



# Opportunity.

**CENTER FOR THE TRADES - CONVENTION CENTER**  
PENNINGTON GAP, VIRGINIA



# Vision

## **TRADES SERVICES**

Answering to the regional shortage of trades' services, this initiative will spur growth in the building trades by helping young businesses launch and become established.

## **JOB CREATION**

By helping local and regional business start-ups get on their feet, jobs will ultimately be created, increasing local and regional career opportunities in the building trades and other maker industries .

## **SPACE AND SUPPORT FOR DEVELOPING BUSINESSES**

Quality physical work space, and administrative and technical support will provide crucial components needed for young businesses to operate flourish.

## **BUSINESS AND COMMUNITY GATHERING SPACE**

A hub will be created where community gathering space, business meeting space, large group conference space and break-out classrooms are offered under one roof, connecting and supporting local government, business and community.



# Opportunity

## THE SITE

A beautiful four acre site within the Pennington Gap business park, adjacent to Wallen Creek and the Town greenway, will provide an excellent opportunity for redevelopment. The site is located close to downtown, just north of the Pennington Middle School ballfields. In addition to an existing level-graded building pad, the adjacent town hall building on this site also offers 10,000 SF of space available for renovation.

## PEOPLE, JOBS AND SERVICES

Regionally, there has been a significant decrease in trades' jobs and services. Residential and commercial work is often done by outside service providers from larger towns and cities. The spirit of the local citizenry and their strong work ethic, combined with the need for services and the need for jobs in the region provide an excellent environment for entrepreneurship.





# Center for the Trades

The proposed Center for the Trades facility will provide workshop and support space and services to start-up and developing trades' entrepreneurs. Due to the current lack of affordable space to stay in business and create new jobs in the area a major goal of the project is to create a cost-efficient place for entrepreneurs to succeed.

The proposed design for The Center for the Trades consists of two buildings. The trades' building will house 9 workspace bays (1,800sf each), each with a workshop, restroom and office. Trades' tenants will have access to a shared loading dock and fork lift. The shared administration building, will provide a kitchen and break room, locker rooms, a meeting room, and a print room.









