



DLR Group Inc.

333 West Wacker Drive, Suite 850
Chicago, IL 60606

10.28.2026

Mr. Clint Smith, Director
Community Development
701 E. Broadway
Columbia, MO 65202

Re: Concept Review Meeting Request
Project Name: Hub Columbia - 4th & Broadway

Dear Mr. Smith:

Core Spaces has an agreement to Purchase the above referenced property. On behalf of Core Spaces, we are requesting a Concept Review Meeting to ensure we give proper consideration to final platting of the property and any planning issues that may be present.

The subject property includes two sites, separated by S 4th street, for a total of approximately 1.80 acres.

- Current Land Use:
 - Commercial use | City Zoning M-DT – Urban General
- Adjacent Land Use/Zoning:
 - East: Commercial use | City Zoning M-DT – Urban General / CH-O Core Max Height 10 stories
 - North: Surface Parking, Religious use, & Commercial use | City Zoning M-DT – Urban General
 - West: Open Space – City Sculpture/artwork | City Zoning M-DT – Urban General – West
 - South: Open Space – Flat Branch Park & Surface Parking | City Zoning M-DT – Urban General

The proposed project includes two new multi-family residential buildings of approximately 300 total units, with ground floor amenity and retail space. The site currently contains several existing buildings, most notably the historic Katy Station. As part of the proposed development, the team is in discussions with the “Save the Katy Station” organization to potentially relocate that structure to an alternate location, which has yet to be determined.

Included with this request are:

- Location Map (from the Boone County Parcel Information Viewer)
- Current Property Deed
- Design Package

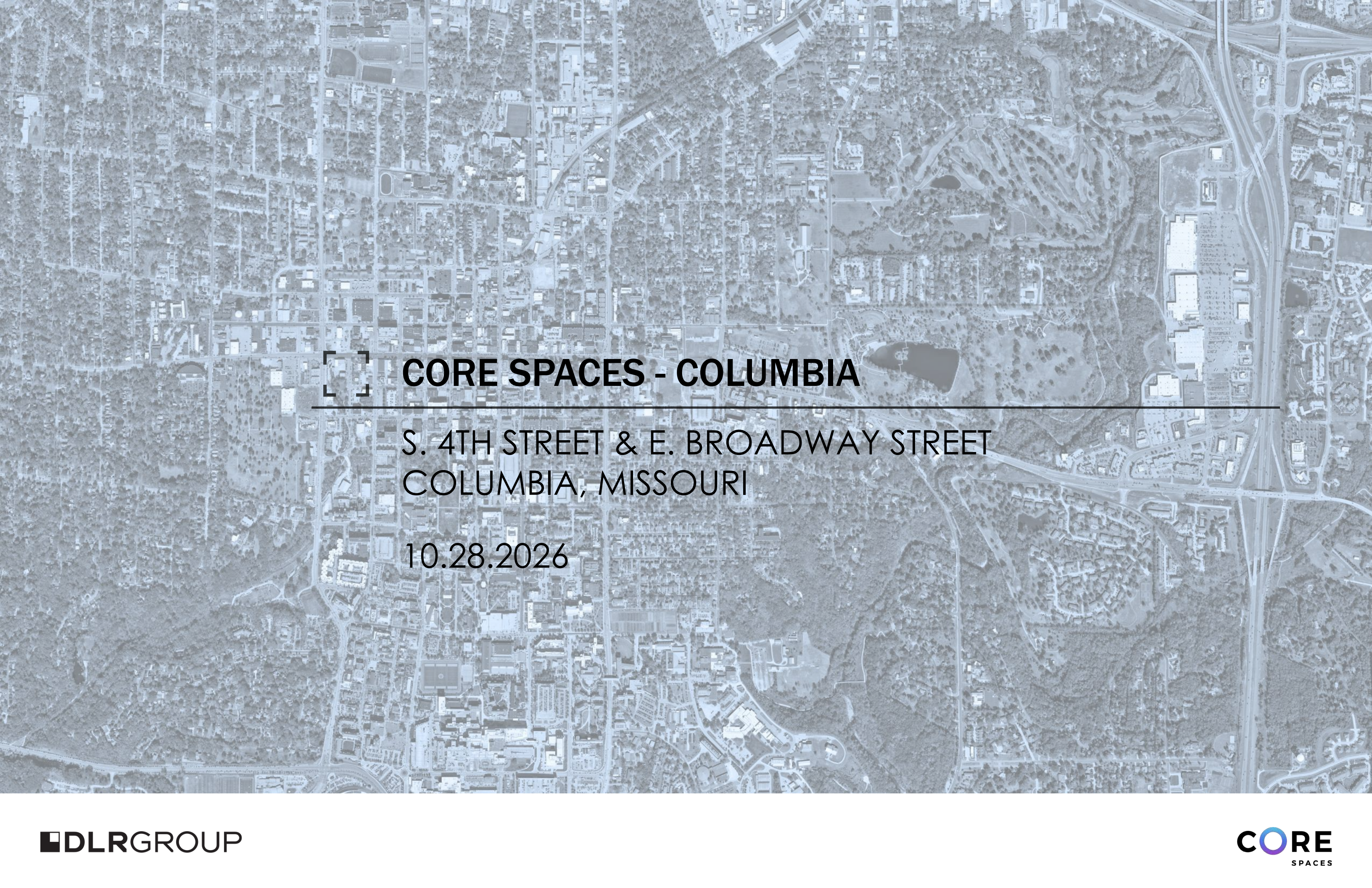
Please feel free to contact me if you need any additional information to schedule the concept review meeting.

Sincerely,
DLR Group

A handwritten signature in blue ink, appearing to read 'Eric Stanley', written over a blue circular stamp or seal.

Eric Stanley, AIA, NCARB
Architect, Senior Associate

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

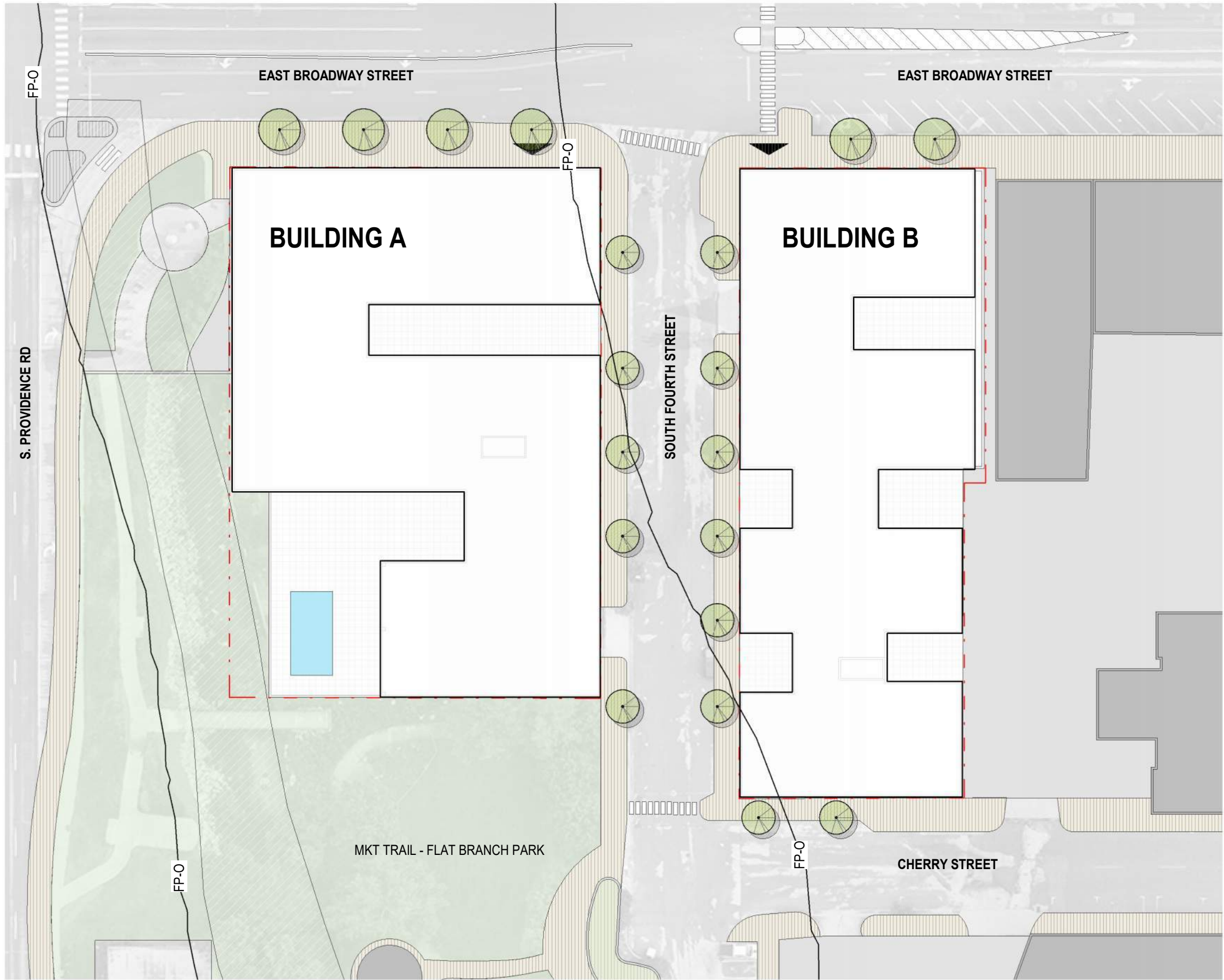
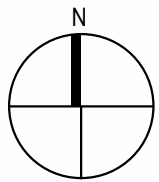
An aerial photograph of Columbia, Missouri, showing a dense urban grid with numerous buildings, streets, and green spaces. A large, irregularly shaped lake is visible in the upper right quadrant. The image is in grayscale, with the text overlaid in white.

