

Centerstate Crossings

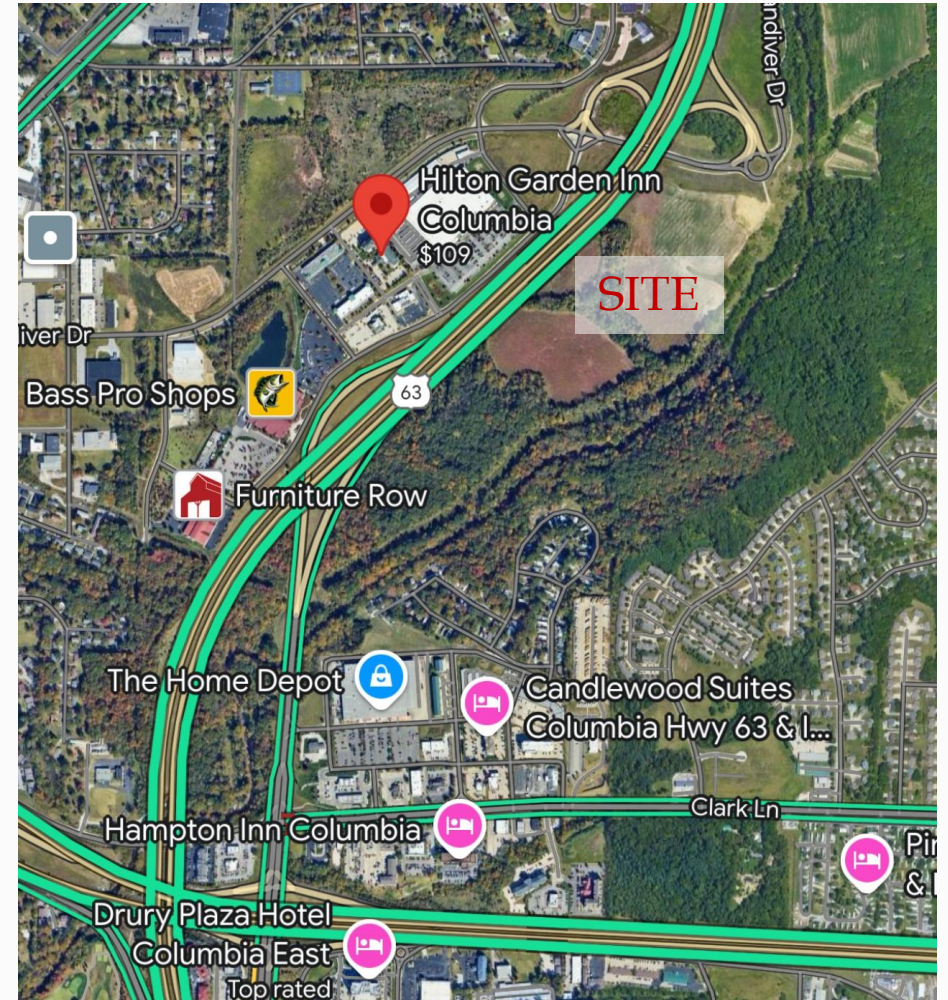
Columbia, MO

A Planned District Development



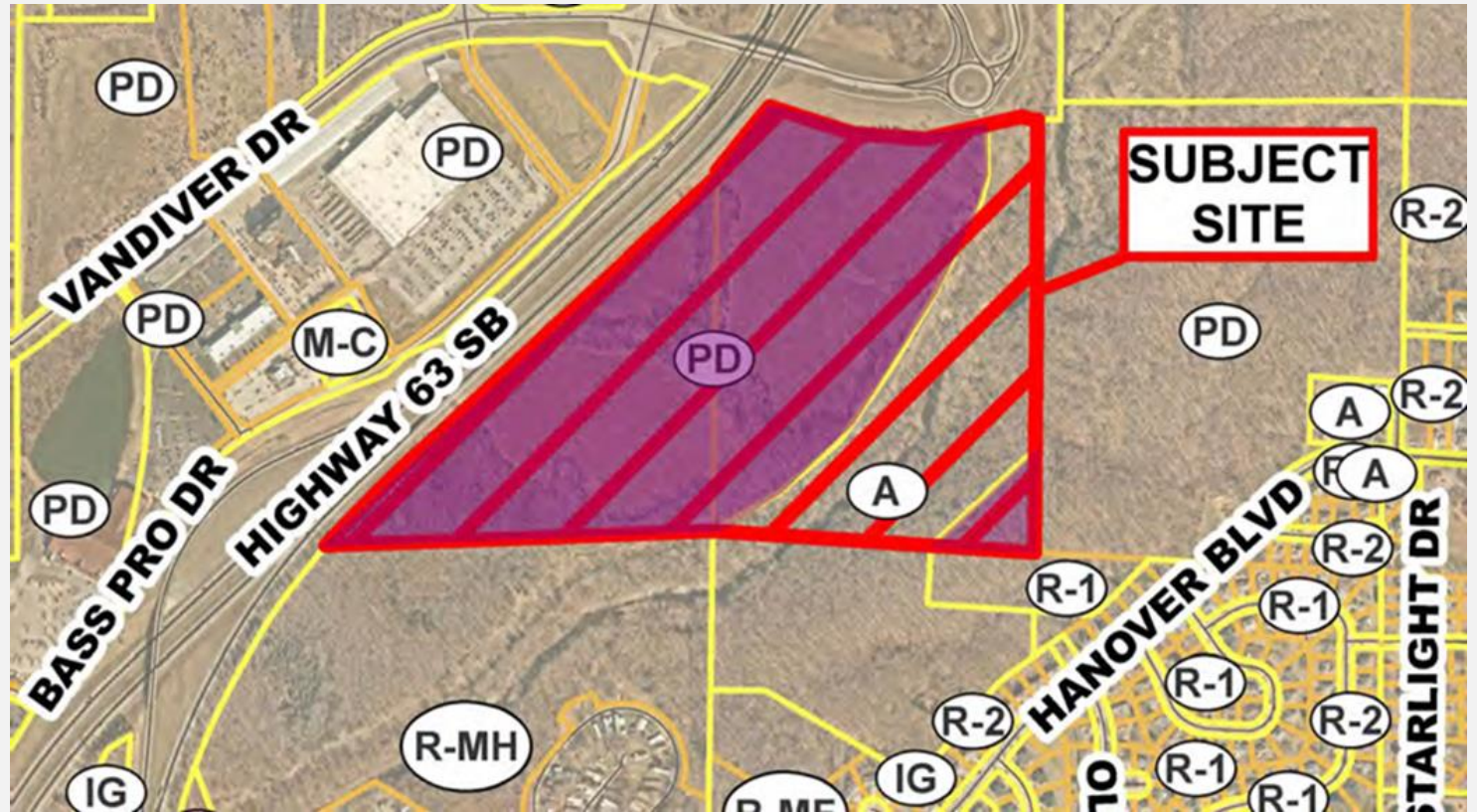
Development Overview

- Location - US 63 and Vandiver Drive
- 72 Acres



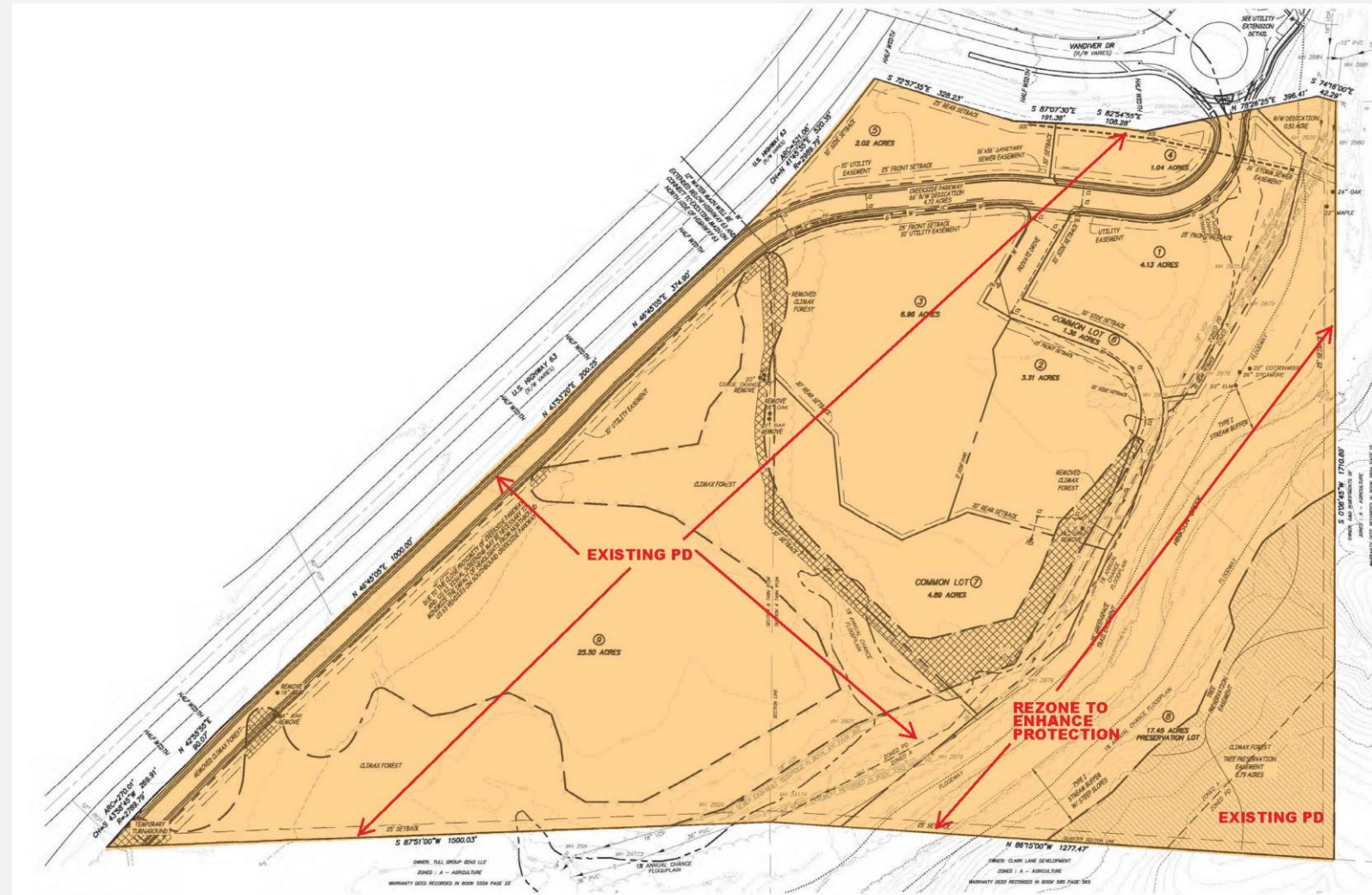
Zoning History

- Zoned Planned Commercial (C-P) in 1998
- Zoned PUD 2005
- SE Corner and Hinkson Creek Zoned A



Zoning Update

- Entire 72 Acres
- Statement of Intent
 - Limit Uses
 - Setbacks
 - Building Height 45ft everywhere Except Hotels and Event Center
- Signage
- Updates to UDC Standards
- City staff is in support of the rezoning request and the proposed building height of 85 feet for the hotels.



