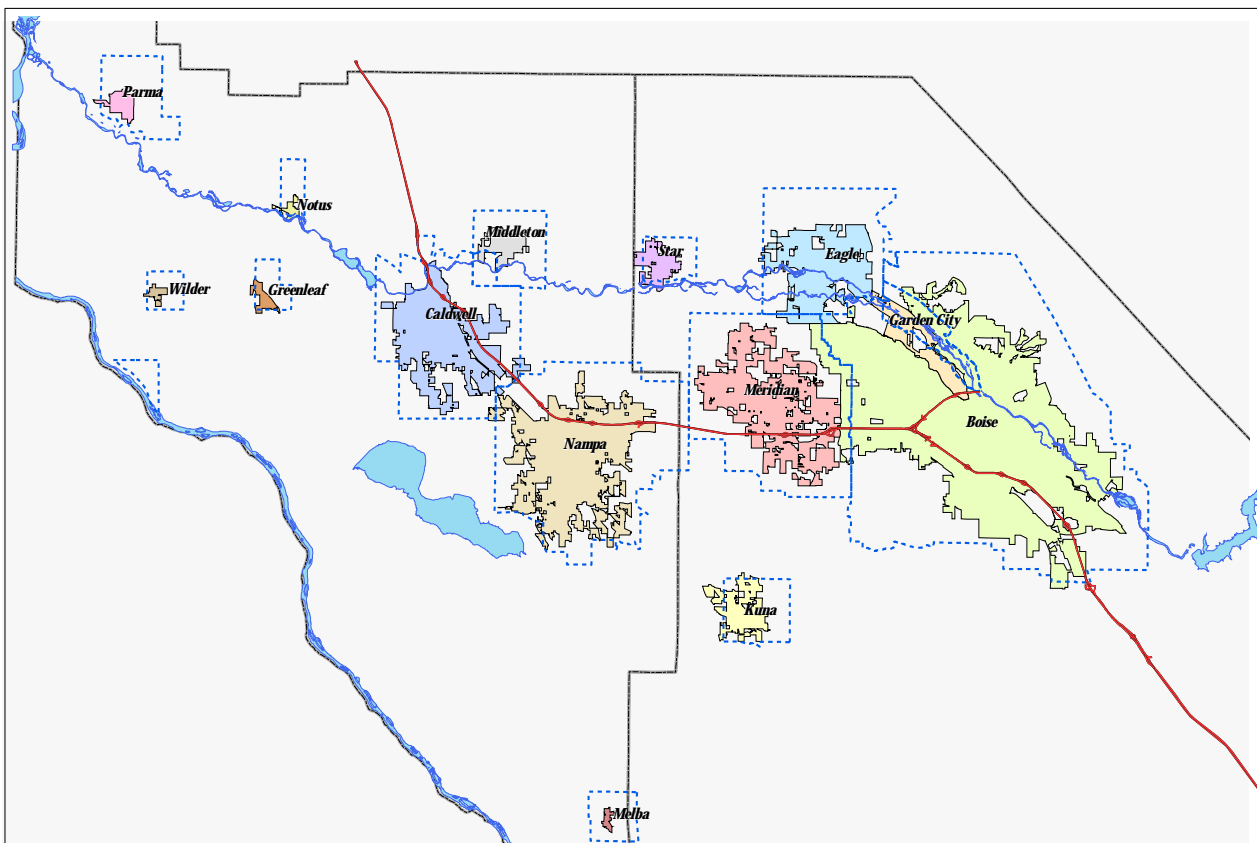


# Community Planning Association of Southwest Idaho

Report No. 2-2004

# 2003 Development Monitoring Report

*For Ada and Canyon Counties  
January 1, 2003 – December 31, 2003*



March 18, 2004

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# 2003 Development Monitoring Report

For Ada and Canyon Counties  
January 1, 2003 – December 31, 2003

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## **Introduction**

The Ada and Canyon County Development Monitoring Report provides an overview of development activity using information gathered from building permits submitted between from January 1, 2003 through December 31, 2003. Community Planning Association (COMPASS) has compiled similar reports for Ada County since 1980 and for Canyon County since 1999.

The building permits in this report are tabulated at several levels of geography:

- Traffic Analysis Zones
- City Limits
- Area of Impact
- Demographic Area

**Traffic Analysis Zones (TAZs)** help COMPASS with forecasting future demands on the regional transportation system. The U.S. Census also provides decennial household and employment information at the TAZ level. Nearly all metropolitan planning organizations such as COMPASS use a TAZ geography to analyze future transportation needs. Since there are over 500 TAZs in Ada and Canyon Counties, this report does not include this level of tabulation.

**City Limits** are areas officially within in the jurisdictional and taxing boundaries of the cities. City limits boundaries are typically in flux from year to year because city councils periodically annex properties. Building permits in this report reflect the city limits boundaries at the time of reporting.

**Areas of Impact** are areas established by agreement between each city and the County. Every city has a comprehensive plan and this is the area in which the city's plan is followed and the city is expected to annex within the next 10 or 20 years.

**Demographic Areas** are an aggregate of multiple TAZs. Since there are so many TAZs, demographic areas provide a conceptually easier way to view all the data collected at a TAZ level. Also, because the Treasure Valley has experienced a high rate of growth over the last several years, both city limits and area of impact boundaries are expanding. Therefore, demographic areas provide a good geography by which to analyze growth trends over a range of time.

COMPASS tracks building permit information primarily as a tool to analyze transportation needs in the Treasure Valley. This purpose affects the type of building permits included in the report as well as those that are not. When looking at residential permits, only new residential structure permits are included.

Permits for additions and remodels to homes are discarded. COMPASS also keeps track of the total number of residential units. A permit for a new single family home counts as one unit. A permit for a house demolition or conversion to a commercial use (such as a law office) counts as one negative unit. Manufactured homes, including mobile homes, are recorded separately and counted as a dwelling unit. The number of units in a new apartment complex is also recorded. Sometimes a building is constructed for multiple uses and includes space for both residential and commercial purposes. Usually the number of residential units in those buildings are more difficult to record because the builder may not yet know exactly how many residential units will be in the building and the finish permits for those units trickle in over a longer period of time.

COMPASS does not include value per square foot of residential construction in the report for several reasons. Residential values vary greatly between areas. Also, value and square footage information is not always reported in some of the smaller cities. Because demolitions and changes of use are included in the unit count, using units to calculate average values and square footage may be misleading.

Non-residential permits are also analyzed by their impact on the overall transportation system. All new structure permits are included. Those permits are separated from non-residential additions and changes in use. Addition permits are only recorded if there is a significant addition of square footage and if the value is over \$10,000. Store and office remodel permits are discarded, regardless of value. Change of use is a more difficult category. COMPASS includes the permit if, for example, a restaurant space changes to a tanning salon or a law firm moves into an empty tenant space. The permit is discarded if one restaurant tenant moves out and another restaurant tenant moves in, or even if one kind of professional office (real estate) replaces another (law firm).

Non-residential permits are divided into three categories: Commercial, Industrial and Public/Quasi Public. COMPASS uses the Standard Land-Use Coding Manual to assign every building permit a four-digit code. Those codes are then compiled into the three main categories. Commercial uses make up the largest percentage of non-residential permits and are defined as wholesale or retail trade and personal or professional services. Industrial uses are for the production of goods; examples could include timber, canned foods or computer parts. Hewlett Packard and Micron are the Treasure Valley's larger contributors to permits in this category. Public/Quasi Public uses include churches, schools, athletic centers, city buildings and charitable services.

When looking at value and square footage data, it is important to note while that information is included with most permits, it is not included with every permit. Also, because COMPASS discards many permits when developing this report, as explained above, the value and square footage information included in this report may differ greatly from building permit reports generated by a city, for example. The values listed in the tables are for the cost of the structure only and do not include the cost of the building lots or small building improvements made after initial construction.

The data shown in this report reflects the building permits issued by each jurisdiction during the year. It does not reflect which of those permits were actually completed within the year. There is sometimes a delay between the date the permit is issued and the date of construction. Some buildings never get built at all.

Please note that platting data is no longer included in this report as Ada and Canyon Counties both track that information. Custom data analysis for more specific areas can be made available. This Development Monitoring Report is available on the COMPASS website. [www.compassidaho.org](http://www.compassidaho.org)

## Overview of Ada County Permit Activity

### Residential Construction

A total of 4,764 units were constructed in Ada County in 2003, an 18% increase over the same period last year (3,930). Eagle, Meridian and Star saw substantial increases in new residential units from 2002 to 2003. Meridian outpaced Boise for the first time, primarily due to single family construction.

#### Ada County Total New Residential Units by City Limits

##### 2000 - 2003 Building Permits

	<u>Boise</u>	<u>Eagle</u>	<u>Garden City</u>	<u>Kuna</u>	<u>Meridian</u>	<u>Star</u>	<u>Unincorporated</u>	<u>Total</u>
<b>2003</b>	1,119	421	88	232	1,766	102	1,036	<b>4,764</b>
<b>2002</b>	1,204	266	196	410	949	46	859	<b>3,930</b>
<b>2001</b>	1,823	361	103	321	921	43	950	<b>4,522</b>
<b>2000</b>	1,301	455	116	343	759	74	841	<b>3,889</b>

Of 4,764 total new residential units, 82% (3,906) were single family, 16.5 % (784) were multi-family and 1.5% (74) were mobile homes and manufactured homes. Multi-family unit construction in the county was steady at 16% of new units in both 2002 and 2003.

