

## OVERVIEW OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

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*June 25, 2013*



## OVERVIEW OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX

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- The St. James Sports & Entertainment Complex will be a premier multi-sport indoor and outdoor training complex and family-centered recreation destination
- The Complex will provide the most comprehensive offering of high quality facilities, equipment, programming, amenities and services for sports training, competition and personal fitness found anywhere in the country
- The combination of state-of-the-art athletics facilities with high-level professional instruction in nearly 30 sports will make The St. James the region's epicenter of youth and adult sports programming year-round
- The St. James will also offer programming for active families, as well as family-friendly amenities and accessibility, making the Complex "the place to be" for sports and recreation after school and on the weekends
- **Highlights of the facilities in the Complex include:**
  - **Field House:** An 80,000 sq. ft. multi-purpose field house
  - **Baseball Center:** Four batting cages with automatic pitching machines for baseball and softball
  - **Basketball and Volleyball Center:** Four NCAA regulation-sized basketball/volleyball courts
  - **Aquatics Center:** Olympic-sized pool, a therapy pool, a water park play area for children and an outdoor "resort-style" pool for families
  - **Ice Rinks:** Two NHL regulation-sized ice rinks for ice hockey, figure and synchronized skating, and open skating
  - **Gymnastics Center:** A 15,000 sq. ft. gymnastics training space
  - **Climbing and Bouldering Center:** 20,000 sq. ft. of rock climbing and bouldering walls
  - **Golf and Racquet Club:** A year-round driving range and indoor training center, 6 indoor tennis courts (including a teaching court) and 8 international squash courts
  - **Health Club:** 30,000 sq. ft. health club with state-of-the-art cardio and strength training equipment, and a Spa and Wellness Center
  - **Sports Rehabilitation Center:** Dedicated physical therapy center with best-in-class sports medicine professionals
  - **Child Development Center:** Provides educationally enriching daycare and short-term childcare for families

## OVERVIEW OF THE ST. JAMES SPORTS & ENTERTAINMENT COMPLEX (CONT'D)

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- The St. James offers several features that will make it the locus of sports training and wellness for active individuals and families:
  - **Quality.** The Complex will house state-of-the-art, top-tier athletics and training equipment and facilities consistent with the quality provided by elite college athletics programs
  - **Scale and Breadth of Offerings.** The scale of the Complex enables families to accommodate the broad and varied interests of each family member under one roof, making it the obvious choice for “time-starved” families and professionals
  - **Opportunities to Compete.** By serving as a venue for numerous leagues (Complex-sponsored and otherwise) as well as competitive combines, tournaments and various civic events, the Complex will be a “market maker” for athletics in the region
  - **The “Home Field.”** The Complex will identify strongly with the rich sports history of the community in an effort to engender loyalty from athletes, coaches and families
  - **Exceptional Service.** The Complex’s staff will provide exceptional service with a commitment to integrity, professionalism and passion for delivering the highest quality customer experience
  - **Ease of Use.** The St. James will utilize highly trained staff and technology to help each client easily navigate the Complex’s offerings and have experiences tailored to their passions and needs

