

# Centerstate Crossings

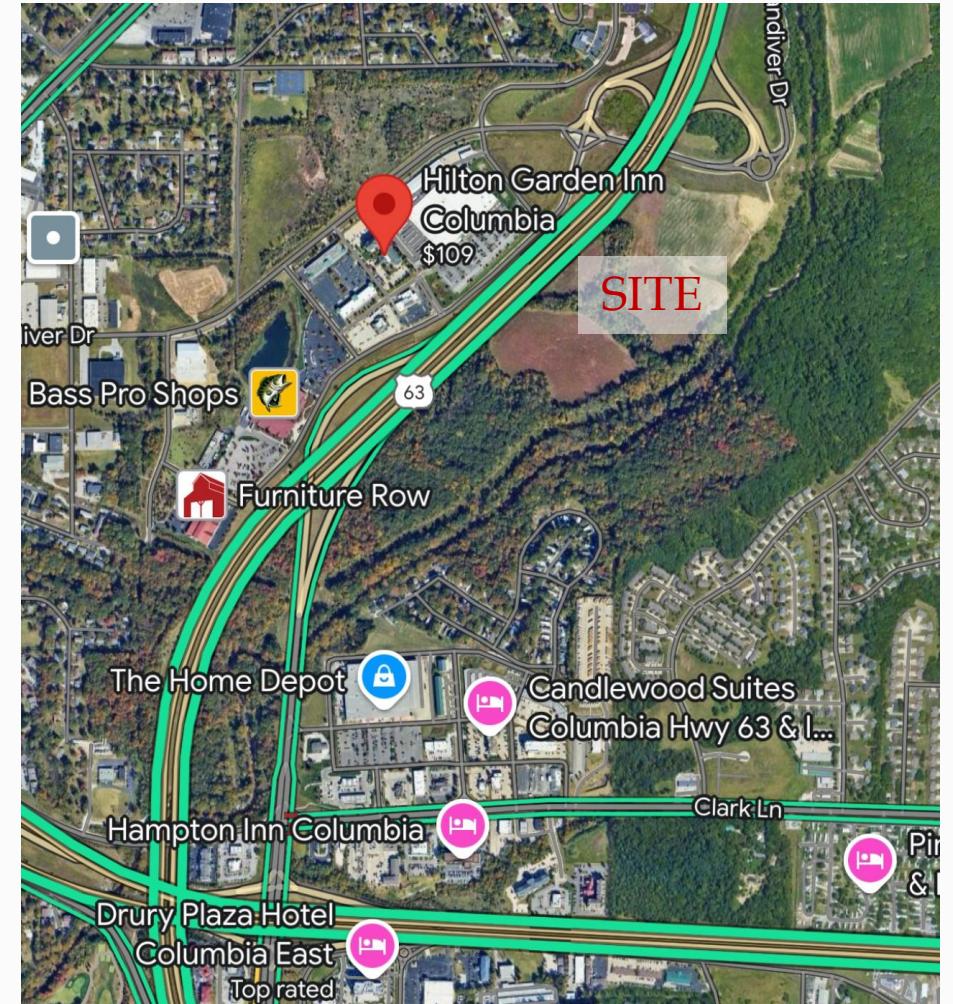
Columbia, MO

A Planned District Development



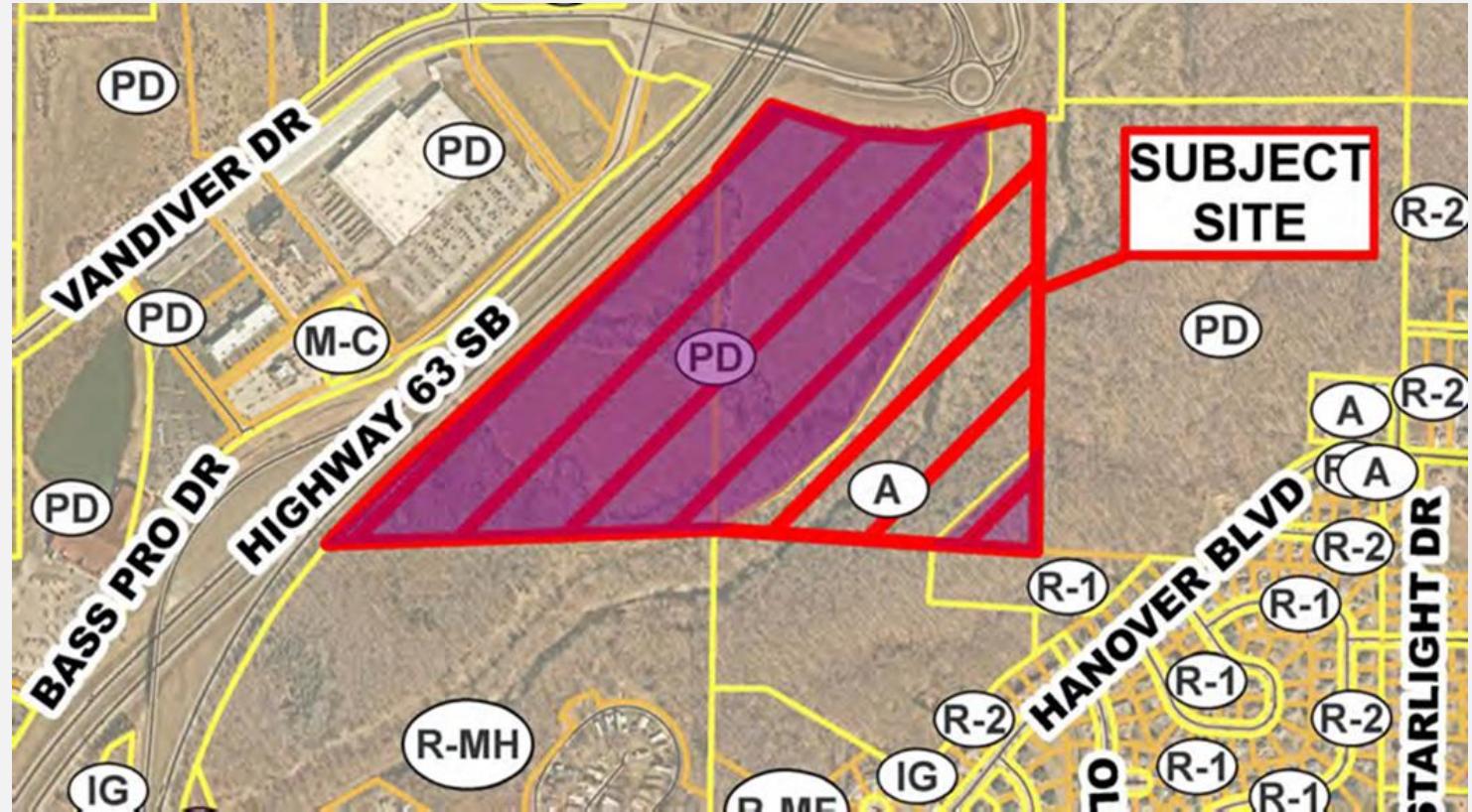
# Development Overview

- Location - US 63 and Vandiver Drive
- 72 Acres



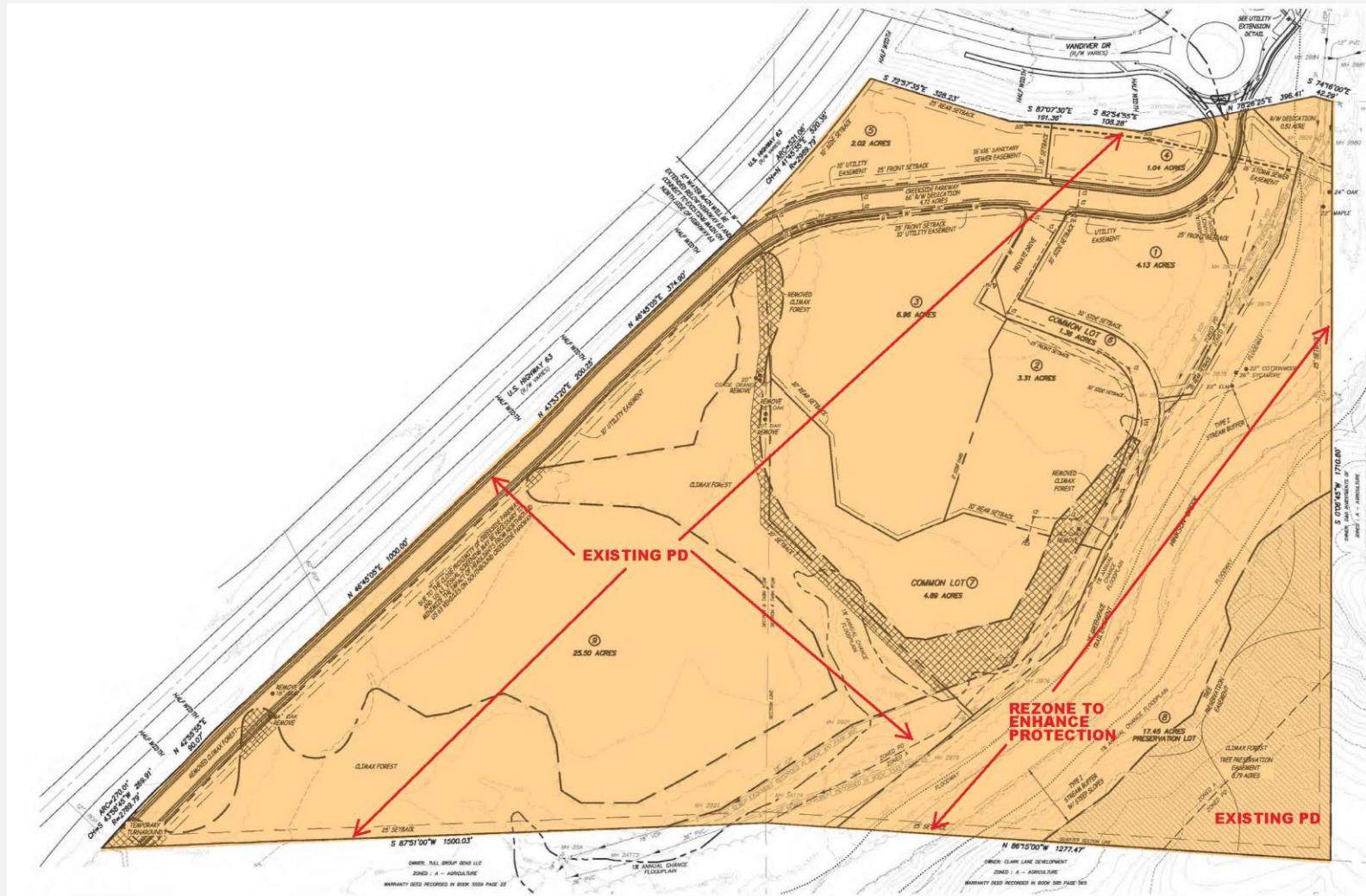
# Zoning History

- 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

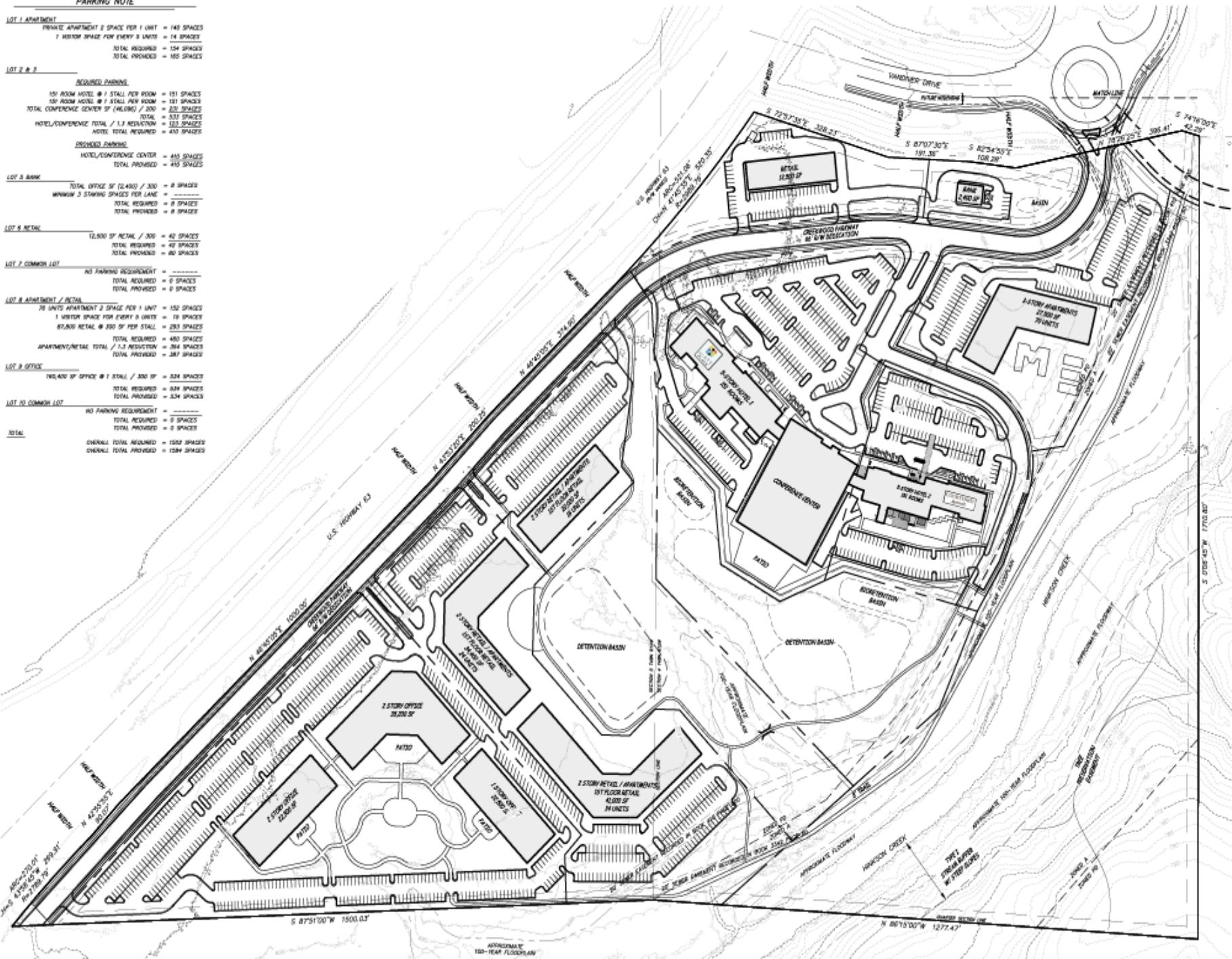
## Unique Development

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

