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COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

2010 Development Monitoring Report

Report No. 11-2011

2010 Development Monitoring Report For Ada and Canyon Counties

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Introduction

The 2010 Development Monitoring Report provides an overview of development trends within Ada and Canyon Counties. The Community Planning Association of Southwest Idaho (COMPASS) has compiled similar reports for Ada County since 1980 and for Canyon County since 1999.

The primary source of data for the Development Monitoring Report is building permits collected from the cities and counties within the region. Another important source of data is preliminary plats, which are subdivisions that have received preliminary approval for development but have not received final approval, and therefore have not been recorded. Preliminary plats represent areas that have a strong probability of future growth. Building permits and lots within preliminary plats are organized according to the following geographies for the purposes of this report:

City Limits are the official jurisdictional and taxing boundaries of the cities. City limit boundaries tend to expand year after year as city councils approve property annexations. Building permits in this report reflect the city limit boundaries as the time of reporting.

Demographic Areas are collections of multiple Transportation Analysis Zones (TAZ) that roughly follow city areas and sub-areas within cities. A TAZ is a special area delineated by state and/or local transportation officials for tabulating traffic-related data. City limit boundaries are continuously expanding. Demographic and TAZ boundaries stay the same for about 10 years and therefore provide a good geographic by which to analyze growth trends within a constant boundary over a range of time.

The 2010 Development Monitoring Report, previous year reports, and other development-related data are available on the COMPASS website at www.compassidaho.org/prodserv/gtism-devmonitoring.htm.

Custom data analysis for more specific areas is available upon request.

Any questions or concerns regarding the report may be directed to Nathan Dale at 855-2558, ext. 233 or email ndale@compassidaho.org.