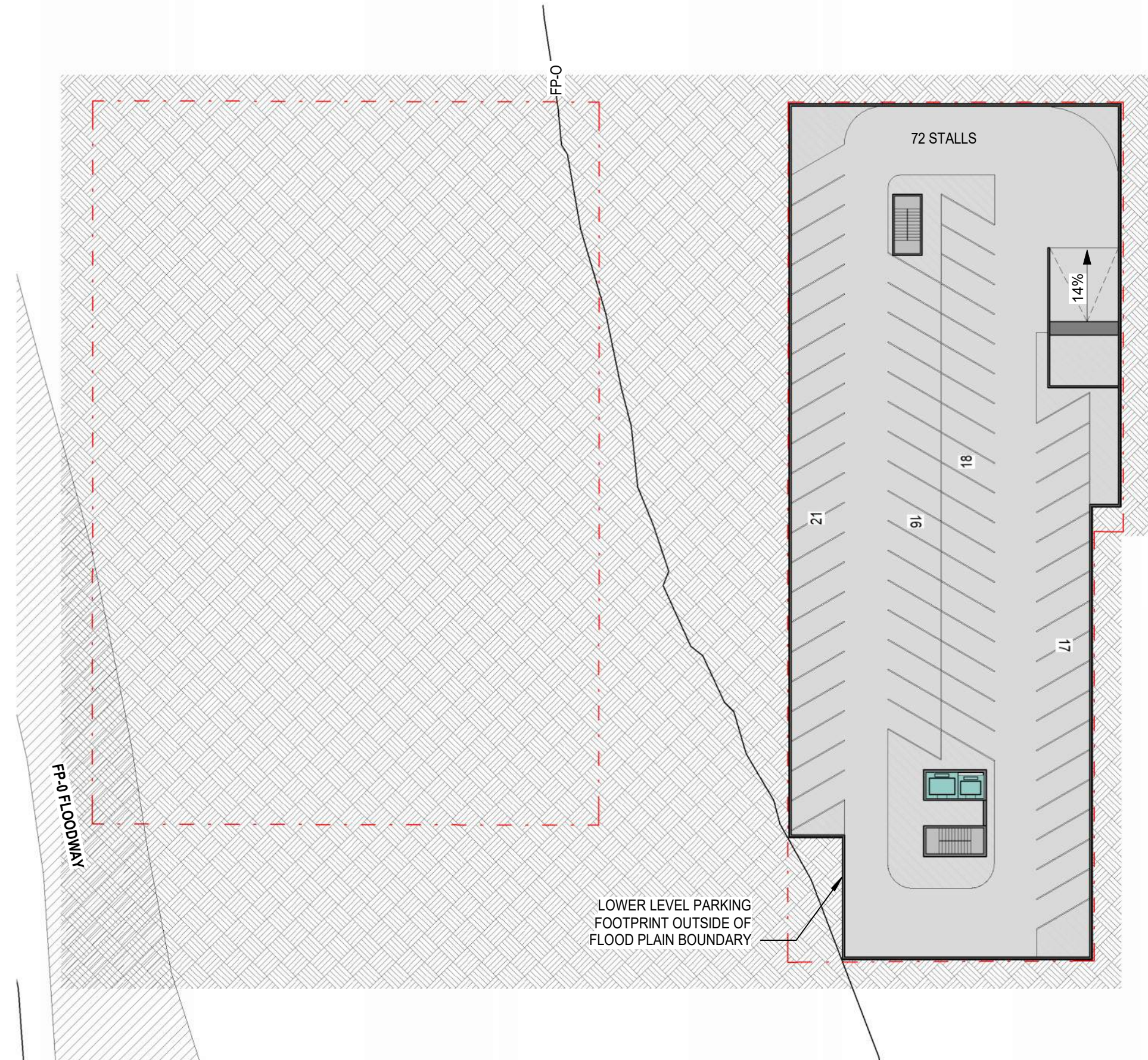
[] CORE SPACES - COLUMBIA

S. 4TH STREET & E. BROADWAY STREET
COLUMBIA, MISSOURI

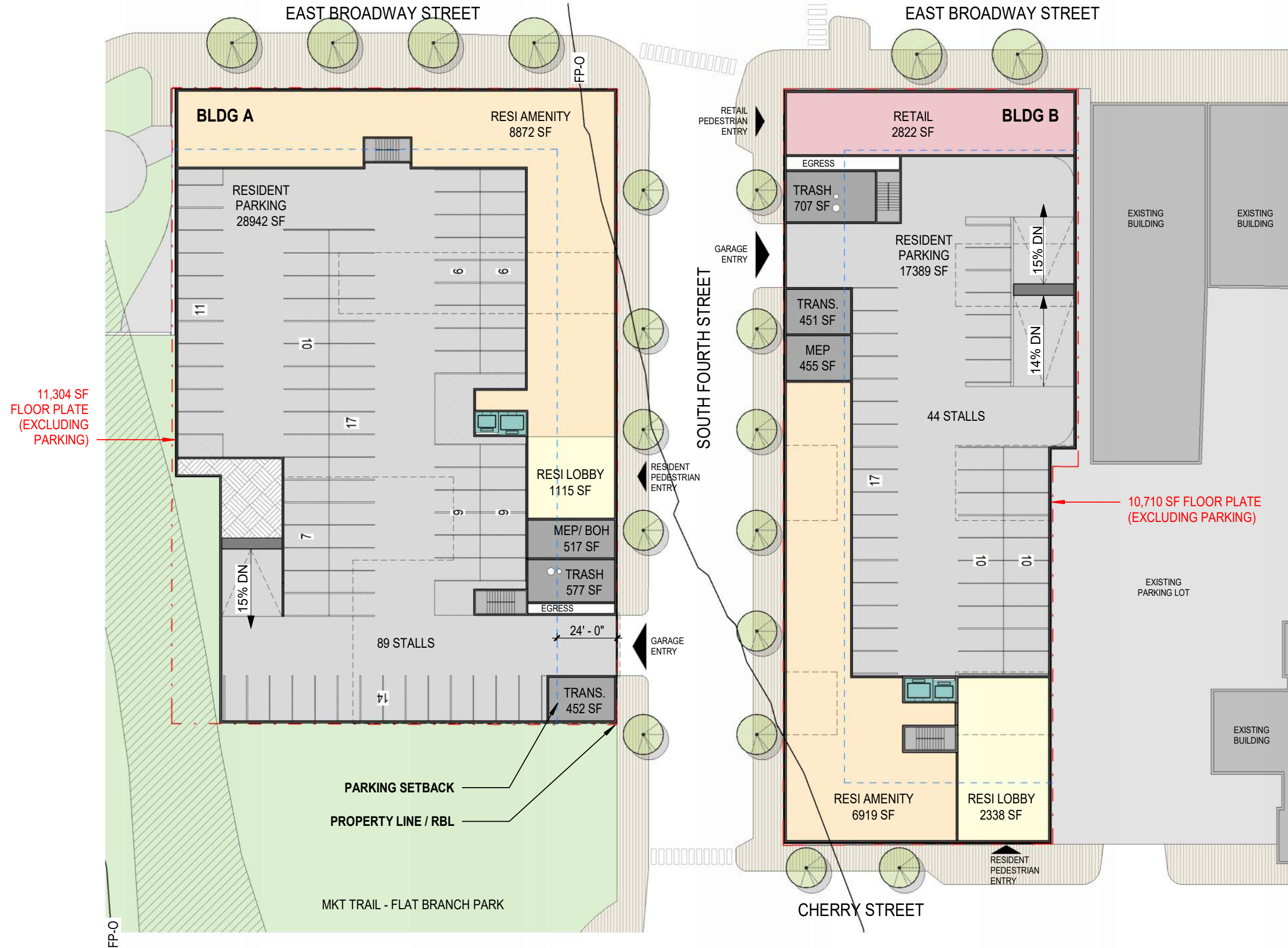
10.28.2026

ZONING SUMMARY			
METRIC	STANDARD	BUILDING A	BUILDING B
Zoning District	MD-T Urban General		
Building Setbacks	Building to be within 24" of the required Building Line (Min. 75% building at RBL); Parking setback generally 24'-0" beyond required building line	See Plans	See Plans
Max Building Size	Max L1 = 34,000 SF Gross (not including parking structures that comply with code)	Level 01 = 11,304 SF	Level 01 = 10,710 SF
Building Height	72'-0" Max	72'-0" Building Height	72'-0" Building Height
Min no. levels	2 levels min	6 Levels	6 Levels
Max no. levels	6 levels max	6 Levels	6 Levels
Req. Level heights	9'-0" CLR at residential levels (at least 80% of each level);	Level 02/06 = 9'-0" CLR	Level 02/06 = 9'-0" CLR
Ground Story Height	Non-Residential to be min 15'-0" contiguous to RBL at min depth of 25'-0"	Level 01 = 18'-6" CLR	Level 01 = 18'-6" CLR
Front yard	See RBL	See Plans	See Plans
Alley Setback	See RBL	See Plans	See Plans
Side yard	Not Required	-	-
Residential Open Space Req.	Private or Public open space is required to be 70 SF per dwelling unit (one to two bedrooms) and 100 SF per dwelling unit (3+ bedrooms); Open area can be on any floor or combination of floors and can include private balconies if meeting minimum dims.	Approximately 11,000 SF required (<i>unit count and mix still in progress</i>); Open space to be provided at public pool deck space and private unit balconies	Approximately 11,000 SF required (<i>unit count and mix still in progress</i>); Open space to be provided at private unit balconies
Off Street Parking Min	0.50 of one parking spaces per bedroom; offsite parking allowed if within 1,320 feet from entrance to entrance.	Approximately 342 parking stalls required for both Building A and Building B; 371 parking stalls provided	
Floodplain Overlay	Separate floodplain development permit required; Lowest level required at least 2'-0" above base flood elevation or floodproofed if not residential; Parking podiums within floodplain to be designed at non-habitable, flood-vented space if enclosed.	Floodplain applies to Building A and will comply with lowest level requirements.	Floodplain applies to Building B and will comply with lowest level requirements.