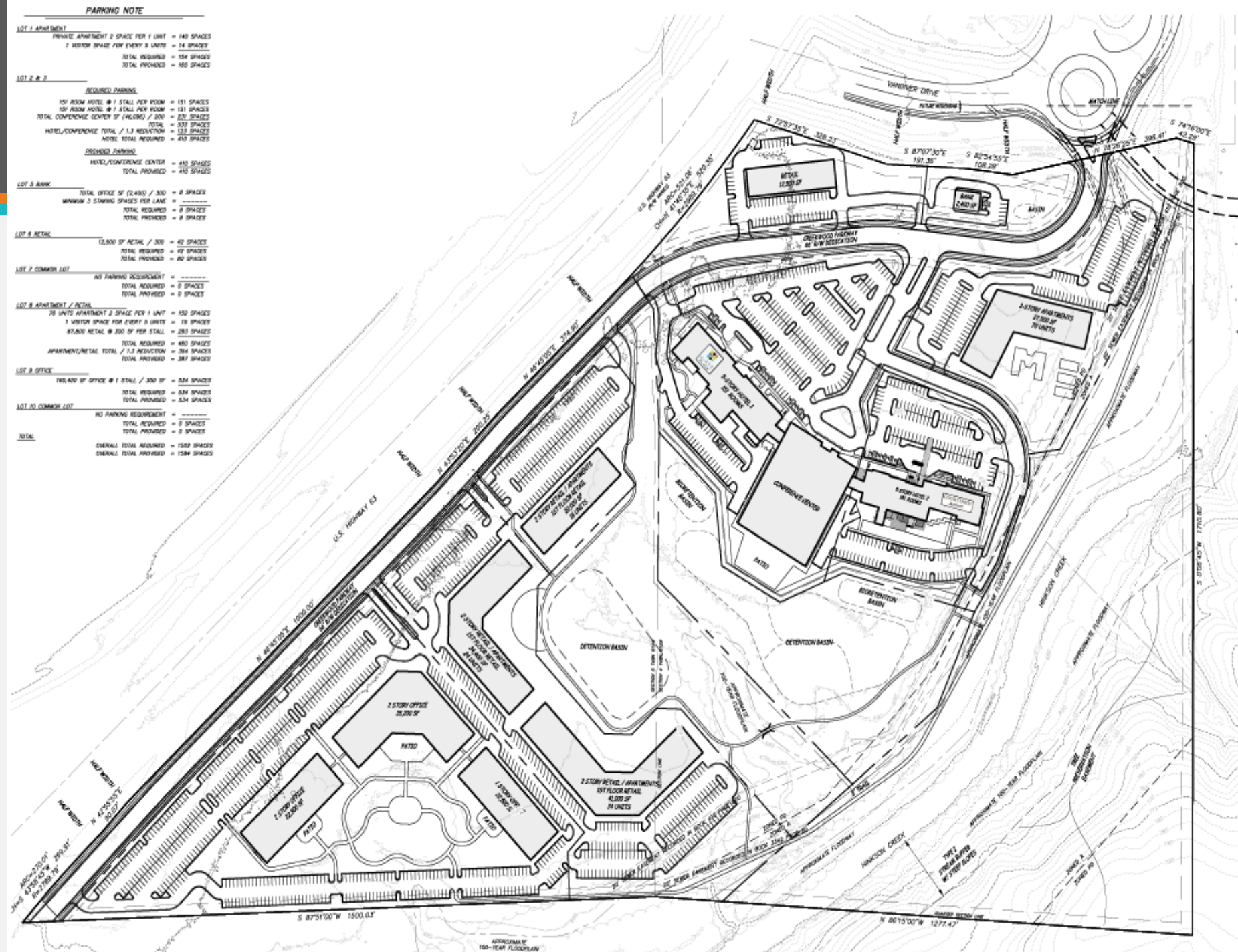
Overall Development Plan

Unique Development

- Amphitheater
- Nature Preservation
- Tree Preservation Area
- Walking Paths
- Trail Connectivity