## Mixed Use

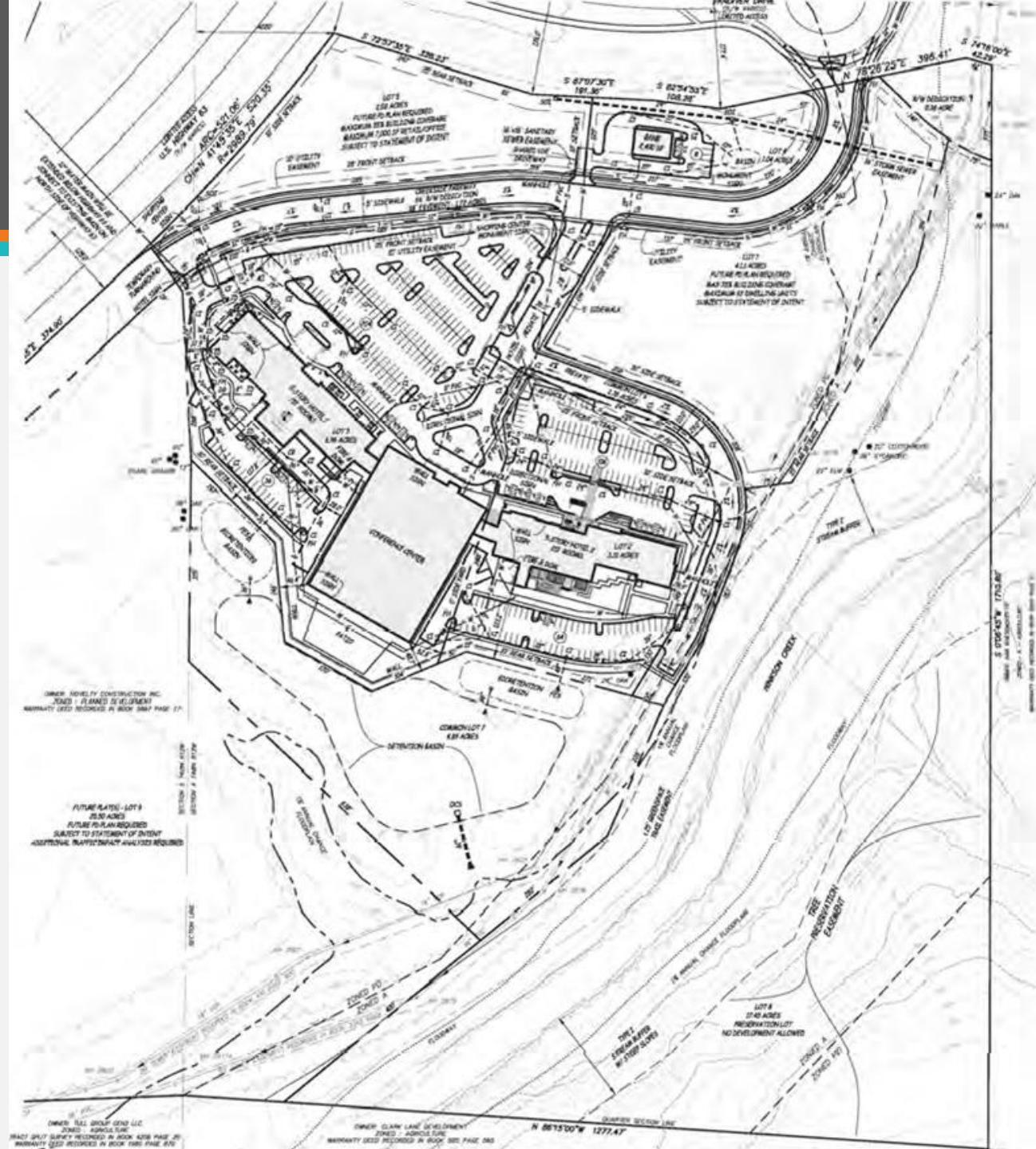
- Two Hotel Facilities
- Conference/Event Center
- Condominiums
- Bank
- Mixed Residential Retail
- Office Park

PARKING NOTE		
<u>LOT 1 APARTMENT</u>		
PRIVATE APARTMENT	2 SPACES PER 1 UNIT	= 140 SPACES
7 UNITS	14 SPACES	
TOTAL REQUIRED		
TOTAL PROVIDED		
<u>LOT 2 &amp; 3</u>		
ACQUIRED PARKING		
150 ROOM MODEL	1 STALL PER ROOM	= 151 SPACES
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TOTAL CONFERENCE CENTER ST. (40000 SF)		