## RENDERINGS: DUE EAST AERIAL VIEW OF JOSEPH HENSLEY PARK



**RENDERINGS: AERIAL VIEW OF THE COMPLEX DESIGN FROM EISENHOWER AVENUE (NORTHEAST)**

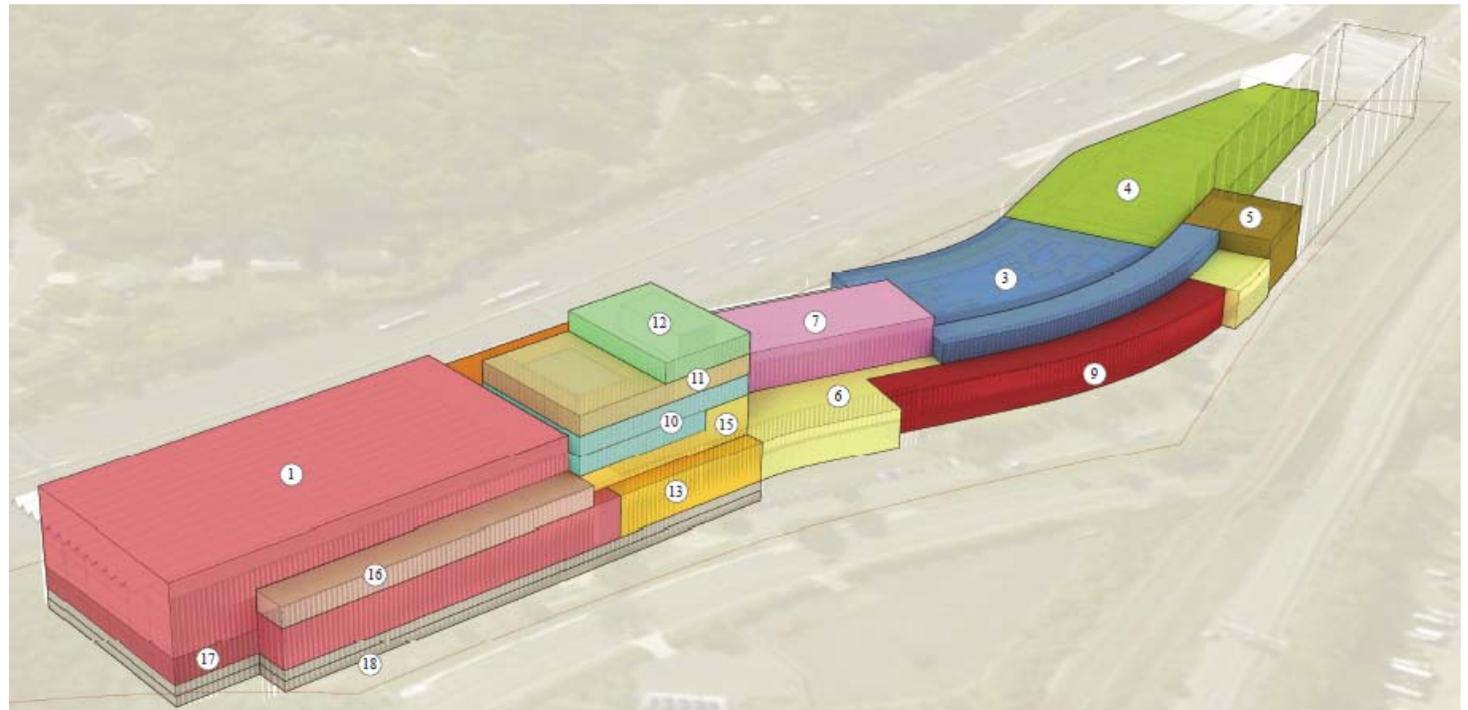
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## RENDERINGS: FACILITY-BY-FACILITY LAYOUT OF THE COMPLEX DESIGN FROM EISENHOWER AVENUE

*Northeast view and breakdown of facilities in The St. James*

1	FIELD HOUSE
2	ICE RINKS
3	AQUATIC CENTER
4	RACQUET CENTER
5	GOLF CLUB
6	LOBBY
7	BASKETBALL CENTER
8	BASEBALL CENTER
9	BRANDED RETAIL
10	HEALTH CLUB & WELLNESS SPA
11	RESTAURANT & EVENT
12	OBSERVATION DECK & OUTDOOR POOL
13	CLIMBING CENTER
14	GYMNASTIC CENTER
15	CHILDCARE CENTER
16	REHABILITATION CENTER
17	200 M RUNNING TRACK
18	2 LEVELS PARKING



