



February 28, 2025
Revised: March 12, 2025

Mr. Timothy Teddy
Community Development Department
City of Columbia
P.O. Box 6015
Columbia, MO 65205-6015

RE: Building Height
Centerstate East Subdivision
Columbia, Missouri

Dear Mr. Teddy:

The proposed Centerstate East Subdivision building heights have a maximum of 85 feet for the two hotels and all other buildings have a maximum height of 60 feet. The following points highlight how these elevated buildings will blend in with the surrounding topography and existing developments.

The proposed floor elevation for the Conference center and Hotels is around 705. The hotels' maximum height would be 790 feet, while the conference center and other developments would reach 765 feet.

The property is situated with a backdrop of a large slope and forest to the east. Hannover Boulevard, at the top of the hill, has an elevation of 800 feet. Even at its maximum height, the two hotels would not obstruct surrounding views or detract from the area's aesthetics. The added height would enhance the property by showcasing the surrounding views.

When the site is approached from HWY 63 south, the Vandiver bridge and approach ramps restrict the view of the site. The top elevation of the bridge deck is 730 with the elevation of HWY 63 closer to 710.

The height of the Uhaul building provides a useful reference for building scale in the vicinity, demonstrating that similar structures of comparable height are already in place. This building is elevated to increase visibility driving on HWY 63 North since it is also obstructed by the Vandiver bridge.

The Menards parking lot has an approximate elevation of 740. The heights of neighboring buildings, such as Menards at 766 and Hilton Garden Inn at 806, set a precedent for taller developments in the area along the corridor of Highway 63. The new buildings would still sit lower than prior phases of the Centerstate development.

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Considering these factors, raising the height of the Centerstate development building would be consistent with the surrounding infrastructure and would not negatively impact the community.

Respectfully,

A handwritten signature in blue ink, appearing to read "Matthew A. Kriete". The signature is fluid and cursive, with the first name "Matthew" and last name "Kriete" clearly distinguishable.

Matthew A. Kriete, P.E.

cc: 1- Raman Puri
ES&S PN: G16468