Figure 1: Total New Construction Permits Issued by Year

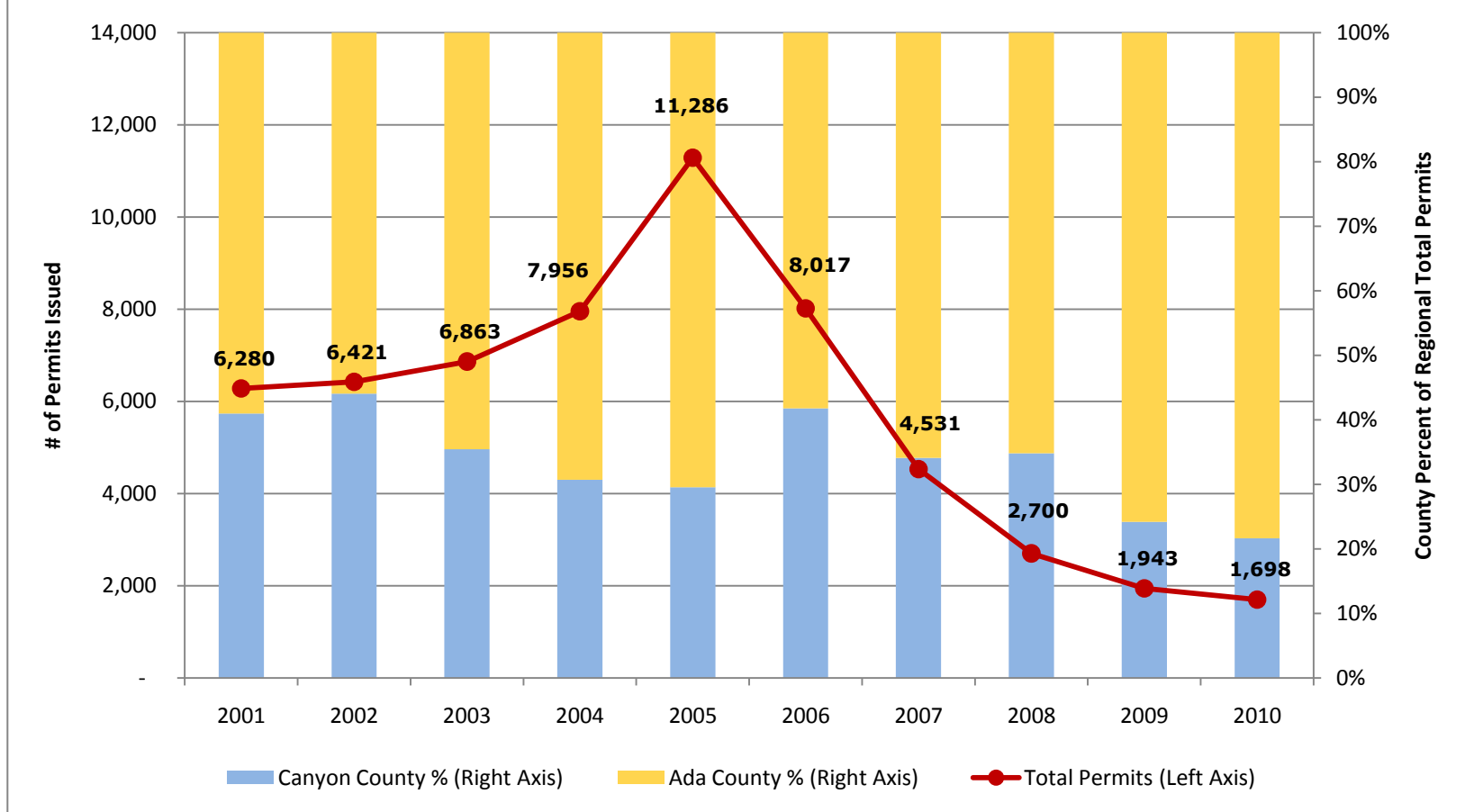


Table 1: Total New Construction Permits Issued by Year

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Ada County	3,708	3,593	4,432	5,515	7,953	4,667	2,987	1,760	1,473	1,331
Canyon County	2,572	2,828	2,431	2,441	3,333	3,350	1,544	940	470	367
Ada County %	63%	61%	54%	65%	69%	70%	58%	65%	65%	76%
Canyon County %	37%	39%	46%	35%	31%	30%	42%	35%	35%	24%
Total Permits	6,280	6,421	6,863	7,956	11,286	8,017	4,531	2,700	1,943	1,698

Table 2: New Residential Units by City Limits

City	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Boise	1,823	1,209	1,120	813	1,185	877	1,088	311	382	344
Caldwell	554	703	652	615	999	1,182	919	404	254	176
Eagle	361	267	421	483	530	258	76	83	31	105
Garden City	103	196	88	69	70	53	113	38	3	6
Greenleaf	4	0	0	6	3	0	3	0	0	1
Kuna	321	410	232	227	563	296	359	230	236	92
Melba	20	4	6	0	3	1	3	2	1	0
Meridian	921	950	1,765	2,552	3,314	1,689	849	782	660	552
Middleton	42	129	99	104	137	159	79	83	28	28
Nampa	1,384	1,623	1,287	1,445	1,383	1,333	362	201	82	134
Notus	7	6	3	12	8	9	16	0	0	0
Parma	8	6	14	11	11	11	15	7	7	2
Star	43	46	102	143	548	300	124	26	29	38
Wilder	0	1	4	3	20	27	11	2	1	0
Ada Unincorporated	931	875	1,036	1,188	1,617	1,209	594	384	286	162
Canyon Unincorporated	500	430	428	419	648	561	279	160	87	49
Ada County Subtotal	4,503	3,953	4,764	5,475	7,827	4,682	3,204	1,854	1,627	1,299
Canyon County Subtotal	2,519	2,902	2,493	2,615	3,212	3,283	1,686	859	460	390
Total New Residential Units	7,022	6,855	7,257	8,090	11,039	7,965	4,890	2,713	2,087	1,689
Percent Multi & Manufactured	24%	16%	17%	15%	8%	15%	32%	20%	20%	12%

