

SINGLE FAMILY LOT AVAILABILITY 49

Information provided by
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Lots Created 2004:

The following chart (TABLE #1) displays the number of single-family lots and, a new category, the number of condominium units, created by area for January 1, 2004 to August 17, 2004.

TABLE 1

SINGLE FAMILY LOTS (JAN 2004-AUG 2004)		
Lot Location	# of Lots Created	# of Condo Units Created
Bainbridge Island	22	35
Bremerton	14	18
Port Orchard	25	0
Poulsbo	50	0
Kitsap County	137	0
TOTALS	248	53

“Planned Community” Lots Created 2004:

The following chart (TABLE #2) displays the number of lots created in “Planned Community” areas (formal plats only) in 2004. The new category, Condominium Units Created, can be seen in TABLE #3.

TABLE 2

PLANNED COMMUNITIES IN KITSAP COUNTY (CREATED JAN. 1 - AUG. 17, 2004)		
<i>Plat Name</i>	<i>Lots Created</i>	<i>Location</i>
Gig Harbor North Industrial	19 lots	Unincorp. Kitsap Co.
Southeast Quadrant/SR-16	8 lots	City of Port Orchard
Crownhill Park	7 lots	City of Bremerton
Meredith Heights Div. 2	48 lots	City of Poulsbo
Koura Farm	12 lots	City of Bainbridge Is.
Flower Meadows Div. III	13 lots	City of Port Orchard
South Lake Ridge, P.U.D.	45 lots	Unincorp. Kitsap Co.
Brownsville Station Div. 2	21 lots	Unincorp. Kitsap Co.
Ambleside Phase III	18 lots	Unincorp. Kitsap Co.
TOTAL	191 lots	

TABLE 3

CONDOMINIUM UNITS (CREATED JAN. 1 - AUG. 17, 2004)			
<i>Condominium Name</i>	<i>Lots Created</i>	<i>Unit Type</i>	<i>Location</i>
The Winslow	9 Residential 7 Commercial	Traditional Air Space	City of Bainbridge Island
Island Dawn	11 Residential	Polyhedron Air Space	City of Bainbridge Island
Stonewood	18 Residential	Polyhedron Air Space	City of Bremerton
Sakai Village Ph 1, Div 4	8 Residential	Polyhedron Air Space	City of Bainbridge Island
TOTAL	53 lots		

Total Number of Lots Created 2004:

The following chart (TABLE #4) displays the total number of residential lots created in 2004 compared to the total number of lots created in previous years.

TABLE 4

RESIDENTIAL LOTS CREATED IN 2004		
Year	Plats Recorded	Lots Created
1994	24	723
1995	3	78
1996	25	825
1997	16	373
1998	16	445
1999	17	388
2000	7	196
2001	13	232
2002	18	451
2003	8	179*
2004	9	191**

* Correction to page 45 of Spring 2004 Report
 ** Platted lots created to August 17, 2004

GRAPH A illustrates that the best years for adding new residential building lots were 1994 and 1996. But, 2002 compared favorably to the prior two-year period of 2000 and 2001. As of August 17, 2004, 191 new residential lots were created.

GRAPH A