	<u>Total Units</u>	<u>Multi-Family Units</u>	<u>% Total</u>
<b>2003</b>	4,764	784	<b>16%</b>
<b>2002</b>	3,930	631	<b>16%</b>
<b>2001</b>	4,522	1,180	<b>26%</b>
<b>2000</b>	3,889	399	<b>10%</b>

### Non-Residential Permits

The highest value new commercial construction projects were in the Downtown (\$17 million), Southwest (\$12 million) and West Bench (\$14 million) Demographic Areas<sup>1</sup>. The largest commercial projects in Boise were parking facilities at St. Luke's Regional Medical Center (\$9 million), an addition to the West-Boise wastewater treatment plant (\$7 million), the Veltex building (\$4 million) and a Lithia Ford sales and service building (\$4 million). Meridian's largest commercial projects included a bus depot (\$3 million), two hotels (\$3 million each) and major additions to St. Luke's Meridian Medical Center (\$2.5 million).

A few mixed-use buildings were constructed in 2003, including the Veltex building and the Bown Crossing Marketplace (Riverwalk subdivision) in Boise. These permits were listed as commercial activity in the tables. However, the buildings will eventually contain multi-family residential units as well.

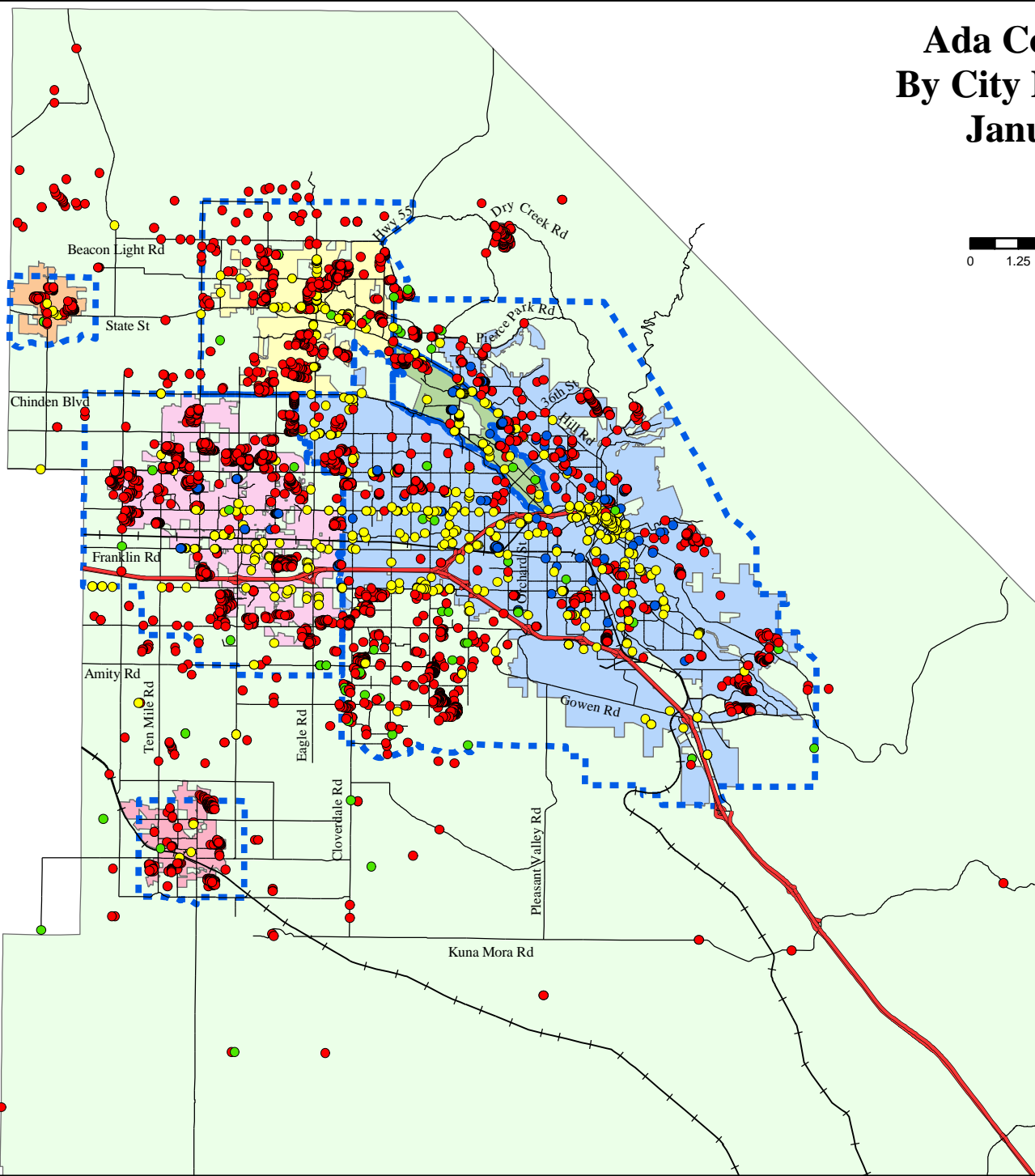
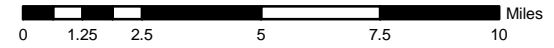
The highest value industrial projects were additions to buildings at Micron (\$4.5 million), and a new building for Inland Crane Shop (\$350,000).

The highest value public/quasi public projects were two new schools in Meridian (\$16 million total), an Ada County Jail (\$5.5 million), a Boise school (\$5 million), a new church (\$5 million) and structural permits for the Boise Convention Center (\$5 million)<sup>2</sup>.

<sup>1</sup> Part of the West Bench Demographic area contains property within Meridian city limits.

<sup>2</sup> Voters did not approve the Boise Convention Center project. However the permits were retained in the report because generally, all data reflect permits issued during the year, not permits completed and a funding source may be identified at a later time.

# Ada County Building Permits By City Limits & Area of Impact January-December 2003



### Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

### City

- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star
- Unincorporated
- Area of Impact

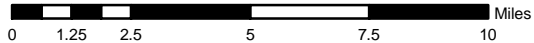
### Road Features

- Roads
- Interstate
- RailRoad

### Note:

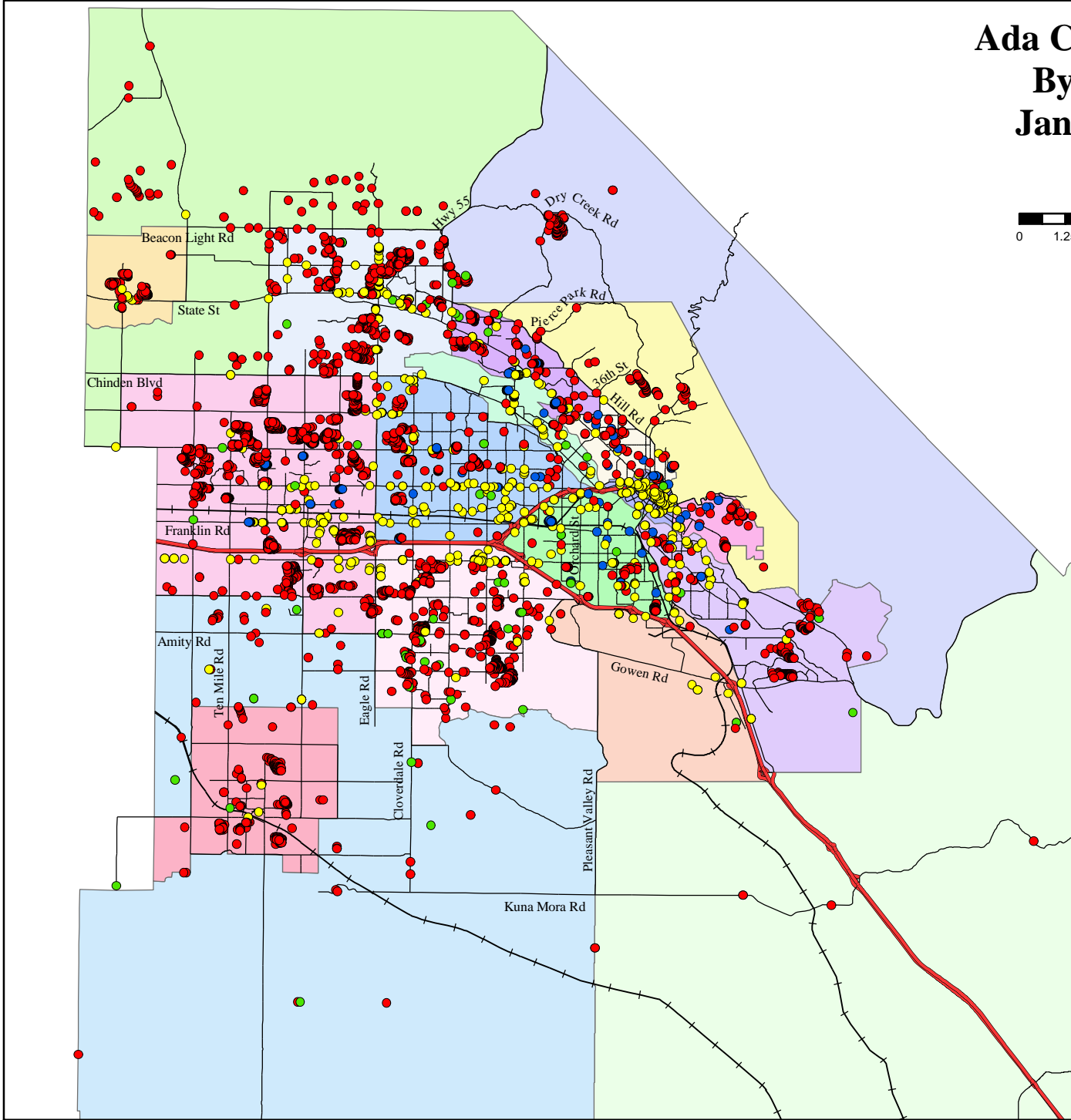
Due to data limitations, 95% of permits issued are reflected on the map.  
Data shown reflect permits issued during the year, not permits completed.

