

Oak Ridge Motorsports Park

An Introduction



AGENDA

01

OUR REGION

There's A Lot Going on!

02

HISTORY

A Demand For What
We're Doing

03

OUR CONCEPT

Oak Ridge Motorsports Park

04

THE PROJECT

Aesthetics Matter

05

Noise Mitigation

Community
Considerations

06

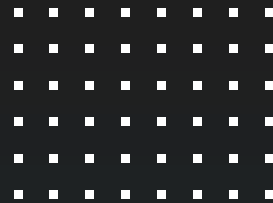
A Destination

Providing An Experience
of a Lifetime





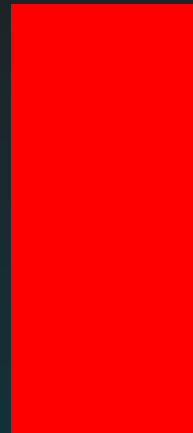
Tail of the Dragon



01 OUR REGION

There's A Lot Going On!

The Eastern Tennessee region is a leader in recreation, education, technology and manufacturing. In addition, its location is a 1 day drive from 2/3rds of the US population.



OUR REGION



RECREATION

- Smokey Mountains National Park
- Dollywood
- Cal Ripken- Pidgeon Forge
- Windrock Park
- UT Sports



EDUCATION

TECHNOLOGY

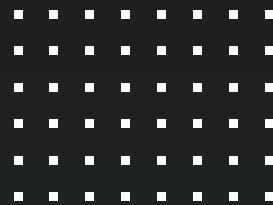
RESEARCH

- University of Tennessee
- ORNL Oak Ridge National Labs
- Y-12



MANUFACTURING

- DENSO
- Volkswagen
- Autozone
- FedEx



02 HISTORY

A Demand For What We're Doing

Motorsports was created when the second car was built



From Enthusiast to R&D

1991. Decades of automotive innovation and autosport enthusiasm lead to the development of NASA-National Auto Sport Association.

- Creation of HPDE "High Performance Driving Events"
- Provides teen awareness and basic driver education to all ages
- Promotes safe, controlled competition for drivers of all levels
- NASA now in 17 regions across U.S.

Car Clubs & HPDE Promoters

HPDE spawn numerous car clubs and HPDE promoters in U.S. and internationally to promote competition, innovation, safety and R&D. Clubs and organizations include:

- Porsche Club of America
- SCCA
- Chin Track Days
- Sports Car Driving Association
- Gridlife



The Motorsports Park

The success of HPDE and increasing growth of international car clubs, leads to the necessity of dedicated motorsports parks. Common amenities at motorsports parks include:

- On track experience
- Meeting and conference space
- Entertainment venues
- Paddock Clubs, museums, retail and restaurants.
- Proving grounds for automotive industry



03

OUR CONCEPT

Oak Ridge Motorsports Park



OVERVIEW / Local-Regional Motorsports Market Situation

Autosport's enthusiasts in Tennessee face significant travel time and cost to attend or participate in events held at the closest professional race circuits. Some of these facilities include:

Race Tracks/Super Speedways	Distance	Travel Time
• Carolina Motorsports Park	387mi.	6.5hrs
• Road Atlanta, GA	200mi.	3.5hrs
• Mid-Ohio	421mi.	6.5hrs
• Barber Motorsport Park, AL	250mi.	4.5hrs
• Virginia International Raceway	326mi	5.5hrs
Open to General Public		
• Atlanta Motorsports Park	170mi.	3.0hrs

OVERVIEW / Oak Ridge Motorsports Park

Oak Ridge Motorsports Park will be a multi-faceted facility designed to:

- Provide the experiential thrill of High Performance Driving Events for auto enthusiasts (HPDE)
- Provide a state-of-the art resource for research and development for the auto industry and numerous technology-based industries and organizations in and around the city of Oak Ridge including Anderson and Roane counties
- Provide hospitality and entertainment experiences and services for the citizens of Oak Ridge, TN, the surrounding region and visitors from across the US and worldwide
- Beautify and utilize Horizon Industrial Park which has sat vacant for 25 years
- Serve pent up demand for auto enthusiasts locally and adjacent markets including: Tennessee and surrounding states.

