

Development Trends | 2014

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

| December 2014 | Permits Issued | | | Average Permit Value | | | | | |
|--|------------------|------------------|----------|---------------------------------|-----------|---------|------------------------------|-----------|---------|
| | Monthly Report | | | Calendar Year (12month average) | | | Fiscal Year (3month average) | | |
| | December 2013 | December 2014 | % Change | 2013 | 2014 | %Change | FY 2014 | FY 2014 | %Change |
| Total Number | | | | | | | | | |
| Valuation ¹ | \$14,343,774 | \$15,763,585 | 10% | \$79,688 | \$133,134 | 67% | \$135,810 | \$148,616 | 9% |
| Building Permits ¹ | 180 | 190 | 6% | 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 | \$6,852,600 | \$7,638,650 | 11% | \$221,052 | \$147,533 | -33% | \$191,059 | \$131,983 | -31% |
| Residential Units | 31 | 35 | 13% | N/A | N/A | N/A | N/A | N/A | N/A |
| Residential Single Family Dwelling units issued (includes duplexes) | | | | | | | | | |
| Valuation | \$6,852,600 | \$7,638,650 | 11% | \$243,853 | \$247,646 | 2% | \$263,989 | \$260,583 | -1% |
| Building Permits | 31 | 35 | 13% | N/A | N/A | N/A | N/A | N/A | N/A |
| Commercial | | | | | | | | | |
| Valuation | \$5,425,516 | \$6,832,580 | 26% | \$246,454 | \$215,014 | -13% | \$256,466 | \$185,220 | -28% |
| Building Permits | 56 | 87 | 55% | N/A | N/A | N/A | N/A | N/A | N/A |
| Trades | | | | | | | | | |
| Valuation | \$9,262,207 | \$11,441,245 | 24% | \$10,234 | \$11,844 | 16% | \$8,884 | \$11,101 | 25% |
| Permits | 1024 | 1093 | 7% | N/A | N/A | N/A | N/A | N/A | N/A |

Positive Trends:

The December 2014 permitting trends were generally positive, whereas planning application submittals appeared to slow. When compared with December 2013, the value of building permits issued in December 2014 was \$15,763,585, up 10%. The total number of building permits went up 6% from 180 to 190 permits. The largest gain came in the value of issued commercial permits which were up 26% to \$6,832,580 in December 2014 compared with only \$5,425,516 in December 2013. The value of trade permits issued in December 2014 increased by 24% at \$11,411,245 compared with December 2013's permitted valuation of \$9,262,207. This is due to Micron permitting \$1,234,293 worth of mechanical work at their Boise Campus located at 8000 Federal Way. A \$169,765 permit was also issued to Cloverdale Plumbing for new chiller piping associated with a new chiller being installed at the Ada County Operations Building located at 7180 Barrister Drive.

Significant Permits Issued:

Residential: Six permits with a total permit valuation \$1,250,000 were issued in December 2014 to Hayden Homes. CBH Homes permitted four homes for a total valuation of \$843,131. Boise Hunter Homes, Evergreen Homes Inc., and Prestige Homes Inc. permitted two homes a piece during December. While the numbers of permits issued for single family dwellings show an increase in December 2014 compared with December 2013, thirty or so single family dwelling permits issued in one month is a low number compared with most months. Commercial: The \$1,269,000 St. Luke's Health System Office tenant improvement in the Falcon Building located at 815 Park Boulevard was the only permit issued in December 2014 that exceeded \$1,000,000 in permit value. The next permit with the highest value was a \$749,000 permit issued to renovate an existing Ada County Paramedics station located at 1666 W. Ridenbaugh Street. December weather impacted commercial and residential construction due to the increased costs associated with implementing winter construction practices.

¹ Doesn't include trade permits

Areas of Concern:

Building: The 2014 calendar year average commercial permit value of \$215,014 is down 13% when compared with calendar year 2013 average permit value of \$246,454. The average value for commercial permits of \$185,220 for the first three months of FY 2015 (October through December) is down 28% when compared with the same period in FY 2014. Planning: The 96 total planning applications submitted for review in December 2014 were down 23% compared with the 124 that were accepted for review in December 2013. The 96 planning applications submitted also represent a 17% decline from the 116 total planning applications submitted in November 2014. In the last two years, there has rarely been a decline in the number of planning applications when compared with the previous year. The 48 staff level applications that were submitted for review were the lowest December total for the last five years. The issuance of single family permits is at a low level as should be expected in a December report. There is some indication that sales of new homes were cooling going into fall 2014 compared with fall of 2013. This will be a trend to watch for in Spring 2014.

Five Year Comparison:

Building: The total number of building permits issued in December 2014 was 190, making it the highest December in the last five years. The total value of permits issued in December 2014 was \$15,763,585 making it the third highest December in the last five years. December 2011 was the highest month for permit value issued at \$54,846,608 when the \$32,948,000 permit for Micron's Building 50 Research and Development Building was submitted. PDS sometimes experiences a surge in building permitting in December because of federal tax laws. Trade permit value issued was at its highest levels in the last five years at \$11,411,245 in December 2014, the next highest level was \$9,262,207 in December 2013. Planning: The month of December was slow for the submission of planning applications. There were only 96 applications submitted in December 2014 making it the third highest December in the last five years. The 48 commission/committee/council level applications submitted are the 2nd highest total in the last five years.