Table 3: New Residential Units by City Limits as a Percentage of Regional Total

City	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Boise	26.0%	17.6%	15.4%	10.0%	10.7%	11.0%	22.2%	11.5%	18.3%	20.4%
Caldwell	7.9%	10.3%	9.0%	7.6%	9.0%	14.8%	18.8%	14.9%	12.2%	10.4%
Eagle	5.1%	3.9%	5.8%	6.0%	4.8%	3.2%	1.6%	3.1%	1.5%	6.2%
Garden City	1.5%	2.9%	1.2%	0.9%	0.6%	0.7%	2.3%	1.4%	0.1%	0.4%
Greenleaf	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%
Kuna	4.6%	6.0%	3.2%	2.8%	5.1%	3.7%	7.3%	8.5%	11.3%	5.4%
Melba	0.3%	0.1%	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%
Meridian	13.1%	13.9%	24.3%	31.5%	30.0%	21.2%	17.4%	28.8%	31.6%	32.7%
Middleton	0.6%	1.9%	1.4%	1.3%	1.2%	2.0%	1.6%	3.1%	1.3%	1.7%
Nampa	19.7%	23.7%	17.7%	17.9%	12.5%	16.7%	7.4%	7.4%	3.9%	7.9%
Notus	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.3%	0.0%	0.0%	0.0%
Parma	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%	0.3%	0.3%	0.3%	0.1%
Star	0.6%	0.7%	1.4%	1.8%	5.0%	3.8%	2.5%	1.0%	1.4%	2.2%
Wilder	0.0%	0.0%	0.1%	0.0%	0.2%	0.3%	0.2%	0.1%	0.0%	0.0%
Ada Unincorporated	13.3%	12.8%	14.3%	14.7%	14.6%	15.2%	12.1%	14.2%	13.7%	9.6%
Canyon Unincorporated	7.1%	6.3%	5.9%	5.2%	5.9%	7.0%	5.7%	5.9%	4.2%	2.9%
Ada County Subtotal	64.1%	57.7%	65.6%	67.7%	70.9%	58.8%	65.5%	68.3%	78.0%	76.9%
Canyon County Subtotal	35.9%	42.3%	34.4%	32.3%	29.1%	41.2%	34.5%	31.7%	22.0%	23.1%
Total New Residential Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table 4: New Non-Residential Square Feet (In thousands) by City Limits

City	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Boise	1,685	853	1,384	1,037	1,141	1,654	1,326	577	196	24
Caldwell	0	0	0	0	242	204	739	33	14	12
Eagle	222	109	221	191	282	384	303	150	5	22
Garden City	244	24	118	75	29	70	0	26	24	11
Greenleaf	0	0	0	0	0	4	0	0	0	2
Kuna	171	45	0	56	106	119	94	62	0	85
Melba	0	91	0	0	0	0	0	0	0	0
Meridian	624	292	938	976	1,419	2,172	1,194	849	197	3,366
Middleton	0	36	2	21	6	11	25	8	0	0
Nampa	12	0	0	0	1,112	1,337	900	614	262	232
Notus	0	5	0	0	0	0	0	0	0	0
Parma	18	2	3	1	0	11	0	0	0	0
Star	0	1	13	76	41	25	13	6	20	0
Wilder	0	0	0	0	49	1	5	0	59	0
Ada Unincorporated	9	171	2	168	252	68	334	35	19	0
Canyon Unincorporated	0	0	0	0	52	28	165	44	88	61
Ada County Subtotal	2,954	1,494	2,677	2,578	3,271	4,493	3,263	1,705	461	3,508
Canyon County Subtotal	30	134	6	22	1,461	1,596	1,833	700	423	307
Regional Total	2,984	1,628	2,682	2,600	4,731	6,088	5,096	2,405	884	3,815