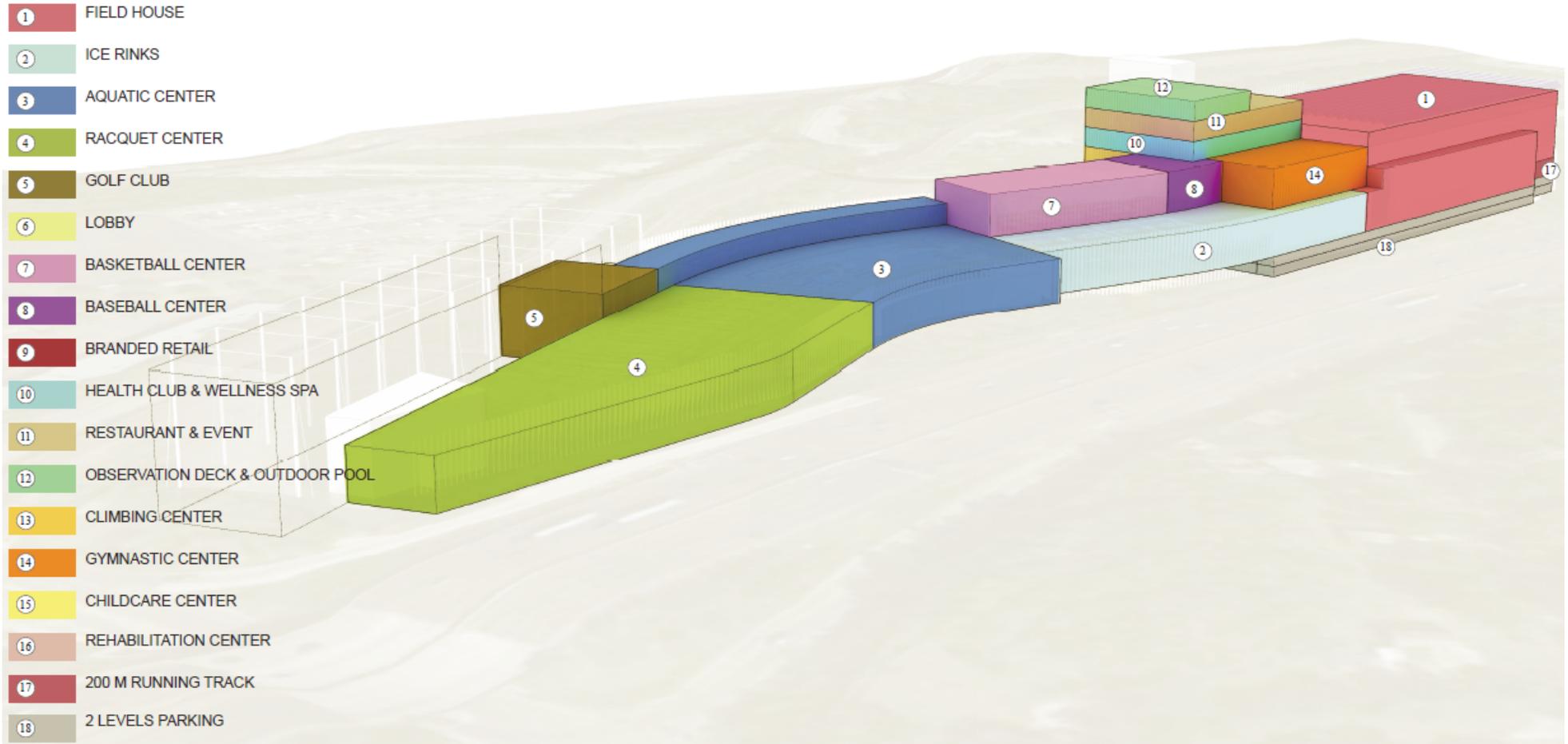
## RENDERINGS: AERIAL VIEW OF THE COMPLEX DESIGN FROM I-495 (SOUTHWEST)

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## RENDERINGS: FACILITY-BY-FACILITY LAYOUT OF THE COMPLEX DESIGN FROM I-495