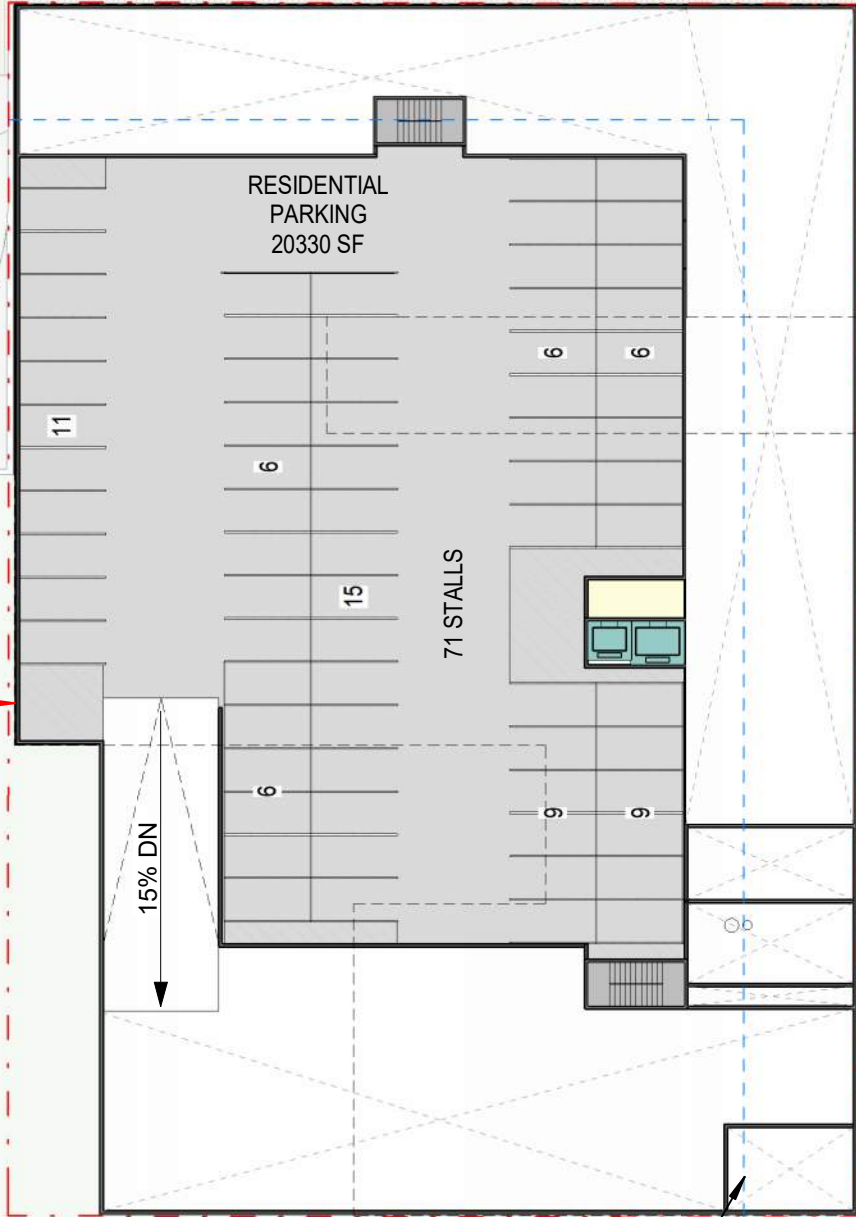
PARKING COUNTS:
BLDG A L1 - 89 STALLS M - 71 STALLS TOTAL STALLS = 160 STALLS
BLDG B L0 - 72 STALLS L1 - 44 STALLS M - 45 STALLS TOTAL STALLS = 161 STALLS
TOTAL PARKING COUNTS: BLDG A + B STALLS = 321 STALLS OFF-SITE STALLS = 50 STALLS TOTAL STALLS = 371 STALLS PARKING RATIO = 0.54 STALLS PER BEDROOM



SITE AREA:	
BLDG A SITE AREA = 44,687 SF	
BLDG B SITE AREA = 33,653 SF	
MAX FLOOR PLATE (EXCLUDING PARKING) = 34,000 SF	
BLDG A	
FLOOR PLATE (EXCL. PARKING) = 11,304 SF	
FLOOR PLATE = 42,515 SF	
BLDG B	
FLOOR PLATE (EXCL. PARKING) = 10,710 SF	
FLOOR PLATE = 33,203 SF	

PARKING COUNTS:	
BLDG A	
L1 - 89 STALLS	
M - 71 STALLS	
TOTAL STALLS = 160 STALLS	
BLDG B	
L0 - 72 STALLS	
L1 - 44 STALLS	
M - 45 STALLS	
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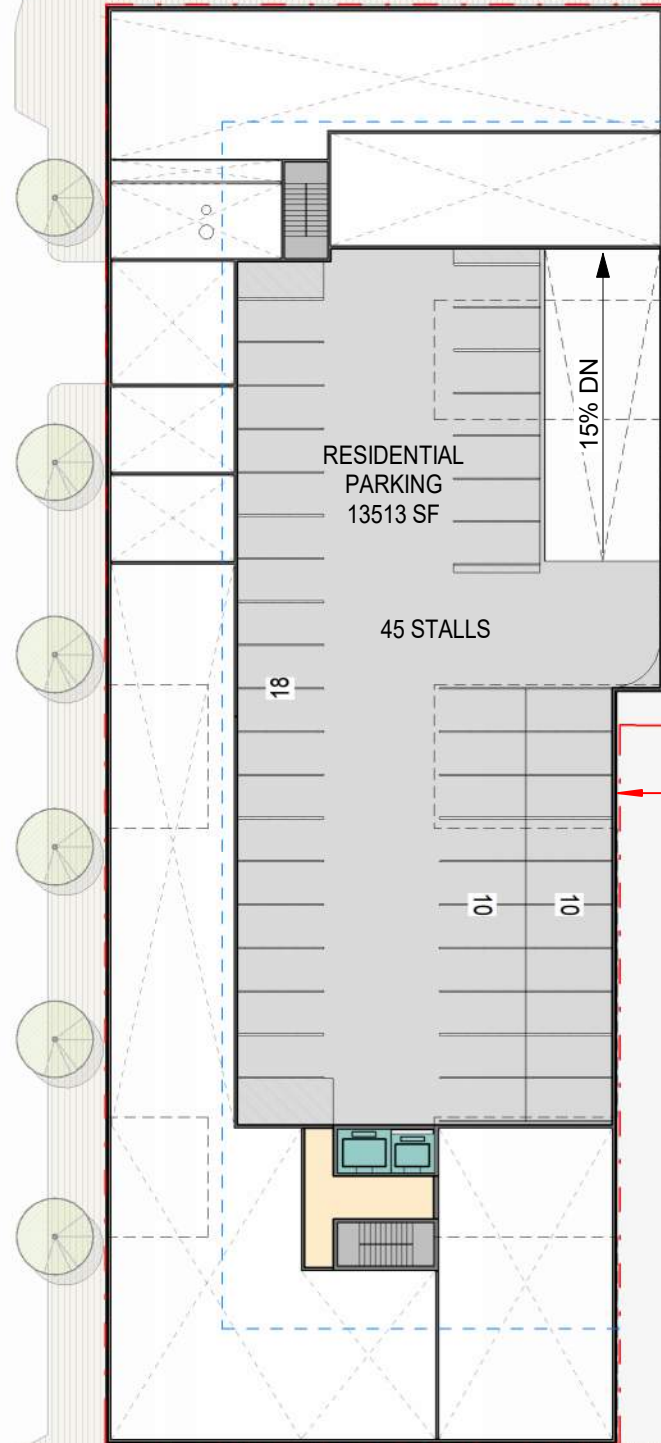
21,218 SF AT
MEZZANINE
(MAX 1/2 OF
BUILDING BELOW
PER IBC)