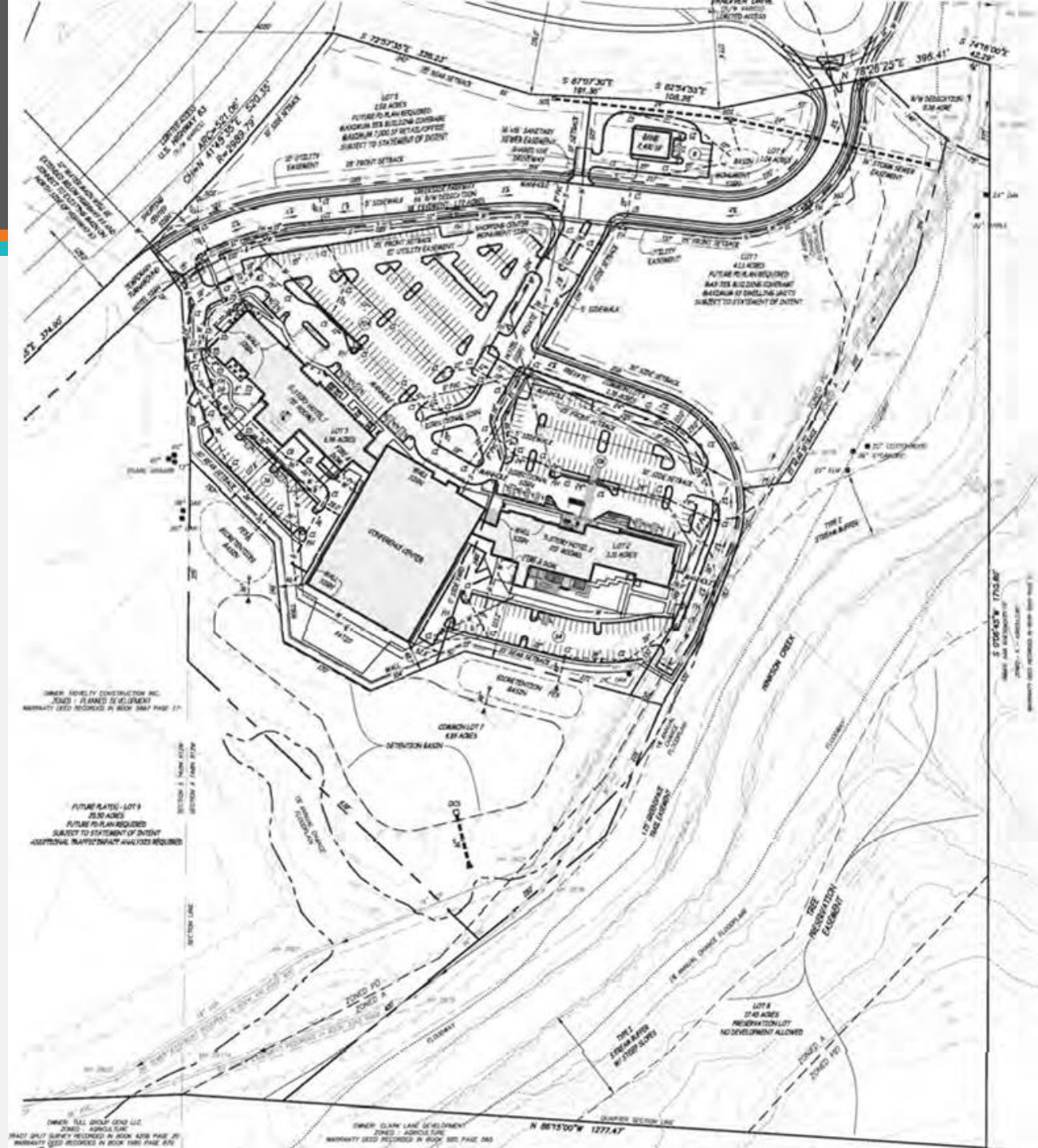
Mixed Use

- Two Hotel Facilities
- Conference/Event Center
- Condominiums
- Bank
- Mixed Residential Retail
- Office Park



Phase I – PD Plan

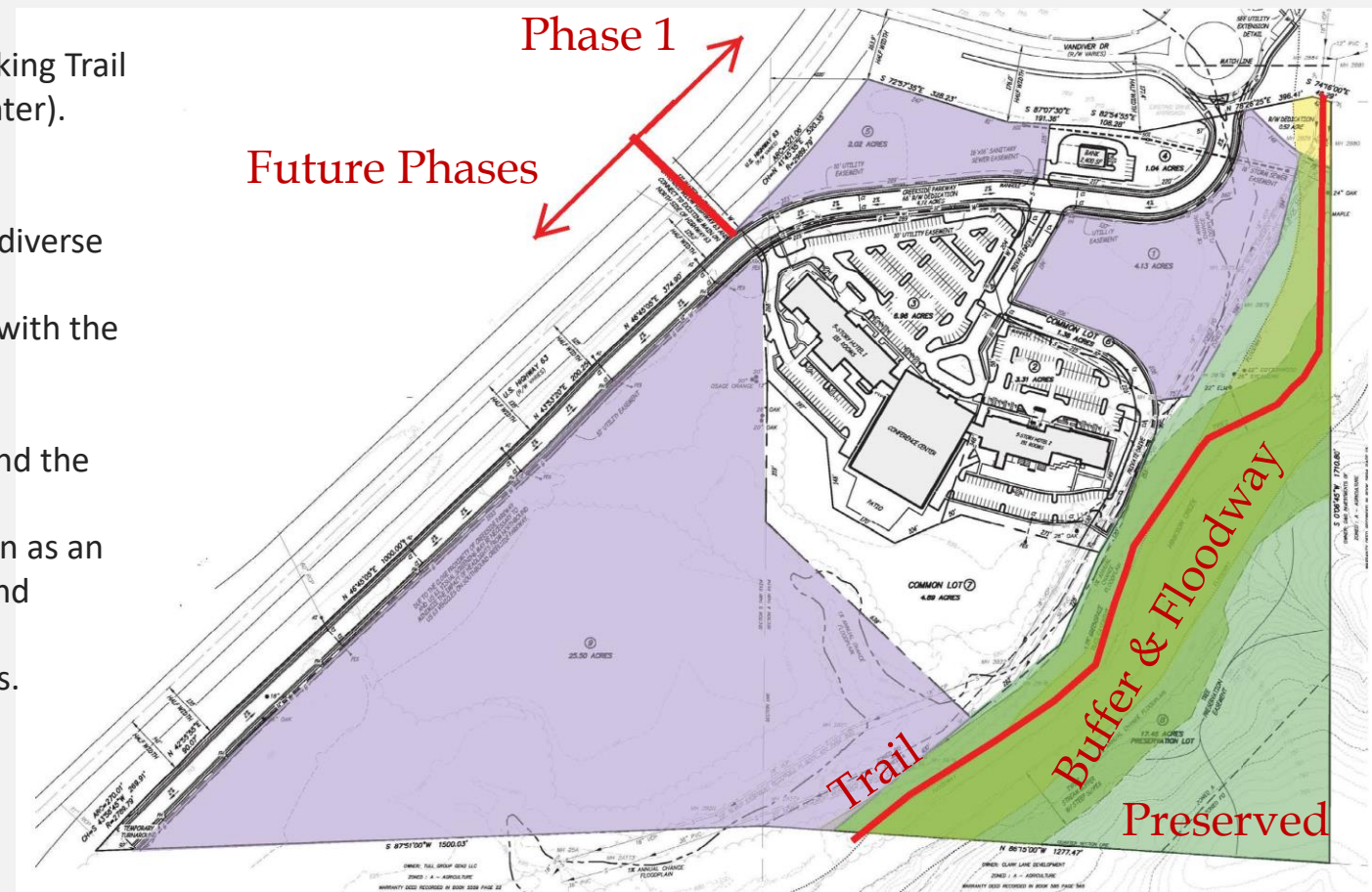
- Two Hotels
- Conference Event Center
- Bank
- Retail