# Ada County Building Permits By Demographic Area January-December 2003



- Permit Type**
- Single Family
  - Multi-Family
  - Mobile & Manufactured Homes
  - Non-Residential
- Demographic Areas**
- Airport
  - Central Bench
  - Downtown
  - Eagle
  - East End
  - Foothills
  - Foothills Rural
  - Garden City
  - Kuna
  - Meridian
  - North End
  - Northwest
  - Northwest Rural
  - Southeast
  - Southeast Rural
  - Southwest
  - Southwest Rural
  - Star
  - West Bench
- Road Features**
- Roads
  - Interstate
  - RailRoad

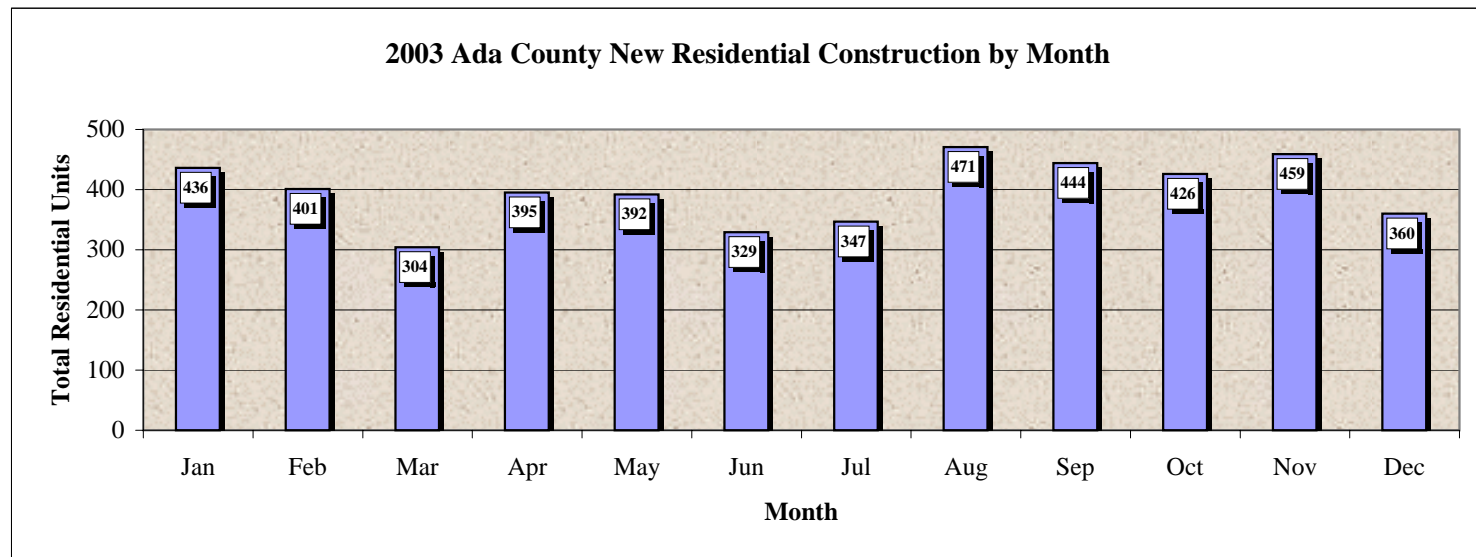
**Note:**  
 Due to data limitations, 95% of permits issued are reflected on the map.  
 Data shown reflect permits issued during the year, not permits completed.





**Ada County New Residential Construction  
By City Limits  
January - December 2003**

City	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Boise	677	\$114,462,547	1,437,147	433	\$27,024,004	461,356	9	1,119	23%
Eagle	421	\$99,345,702	1,297,025	0	\$19,243	802	0	421	9%
Garden City	65	\$15,083,151	224,800	21	\$2,172,905	36,817	2	88	2%
Kuna	229	\$21,555,628	358,278	0	\$0	0	3	232	5%
Meridian	1,433	\$183,997,135	3,013,967	330	\$12,203,272	206,001	3	1,766	37%
Star	100	\$0	199,097	0	\$0	0	2	102	2%
<b>City Subtotal</b>	<b>2,925</b>	<b>\$434,444,163</b>	<b>6,530,314</b>	<b>784</b>	<b>\$41,419,424</b>	<b>704,976</b>	<b>19</b>	<b>3,728</b>	<b>78%</b>
Unincorporated	981	\$86,144,685	3,121,940	0	\$0	0	55	1,036	22%
<b>Total</b>	<b>3,906</b>	<b>\$520,588,848</b>	<b>9,652,254</b>	<b>784</b>	<b>\$41,419,424</b>	<b>704,976</b>	<b>74</b>	<b>4,764</b>	



**Notes:**

- Data reflect city limits boundaries at the time of reporting.
- Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not always reported; therefore totals represent only those records for which square footage was given.
- Data shown reflect permits issued during the year, not permits completed.



**Ada County New Residential Construction  
By Area of Impact  
January - December 2003**

Area of Impact	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Boise	1,280	\$158,346,335	3,167,243	433	\$27,024,004	461,356	33	1,746	36.6%
Eagle	455	\$101,410,040	1,439,473	0	\$19,243	802	3	458	9.6%
Garden City	65	\$15,083,151	224,800	21	\$2,172,905	36,817	2	88	1.8%
Kuna	230	\$21,195,560	370,533	0	\$0	0	3	233	4.9%
Meridian	1,557	\$201,377,505	3,436,467	330	\$12,203,272	206,001	20	1,907	40.0%
Star	102	\$0	205,157	0	\$0	0	2	104	2.2%
<b>Subtotal</b>	<b>3,689</b>	<b>\$497,412,591</b>	<b>8,843,673</b>	<b>784</b>	<b>\$41,419,424</b>	<b>704,976</b>	<b>63</b>	<b>4,536</b>	<b>95.2%</b>
County	217	\$23,176,257	808,581	0	\$0	0	11	228	4.8%
<b>Total</b>	<b>3,906</b>	<b>\$520,588,848</b>	<b>9,652,254</b>	<b>784</b>	<b>\$41,419,424</b>	<b>704,976</b>	<b>74</b>	<b>4,764</b>	

**Notes:**

Data reflect area of impact boundaries as of February 2004.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County New Residential Construction  
By Demographic Area  
January - December 2003**

Demographic Area	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Airport	9	\$110,962	26,719	0	\$0	0	1	10	0.2%
Central Bench	65	\$8,398,109	94,497	99	\$5,286,300	109,767	5	169	3.5%
Downtown Boise	-14	\$16,000	3,220	181	\$11,874,900	184,822	0	167	3.5%
East End	37	\$12,195,450	112,027	40	\$1,521,610	27,684	0	77	1.6%
Foothills	60	\$19,975,964	183,013	0	\$0	0	0	60	1.3%
North End	34	\$4,427,019	60,118	16	\$827,948	22,695	0	50	1.0%
Northwest	174	\$26,962,003	550,583	65	\$4,928,602	84,706	4	243	5.1%
Southeast	185	\$27,784,910	411,121	14	\$1,160,627	17,791	3	202	4.2%
Southwest	560	\$45,617,531	1,534,198	2	\$140,000	2,000	31	593	12.4%
West Bench	261	\$30,071,015	462,682	36	\$3,559,113	49,109	3	300	6.3%
<b>Boise Area Subtotal</b>	<b>1,371</b>	<b>\$175,558,963</b>	<b>3,438,178</b>	<b>453</b>	<b>\$29,299,100</b>	<b>498,574</b>	<b>47</b>	<b>1,871</b>	<b>39.3%</b>
Eagle	441	\$99,803,894	1,373,939	0	\$19,243	802	2	443	9.3%
Garden City	3	\$456,220	9,893	11	\$894,323	17,964	2	16	0.3%
Kuna	252	\$23,187,363	436,462	0	\$0	0	3	255	5.4%
Meridian	1,534	\$199,153,350	3,396,044	320	\$11,206,758	187,636	4	1,858	39.0%
Star	105	\$201,156	213,196	0	\$0	0	2	107	2.2%
<b>Other City Area Subtotal</b>	<b>1,894</b>	<b>\$322,801,983</b>	<b>5,429,534</b>	<b>331</b>	<b>\$12,120,324</b>	<b>206,402</b>	<b>13</b>	<b>2,679</b>	<b>46.9%</b>
Foothills Rural	87	\$9,865,405	310,657	0	\$0	0	4	91	1.9%
Northwest Rural	59	\$6,646,559	273,850	0	\$0	0	3	62	1.3%
Southeast Rural	5	\$240,562	10,981	0	\$0	0	0	5	0.1%
Southwest Rural	49	\$5,475,376	189,054	0	\$0	0	7	56	1.2%
<b>Rural Subtotal</b>	<b>200</b>	<b>\$22,227,902</b>	<b>784,542</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>14</b>	<b>214</b>	<b>4.5%</b>
<b>Total</b>	<b>3,906</b>	<b>\$520,588,848</b>	<b>9,652,254</b>	<b>784</b>	<b>\$41,419,424</b>	<b>704,976</b>	<b>74</b>	<b>4,764</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County New Non-Residential Construction  
By City Limits  
January - December 2003**