HOTEL/CONFERENCE TOTAL / 1.3 REDUCTION		
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HOTEL TOTAL ACQUIRED		
<u>LOT 4 BANK</u>		
TOTAL OFFICE ST. (4000 SF)	/ 300	= 8 SPACES
MINIMUM 3 STANDING SPACES FOR LANE		
TOTAL REQUIRED		
TOTAL PROVIDED		
<u>LOT 5 RETAIL</u>		
12,500 SF RETAIL / 300	= 40 SPACES	
TOTAL REQUIRED		
TOTAL PROVIDED		
<u>LOT 7 COMMON LOT</u>		
NO PARKING REQUIREMENT		
TOTAL REQUIRED		
TOTAL PROVIDED		
<u>LOT 8 APARTMENT / RETAIL</u>		
70 UNITS APARTMENT	2 SPACES PER 1 UNIT	= 152 SPACES
1 UNIT SPACES FOR EVERY 3 UNITS		
187,500 RETAIL / 300 SF OF PER STALL	= 19 SPACES	
TOTAL REQUIRED		
APARTMENT/RETAIL TOTAL / 1.3 REDUCTION		
TOTAL PROVIDED		
<u>LOT 9 OFFICE</u>		
18,400 SF OF OFFICE / 1 STALL / 300 SF	= 62 SPACES	
TOTAL REQUIRED		
TOTAL PROVIDED		
<u>LOT 10 COMMON LOT</u>		
NO PARKING REQUIREMENT		
TOTAL REQUIRED		
TOTAL PROVIDED		
<u>TOTAL</u>		
OVERALL TOTAL REQUIRED		
OVERALL TOTAL PROVIDED		



