

GREATER
ELKINS
WEST VIRGINIA



UNEXPECTEDLY COOL!

The place to live, work, play, & stay

Hello Friends!

Located in Randolph County, West Virginia, Elkins contains friendly, community-minded individuals working to provide an atmosphere where people want to live, work, play, and stay. Davis & Elkins College, Davis Medical Center, The Jennings Randolph Federal Center, and Monongahela National Forest Headquarters are among the many businesses and organizations providing a framework of services and employees important to any growing area.

The business community is well represented with three locally headquartered community banks, branch banks, attorneys, accountants, and insurance companies. Not-for-profits include the YMCA, Elkins Randolph County Public Library and a host of other agencies. The Durbin & Greenbrier Valley Railroad operates out of the Elkins Depot Welcome Center situated downtown among numerous retail shops, restaurants, taverns, and tap rooms – including Big Timber Brewing. Of course, given our location as the basecamp of the Mon Forest, there are unlimited recreational opportunities for fishing, hiking, and biking.

Greater Elkins is an Unexpectedly Cool area with many positive community and business investments recently completed, under way, or in the process of development. These investments only enhance the vibrancy which currently exists. Unexpectedly Cool also refers to our weather – our summer temperatures are cooler, too!

Looking for something free to do? In the summer there is Pickin'-in-the-Park provided by the Augusta Heritage Center, Summer Concerts at the Downtown Rotary Amphitheater sponsored by Our Town and Mountain State Street Machines, and a myriad of festivals, activities, and events held throughout the year.

Want to learn more? The following pages show some community & business investments being made. How will Greater Elkins look in five years? Come live, work, play, and stay – and watch us grow!



GREATER ELKINS

In the heart of the Appalachian Mountains, Elkins and the Greater area is the hub for the geographic region. Elkins has a population of approximately 7,000 people. Greater Elkins draws a population of 35,000-40,000 providing retail, services, and amenities normally found in much larger communities.

Major events include the Ramps & Rails Festival, Antique Car Show & July 4th Celebration, and the Mountain State Forest Festival (West Virginia's largest and oldest festival) along with a host of other weekend events either in, or close to, Greater Elkins. During December, Elkins changes its name to "Elfkins" to celebrate the Christmas Season. The Durbin & Greenbrier Valley Railroad runs most weekends throughout the year with both sightseeing and special events trains. And, of course, there are the musical shows at the Gandy Dancer, music in the local taverns, and outstanding food to be eaten!

Corridor H (US Route 48) provides easy, 4-lane access to our community. A local airport is available for corporate planes and/or individuals with private aircraft.

In the winter, skiing is easily accessible at Snowshoe Mountain Resort, Timberline, and Canaan Valley. Local trout streams are available for fishing or swimming. The sightseer will find an abundance of birds and wildlife in the area woodlands.

Local not-for-profit organizations complement each other to enhance those looking for a place to live, work, play, and stay. Greater Elkins is a great community looking for those wanting to improve their lives.



TYGART HOTEL

A 1902 structure, the Tygart was once a thriving hotel – now soon to be a 56-room boutique hotel & restaurant in the center of Elkins. Woodlands Development Group has taken on the task of renovating the Tygart Hotel with plans to open in Winter 2023. The total cost of the boutique hotel, restaurant, bar, and meeting rooms is approximately \$18 million.

A project of this magnitude is not easily accomplished. The exterior of the six-story structure was solid. The interior was dated. From new roof, windows, wiring, plumbing, ceilings, walls, and flooring – everything had to be renovated. The result will be first class combining historic character with modern luxury.

The project was funded by a variety of public and private sources, including three local community banks – Davis Trust Company, Pendleton Community Bank, and Freedom Bank. Overall, it was a very complicated financial model which required substantial teamwork. The Mills Group did the architectural drawings, several local contractors are engaged in the construction and Taylor Hospitality will provide the daily management of the completed project.

The project has taken almost 7 years to develop before construction began. Dave Clark of Woodlands provided leadership and worked with his team to bring the Tygart Hotel project together.

The Tygart is located at 206 Davis Avenue, in the heart of Elkins. The future success of the project depends on the continued development of Elkins to bring more

tourists to the area. The Tygart will provide excellent lodging and an outstanding bar and restaurant.



