



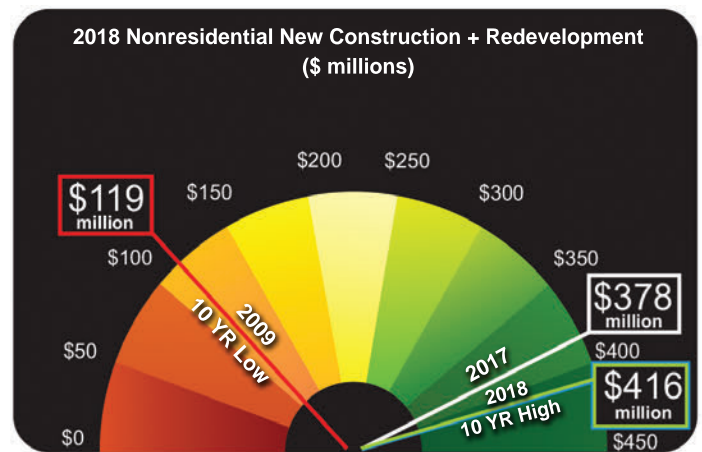
# DEVELOPMENT DASHBOARD

4th Quarter - 2018

January 2019

## 2018 Annual Review: Residential and Non-Residential Construction Set 10-Year Value Records for 2nd Consecutive Year

Both residential and non-residential construction permit values set new 10-year records in 2018. Residential permit values totaled \$295 million in 2018, a \$16 million increase over the previous record of \$279 million set in 2017. Non-residential construction permit values in 2018 totaled \$416 million, breaking the \$400 million threshold for the first time and surpassing 2017 values by \$38 million. New nonresidential construction included 4.8 million square feet of new development/redevelopment, a 300,000 square foot increase over 2017. New residential development in 2018 included 676 single-family residences (28 more than in 2017) and 676 multifamily units (81 more than in 2017).



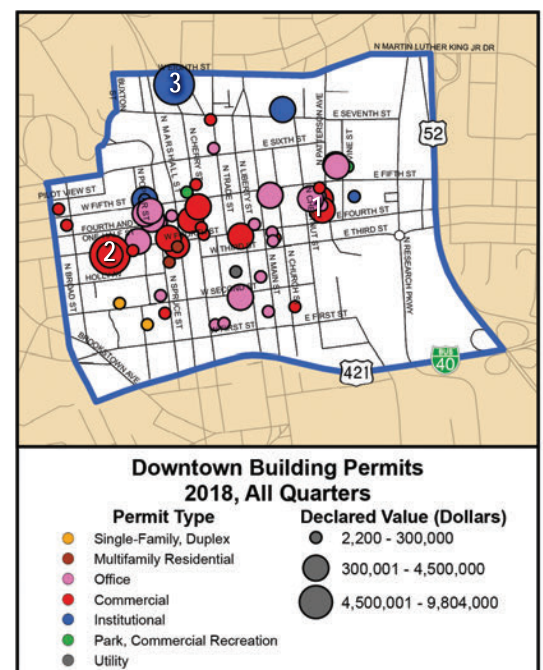
## Bailey Power Plant, Courtyard by Marriott and Winston-Salem Public Safety Center lead 2018 Downtown Developments

Downtown Winston-Salem continues to be a major location for development in Forsyth County with three projects exceeding \$9 million in value in 2018. Two of these projects are among the top 10 highest value projects in Forsyth County for 2018.

Map # (see right)	Development Permit Value (millions)*	Project	Land Use Category
1	\$ 15.2	Bailey Power Plant	Commercial
2	\$ 10.3	Courtyard by Marriott	Commercial
3	\$ 9.7	City of Winston-Salem Public Safety Center	Institutional

\*Development permit values may be sum of multiple permits.

These three developments account for 56% of the total \$63 million in Downtown construction permit values for 2018.