PARKING SETBACK

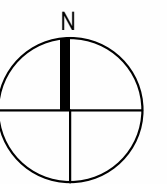
PROPERTY LINE / RBL

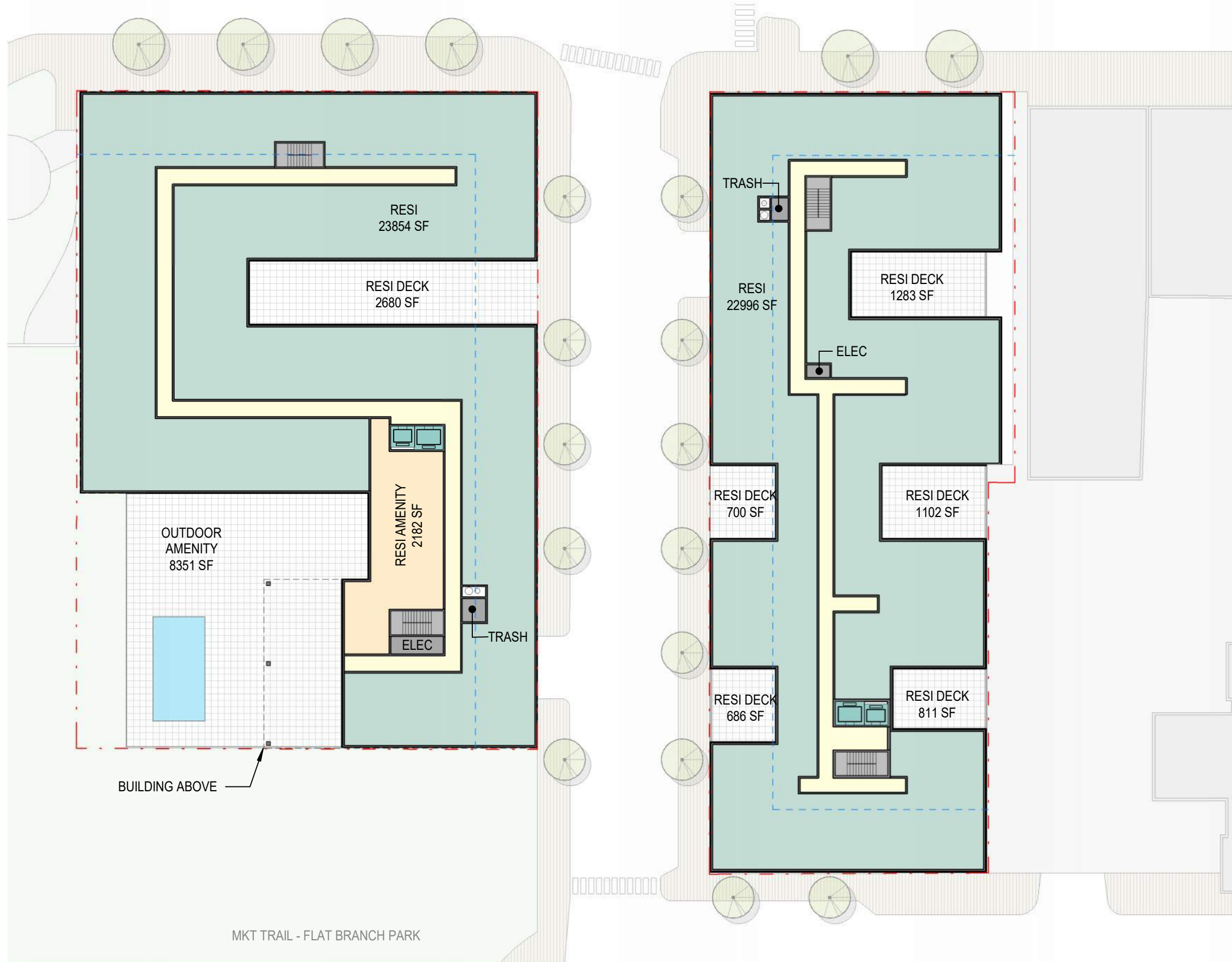
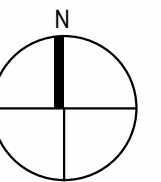
MKT TRAIL - FLAT BRANCH PARK

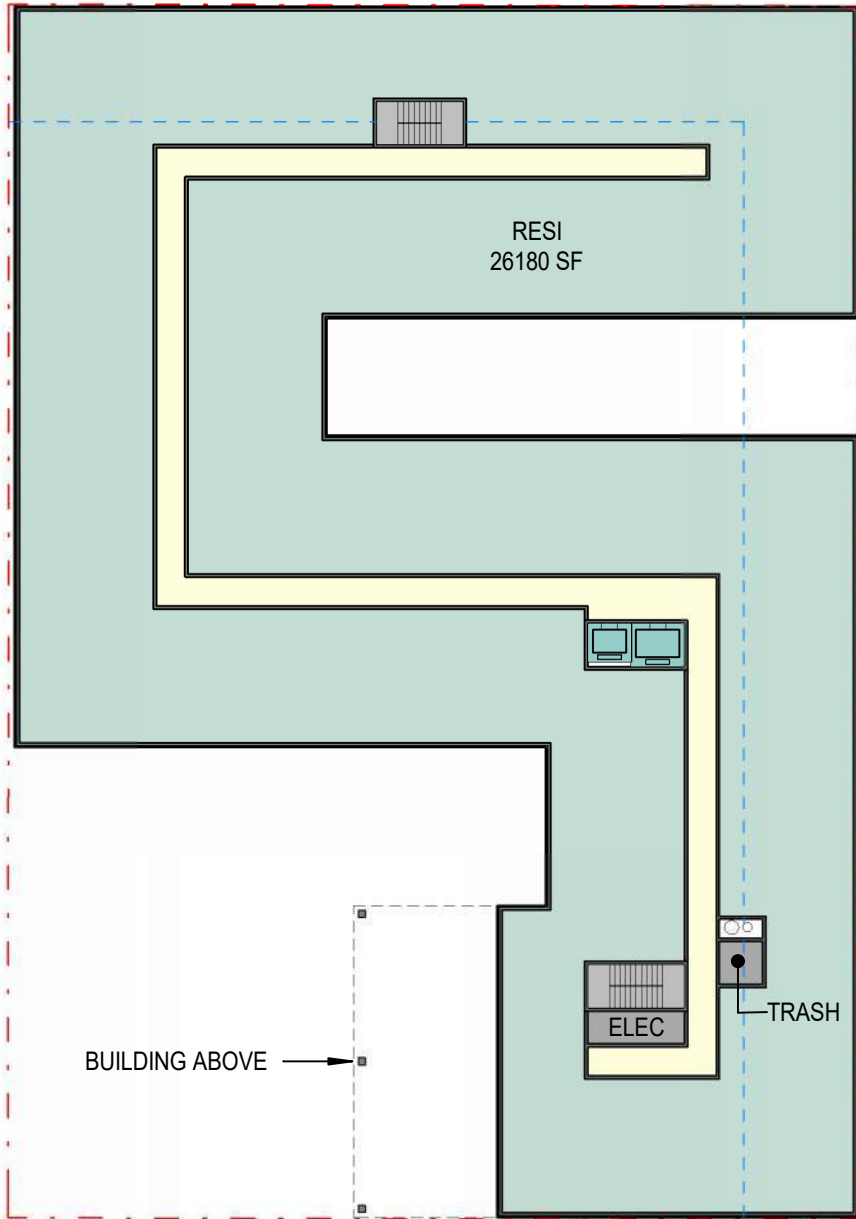
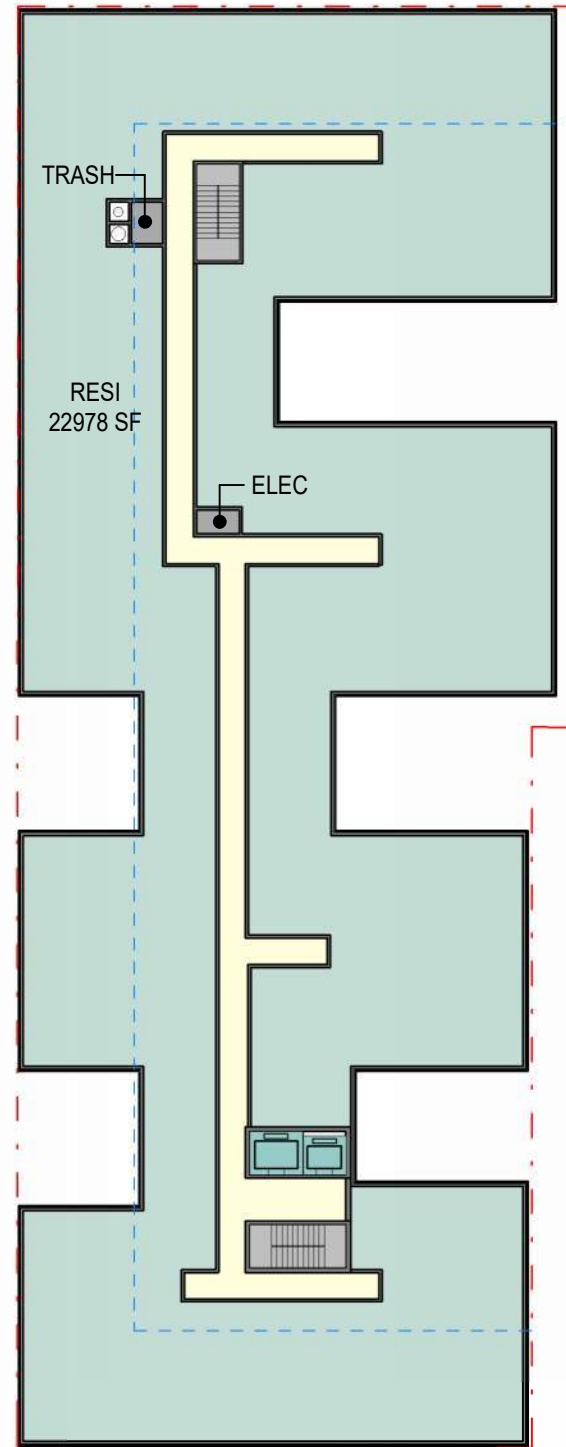
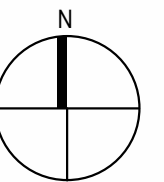


