

# Development Trends | 2016

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

March 2016	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (3 month average)			Fiscal Year (6 month average)		
	March 2015	March 2016	% Change	2015	2016	% Change	FY 2015	FY 2016	% Change
<b>Total Number</b>									
Valuation <sup>i</sup>	\$26,358,800	\$61,692,637	134%	\$80,855.21	\$182,041.85	125%	\$150,491	\$169,237	12%
Building Permits <sup>i</sup>	326	363	11%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total New Residential Construction (includes single family dwellings and multifamily unit construction)</b>									
Valuation	\$11,321,261	\$28,774,018	154%	\$221,986	\$229,757	4%	\$155,065	\$216,382	40%
Residential Units	51	113	122%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Residential Single Family Dwelling units issued (includes duplexes)</b>									
Valuation	\$11,321,261	\$21,709,698	92%	\$233,072	\$256,314	10%	\$246,952	\$277,603	12%
Building Permits	51	84	65%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Commercial</b>									
Valuation	\$12,487,616	\$28,690,387	130%	\$357,356	\$415,682	16%	\$277,531	\$359,449	30%
Building Permits	99	88	-11%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Trades</b>									
Valuation	\$11,113,493	\$11,083,901	0%	\$9,572	\$8,403	-12%	\$10,626	\$12,381	17%
Permits	1342	1569	17%	N/A	N/A	N/A	N/A	N/A	N/A

**Positive Trends:**

**Building:** March 2016 showed significant overall growth, both in the number of permits issued and in the total permit value. The most dramatic increase was in residential construction, more than doubling the number of permits and permit values from March 2015. Commercial permit values also doubled, reaching the highest value in the last five years. **Planning:** Total application numbers are slowly increasing, with less than 1% growth from March 2015 to March 2016, but a 9% growth YTD from FY2015 to FY2016. The number of applications that can be approved at staff level is increasing steadily as well, showing a 40% growth from FY2015 to FY2016.

**Notable Projects**

**Building:** Permit value of \$1,955,865 was added from Petra, Inc.'s permit to construct a new 37,616 sq. ft. climate-controlled storage facility for U-Haul at 1017 N Orchard St. Steed Construction added permit values of \$12,255,058 for the construction of Hyatt Place, a 5-story, 92,614 sq. ft. hotel. Permits for The Afton Condominiums taken by Anderson Construction added \$7,064,320 of permit value for Phase III of the 6-story complex, which is a mix of Type I and Type V construction. Another \$5,860,450 permit was submitted by Vector Construction for the renovation of an existing 107,066 sq. ft. building at 918 W Idaho St. for the new Athlos Academies Headquarters. Finally, \$1,438,436 of permit value was added by Micron for the construction of the foundation of a new 168,000 sq. ft. building. The top single-family residential contractors (by number of permit) for March 2016 were Tahoe Homes LLC with 14 permits, valued at \$4,482,805; HHS Construction LLC with 12 permits, valued at \$2,755,344; and tied with 7 permits are Brighton Studio Inc., valued at \$1,617,600 and Hayden Homes Idaho LLC at \$1,646,945. **Planning:** Three Preliminary and six Final plats were approved in March 2016. The Preliminary plats were Diamante subdivision with 20 buildable lots, Millwell Place with 68 buildable lots, and Zen Gardens with 6 buildable lots. Final plats were approved for Eichler Country Club subdivision with 2 buildable lots, Antelope Springs #2 with 5 buildable lots, Illinois Place with 4 buildable lots, Trevor subdivision with 3 buildable lots, and Eastvalley #3 with 51 buildable lots.

<sup>i</sup> Doesn't include trade permits

**Areas of Concern:**

**Building:** A slight decrease in the number of commercial permits issued occurred between March 2015 and March 2016. However, the overall value of the commercial permits more than doubled, showing a focus on several large, high-value projects this month, which could account for the slight decrease in permit counts.

**5 Year Trends**

**Building:** Total building permit values have increased dramatically, with March 2016 permit values at \$61,692,637, more than double the March values over the last five years. This large difference is due in part to several high-value projects being permitted this month, including the Athlos Headquarters building renovation, The Afton Condominiums, and the new Hyatt Place hotel in downtown Boise. **Planning:** Total application numbers are slowly increasing, with less than 1% growth from March 2015 to March 2016, although this is still the highest number of applications in the past five years. The number of applications that can be approved at staff level is increasing steadily as well, showing a 40% growth from FY2015 to FY2016. The year-to-date and fiscal-year-to-date application numbers are also the highest they've been in the last five years, with 607 applications since January 1, and 1085 since October 1, 2015, a 9% growth from FY2015. All of the applications are showing a steady increase in the number of staff-level application approvals, and a decrease in applications needing commission, committee or council level approvals.