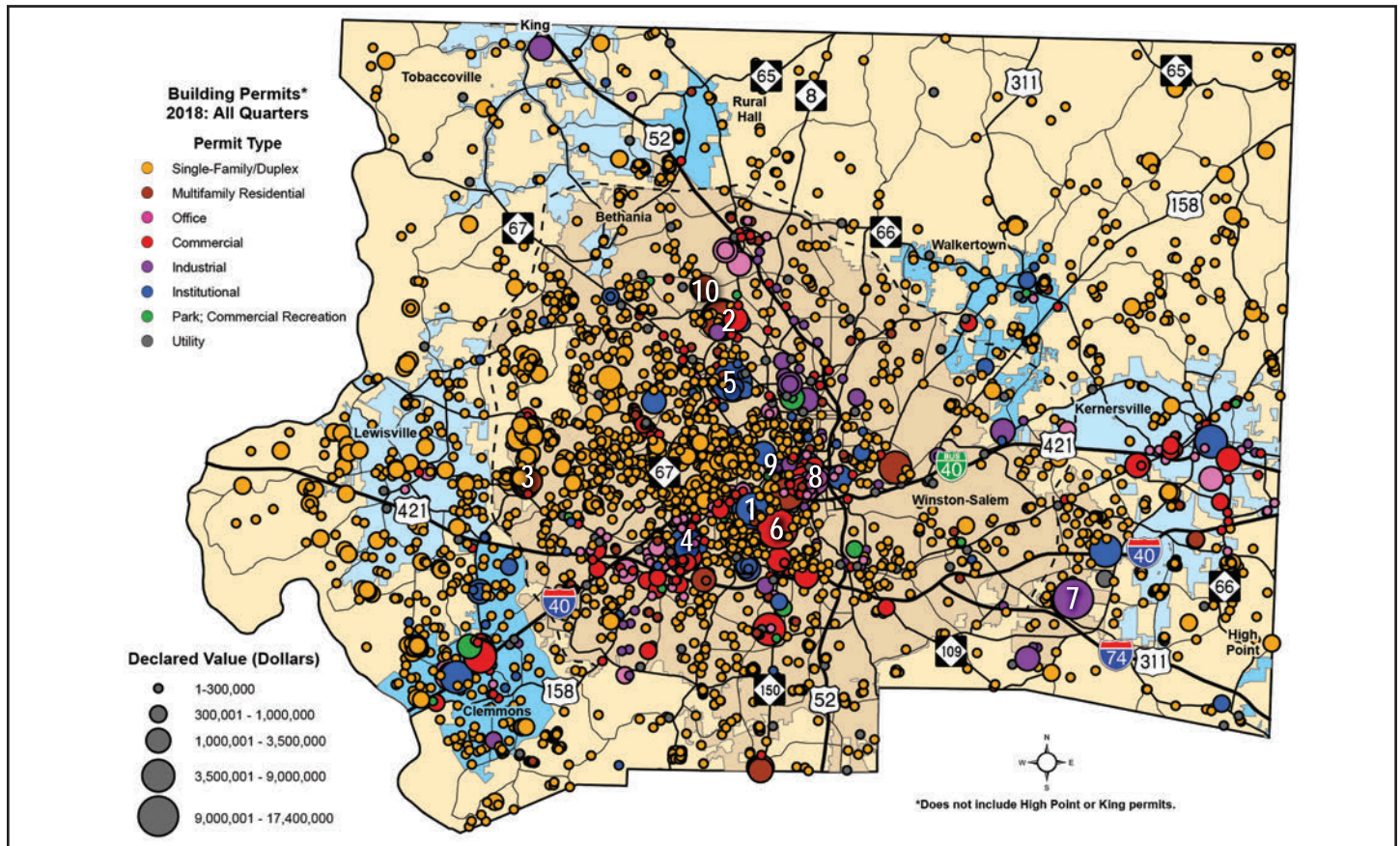
Map shows individual permit values. Multiple permits may be shown for a single development.

# Medical Center Growth, Multifamily Development, and Wake Forest University Improvements Post Top Development Values for 2018

The ten highest value developments permitted during 2018 are listed in the table below along with the development's type, jurisdiction, and land use. These developments are also shown on the map below. These ten developments accounted for \$235 million in construction value, 56% of the total \$416 million in nonresidential development permitted in 2018. For the first time in four years, improvements at Wake Forest University (WFU) do not top the list, but remain in the top 5 highest values. Since 2015, the total value of construction permits at the WFU main campus has surpassed \$200 million. All ten of the highest value developments in 2018 were located in Winston-Salem for the first time.

2018 Top 10 Highest Value Developments in Forsyth County					
Map # (See below)	Development Permit Value (Millions)*	Location, Business, or Institution	Development Type	Jurisdiction	Land Use Category
1	\$ 76.7	Wake Forest Baptist Hospital	Campus Improvements	Winston-Salem	Institutional
2	\$ 24.6	Salemtowne Retirement Community	56 Condominium Units	Winston-Salem	Multifamily
3	\$ 24.1	The Reserve at Brookberry Farms	336 Apartment Units	Winston-Salem	Multifamily
4	\$ 20.7	Forsyth Medical Center (Novant)	Campus Improvements	Winston-Salem	Institutional
5	\$ 19.0	Wake Forest University	Main Campus Improvements	Winston-Salem	Institutional
6	\$ 17.6	Bob King Mazda	New Car Dealership	Winston-Salem	Commercial
7	\$ 16.5	Union Cross Industrial Center	Warehousing	Winston-Salem	Industrial
8	\$ 15.2	Bailey Power Plant	Office/Retail	Winston-Salem	Commercial
9	\$ 10.3	The Courtyard by Marriott	Hotel	Winston-Salem	Commercial
10	\$ 9.9	The Enclave at Winston-Salem, Phase 2	96 Apartment Units	Winston-Salem	Multifamily

\* Development permit values may be the sum of multiple permits.



Map shows individual permit values. Multiple permits may be shown for a single development.

## 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; Annette Scippio, East Ward; James Taylor Jr., Southeast Ward; Lee Garrity, City Manager

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