

Arena Overview and Comparison

Virginia and Ohio Site Visits

May 2 2007

Facility Location

John Paul Jones (JPJ) Arena is located on the University of Virginia (UVA) campus in Charlottesville, Virginia. Charlottesville is a University community of approximately 45,000 residents within a larger metropolitan area of 160,000 residents. The City is situated about 65 miles from the Virginia State Capital of Richmond and 120 miles from Roanoke.



Nationwide Arena is located in downtown Columbus, Ohio. The City of Columbus has a population of about 730,000 residents within a larger metropolitan area of approximately 1.54 million people. Columbus is located near the middle of the State, with Cincinnati about 100 miles to the southwest and Cleveland around 125 miles to the northeast.



Value City Arena is located on The Ohio State University (OSU) campus in Columbus, Ohio



Arena Site/Setting

John Paul Jones Arena is located on the northern edge of the University of Virginia campus and is generally removed from the University's main academic facilities. The Arena is part of a larger complex of UVA athletic facilities for baseball, track, soccer, wrestling, and allied sports.

The Arena is sited off of Emmet Street. Emmet Street also serves as State Business Route 29 – a four lane surface street with direct access allowed to adjacent commercial developments. There is some existing single family residential development immediately to the east across Emmet Street. The Arena sits about 2 miles from Downtown Charlottesville. There is little opportunity for direct pedestrian access to the Arena from the surrounding area.



There is considerable relief on the site with a severe drop-off from the main entrance to the rear of the Arena. The main Arena event entrance is on the higher portion of the site with the loading docks behind the facility at a lower level. The elevation differential between the main event entrance and the dock area is guesstimated to be about 75 to 100 feet.



An adjacent stream (Meadow Creek) and floodplain were relocated to the east of the site with stream stabilization elements undertaken during construction.

Nationwide Arena is located in the "Arena District" in Downtown Columbus, Ohio. The Arena District is a 75 acre,

mixed used urban infill project.

Former site of the Ohio State Penitentiary, the area incorporates a New Urbanism layout with an architectural style



influenced by Daniel Burnham.

The area offers a variety of restaurants, office space, entertainment venues, and residences. The Arena District is being developed and managed by the Nationwide Realty Investors, a real estate development affiliate of Nationwide Insurance.

As part of the overall development of the area, a 60,000 sq. ft. office building is structurally part of the Arena although there is no direct access between the two facilities, only shared views of their interiors.



The Columbus Clippers – a AAA minor league baseball club – is planning a \$30 million, 10,000 seat stadium adjacent to the Nationwide Arena. To be named Huntington Park, the stadium's opening is planned for the 2009 season.

Vehicular access to the Arena District is provided by Interstates 71 and 670.

Value City Arena sits across the Olentangy River on the northwest edge of the campus of The Ohio State University (OSU) and is generally removed from the main campus.



The OSU baseball stadium, field house, and outdoor track are adjacent to the Value City Arena as part of a larger sports complex. Ohio Stadium – home of the Buckeye football team – is located about a mile away from the Arena, near the main OSU campus. Vehicular access to the Arena is primarily off of State Highway 315 located to the west of the site. There is little pedestrian access to the site and no commercial development within the immediate vicinity.

Facility Purpose

John Paul Jones Arena was initially conceived as the home court for the Cavalier's men's and women's basketball teams, but evolved into a multipurpose venue for other UVA and community events.



JPJ Arena houses the administrative offices and practice facilities for both the men's and women's basketball teams. It also contains a weight room, trainer/medical facilities, an academic center, and food services (a.k.a., "training table") for all UVA athletes. The video services offices and media relations offices are also located within the complex.

Nationwide Arena was built for the Columbus Blue Jackets – a National Hockey League (NHL) franchise. The facility gives strong preference to Columbus’s hockey community – the Arena not only serving as home ice to the Bluejackets but also to the U.S. Hockey League Ohio Junior Blue Jackets. The Arena also is home to the Columbus Destroyers, an Arena Football League (AFL) team. Concerts, family shows, touring acts, and other community events are also regularly held in the Arena.

Value City Arena is the home to The Ohio State University men’s and women’s basketball teams as well as the men’s ice hockey team. It also hosts a wide variety of special events, concerts, family shows and touring productions.



The athletic team complex within the Arena has a full service training and rehabilitation room, weight room, and laundry.

Arena Opening



John Paul Jones Arena was slated to open for the 2006-2007 NCAA basketball season. The first event held in the Arena was *Cirque du Soleil’s Delirium* on **August 1, 2006**. Ground breaking for the Arena was held on May 20, 2003.

Nationwide Arena opened its doors for the first time with a concert held in **September of 2000**.

Value City Arena held its first public event on **November 3, 1998**. Ground breaking for the Arena was held on April 2, 1996.

