

Current Permit Report

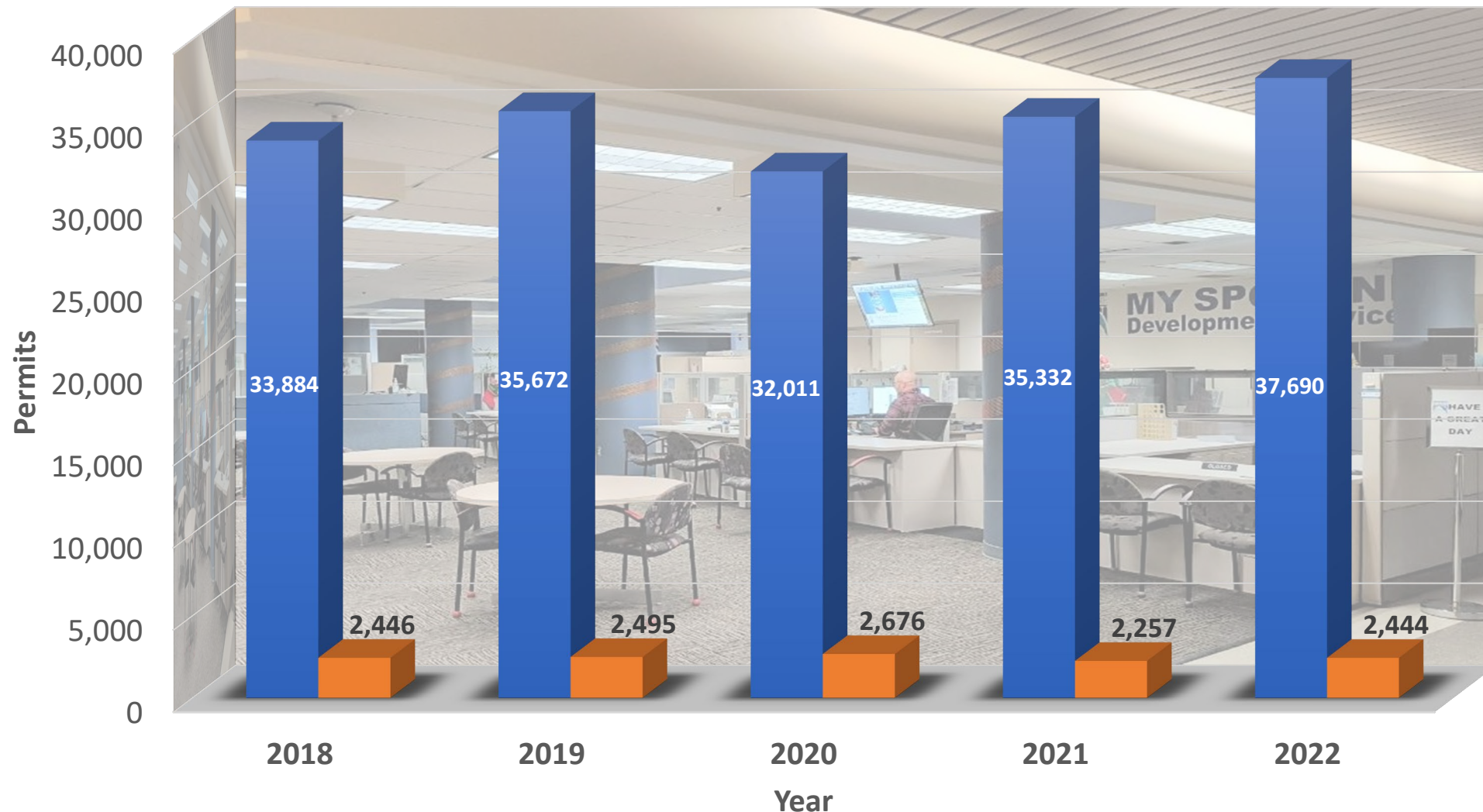
Steve MacDonald
Development Services Center



Total Permit Applications

Construction, Trade, Development, Engineering, & Planning

December 2022



■ YTD Through Current Month

■ Current Month/Year

Four-Year Average
(2018 – 2021)