PD Plan

Our Planned development (PD) plan allows for innovation and flexibility in design, such as creative mixes of complementary uses, and promotes environmentally sound and efficient use of land.

- Provides open space and recreational opportunities as a central focus.
- Provides walkable and accessible mix of commercial, office, residential, and amenities.
- Provides amenities not required by base zoning districts (Walking Trail connectivity, Amphitheatre, Nature Preserve, Conference Center).
- Allows for development of mixed-use buildings.
- Meets Goals of the Columbia Imaged Plan:
 - ✓ Provides for a livable and sustainable Community with diverse mix of housing types for all ages.
 - ✓ Development is located within the Urban Service Area with the developer paying the cost of infrastructure upgrades.
 - ✓ Infill development that does not cause urban sprawl
 - ✓ Addresses the regional need for a Conference Center and the supporting development.
 - ✓ Protects sensitive areas while engaging the preservation as an added value to the development by providing usable and accessible open space.
 - ✓ Provides multimodal connectivity to highways and trails.
 - ✓ Provides for economic development



WHAT THIS DEVELOPMENT OFFERS

- 46,450 square foot facility + 5,000 square foot of covered exterior space
- Hyatt Hotel will be the first hotel built as part of the initial convention center development with 152 rooms and a second hotel tower will be built on site with approximately 150 guest rooms and additional meeting space
- A portion of the site will be dedicated for nature areas with walking trails and potential connection to the future Hinkson Creek Trail extension
- Future developments for mixed-use buildings are planned on the adjacent lot to create a vibrant, walkable neighborhood
- Destination Event Center
- Benefit to Other Hotels on Clark Lane with Close Proximity of The Event Center
- Close Proximity to Boone County Fairgrounds
- In turn Ability to Host Events such as NCAA championships due to Large Host Venue