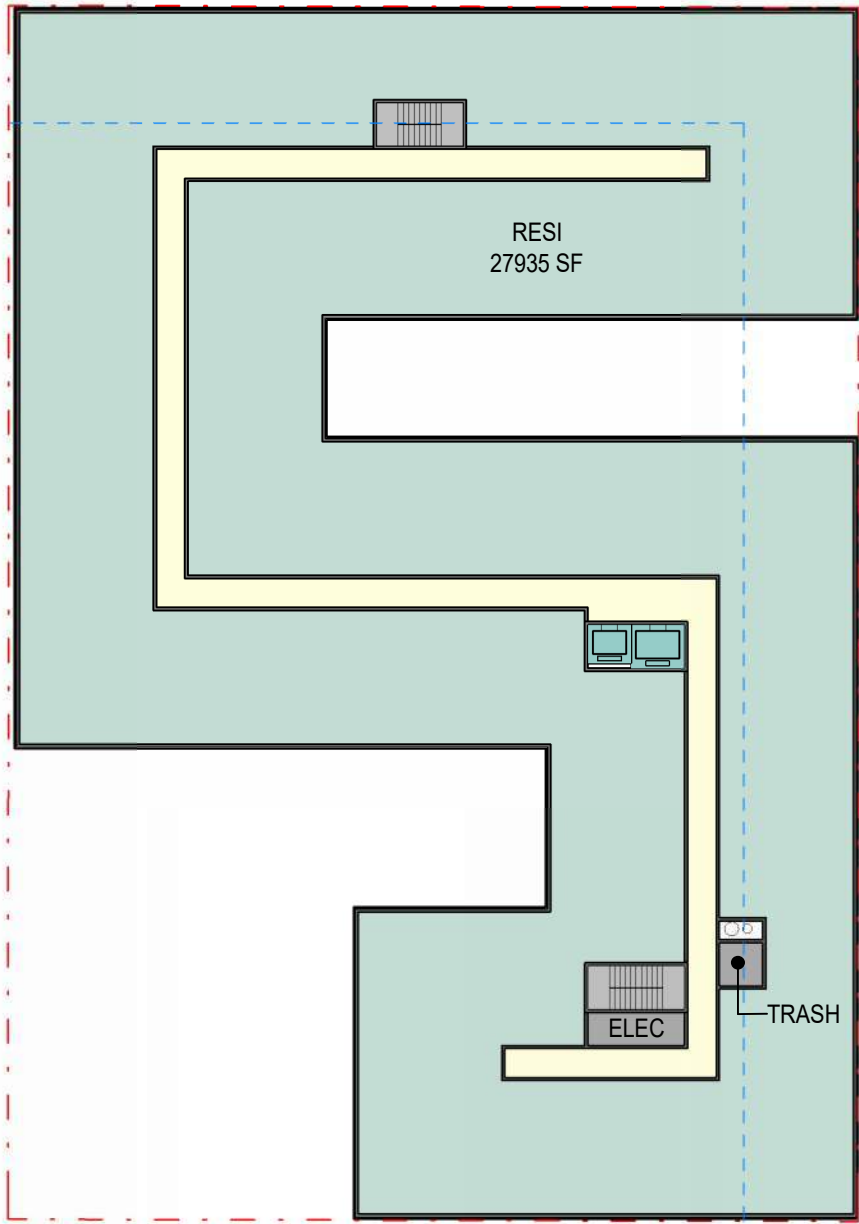
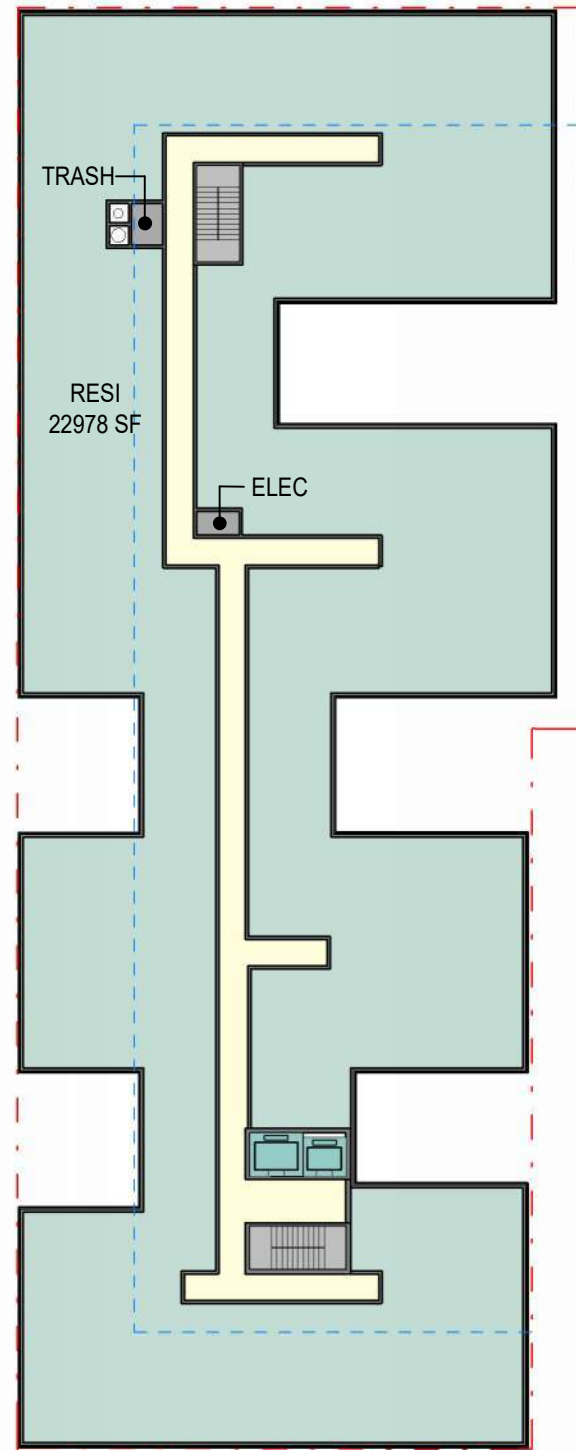
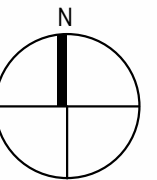
14,818 SF AT
MEZZANINE
(MAX 1/2 OF
BUILDING BELOW
PER IBC)

