

Development Trends | 2019

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August 2019	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (8 month average)			Fiscal Year (11 month average)		
	August 2018	August 2019	% Change	2018	2019	% Change	FY 2018	FY 2019	% Change
Total Number									
Valuation ⁱ	\$45,396,571	\$97,410,610	115%	\$126,806.07	\$205,620.96	62%	\$181,710	\$190,578	5%
Building Permits ⁱ	358	424	18%	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	\$16,365,176	\$48,686,972	198%	\$263,954	\$198,124	-25%	\$208,726	\$212,929	2%
Residential Units	62	343	453%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$15,440,176	\$20,136,972	30%	\$291,693	\$288,584	-1%	\$290,610	\$295,010	2%
Building Permits	46	72	57%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$23,370,432	\$43,430,138	86%	\$496,840	\$540,846	9%	\$458,966	\$470,856	3%
Building Permits	93	111	19%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$16,895,051	\$13,874,765	-18%	\$11,733	\$9,484	-19%	\$12,053	\$13,010	8%
Permits	1619	1677	4%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: The monthly total number of Building Permits is up 18% compared to August 2018. The monthly valuation for Total Number Valuation is up 115% when compared to August 2018. There was also a 453% increase in the total number of Residential Units for Total New Residential Construction compared to August 2018. The monthly valuation for Commercial Construction is up 86% when compared to August 2018.

Areas of Concern:

Building: The monthly valuation of Trade Permits has decreased by 18% when compared to August 2018. The 8 month average of valuation for Total New Residential Construction has also decreased by 25% compared to calendar year 2018.
Planning: The monthly total staff level applications has decreased by 27% compared to August 2018. The monthly total number of applications has also decreased by 14% compared to August 2018.

Notable Projects

Permits Over \$1,000,000:

- BLD19-00526 through BLD19-00535 (VILLAGE EAST-BLDG A, B, C, E, F, G, H, J, K, L RESIDENTIAL APARTMENTS) 11910-11988 W Fairview Ave** - To construct a 272 unit multi-family apartment complex located on approximately 11.2 acres. - **\$25,500,000.00**
- BLD19-00538 (VILLAGE EAST-GARAGE/CARPORTS) 12000 W Fairview Ave** - To construct 6 garage buildings having total floor area of 13,240 sq. ft. - **\$1,100,000.00**
- BLD19-00812 (BIKE SKILLS PARK AND DOG PARK - MILITARY RESERVE) 1802 W Mountain Cove Rd** - To construct a bike skills park. - **\$1,185,000.00**
- BLD19-01141 (DARIGOLD) 519 N Allumbaugh St** - To construct a 606 sq. ft. single story equipment building plus a 1,810 sq. ft. equalization storage tank and related site improvements. - **\$1,700,000.00**
- BLD19-01594 (THE BROADWAY MIXED USE) 1032 S Broadway Ave** - Permit to construct a new 4,429 sq. ft. 2-story shell and core building and related site improvements. - **\$1,063,658.00**
- BLD19-01906 (SCREEN SPE-SUITE #100) 9025 S Federal Way** -To construct a 10,932 sq. ft. one story commercial building for use as an office/warehouse. - **\$1,700,000.00**
- BLD19-01927 (USAO/GSA) 1290 W Myrtle St** - Permit for a first time tenant on the 4th and 5th stories of the existing pioneer crossing building - **\$3,254,985.00**
- BLD19-02122 (11TH & IDAHO FOUNDATION/SUPERSTRUCTURE) 1100 W Idaho St** -To construct the concrete and structural steel phase for a new 10-story office building having a total floor area of about 180,900 sq. ft. - **\$23,087,608.00**
- BLD19-02314 (ST. LUKE'S - WASHINGTON GROUP PLAZA) 720 E Park Blvd** - Permit for exterior site-improvement work at various areas around plaza buildings. - **\$1,250,073.00**

5 Year Trends

Building: The valuation of Total New Residential Construction has increased by 198% and is the highest in five years. The valuation of Residential Single Family Dwelling Units has also increased by 30% and is the highest in five years. The value of Total Number of Building Permits has also increased by 115% and is the highest in five years.

Planning: Compared to the last five fiscal years, the total applications for fiscal year 2019 rank 4th highest with 2,096 total applications, compared to a high of 2,236 applications in fiscal year 2016.

Subdivision Plat Approvals:

- SUB19-00037 Whitewater Station Final 26 North/East Ends
- SUB19-00042 Dallas Harris Estates Townhomes #10 Final 1 Barber Valley
- SUB19-00025 Sunnyridge No. 4 Preliminary 33 Southeast
- SUB19-00004 Breezy Place Preliminary 18 Northwest

TOP 3 CONTRACTORS:

- Blackrock Homes LLC - 29,769 Sq. Ft. - 14 Permits - \$3,893,357.54**
- HHS Construction LLC - 26,602 Sq. Ft. - 10 Permits - \$3,914,861.08**
- CBH Homes - 24,611 Sq. Ft. - 11 Permits - \$3,154,953.02**

ⁱ Doesn't include trade permits