



**CarolinaPlex**  
SPORT & RECREATION CENTER

EquityOne Sports Developments' (EOSD) goal is to satisfy the huge, and growing demand for indoor/outdoor, multi-sports recreational facilities. To that end EquityOne Sports has designed the **CarolinaPlex Sport & Recreation Center**, which will include a 138,000 (expandable) square foot multi-use indoor sports center, outdoor lighted regulation sized football/soccer and baseball fields – all with artificial turf playing surfaces, and lighted outdoor sand volleyball courts. Each playing surface will have its own dedicated “stadium” venue. The indoor sports center initially will contain two soccer fields, 8 basketball, 16 volleyball courts, 4 batting tunnels, a climbing wall, a fitness center, 2-3 meeting/party rooms, a café, a babysitting room, and staff offices with room to add additional playing surfaces as well as ice surface(s) and aquatics facilities. The site will also contain ample parking for both indoor and outdoor uses. Designed for local, regional and national functions ... *CarolinaPlex is a mixed-use recreational campus, which integrates field and court facilities as well as office and service space to businesses/organizations in the sports and recreation industry.*

The Metropolitan Statistical Area (defined locally by economic development agencies as “Charlotte USA”), which includes a total of seven counties, boasts a population of 1.6 million, while the Charlotte Metro Region, comprised of 13 counties, has a population exceeding 2.5 million. Importantly, the rate of growth increased from 2000 to 2005 and the projected population for 2010 would translate into even higher annual increases in population growth from 2005 to 2010. In addition to the rapid growth in population, Charlotte USA has enjoyed extraordinary growth in new-business development. Recent investments range from office towers to regional retail centers, to modern manufacturing facilities to NFL and NBA expansion teams. As a result, the entire urban region has emerged as a financial, distribution and transportation center. Booming with economic and commercial activity, Charlotte USA truly enjoys all the advantages of one of the most rapidly growing metropolitan areas in the nation.

With all this growth, the area lacks adequate recreational facilities to meet *current* demand, let alone future demand. In the last decade alone, demand for indoor and outdoor playfields has literally doubled as record numbers of girls have taken to team sports, including softball, basketball, volleyball, soccer and lacrosse. Add in the burgeoning market for teen and adult sports, and it's not surprising there is a huge need for new community recreational facilities. A recently completed Parks and Recreation master-plan identifies substantial gaps in facilities/services that public funding simply cannot keep pace with and states explicitly, “The extent of unmet demand, combined with realistic limits on public investment capabilities, means that there should be a role for the private sector to play in participating to develop new facilities”. EquityOne Sports, a full service, design/build, recreational development company, is designed to meet this need by engaging various investors, users and advocates as partners in a multi-use facility. The plan features a for-rent operating model and will be an especially appealing environment families and young-adults. You can learn more about similar business models by visiting the following websites from facilities with similar elements from around the country:

<http://ripkentournaments.com/myrtlebeachfacilities.cfm>

<http://www.cooperstowndreamspark.com/>

<http://www.libertyvillesportscomplex.com/sportcomplex.htm>

[http://disneyworldsports.disney.go.com/dwss/en\\_US/home/home?name=HomePage](http://disneyworldsports.disney.go.com/dwss/en_US/home/home?name=HomePage)

<http://www.townofcary.org/depts/prdept/soccerpark/socceroverview.htm>

<http://baseballheavenli.com/ordereze/default.htm>

In conclusion, the area offers an excellent opportunity for the development of a state-of-the-art, multi-use, indoor/outdoor recreational facility. **CarolinaPlex** will meet these needs by combining cutting edge technology with traditional park style amenities to make the campus a truly diverse environment for youth programs and adult recreation designed to foster growth, sportsmanship and competitive excellence. With the support of local Parks and Recreation resources in promoting and marketing the complex, EquityOne Sports will create an interactive and family-centric recreational destination that offers a friendly and healthy atmosphere for users of all ages.

Find more information at [www.carolinaplex.com](http://www.carolinaplex.com).

