

# RLB CRANE INDEX®

North America - July 2019



## OVERALL STATUS

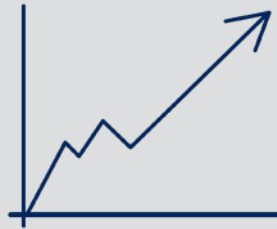


## LEGEND

- Increase in number of cranes
- Decrease in number of cranes
- Crane numbers steady



Mixed-use and residential projects continue to consume the crane count, accounting for 67% of all cranes counted.



The July 2019 survey marks the fourth consecutive increase in crane counts.



Seattle and Los Angeles join Toronto in the lead, making up over half of the total count.

## WHAT IS THE RLB CRANE INDEX®?

Rider Levett Bucknall's Crane Index® for North America is published biannually. It tracks the number of operating tower cranes in 13 major cities across the U.S. and Canada.

Our index was the first of its kind, and unlike other industry barometers that track cost and other financial data, the Crane Index® tracks the number of fixed cranes on construction sites and gives a simplified measure of the current state of the construction industry's workload in each location.

## JULY 2019 SUMMARY:

The July 2019 survey marks the fourth consecutive increase in crane counts. The construction industry continues to demonstrate growth, with projects coming to completion almost at the rate others are breaking ground. We forecast this trend to last through the end of the year.

Of the thirteen cities surveyed, five experienced an increase in their respective crane counts. Five had a decrease in counts while the remaining three held steady.

**41%**

In New York, 41% of cranes are dedicated to commercial projects.

**11%**

Los Angeles experiences an 11% increase in cranes, including a high profile sports project and a recent uptick in hospitality projects in Hollywood.

**78%**

Of the cranes counted in Seattle, 78% of them are dedicated to mixed-use and residential projects.

KEY SECTORS	
CIVIL	
COMMERCIAL	
CULTURAL	
EDUCATION	
FEDERAL GOVT.	
HEALTHCARE	
HOSPITALITY	
INDUSTRIAL	
MIXED USE	
PUBLIC/CIVIC	
PUBLIC ASSEMBLY	
RESIDENTIAL	
SPORT	
TRANSPORTATION	
OTHER	

**BOSTON**

Boston remains a strong market, with the bulk of high-rise construction taking place in the Seaport District; the next largest concentration of cranes is in the West End. Commercial and residential works are the leading sectors contributing to Boston's crane count with developers targeting the city's South End for these projects.

**CALGARY**

High-rise multifamily projects are making an impact on the Calgary skyline. The downtown area sees additions in the University District, East Village, and the Beltline areas, echoing that increase with office, commercial, mixed-use, healthcare, and infrastructure construction underway.

**CHICAGO**

Chicago's crane count has increased slightly, with the majority of cranes installed at developments in the residential, office building, and mixed-use sectors. Looking ahead, some major construction events are currently in the planning phase, including the expansion of O'Hare Airport; several mega projects, including Tribune Tower East and One Chicago Square; and the 168-acre Lincoln Yards development by Sterling Bay. Areas in the city that are undergoing construction growth include the West Loop and South Loop, River North, and Hyde Park.

**DENVER**

The quantity of cranes in Denver remains fairly constant. After several years of impressive development, the city's growth has become more modest, with residential construction decreasing due to more people moving out of downtown Denver than migrating to it. Overall, the residential sector is expected to drop 11.5% in 2019. The commercial, healthcare, and mixed-use sectors are forecast to grow at a modest rate.

**HONOLULU**

Honolulu's crane count continues to drop as many larger projects were completed in Q1 2019. However, we anticipate the number of cranes to increase toward the end of 2019 as new residential and mixed-use high-rise projects commence construction this year. Such projects include The Central Ala Moana, Azure Ala Moana, Lilia Waikiki, Sky Ala Moana and HGVC Kings Village, all which are located in the Waikiki visitor district and Ala Moana-Kakaako mixed-use residential neighborhood of urban Oahu.

**LOS ANGELES**

New residential projects are expected to boost the Los Angeles crane count this year. Los Angeles led California in new housing development in 2018, and has added 15,000 to 17,000 new units every year since 2014; proposed projects are concentrated around public transportation nodes, and there is significant activity in and around Silicon Beach,

including Culver City. Major cultural and entertainment projects continue or have just begun, including the new LA Rams NFL Stadium and the George Lucas Star Wars Museum. Hollywood is seeing an explosion of growth in new hotels.

### **NEW YORK CITY**

New York City has seen a minor reduction of cranes from the January 2019 Crane Index, but year-on-year, has experienced a 35% increase. As the New York City construction industry remains in robust health, crane counts will continue to be steady, particularly when developments for the JP Morgan Chase HQ and the redevelopment of the Hyatt at Grand Central Station commence.

### **PHOENIX**

A new hotel, a downtown apartment/condo development, and a midtown residential tower over a single-story retail podium are the projects currently utilizing cranes in Phoenix. New large-scale construction projects have recently broken ground which, combined with ongoing low-rise office, retail, and residential construction, remain an important factor in the city's active construction market.

### **PORTLAND**

The crane count in Portland remains constant, with the highest concentration of development found in the central downtown area, specifically the Inner SE and SW neighborhoods. Two new notable projects under construction in North Portland are the Adidas Headquarters campus expansion and the Legacy Emanuel Hospital expansion.

### **SEATTLE**

While a steady reduction in the number of tower cranes in Seattle over the past year, coupled with the recent announcement by Amazon to shift some of its office space to Bellevue, may indicate a flattening of the Seattle market, there are still several large projects in the construction queue. The Washington State Convention Center, a new NHL practice facility, a remodel of Key Arena, and a third Google Block will keep construction strong into the coming year. Additionally, the light-rail transit stations are attracting a number of mixed-use and residential projects that are either under construction or in permit. The Bellevue/Redmond corridor is seeing increased activity with large projects in the Spring District as well as at the Microsoft and Facebook campuses.

### **SAN FRANCISCO**

A decrease in the overall San Francisco crane count reflects the completion of the UCSF Medical Center and the Chase Center. However, in downtown San Francisco (in particular the Van Ness Ave corridor) there is an increase in cranes, where projects across various sectors are progressing. Despite the drop in the crane count, the construction market continues to be busy, with high-rise developments in SOMA and residential and commercial developments in Potrero Hill continuing.

### **TORONTO**

The spring season has seen an increase in cranes in Toronto's downtown; however, most development is happening outside the core area. Currently, residential and mixed-use projects command the local construction market; in the future, increased infrastructure spending is anticipated to trigger additional activity.

### **WASHINGTON, D.C.**

Mixed-use, office, and residential sectors are the top contributors to the nation's capital crane count, with the District of Columbia construction market continuing to be very active and strong. Amazon's Crystal City Headquarters is one of the area's major projects that will impact the local construction industry in the future.

## LOCATIONS

### NORTH AMERICA

Boston  
Calgary  
Chicago  
Denver  
Hilo  
Honolulu  
Kansas City  
Las Vegas  
Los Angeles  
Maui  
New York  
Phoenix  
Portland  
San Francisco  
San Jose  
Seattle  
Toronto  
Tucson  
Waikoloa  
Washington, DC

### CARIBBEAN

St. Lucia



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