

West  
Virginia  
Regional  
**TECHNOLOGY PARK**



South Charleston





# TECH PARK

## *An Innovation Factory*

**THE WEST VIRGINIA REGIONAL TECHNOLOGY PARK,** formerly the Union Carbide Technical Center, has seen the development of thousands of chemical patents over a 50-year period and continues to generate new thinking, new ideas and new opportunities.

With the Tech Park's infrastructure of roads, utilities, office space, laboratories and pilot plants, an innovator can transform an idea or discovery from lab to pilot plant to full scale production.

### **LOCATION AND HISTORY**

The Tech Park is located in South Charleston, W.Va. With Interstate 64 running through town, the Tech Park is only 10 minutes from downtown Charleston, the Capitol Complex, Yeager Airport, West Virginia State University and the University of Charleston.

South Charleston exists in the context of a fabulous environment that includes a bustling downtown area, 90 area restaurants, full-service community center and outstanding retail shopping. The community is a great place to live, work and play with its city services, superb infrastructure, excellent schools and recreation, business-friendly government and accessible location in the state's most populous county.



The Tech Park comes with an illustrious history of innovation. The park opened in 1949 as the Union Carbide Corporation Technology Center. The complex became Union Carbide's largest research and development center. An estimated 3,000 scientists and engineers worked on campus, developing thousands of patents for new chemicals and processes.

After Union Carbide merged with The Dow Chemical Company in 2001, the company allowed other tenants to move on campus as well. In 2010, Dow Chemical donated the 258-acre park to the state of West Virginia.

Today, the Tech Park, owned by the West Virginia Higher Education Policy Commission and operated by a non-profit corporation, is the newest research, education and technology asset in the state's portfolio.

# Business advantages and pro-growth tax reforms

West Virginia's positive business climate attracts both new and expanding businesses:

- A skilled and flexible workforce that has earned a reputation for dedication, loyalty and low absenteeism
- A low manufacturing-industry employee turnover rate
- The nation's 3rd lowest cost of doing business according to Moody's North American Business Cost Review
- Low utility rates
- The Business Franchise Tax is being phased down and will be eliminated in 2015. From the time the first reduction was made, until the eventual elimination, taxpayers will have saved an estimated \$50 million
- The Corporation Net Income Tax rate will drop to 6.5 percent by 2014. Corporations are expected to save more than \$53 million per year when the rate reductions are fully implemented
- West Virginia has removed more than \$450 million of business tax burden during the past six years
- Central location within overnight delivery to half of the U.S. population and a third of the Canadian market
- A high quality of life, low cost of living and unparalleled outdoor recreational activities

## BUSINESS ASSISTANCE PROGRAMS

West Virginia's highest priority is meeting your company's needs by providing aggressive development assistance in the form of tax credits and financing programs. This development assistance can reduce startup and operating costs and provide for enhanced productivity.

The \$50 million West Virginia Research Trust Initiative, popularly known as "Bucks for Brains," is providing \$50 million in matching funds to stimulate research at Marshall University and West Virginia University. This research results in the creation of new technologies, the formation of new companies and high value-added jobs.

Grants are available to help small manufacturers and entrepreneurs use the Robert C. Byrd Institute (RCBI) for Advanced Flexible Manufacturing.

The West Virginia Capital Access Program (WVCAP) uses federal dollars from the State Small Business Credit Initiative to give small businesses access to capital.

Other assistance programs include the Economic Opportunity Credit, Strategic R&D Credit, High-Tech Manufacturing Credit, and the Manufacturing Sales Tax Exemption.

## WORKFORCE DEVELOPMENT PROGRAMS

The West Virginia Development Office and its partners, WorkForce West Virginia and the Community and Technical College System, provide worker training and retraining. Customized training programs and training grants may be available to new employers.

For additional information about development assistance programs, please contact the West Virginia Development Office.



