

Development Trends | 2018

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May 2018	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (5 month average)			Fiscal Year (8 month average)		
	May 2017	May 2018	% Change	2017	2018	% Change	FY 2017	FY 2018	% Change
Total Number									
Valuation ¹	\$54,413,442	\$101,970,628	87%	\$155,912.44	\$178,680.13	15%	\$156,869	\$164,462	5%
Building Permits ¹	349	359	3%	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	\$20,688,910	\$35,743,027	73%	\$229,877	\$191,214	-17%	\$219,219	\$199,227	-9%
Residential Units	90	281	212%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$19,288,910	\$18,211,387	-6%	\$298,517	\$277,268	-7%	\$290,112	\$281,508	-3%
Building Permits	62	55	-11%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$29,307,656	\$61,065,946	108%	\$412,262	\$403,606	-2%	\$352,274	\$370,367	5%
Building Permits	71	87	23%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$10,436,098	\$19,169,028	84%	\$7,719	\$12,822	66%	\$11,044	\$11,846	7%
Permits	1526	1713	12%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: Total valuation of Building Permits are up 87% compared to May 2017. There was also 212% increase in the number of Total New Residential Dwelling Unit permits issued compared to May 2017.

Planning: Compared to May 2017, there has been a 4% increase in the total planning applications, and also a 3% increase in total staff level over the current fiscal year.

Notable Projects

Permits over \$1,000,000.00

- 1) BLD17-04133 & BLD18-00230 (Veranda at Barber Station) 3290 E Barber Valley Dr. - For the construction of a 37,328 sq. ft. 39 unit assisted living center. **\$10,350,988**
- 2) BLD17-04447 (Salvation Army) 9492 W Emerald St. - For a new 36-foot tall, 31,828 sq. ft two-story building. Facility to include a chapel/auditorium, classrooms, day care and offices. **\$5,714,526.00**
- 3) BLD18-00632 (Salvation Army) 9492 W Emerald St. - Permit for a new 15,406 sq. ft. one-story building. Facility to include a gym/community center, classrooms, kitchen and offices. **\$2,689,189.00**
- 4) BLD17-04464 & BLD17-04465 (Ash St Townhomes-Eastside Building) 503 S ASH ST. - Permits to build a 23,742 sq. ft. apartment building. **\$5,000,000.00**
- 5) BLD17-04623 through BLD17-04631 (Skyline Apartments) 2001-2180 W Hudson Ave. - Permits to construct a 25,320 sq. ft. three story apartment building and Clubhouse. **\$13,626,543.00**
- 6) BLD17-04685 (Capitol Terrace Phase One) 780 W Main St. - Permit for upgrades to the building facade. **\$2,069,154.00**
- 7) BLD18-00596 (Federal Way Industrial Building) 8485 W Federal Way - Permit for the construction of a new 117,432 sq. ft. one-story concrete tilt-up shell building and associated site work. **\$6,167,215.00**
- 8) BLD18-00803 (Micron Cafeteria Expansion) 8000 S Federal Way - Tenant improvement permits for the addition of 8,846 sq. ft. to an existing 33,549 sq. ft. building, as well as demolition, structural frame & foundation. **\$3,224,213.00**
- 9) BLD18-00982 (Micron Tenant Improvement) 8000 S Federal Way - Permit to remodel the fitness center, locker rooms, and clinic. **\$1,237,133.00**
- 10) BLD18-00943 (Fairmont Jr. High Gym) 2121 N Cole Rd - Permit to construct a new 28,750 sq. ft. gymnasium on the existing Fairmont Jr. High campus.- **\$6,567,999.00**
- 11) BLD18-00944 (Hillside Jr. High Gym) 3536 W Hill Rd. - Permit to construct a new 28,750 sq. ft. gymnasium on the existing Hillside Jr. High campus. **\$7,241,826.00**
- 12) BLD18-00955 (NxEdge) 2817 S Featherly Way - To remodel to create a 3,889 sq. ft. cleanroom manufacturing area within existing 32,350 sq. ft. building. **\$1,300,00.00**
- 13) BLD18-01166 (Pioneer Crossing Office Building) 1290 W Myrtle St. - Permit is for the grading, drainage, footing/foundation and super structure of this five-story office building that is 125,000 sq. ft. **\$4,815,292.00**

¹ Doesn't include trade permits

Areas of Concern:

Building: The monthly value of Residential Single Family Dwelling permits has decreased by 6% compared to May 2017. The number of Residential Single Family Dwelling Building Permits has also decreased by 11%, compared to May 2017.

Planning: The monthly total staff level has decreased by 24% compared to May 2017.

5 Year Trends

Building: The total valuation of Building Permits has increased by 87% and is the highest in the five years. The valuation of Trade permits are also continuing to increase each year. Compared to 2017, Trade permits valuation has increased by 84% making 2018's Trades valuation the highest in five years.

Planning: Compared to the past 5 fiscal years, the applications for May 2018 rank 3rd highest with 1477 total applications, compared to a high of 1591 in fiscal year 2016 and a low of 1427 in fiscal year 2017.

Subdivision Plat Approvals:

- SUB18-00019 Forsythia Place Final 19 North/East Ends
- SUB17-00036 Eronel Final 34 West Bench
- SUB18-00020 Spicebark Final 12 West Bench
- SUB18-00025 Highlands Cove #2 Final 20 Foothills

Top 3 Contractors:

- 1) HHS CONSTRUCTION LLC - 21,825 sq. ft. - 7 permits - \$2,906,078.11
- 2) BRIGHTON STUDIO INC - 8,755 sq. ft. - 5 permits - \$1,055,546.95
- 3) BLACKROCK HOMES LLC - 9,372 sq. ft. - 4 permits - \$1,017,396.88