RANDOLPH COUNTY SWIMMING POOL AND SPLASH PAD



Imagine a beaver-shaped slide to allow kids to enter the pool on a hot summer day.

The wilderness-themed splash pad contains many unique and playful structures, while exterior edges of the pool were widened for sunbathers. Unique construction allows the pool or the splash pad to be separated for private parties. Lifeguards are present during operating hours

In addition to the construction of a new concession stand, bathhouses have been completely remodeled with new fixtures and showers. Two showers were also constructed outside for those simply wanting to rinse off. Lockers are available.

The public pool/splash pad at the Elks Lodge opened its doors on May 25, 2023. A much-needed community project, the \$2.2 million project was driven by the Randolph County Commission.

The Commission, led by Commissioner David Kesling, formalized the project with funding from the general county fund, a West Virginia Land and Water Conservation Grant, Coal Severance funding, and other sources.

Busch, Zurbuch & Thompson, LLC prepared the lease and sales agreement with the Benevolent and Protective Order of Elks of USA. The project was engineered by E.L. Robinson, and the contractor was DanHill Construction. In addition, many community members volunteered time and services.



Overall, the Randolph County Pool & Splash Pad is a public project meeting the needs of the public, and was enjoyed by many families in its first summer.

22ND CENTURY TECHNOLOGIES, INC.

22nd Century Technologies is a national cybersecurity firm which expanded its operations to Elkins in August, 2022. The company leased a temporary space until moving into their new facility in May 2023. The facility will leverage 22nd Century's proven cyber security domain and IT expertise and deploy state-of-the-art technology to create high quality, 24-7 services. TSCTI will train employees on the latest tools, technologies, and processes, which will provide the Elkins community with a new set of workforce growth opportunities.

Attracting 22nd Century was a collaborative effort involving the company, Mayor Jerry Marco, Robbie Morris of the Randolph County Development Authority, the West Virginia Department of Economic Development, and several other community and state partners.

The project moved quickly. Initial discussions began in Spring of 2022. A Ribbon Cutting, marking the beginning of operations in their new facility, was held May 23, 2023. Housed at the former Reidbord Building, the new facility is being refurbished to meet the needs of 22nd Century Technologies. Reliable broadband services were easily accessed through Optimum.

22nd Century provides the opportunity for additional people to live, work, play, and stay in Greater Elkins. They are a very welcome partner to the community!



AUGUSTA HERITAGE CENTER

Augusta Heritage Center is dedicated to folk arts education by promoting culture heritage, documenting tradition, and creating spaces for community building. Augusta provides camps and conferences which attract individuals from throughout the world. 2023 will be the 50th year of the Augusta Summer Heritage workshops. Recently Augusta spun off from Davis & Elkins College to form its own not-for-profit organization.

Purchasing the Wilt Building is part of Augusta's proposed expansion efforts. While the purchase is not complete, substantial effort is being made. The Wilt is a significant building in the heart of downtown Elkins with approximately 50,000 square feet in the four-story building. Seth Young, Emily Miller and Eric Armstrong are key leaders employed by the Augusta Heritage Center.

The goal is to use the first floor to feature the arts of Augusta participants as well as other local artists. Some items will be for sale; others will only showcase the talents of the artists. The second floor will provide studio space for training, teaching and artists as well as office space for Augusta. The third and fourth floors will provide apartments for those participating in Augusta and other community artists. It is a significant project with the details not finalized.

Davis Trust Company currently owns the building and is working with other banks and agencies to finalize the financing. It should also be noted that significant funding has, and will be obtained, from generous individuals and organizations. The Mills Group provides architectural services. A construction contractor(s) will be named once the purchase is finalized.



RAILYARD EVENT CENTER



Adjacent to the Elkins Depot Welcome Center and the Rotary Amphitheater in the southern end of the Elkins Railyard are three acres of undeveloped land -- just waiting for the Railyard Event Center to be constructed by the Randolph County Development Authority. The Center will include a performance theater for 420 guests, a conference space that can host over 500 attendees, and remote workspace for the Ascend Greater Elkins program. A full-service commercial kitchen is included in the facility's design to allow for preparation of meals. The conference space can be used for one event or separated into smaller venues to host several concurrent sessions. Overall, the 28,000+ square foot facility has been designed with flexibility in mind to accommodate multiple event needs.