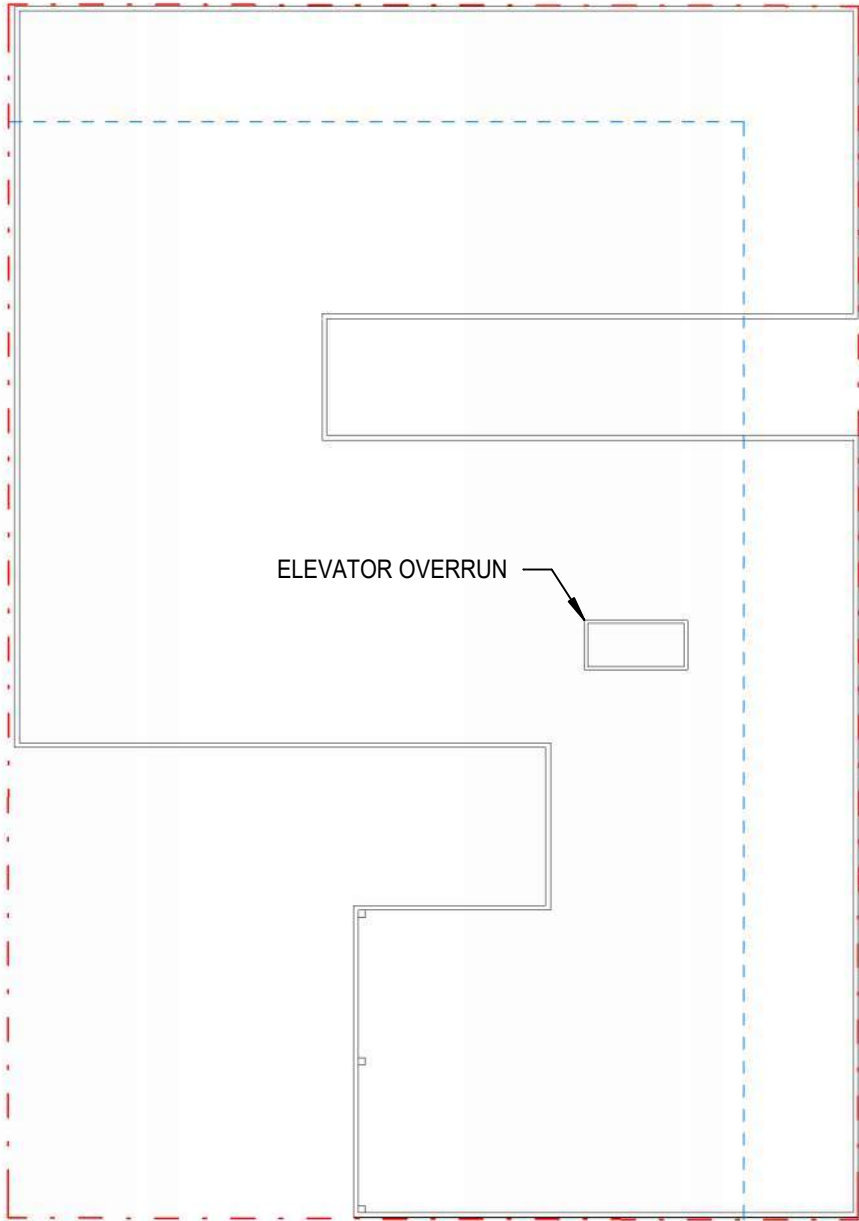
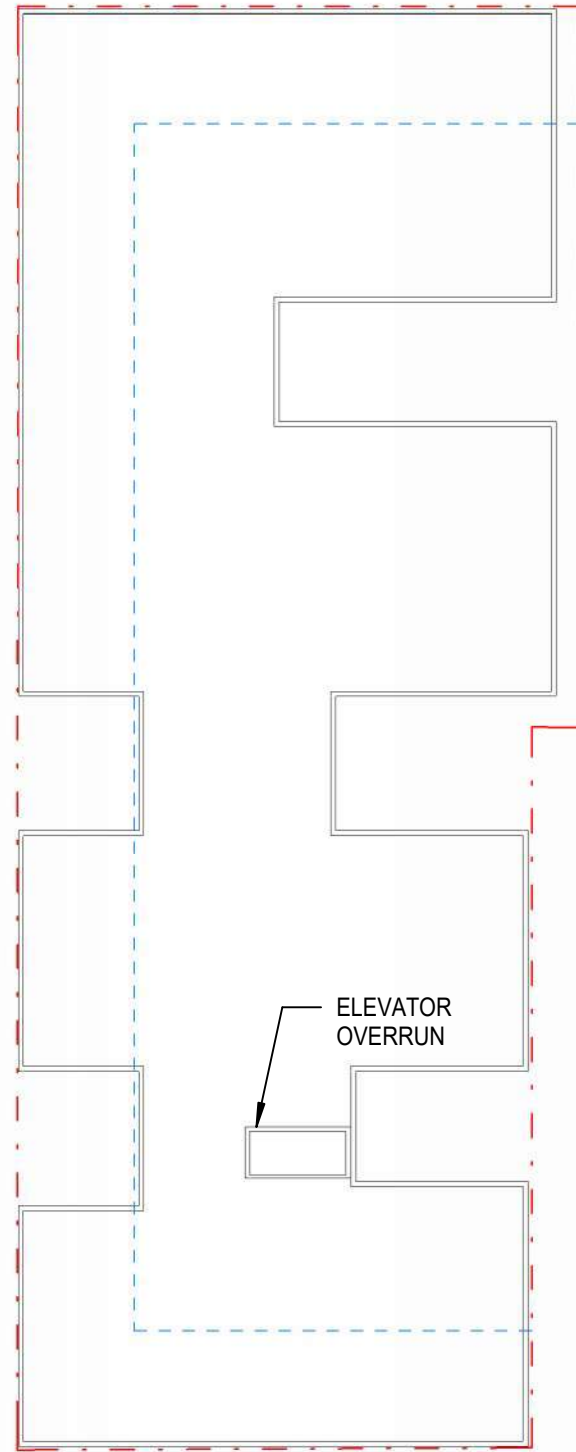
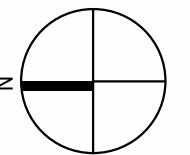
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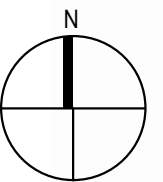








TYPICAL LEVEL HEIGHT:
MIN CLR HEIGHT OF 9'-0"

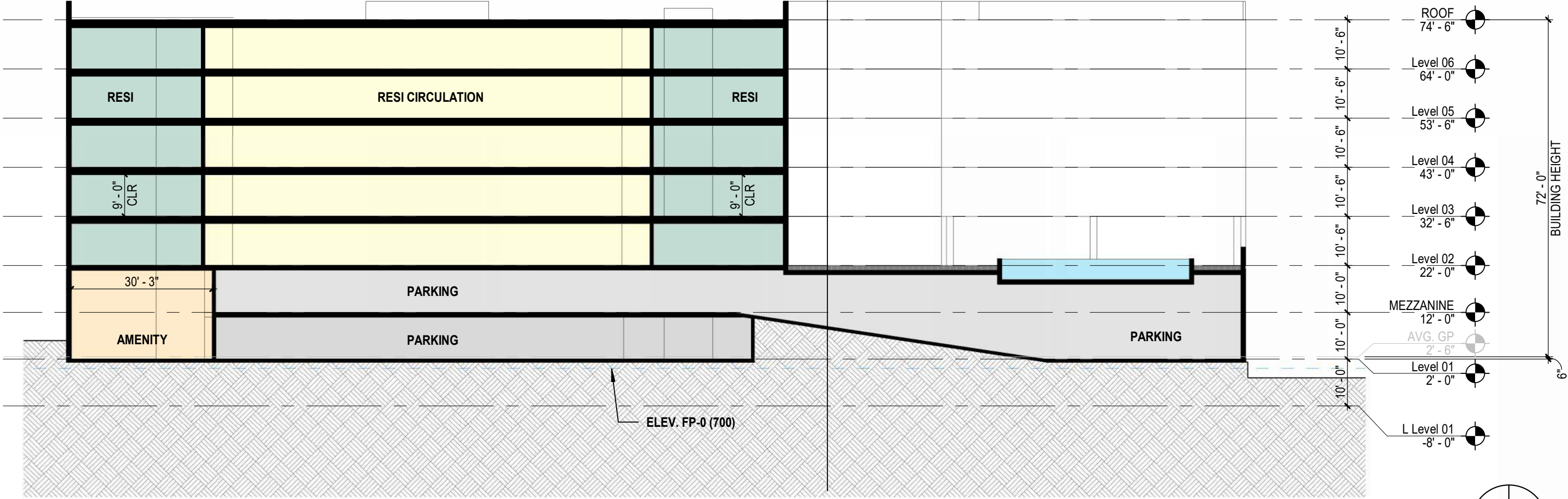


BUILDING HEIGHT:
MAX SIX (6) STORIES / 72'-0"

LEVEL 01 HEIGHT:
MIN CLR HEIGHT OF 15'-0" (OFFSET 25' FROM RBL)

TYPICAL LEVEL HEIGHT:
MIN CLR HEIGHT OF 9'-0"

