

September 17th, 2021

Rachel Smith,
Patrick Zenner
City of Columbia Community Development,

Planning and Zoning Commissioners.

RE: Broadway Office Park Rezoning

The use of the land requested for rezoning to office by Dan Hagan is the most appropriate zoning for this location. Office zoning would have much lower traffic impact on all of the neighbors than multi-family residential would on the same location.

The site's location on Broadway (with access off of Green Valley) and the visibility will attract high end tenants who want to be close to downtown, the university and with easy access from US-63 and I-70.

As a consultant for the City of Columbia, I approached Mr. Hagan about his property as a site for a potential east side fire station. His site being too small, I also approached the other properties adjoining and several others in the area.

After, the city's analysis showed the site to be too close to the downtown station, Mr. Hagan went ahead and acquired 2 additional lots to the ones he already owned. A market review of the location showed that it would have all the factors for most commercial uses. But in deference to the surrounding usage, it was deemed most appropriate to limit the uses to those in the Mixed Use - Office districts of the City of Columbia's Uniform Development Code.

Traffic impact from office use is minimal, even compared to multi-family. Office uses are typically very quiet and are mostly occupied weekdays during "office hours".

Any residential use, with MoDoT traffic maps showing 30,000+ vehicles per day average, seems to be inappropriate at this location.

Mr. Hagan has offered to buy each of the three houses that lay along the north side of Valley Green Drive, and did acquire one of them.

High Quality office space is always in limited supply. The proposed zoning will allow the appropriate development on this site for the right type of user.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "John John", with a large, stylized flourish extending from the end of the signature.

John John
REMAX Boone Realty
33 East Broadway
Columbia, Missouri 65203

September 17, 2021

Ms. Rachel Smith
Senior Planner
Community Development Department – City of Columbia
701 E. Broadway St.
Columbia, MO 652012

RE: Broadway Office Park (Dan Hagan development) Rezoning

Dear Ms. Smith:

I have been asked to analyze the above referenced project regarding matters of uniformity of use, appeal, overall scope, etc., by the property owner/developer, Mr. Dan Hagan, and to submit my opinion to the CDD, regardless of my support or opposition. For the sake of full disclosure, and as a matter of record, I have a longstanding professional relationship with Mr. Hagan regarding real estate appraisal and consulting matters. Further, however, I also happen to be an adjacent property owner – Stephens Lake Office Building @ 2100 E. Broadway St. (Owner: Stephens Lake Building, LLC, Parcel # 17-406-00-00-005.00 01). Therefore, while the former fact gives me significant insight as to Mr. Hagan's ownership/development style, specifically regarding property upkeep, "pride in ownership", etc., all being exemplarily, the latter fact is much more pertinent to this situation.

Regarding the proposed development in question, is it my belief, after careful consideration of the general presentation of the preliminary plan by said developer, Mr. Dan Hagan, that this project represents a practical and uniform mid-tier commercial use. More specifically, I view the planned "professional office" use to be properly transitional with respect to similar, or even higher-density retail uses, to the west, northeast, and east, along this section of the E. Broadway St. corridor. It is further my belief that any possible disturbances to the surrounding residential properties by way of additional traffic, noise, etc., are negated, or at least significantly decreased, by the specific proposed "office" use set forth, which is specifically identified by the City of Columbia as a proper "buffer" between higher level commercial uses, and residential uses, in this case noted as predominately multi-family/apartment. In summary, my attitude as an adjacent and concerned property owner, for the sake of consideration by the commission, would be one of support, based on the information provided to me up to this point by the developer.

Respectively submitted,



Travis W. Wise