

Development Trends | September 2020

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September 2020	Permits Issued			Average Monthly Permits and Valuation					
	Monthly Report			Calendar Year (9 month average)			Fiscal Year (12 month average)		
	September 2019	September 2020	% Change	2019	2020	% Change	FY 2019	FY 2020	% Change
Total Number									
Valuation	\$52,347,716	\$74,415,018	42.16%	\$78,193,365	\$56,693,468	-27.50%	\$69,306,731	\$65,981,067	-4.80%
Building Permits	1,888	1,869	-1.01%	1,885	1,779	-5.62%	1,833	1,803	-1.64%
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$20,327,341	\$33,105,959	62.86%	\$22,903,477	\$21,855,613	-4.58%	\$21,769,659	\$26,701,748	22.66%
Residential Units	86	150	74.42%	114	106	-7.02%	101	128	26.73%
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$18,127,285	\$20,994,954	15.82%	\$17,369,400	\$16,527,390	-4.85%	\$17,381,601	\$16,903,243	-2.75%
Building Permits	62	70	12.90%	59	61	3.39%	58	61	5.17%
Commercial									
Valuation	\$24,290,185	\$35,512,044	46.20%	\$47,759,482	\$28,173,612	-41.01%	\$40,475,392	\$32,384,147	-19.99%
Building Permits	79	47	-40.51%	85	57	-32.94%	83	60	-26.83%
Trade/Other									
Valuation	\$15,760,456	\$19,283,831	22.36%	\$18,363,561	\$15,346,755	-16.43%	\$17,134,301	\$15,914,701	-7.12%
Building Permits	1,533	1,540	0.46%	1,534	1,481	-3.46%	1,500	1,498	-0.13%

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Positive Trends

Building: There was a 74% increase in the Residential Units permitted for Total New Residential Construction in September 2020 when compared to September 2019. In addition, there was a 46% increase in the Total Valuation of Commercial Permits in September 2020 when compared to September 2019.

Planning: There was a 9% increase in Total Staff Level Applications in September 2020 when compared to September 2019. In addition, there was no change in the Total Staff Level Applications in Fiscal Year 2020 when compared to Fiscal Year 2019.

Areas of Interest

Building: There was a 40% decrease in Commercial Building Permits issued in September 2020 when compared to September 2019.

Planning: There was a 24% decrease in Total Committee/Commission/Council Levels in September 2020 when compared to September 2019.

Five Year Trends

Building: The Total Building Permit Valuation for September 2020 ranks the first highest in the last five years for September. The Total New Residential Construction Valuation and Residential Units permitted ranked the first highest in September 2020 when compared to last five years in September. The Total Trade Permit Valuation and number of permits ranked the first highest in September 2020 when compared to last five years in September.

Planning: The Total Staff Level Applications for September 2020 ranks the second highest when compared to the last five years in September. In addition, Fiscal Year 2020 ranks the second highest in Total Committee/Commission/Council Levels Applications when compared to the last five Fiscal Years.

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Notable Projects Over \$1,000,000.00

1) BLD20-01549 | Idaho Fish and Game – Headquarters | 600 S WALNUT ST - \$17,516,673.00

To construct a new 3-story office building having a total floor area of about 71,440 square feet (33,533 square feet 1st story, 24,296 square feet 2nd story, and 13,611 square feet 3rd story). A 2,920 square foot public meeting room will be provided on the 1st story.

2) BLD20-02193 | 6th & Grove - VA Above Podium | 116 S 6TH ST - \$8,380,005.00

Permit to construct a 62,400 sq. ft., 7-story mixed-use residential housing project with a 18,400 sq. ft. Type IA podium at Level 1-2 and a 44,000 sq. ft. Type VA building above at Levels 3-7 with 60 dwelling units.

3) BLD20-00181 | 6th & Grove - IA Podium | 116 S 6TH ST – \$3,475,309.00 Permit to construct a 62,400 sq. ft., 7-story mixed-use residential housing project with a 18,400 sq. ft. Type IA podium at Level 1-2 and a 44,000 sq. ft. Type VA building above at Levels 3-7 with 60 dwelling units.

4) BLD20-01194 | R+L Carriers - Terminal Bldg. | 9100 S EISENMAN RD - \$3,111,398.00

To construct a 41,298 square foot pre-engineered metal building to be used as an office and trucking freight terminal building (49,064 square feet including the 7,766 square feet area covered by roof overhangs).

5) BLD19-03054 | Habitat Veterinary Hospital | 3103 E BARBER VALLEY DR - \$1,902,340.00

Permit to construct a 5,925 sq. ft. single story veterinary hospital building. Work to include: General site work, utilities and construction of a new building per the approved plans, attached engineering and any comments.

6) BLD20-00672 | Life's Kitchen | 8574 W FAIRVIEW AVE – \$1,678,120.00

Permit to remodel an existing 9,553 sq. ft. restaurant into for a new restaurant and training area.

Top 3 New Residential Contractors:

1) **BLACKROCK HOMES LLC** - 34,694 Sq. Ft. - 17 Permits - **\$4,912,879.97**

2) **HHS CONSTRUCTION LLC** - 23,658 Sq. Ft. - 8 Permits - **\$3,660,130.10**

3) **CBH HOMES** - 18,729 Sq. Ft. - 15 Permits - **\$3,348,267.12**

Subdivision Plat Approvals *(Please note, the below list of subdivision plats does not include Preliminary Plats. Only Final Plats are included.)*

SUB19-00049 Whitepine Subdivision – 18 Units – West Bench

SUB20-00036 Baserri Subdivision No. 5 – 51 Units – Southwest

SUB20-00011 Joyful Subdivision – 13 Units – Central Bench

SUB20-00005 Thirtieth Street Condominiums – 8 Units – North/East Ends

SUB20-00041 Glenplace Subdivision – 23 Units – West Bench

SUB20-00048 Caddis Condominiums – 16 Units – Downtown

Planned Unit Development Approvals

PUD20-00032 3318 N Cole – 7 Units – West Bench

PUD20-00034* 5021 – Alamosa 5 Units – North/East Ends