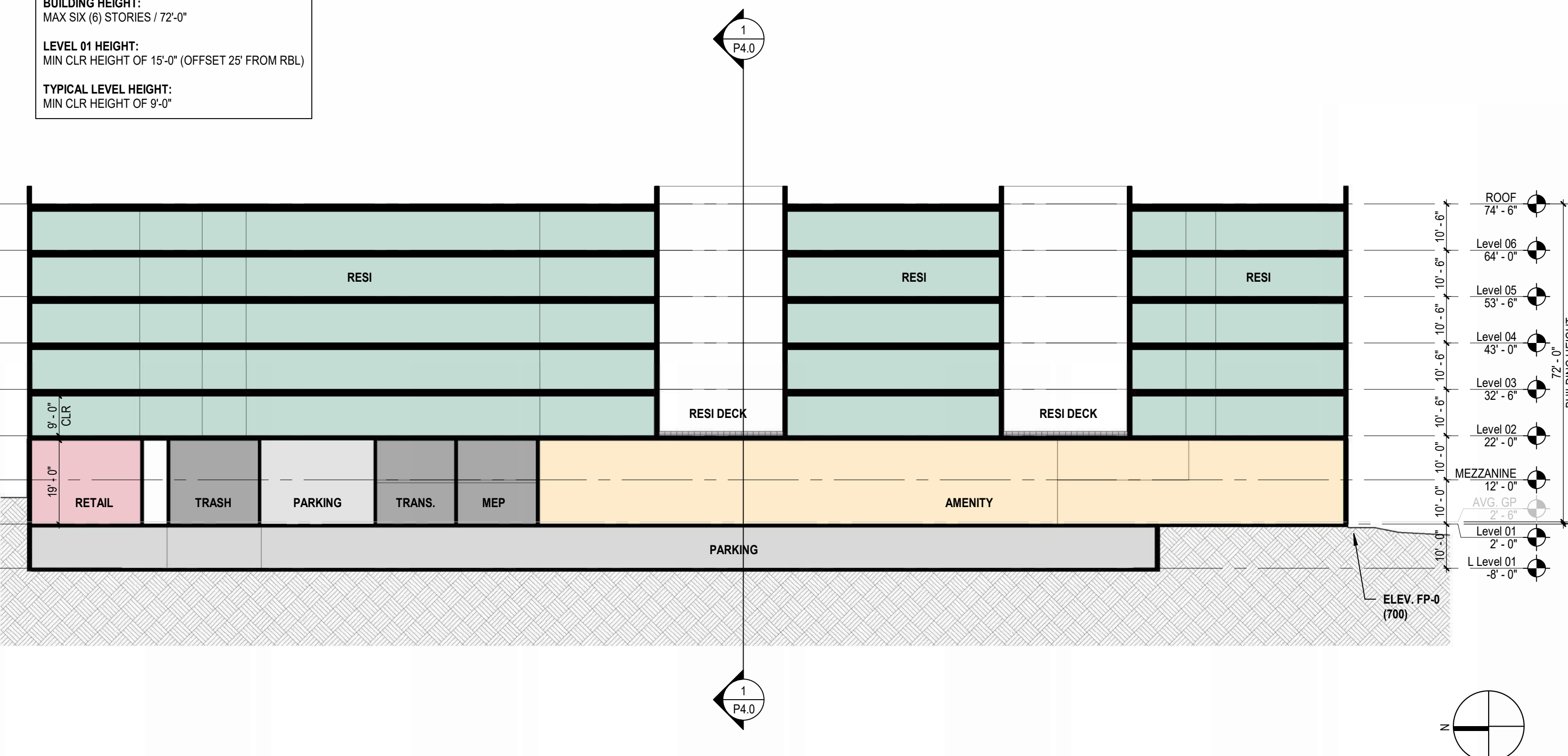
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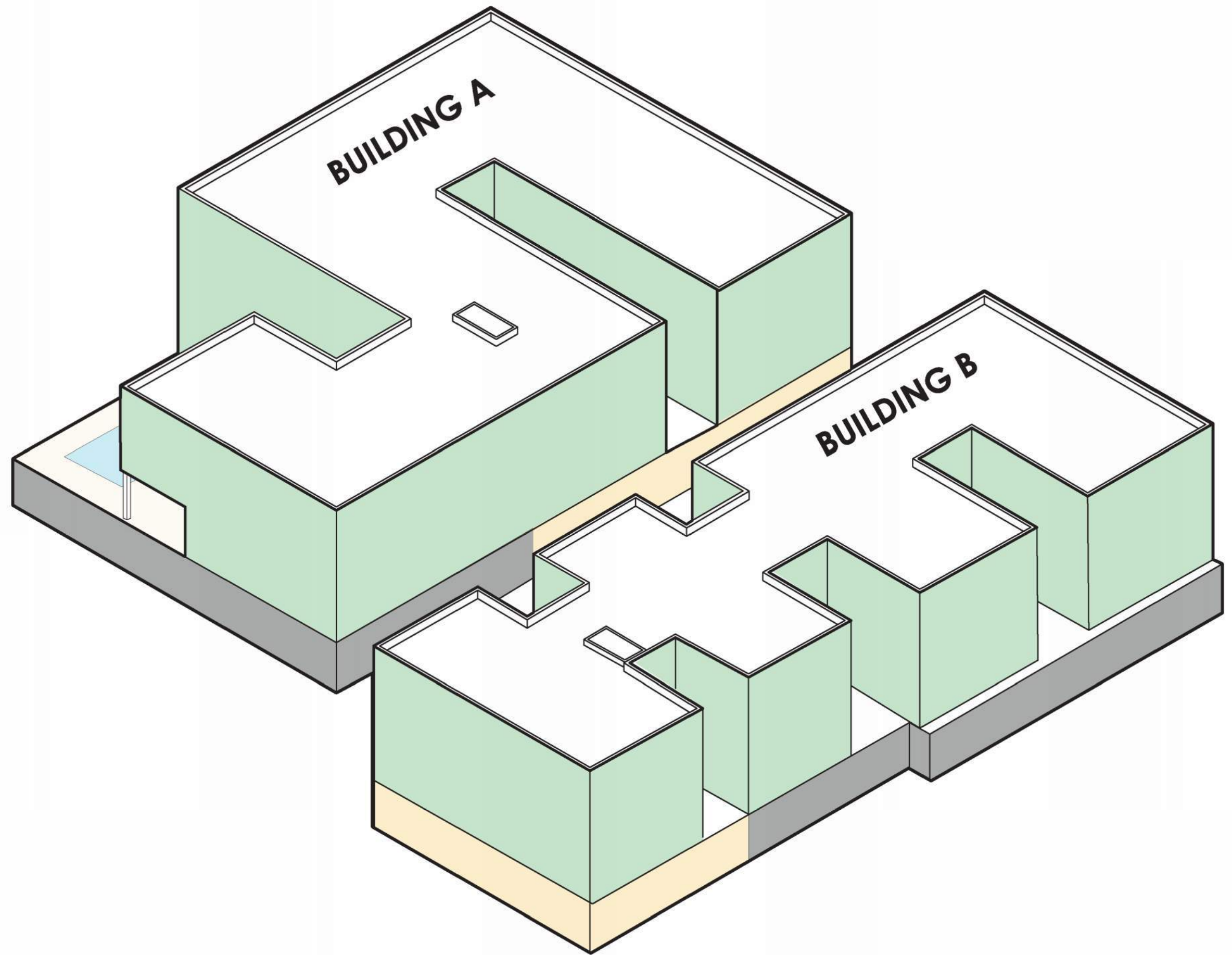
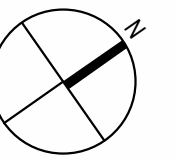