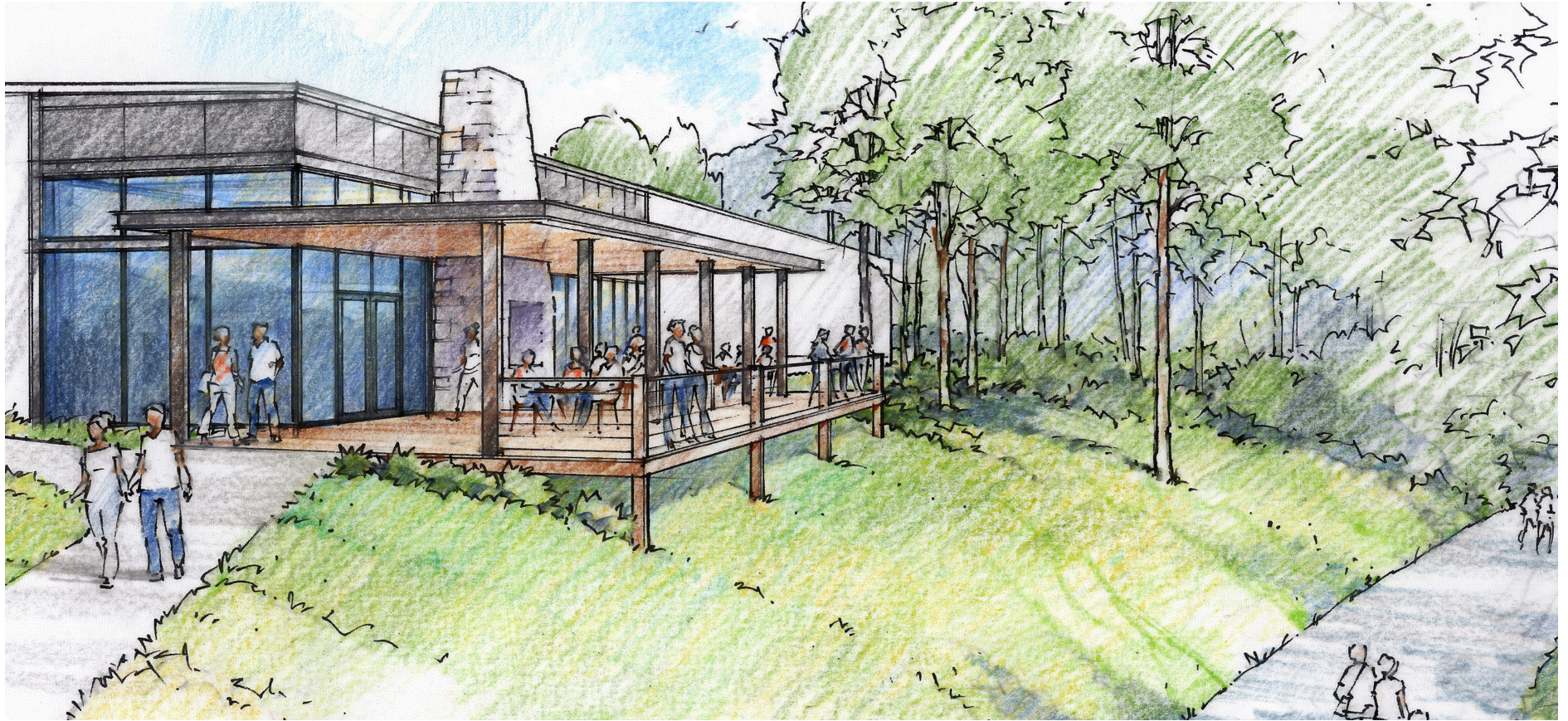
# Convention Center

The convention center will be a hub where community gathering space, business meeting space, large group conference space and break-out classrooms are offered under one roof.

The proposed convention hall will be a renovated space utilizing 6,000SF of existing finished space adjacent to the current town hall offices. A multi-use space, the hall will have the capacity to seat 336 people. Five breakout classrooms on the east side of the building will supplement the convention hall with smaller spaces (290SF each) for use as classrooms, or conference/meeting rooms. The outdoor space features a large central fireplace and space to hold outdoor events or outdoor overflow for convention center events. In addition to its connectivity to the fireplace lounge, the patio also has site walkway connections to the greenway, and to the parking lot and Center for the Trades.