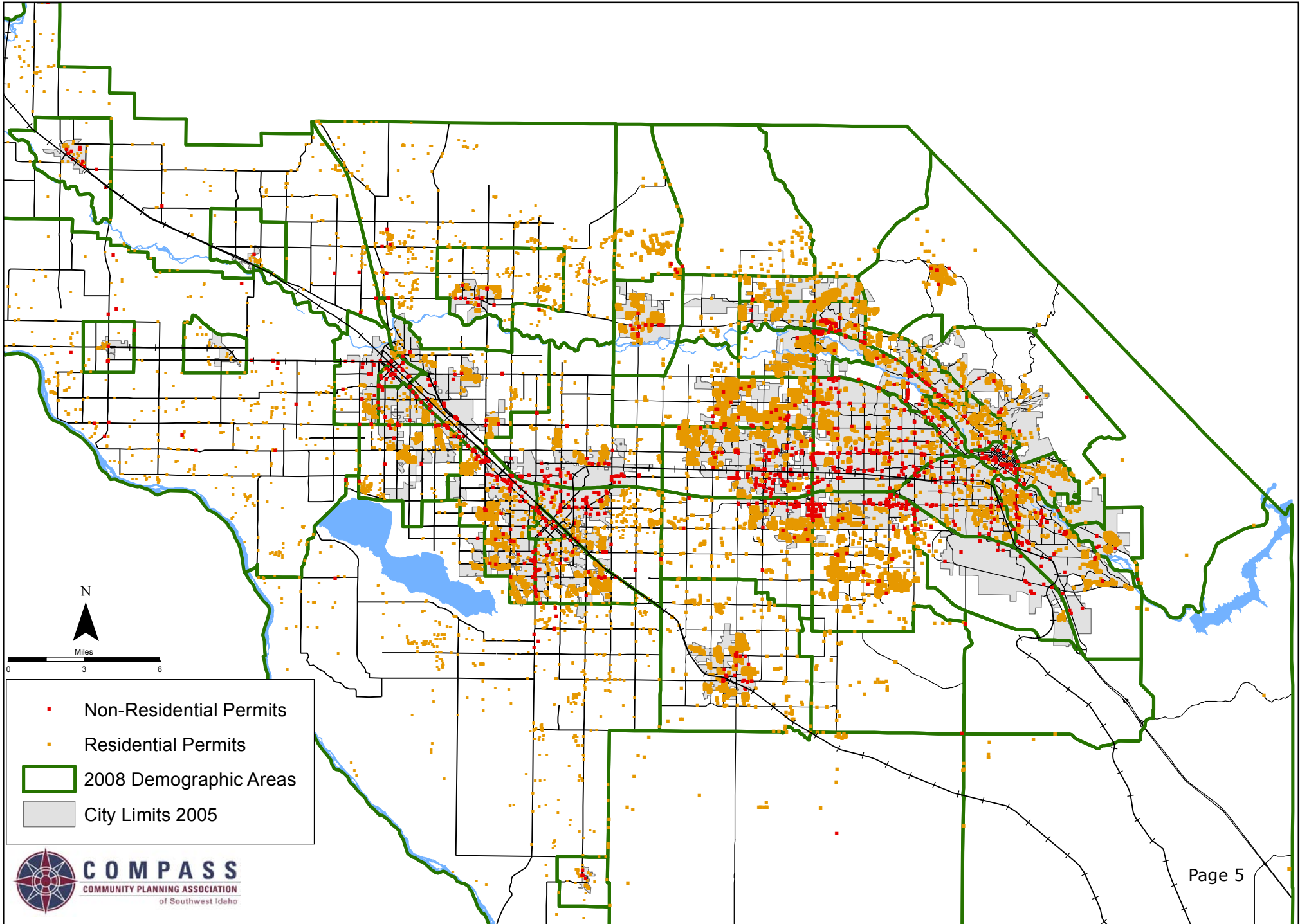
Table 5: New Non-Residential Square Feet by City Limits as a Percentage of Regional Total

City	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Boise	56.5%	52.4%	51.6%	39.9%	24.1%	27.2%	26.0%	24.0%	22.2%	0.6%
Caldwell	0.0%	0.0%	0.0%	0.0%	5.1%	3.3%	14.5%	1.4%	1.6%	0.3%
Eagle	7.5%	6.7%	8.2%	7.3%	6.0%	6.3%	6.0%	6.2%	0.6%	0.6%
Garden City	8.2%	1.5%	4.4%	2.9%	0.6%	1.1%	0.0%	1.1%	2.7%	0.3%
Greenleaf	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Kuna	5.7%	2.8%	0.0%	2.2%	2.2%	2.0%	1.8%	2.6%	0.0%	2.2%
Melba	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Meridian	20.9%	17.9%	35.0%	37.5%	30.0%	35.7%	23.4%	35.3%	22.3%	88.2%
Middleton	0.0%	2.2%	0.1%	0.8%	0.1%	0.2%	0.5%	0.3%	0.0%	0.0%
Nampa	0.4%	0.0%	0.0%	0.0%	23.5%	22.0%	17.7%	25.5%	29.6%	6.1%
Notus	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Parma	0.6%	0.1%	0.1%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%
Star	0.0%	0.1%	0.5%	2.9%	0.9%	0.4%	0.2%	0.2%	2.2%	0.0%
Wilder	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.1%	0.0%	6.7%	0.0%
Ada Unincorporated	0.3%	10.5%	0.1%	6.4%	5.3%	1.1%	6.5%	1.5%	2.1%	0.0%
Canyon Unincorporated	0.0%	0.0%	0.0%	0.0%	1.1%	0.5%	3.2%	1.9%	10.0%	1.6%
Ada County Subtotal	99.0%	91.8%	99.8%	99.2%	69.1%	73.8%	64.0%	70.9%	52.2%	92.0%
Canyon County Subtotal	1.0%	8.2%	0.2%	0.8%	30.9%	26.2%	36.0%	29.1%	47.8%	8.0%
Regional Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Notes

