

Development Trends | 2016

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

December 2016	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (12 month average)			Fiscal Year (3 month average)		
	December 2015	December 2016	% Change	2015	2016	% Change	FY 2016	FY 2016	% Change
Total Number									
Valuation ⁱ	\$43,320,671	\$29,007,575	-33%	\$224,459.44	\$140,832.15	-37%	\$160,136	\$114,718	-28%
Building Permits ⁱ	193	216	12%	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	\$12,922,704	\$14,447,440	12%	\$258,454	\$195,380	-24%	\$205,148	\$205,793	0%
Residential Units	50	61	22%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$12,922,704	\$13,957,440	8%	\$257,556	\$269,351	5%	\$302,539	\$276,522	-9%
Building Permits	50	55	10%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$28,213,588	\$12,556,675	-55%	\$365,504	\$276,464	-24%	\$318,516	\$190,334	-40%
Building Permits	73	59	-19%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$9,214,935	\$9,472,189	3%	\$8,947	\$9,047	1%	\$10,697	\$8,025	-25%
Permits	1178	1171	-1%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: December 2016 showed an increase in new residential construction for both single-family and multi-family projects. There was also an increase in the trade permit valuation, rising 3% from December 2015.

Planning: Total planning applications for 2016 were 2382, only 21 applications fewer than the 2015 total of 2403. There was also an increase in the number of staff-level applications from 1298 to 1447, the highest in the past five years.

Notable Projects

Building: There were permits issued to five projects valued over one million dollars in December. The remodel of a former church building at 1406 W Eastman St for the Treasure Valley Institute for Children's Arts received a permit valued at \$1,135,506.00. St. Luke's Health System LTD was issued a permit value of \$1,392,845.00 for the construction of a 10,119 sq. ft. childcare center within an existing building at 316 W Washington St. Heatherwood Retirement received a permit valued at \$1,680,483.00 for an interior remodel of 110 resident units and common areas at 5277 W Kootenai St. A permit value of \$3,498,500.00 was issued to Micron Technology Inc. for the construction of a new 168,000 sq. ft. building at 8000 S Federal Way. Permits for 23 townhouses (1,552-2,138 sq. ft. each) valued at \$5,193,972.90 were issued for the Kensington Apartments at 5623-5755 N Gary Ln and 7676-7792 W Saxton Dr. The top three contractors for December 2016 were HHS Construction LLC with 6 permits valued at \$1,566,459.62, Eagle Energy Concepts Inc. with 4 permits valued at \$697,961.04, and Brighton Homes Idaho Inc. with 3 permits valued at \$1,115,492.75.

Planning: Three subdivision plats were approved in December 2016; the preliminary plat for the Dallas Harris Estates Townhomes No. 3 Subdivision with 33 lots, the final plat for the Tablerock Subdivision (SUB15-00061) with 10 lots, and the preliminary & final plats for the Travis Hill Subdivision (SUB16-00051) with one lot.

Areas of Concern:

Building: There was a significant drop in Commercial construction values from December 2015 to December 2016. However, December 2015 had an unusually high commercial project value, mainly due to the permits issued for the new downtown Residence Inn and the Athlos Academies remodel.

Planning: The number of planning applications for December decreased by 11% from 2015 to 2016. This is also reflected in a drop in planning applications for the first quarter of FY 2017, from 489 last year to 465 this year. The total calendar year applications for 2016, however, have stayed fairly steady, dropping only about 1% from the 2016 total.

5 Year Trends

Building: December 2016 had the most permits issued for the month of the past five years. However, it came up with only the 3rd highest permit value over the same period. This appears to be due to spikes in commercial projects in December 2015 and December 2012. Residential construction, both single and multi-family, have continued to increase over the past five years.

Planning: There were 113 total planning applications for the month of December, the third highest number in the past five years, with December 2015 the highest at 127 applications. The total application numbers for FY17 have dropped slightly as well, from 489 in FY16 to 465 this year. However, the total applications for 2016 stayed very close to the total for 2015, and staff level applications were at the highest number in the past five years, with 1,447 total staff-level applications filed in 2016.

ⁱ Doesn't include trade permits