VALUE/ Oak Ridge Motorsports Park

1. World Class Venue

OMP's quality of design and amenities will attract automotive enthusiasts and auto related technology

2. Location

Oak Ridge and Eastern TN Region are magnets for business related technology/corporate relocation

3. Increased Visibility

OMP will increase Oak Ridge's visibility for tourism, business development and status

VALUE

1. WORLD CLASS VENUE

Auto Enthusiasts/Experiential Leisure

Today's consumer is in search of experiences over material accumulation. OMP will serve a broad range of automotive enthusiasts and visitors to the Park.

- HPDE, On track experience, driving schools
- Auto Clubs
- Memberships
- Leisure activities
 - ❖ Karting
 - ❖ Hospitality
 - ❖ Live Entertainment
 - ❖ Dining
 - ❖ Recreation



VALUE

2. LOCATION

OMP and Oak Ridge- Magnets for the Technology and Automotive Industries

The city of Oak Ridge is home to one of the worlds leading technology centers, the Oak Ridge National Labs (ORNL). Eastern Tennessee is home to three Tier 1 Automotive OEM facilities.

Synergies between OMP and High-Tech

- On-track testing and development
- OMP Innovation Center and Autonomous Track
- On-site accommodations for visiting R&D personnel
- Industry leaders like Elon Musk now in the conversation



VALUE

3. INCREASED VISIBILITY

OMP will generate interest and exposure to the general public and the automotive industry on a global basis.

Tourism

- Increase in number of visitors:
 - ❖ Auto enthusiasts
 - ❖ Families/Spectators

Business Development

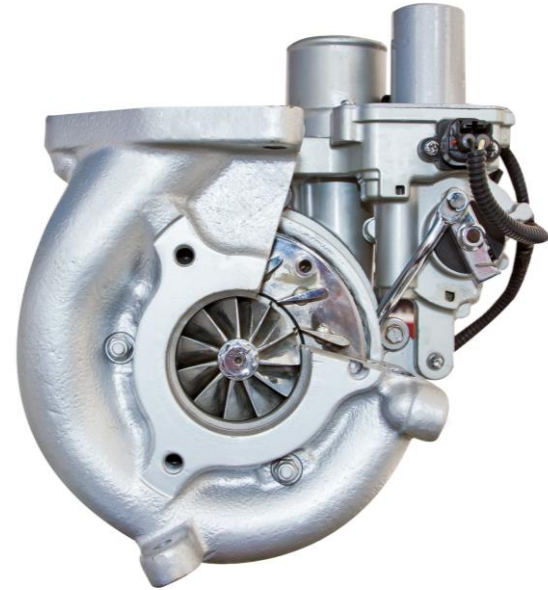
- State-of-the-art facility offers quality venue to R&D, science and automotive industries
- Location, resources and amenities makes re-location of satellite offices of HQ's a viable option.