## Educational, research and training institutions



**THE NEWLY RENOVATED** Building 2000 is the new home to the Kanawha Valley Community & Technical College. Offering more than 40 degree programs, this state-of-the-art higher education facility provides the latest technologies and expertise to prepare the workforce of Kanawha Valley to fuel the next generation of innovation.

A new \$15 million Advanced Technology Center (ATC) will be open in the Tech Park in 2013. The ATC facility, built by the Community and Technical College System of West Virginia, has 15,000 square feet of flexible space for technical education in support of area employers.

The Bridgemont Community & Technical College campus in the Tech Park focuses on building partnerships with industry by offering customized training through their Workforce Development division and education programs developed in collaboration with businesses.

These programs include diesel technology, electro-mechanical instrumentation and a unique degree partnership with Toyota. The Toyota Advanced Manufacturing Technician Program (AMT) is a two-year associate degree program that combines cutting-edge curriculum and paid working experience, while learning best practices of a world-class manufacturer.

The Tech Park has a joint cooperation agreement in place with West Virginia and Marshall universities. Marshall University Graduate School programs are currently located adjacent to the Tech Park. West Virginia State University is expanding its research activities in the Tech Park.



KANAWHA VALLEY  
COMMUNITY & TECHNICAL COLLEGE



1891  
WEST VIRGINIA STATE  
UNIVERSITY

Advanced Technology Center





## Room to grow

**THE 258-ACRE TECH PARK** includes 800,000 square feet of offices, laboratories and pilot plants. More than 20 sites, ranging from five to 10 acres, are available for immediate development.

### PILOT PLANTS

The campus features a unique asset: four pilot plants. Pilot plants allow medium-scale research, testing and production scale-up to industrial quantities.

Currently two pilot plants are in use and two are available. The Tech Park will coordinate with prospective tenants to fulfill pilot plant needs.

### OFFICE AND LABORATORY SPACE

A major building renovation effort is under way to modernize existing buildings with upgraded operating efficiencies while plenty of space exists for new building construction. Ample parking is available throughout the Tech Park.

### BUILDING 2000

- 196,800 sq ft
- Four stories

### BUILDING 770

- 130,000 sq ft
- Five stories
- 120 chemical workbenches with vented fume hoods
- Drive-in loading area for trailers
- Passenger and freight elevators

### BUILDING 740

- 131,000 sq ft
- Five-stories
- 120 chemical work benches
- Drive-in loading area





# Utilities

## **ELECTRICITY**

AEP Appalachian Power supplies electricity to the Tech Park from four 46kV sources. The voltage is stepped down to create two high-reliability 13.8 kV feeders to supply the Tech Park's incoming substation. The incoming substation supplies two main substations which feed six satellite substations with 13,800 volt electric power. At each of these satellite substations, the electric power is stepped down to lower voltages (2400, 480, 208) for tenant use.

## **CITY (POTABLE) WATER**

West Virginia American Water Company supplies city (potable) water for the Tech Park.

Pressure: 60 to 70 psig

## **CYCLE (COOLING) WATER**

Cycle (cooling) water re-circulates between the buildings and the cooling towers to remove the heat from HVAC chillers, compressors and reactors.

Pressure: 45 to 75 psig

## **NITROGEN**

Gaseous nitrogen is distributed to several buildings by underground pipeline.

## **NATURAL GAS**

Natural gas (methane) is supplied to the Tech Park by two different sources at two different pressure ranges: 70-80 psig and 30-60 psig.

## **SEWER**

Sewage systems are owned and operated by the Tech Park.