# Phase I – PD Plan

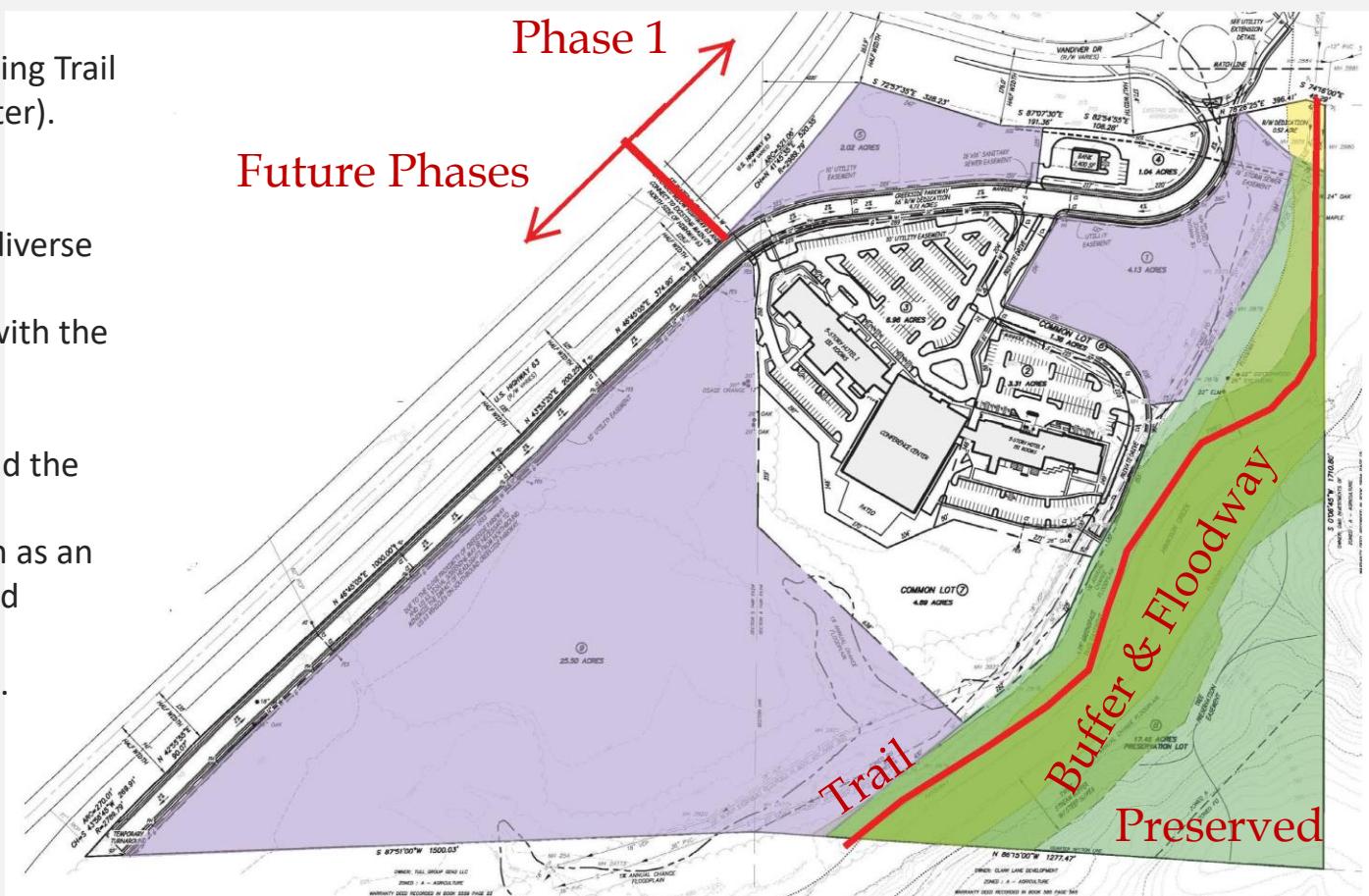
- Two Hotels
- Conference Event Center
- Bank
- Retail