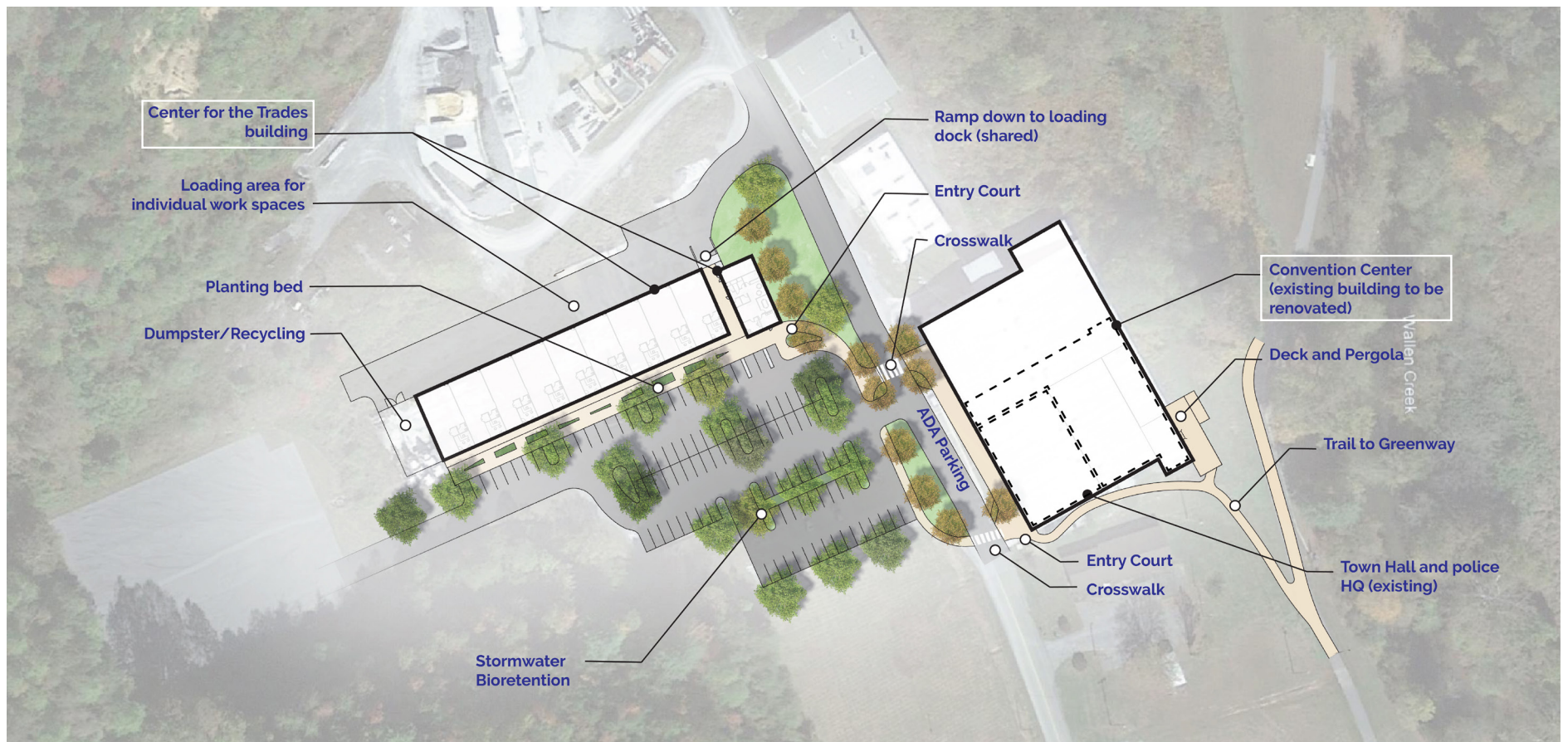








# Site Plan





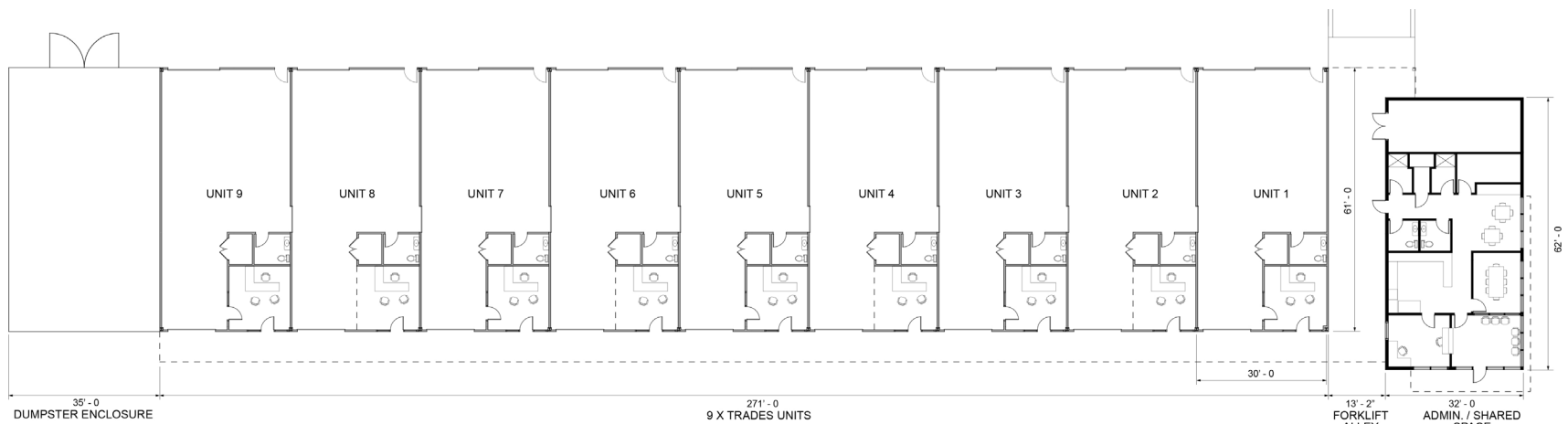
# Plan

## CENTER FOR THE TRADES



PARTIAL FLOOR PLAN

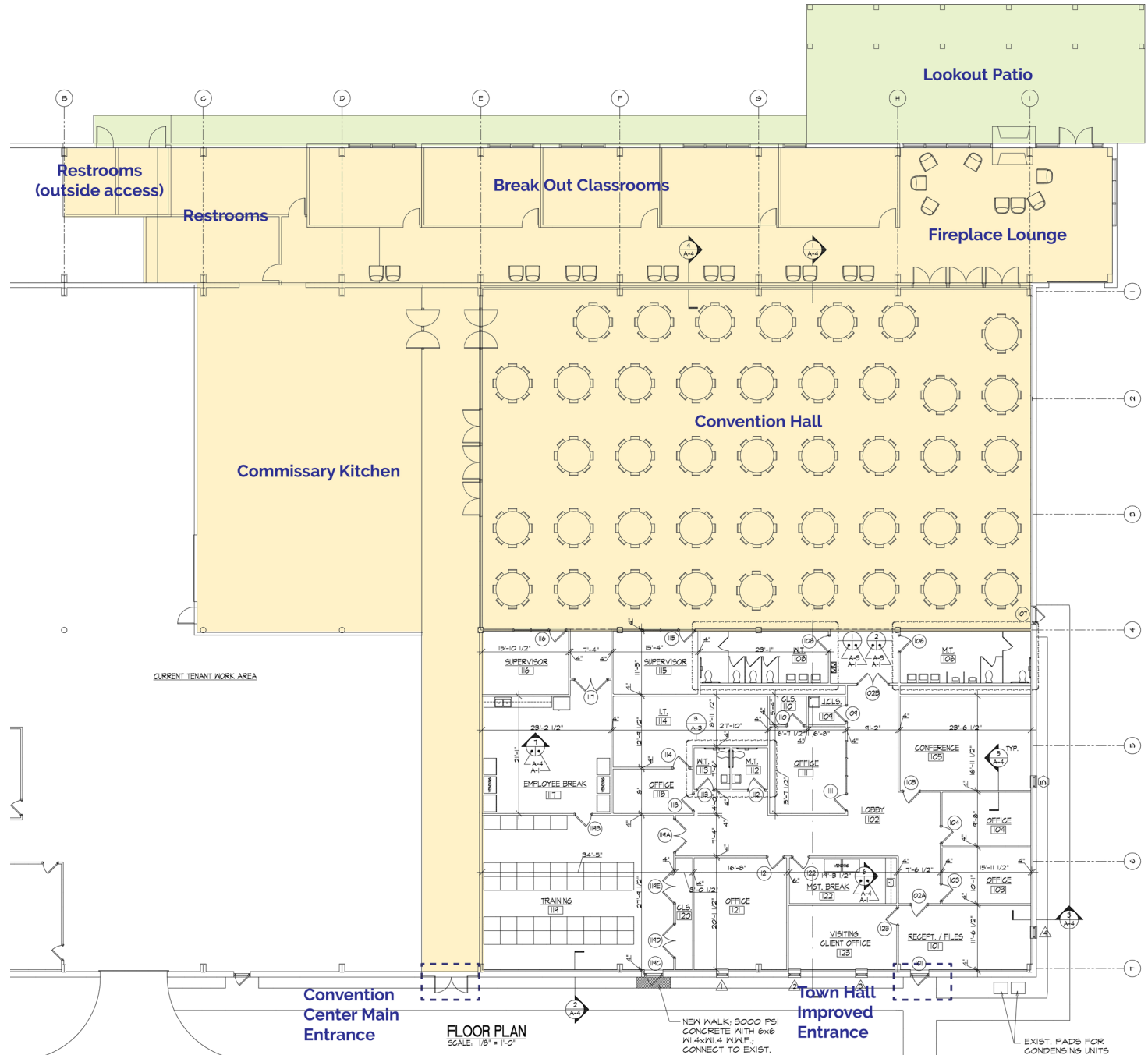
1/8" = 1'





# Plan

## CONVENTION CENTER





# Contact

We appreciate your interest in the Town of Pennington Gap and this exciting initiative. For more information please contact:

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