



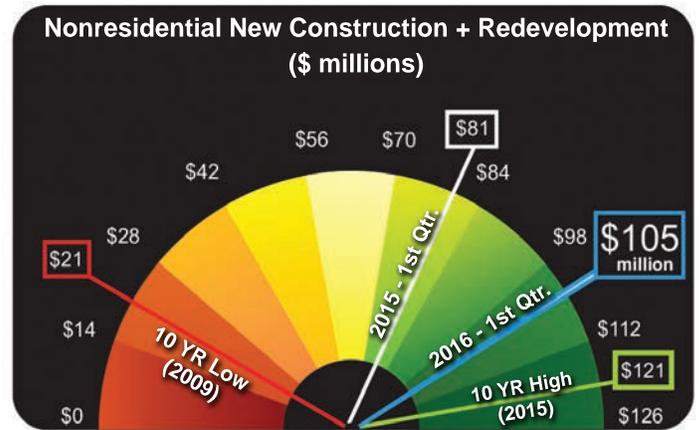
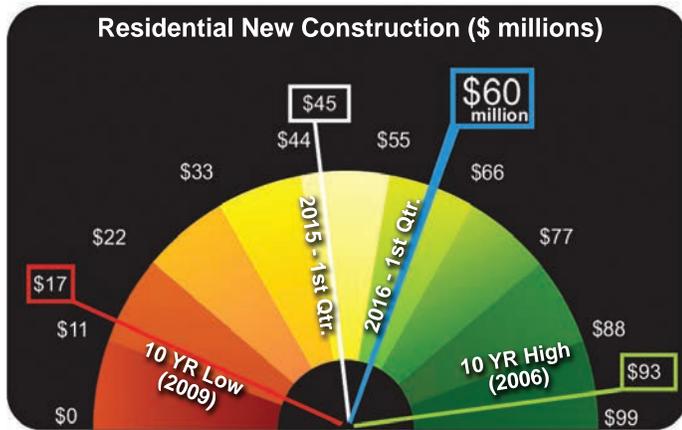
DEVELOPMENT DASHBOARD

1st Quarter - 2016

April 2016

Kernersville Data Added to 2016 Countywide Development Totals

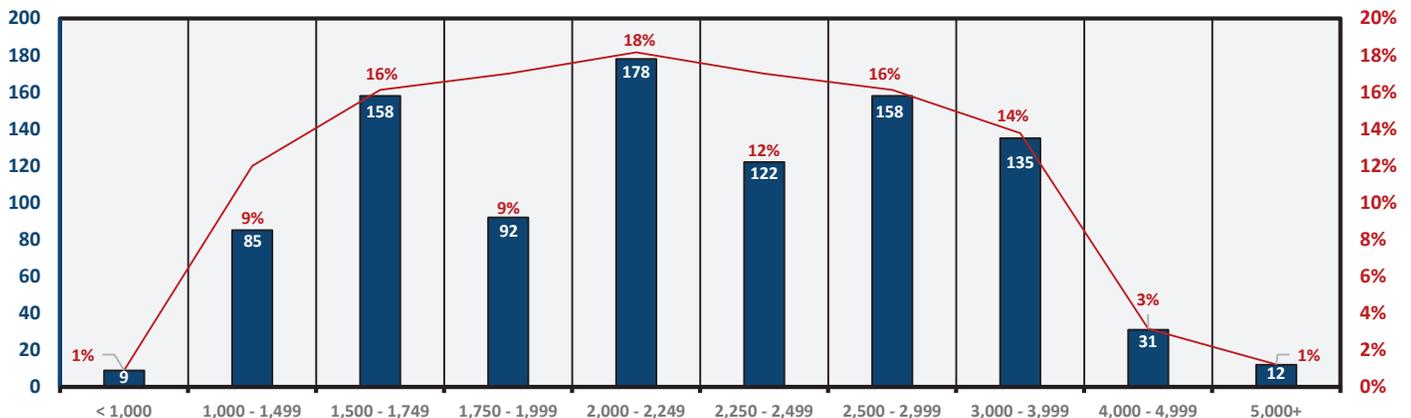
First quarter 2016 residential new construction permit value totaled \$60 million, including \$15 million in the town of Kernersville, reflecting permits for 228 single-family and 316 multifamily dwelling units. The 10-year high in quarterly residential permit construction value was \$93 million in 2006, with the 10-year low of \$17 million occurring in 2009. Nonresidential new construction and redevelopment permit value for the first quarter of 2016 totaled \$105 million, including \$16 million in Kernersville. This \$105 million includes \$51 million for 360,000 square feet of new construction and \$54 million for the redevelopment of 1 million square feet. The 10-year high in quarterly nonresidential construction of \$121 million occurred in the second quarter of 2015, with the 10-year low of \$21 million in 2009. Kernersville data is included only in 2015 and 2016 permit values.



2015 Single-Family Home Square Footage Analysis

Four out of five single-family homes permitted in 2015 were between 1,000 and to 3,000 square feet in size (see graph below). Forty-six percent of homes ranged in size from 2,000 to 3,000 square feet. The median square footage for all homes permitted in 2015 is 2,231 square feet, while the average 2015 square footage is 2,353 square feet. These square footage intervals come close to forming a bell curve (see red line in graph below).

