

Development Trends | 2017

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April 2017	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (4 month average)			Fiscal Year (7 month average)		
	April 2016	April 2017	% Change	2016	2017	% Change	FY 2016	FY 2017	% Change
Total Number									
Valuation ¹	\$56,323,397	\$52,405,620	-7%	\$156,453.88	\$169,128.79	8%	\$174,082	\$150,155	-14%
Building Permits ⁱ	360	325	-10%	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	\$36,811,499	\$37,610,877	2%	\$146,077	\$229,976	57%	\$195,492	\$218,509	12%
Residential Units	252	170	-33%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$17,440,979	\$22,799,991	31%	\$259,692	\$295,232	14%	\$276,546	\$286,967	4%
Building Permits	65	76	17%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$14,430,939	\$12,157,630	-16%	\$394,825	\$353,750	-10%	\$364,545	\$305,915	-16%
Building Permits	89	75	-16%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$8,331,665	\$8,488,722	2%	\$7,158	\$6,975	-3%	\$11,738	\$11,501	-2%
Permits	1370	1389	1%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: Residential Single Family Dwelling including duplexes valuations are up 31% compared to April, 2016, with an increase in the number of building permits (up 17%). There was also an increase in the value of issued trade permits from 2016 to 2017 of 2%.

Areas of Concern:

Building: Decrease in the number and value of Commercial Construction Permits issued in April 2017 compared to April 2016. However, this was offset by a 31 percent increase in Residential single family units, including duplexes, value and a 17 percent increase in the number of permits issued.

Planning: The number of planning applications for April 2017 show a moderate decrease (-18%) which is reflected in the calendar and fiscal year numbers as well.

Notable Projects

Building: There were permits issued to three projects valued over one million dollars in April. ESI was issued a permit value of \$1,651,151.00 for the Boise Centre Phase III Superstructure Package – Convention Center Expansion to construct a new 2nd story within the former Summit Meeting Room and to do other related shell work at 850 W. Front Street. CM Company received a permit valued at \$3,262,708.00 for a 48623 square foot renovation of the existing City Hall plaza at 150 N. Capitol Blvd. to create a new streetscape with work to include the removal of the existing concrete, pavers and entry area and the construction of a new fountain, installation of new landscaping and general site work. The existing entry vestibule will be expanded approximately 324 sq. ft. beneath the existing second floor with the existing doors to be relocated and new led lighting installed along with some of the existing ductwork being reconfigured. A permit value of \$14,810,886.00 was issued to Identity Apartments at 1205 S. Oakland Ave. to construct a 4 story wood framed apartment building having a total of 94 dwelling units (total of 295 bedrooms) over a one story podium having parking, assembly, storage, and office use on the grade level. This building will be 5 stories tall and will have a total floor area of about 143,400 square feet (31,225 square feet 1st story, 28,833 square feet 2nd story, 28,859 square feet 3rd story, 28,856 square feet 4th story, and 25,626 square feet 5th story). The top three contractors for April 2017 were CBH Homes with 11 permits valued at \$2,774,995.56, Sawtooth Construction with 8 permits valued at \$1,765,608, and Tahoe Homes, LLC with 8 permits valued at \$2,748,550.06. **Planning:** Seven subdivision plats were approved in April, 2017: the preliminary plat for the Blantyre Court Subdivision (SUB16-00066) with 3 lots; the final plat for the Eastvalley Rim (SUB17-00011) with 24 lots; the final plat for Roe Street Townhomes with 56 lots; the final plat for Millwell Place Subdivision No. 2 with 40 lots; the final plat for Dallas Harris Estates Townhomes No. 5 Subdivision with 16 lots; the final plat for Dallas Harris Estates Townhomes No. 6 Subdivision with 15 lots and the final plat for Belmar No. 2 Subdivision with 30 lots.

5 Year Trends

Building: April 2017 had the highest residential single family permit value of the past 5 years with an increase of 31% and the highest number of permits issued over the past 5 years. Commercial construction values and number of permits issued were the 4th lowest out of the past 5 years. Trades continue to show a slight increase in value and the number of permits issued (up 2%). **Planning:** There has been a decrease in the total number of commission/council level applications (down 35%). Compared to the past 5 years, the staff level applications for April 2017 rank 2nd highest with 468 total applications compared to a high of 521 in 2016 and a low of 398 in 2013.

¹ Doesn't include trade permits