



DEVELOPMENT DASHBOARD

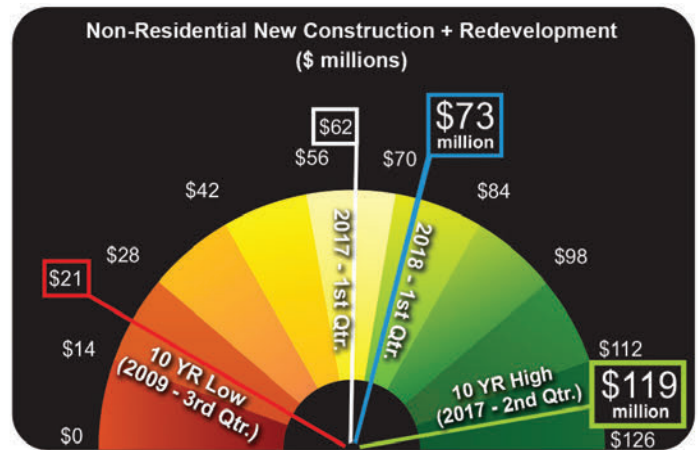
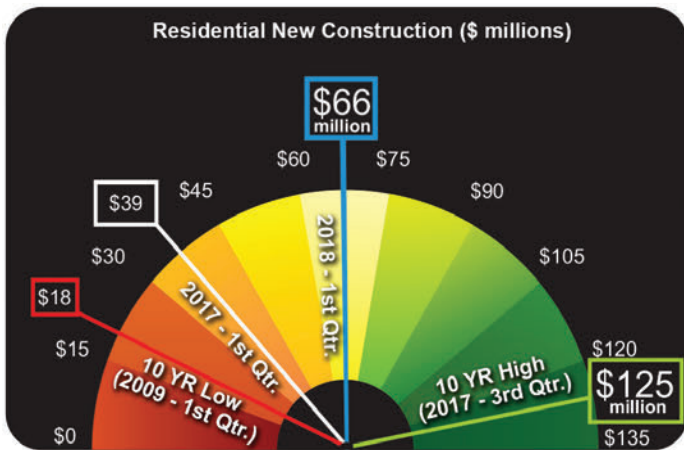
1st Quarter - 2018

April 2018

Residential and Nonresidential Construction Permit Values Up from 1st Quarter 2017

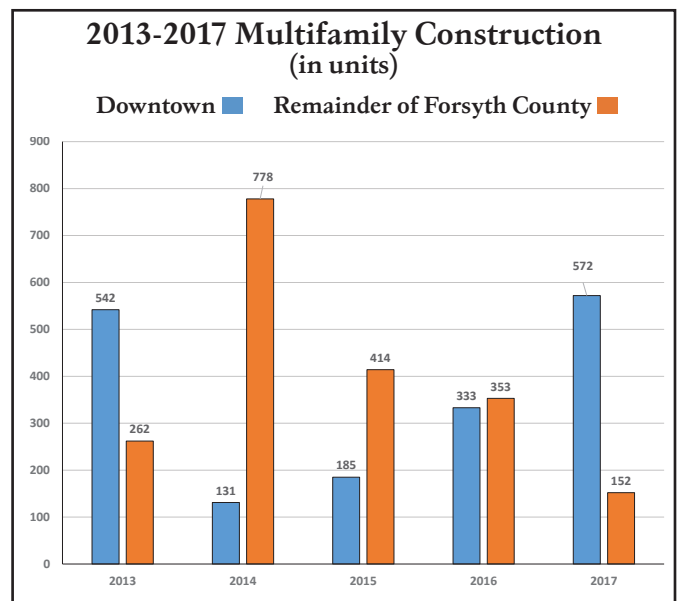
Residential construction permits for the first quarter of 2018 totaled \$66 million, \$27 million greater than the first quarter of 2017. New residential construction included permits for 337 single-family residences and 84 multifamily units, an increase of 172 dwelling units over the first quarter of 2017. The 10-year quarterly low for residential construction remains the first quarter of 2009 (\$18 million) while the 10-year high occurred in the third quarter 2017 (\$125 million).

Permit values for nonresidential construction permits totaled \$73 million, an increase of \$11 million from the first quarter of 2017. The \$73 million reflects \$37 million in 168,500 square feet of new construction and \$36 million for the redevelopment of 1 million square feet of existing space. The 10-year quarterly low for nonresidential construction permit values occurred in the third quarter of 2009 (\$21 million) while the 10-year quarterly high in nonresidential permit values occurred in the second quarter of 2017 (\$119 million).



Multifamily Construction in Downtown Winston-Salem Nearly Equal to Remainder of Forsyth County Combined