City	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	96	\$47,226,980	1,032,828	2	\$506,780	19,500	22	\$28,464,173	375,824	1,428,152	52.1%
Eagle	18	\$3,717,635	221,375	0	\$0	0	1	\$1,082,880	14,400	235,775	8.6%
Garden City	20	\$7,955,027	109,359	0	\$0	0	1	\$612,994	9,100	118,459	4.3%
Kuna	1	\$534,611	7,205	0	\$0	0	0	\$0	0	7,205	0.3%
Meridian	45	\$30,767,860	665,037	0	\$0	0	10	\$20,728,105	273,385	938,422	34.2%
Star	2	\$0	11,600	0	\$0	0	1	\$0	1,615	13,215	0.5%
<b>City Subtotal</b>	<b>182</b>	<b>\$90,202,113</b>	<b>2,047,404</b>	<b>2</b>	<b>\$506,780</b>	<b>19,500</b>	<b>35</b>	<b>\$50,888,152</b>	<b>674,324</b>	<b>2,741,228</b>	<b>99.9%</b>
Unincorporated	2	\$0	2,004	0	\$0	0	0	\$0	0	2,004	0.1%
<b>Total</b>	<b>184</b>	<b>\$90,202,113</b>	<b>2,049,408</b>	<b>2</b>	<b>\$506,780</b>	<b>19,500</b>	<b>35</b>	<b>\$50,888,152</b>	<b>674,324</b>	<b>2,743,232</b>	

**Ada County New Non-Residential Construction  
By Area of Impact  
January - December 2003**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	95	\$47,173,940	1,030,600	2	\$506,780	19,500	22	\$28,464,173	375,824	1,425,924	52.0%
Eagle	23	\$8,039,829	299,963	0	\$0	0	1	\$1,082,880	14,400	314,363	11.5%
Garden City	20	\$7,955,027	109,359	0	\$0	0	0	\$0	0	109,359	4.0%
Kuna	1	\$534,611	7,205	0	\$0	0	1	\$612,994	9,100	16,305	0.6%
Meridian	43	\$26,498,706	590,681	0	\$0	0	10	\$20,728,105	273,385	864,066	31.5%
Star	2	\$0	11,600	0	\$0	0	1	\$0	1,615	13,215	0.5%
<b>Subtotal</b>	<b>184</b>	<b>\$90,202,113</b>	<b>2,049,408</b>	<b>2</b>	<b>\$506,780</b>	<b>19,500</b>	<b>35</b>	<b>\$50,888,152</b>	<b>\$674,324</b>	<b>2,743,232</b>	<b>100.0%</b>
County	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
<b>Total</b>	<b>184</b>	<b>\$90,202,113</b>	<b>2,049,408</b>	<b>2</b>	<b>\$506,780</b>	<b>19,500</b>	<b>35</b>	<b>\$50,888,152</b>	<b>674,324</b>	<b>2,743,232</b>	

**Notes:**

Data reflect city limits boundaries at the time of reporting.

Data reflect area of impact boundaries as of February 2004.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County New Non-Residential Construction  
By Demographic Area  
January - December 2003**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Airport	5	\$650,816	6,916	1	\$371,780	14,500	0	\$0	0	21,416	0.8%
Central Bench	12	\$6,950,054	148,779	0	\$0	0	2	\$7,012,250	44,675	193,454	7.1%
Downtown Boise	9	\$17,160,915	494,153	0	\$0	0	7	\$5,614,975	139,675	633,828	23.1%
East End	1	\$50,000	0	0	\$0	0	0	\$0	0	0	0.0%
Foothills	1	\$350,000	3,956	0	\$0	0	0	\$0	0	3,956	0.1%
North End	1	\$3,500	0	0	\$0	0	1	\$28,000	2,016	2,016	0.1%
Northwest	16	\$3,553,304	60,753	0	\$0	0	1	\$37,500	2,154	62,907	2.3%
Southeast	8	\$2,057,337	32,882	0	\$0	0	5	\$2,602,832	61,944	94,826	3.5%
Southwest	29	\$12,747,616	247,166	0	\$0	0	2	\$5,358,000	64,280	311,446	11.4%
West Bench	28	\$14,395,383	253,567	1	\$135,000	5,000	4	\$7,810,616	61,080	319,647	11.7%
<b>Boise Area Subtotal</b>	<b>110</b>	<b>\$57,918,925</b>	<b>1,248,172</b>	<b>2</b>	<b>\$506,780</b>	<b>19,500</b>	<b>22</b>	<b>\$28,464,173</b>	<b>375,824</b>	<b>1,643,496</b>	<b>59.9%</b>
Eagle	23	\$8,039,829	299,963	0	\$0	0	1	\$1,082,880	14,400	314,363	11.5%
Garden City	18	\$7,376,027	103,568	0	\$0	0	1	\$612,994	9,100	112,668	4.1%
Kuna	1	\$534,611	7,205	0	\$0	0	0	\$0	0	7,205	0.3%
Meridian	28	\$16,292,721	375,972	0	\$0	0	10	\$20,728,105	273,385	649,357	23.7%
Star	2	\$0	11,600	0	\$0	0	1	\$0	1,615	13,215	0.5%
<b>Other City Area Subtotal</b>	<b>72</b>	<b>\$32,243,188</b>	<b>798,308</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>13</b>	<b>\$22,423,979</b>	<b>298,500</b>	<b>1,096,808</b>	<b>40.0%</b>
Foothills Rural	0		0	0	\$0	0	0	\$0	0	0	0.0%
Northwest Rural	0		0	0	\$0	0	0	\$0	0	0	0.0%
Southeast Rural	0		0	0	\$0	0	0	\$0	0	0	0.0%
Southwest Rural	2	\$40,000	2,928	0	\$0	0	0	\$0	0	2,928	0.1%
<b>Rural Subtotal</b>	<b>2</b>	<b>\$40,000</b>	<b>2,928</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>2,928</b>	<b>0.1%</b>
<b>Total</b>	<b>184</b>	<b>\$90,202,113</b>	<b>2,049,408</b>	<b>2</b>	<b>\$506,780</b>	<b>19,500</b>	<b>35</b>	<b>\$50,888,152</b>	<b>674,324</b>	<b>2,743,232</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflect permits issued during the year, not permits completed.

**Ada County Non-Residential Additions and Change of Use  
By City Limits  
January - December 2003**

City	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	222	\$30,369,666	1,037,885	5	\$4,681,270	22,938	20	\$1,056,397	98,281	1,159,104	69.2%
Eagle	37	\$4,612,018	137,536	0	\$0	0	4	\$94,181	4,084	141,620	8.5%
Garden City	21	\$1,118,790	29,084	1	\$193,140	3,000	2	\$2,448,030	40,419	72,503	4.3%
Kuna	2	\$0	0	0	\$0	0	1	\$0	0	0	0.0%
Meridian	68	\$7,016,329	225,627	0	\$0	0	3	\$516,380	11,673	237,300	14.2%
Star	2	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
<b>City Subtotal</b>	<b>352</b>	<b>\$43,116,803</b>	<b>1,430,132</b>	<b>6</b>	<b>\$4,874,410</b>	<b>25,938</b>	<b>30</b>	<b>\$4,114,988</b>	<b>154,457</b>	<b>1,610,527</b>	<b>96.2%</b>
Unincorporated	6	\$287,550	25,248	0	\$0	0	6	\$2,357,935	39,139	64,387	3.8%
<b>Total</b>	<b>358</b>	<b>\$43,404,353</b>	<b>1,455,380</b>	<b>6</b>	<b>\$4,874,410</b>	<b>25,938</b>	<b>36</b>	<b>\$6,472,923</b>	<b>193,596</b>	<b>1,674,914</b>	

