

What local governments are members of the Western Virginia Regional Industrial Facility Authority? Are all the members involved in the Wood Haven project?

The Western Virginia Regional Industrial Facilities Authority (Authority) is an entity formed through the Virginia Industrial Facilities Act by the Counties of Botetourt, Franklin, and Roanoke; the Cities of Salem and Roanoke; and the Town of Vinton. Participation in any project of the Authority is offered to all members. Member governments make the decision to participate based on factors such as location, timing, cost, etc. All members aren't expected to participate in every project of the Authority. Roanoke County and the Cities of Salem and Roanoke are the local governments involved in the Wood Haven Road project due to the site's proximity to those localities.

How did the Authority select this site?

A comprehensive study was done of properties for future development after research indicated the region lacked prepared, industrial properties of above 50 acres. The site study began by looking at 165,530 parcels. The parcels went through a screening process for factors such as slope, geology, zoning, threatened and endangered species, road access, and utilities. Only 1,996 parcels qualified for further analysis. Another phase of evaluation looked at the following factors: 100 acres as a minimum, visibility, buffer from residential areas, floodplain, availability, and other criteria. Local economic development directors from the Authority member governments reviewed and ranked the prospective properties. The Wood Haven Property emerged as the highest ranked site and first priority for development.

What did the Authority pay for the property? How will future revenues be distributed among the participating Authority members?

The purchase price of the property was \$5,256,350. The City of Roanoke and Roanoke County each contributed 44.2 percent of the purchase price and Salem contributed 11.6 percent. These localities will share tax revenues in the same percentages as their investments.

What kind of companies would be interested in this site?

This site would be attractive to high-tech projects with minimal impacts to the surrounding neighborhoods and that present a positive image for the region at this highly visible location. Interested companies will be vetted by the Authority to ensure the use is consistent with zoning, desired uses, and the master plan which will be developed with input from neighbors.

What is the current zoning of the property?

The eastern-most third of the property is currently zoned I-1, Low Intensity Industrial. The remaining portion of the property is currently zoned Low Intensity Residential (R-1).

Will the property be rezoned for heavy industry or warehousing/distribution?

The Authority has no intention to pursue heavy industrial users, particularly since 1) the site is too small for the majority of these users, and 2) railroad access, which is typically required by heavy industries, is not possible at this site, and 3) the heavy traffic demand of warehousing is not appropriate for this site and infrastructure.

What about traffic?

The master planning process includes an evaluation of existing and potential future traffic patterns and impacts. Currently, the Authority's consultant is gathering data at these intersections:

1. Peters Creek Rd (SR117) and Wood Haven Rd
2. Peters Creek Rd (SR117) and Thirlane Rd
3. Peters Creek Rd (SR117) and Valleypointe Pkwy
4. Peters Creek Rd (SR117) and Cove Rd
5. Wood Haven Rd and Valleypointe Pkwy
6. Green Ridge Rd at Electric Rd
7. Electric Rd at Cove Rd
8. Wood Haven Rd at 2 site access points
9. Peters Creek Rd (SR117) at 1-581 (ramps)

Based on this data, a traffic impact analysis (TIA) report will evaluate the existing road system and recommend improvements to support the master plan. The TIA will include recommendations on entrance points, turn lanes, widening, speed limits, and other considerations. The TIA will be reviewed by the Virginia Department of Transportation (VDOT).

Will there be buffers between the site and adjacent properties?

Various kinds of buffers will be evaluated during the development of the concept plans and proposed as part of the final master plan. Buffers shield against visual or other impacts on adjoining properties.

Will utilities be placed underground?

Utilities will be placed underground wherever possible and practical.

If a building(s) is constructed on this site, how can you guarantee the building(s) will meet structural requirements?

All building plans must be submitted to the Roanoke County Office of Building Safety. The plans will be reviewed for compliance with the Virginia Uniform Statewide Building Code (USBC) before a building permit will be issued. Permitted buildings are inspected during construction for code compliance.

Development must also meet zoning standards which typically limit factors such as height or noise level. The Roanoke County Planning and Zoning Division reviews plans to ensure compliance with the master plan, permitted uses, and county ordinances.

We are concerned about impacts on flooding, domestic wells, and other environmental issues; how are you going to address these concerns?

The Authority hired Draper Aden Associates to completely study the site, including geotechnical borings, wetlands and stream delineations, cultural and natural resources review, and a topographic survey. This information will guide the master plan so it includes measures that protect property, remediate areas of concern, and ensure environmental quality.

How will the information that was collected at the first community meeting be used?