**Exhibit A**

**Project Description**

CarolinaPlex, when fully phased in, will be situated on an approximately 125-acre site in the Charlotte, NC region with easy access to three interstate highways an international airport and seven counties. CarolinaPlex will consist of a 138,000 (expandable) square foot multi-use indoor sports center, multiple outdoor playing surfaces and parking for a minimum of 900 cars and buses that is more fully described as follows:

Location: Charlotte, North Carolina

Lot size: +/- 125 acres

Indoor Sports Center: An approx. 138,000 square foot, 30' clear, expandable, precast concrete and steel  
(Phase II) building containing the following:

- 2 premium in-fill artificial turf soccer fields
- 8 basketball courts OR 16 volleyball courts
- A 10 station climbing wall
- Batting tunnels
- Ice surface(s) (expansion)
- Aquatics (expansion)
- Childcare
- Fitness Center
- Meeting/party rooms
- Theater/auditorium
- Music / Television studio
- Sports medicine/physical rehab
- Café/foodservice
- Staff office

Outdoor multi-purpose turf field(s): Four (4) outdoor lighted multi-purpose fields with an artificial in-fill turf for year round use for soccer, football, lacrosse, etc.

Outdoor baseball turf field(s): Ten (10) outdoor lighted artificial turf softball/baseball fields for year round use.

Outdoor Sand Volleyball Courts: Ten (10) outdoor lighted sand volleyball courts including a center court with stadium style seating.

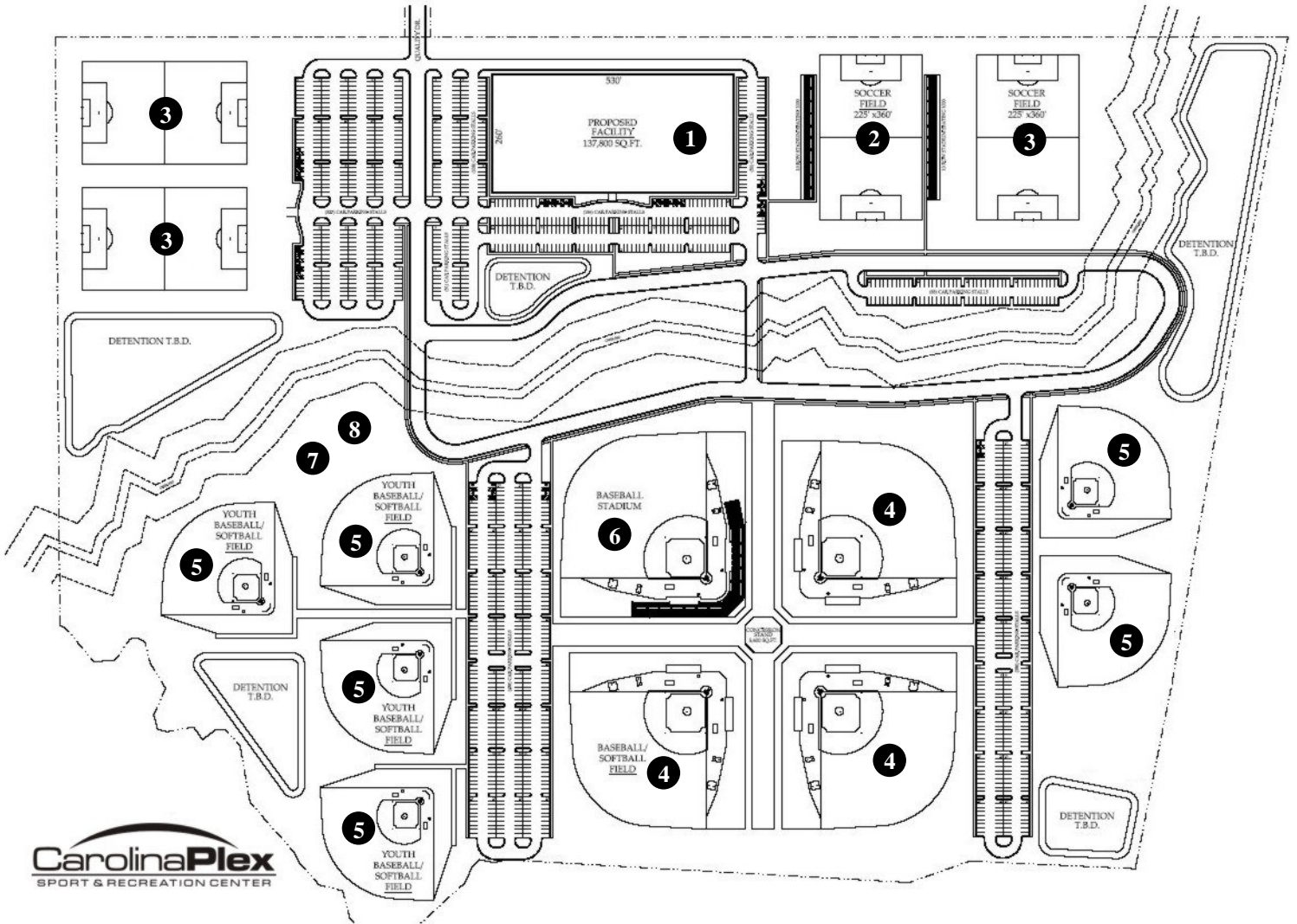
Concessions: Walk-up window food-service with future (Phase II) wait-service sports-bar style food-service