Construction Cost

John Paul Jones Arena cost between **\$130 and \$150 million**. (Opened in fall of 2006)

Nationwide Arena's estimated cost is between **\$150 and \$160 million**. (Opened in fall of 2000)

Value City Arena construction costs has been estimated at **\$116 million**. (Opened in fall of 1998)

Annual Events

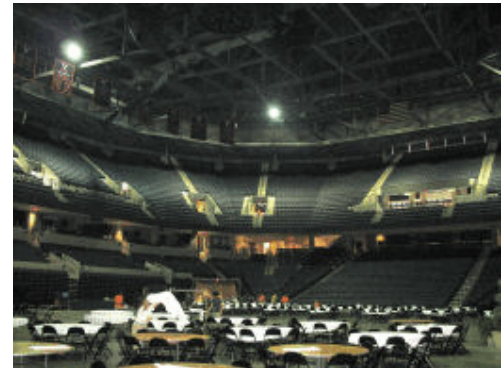
John Paul Jones Arena averages about **140 events days per year**.

Nationwide Arena averages about **160 to 170 events days per year**.

Value City Arena averages about **120 events days per year**.

Arena Seating

John Paul Jones Arena seating capacity for basketball is approximately **15,200**. Up to 17,000 persons can be accommodated when the floor area is used for seating. Partitioning can also be used to create smaller settings for events requiring less seating. For a basketball configuration, the floor has 281 seats, the lower level 5,735 seats, and the upper level 8,842 seats.



Nationwide Arena has the following seating capacities by event:

| | |
|----------------------|---------------|
| Basketball | 19,500 |
| Hockey | 18,136 |
| Arena Football | 17,171 |
| Center Stage Concert | 20,500 |
| End Stage Concert | 18,500 |

The lower level bowl has 8,639 permanent seats, the club level has 1,710 permanent seats, and the upper level has 7,084 permanent seats.

Value City Arena rated seating capacity is **19,500** for basketball, up to 17,500 for hockey, and up to 21,000 for concerts. A flexible curtaining system can be used to create intimate seating for capacities of 3,000 to 6,000 persons. It is stated to be the largest arena in the Big Ten Conference. A total of 4,562 seats are set aside for persons with "Personal Seat Licenses" (PSL.)

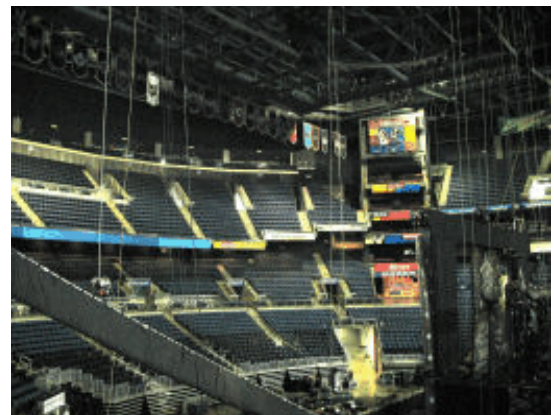


Suite Seating

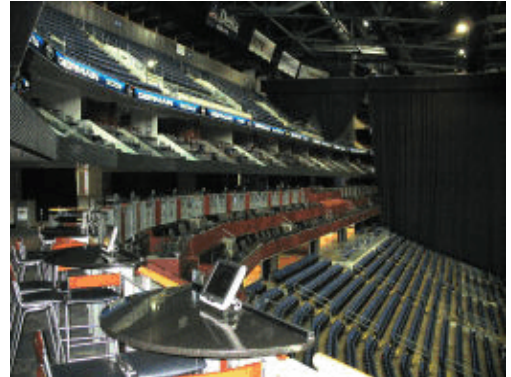
John Paul Jones Arena has **19 private suites**, with 18 of the suites including 16 ticketed seats. Suite holders are guaranteed tickets to UVA basketball games and typically given access to purchase tickets to other Arena events.

Nationwide Arena has **52 private suites**, ranging in price from \$65,000 to \$100,000 per suite per year. Suites have televisions, in-suite seating, wet bars, and private restrooms.

There are two "Party Towers" on the northwest and southwest end of the Arena. Four suites have a capacity of 24 and the other two suites have a capacity of 48. The 24 capacity suites rent for \$750 per event plus event tickets.



The Arena's loge level also offers 26 "table seating areas" (6 seats each) and 42 "bar seating areas" with individual refrigerators and food services. For Blue Jackets hockey games the seasonal rental price is \$30,000.



"Premium seating" is estimated at 3,200 seats, including Club, Suite, Tower, Skybox, and Center Ice areas.

Value City Arena has 52 private suites encircling the club level. Suites range in price from \$45,000 to \$65,000 annually, and are leased for 5, 7 or 9 years. (The only individual owner of a suite is New York Yankees owner George Steinbrenner whose wife attended OSU.) Revenue from the suite leases goes to pay for the Arena's bonded indebtedness.

Facility Footprint

John Paul Jones Arena has a "U-shaped design" with top end closed to accommodate retractable seating. The curved end is used as the main entrance and ticket sales office.