The information collected has been compiled and posted on www.wvrifa.org to document common themes expressed at the meeting. This information is important to the master planning process and will receive thorough evaluation and careful consideration.

The meeting feedback showed interest in light industry use as well as recreational uses for the property. Those are examples of neighborhood preferences that will be incorporated into the master plan.

What are the timeline and next steps?

Two more community meetings will engage the neighborhoods in this planning effort. The meetings, scheduled for Wednesday, April 26, 2017, and Thursday, May 25, 2017, will show neighbors possible concepts for the property. Citizens will be able to respond to these concepts at the meetings. The master plan is expected to be finished this summer.

What can I expect at the next meetings?

The presentation of concepts will be done in a format that allows participants to give live feedback on the uses that will be proposed for the property.

How long until there is any development?

Once the master plan is completed, other steps will take place such as zoning modifications, traffic improvements, and site improvements. Development is not anticipated in the near future.

What can I do to stay informed and voice my concerns?

We are committed to keeping residents and businesses informed about the progress of the master planning process. The website at <http://wvrifa.org/woodhaven> provides the most up-to-date information about the site.

What assurances do neighbors have the property will be developed according to the master plan?

There are tools Roanoke County will use to protect the vision for this property. Tools include zoning, restrictive covenants, and the adoption of the master plan.

What companies have been interested in the Wood Haven property?

At the early stages of a business attraction project, company representatives usually are unwilling to divulge the company but typically give information on the kind of business. Historically there has been preliminary interest in the parcels that were for sale by light manufacturing such as food and beverage or consumer goods, data centers, and transportation services.

There are other parcels of land in industrial parks currently available in the region. Why do we need another?

The goal of this project has always been to fill the need for a large site that can accommodate a building pad of 50+ acres. Large acreage does not necessarily mean a 50+ acre building pad is possible because topography, geology, and site configuration determine buildability. While there are a few pieces of property, and only a few, that are 50+ acres, none of them are suitable for a 50+ acre building pad. The Roanoke County Center for Research and Technology has been cited as an equivalent piece of property. It simply is not the case. Its largest site will only accommodate a 35-acre building pad. The Wood Haven site was prioritized in a scientific

study, conducted by professional engineers, that examined thousands of properties to identify a site that met as many criteria as possible and would result in a site that would be attractive to a prospective job creator. The Wood Haven site size fills a void in the regional inventory and the site's central location and proximity to transportation assets and workforce increase its marketability and will meet a user's needs in ways other sites cannot.

How do you define light industrial?

Light industry is usually less capital-intensive than heavy industry, and is more consumer-oriented (most light industry products are produced for end users rather than intermediates for use by other industries). Examples of light industries include the manufacturing of foods, beverages, personal care and home care products, cosmetics, drugs, clothes and shoes, furniture, consumer electronics and home appliances.

What protections will there be to protect the interests of neighbors?

The neighborhood meetings held by the WVRIFA were not required but were an honest attempt to share information with the neighbors, understand your concerns, and be considerate of them in site development. For example, neighborhood input has been taken into account through a proposed 200-250 feet of buffer that will enhance pedestrian safety and protect views. Such a buffer makes only 60-70 percent of the site buildable and minimizes visual and other impacts. The overall process of development through zoning restrictions, site plan review, and permitting controls how the property is developed and ensures it meets established standards.

What happens to properties adjacent to this that are not part of the purchase?

Any site plan will work with the properties that have been purchased.

How will adequate storm protection be ensured?

Modern site design will actually improve the handling of storm water and work to improve deficiencies in the current storm water system.

What improvements will be made to the roads to support development?

Traffic studies, part of the development process, will identify needed improvements. These could include turn lanes, intersection upgrades, or signalization. A traffic analysis and improvement plan is very much required for development.

Do you have specific traffic numbers?

Estimated Trip Generation					
	24 Hour	AM Peak Hour		PM Peak Hour	
	Two-Way	Enter	Exit	Enter	Exit
<u>Land Use</u>	<u>Volume</u>	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Light Industrial	1,415	165	22	24	173
Research	5,171	600	123	102	577
Single Family Homes	3,427	67	203	227	133
Apartments	8,850	142	567	527	283

How tall will the surrounding berm be?

The berm is proposed to be 5 feet above the building pad.

How would pedestrians access a potential trail?

There will be multiple access points designed for neighbors and an eventual user of the site.

Will a lot of trees be taken down to make room for this development?

The site currently has about 51 acres that have little tree coverage. Plans also call for only 60-70 percent of the site to be developed. There is opportunity to keep trees or even plant more, especially along Wood Haven Road and the southern part of the site. Almost any user would want to keep as many trees as possible while accommodating development goals.