Parking: Paved parking for a minimum of 900 cars including bus parking.

Approach: The site will be developed over two phases as follows:

- Phase I will include up to six softball/baseball fields, two multi-purpose fields, all sand volleyball with concessions and ample parking to accommodate these areas.
- Phase II will include the remaining outdoor playing fields/surfaces, including the stadium venues for baseball, multi-purpose and volleyball. Phase II will also include the indoor sports center.

**Exhibit B**  
 Conceptual site-plan



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|--|---|
| <b>1</b> Indoor recreation center                      | <b>5</b> Lighted synthetic little league / softball fields  |
| <b>2</b> Lighted synthetic multi-purpose stadium field | <b>6</b> Lighted synthetic full-size baseball stadium field |
| <b>3</b> Lighted synthetic multi-purpose fields        | <b>7</b> Lighted sand volleyball courts                     |
| <b>4</b> Lighted synthetic full-size baseball fields   | <b>8</b> Lighted sand volleyball stadium court              |

**Exhibit C**

Definitions:

1. Softball/baseball lighted fields
  - Girls softball (spring, summer, fall)
  - Boys 12-and-under baseball (spring, summer, fall)
  - Adult recreational leagues/tournaments (spring, summer, fall)
  - NCAA mens/womens athletics programming (spring)
  - NCAA mens/womens intramurals (spring)
  
2. Lighted sand volleyball courts
  - Adult recreational leagues/tournaments (spring, summer, fall)
  - NCAA mens/womens intramurals (spring, fall)
  
3. Multi-purpose lighted turf fields
  - Girls/Boys soccer (spring, summer, fall)
  - Boys football (fall)
  - Girls/Boys lacrosse (spring, summer)
  - Girls field hockey (fall)
  - Adult recreational leagues/tournaments (spring, summer, fall)
  - NCAA mens/womens athletics programming (spring, summer, fall)
  - NCAA mens/womens intramurals (spring, summer, fall)
  - Concerts, Festivals
  
4. Outdoor concessions
  - Ideally, this use serves all outdoor areas from a single green-way like hub
    - Take-out style
    - Sit-down food-service (covered and uncovered)
  
5. Outdoor amphitheater
  - We envision community outdoor plays, concerts, fundraisers, auctions, etc. in a SouthPark Mall-like pavilion
  
6. Indoor multi-purpose recreation center
  - Multi-purpose recreation space: basketball, volleyball soccer, lacrosse, flag-football, rock-climbing
  - Office/Service space
    - Childcare
    - Banking
    - Sports Performance
    - Youth league administration
    - Barbershop/Salon
    - Food-service
    - Ice Cream parlor
    - Theatrical facilities
    - Church
  - Aquatics facilities
  - Ice facilities
  - Convention
  - Corporate team-building

\* EOSD intends to work with Gaston County Tourism, City of Belmont, Town of Cramerton, Town of Mt. Holly, CRVA, Visit Charlotte and Charlotte USA.

\*\* EOSD intends to work with organizations like: US National Whitewater Center, Carowinds, NASCAR Hall of Fame, Lowes Motor Speedway, Ikea, Carolina Panthers, Charlotte Bobcats, Charlotte Checkers, Charlotte Knights, The Biltmore Estate, Riverbanks Zoo, NC Zoo, etc. ... to build alliances for sponsorships and event ticket packages.

# EQUITYONE SPORTS DEVELOPMENT

*Single Source Design/Build*

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## Exhibit D Photo examples of future CarolinaPlex sports center