Not all permits for non-residential new construction contain square footage data

Total New Construction Permits Issued From 2001 to 2005



Total New Construction Permits Issued From 2006 to 2010

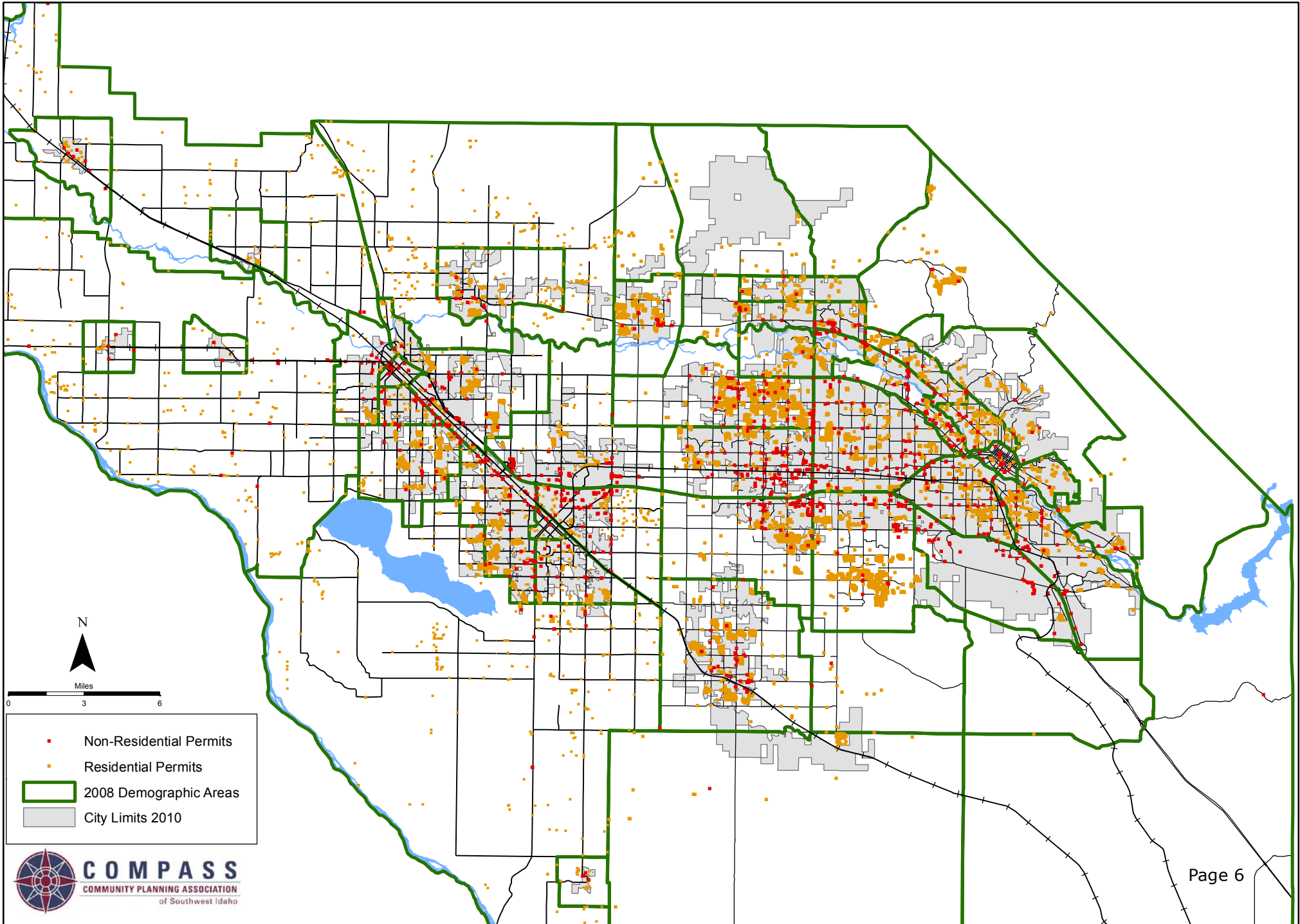
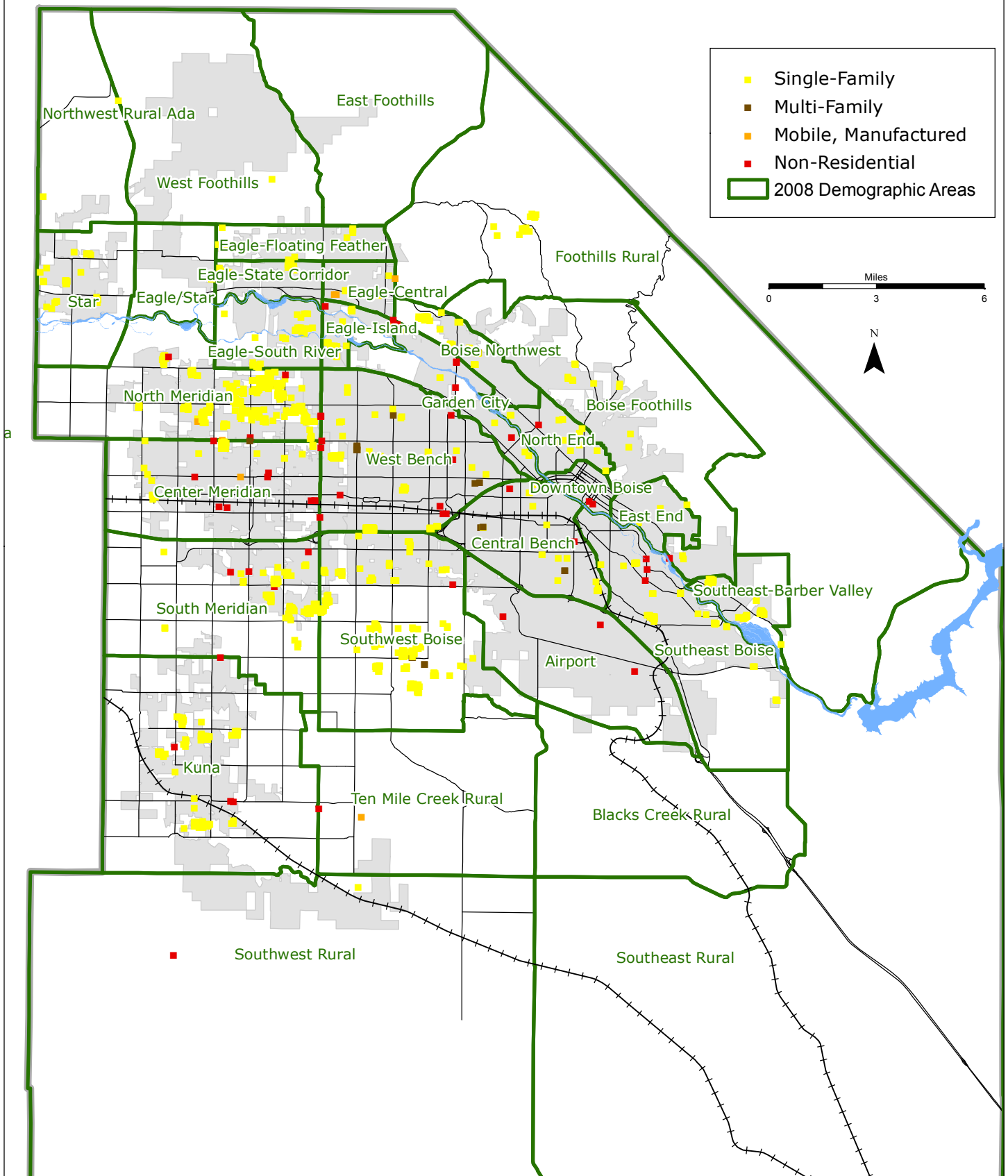