Three hotels containing approximately 200 rooms are within walking distance. Several other hotels are in close proximity.

While the name has not yet been formalized, the Event Center is quickly moving toward a groundbreaking during the first quarter of 2024. Multiple contributors have graciously committed funding to the project at the Federal, State, and local levels.

Thrasher Engineering is the firm tasked with design and engineering of the facility. A public meeting took place and public comment period opened from July 11th to July 21st. Once plans are finalized and approved by the Randolph County Development Authority Board, the project will be opened for construction bidding. It is estimated the construction will take 15-18 months. Taylor Hospitality will manage the facility and is actively engaged in providing design consulting.

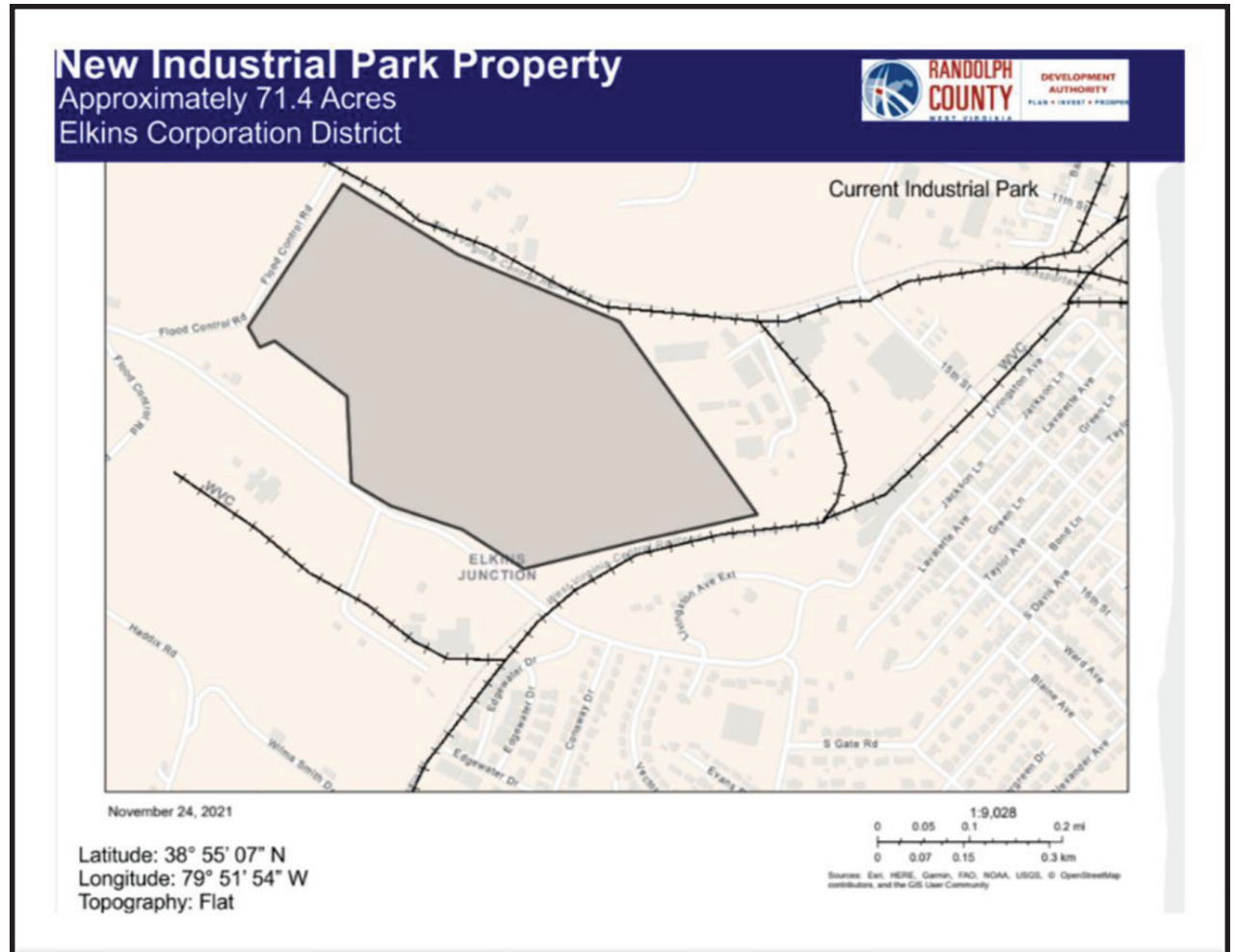
RANDOLPH INDUSTRIAL PARK EXPANSION

When the IOOF (International Order of Odd Fellows) placed 75 acres less than 1.5 miles from downtown Elkins on the auction block, the Randolph County Development Authority knew it was a rare opportunity. Not only is the site adjacent to the current industrial park, it's also flat, has access to all major utilities, and has rail access. The RCDA purchased the property during a public auction in October 2021 and intends to develop the site into a new commerce park.