34,225

10% Increase Over
Prior Four-Year Average

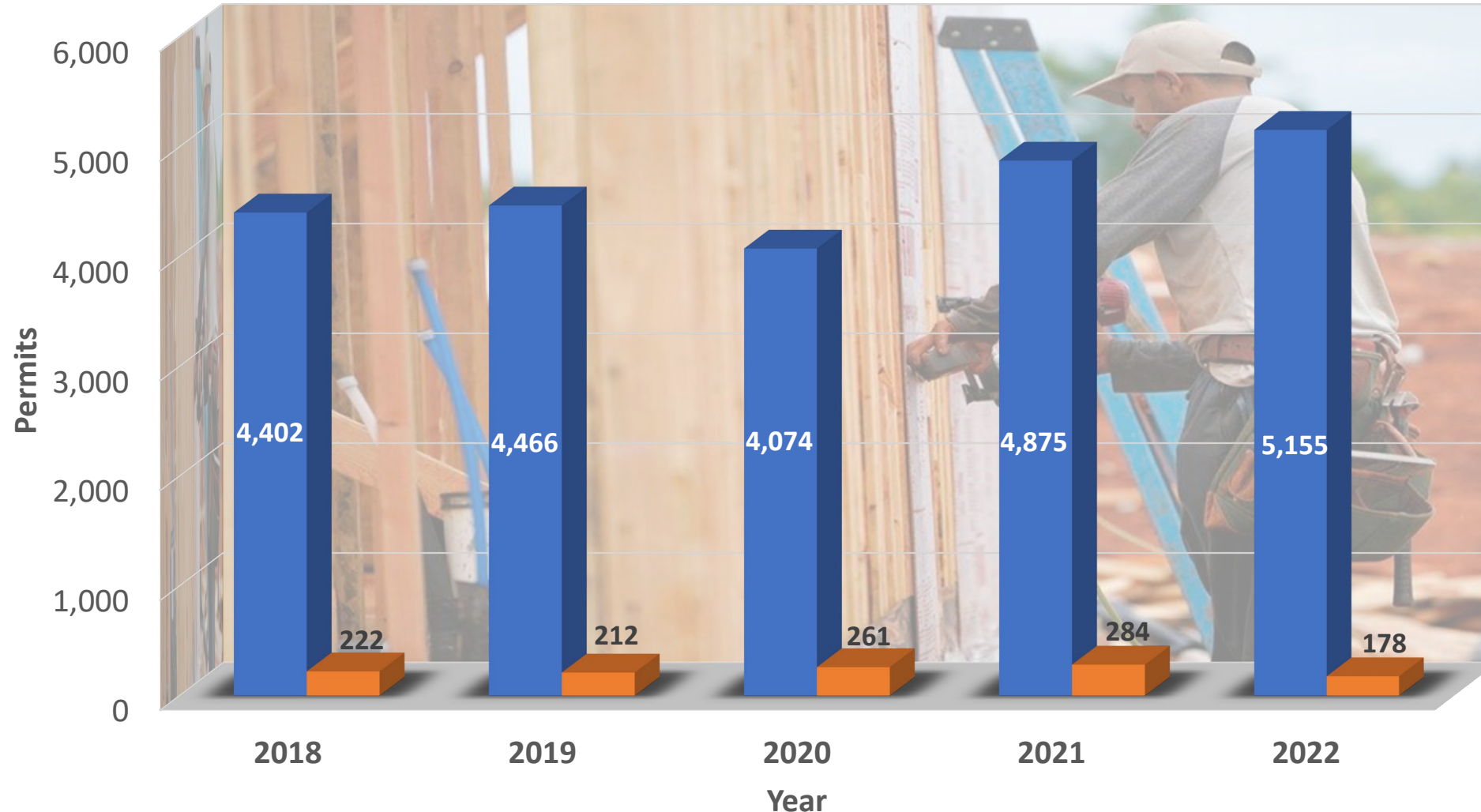
Four-Year Average
(2018 – 2021)

2,469

1% Decrease From
Prior Four-Year Average

Total Construction Permits Issued (No Trade Permits)