**Ada County Non-Residential Additions and Change of Use  
By Area of Impact  
January - December 2003**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	221	30,157,599	1,047,741	5	4,681,270	22,938	22	2,061,397	110,918	1,181,597	70.5%
Eagle	49	7,954,698	152,160	0	0	0	4	94,181	4,084	156,244	9.3%
Garden City	23	1,331,560	36,523	1	193,140	3,000	2	2,448,030	40,419	79,942	4.8%
Kuna	2	0	0	0	0	0	1	0	0	0	0.0%
Meridian	59	3,726,033	215,049	0	0	0		0	0	215,049	12.8%
Star	2	0	0	0	0	0	3	516,380	11,673	11,673	0.7%
<b>Subtotal</b>	<b>356</b>	<b>43,169,890</b>	<b>1,451,473</b>	<b>6</b>	<b>4,874,410</b>	<b>25,938</b>	<b>32</b>	<b>5,119,988</b>	<b>167,094</b>	<b>1,644,505</b>	<b>98.2%</b>
County	2	234,463	3,907	0	0	0	4	1,352,935	26,502	30,409	1.8%
<b>Total</b>	<b>358</b>	<b>43,404,353</b>	<b>1,455,380</b>	<b>6</b>	<b>4,874,410</b>	<b>25,938</b>	<b>36</b>	<b>6,472,923</b>	<b>193,596</b>	<b>1,674,914</b>	

**Notes:**

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- Data reflect area of impact boundaries as of February 2004.
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**Ada County Non-Residential Additions and Change of Use  
By Demographic Area  
January - December 2003**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Airport	10	\$625,738	174,190	1	\$250,000	6,700	0	\$0	0	180,890	10.8%
Central Bench	31	\$3,263,010	155,720	0	\$0	0	4	\$362,297	20,614	176,334	10.5%
Downtown Boise	55	\$7,479,120	211,587	0	\$0	0	6	\$306,000	11,060	222,647	13.3%
East End	4	\$138,148	19,028	0	\$0	0	1	\$20,000	912	19,940	1.2%
Foothills	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
North End	1	\$6,000	444	0	\$0	0	1	\$75,000	1,733	2,177	0.1%
Northwest	14	\$1,057,500	24,208	0	\$0	0	1	\$1,000,000	11,295	35,503	2.1%
Southeast	18	\$595,372	46,206	4	\$4,431,270	16,238	4	\$166,920	5,519	67,963	4.1%
Southwest	36	\$2,611,327	170,552	0	\$0	0	1	\$5,000	1,342	171,894	10.3%
West Bench	72	\$8,867,539	307,039	0	\$0	0	4	\$126,180	58,443	365,482	21.8%
<b>Boise Area Subtotal</b>	<b>241</b>	<b>\$24,643,754</b>	<b>1,108,974</b>	<b>5</b>	<b>\$4,681,270</b>	<b>22,938</b>	<b>22</b>	<b>\$2,061,397</b>	<b>110,918</b>	<b>1,242,830</b>	<b>74.2%</b>
Eagle	50	\$14,882,698	153,764	0	\$0	0	4	\$94,181	4,084	157,848	9.4%
Garden City	17	\$640,560	26,765	1	\$193,140	3,000	2	\$2,448,030	40,419	70,184	4.2%
Kuna	2	\$0	0	0	\$0	0	1	\$0	0	0	0.0%
Meridian	44	\$3,002,878	161,970	0	\$0	0	3	\$516,380	11,673	173,643	10.4%
Star	2	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
<b>Other City Area Subtotal</b>	<b>115</b>	<b>\$18,526,136</b>	<b>342,499</b>	<b>1</b>	<b>\$193,140</b>	<b>3,000</b>	<b>10</b>	<b>\$3,058,591</b>	<b>56,176</b>	<b>401,675</b>	<b>24.0%</b>
Foothills Rural	0	\$0	0	0	\$0	0	1	\$24,497	1,792	1,792	0.1%
Northwest Rural	2	\$234,463	3,907	0	\$0	0	0	\$0	0	3,907	0.2%
Southeast Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Southwest Rural	0	\$0	0	0	\$0	0	3	\$1,328,438	24,710	24,710	1.5%
<b>Rural Subtotal</b>	<b>2</b>	<b>\$234,463</b>	<b>3,907</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>4</b>	<b>\$1,352,935</b>	<b>26,502</b>	<b>30,409</b>	<b>1.8%</b>
<b>Total</b>	<b>358</b>	<b>\$43,404,353</b>	<b>1,455,380</b>	<b>6</b>	<b>\$4,874,410</b>	<b>25,938</b>	<b>36</b>	<b>\$6,472,923</b>	<b>193,596</b>	<b>1,674,914</b>	

**Notes:**

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Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

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## Overview of Canyon County Permit Activity

### Residential Construction

A total of 2,790 units were constructed in Canyon County in 2003, a 4% decrease over the same period last year (2,903). Nampa experienced the largest decrease, while Parma showed a modest gain<sup>1</sup>.

	<u>Caldwell</u>	<u>Melba</u>	<u>Middleton</u>	<u>Nampa</u>	<u>Notus</u>	<u>Parma</u>	<u>Wilder</u>	<u>Unincorporated</u>
<b>2003</b>	694	9	99	1,446	3	15	4	520
<b>2002</b>	701	4	129	1,624	6	6	1	432
<b>2001</b>	552	20	42	1,385	7	8	-	500
<b>2000</b>	508	2	49	1,249	1	-	5	418

Of 2790 new residential units, 84% (2,362) were single family, 11% (294) were multi-family and 5% (134) were mobile homes and manufactured homes. Construction of multi-family units in Canyon County continued to increase, accounting for 11% of total new units in 2003 compared with 8% in 2002.

	<u>Total Units</u>	<u>Multi-Family Units</u>	<u>% Total</u>
<b>2003</b>	2,790	294	11%
<b>2002</b>	2,903	218	8%
<b>2001</b>	2,518	131	5%
<b>2000</b>	2,233	126	6%

### Non-Residential Permits

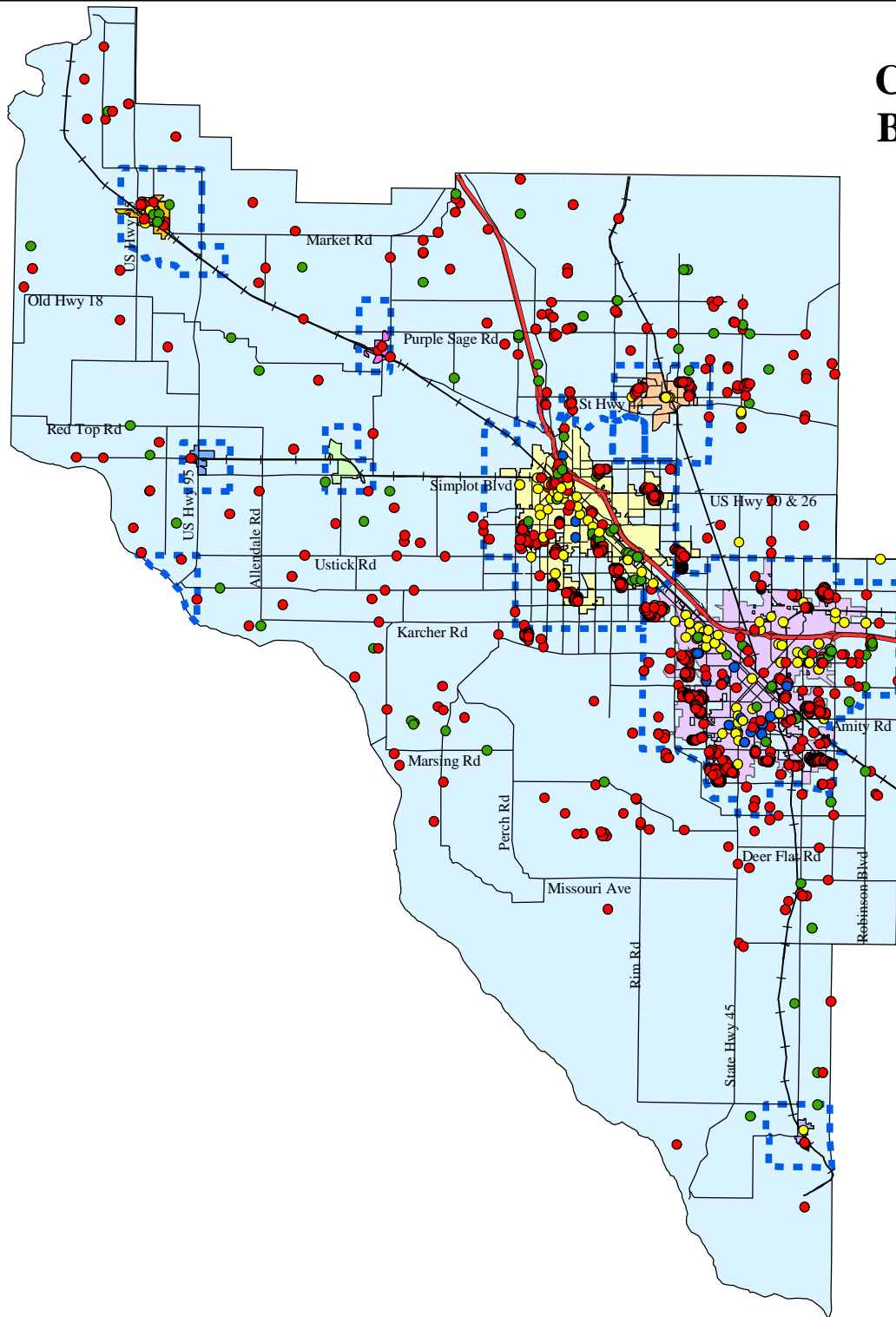
The highest value commercial projects were a Lowe's store (\$7 million), a Home Depot store (\$6 million) and a hotel (\$5 million), all in Nampa. The largest industrial project was a new building for Producer's Supply Co-Op in Nampa. The highest value public/quasi public projects were in Caldwell, with one new school (\$4.5 million) and a major addition to a school (\$2.5 million).