Since the purchase, much has happened. Through annexation, all the property is now within city limits. A new entrance, including a railroad crossing, is being designed and developed. Working with the City of Elkins, a portion of Riverbend Road will be turned over to the West Virginia Department of Highways. This will allow the RCDA to seek the State's assistance with funding of the industrial access road.

The site is currently being designed by E.L. Robinson Engineering. They are working to create site plans that fully capitalize on available acreage. The finalized name for the property is *Randolph Development District*.

RCDA plans to get the site to shovel-ready condition and then heavily market the property. Although no formal marketing efforts have yet occurred, the RCDA has received multiple inquiries from prospective businesses looking to locate on the property. These prospects may or may not develop, but these inquiries do indicate businesses are interested in locating in Greater Elkins.



DOWNTOWN ELKINS BUILDING PURCHASES



Downtown buildings being purchased by young families is always a great sign. Having four purchases, all on Davis Avenue, is outstanding!

In 2021, Katie & Jerimiah Driver purchased a 3-story building next to the Tygart Hotel with first floor apartments opening to Davis Avenue. The first floor apartments have been replaced with two new businesses – *The Mossy Merchant* & *Mycellium*. Plans for a third are being developed. Upstairs apartments are being renovated and some are currently rented. This is a significant investment of time and money for a family with a young son,

one spouse with a full-time job, and the other operating a retail shop!

Colin & Heidi McFadden purchased a three-story building on the corner of Davis Avenue and Second Street, home of the *Arbogasts-Skidmore Barbershop*, *Wyld Lyfe Apothecary*, and *Identogo*. Did you know that Bill Arbogast has been cutting hair in that location for 53 years? As new caretakers of a 100-year-old building, there have been challenges a plenty. But, with the help of Woodlands Development & Lending, the Mills Group, and Elkins Main Street, they are confident they can bring it into this century. An older building which would be lost if not for the energy of a young family with five children. The McFaddens also recently purchased the Cain Building and Elkins' beloved *Trickett Hardware*. They're learning the ropes of retail! Well done McFaddens!



DOWNTOWN ELKINS BUILDING PURCHASES

Not to be outdone, Sydney and Kyle West purchased the Moose Building on Davis Avenue – also a three-story building – with a full basement. The building is sound, and there is a new roof. However, it has not been occupied for many, many years. Greenbrier Environment has been assessing the building while the Wests continue to finalize their plans. Lots of work, lots of possibilities, and lots of opportunities. Of course, their two children will be swinging a hammer to help... once they're big enough to pick up a hammer!



Also, don't overlook Emily and Zach Watson who purchased another three-story building on Davis Avenue – the old Bar One/Jabberwock. The first floor has been

unoccupied since July 2022. Their plans are to live on the upper floors and place a new business on the first floor. What business, you ask? That is their secret to disclose at a later time! In the meantime, the couple and their young daughter will continue to work hard and enjoy the benefits of living, working, playing, and staying in downtown Elkins. Keep in mind, Emily just opened *Clementine's Closet* this spring in rented space on Davis Avenue.



Four young families bringing great energy and talent to downtown Elkins! We are lucky they have all chosen to live, work, play, and stay in our community!

DAVIS & ELKINS FRESHMAN VILLAGE



Davis & Elkins College is part of the very foundation of Elkins and Randolph County. Offering more than 45-degree programs and welcoming a diverse population from across the state, throughout the nation, and around the globe – D&E focuses on fulfilling its mission “*to prepare and inspire students for success and for thoughtful engagement in the world*”

The College recently broke ground on a \$25 million Freshman Village project. With High Point Construction of Buckhannon making things happen – the center of the donor-funded venture will be the new, suite style, three-and-a-half-story residence hall complete with a common kitchen, multi-purpose room, collaborative study spaces, laundry and vending amenities. Other residence halls within the “village” will be upgraded and modernized. In addition, outdoor gathering space will tie the village together physically and aesthetically. All projects are consistent with Phase II of the Campus Master Plan and will expand to include upper class housing renovations in the near future.