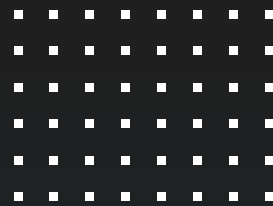
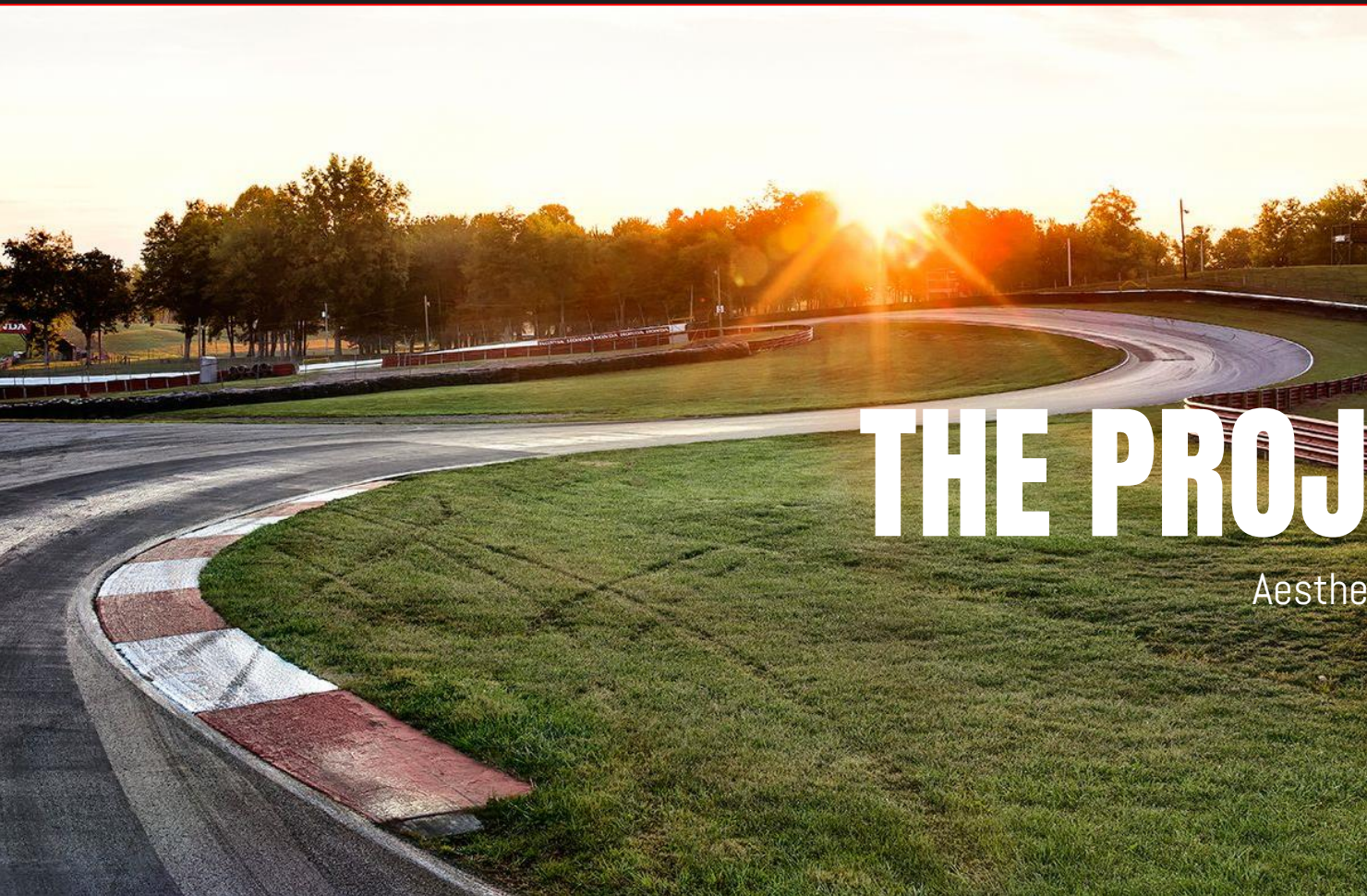


VALUE**3. INCREASED VISIBILITY cont.**

Oak Ridge Region: Enhanced Status

- OMP will be designed by world renowned track designer Tilke Inc/Germany
- Track will have top tier certification making OMP a destination for worldwide, high performance auto manufactures and auto related companies
- The name Oak Ridge will become synonymous in the national and international automotive community with quality, precision, technology and performance





