



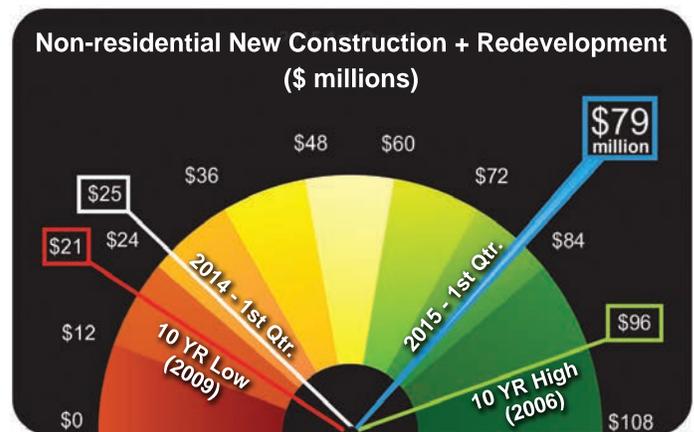
DEVELOPMENT DASHBOARD

1st Quarter - 2015

April 2015

Non-Residential Construction Strong with Residential Construction Trending Upward

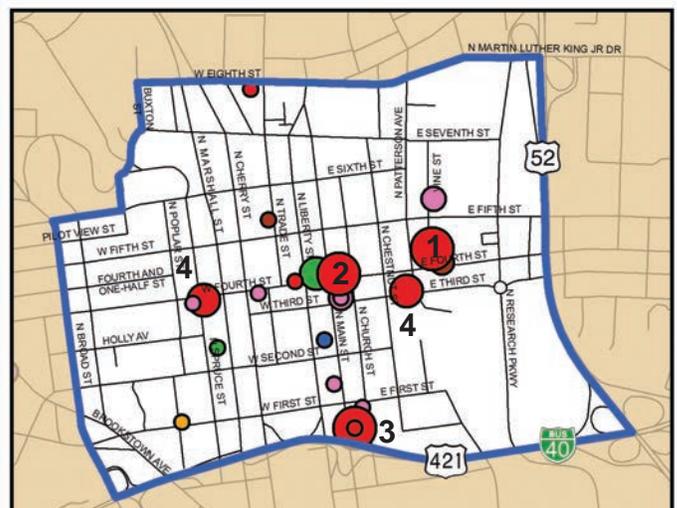
For the first quarter of 2015, nonresidential construction permit value (new construction and redevelopment together) totaled \$79 million, three times the value of permits issued during the first quarter of 2014. The \$49 million in non-residential new construction alone equaled the total value of nonresidential new construction for all of 2014. Nonresidential redevelopment value totaled \$30 million, 20% greater than the same period last year. The first quarter residential new construction value totaled \$43 million for 272 new single-family and 235 multifamily dwelling units, a dollar value increase of 43% from the first quarter of 2014.



Innovation Quarter, Hotels Lead Downtown Construction

Downtown construction permit value for the first quarter of 2015 totaled \$17 million, almost triple the \$6 million during first quarter 2014, but about one half the \$35 million during first quarter 2013. Construction in downtown during the first quarter 2015 included:

- 1 Plant 60, at 403 Vine Street in the Innovation Quarter, is getting underway with structural and exterior improvements being made to the 283,000 square foot building.
- 2 Kimpton Hotels has started redeveloping the historic Reynolds Building to a hotel on floors 2 through 6;
- 3 The former Wingate Inn has been redeveloped into a Fairfield Inn by Marriott at 125 S. Main Street; and
- 4 Two restaurants are being established at 424 W. Fourth Street and 211 E. Third Street.