Phase 1 of D&E’s plan was driven by the Myles Center for the Arts as well as other improvement projects throughout the 180-acre campus.

Davis & Elkins remains financially sound and continues to explore strategic expansion. This is an enviable position for similar institutions. With 98% of all students receiving some sort of financial aid and scholarship monies, the scholarship programs of the institution remain an operating imperative.

Providing education, culture, and entrepreneurial opportunities, the strong partnerships throughout the region and beyond ensure that Davis & Elkins College is *Leading the Way*.

ELKINS RIVERFRONT PLAN

Let's start walking or biking on a trail within downtown Elkins! Impossible? Of course not. Elkins is fortunate to have the Tygart River circle through a significant part of the city. For too long, the river has been overlooked as a community asset. A consultant and several community meetings resulted in an Elkins Riverfront Development Plan. The project extends from the Davis Avenue Bridge through and including Glendale Park and River Bend Park.



The Plan includes creation of bike and pedestrian trails providing a predictable trail experience. The trail routes utilize city and Randolph County Development Authority owned land. They will also provide neighborhood connectivity. ADA accessibility routes, amenities and features will be incorporated. Seating and overlooks at intervals of approximately 1/4-mile will offer observational opportunities for users. Those looking for an interactive experience can make use of multiple boat and paddleboard launch sites.

Recommended as Phase One, at an estimated costs of \$550,000-600,000 is a trail connection from Davis Avenue Bridge to the Trestle Bridge along the river's edge and under the Industrial Road bridge and construction of a mid-point bridge to River Bend Park. Phase Two provides trail signage and wayfinding at a cost of \$40,000-60,000. Phase Three connects the trail loops, boat launches, amenities and sidewalk connections at a cost of \$1.8-2.6 million. The full project estimate is \$2.4-3.3 million with a 20% swing for contingencies. The TIF district and project plan recently approved by the City of Elkins identifies use of funds for the Riverfront Plan.

The Riverfront Plan was developed by the City of Elkins in collaboration with the Community Solutions Group of GAI Consultants and with assistance from the Woodlands Development & Lenders and the West Virginia Community Development Hub.

EAST TRAIL DEVELOPMENT

Elkins Area Shared Trails (EAST) is a coalition of more than 30 partners who are quickly moving from trail ideation to trail implementation. A Master Trail Plan has been completed and the group is investigating funding options. In addition, funding may be available from the recent Elkins TIF initiative.

The goals are to place trails in the Greater Elkins area that position Elkins as a base camp for the Monongahela National Forest, provide high-quality easily assessable and active opportunities for regional youth and improve community health.

EAST has access to 18-acres of Davis & Elkins College, 36-acres of Davis Memorial Hospital owned property adjacent to the Rail Trail, 79-acres on the Davis & Elkins College campus and 100-acres WV Department of Agriculture owned property known as the Darby Farm. The land base is ideal for a diverse trail system due to well-drained soils, moderate topography and mature forest cover. Additional public and private properties linking these properties would enhance the trails.

The master plan includes all-weather trails that increase accessibility to outdoor experiences for the very young, those with mobility or vision challenges, and users recovering from injury or disease. Some trails are “shared use” and will be perfect for a half-hour lunch walk or a nice run. Other trails will be optimized for mountain bike use with progressive skills and challenge levels. The plans also include two bike parks including a bicycle playground, skills areas and pump track.

The estimated cost of all planned areas is \$1.2-\$2.2 million.. The EAST Trail Master Plan was funded by an Appalachian Regional Commission POWER grant. The plan was prepared by Applied Trails Research. Jessica Sutton is the volunteer coordinator for EAST development.



GREATER ELKINS ASCEND



In late 2022, Greater Elkins was designated as the fourth location for West Virginia in the Ascend WV program. With the goal of increasing population and introducing more economic diversity into the workforce, the program works to attract and retain remote workers to the state. Incentives for those who make the move include \$12,000 distributed over the course of two years, one year of free outdoor activities scattered throughout the state, free co-working space, access to continuing education and guided excursions and activities. Greater Elkins received over 3,000 applications from across the U.S. and outside the country. The first cohort of around 30 Ascend members will be welcomed through the fall and early winter of 2023. Based on data from other Ascend communities, for every one Ascend member, 2.4 individuals relocate.