December 2022



■ YTD Through Current Month
■ Current Month/Year

**Four-Year Average
(2018 – 2021)**
4,454

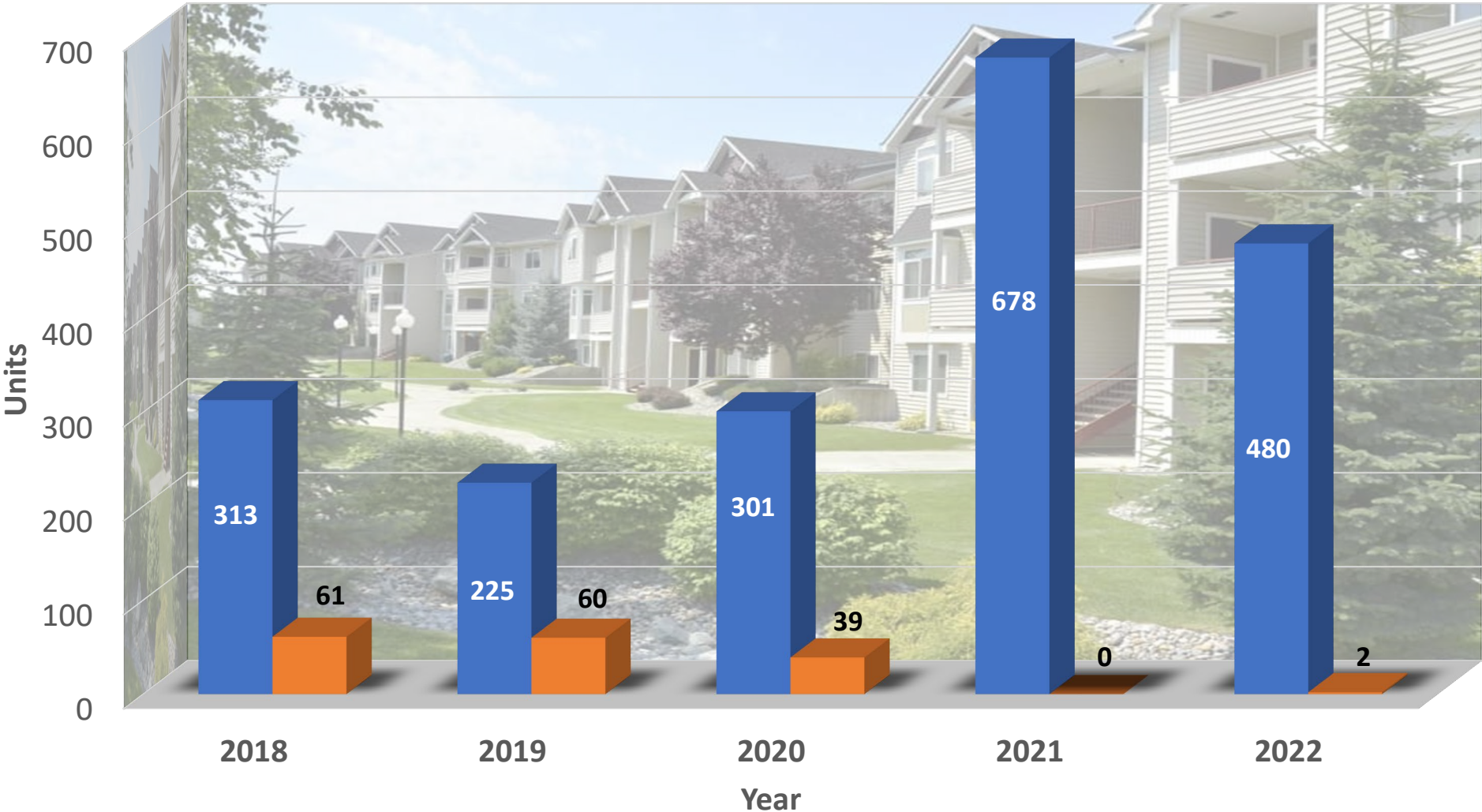
**16% Increase Over
Prior Four-Year Average**