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<sup>1</sup> Greenleaf does not participate with COMPASS in building permit data collection.



# Canyon County Building Permits By City Limits & Area of Impact January-December 2003



**Permit Type**

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

**City Limits**

- Caldwell
- Greenleaf
- Melba
- Middleton
- Nampa
- Notus
- Parma
- Wilder
- Unincorporated
- Area of Impact

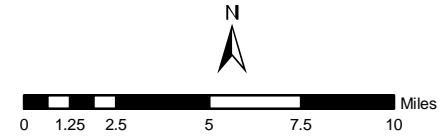
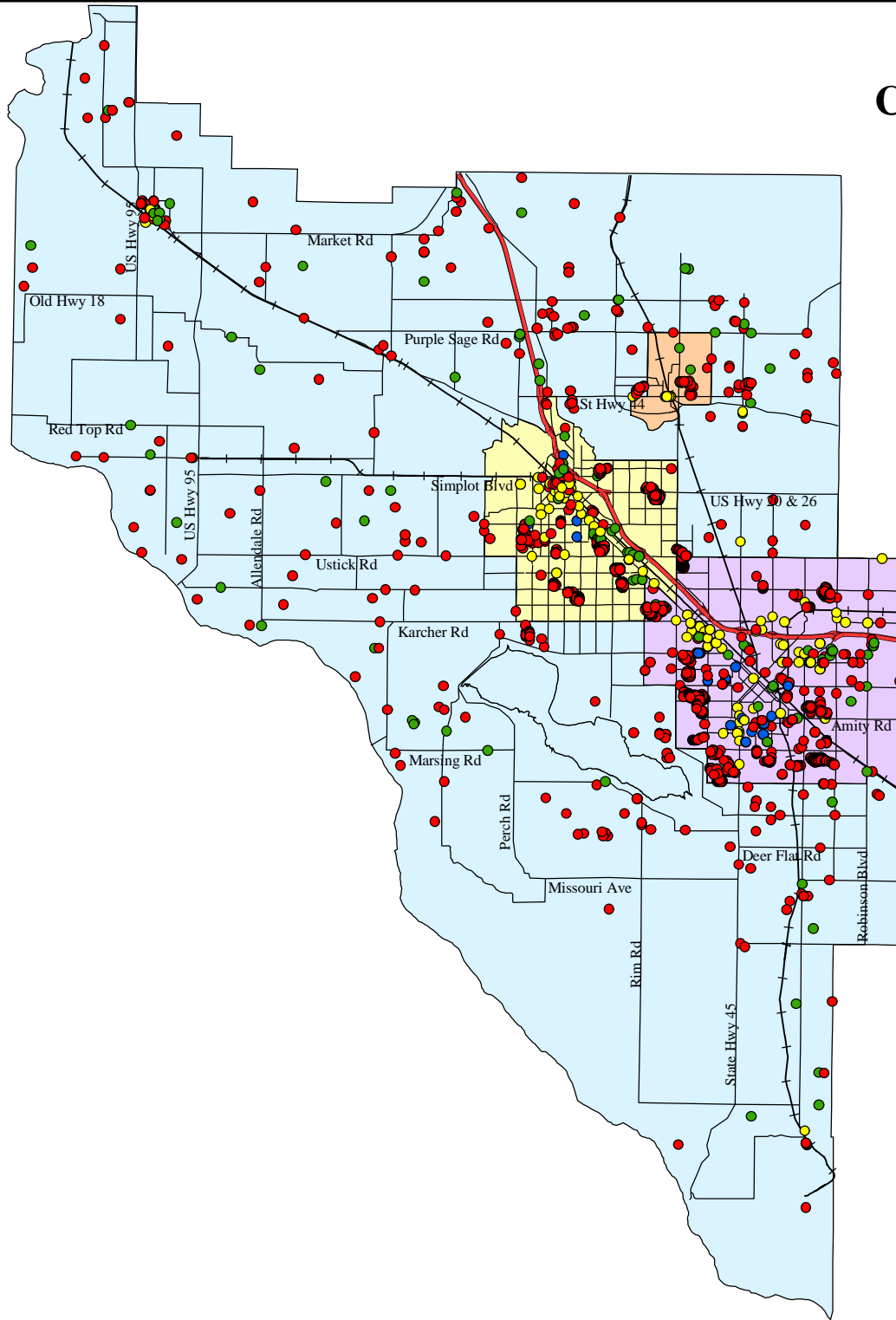
**Road Features**

- Interstate
- Roads
- + RailRoad

**Note:**

Due to data limitations, 75% of permits issued are reflected on the map.  
Data shown reflect permits issued during the year, not permits completed.

# Canyon County Building Permits By Demographic Area January-December 2003



### Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured Homes
- Non-Residential

### Demographic Areas

- Caldwell
- Middleton
- Nampa
- Rural

### Road Features

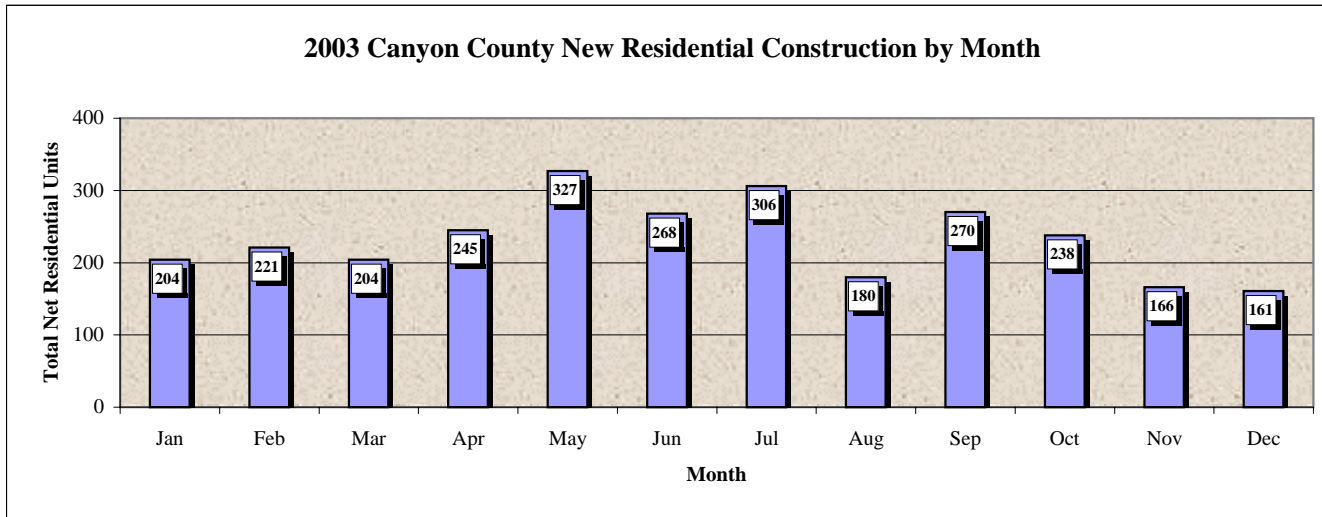
- Interstate
- Roads
- ++ RailRoad

### Note:

Due to data limitations, 75% of permits issued are reflected on the map.  
Data shown reflect permits issued during the year, not permits completed.

**Canyon County New Residential Construction  
By City Limits  
January - December 2003**

City	Single Family		Multi Family		Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Units	Value			
Caldwell	628	\$63,353,931	33	\$2,101,573	33	694	24.9%
Melba	9	\$980,949	0	\$0	0	9	0.3%
Middleton	99	\$10,186,346	0	\$0	0	99	3.5%
Nampa	1,169	\$133,622,104	261	\$18,105,263	16	1,446	51.8%
Notus	3	\$103,500	0	\$0	0	3	0.1%
Parma	7	\$868,948	0	\$0	8	15	0.5%
Wilder	2	\$255,530	0	\$0	2	4	0.1%
<b>City Subtotal</b>	<b>1,917</b>	<b>\$209,371,308</b>	<b>294</b>	<b>\$20,206,836</b>	<b>59</b>	<b>2,270</b>	<b>81.4%</b>
Unincorporated	445	\$78,050,714	0	\$0	75	520	18.6%
<b>Total</b>	<b>2,362</b>	<b>\$287,422,022</b>	<b>294</b>	<b>\$20,206,836</b>	<b>134</b>	<b>2,790</b>	



**Notes:**

- Data reflect city limits boundaries at the time of reporting.
- Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not reported in Canyon County.
- Data shown reflect permits issued during the year, not permits completed.
- Greenleaf does not participate with COMPASS in building permit data collection.