Current projections show that 25% of all professional jobs are remote and 69% Americans report an increased interest in outdoor activities. Ascend WV incentivizes people to come for two years to live in the community, enjoy our many recreational assets and find purpose by giving back to their communities, with the hope that they find their forever home.

Ascend WV employs a local resident at each location who works with the Ascend members starting with their acceptance into the program. Jessica Sutton is the Greater Elkins Experience Coordinator. Once on location members will utilize the Common Door co-working space, but eventually Ascend will have its own dedicated space they are calling *Basecamp* – attached to the Event Center in the Elkins Railyard.

Ascend WV is a joint endeavor of the Brad & Alys Smith Outdoor Economic Development Collaborative, West Virginia University and the West Virginia Department of Tourism.

BROADBAND EXPANSION

Broadband in Elkins and Randolph County is expanding! Several Internet Service Providers (ISPs) and nonprofits have been successful in obtaining federal and state grant monies to expand broadband coverage throughout Randolph County. Citynet, Micrologic, and Frontier have all received either federal or state funding to expand service.

Non-profits such as Woodland's Development & Lending and the Central West Virginia Development Association have also received awards to expand service in various parts of the county. These awards will bring fiber optic cable to thousands of addresses throughout the county with a minimum speed of 1 gigabit available. Residents and businesses in and around the following communities will see fiber being installed as a result of these grant funds: Norton, Harding Coalton, Jimtown, Mabie, Cassity, Gilman, Kerens, Montrose, Elkins, Bowden, Harman, Whitmer, Job, Beverly, Dailey, Valley Bend, Mill Creek, Huttonsville, Valley Head, Helvetia, and Pickens.

These projects not only bring a higher quality of life to residents and businesses, they also bring about growth opportunities for education, healthcare, and business growth. Once the above referenced projects are implemented, Randolph County will be one of the most connected counties in West Virginia.



INTERACT CHILDREN'S MUSEUM

The vision of Interact Children's Museum is to inspire children to explore, learn and create through play. Interact Children's Museum is currently operating as a mobile museum while actively searching for a permanent location in

Elkins. Their programs are built around the pillars of family, education, imagination and community.

Unlike traditional museums, children's museums focus on interactive exhibits and learning through exploration and experimentation. Children and adults are encouraged to try new things, problem solve, challenge themselves and indulge their curiosity. The guiding principle of all children's museums is that growth and learning occur through play. Visitors of all ages are given the opportunity to grow and learn by playing with the interactive exhibits in a safe, creative space.

Interact provides a vibrant, accessible environment, connecting people and inspiring growth in our area. The volunteer organization is currently led by a dedicated Board of Directors with Lisa Martin and Sydney West serving as President and Vice President. A growing group of trained volunteers organize and staff the numerous events and activities Interact holds.

The future is bright for this emerging museum. If you're interested in expanding available opportunities for children, your involvement would be welcome. For example, Interact holds several Volunteer Trainings each year. There are currently openings on the Board of Directors. Their first major

capital campaign is under way. To learn more follow them on Facebook @Interact Children's Museum, email at interactmuseum@gamil.com or visit their website at <https://interactchildrensmuseum.org/>.



BIG TIMBER

The new Big Timber Brewing Company is located on the southern end of downtown Elkins where Davis Avenue meets the Tygart Valley River. Their name pays homage to the surrounding forests and the industries and communities supported by those forests. The largest brewery in West Virginia, Big Timber has won medals for their beer on the prestigious Great American Beer Festival and World Beer Cup.

The expanded Big Timber with their new taproom will open this fall, replacing their original site on South Davis Avenue. The new space will feature outdoor seating along the river, a music & event space, regular brewery tours, fireplace and a kitchen that will open at a future date. The Charm Farm plans to purchase and convert the South Davis location to a butchery and farm store.

Several businesses were involved in the expansion including Martin Home Repair for plumbing, David Davis for HVAC, KZ Electric for electric, Talbot



Glass for exterior glass, Brewer & Company for fire suppression and Garber Concrete for concrete.