**Four-Year Average
(2018 – 2021)**
245

**27% Decrease From
Prior Four-Year Average**

Multi-Family Housing Units Issued

December 2022



■ YTD Through Current Month
■ Current Month/Year

**Four-Year Average
(2018 – 2021)**
379

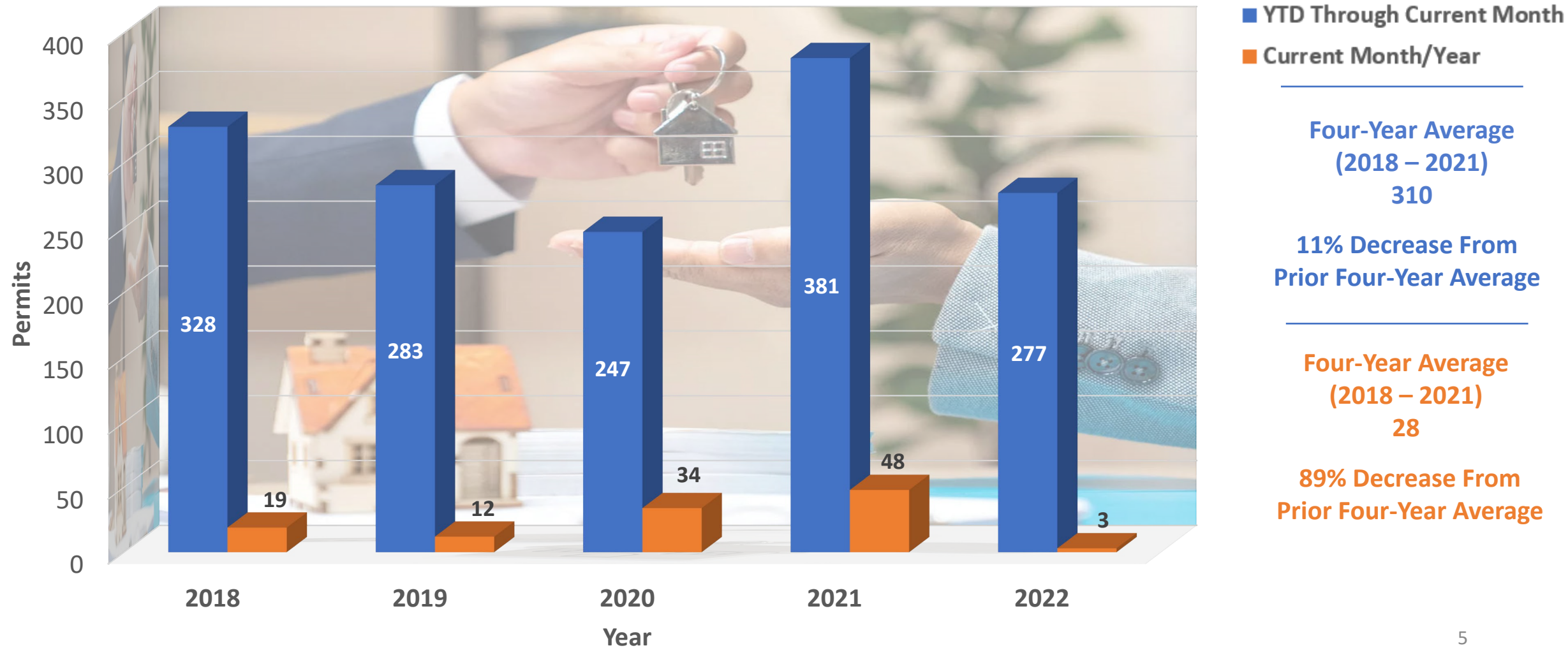
**27% Increase Over
Prior Four-Year Average**

**Four-Year Average
(2018 – 2021)**
40

**95% Decrease From
Prior Four-Year Average**

Single-Family Residences Issued

December 2022



Total Residential Units Issued Comparison

Residential Units Issued YTD Comparison^				
Building Type	YTD 2019	YTD 2020	YTD 2021	YTD 2022
Single-Family Residences	283	248	390	257
Duplex Units	24	4	16	10
Multi-Family Residences	201	297	662	470
Change of Use*	13	68	173	408
Totals	521	617	1241	1145
<i>^ Through December 31st</i>				
<i>* Changes of Use include internal ADU's and conversions that create additional residential units</i>				