# 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

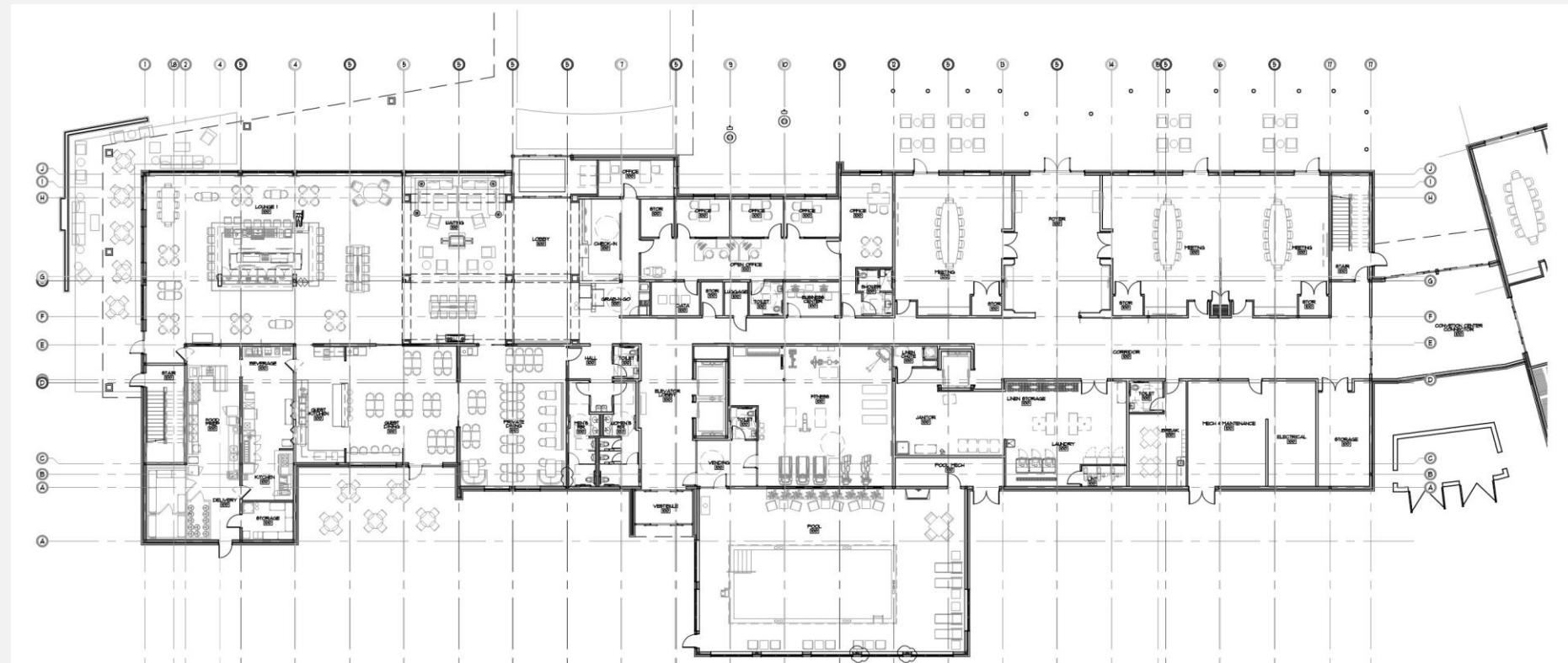
# Hyatt Place Columbia, MO





# Phase 1 - Hyatt Place Hotel

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

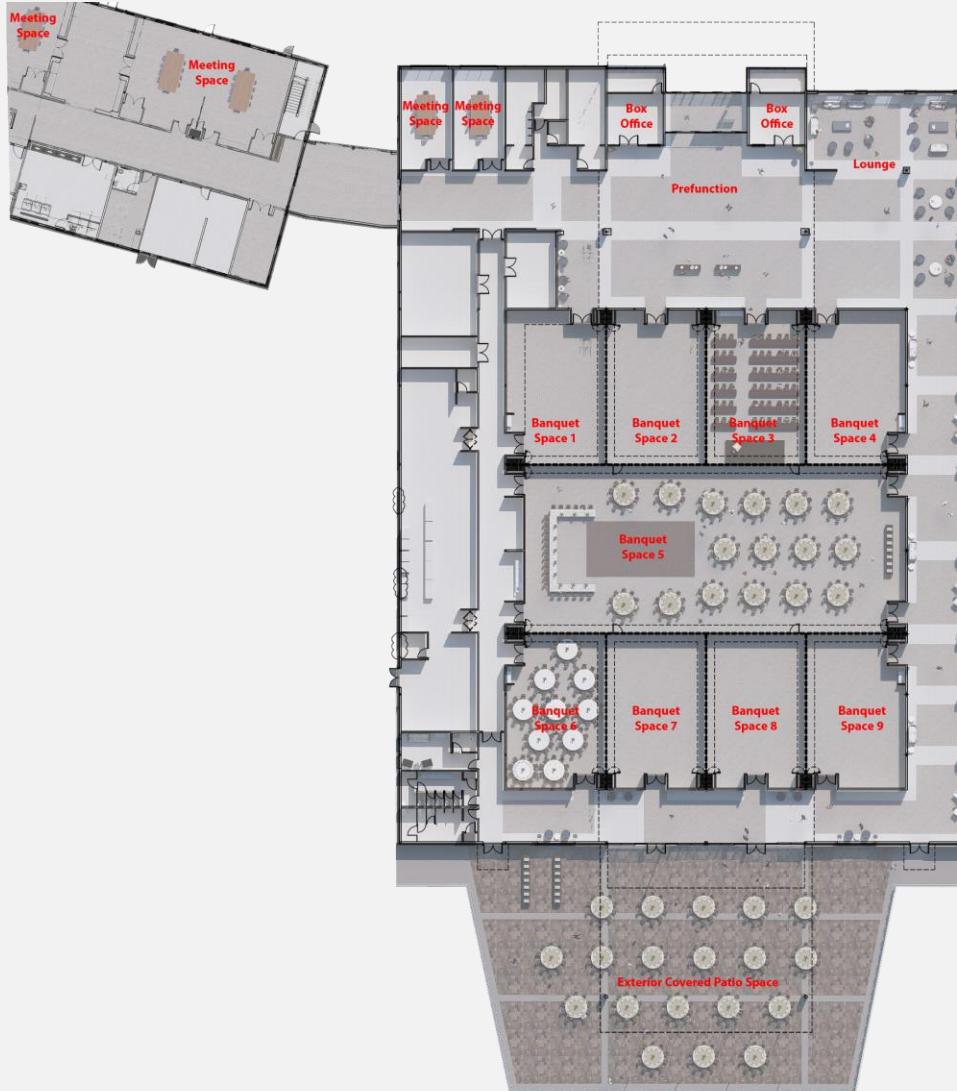


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SCALE: 1/16=1'-0"

