

Development Trends | 2017

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June 2017	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (6 month average)			Fiscal Year (9 month average)		
	June 2016	June 2017	% Change	2016	2017	% Change	FY 2016	FY 2017	% Change
Total Number									
Valuation ⁱ	\$62,411,007	\$84,948,873	36%	\$155,638.42	\$172,300.66	11%	\$169,102	\$157,919	-7%
Building Permits ⁱ	401	456	14%	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	\$24,199,470	\$30,503,169	26%	\$168,052	\$224,005	33%	\$189,187	\$216,866	15%
Residential Units	143	146	2%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$17,152,700	\$18,233,169	6%	\$263,417	\$301,654	15%	\$275,311	\$292,926	6%
Building Permits	61	59	-3%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$34,908,042	\$49,876,898	43%	\$375,061	\$416,977	11%	\$360,198	\$362,445	1%
Building Permits	119	116	-3%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$28,449,413	\$19,436,220	-32%	\$21,602	\$12,035	-44%	\$12,582	\$11,117	-12%
Permits	1519	1823	20%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: New Residential Construction valuations (up 26%), Residential single family dwelling units (up 6%) and commercial valuations (up 43%) are all up compared to June, 2016. There was also an increase in the number of issued trade permits from 2016 to 2017 of 20%. Also, the total number of building permits issued in June, 2017 was the highest out of the past 5 years with a total of 456 building permits.

Planning: There was a 15 percent increase in staff level applications in June 2017, compared to June 2016. The total number of staff level applications was 150, which is the highest out of the past 5 years.

Notable Projects

Building: The top three contractors for June, 2017 were Blackrock Homes, LLC with 11 permits valued at \$4,801,648.84, HHS Construction, LLC with 8 permits valued at \$2,141,875.63, and CBH Homes with 4 permits valued at \$1,070,595.63.

Planning: Two subdivision plats were approved in June, 2017: The Final Plat for Hollowrose Subdivision (SUB17-00019) with 10 lots and the final plat for the Hackberry North Subdivision (SUB17-00022) with 15 lots.

****Please see page two for permits issued over one million dollars**

Areas of Concern:

Building: There was a slight decrease in the number of residential building permits issued in June 2017 compared to June 2016 (down 3%). However, this included a 6 percent increase in the valuation of Residential single family units, including duplexes. Also, trade valuations are down 32% compared to June of 2016, however there was an increase in the number of trade permits issued (up 20%).

Planning: The total number of planning applications for June 2017 show a slight decrease (-8%) which is reflected in the calendar (-13%) and fiscal year (-10%) numbers as well. However, there was an increase of 15% in staff level applications in June 2017, compared to June 2016.

5 Year Trends

Building: June 2017 had the highest total number of building permits issued (456 permits), the highest valuation of total new residential construction, the highest residential single family permit value and the highest commercial valuation out of the past 5 years. Trades show a significant increase in the number of permits issued (up 20%), however the valuation was down 32% compared to June of 2016.

Planning: There has been a significant decrease in the total number of commission/council level applications (down 46%). Compared to the past 5 years, the staff level applications for June 2017 ranks the highest with 150 total staff applications compared to a high of 130 in 2016 and a low of 75 in 2013.

ⁱ Doesn't include trade permits

There were permits issued to ten projects valued over one million dollars in June.

ESI was issued a permit value of \$12,000,000.00 for the 5th and Idaho project which will include the construction of a five story, plus 1 story basement building consisting of approximately 101,000 GSF with a residential area of approximately 70,500 GSF including ancillary space. The structure will be a concrete parking garage, plaza and street grade concrete lid with wood framing systems for floors one through five along with the roof deck located at: 505 W Idaho Street.