**Canyon County New Residential Construction  
By Area of Impact  
January - December 2003**

Area of Impact	Single Family		Multi Family		Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Units	Value			
Caldwell	537	\$56,480,123	31	\$1,943,035	36	604	21.6%
Greenleaf	0	\$0	0	\$0	1	1	0.0%
Homedale	2	\$208,389	0	\$0	0	2	0.1%
Melba	9	\$980,949	0	\$0	1	10	0.4%
Middleton	101	\$10,509,557	0	\$0	1	102	3.7%
Nampa	1,247	\$147,991,123	263	\$18,263,801	24	1,534	55.0%
Notus	3	\$103,500	0	\$0	0	3	0.1%
Parma	7	\$868,948	0	\$0	6	13	0.5%
Wilder	3	\$602,995	0	\$0	2	5	0.2%
<b>Subtotal</b>	<b>1,909</b>	<b>\$217,745,584</b>	<b>294</b>	<b>\$20,206,836</b>	<b>71</b>	<b>2,274</b>	<b>81.5%</b>
County	453	\$69,676,438	0	\$0	63	516	18.5%
<b>Total</b>	<b>2,362</b>	<b>\$287,422,022</b>	<b>294</b>	<b>\$20,206,836</b>	<b>134</b>	<b>2,790</b>	

**Notes:**

Data reflect area of impact boundaries as of February 2004.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not reported in Canyon County.

Data shown reflect permits issued during the year, not permits completed.

Greenleaf does not participate with COMPASS in building permit data collection.

**Canyon County New Residential Construction  
By Demographic Area  
January - December 2003**

Demographic Area	Single Family		Multi Family		Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Units	Value			
Caldwell	535	\$56,272,156	31	\$1,943,035	35	601	22%
Middleton	82	\$8,670,578	0	\$0	3	85	3%
Nampa	1,307	\$154,133,255	263	\$18,263,801	21	1,591	57%
Rural	438	\$68,346,033	0	\$0	75	513	18%
<b>Total</b>	<b>2,362</b>	<b>\$287,422,022</b>	<b>294</b>	<b>\$20,206,836</b>	<b>134</b>	<b>2,790</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not reported in Canyon County.

Data shown reflect permits issued during the year, not permits completed.

Greenleaf does not participate with COMPASS in building permit data collection.

**Canyon County New Non-Residential Construction  
By City Limits  
January - December 2003**

City	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	25	\$6,008,009	0	\$0	2	\$5,000,000	\$11,008,009	21.2%
Melba	0	\$0	0	\$0	0	\$0	\$0	0.0%
Middleton	0	\$0	0	\$0	1	\$152,618	\$152,618	0.3%
Nampa	40	\$32,817,110	1	\$385,686	6	\$3,375,234	\$36,578,030	70.3%
Notus	0	\$0	0	\$0	0	\$0	\$0	0.0%
Parma	0	\$0	0	\$0	1	\$222,210	\$222,210	0.4%
Wilder	0	\$0	0	\$0	0	\$0	\$0	0.0%
<b>City Subtotal</b>	<b>65</b>	<b>\$38,825,119</b>	<b>1</b>	<b>\$385,686</b>	<b>10</b>	<b>\$8,750,062</b>	<b>\$47,960,867</b>	<b>92.2%</b>
Unincorporated	0	\$0	0	\$0	2	\$4,053,620	\$4,053,620	7.8%
<b>Total</b>	<b>65</b>	<b>\$38,825,119</b>	<b>1</b>	<b>\$385,686</b>	<b>12</b>	<b>\$12,803,682</b>	<b>\$52,014,487</b>	

**Canyon County New Non-Residential Construction  
By Area of Impact  
January - December 2003**

Area of Impact	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	25	\$6,008,009	0	\$0	2	\$5,000,000	\$11,008,009	21.2%
Greenleaf	0	\$0	0	\$0	0	\$0	\$0	0.0%
Homedale	0	\$0	0	\$0	0	\$0	\$0	0.0%
Melba	0	\$0	0	\$0	0	\$0	\$0	0.0%
Middleton	0	\$0	0	\$0	1	\$152,618	\$152,618	0.3%
Nampa	40	\$32,817,110	1	\$385,686	6	\$3,375,234	\$36,578,030	70.3%
Notus	0	\$0	0	\$0	0	\$0	\$0	0.0%
Parma	0	\$0	0	\$0	1	\$222,210	\$222,210	0.4%
Wilder	0	\$0	0	\$0	0	\$0	\$0	0.0%
<b>Subtotal</b>	<b>65</b>	<b>\$38,825,119</b>	<b>1</b>	<b>\$385,686</b>	<b>10</b>	<b>\$8,750,062</b>	<b>\$47,960,867</b>	<b>92.2%</b>
County	0	\$0	0	\$0	2	\$4,053,620	\$4,053,620	7.8%
<b>Total</b>	<b>65</b>	<b>\$38,825,119</b>	<b>1</b>	<b>\$385,686</b>	<b>12</b>	<b>\$12,803,682</b>	<b>\$52,014,487</b>	

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**Canyon County New Non-Residential Construction  
By Demographic Area  
January - December 2003**

Demographic Area	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	25	\$6,008,009	0	\$0	2	\$5,000,000	\$11,008,009	21.2%
Middleton	0	\$0	0	\$0	1	\$152,618	\$152,618	0.3%
Nampa	40	\$32,817,110	1	\$385,686	6	\$3,375,234	\$36,578,030	70.3%
Rural	0	\$0	0	\$0	3	\$4,275,830	\$4,275,830	8.2%
<b>Total</b>	<b>65</b>	<b>\$38,825,119</b>	<b>1</b>	<b>\$385,686</b>	<b>12</b>	<b>\$12,803,682</b>	<b>\$52,014,487</b>	

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Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not reported in Canyon County.

Data shown reflect permits issued during the year, not permits completed.

Greenleaf does not participate with COMPASS in building permit data collection.



**Canyon County Non-Residential Additions and Change of Use  
By City Limits  
January - December 2003**

City	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	17	\$489,622	0	\$0	3	\$2,518,518	\$3,008,140	51.1%
Melba	1	\$10,000	0	\$0	0	\$0	\$10,000	0.2%
Middleton	2	\$66,300	0	\$0	0	\$0	\$66,300	1.1%
Nampa	37	\$1,586,368	2	\$90,000	8	\$529,000	\$2,205,368	37.5%
Notus	0	\$0	0	\$0	0	\$0	\$0	0.0%
Parma	3	\$41,723	0	\$0	0	\$0	\$41,723	0.7%
Wilder	0	\$0	0	\$0	0	\$0	\$0	0.0%
<b>City Subtotal</b>	<b>60</b>	<b>\$2,194,013</b>	<b>2</b>	<b>\$90,000</b>	<b>11</b>	<b>\$3,047,518</b>	<b>\$5,331,531</b>	<b>90.6%</b>
Unincorporated	1	\$49,000	2	\$504,427	0	\$0	\$553,427	9.4%
<b>Total</b>	<b>61</b>	<b>\$2,243,013</b>	<b>4</b>	<b>\$594,427</b>	<b>11</b>	<b>\$3,047,518</b>	<b>\$5,884,958</b>	

**Canyon County Non-Residential Additions and Change of Use  
By Area of Impact  
January - December 2003**

Area of Impact	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	17	\$489,622	0	\$0	3	\$2,518,518	\$3,008,140	51.1%
Greenleaf	0	\$0	0	\$0	0	\$0	\$529,000	9.0%
Homedale	0	\$0	0	\$0	0	\$0	\$0	0.0%
Melba	1	\$10,000	0	\$0	0	\$0	\$10,000	0.2%
Middleton	2	\$66,300	0	\$0	0	\$0	\$66,300	1.1%
Nampa	37	\$1,586,368	2	\$90,000	8	\$529,000	\$2,205,368	37.5%
Notus	0	\$0	0	\$0	0	\$0	\$0	0.0%
Parma	3	\$41,723	0	\$0	0	\$0	\$41,723	0.7%
Wilder	0	\$0	0	\$0	0	\$0	\$0	0.0%
<b>Subtotal</b>	<b>60</b>	<b>\$2,194,013</b>	<b>2</b>	<b>\$90,000</b>	<b>11</b>	<b>\$3,047,518</b>	<b>\$5,331,531</b>	<b>90.6%</b>
County	1	\$49,000	2	\$504,427	0	\$0	\$553,427	9.4%
<b>Total</b>	<b>61</b>	<b>\$2,243,013</b>	<b>4</b>	<b>\$594,427</b>	<b>11</b>	<b>\$3,047,518</b>	<b>\$5,884,958</b>	

**Notes:**

- Data reflect city limits at the time of reporting.
- Data reflect area of impact boundaries as of February 2004.
- Value data are not always reported; therefore totals represent only those records for which value was given.
- Square footage data are not reported in Canyon County.
- Data shown reflect permits issued during the year, not permits completed.
- Greenleaf does not participate with COMPASS in building permit data collection.