Total Residential Units Issued Comparison

Residential Units Issued Comparison December				
Building Type	Dec 2019	Dec 2020	Dec 2021	Dec 2022
Single-Family Residences	12	34	48	3
Duplex Units	0	0	2	2
Multi-Family Residences	60	39	0	0
Change of Use*	1	0	0	0
Totals	72	73	50	5
<i>^ Through December 31st</i>				
<i>* Changes of Use include internal ADU's and conversions that create additional residential units</i>				

BOCA & ADUs Processed

(Building Opportunity & Choices for All and Accessory Dwelling Units)

Type	<u>December</u>			<u>Year to Date</u>		
	Units in Pre-Dev	Units in Review	Units Issued	Units in Pre-Dev	Units in Review	Units Issued
BOCA Housing	6	2	2	149	8	5
ADUs*	N/A	3	4	N/A	10	40
<i>*25 of the ADU's are in the Fee Waiver Area</i>						

Housing in the Pipeline

Residential Units Currently in Plan Review		
Type	Projects	Units
New Single-Family Residences	42	42
New Duplexes	7	14
New Multi-Family Residences*	23	1,340
COU's & Remodels Adding Units	8	66
TOTALS	80	1,462
<i>* New buildings with 3 or more residential units</i>		
Future Units Proposed Through PDEV/MFTE (Pre-Development/Multi-Family Tax Exemption)		
Type	Projects	Units
All Residential Types	N/A	2,779

Largest Projects Currently In Plan Review

Rank	Council District	Address	Job Title	Submittal Date	Housing Units	Construction Valuation
1	1	849 E Magnesium	Magnesium Village Apts	11/7/2022	504	\$ 81,732,402
2	2	4980 S Regal	Radio Park Apts Phase 1	1/29/2021	153	\$ 35,347,297
3	1	811 N Iron Bridge	Iron Bridge Apartments	12/6/2022	162	\$ 25,000,000
4	1	908 N Howard	Papillon South Core Shell	6/1/2021		\$ 10,143,900
5	3	1430 N Calispel	NODO West	1/21/2022	64	\$ 8,512,000
6	2	8135 W Pilot	Aero Center Base Operations	10/31/2022		\$ 8,000,000
7	3	3909 N Wall	Millennium North Hill	9/30/2022	60	\$ 7,782,077
8	3	2002 N Monroe	Millennium Monroe Phase II	10/5/2022	43	\$ 7,500,000
9	2	2020 W 7th	Eastern WA International Housing	1/29/2021	37	\$ 5,235,161
10	1	4327 N Thor	Spokane PMAC Additions	12/16/2022		\$ 4,750,000
Last Update: 1/3/2023				Total:	1,023	\$194,002,837

Largest Projects Issued This Year by Construction Valuation

Rank	Council District	Address	Job Title	Month Issued	Construction Valuation
1	2	9000 W Airport	SIA Concourse C Expansion*	Oct	\$ 79,515,754
2	2	401 E 33rd Ave	Sacajawea Middle School Replacement	Mar	\$ 49,000,000
3	1	3525 N Regal	Jubilant HollisterStier	Sep	\$ 45,000,000
4	2	1055 E ML King, Jr	River Bend Apartments Phase 2 (174 Units)	May	\$ 36,515,829
5	1	501 W Gardner	Downtown Stadium	Aug	\$ 25,258,000
6	2	5401 S Regal	Experience Living at Spokane	Feb	\$ 25,000,000
7	1	731 N Iron Bridge	CHAS Iron Bridge Building IV	Jul	\$ 15,651,989
8	2	9837 W Flight	Goodwill Industries West Plains Facility	Jun	\$ 10,500,000
9	1	519 E N Foothills	Foothills Multi-Family Complex (72 Units)	Apr	\$ 9,000,000
10	1	668 N Riverpoint	WSU Phase One Renovations	Sep	\$ 7,800,000
					\$303,241,572
	Largest Projects in December 2022				
	1	9520 N Newport Hwy	Phase III Major Bldg Shell	Dec	\$ 4,000,000
	2	850 E Spokane Falls	EWU TI	Dec	\$ 3,300,000
	Last Update: 1/3/2023				\$ 7,300,000