Wright Brothers received a permit valued at \$7,120,000.00 for Comfort Inn & Suites to construct a new 108 room 4 story wood framed hotel with work to include general site work and utilities. The first story is 15,970 sq. ft. consists of 12 sleeping rooms, a pool, general off, laundry room, lobby and a breakfast area and the 900 sq. ft. porte cochere, the remaining 3 stories are 15,114 sq. ft. each with 32 sleeping units on the 2nd and 3rd stories and 33 units on the 4th story located at 3625 W Elder Street.

A permit value of \$2,446,027.00 was issued to The Robins & Morton Group at 8800 W Emerald Street for the construction of a 13,921 square foot addition of the Treasure Valley Hospital to connect an existing 44,000 square foot hospital to an existing 13,500 square foot office building (about 1,500 square feet of the existing 15,000 square foot office building will be demolished to facilitate the addition).

Ruedebusch Development & Construction was issued a permit value of \$3,656,209.00 for the foundation and under-slab plumbing for a new 23,6777 square foot FedEx ground location at 6610 S Elite Drive.

Layton Construction received a permit valued at \$1,274,335.00 for the construction a 5,165 square foot office building having 3 tenant spaces located at 8727 W Ardene Street. Work is to include concrete footings, concrete foundations, concrete piers at perimeter columns, concrete slab on grade, tube steel columns, moment frames using wide flange beams and wide flange columns, glu-lam beams, steel roof deck, parapet braces, insulation installed on top of the roof deck, a single ply roofing membrane, primary and overflow roof drains, exterior steel stud walls with cavity and continuous insulation, 1-hr fire-resistance-rated West exterior wall and parapet due to proximity to the West property line, two uninsulated concrete exterior walls, an exterior steel awning at the building entry, exterior windows, exterior door, interior nonbearing walls, interior windows and doors, suspended acoustical ceiling, gypsum board ceilings, walnut wood ceiling, two shared toilet rooms accessible to the disabled, millwork, and finishes.

A permit value of \$1,380,105.00 was issued to Jordan Wilcomb Construction for the construction of a 21,885 square foot shell building for future occupancy under separate tenant improvement permits located at 7552 W Victory Rd. Work is to include concrete footings, concrete foundation, concrete piers, concrete slab on grade, exterior concrete sidewalks and aprons, uninsulated 56 inch tall masonry exterior walls, steel beams, steel columns, steel moment frames, steel roof purlins, steel cross bracing, horizontal steel wall purlins, steel exterior wall panels, steel roof panels, liner roof insulation system, wall insulation, a 1-hr fire-resistance-rated fire sprinkler riser room, exterior side-hinged swinging doors, exterior overhead doors, exterior windows, pipe bollards at overhead doors, and exterior awnings. A masonry trash enclosure will also be constructed.

EKC Inc was issued a permit value of \$1,601,742.00 for the construction of a 4,639 sq. ft. addition to an existing 5,636 sq. ft. building located at 4125 S Eagleson Rd for Heartland Express. Work consists of new pre-engineered addition which will house an inspection pit and wash bay. Project includes demolition of an existing out building, a new site approach and new paving. The existing interior at the truck drivers lounge and office area will be remodeled as well.

CM Company received a permit valued at \$12,000,000.00 for Boise High School to construct a new 28,186 square foot classroom addition on the West side of the existing Gym building (9,189 square feet basement, 9,778 square feet 1st story, and 9,219 square feet 2nd story) and a remodel to an existing 31,341 square foot Gym building (12,048 square feet basement, 16,741 square feet 1st story, and 2,552 square feet 1st story mezzanine) located at 519 N 9th Street.

A permit value of \$7,029,433.00 was issued to ESI for Timberline High School located at 701 E Boise Ave for a 30,000 s.f. 2 story classroom addition and partial remodel to the existing 127,078 sq. ft. Work to include new openings between the new and existing construction interior select demolition of some classroom areas, general site work and construction of the new addition.

Van Auker Construction was issued a permit value of \$1,120,000.00 for the construction of a new 26,000 sq. ft. warehouse building shell located at 12248 W Executive Drive, with work to include construction of the tilt up building and general site work.