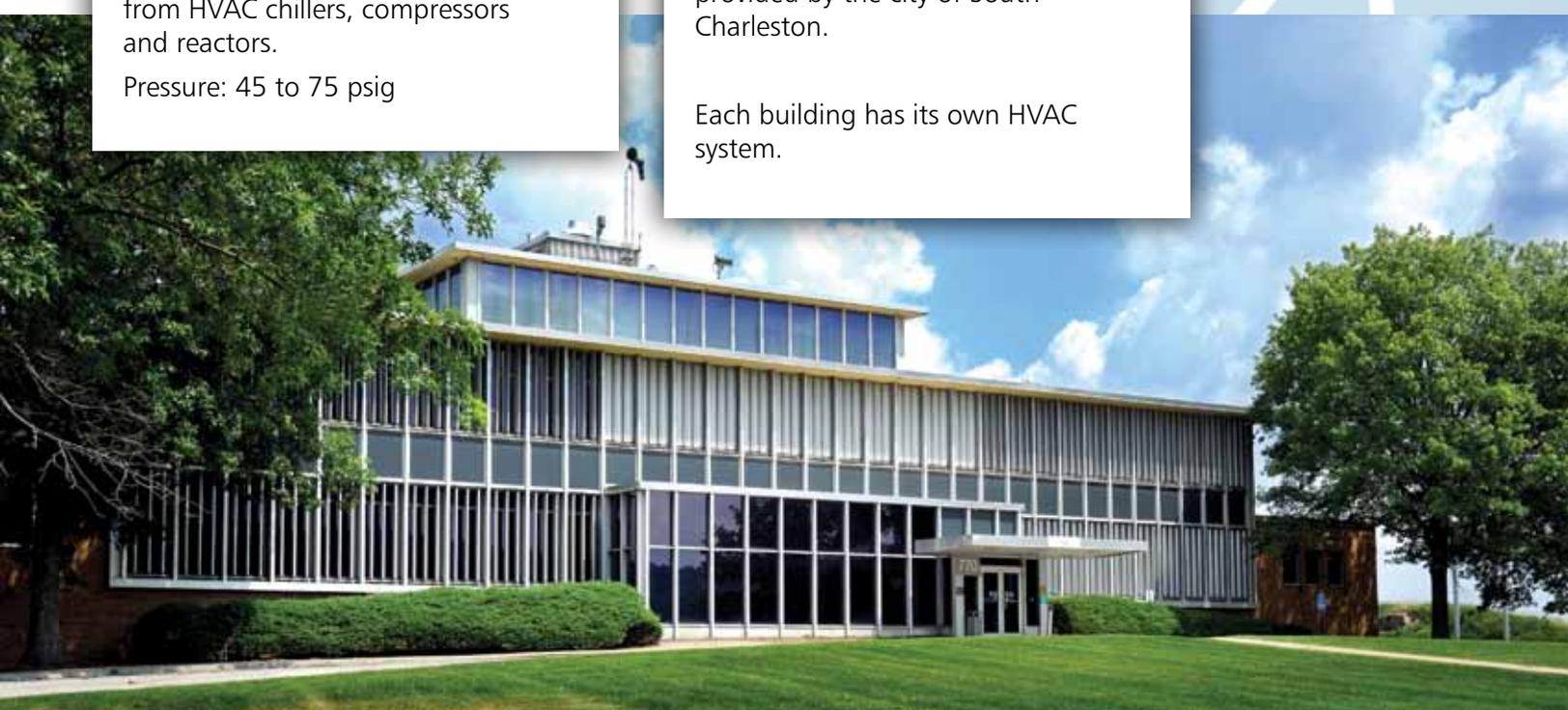
## **STEAM OR HOT WATER**

Steam or hot water boilers located at individual buildings or facilities supply process heating and/or comfort heating systems.

## **OTHER SERVICES**

Road maintenance and standard waste removal/recycling are provided by the city of South Charleston.

Each building has its own HVAC system.



# A state of accomplishment

**WEST VIRGINIA** has thrived on traditional energy and manufacturing industries such as coal, chemicals and polymers, aerospace, automotive and wood products. All of these remain valued contributors to the state's economy.