# 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



 **SAI**  
Architecture



## 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



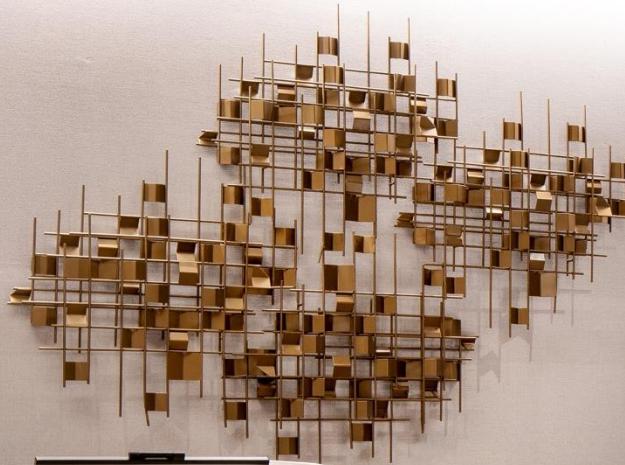
**SAI**  
ARCHITECTURE

# Phase 1B – Courtyard by Marriot Hotel



- 151 Units
- Focused Service Brand
- Luxury Lobby





RECEPTION

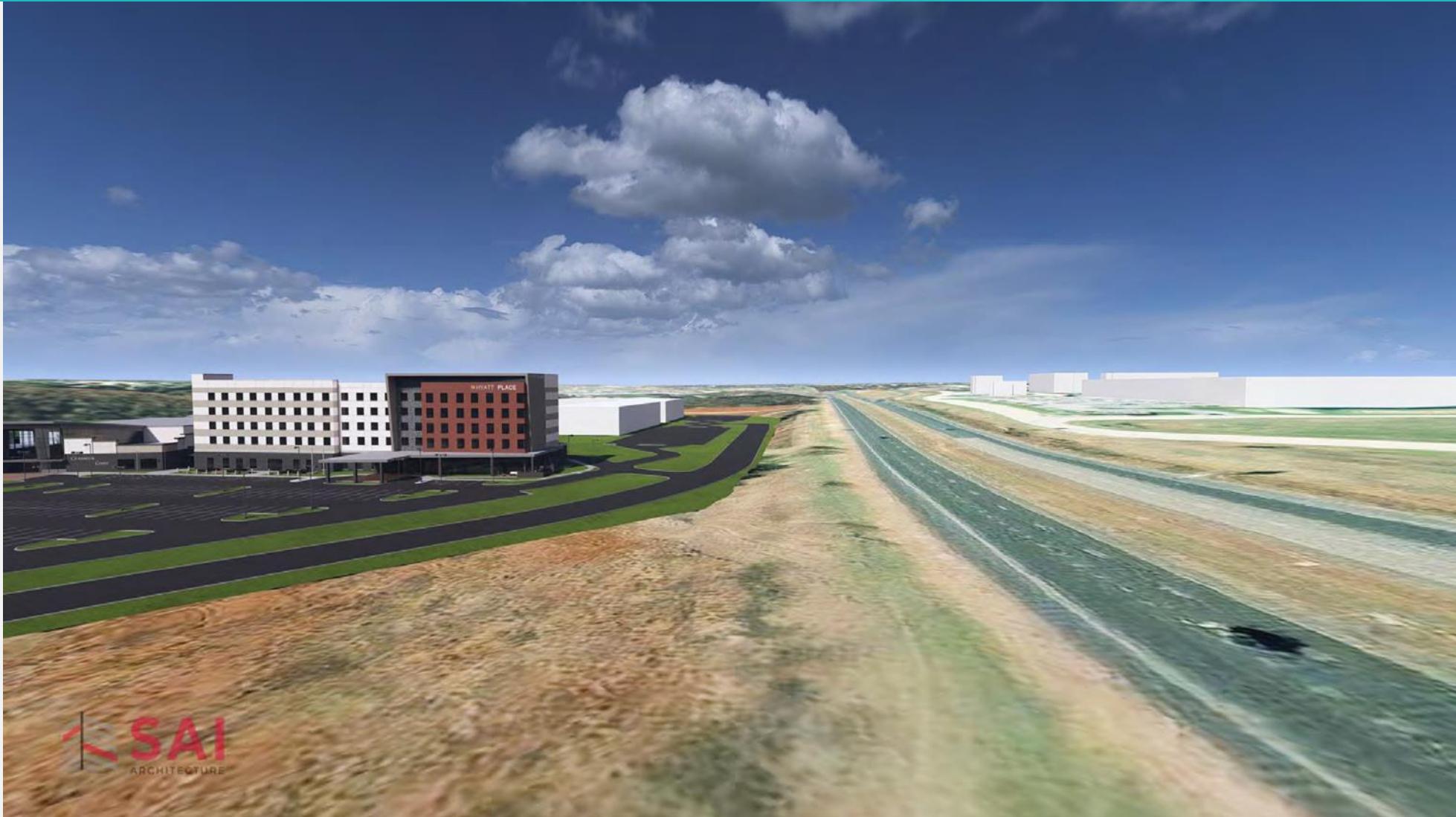


LOUNGE/SEATING



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.

