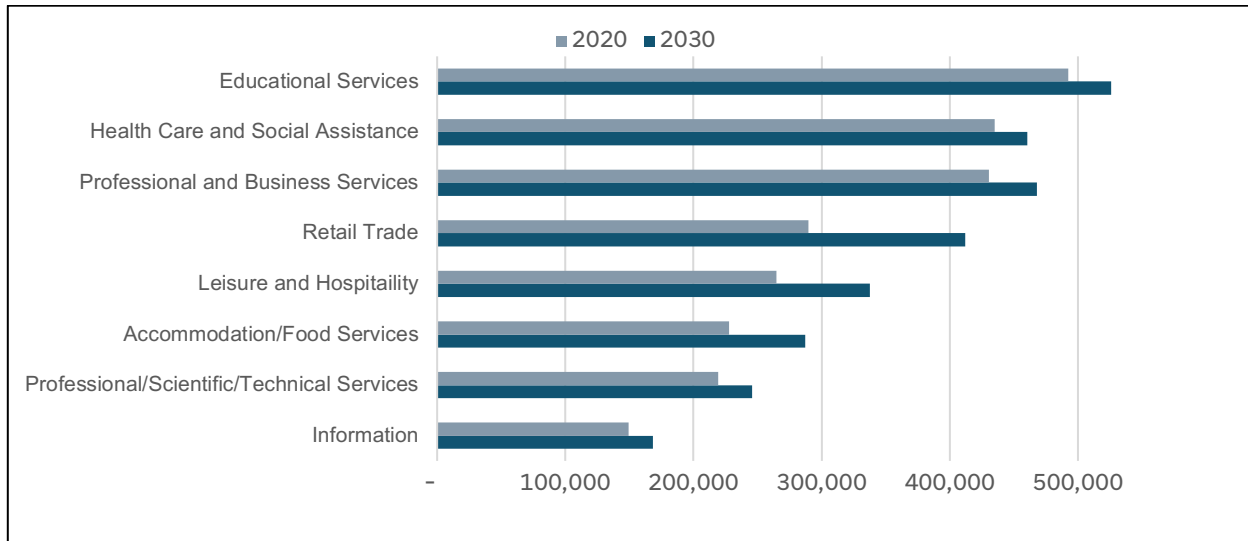
When examined by occupational employment category, Bremerton’s mix of occupations saw increases to Manufacturing (104%), Administration & Support, Waste Management and Remediation (83%), and Construction (57%). While still a small percentage of the overall, the Management of Companies and Enterprises sector saw a 541% increase. During the same time, decreases were found in Arts, Entertainment, and Recreation (-56%), Other Services (-51%), Wholesale Trade (-44%), and Information (-47%).



Source: PSRC Covered Employment Estimates

Washington State Employment Security Department (ESD) provides short-, medium-, and long-term employment projections by Workforce Development Areas (WDA). Bremerton is in WDA1 or Olympic, which includes Clallam, Jefferson, and Kitsap Counties. Exhibit ECD-5 below reports industries anticipated to see the most growth over the 2020 to 2030 period.

Exhibit ECD-5: Projected Growth Industries in WDA 1, 2020-2030



Source: Washington State Employment Security Department

Kitsap County Regional Economy

Bremerton is included in the Kitsap County region covered by the Kitsap Economic Development Alliance (KEDA), a public/private nonprofit partnership focused on attracting and retaining businesses in the Kitsap region. Kitsap County ranks high in what KEDA calls essential economic development indicators. These indicators include educational attainment and skilled work force; development of intellectual property; per capita economic output; and median household incomes.

Kitsap has the advantage of multi-modal access to wider business markets (Seattle, Tacoma) – close proximity to rail, deep water ports, airfields, and the interstate highway system with uncongested traffic areas. Kitsap is a recognized leader in several key regional economic indicators: maritime; military; manufacturing; health care; technology; and tourism. Kitsap is also home to the most-dense concentration of engineering talent in the Seattle region

KEDA, in collaboration with the Center for Economic and Business Research at Western Washington University, prepared a 2023 Kitsap Top Employers List. The most frequently accessed report on KEDA’s website, this data is crucial for public and private partners, potential real estate investors, and companies considering expansion or relocation. The report’s employment counts, reflecting total headcount and Full Time Equivalent (FTE) employment as of December 31, 2023, are based on primary data of what was reported to KEDA by responding businesses unless noted otherwise in the report.

