

Development Trends | 2017

City of Boise | Planning & Development Services | pds.cityofboise.org

| May 2017 | Permits Issued | | | Average Permit Value | | | | | |
|--|----------------|--------------|----------|---------------------------------|--------------|----------|-------------------------------|-----------|----------|
| | Monthly Report | | | Calendar Year (5 month average) | | | Fiscal Year (8 month average) | | |
| | May 2016 | May 2017 | % Change | 2016 | 2017 | % Change | FY 2016 | FY 2017 | % Change |
| Total Number | | | | | | | | | |
| Valuation ⁱ | \$55,758,637 | \$53,423,294 | -4% | \$152,763.39 | \$168,142.90 | 10% | \$170,910 | \$151,932 | -11% |
| Building Permits ⁱ | 365 | 347 | -5% | N/A | N/A | N/A | N/A | N/A | N/A |
| Total New Residential Construction (includes single family dwellings and multifamily unit construction) | | | | | | | | | |
| Valuation | \$30,804,301 | \$19,876,339 | -35% | \$176,025 | \$229,174 | 30% | \$192,162 | \$218,710 | 14% |
| Residential Units | 175 | 88 | -50% | N/A | N/A | N/A | N/A | N/A | N/A |
| Residential Single Family Dwelling units issued (includes duplexes) | | | | | | | | | |
| Valuation | \$16,464,708 | \$18,476,339 | 12% | \$260,018 | \$297,742 | 15% | \$274,572 | \$289,603 | 5% |
| Building Permits | 63 | 60 | -5% | N/A | N/A | N/A | N/A | N/A | N/A |
| Commercial | | | | | | | | | |
| Valuation | \$19,651,533 | \$29,055,080 | 48% | \$369,501 | \$392,245 | 6% | \$354,281 | \$332,497 | -6% |
| Building Permits | 82 | 70 | -15% | N/A | N/A | N/A | N/A | N/A | N/A |
| Trades | | | | | | | | | |
| Valuation | \$11,784,915 | \$10,442,621 | -11% | \$9,171 | \$7,707 | -16% | \$11,385 | \$10,946 | -4% |
| Permits | 1469 | 1533 | 4% | N/A | N/A | N/A | N/A | N/A | N/A |

Positive Trends:

Building: Both Residential single family dwelling and commercial valuations are up compared to April, 2016. There was also an increase in the number of issued trade permits from 2016 to 2017 of 4%.

Notable Projects

Building: There were permits issued to three projects valued over one million dollars in May. Hummell Architects was issued a permit value of \$7,871,037.00 for the St Luke's Children's Pavilion Steel & Concrete Package which will include the construction of any structural steel and concrete, including any associated electrical and plumbing work, located at 305 E. Jefferson Street. Wright Brothers received a permit valued at \$2,412,683.00 for a 1,368 square foot open air chiller plant for Wells Fargo located at 3033 W. Elder Street with an enclosed 37 sq. ft. rated fire riser room within the area at the west end of the existing building. Scope of work includes: removal of select concrete slab, removal of select walls, removal of select roof assembly, removal of select storefront window and infill with 8" CMU, construction of concrete footings, concrete slab, construction of CMU walls, construction of interior non-bearing steel stud rated walls and ceiling to create a fire riser room, new electrical, new plumbing work, new mechanical and interior finishes. A permit value of \$1,400,000.00 was issued to Marena Apartments at 7754 W. Emerald Street For the construction of several 3,680-sq. ft. 2 story 4 plexes with work to include general site work and construction of the buildings per the approved plans. The top three contractors for May 2017 were Eagle Energy Concepts, Inc. with 7 permits valued at \$1,252,086.58, Hayden Homes Idaho, LLC with 6 permits valued at \$1,185,089.82, and HHS Construction, LLC with 5 permits valued at \$2,215,321.93 **Planning:** Four subdivision plats were approved in May, 2017: The Final Plat for Zen Gardens (SUB15-00067) with 6 lots; the final plat for the Highlands Cove #1 (SUB17-00017) with 37 lots; the Preliminary plat for Panamint Villas with 14 lots and the Preliminary Plat for Encore Subdivision with 10 lots.

Areas of Concern:

Building: There was a significant decrease in the number of residential units in April 2017 compared to April 2016 (down 50%) as well as a decrease in valuation (down 35%). However, there was a 12% percent increase in the valuation of Residential single family units, including duplexes. **Planning:** The number of planning applications for April 2017 show a slight decrease (-4%) which is reflected in the calendar year (-14%) and fiscal year (-11%) numbers as well.

5 Year Trends

Building: May 2017 had the highest residential single family permit value of the past 5 years with an increase of 12% and the highest commercial value over the past 5 years with a significant 48% increase. The number if residential units and their value showed a significant drop with a 46% drop in the number of residential units and a 35% drop in valuation. Trades continue to show a slight increase in the number of permits issued (up 4%). **Planning:** There has been a decrease in the total number of commission/council level applications (down 6%). Compared to the past 5 years, the staff level applications for May 2017 rank 2nd highest with 141 total staff applications compared to a high of 144 in 2016 and a low of 110 in 2013.

ⁱ Doesn't include trade permits