*Southwestern view and breakdown of facilities in The St. James*



## HIGHLIGHTS OF ST. JAMES PROGRAMMING AND SERVICES

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### Programming

Learn-to-Play Group Instruction

High Level Instruction and Training

Private Lessons, Camps and Clinics

Youth and Adult Leagues

Interest Driven Clubs

Competitive Teams

Meets, Competitions and Tournaments

Rentals to Independent Clubs, Schools and Universities

Drop-in Training and Recreational Play

Birthday Parties

Social Events and Fundraisers

Corporate Events, Retreats and Team Building

### Services

24-Hour Availability

Daycare and Dropoff Childcare

Health and Fitness Assessments

Towel Service

Locker Service

Massage Therapy

Skin, Hair and Nail Services

Nutritional Products

Nutrition Coaching

Weight Loss Programs

Metabolic Testing

Sports Physical Therapy

## WHY THE ST. JAMES IS A COMPELLING OPPORTUNITY FOR ALEXANDRIA

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### 1 ADDRESSES SIGNIFICANT DEMAND FOR ADDITIONAL AND ENHANCED RECREATION AMENITIES

- Strong and vocal demand in Alexandria for swimming pools (recreation, competition, teaching), an indoor track, and turf fields that can accommodate more soccer, football, lacrosse and other field sports
- Helps Alexandria meet long term recreation needs while reducing burden on public resources

### 2 ENHANCED RESIDENT QUALITY OF LIFE

- Improves quality of life for current Alexandria residents
- Creates an additional center for community building

### 3 LANDMARK SPORTS & ENTERTAINMENT DESTINATION

- Unparalleled facilities and programming combined with an emphasis on environmentally sustainable construction
- “Comprehensively Healthy: Body and Environment”

### 4 NEW AND SUSTAINED ENGINE OF ECONOMIC ACTIVITY

- Significant opportunity for local job creation, increased economic activity and additional tax revenue
- Will contribute meaningfully to Alexandria’s already impressive tourist visit numbers

### 5 EXCEPTIONAL, DIFFERENTIATED STRATEGIC ASSET FOR ALEXANDRIA

- Complex can play a critical role in Alexandria’s efforts to remain the “community of choice” in the region for new residents, corporate investment and tourism
- Improves regional competitiveness as neighboring jurisdictions have moved forward with significant social infrastructure projects (e.g., Long Bridge Park Aquatic Center and GMU Freedom Aquatic & Fitness Center)

## BIOGRAPHIES: THE ST. JAMES GROUP LLC

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### **KENDRICK F. ASHTON, JR., *Co-Founder & Managing Partner***

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- Prior to forming SJG, Mr. Ashton was a founding member and Managing Director of boutique investment bank Perella Weinberg Partners
- Mr. Ashton served as Chief Operating Officer of Perella Weinberg's Corporate Advisory Business from 2009 to 2011
- Prior to joining Perella Weinberg, Mr. Ashton was an investment banker at Goldman, Sachs & Co., executing large mergers, acquisitions and financings across a broad range of industries
- He received a JD from the University of Chicago Law School, where he was a Merit Scholar and the Earl Dickerson Public Service Scholar, and an MBA from the University of Chicago Booth School of Business, where he was also a Merit Scholar
- Mr. Ashton received an AB from the College of William & Mary, where he was an All-Conference cornerback and recipient of the John Kratzer Memorial Award *for Exemplary Courage, Self-Sacrifice, Leadership and Spirit* and the Benjamin Stoddert Ewell Award *for Outstanding Leadership, Service and Contribution to the College*

### **CRAIG A. A. DIXON, *Co-Founder & Managing Partner***

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- Prior to forming SJG, Mr. Dixon was Assistant Vice President and Senior Counsel at Smithfield Foods, a Fortune 250 global food business, where he focused on M&A and corporate governance
- Prior to joining Smithfield Foods, he was in private practice at McGuireWoods LLP focusing on M&A and project finance
- Mr. Dixon began his legal career as a Law Clerk to the Honorable James Spencer of the US District Court for the Eastern District of Virginia
- He is a graduate of Harvard Business School's Program for Leadership Development and received a JD from William & Mary School of Law, where he was a recipient of the TC Clarke Scholarship, the Law Foundation Scholarship and the Thurgood Marshall Humanitarian Award
- Mr. Dixon received a BBA from the College of William & Mary, where he was a William & Mary Scholar and a Project Excellence Scholar