**Canyon County Non-Residential Additions and Change of Use  
By Demographic Area  
January - December 2003**

Demographic Area	Commercial		Industrial		Public / Quasi Public		Total Value	Percent of Total
	# Permits	Value	# Permits	Value	# Permits	Value		
Caldwell	16	\$489,622	2	\$90,000	3	\$2,518,518	\$3,098,140	52.6%
Middleton	2	\$66,300	0	\$0	0	\$0	\$66,300	1.1%
Nampa	37	\$1,586,368	0	\$0	8	\$529,000	\$2,115,368	35.9%
Rural	6	\$100,723	2	\$504,427	0	\$0	\$605,150	10.3%
<b>Total</b>	<b>61</b>	<b>\$2,243,013</b>	<b>4</b>	<b>\$594,427</b>	<b>11</b>	<b>\$3,047,518</b>	<b>\$5,884,958</b>	

**Notes:**

Data reflect the 2000 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limits boundaries.

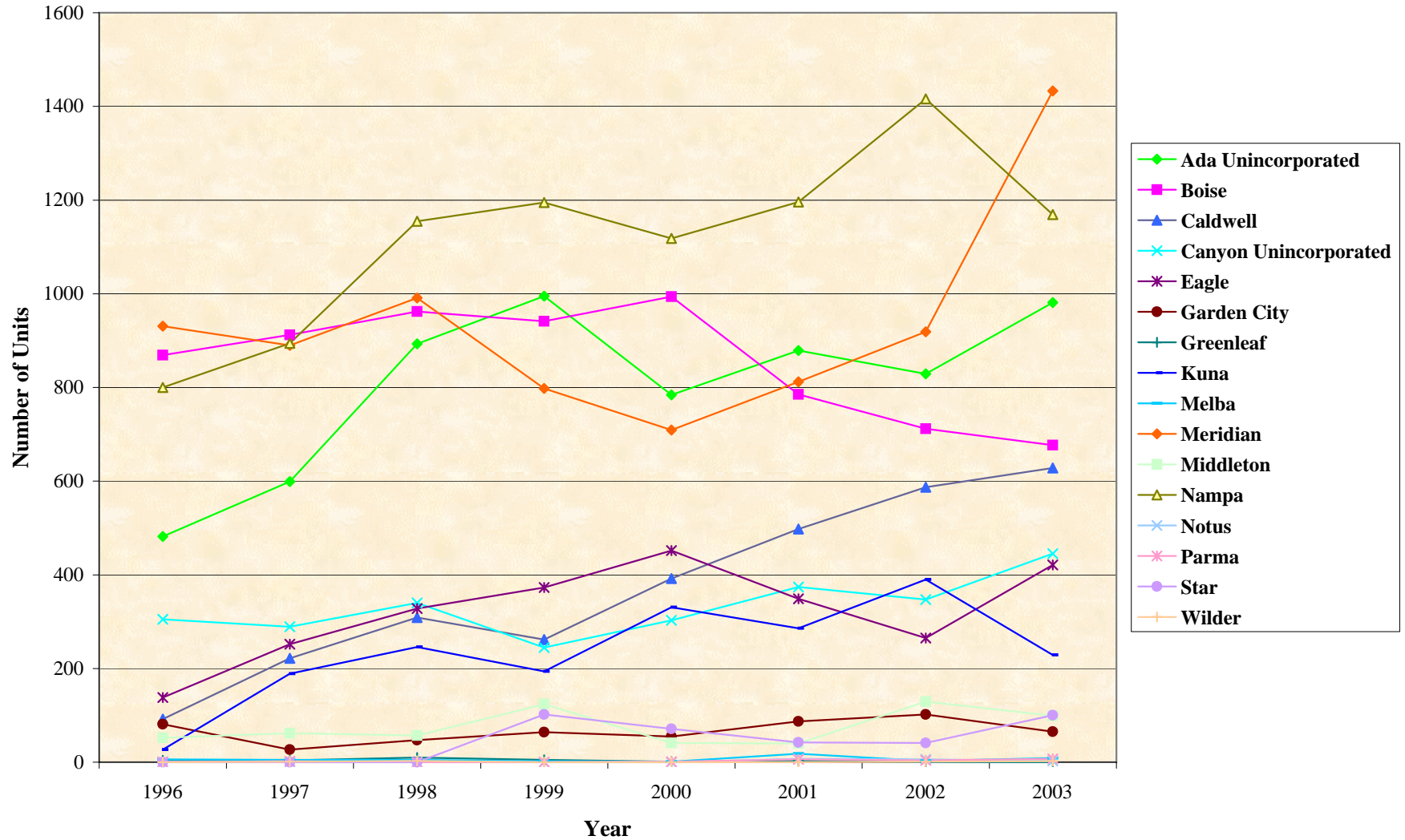
Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not reported in Canyon County.

Data shown reflect permits issued during the year, not permits completed.

Greenleaf does not participate with COMPASS in building permit data collection.

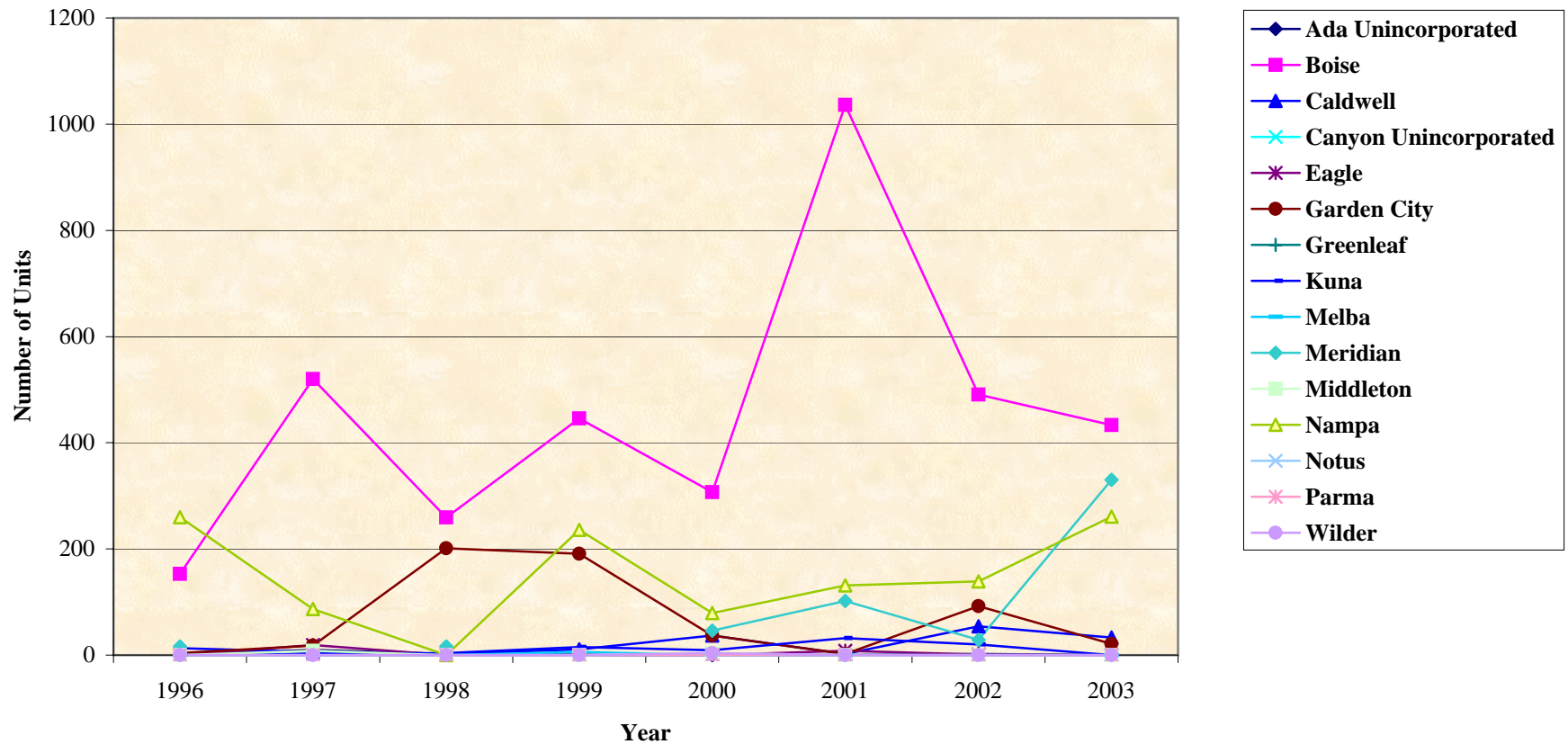
**Single Family New Residential Units by City in Ada and Canyon Counties**



**Notes:**

Data reflect city limits at the time of reporting.  
 Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.  
 Data shown reflect permits issued during the year, not permits completed.

## Multi-Family New Residential Units by City in Ada and Canyon Counties



**Notes:**

Data reflect city limits at the time of reporting.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflect permits issued during the year, not permits completed.