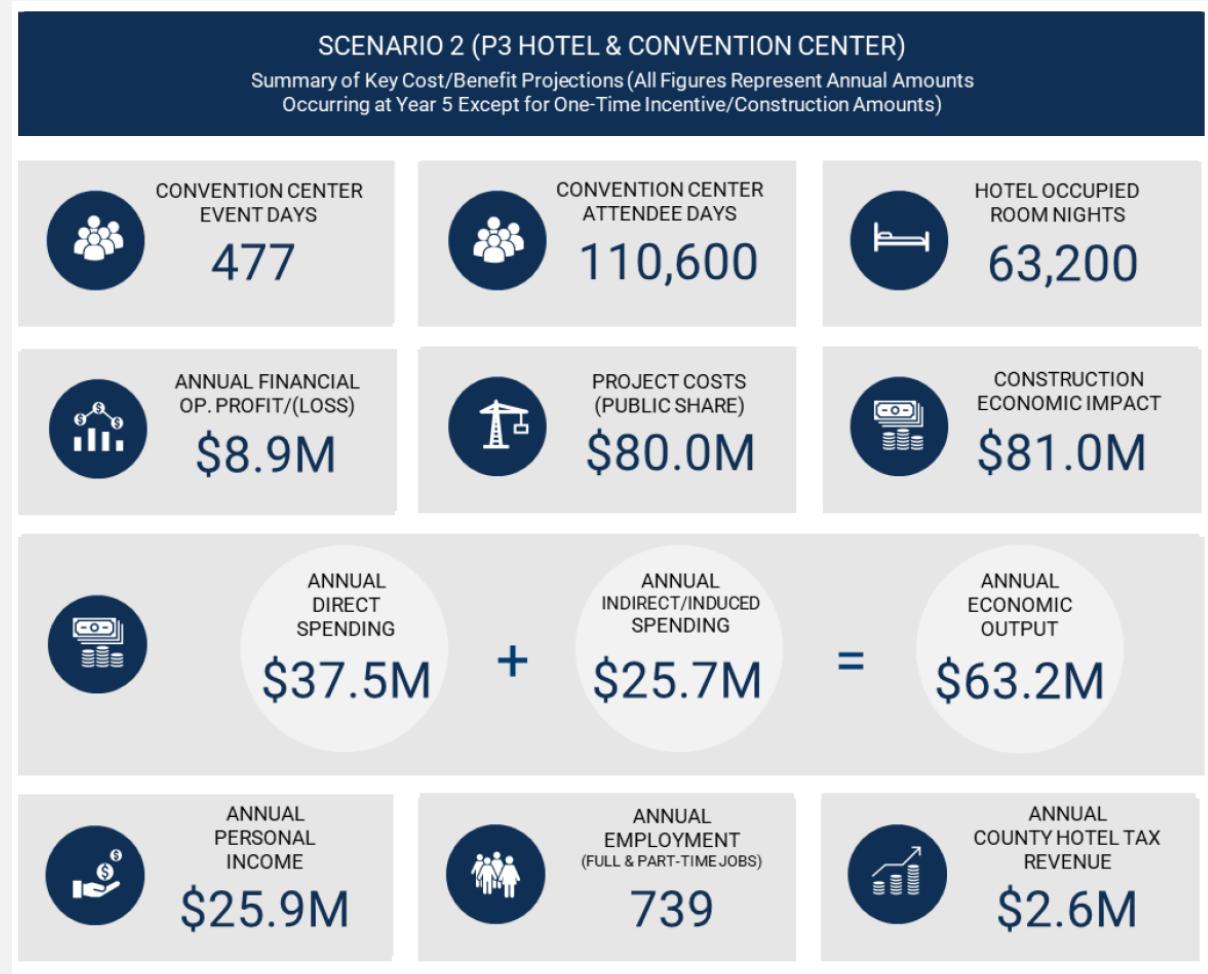
## **Parking:**

- 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

	Construction Period	Scenario 2 (P3 Hotel & Convention Center)		
		Year 1 2028	Year 5 2032	Year 10 2037
<b>ATTENDANCE &amp; ROOM NIGHTS</b>				
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
<b>DIRECT SPENDING BY INDUSTRY</b>				
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
<b>TOTAL ECONOMIC IMPACTS</b>				
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 within 1/2 Mile
- ✓ Boone County Fairgrounds 5 min

Scenario 2 (P3 Hotel + Conv. Ctr.)	
<strong>Project Ownership:</strong>	
Convention Center:	Public or Private
Hotel:	Private
<strong>Hotel:</strong>	
Keys/Rooms:	300
Type:	Full-Service
Chain Scale:	Upscale
Brand Examples:	Radisson DoubleTree Wyndham Hilton Garden Inn
<strong>Convention Center (SF):</strong>	
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