The report lists 75 firms with a total headcount of 63,222 employees. As in previous years, the 2023 report continues to underscore the significant role that public sector employment plays in Kitsap County. Public sector organizations make up seven of the top 10 employers in the report. In addition, the public sector represents more than three-fourths of the overall headcount: 49,712 workers across 26 public employers, while the private sector headcount totals 13,510 workers across 49 employers. Both the public and private sector added net headcount in 2023, but the public sector added significantly more, a net increase of 1,154 compared to the private sector’s 188. Much of this can be attributed to the region’s largest employer, Naval Base Kitsap, which accounts for 38,187 workers across military and civilian personnel and which represents 60 percent of all headcount in the report.

Naval Base Kitsap added a net 1,282 workers in 2023, the increase driven by growth in civilian employment. The complete list of 2023 Kitsap Top Employers including top employers by sector can be viewed and downloaded at <https://www.kitsapeda.org/workforce/major-employers> Exhibit ECD-6 reports the top 15 Kitsap County employers.

Company/Organization	Sector	FTE	Headcount
Naval Base Kitsap – Civilian	Public		23,389
Naval Base Kitsap – Active Duty	Public		14,798
St. Michael Medical Center	Private	1305	1933
South Kitsap School District	Public	1580	1580
Central Kitsap School District	Public	1361	1559
Kitsap County	Public	1200	1173
Olympic College	Public	679	951
North Kitsap School District	Public	713	857
Port Madison Enterprises	Private	750	830
Bremerton School District	Public	621	768
Haselwood Auto Group	Private	629	642
Kitsap Mental Health Services	Private	542	600
Fred Meyers Stores, Inc.	Private		600
McDonald’s Peninsula	Private	385	592

Source: Kitsap Economic Development Alliance, 2024

Naval Base Kitsap

Naval Base Kitsap is a large military installation with discrete geographic locations within Kitsap County. It greatly impacts Bremerton and the county as a whole. Naval Base Kitsap is comprised of multiple facilities and locations, including NBK-Bremerton, NBK-Bangor, NBK-Keyport, the Dabob Bay Range Complex, Jackson Park housing complex, Manchester Fuel Depot, and the Navy Railroad. Naval Base Kitsap provides base support to dozens of military and civilian commands with combined annual payrolls of approximately \$2.3 billion. Protection of the integrity of this base is critical to national security and the region’s economy.

Both Military and civilian personnel contribute to the local economy. Spending generates local business revenues, which supports additional jobs and wages, as well as sales and business and occupation (B&O) taxes for the state, county and local municipalities. A substantial portion of employment in Kitsap County is related to the federal government (i.e. DOD), with many of those jobs located in Bremerton. According to KEDA’s 2023 Employers Data, Naval Base Kitsap employed 14,798 active duty and 23,389 civilian jobs.

Future Employment Targets

Future employment targets assigned to Bremerton are 14,175 new jobs between 2024-2044. A land capacity analysis on vacant and underdeveloped land, as well as infill and mixed-use opportunities was conducted. Methodology for the capacity analysis is consistent with the assumptions and formulas in the latest Buildable Lands Report.

Exhibit ECD-7 reports capacity, including pipeline projects, provide sufficient land capacity for Bremerton’s 2044 employment target.

Exhibit ECD-7: Employment Capacity by Zoning District	
Zoning Districts	Employment Capacity
Low Density Residential (R-10)	0
Medium Density Residential (R-18)	0
High Density Residential (R-40)	0
Bay Vista Subarea Plan	41
East Park Subarea Plan	0
District Center Core (DCC)	163
Charleston District Center (CDC)	25
Downtown Subarea Plan (DSAP)	1625
Harrison Heights Subarea Plan (HHSAP)	2700
General Commercial (GC)	289
Institutional (INST)	101
Neighborhood Business (NB)	67
Freeway Corridor	441
Industrial	635
Puget Sound Industrial Center (PSIC)	9638
Subtotal	15,795
Pipeline Jobs	653
Total	16,448
2044 Employment Growth Target	14,175
Surplus	2273

Source: City of Bremerton DCD