04

THE PROJECT

Aesthetics Matter



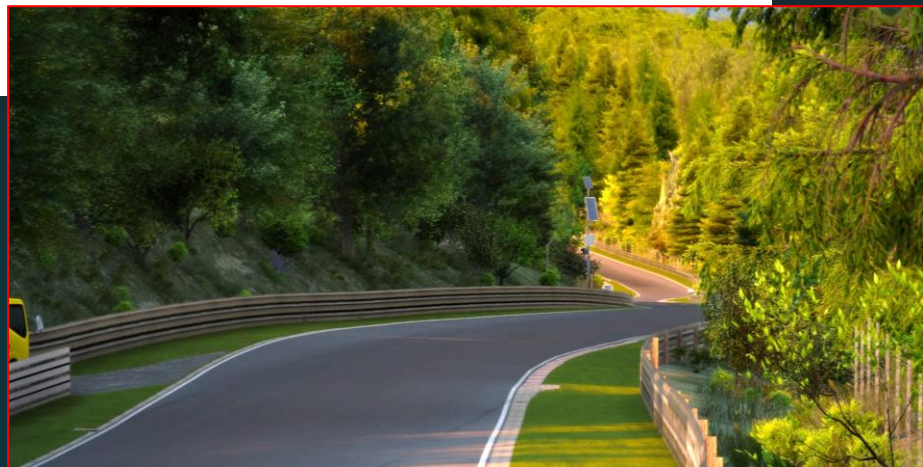
THE PROJECT

OMP will be created with the natural beauty of the surrounding area as a guide to development. In keeping with the tradition of motorsports park design, OMP will retain a natural park like setting by maintaining manicured lawns and retaining as much of the forested land as possible. We will be modeling the look and feel of world famous road courses such as SPA/Belgium, Nürburgring/Germany, Barber Motorsports Park/Alabama and Mid-Ohio/ OHIO

