

Wood Haven Technology Park

FACT SHEET

WESTERN VIRGINIA
REGIONAL INDUSTRIAL FACILITY AUTHORITY

What is Wood Haven Technology Park?

The Wood Haven Technology Park is a 111-acre planned park located at the junction of interstates 81 and 581. The park's development is driven by a coalition of local governments and utility authorities working to pool resources for regional economic impact:

Western Virginia Regional Industrial Facility Authority (WVRIFA): Formed in 2014 to allow localities to cooperate on economic development. The Wood Haven project is specifically backed by WVRIFA members from **Roanoke County, the City of Roanoke, and the City of Salem**. Roanoke County acts as the host locality, managing zoning and permitting.

DEVELOPMENT TIMELINE

WVRIFA Formation | 2014

Botetourt County, Franklin County, Roanoke County, the City of Roanoke, the City of Salem, and the Town of Vinton officially formed the WVRIFA to pursue joint economic development projects.

Land Acquisition & Master Planning | 2016–2017

The WVRIFA acquires 109.7 acres of land along Wood Haven Road. Initial master plans were drafted, outlining future land uses, stormwater management, and potential site development scenarios for high-tech manufacturing.

Site Clearing & Grading Phase | Sept. 2020–Summer 2021

Crews begin clearing and rough grading a portion of the property in September 2020. In 2021, the WVRIFA and Roanoke County held virtual community meetings to address neighborhood questions regarding construction, noise, and visual impacts.

Public meetings and hearings included:

- **May 25, 2017:** An initial community meeting regarding the Wood Haven Road properties was held at the Holiday Inn Roanoke - Valley View.
- **June 27, 2018:** A community meeting was held at the Northside High School Auditorium to discuss the Western Virginia Regional Industrial Facility Authority's (WVRIFA) land use application to rezone 113.6 acres to a Planned Technology Development (PTD) District.

- **July 10, 2018:** A public hearing regarding the rezoning petition took place before the Roanoke County Planning Commission.
- **July 24, 2018:** A subsequent public hearing for the rezoning was held before the Roanoke County Board of Supervisors.
- **March 2021:** Virtual community meetings were hosted by the WVRIFA and Roanoke County to update residents and address concerns about the active site-clearing and rough-grading phases.

VBRSP Advancement | 2023

Wood Haven Technology Park was awarded a Site Development Grant through the Virginia Business Ready Sites Program (VBRSP) administered by Virginia Economic Development Partnership to fund due diligence work to accelerate its "shovel-ready" status from a Tier 2 to a Tier 3 site.

Federal Funding & Infrastructure Bidding | 2024

Roanoke County announces an \$820,000 federal grant dedicated to further developing the Wood Haven site. In late 2024, the Western Virginia Water Authority issues an invitation for bid for the Wood Haven Technology Park Water Service Extension, which includes a trenchless water main crossing.

What industries is Wood Haven Technology Park zoned for?

The approved Master Plan for Wood Haven Technology Park specifically accommodates advanced, large-scale industrial and high-tech enterprises. Roanoke County's zoning definitions for these categories and the specific approvals granted for the Wood Haven site in 2020 permit developments including Industry Type I, select uses from Industry Type II, Custom Manufacturing, General Office, Laboratories, Utility Services, and Accessory Uses, among other uses.

UTILITY PROVIDERS

ELECTRIC: Appalachian Power
NATURAL GAS: Roanoke Gas
WATER: WVWA (Spring Hollow Reservoir)
WASTEWATER: WVWA
FIBER: Multiple