Figure 4: 2010 Ada County New Building Permits By Demographic Area



**Figure 5: Ada County Preliminary Plat Boundaries and Potential Lots
As of December 2010**

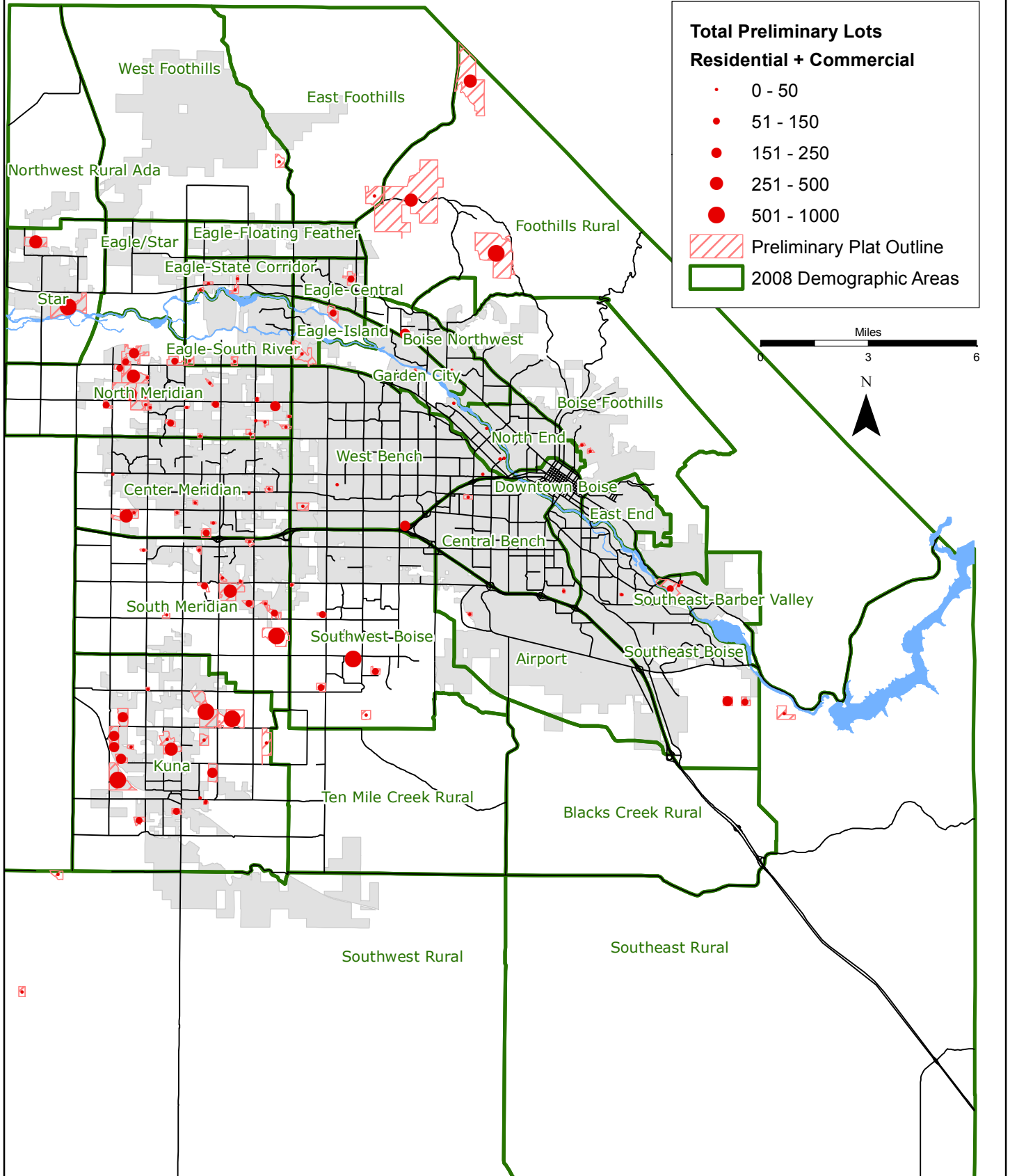