SPA Francorchamps/Belgium



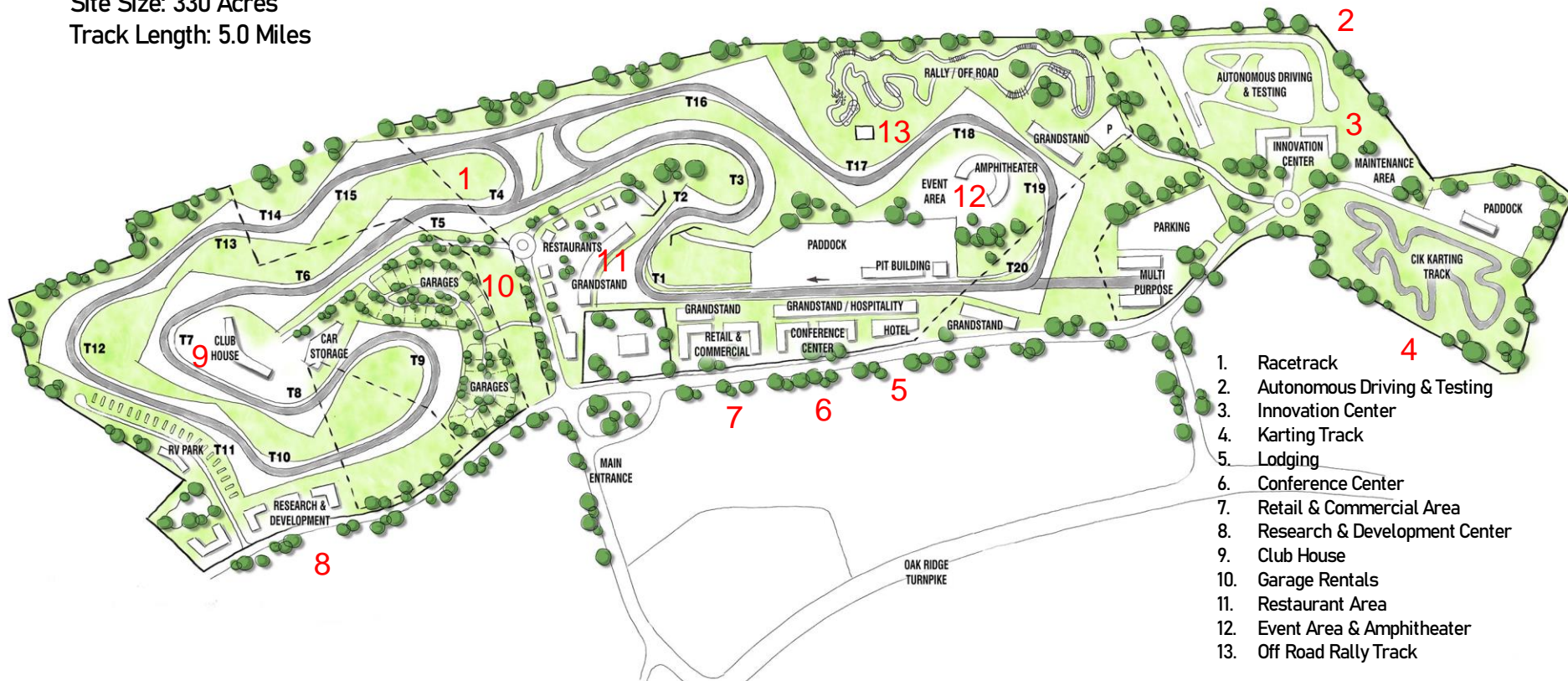
Nürburgring/Germany



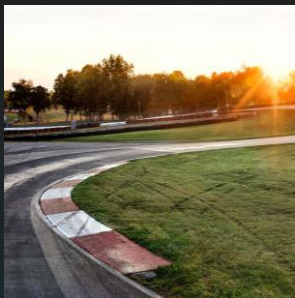
OAK RIDGE MOTORSPORTS PARK- ELEVATION

Site Size: 330 Acres

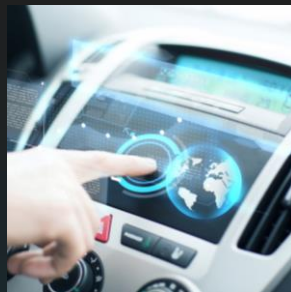
Track Length: 5.0 Miles



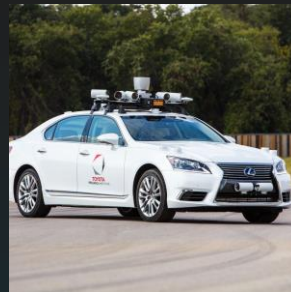
On-Site Amenities: Creating A Revenue Stream Year Round