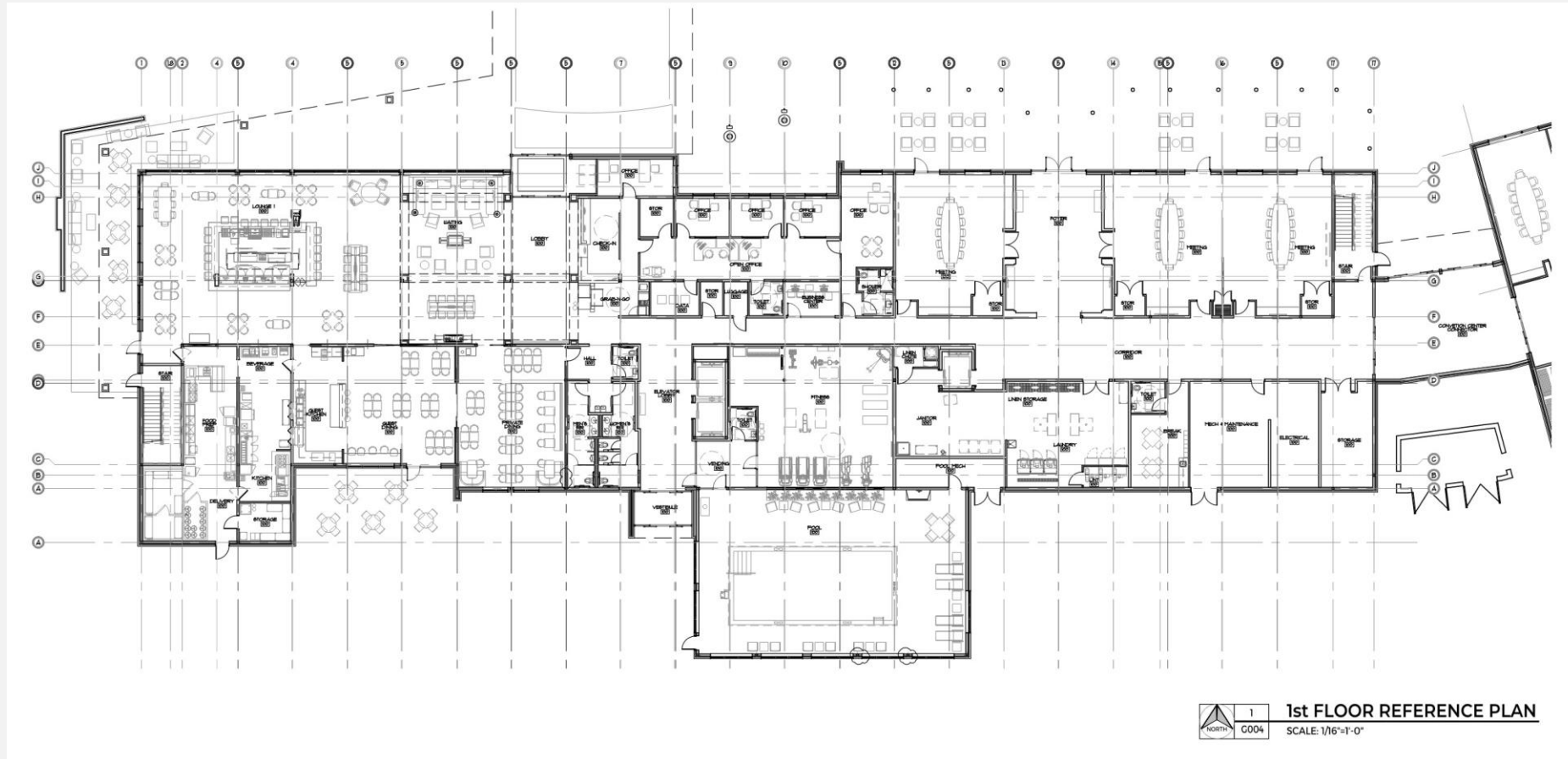
Hyatt Place
Columbia, MO





Phase 1 – Hyatt Place Hotel

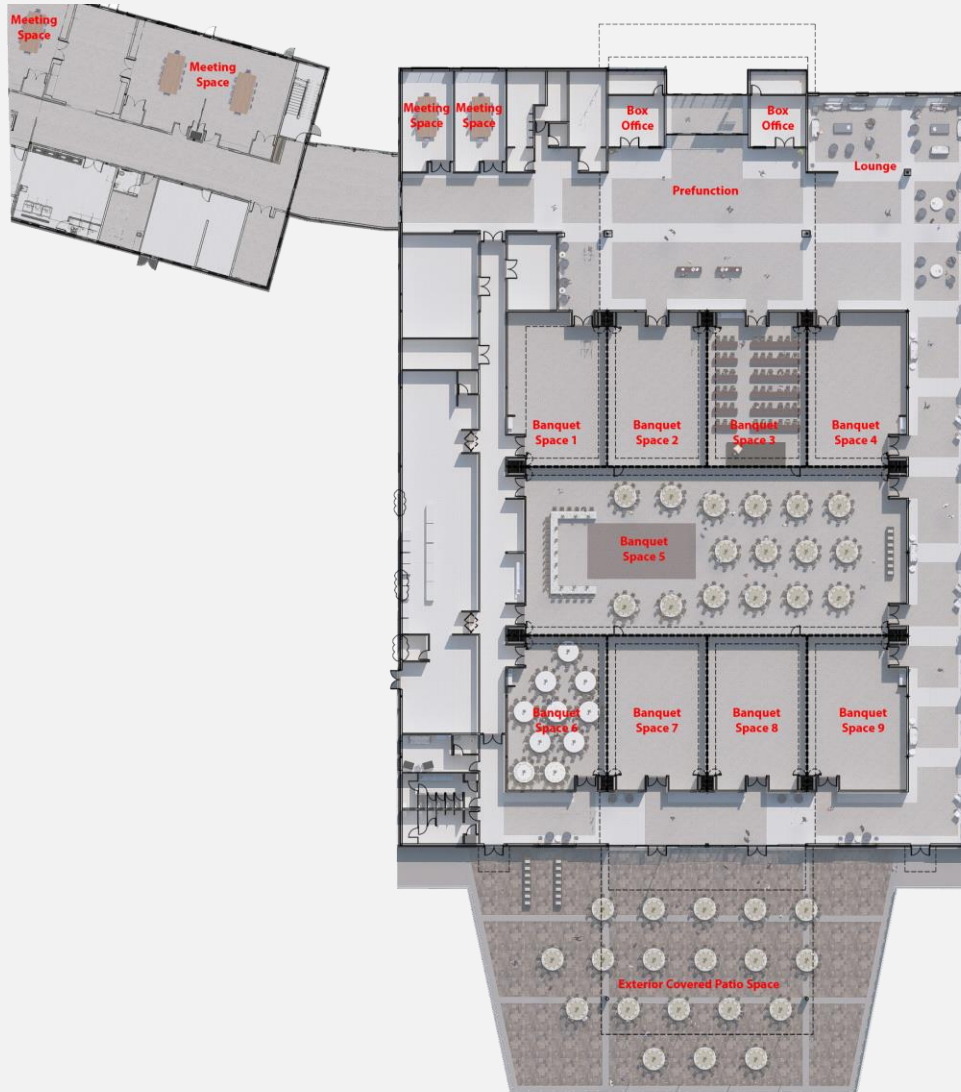
- Restaurant
- Lounge
- Business Center
- 3 Meeting Rooms
- Fitness Facility
- Pool