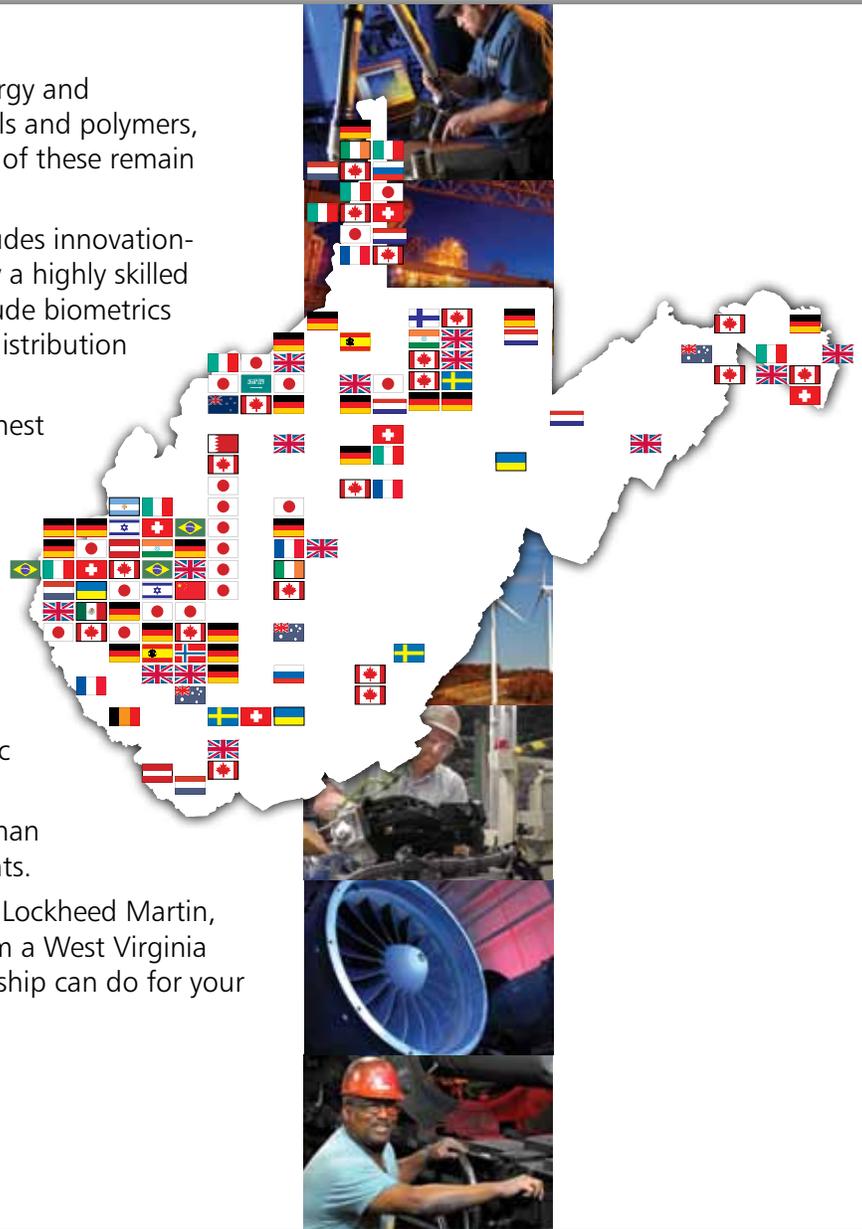
Today the state's economy is one that also includes innovation-driven, technology-based businesses, piloted by a highly skilled West Virginia workforce. Emerging sectors include biometrics and biomedical technology, advanced energy, distribution and business and information services.

It is one reason West Virginia had the third-highest rate of growth in economic production of any state in 2011, according to the U.S. Bureau of Economic Analysis.

The state's approach to responsible government has produced a positive business climate and is clearing the way for business growth through tax cuts, workers' compensation reform, and investment in university research and other strategic economic development initiatives.

Since 2005, West Virginia has averaged more than \$2.5 billion annually in new business investments.

Global companies such as Bayer, Dow, DuPont, Lockheed Martin, Toyota and Pratt & Whitney have benefited from a West Virginia location. Discover what a West Virginia partnership can do for your business.



## West Virginia Development Office

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