5.0 Mile Road Course



TECH/Innovation Center



R&D Center



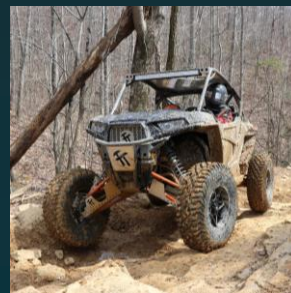
FIA Karting Track



Autonomous Testing



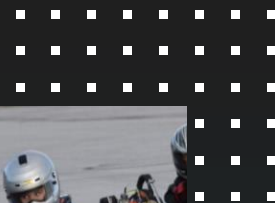
7500 Seat Amphitheater



Off-Road Rally Track



Conference/Learning Center



On-Site Amenities: Creating A Revenue Stream Year Round

THE PROJECT



Restaurants



Rental Garages



Retail Shops



Club House



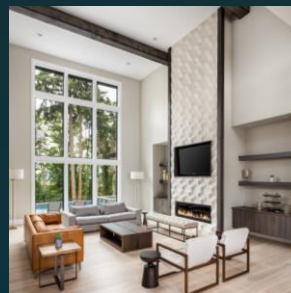
RV Park/Facilities



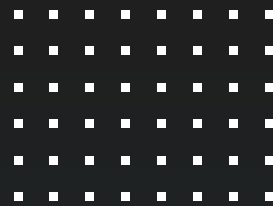
Walking/Bike Trails



Gym/Pool/Tennis



Hotel



05 Noise Mitigation

Community Considerations



Noise Mitigation

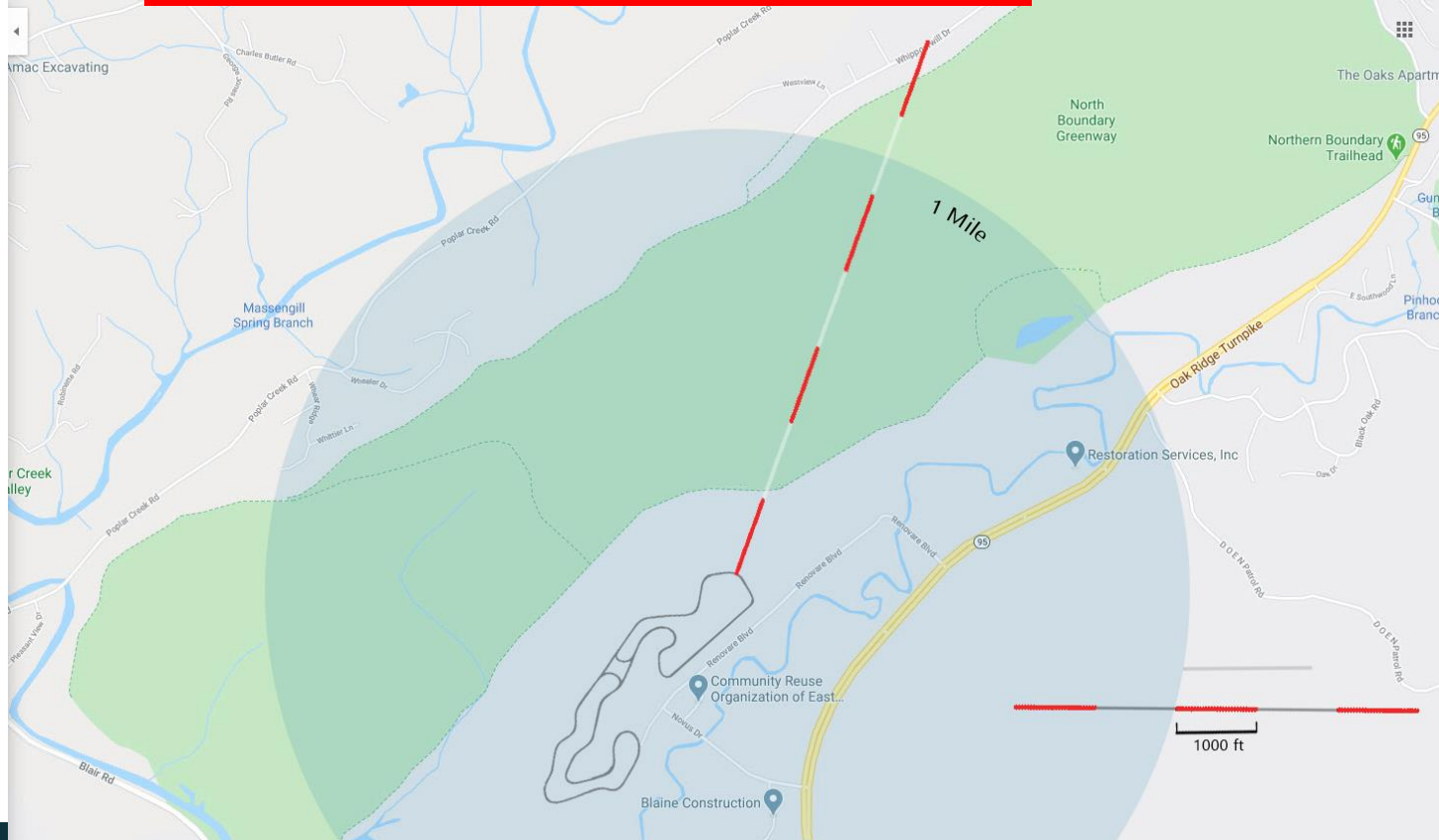
NOISE MITIGATION



The Oak Ridge Motorsports Park partnership is very sensitive to the concerns from local citizens, especially the residents of the Whippoorwill Dr. community.

We have studied the various factors that will contribute to noise mitigation and we have provided detailed data in the following slides.