Downtown Building Permits 2015: 1st Quarter

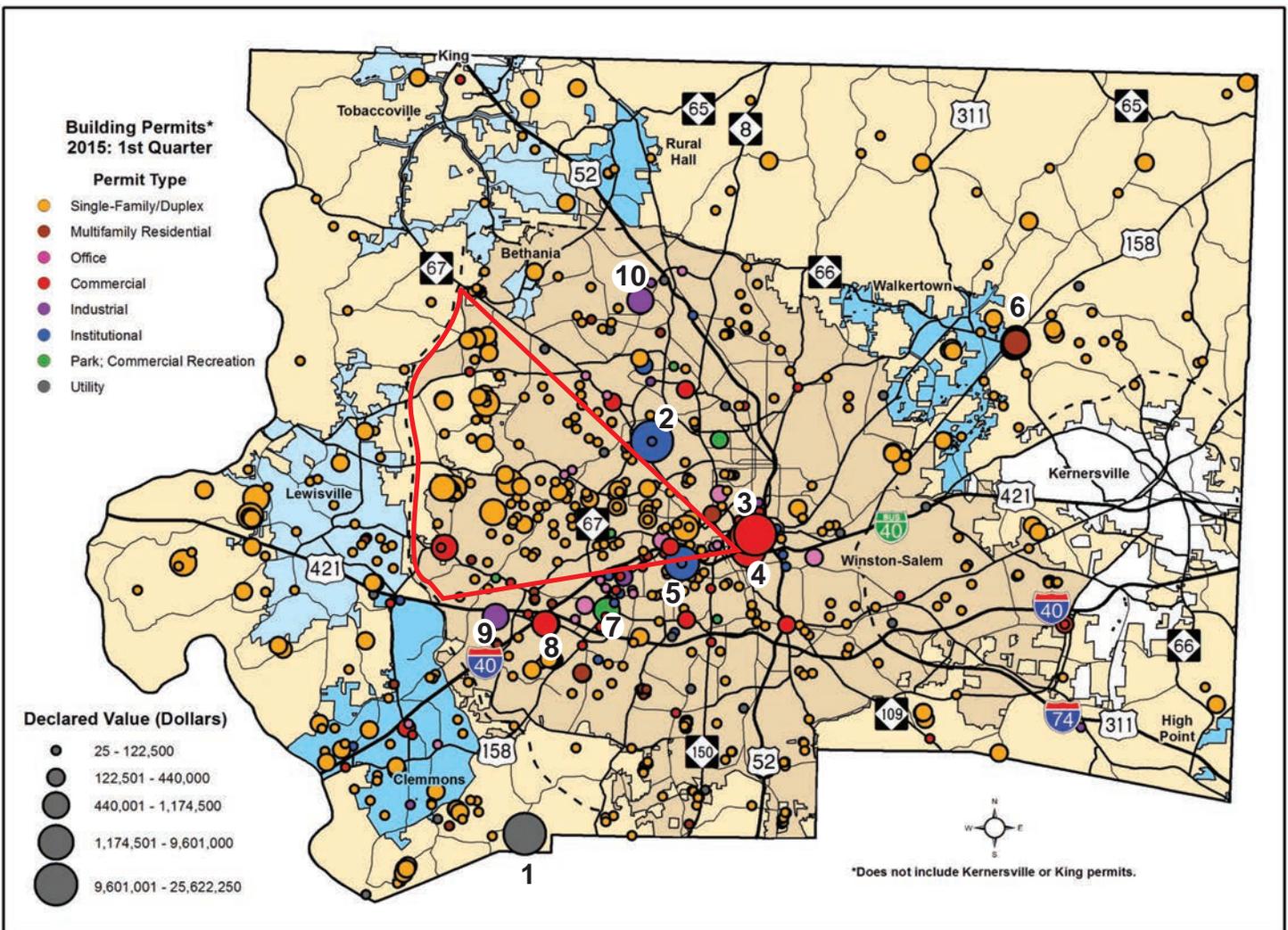
Permit Type	Declared Value (Dollars)
Single-Family, Duplex	2,800 - 50,000
Multifamily Residential	50,001 - 100,000
Office	100,001 - 1,000,000
Commercial	1,000,001 - 9,601,100
Institutional	
Park, Commercial Recreation	

Utility Plant, WFU, Lead High-Value Developments; Residential Construction Most Prevalent in Northwest Winston-Salem

The highest-value developments in the first quarter of 2015 were (see numbers on map below for location): **(1)** \$25.6 million improvements to the Muddy Creek Wastewater Treatment Plant; **(2)** construction of a \$17.3 million field house at Wake Forest University; **(3)** redevelopment of Plant 60 in the Innovation Quarter and **(4)** two hotels in Downtown Winston-Salem totaling \$16 million; and **(5)** \$4.5 million in upfits to Wake Forest Baptist Hospital.

Other major developments include: **(6)** a 198-unit portion of a multifamily development near US 158 and NC 66 in Walkertown; **(7)** a sports training facility east of Stratford Road north of Hanes Mall; and **(8)** construction of a restaurant and tire store on two outparcels at the new Oxford Station shopping center on Hanes Mall Boulevard. Two major industrial projects are being constructed: **(9)** along US 421 west on Jonestown Road and **(10)** off Hanes Mill Road west of US 52.

New single-family residential construction continues to occur most frequently in northwest Winston-Salem generally between Country Club Road, Reynolda Road and the corridor for the western leg of the Beltway (within red triangle on map below). During the first quarter of 2015, higher-value single family construction was concentrated in northwest Winston-Salem, Lewisville and Clemmons.



Permit values compiled in this report are based on declared values provided by site developers in permit applications.

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; Molly Leight, 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; Richard V. Linville; Ted Kaplan; Walter Marshall; 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