Owned and operated by founders Ashley and Matt Kwasniewski, you can find Big Timber throughout the Mountain State. At their taproom you will find a variety of beers for all beer tastes, including light lagers, IPAs and sours as well as craft soda, logo merchandise and beer to go in cans or growlers. Stop in and visit or “Ax for a Big Timber” at your favorite West Virginia restaurant, bar or retailer!



MEGACORP LOGISTICS



MegaCorp Logistics has occupied the former G.C. Murphy building in downtown Elkins for many years. They currently share the space with Coming Around Again, which is situated on the first floor, while MegaCorp Logistics' operations are located on the top floor. However, MegaCorp is now embarking on a significant renovation project.

The first floor is set to undergo a complete renovation, including the removal of the second-floor structure to allow the second-story ceiling to become the new ceiling for the first floor. Additionally, the first floor will receive new windows and a new awning. Simultaneously, the third floor, which will become the new second floor, is also slated for a comprehensive remodel. Behind the building, there is a small area that will be transformed into a green space.

During the construction process, everyone will be relocated, and The Mills Group has been tasked with creating the renovation plans. Currently, the contractor for this project has not yet been selected.

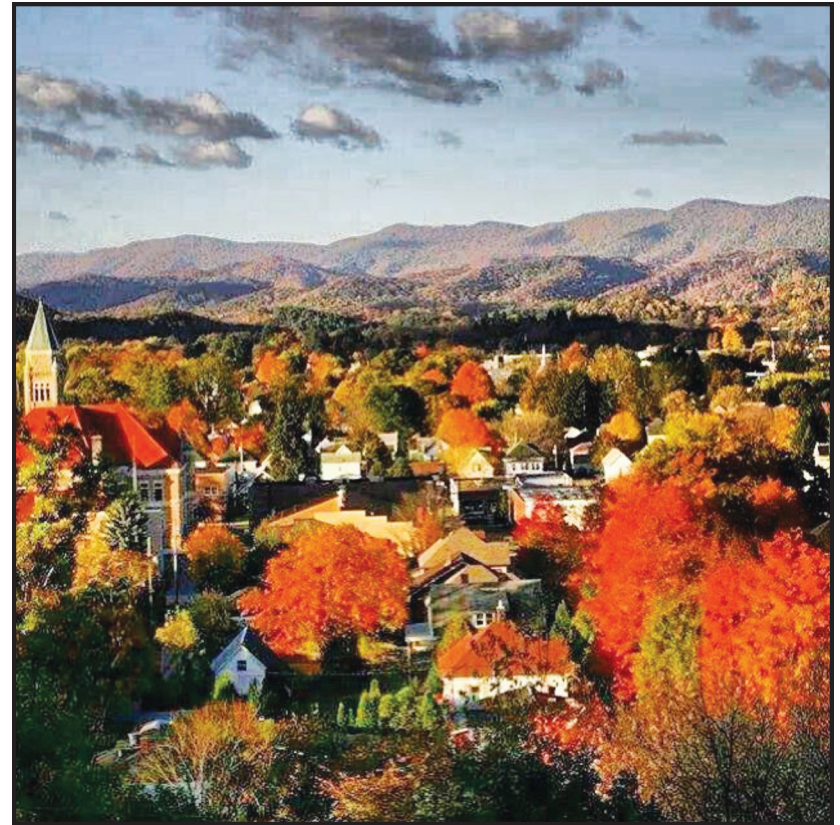
Regarding Coming Around Again, MegaCorp is demonstrating its commitment as a good neighbor and landlord by purchasing another building in Elkins and assisting in relocating the business to a nearby location. This collaborative spirit reflects the supportive nature of small towns helping one another.

Overall, these developments represent a substantial investment in downtown Elkins, bringing both new space and advanced technology to the area.

MegaCorp Logistics is an award-winning, full-service logistics company founded in 2009 by Elkins native Ryan Legg. With a strong focus on investing in their employees, MegaCorp has grown organically into one of the top-ranked logistics companies in the US, as recognized by Transport Topics. From regional manufacturers to Fortune 500 companies, they strive to build long-term, strategic partnerships with their clients. You can trust that they will deliver.

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For additional information, contact any of us at The West Virginia Wood Technology Center, 10 11th Street, Elkins.



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