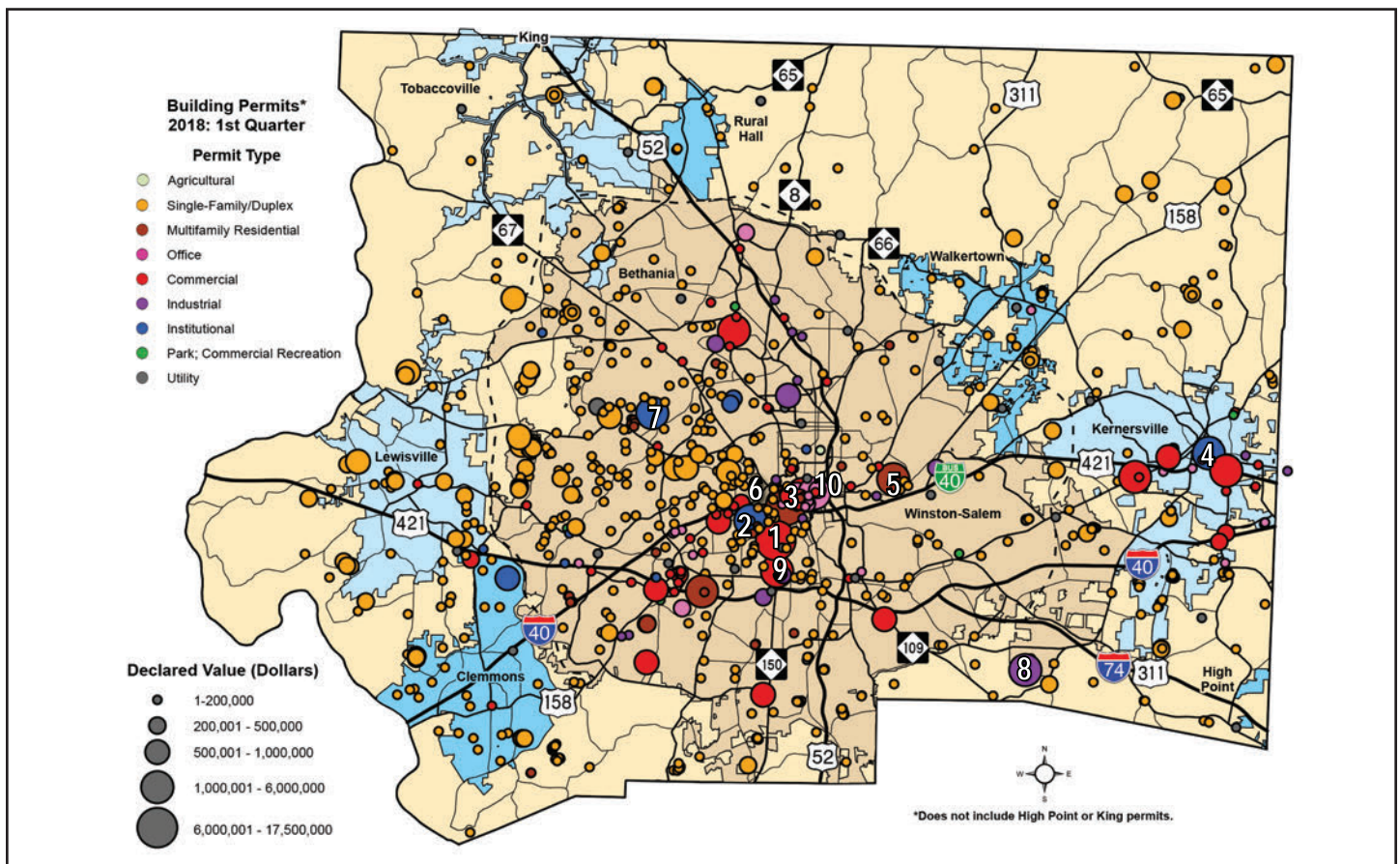
Between 2013 and 2017, 1,763 multifamily units were constructed in Downtown Winston-Salem (yearly totals shown blue in the chart at right) compared to 1,959 units constructed in the remainder of Forsyth County (shown in orange), a difference of 196 units. Downtown multifamily developments have an average density of 60 dwelling units per acre, nearly 5 times denser than the 13 dwelling units average per acre for the remainder of Forsyth County. Downtown multifamily developments reflect a capital investment of \$335 million while the multifamily developments in the remainder of the county represent a \$115 million investment.



Significant Development Activity in Central Winston-Salem This Quarter

The 10 highest value developments permitted in the first quarter of 2018 are listed in the table below along with the development's numbered location on the map below, development type, jurisdiction, and land use. The eight nonresidential developments account for \$42 million (58%) of the \$73 million in total nonresidential development countywide this quarter. Seven of the 10 highest value developments are located in central Winston-Salem.

Top 10 Highest Value Developments in Forsyth County					
Map # (See below)	Development Value (Millions)	Location, Business, or Institution	Development Type	Jurisdiction	Land Use Category
1	\$17.4	Bob King Mazda	New Car Dealership	Winston-Salem	Commercial
2	\$ 8.3	Wake Forest Baptist Hospital	Campus Improvements	Winston-Salem	Institutional
3	\$ 7.7	West End Station	Luxury Apartments	Winston-Salem	Multifamily
4	\$ 5.1	Kernersville Public Library	New Branch Library	Kernersville	Institutional
5	\$ 4.9	Emmanuel Retirement Center	Senior Apartments	Winston-Salem	Multifamily
6	\$ 4.1	Marriott Winston-Salem	Building Renovations	Winston-Salem	Commercial
7	\$ 2.6	Winston-Salem/Forsyth County Schools Mt. Tabor High School	Campus Improvements	Winston-Salem	Institutional
8	\$ 1.6	Pepsi Bottling Ventures	Manufacturing	Winston-Salem	Industrial
9	\$ 1.5	Wave Wash Express	Car Wash	Winston-Salem	Commercial
10	\$ 1.4	Bailey Power Plant	Office Renovations	Winston-Salem	Commercial



Permit values compiled in this report are based on declared values provided by site developers in permit applications. Development project values may include multiple permits.

City of Winston-Salem

Allen Joines, Mayor; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Jeff MacIntosh, Northwest Ward; John Larson, South Ward; Derwin L. Montgomery, East Ward; James Taylor Jr., Southeast Ward; Lee Garrity, City Manager

Forsyth County Board of Commissioners

David R. Plyler, Chairman; Don Martin, Vice Chair; Fleming El-Amin, Richard V. Linville; Ted Kaplan; Gloria D. Whisenhunt; Everette Witherspoon; J. Dudley Watts, Jr., County Manager
 Planning and Development Services - Telephone: 336-727-8000 Fax: 336-748-3163 Website: www.cityofws.org/planning Email: planning@cityofws.org Director: A. Paul Norby, FAICP