Figure 6: 2010 Canyon County New Building Permits By Demographic Areas

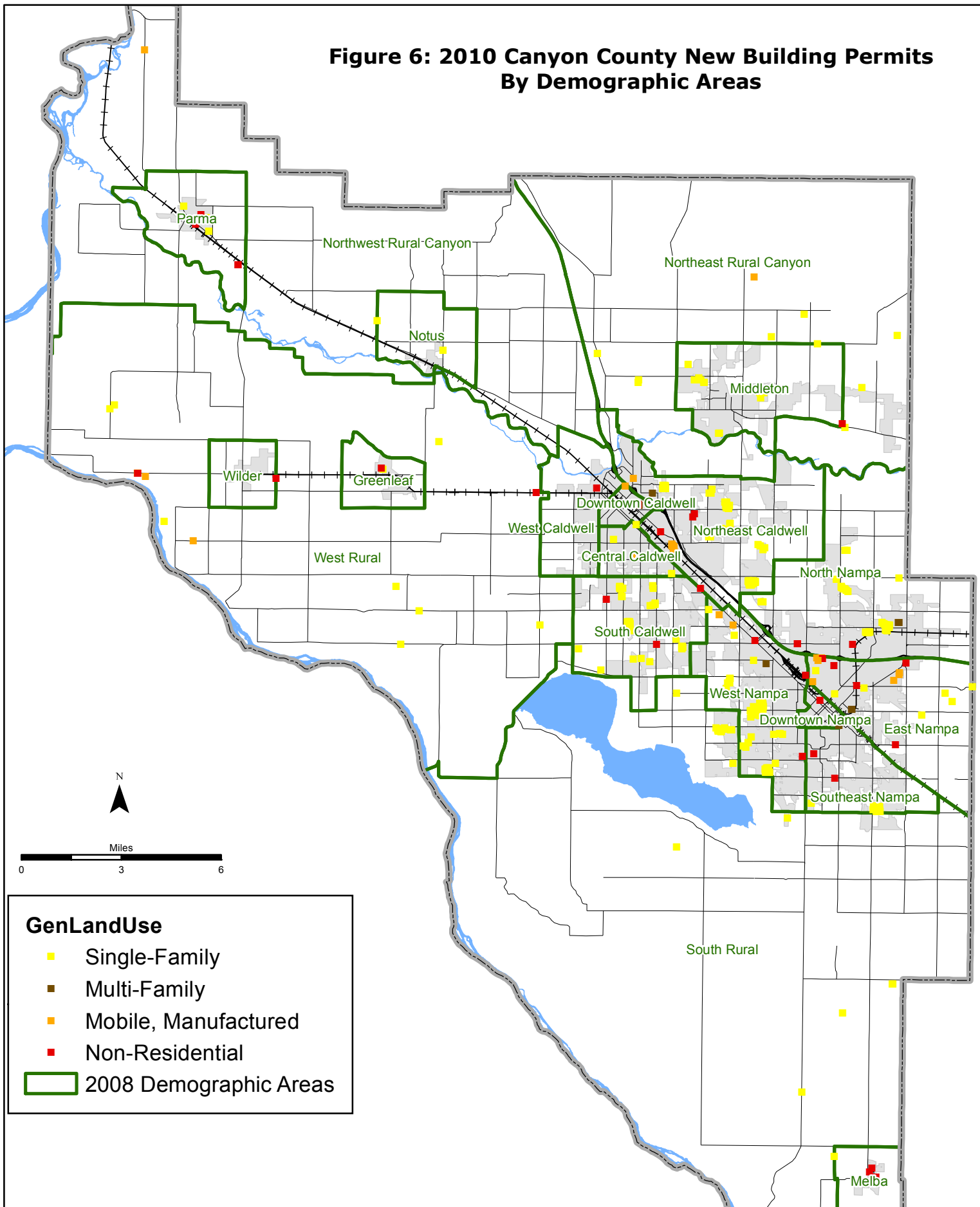


Figure 7: 2010 Canyon County Preliminary Plat Boundaries and Potential Lots