Phase 1A - Conference Center



Phase 1A – Conference Center



- 40,000 Sqft Flexible Space
- Break out Rooms and Pre-event spaces
- Outside Patio 10,000 Sqft with 5000 Sqft Covered Space
- Kitchen and Support Space

Room	Sqft	Banquet	Standing	Theater	Classroom
Grand Ballroom	18975	1581	3163	2372	1355
Cypress Ballroom	6180	515	1030	773	441
Cypress 1	1500	125	250	188	107
Cypress 2	1560	130	260	195	111
Cypress 3	1560	130	260	195	111
Cypress 4	1560	130	260	195	111
Sycamore Ballroom	6615	551	1103	827	473
Hawthorne Ballroom	6180	515	1030	773	441
Hawthorne 1	1500	125	250	188	107
Hawthorne 2	1560	130	260	195	111
Hawthorne 3	1560	130	260	195	111
Hawthorne 4	1560	130	260	195	111
External Patio	9500	792	1583	1188	679





CONVENTION CENTER

- Total of 46,450 sq ft
- Dedicated Meeting Spaces
- Hotel Support – 300 combined rooms onsite
- Parking – 410 spaces onsite



PRE-FUNCTION SPACE

- Approximately 6,300 sq ft of pre-function space
- Allows for gathering before and after events without congesting foot traffic near event spaces



MULTIFUNCTIONAL SPACES

- Total of 18,855 sq ft
- 20-25 Foot Ceiling Heights
- Space is suitable for the most in-demand event types outlined in the feasibility study, including; meetings/civic events, trade and consumer shows, banquets/receptions, conferences and conventions



Phase 1B – Courtyard by Marriott Hotel



- 151 Units
- Focused Service Brand
- Luxury Lobby





RECEPTION



LOUNGE/SEATING



THE BISTRO

South Bound 63



South Bound Aerial - Vandiver



North Bound 63



CSL Convention Center Feasibility Study

- ✓ Exhibit Space
- ✓ Ballroom Space
- ✓ Meeting Space
- ✓ Hotel Support 300 Rooms On Site
- ✓ Over 400 Rooms Within ½ Mile
- ✓ Parking

Exhibit Space:

- 25,000 to 30,000 SF of subdividable, column-free, concrete floor space.
- 30- to 35-foot ceiling height.
- Significant pre-function space leading into the ballroom space.

Ballroom Space:

- 10,000 to 12,000 SF of subdividable, column-free, carpeted, upscale space.
- 30-foot ceiling height.
- Temperature and lighting controls in each individual subdivided space module.
- A level of finish (wall treatment, floor covering, lighting, etc.) that is characteristic of three or four-star hotels.
- Significant pre-function space leading into the ballroom space.
- Back of house service into the ballroom space to allow for event set up without working through public spaces.

Meeting Space:

- 8,000 to 10,000 SF of well-apportioned space, including breakout rooms and other flex meeting spaces.
- User accessible temperature and lighting controls in each individual meeting room module.
- A level of finish (wall treatment, floor covering, lighting, etc.) that is characteristic of three or four-star hotels.
- Significant pre-function space leading into the meeting room blocks.
- Back of house service into the meeting space to allow for event set up without working through public spaces.

Hotel Support:

- A full-service headquarters hotel with 300 or more guest rooms integrated, attached or adjacent to the convention center.
- In addition to the headquarters hotel, 300 to 400 quality hotel rooms within a half-mile of the convention center.

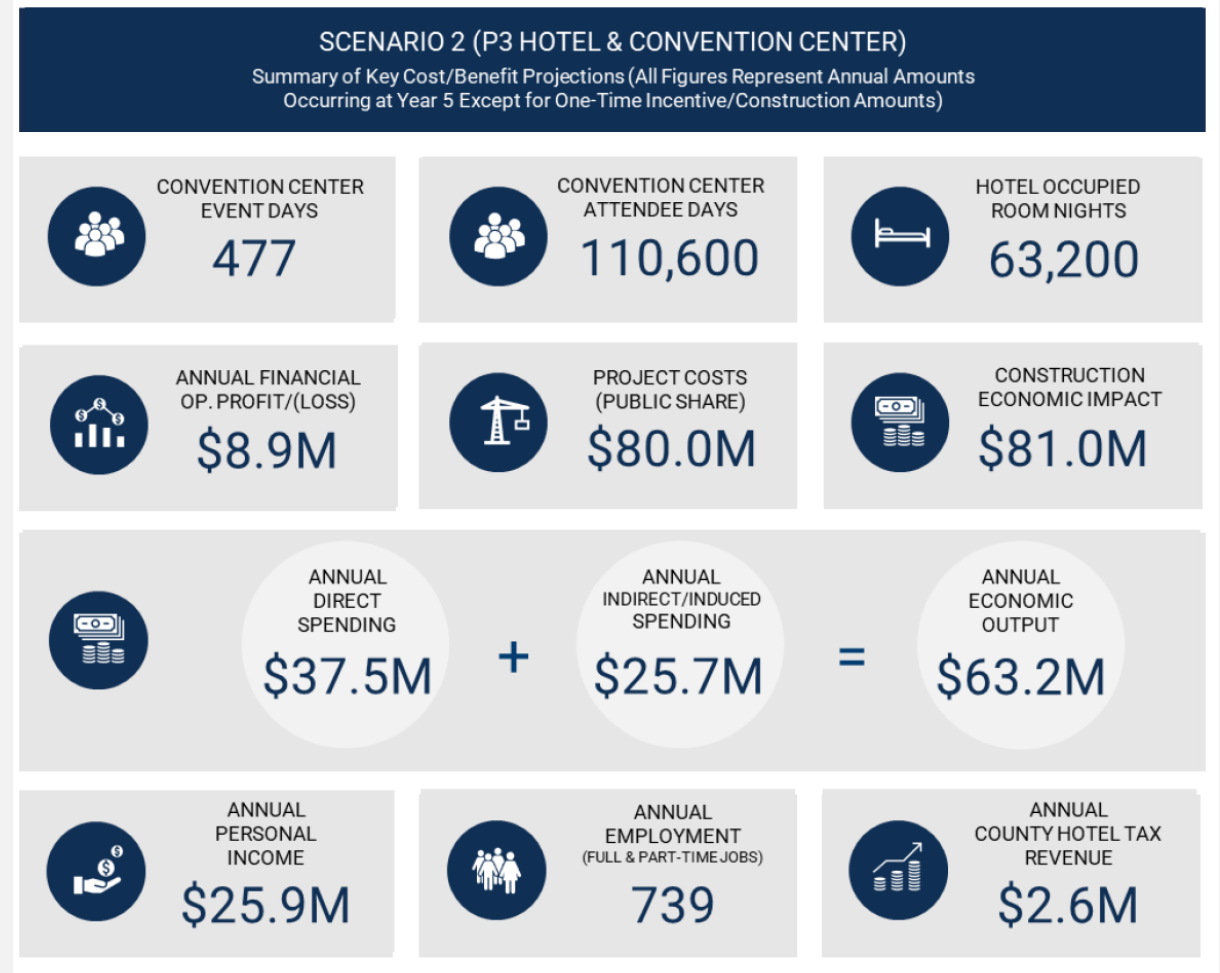
Parking:

- Approximately 750 dedicated parking spaces onsite that serve both the convention center and hotel.

CSL Scenario 2

Private Ownership

- No Public Costs
- Rest of Impact is as per CSL



CSL Scenario 2 Economic Impact

Compliant with Projections

- Jobs
- Direct Spending
- Indirect Spending
- Economic Impact
- Taxes

	Scenario 2 (P3 Hotel & Convention Center)			
	Construction Period	Year 1 2028	Year 5 2032	Year 10 2037
ATTENDANCE & ROOM NIGHTS				
Total Attendee Days	0	87,159	136,650	137,108
Net New Non Local Attendee Days	0	44,014	63,238	63,696
Net New Hotel Room Nights	0	26,591	37,641	37,938
DIRECT SPENDING BY INDUSTRY				
Hotel	\$0	\$14,117,150	\$19,130,243	\$23,048,971
Restaurant	\$0	\$8,383,089	\$11,764,622	\$14,127,945
Entertainment	\$0	\$1,084,445	\$1,728,088	\$2,070,281
Retail	\$0	\$1,760,651	\$2,792,918	\$3,345,679
Auto Rental	\$0	\$0	\$0	\$0
Other Local Transit	\$0	\$258,203	\$439,334	\$525,361
Other Industries	\$0	\$1,231,912	\$1,665,817	\$1,999,266
Construction - Non Residential	\$48,000,000	\$0	\$0	\$0
Total Direct Spending	\$48,000,000	\$26,835,449	\$37,521,021	\$45,117,504
TOTAL ECONOMIC IMPACTS				
Direct Spending	\$48,000,000	\$26,835,449	\$37,521,021	\$45,117,504
Indirect/Induced Spending	\$32,957,671	\$18,396,760	\$25,705,414	\$30,909,897
Economic Output	\$80,957,671	\$45,232,209	\$63,226,435	\$76,027,401
Personal Income	\$27,262,681	\$18,538,816	\$25,895,802	\$31,138,542
Employment (full & part-time jobs)	575	527	739	888
State Sales Tax (4.225%)	\$2,445,738	\$1,366,977	\$1,911,079	\$2,297,997
City Hotel Tax (5.00%)	\$0	\$705,857	\$956,512	\$1,152,449
County Sales Tax (1.75%)	\$1,013,028	\$566,203	\$776,492	\$933,716
City Sales Tax (2.00%)	\$197,746	\$647,090	\$904,653	\$1,087,809
Total Taxes	\$3,656,512	\$3,286,127	\$4,548,736	\$5,471,971

CSL Convention Center Feasibility Study

- ✓ Private Hotel
- ✓ Private Convention Center
- ✓ Full Service
- ✓ Hotel Support 300 Rooms On Site
- ✓ Upscale Hyatt Place
- ✓ Upscale Courtyard by Marriott
- ✓ Convention Space
- ✓ 400 Rooms with in 1/2 Mile
- ✓ Boone County Fairgrounds 5 min

Scenario 2 (P3 Hotel + Conv. Ctr.)	
Project Ownership:	
Convention Center:	Public or Private
Hotel:	Private
Hotel:	
Keys/Rooms:	300
Type:	Full-Service
Chain Scale:	Upscale
Brand Examples:	Radisson
	DoubleTree
	Wyndham
	Hilton Garden Inn
Convention Center (SF):	
Exhibit Space (SF, carpeted)	0
Ballroom Space (SF, carpeted):	35,000
<i>Grand Ballroom</i>	25,000
<i>Junior Ballroom</i>	10,000
Meeting Space (SF, carpeted):	8,000
Total Sellable Space (SF):	43,000
Support Space (SF):	47,300
Total Building (GSF):	90,300

Questions & Comments