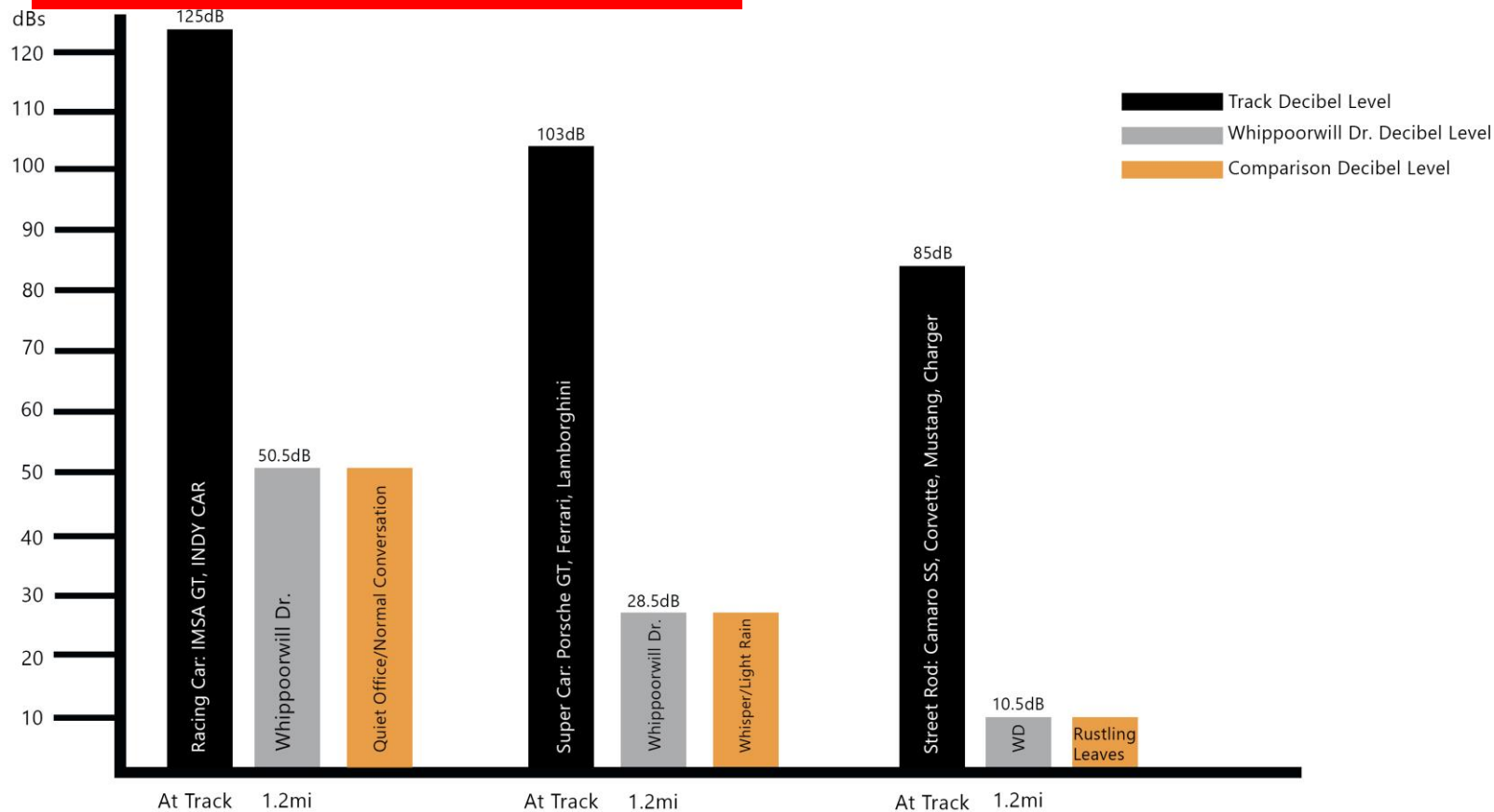
NOISE MITIGATION: Distance & Natural Barriers



The approximate distance from OMP to Whippoorwill Dr. varies from 1.2 to 1.5 miles. Noise levels carried over this distance decline substantially (see chart- slide 25).

