

Development Trends | January 2021

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January 2021	Permits Issued			Average Monthly Permits and Valuation					
	Monthly Report			Calendar Year (1-month average)			Fiscal Year (4-month average)		
	January 2020	January 2021	% Change	2020	2021	% Change	FY 2020	FY 2021	% Change
Total Number									
Valuation	\$69,268,514	\$85,750,552	23.79%	\$69,268,514	\$85,750,552	23.79%	\$88,251,396	\$64,464,156	-26.95%
Building Permits	1,633	1,800	10.23%	1,633	1,800	10.23%	1,814	1,883	3.80%
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$17,634,298	\$16,410,203	-6.94%	\$17,634,298	\$16,410,203	-6.94%	\$35,338,689	\$21,629,392	-38.79%
Residential Units	62	57	-8.06%	62	57	-8.06%	162	96	-40.74%
Residential Single-Family Dwelling units issued (includes duplexes)									
Valuation	\$17,634,298	\$16,410,203	-6.94%	\$17,634,298	\$16,410,203	-6.94%	\$17,931,676	\$16,612,538	-7.36%
Building Permits	61	57	-6.56%	61	57	-6.56%	62	55	-11.29%
Commercial									
Valuation	\$44,759,336	\$50,885,424	13.69%	\$44,759,336	\$50,885,424	13.69%	\$45,502,319	\$26,355,790	-42.08%
Building Permits	51	47	-7.84%	51	47	-7.84%	66	56	-15.15%
Trade/Other									
Valuation	\$20,895,149	\$19,146,964	-8.37%	\$20,895,149	\$19,146,964	-8.37%	\$18,437,691	\$14,248,314	-22.72%
Building Permits	1,384	1,506	8.82%	1,384	1,506	8.82%	1,509	1,558	3.25%

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Positive Trends

Building: The Total Valuation for Permits issued in January 2021 is 24% higher when compared to January 2020. In addition, the Total Building Permits issued in January 2021 is 10% higher when compared to January 2020.

Planning: The Total Applications in the Fiscal Year 2021 is 1% higher when compared to Fiscal Year 2020. In addition, the Total Commission/Committee/Council Level Applications for Fiscal Year 2021 is 3% higher when compared to Fiscal Year 2020.

Areas of Interest

Building: The Total Building Permits for Residential Single-Family Dwelling Units issued in January 2021 is 7% lower when compared to January 2020. In addition, the Total Commercial Building Permits issued in January 2021 is 8% lower when compared to January 2020.

Planning: The Total Applications received in January 2021 is 20% lower when compared to January 2020. In addition, the Total Staff Level Applications received in January 2021 is 25% lower when compared to January 2020.

Five Year Trends

Building: The Total Valuation of Permits Issued in January 2021 ranks the highest when compared to the last five years. The Total Valuation of Commercial Permits Issued in January 2021 also ranks the highest when compared to the last five years.

Planning: The Total Applications received in Fiscal Year 2021 ranks the highest when compared to the last five years. The Total Staff Level Applications received in the Fiscal Year 2021 also ranks the highest when compared to the last five years.

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Notable Projects Over \$1,000,000.00

1) BLD20-04035 (Amazon) 2155 E. FREIGHT ST. - \$28,947,561.00

Permit for the construction of a 277,407 sq. ft. Sortation Facility, with a 260,427 sq. ft. of warehouse area and a 16,980 sq. ft. of office and employee areas, to include a vocational area, breakroom, conference rooms, general office, restrooms, attached smoking shelter, and a training room.

2) BLD20-04077 (Hayden Beverage – Warehouse Addition) 2910 E. AMITY RD. - \$7,640,000.04

To construct a 53,777 square foot one story warehouse addition on the East side of an existing 2-story building having an existing 1st story floor area of about 152,500 square feet. After the addition, this building will have a total 1st story floor area at grade of about 206,277 square feet.

3) BLD20-02734 (CDG Boise Myrtle Foundation) 270 E. MYRTLE ST. - \$2,496,025.00

Permit for grading, foundation, underground plumbing, and utilities for a 7-story mixed-use residential housing project with commercial space and parking garage.

4) BLD20-02078 (WinCo GO Building T.I.) 650 N. ARMSTRONG PL. - \$2,178,379.00

To remodel a 71,964 sq. ft., one story office building for the existing whole building office tenant.

5) BLD20-03154 (T Mobil Boise – Switch room – AC Upgrade to Serve Equipment) 9288 W. EMERALD ST., STE# 101 – \$1,595,142.00

Permit to expand an existing 2,608 sq. ft. interior switch room by about 50 square feet into an adjacent open office area and to install new AC equipment to serve the switch room. The proposed work is within an existing 9,307 sq. ft. tenant space within an existing 20,634 sq. ft., 1 story building.

6) BLD20-04255 (Lovevery - Athlos Building - 3rd Floor T.I.) 918 W. IDAHO ST. - \$1,557,486.00

Permit to remodel an existing 22,580 sq. ft. office area within a 4-story office building. There is a 751 sq. ft. F-1 area (maker room and CNC machine room) that is accessory to the main office area.

7) BLD20-01082 (PIONEER CROSSING-First Interstate Bank) 1290 W. MYRTLE ST. Suite 220 – \$1,031,733.00

Permit is improvements to an existing 8,370 sq. ft. second floor shell space that is being finished out for the first time for office use within an existing 5-story building.

Top 3 New Residential Contractors:

1) BLACKROCK HOMES LLC

60,594 Sq. Ft. - 27 Permits - **\$7,738,421.04**

2) TODD CAMPBELL CONSTRUCTION INC

17,027 Sq. Ft. - 6 Permits - **\$2,842,790.56**

3) HHS CONSTRUCTION LLC

13,622 Sq. Ft. - 4 Permits - **\$2,228,535.20**

Subdivision Plat Approvals

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

SUB20-00055 | Blue Maple Terrace Condominiums | **16 Units** | West Bench

SUB20-00060 | Southpoint Cottages Subdivision | **36 Units** | Southwest

SUB20-00059 | Bostick Subdivision | **6 Units** | Northwest

SUB20-00052 | Vancouver Subdivision | **4 Units** | Central Bench

Planned Unit Development Approvals

(Please note, the below planned unit developments are associated with a subdivision and are pending rezoning approval.)

PUD20-00040 | Celebration Acres | **40 Units** | West Bench

PUD20-00042 | Forsythia Commons | **14 Units** | North/East Bench