

Development Trends | 2019

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

April 2019	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (4 month average)			Fiscal Year (7 month average)		
	April 2018	April 2019	% Change	2018	2019	% Change	FY 2018	FY 2019	% Change
Total Number									
Valuation ⁱ	\$91,348,009	\$131,671,060	44%	\$241,023.77	\$240,442.05	0%	\$160,276	\$199,250	24%
Building Permits ⁱ	379	376	-1%	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	\$45,937,781	\$13,357,634	-71%	\$200,602	\$217,497	8%	\$215,484	\$243,915	13%
Residential Units	229	46	-80%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$16,437,907	\$13,357,634	-19%	\$267,094	\$290,680	9%	\$275,936	\$301,199	9%
Building Permits	59	46	-22%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$39,383,836	\$113,245,504	188%	\$336,983	\$649,404	93%	\$336,386	\$491,133	46%
Building Permits	97	104	7%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$15,351,829	\$18,045,937	18%	\$11,873	\$12,515	5%	\$11,852	\$10,997	-7%
Permits	1511	1618	7%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: Total Valuation is up 44% compared to April 2018. Total Commercial Building Permits are up 7% compared to April 2018. There was also a 188% increase for the valuation for Commercial Building Permits compared to April 2018.

Planning: Total planning applications are up 4% compared to April 2018.

Notable Projects

Permits over \$1,000,000:

- 1) BLD18-03767 (ST. LUKE'S PARKING GARAGE) 2619 W Fairview Ave** - Permit for the construction of a 170,050 sq. ft., five tier parking garage. - **\$10,000,000.00**
- 2) BLD18-03990 (ST. LUKE'S DOWNTOWN PARKING GARAGE) 111 W State St.** - Permit for the construction of a new 383,808 sq. ft. parking garage - **\$25,506,362.00**
- 3) BLD18-04435 (ST. LUKE'S CENTRAL PLANT) 111 W State St** - Permit for a 75,410 sq. ft. "Mixed Occupancy" building made up of the 52,983 sq. ft. Central Plant, 15,771 sq. ft. MOP elevator and stair tower and a 6,656 sq. ft. below grade pedestrian walkway and associated storage room. - **\$39,055,059.00**
- 4) BLD18-04294 (MAVERIK) 10577 W Fairview Ave** - Permit to construct a new 4,224 sq. ft. retail convenience store building, a 2,843 sq. ft. fuel canopy and related site improvements. - **\$2,336,095.00**
- 5) BLD18-04527 (HAWTHORNE ELEMENTARY CAFETERIA ADDITION) 2401 W Targee St.** - Permit for the construction of a new 4,214 sq. ft. free standing cafeteria and kitchen with 496 sq. ft. covered walkway and associated site work. - **\$1,470,000.00**
- 6) BLD19-00278 (RONALD MCDONALD HOUSE) 139 E Warm Springs Ave** - Permit for the construction of a new 39,370 sq. ft., two-story Ronald McDonald house with 48 guest rooms, administrative offices, and support functions. - **\$9,150,000.00**
- 7) BLD19-00362 (MOUNTAIN VIEW ELEMENTARY) 3500 N Cabarton Ln** - Permit for the construction of a new 46,980 sq. ft. elementary school to replace the existing 32,175 sq. ft. school that is to be demolished when the new school is completed. - **\$11,977,267.00**
- 8) BLD19-00735 (ST. LUKE'S IHT OFFICES) 800 E Park Blvd** - To remodel the entire 3rd story of an existing high-rise building for a new office tenant having a total floor area of about 27,139 sq. ft. - **\$1,547,112.00**
- 9) BLD19-00751 (SAINT ALPHONSUS CONS. GEN. SURGERY CLINIC) 1072 N Liberty St** - To remodel 7,962 sq. ft. of the third floor of an existing medical office building. - **\$1,046,218.00**

Areas of Concern:

Building: The total number of Building Permits has decreased by 1% compared to April 2018. The monthly value of Total New Residential Construction permits has also decreased by 71%. The total number of Residential Single Family Dwelling permits issued has also decreased by 22% compared to April 2018.

Planning: The monthly total staff level applications has decreased by 8% compared to April 2018. The number of total applications received for calendar year 2019 has also decreased by 5% compared to calendar year 2018.

5 Year Trends

Building: The valuation of total building permits has increased by 44% and is the highest in five years. The valuation of total commercial building permits has also increased by 188% and is the highest in five years.

Planning: Compared to the last five fiscal years, the total applications for fiscal year 2019, rank 2nd highest with 1,310 total applications, compared to a high of 1,369 total applications in fiscal year 2016.

Subdivision Plat Approvals:

- SUB18-00067 Ustick Cottages Final 8 West Bench
- SUB19-00010 Baserri No. 2 Final 63 Southwest
- SUB18-00069 Rutana Preliminary 3 Central Bench
- SUB19-00012 Split Rail Final 8 West Bench
- SUB19-00017 Trever No. 2 Final 2 Southeast
- SUB19-00018 Triumph Place Final 10 Central Bench
- SUB19-00020 Harris Ranch North No. 4 Final 40 Foothills
- SUB19-00019 Senary Point Final 6 Northwest

TOP 3 CONTRACTORS

- 1) Blackrock Homes LLC - 11,172 Sq. Ft. - 5 Permits - \$1,390,790.63**
- 2) HHS Construction LLC - 10,353 Sq. Ft. - 3 Permits - \$1,683,206.14**
- 3) CBH Homes - 10,216 Sq. Ft. - 4 Permits - \$1,268,814.93**

ⁱ Doesn't include trade permits