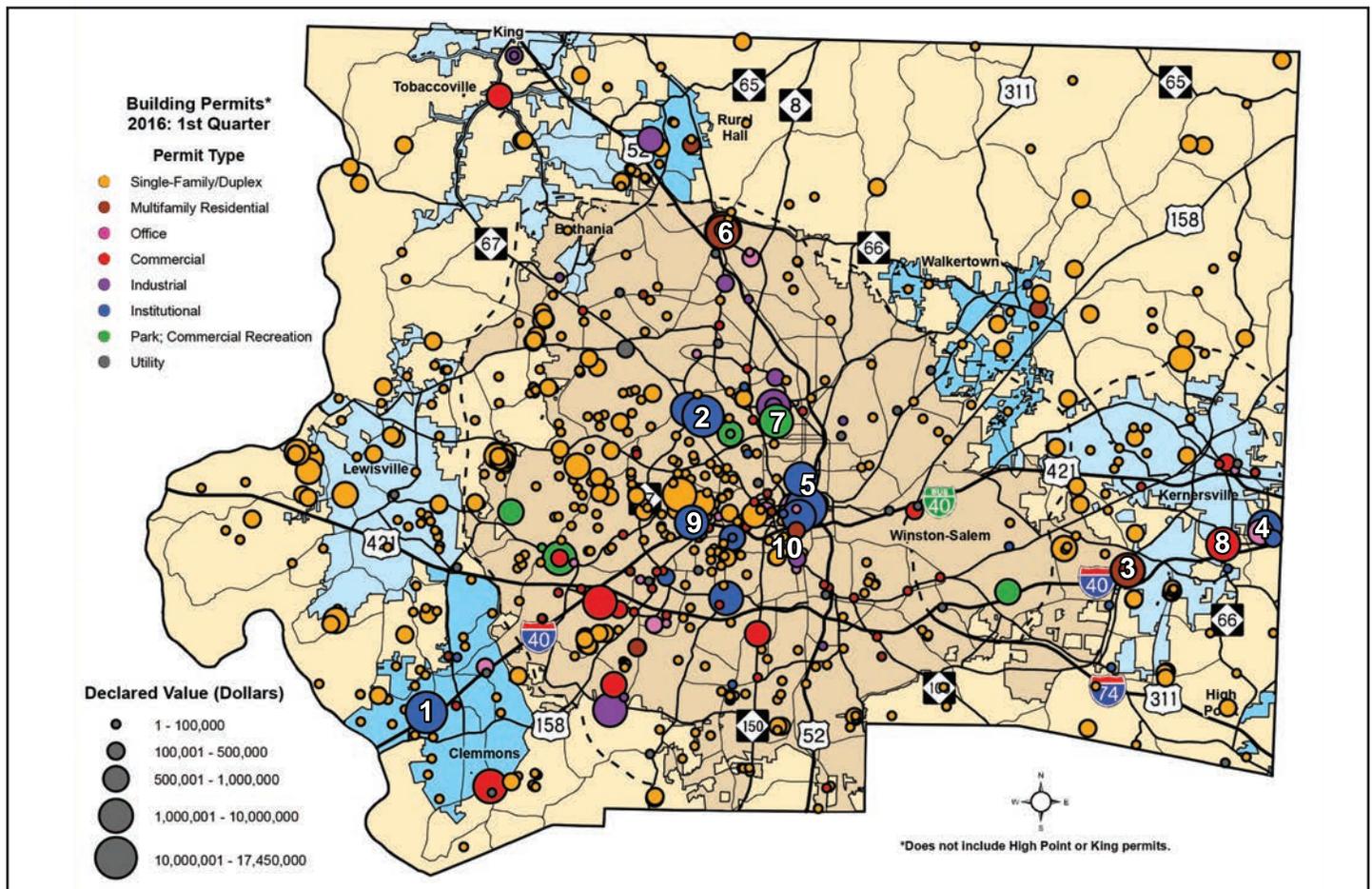
Number and Percentage of 2015 Single-Family Homes by Square Footage



Institutional Uses Comprise Most of the Top 10 High-Value Developments This Quarter

The top 10 highest-value developments permitted in the first quarter of 2016 are listed in the table below along with the development's location on the map (at the bottom of the page), development type, jurisdiction, and land use. These 10 developments account for \$92 million (88%) of the total \$105 million in nonresidential development this quarter.

| 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 | \$19.3 | Novant Medical Center | Additions | Clemmons | Institutional |
| 2 | \$17.5 | Wake Forest University | Residence Hall | Winston-Salem | Institutional |
| 3 | \$12.3 | The Reserve at Smith Crossing-Union Cross Road | 224 Apartment Units | Kernersville | Multifamily |
| 4 | \$10.4 | Liberty Commons | 100-bed nursing facility | Kernersville | Institutional |
| 5 | \$ 9.1 | Wake Forest University - 455 Vine Street | Downtown Campus | Winston-Salem | Institutional |
| 6 | \$ 7.4 | Abington Gardens - East of Stanleyville Road | 96 Apartment Units | Winston-Salem | Multifamily |
| 7 | \$ 6.2 | Wake Forest University | Baseball Clubhouse | Winston-Salem | Commercial Recreation |
| 8 | \$ 4.6 | Hampton Inn | Motel | Kernersville | Commercial |
| 9 | \$ 3.0 | Knollwood Baptist Church | Wellness & Community Center | Winston-Salem | Institutional |
| 10 | \$ 2.0 | Forsyth County | Correctional Institution Upfit | Winston-Salem | Institutional |



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