The floor size is about 136 ft.



by 213 ft. (28,968 sq. ft.) with seating retracted. The Arena has three major levels: Event Level, Lower Concourse, and Upper Concourse.

Nationwide Arena has an “asymmetrical bowl” configuration. It has a floor area of approximately 85 ft. by 234 ft. (19,890 sq. ft.) with the west retractable seating pushed in. In a hockey configuration, the arena floor is 85 ft. by 200 ft. with a floor area of 17,000 sq. ft. A basketball configuration takes 60 ft. by 112 ft., or a little under 7,000 sq. ft. The Arena designates five major levels: Event Level, Main Concourse, Club Level, Upper Concourse, and Press Level.

Value City Arena has an enclosed oval configuration. The Arena’s hockey surface is 85 ft. by 200 ft., or 17,000 sq. ft. This was the only available floor dimension for the Arena. The Arena identifies three major levels: Entry Level, Club Level, and Terrace Level.



Facility
Sq. Footage

John Paul Jones Arena overall building floor area is estimated at **648,000 sq. ft.**, which includes all UVA sports related facilities within the JPJ complex.



Nationwide Arena has an estimated total building square footage of **748,000 sq. ft.**, which includes 685,000 in the main arena and 63,000 sq. ft. in the attached ice practice facility.

Value City Arena has an estimated total building square footage of **700,000 sq. ft.**



Ice Surface

John Paul Jones Arena has no ability to maintain a permanently installed ice surface for ice hockey or ice shows. A portable ice surface is brought in when needed.

Nationwide Arena has the capacity to maintain a year round ice rink. Subfloor piping allows for the arena floor to be flooded and an ice sheet created. The ice floor is typically removed during the summer months in order to lower operational costs – the electrical bill for maintaining the main arena’s hockey surface is estimated at between \$10,000 and \$15,000 per month.



Value City Arena has approximately 12 miles of pipe under the arena floor in order to maintain its ice surface. It takes about 10,000 gallons of water to make 1 inch thick ice for the OSU hockey team games. The ice playing surface is removed during the off-season.

Practice Facilities

John Paul Jones Arena has separate practice courts for both the UVA men’s and women’s basketball teams. These consist of a single full court and a half court for each team.



Nationwide Arena has a full sized practice ice rink as part of the Arena complex. When not in use by the NHL Columbus Blue Jackets, it is made available for public skating and ice hockey. It includes fixed seating for 750 spectators and an overall capacity of 1,500.

Value City Arena has two full practice courts totaling 15,000 sq. ft., with 8 baskets for use by the OSU men's and women's basketball teams. The Arena is also equipped with the only collegiate high tech skater treadmill for use by the OSU men's hockey team.

**Facility
Parking**

John Paul Jones Arena has a 800 car parking garage immediately adjacent to the Arena. Near by are 1,800 stall and 400 stall parking lots which also serve the Arena – providing a total of 3,000 spaces.

Nationwide Arena has a 570 space parking garage with direct access to the facility's club level. There are an estimated 15,000 spaces within a 10 minute walk of the Arena.



Value City Arena has an estimated 4,000 on-site parking spaces. An additional 5,000 surface lot spaces are available within a 7 minute walk. A free shuttle service is offered from a remote campus parking lot about 90 minutes before and after major events at the Arena.

**Loading and
Storage**

John Paul Jones Arena has two loading docks and one drive-in bay with access to the marshaling area and arena event floor. The marshaling area is approximately 3,260 sq. ft. It was



necessary to retrofit a removable section of the lower level seating to accommodate the entrance of circus elephants onto the Arena floor. Storage within the Arena is relatively limited with the need to store some materials and equipment off-site.

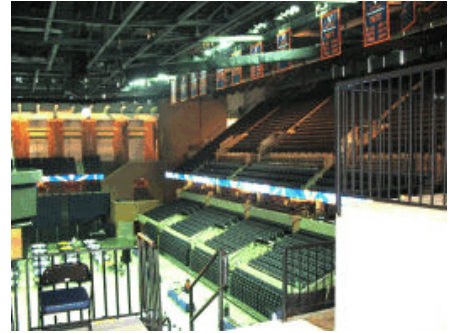


Nationwide Arena has four fully covered loading docks with dock levelers. Storage square footage is unknown.

Value City Arena loading dock capacity and storage space is unknown.

Rigging Conditions

John Paul Jones Arena has rigging design loads for end stage and center stage shows of 120,000 lbs. Maximum loads for main trusses are not to exceed 60,000 lbs.



Nationwide Arena has an 11 ft. grid system positioned 96 feet above the arena floor. The maximum weight permitted on the end stage is 120,000 lbs. Floor rigging points were established at the time of construction based on known requirements of the Barnum & Bailey Circus.

Value City Arena rigging and weight standards were unavailable.

Photo Credits: Greg Garlock (DLR)