In addition to the distance playing a significant role in reducing noise, OMP and the Whippoorwill Dr. community is separated by the North Boundary Greenway. This ~~XX,XXX~~ acre tract of thick forest will also act as a natural sound dampener for sound generated by OMP.

NOISE MITIGATION: Sound Levels vs. Distance





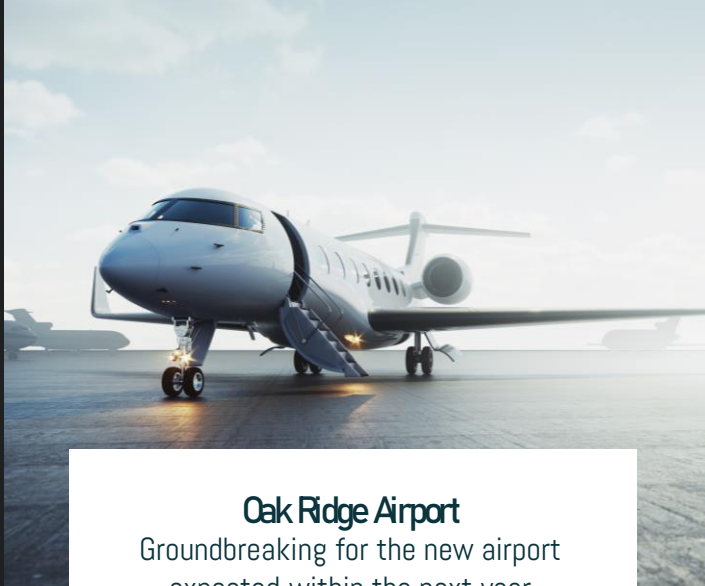
06

A DESTINATION

Providing the experience of a Lifetime



On a project this size, a number of factors need to align in order to break ground, see completion and realize sustainability. And none of this will be possible without closely collaborating with the city of Oak Ridge.



Oak Ridge Airport

Groundbreaking for the new airport expected within the next year

- Significantly enhance accessibility for auto and tech related businesses to the Oak Ridge market.



Tilke GmbH/ Germany

OMP Partnership has engaged with Tilke, the worlds foremost designer of motorsports facilities.

- OMP/International recognition
- Professional guidance in planning, execution, and opening of track and facilities.

On a project this size, a number of factors need to align in order to break ground, see completion and realize sustainability. And none of this will be possible without closely collaborating with the city of Oak Ridge.



Working With Local Government

The OMP Partnership is committed to a transparent and cooperative relationship.

- City Council has voted unanimously in support of OMP.
- General consensus of favorability for OMP expressed by Economic Development officials and City Planners.



OMP and the Oak Ridge Community

OMP sees itself playing a vital role in enhancing the rich cultural and vibrant life of the Oak Ridge community. We maintain a *"rising tide lifts all boats"* approach to involvement with the surrounding businesses and we're excited about partnering with local business and organizations to strengthen the Oak Ridge economy.



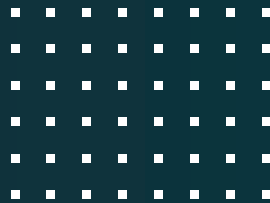
A Destination of Immersive Experiences- The Experience Economy

The modern consumer is moving from a product driven culture to an experiential one. Recent studies are showing that American consumers are prioritizing leisure, including travel, events, experiences and dining. Further, 2/3rds of the US population surveyed prefers to be known for their experiences over their possessions.

It's with this new economic reality in mind that we believe that Oak Ridge Motorsports Park is destined for long term success. OMP will offer the thrill of the on-track automotive experience to participants of all ages and skill, as well as the thrill of motorsport competition. In addition, the numerous activities and amenities that will offered will make Oak Ridge Motorsports Park a destination for excitement and entertainment for an entire region.



THANK YOU!



Do you have any questions?