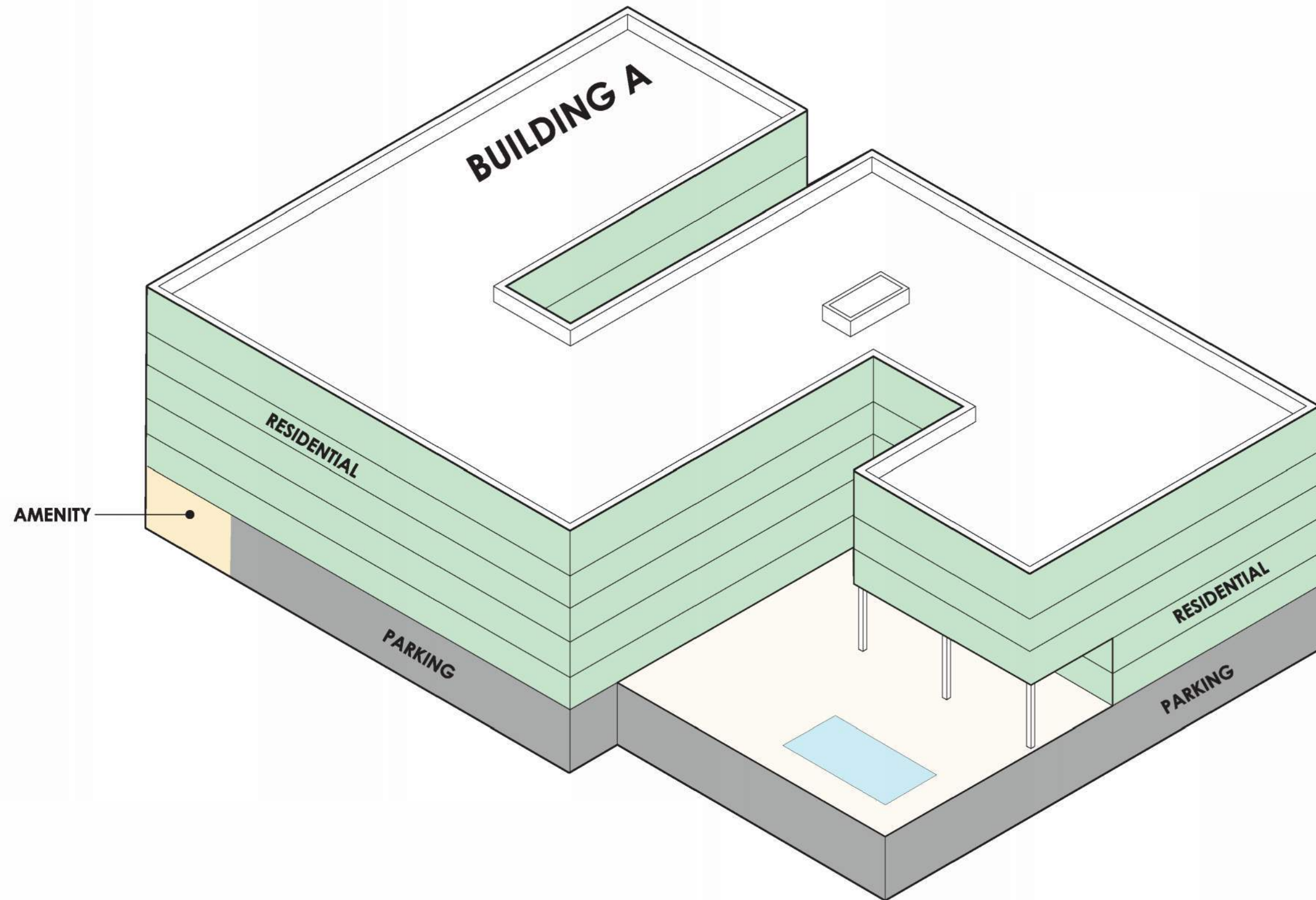
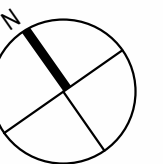
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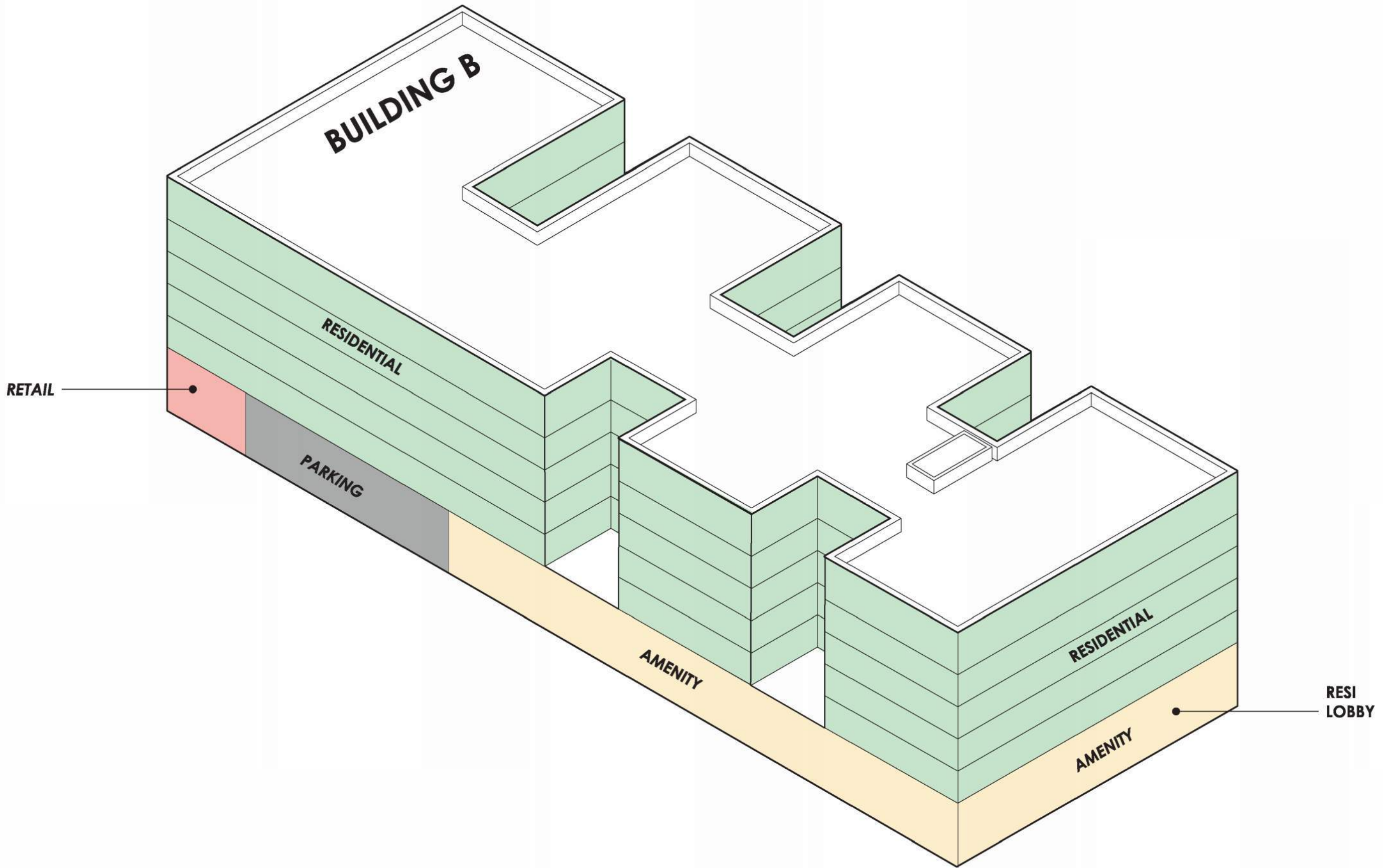
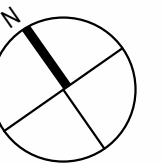
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TYPICAL LEVEL HEIGHT:
MIN CLR HEIGHT OF 9'-0"











Recorded in Boone County, Missouri

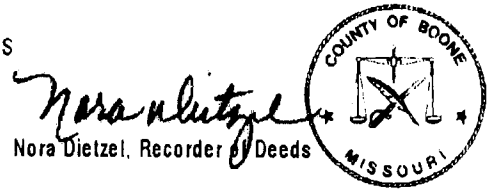
Date and Time: 09/23/2019 at 10:22:46 AM

Instrument #: 2019018236 Book: 5081 Page: 96

Instrument Type: TRST

Recording Fee: \$30.00 S

No. of Pages: 3



(Space above reserved for Recorder of Deeds Certification)

TRUSTEE'S DEED

THIS DEED, Made and entered into this 20th day of September, 2019, by and between

Mark M. Stevenson, Trustee of the Mary M. Hackett Trust No. 1 established by Irrevocable Living Trust Indenture dated the 27th day of December, 1991

of the County of Boone, State of Missouri hereinafter called party of parties of the first part, (Grantor), and

320 E. Broadway, LLC, a Missouri limited liability company

Of the County of Boone, State of Missouri, hereinafter called party of parties of the second part, (Grantee).

Grantee's Addresss: ~~320 E Broadway, Columbia, MO 65203~~ 3212 Shoreside Dr.
Columbia, MO 65203

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents BARGAIN AND SELL, CONVEY AND CONFIRM, unto the said party or parties of the second part, the following described Real Estate situated in the County of Boone and State of Missouri to wit:

Parcel 1:

Lots Numbered One Hundred Eighty-one (181) and One Hundred Eighty-two (182) and the North 55 feet of Lots Numbered One Hundred Thirty-seven (137) and One Hundred Thirty-eight (138) in the Original Town, now City of Columbia, Boone County, Missouri.

A tract of land **BEGINNING** at the Southwest corner of Lot Number One Hundred Eighty-two (182) in the Original Town, now City of Columbia, Boone County, Missouri, the **POINT OF BEGINNING**; thence East 160 feet along the South line of Lots Number One Hundred Eight-two (182) and One Hundred eighty-one (181) of the Original Town to the Southeast corner of Lot Number One Hundred Eight-one (181); thence South 15 feet to the Northeast corner of Lot Number One Hundred Thirty-eight (138) of the Original Town, now City of Columbia; thence West 160 feet along the North line of Lots Number One Hundred Thirty-eight (138) and One Hundred Thirty-seven (137) of the Original Town to the Northwest corner of Lot Number One Hundred Thirty-seven (137); thence North 15 feet to the Southwest corner of Lot Number One Hundred Eight-two (182) in the Original Town, now City of Columbia, Boone County, Missouri, the **POINT OF BEGINNING**, said land being the public alley vacated on the 2nd day of April, 1956, by Ordinance No. 444 by the City Council, Columbia, Missouri.

A tract of land **BEGINNING** at the Northeast corner of Lot Number One Hundred Eighty-one (181) in the Original Town, now City of Columbia, Boone County, Missouri, the **POINT OF BEGINNING**; thence Southerly along the East line of Lot One Hundred Eighty-one (181), a 15 foot alley vacated by Ordinance No. 444 of the City of Columbia, Missouri, and Lot Numbered One Hundred Thirty-eight (138) to a point which is 55 feet South of the

Northeast corner of said Lot One Hundred Thirty-eight (138); thence Easterly perpendicular to the East line of said Lot Numbered One Hundred Thirty-eight (138), a distance of 17 feet; thence Northerly parallel to the East line of said Lot Numbered One Hundred Thirty-eight (138), the aforesaid alley vacated by Ordinance No. 444 and Lot Numbered One Hundred Eight-one (181) to the South line of Broadway Street; thence Westerly along the South line of said Broadway Street, a distance of 17 feet to the **POINT OF BEGINNING**, being the West 17 feet of a part of Fourth Street which was vacated on October 4, 1976 by Ordinance No. 7190 of the City of Columbia, Missouri.

Said Parcel No. 1 is part of Lot One (1), Block One (1) of **STEVENSON ADDITION** in the City of Columbia, Boone County, Missouri, as shown by the Plat thereof recorded in Plat Book 48, Page 10, Records of Boone County, Missouri.

Street address of said property is: 320 E Broadway, Columbia, MO 65203

Parcel 2:

The South 40 feet of the North 95 feet of Lots One Hundred Thirty-seven (137) and One Hundred Thirty-eight (138) in the Original Town, now City of Columbia, Boone County, Missouri.

ALSO, the West 17 feet of Fourth Street (also known as Water Street) as vacated by Ordinance of the City Council and recorded in Book 432, Page 943, Records of Boone County, Missouri.

Street address of said property is: 25 S Fourth St, Columbia, MO 65201

Subject to easements and restrictions of record, if any.

Grantor(s) represents that and warrants that he/she/they is/are the duly acting Trustee of the aforesaid Trust, that the time for the termination of said Trust has not occurred, that the Trust Indenture has not been amended or revoked, that said Trust is still in full force and effect, and that this Deed is executed pursuant to the powers conferred upon Grantor in the aforesaid Trust Indenture.

TO HAVE AND TO HOLD the same, together with all the rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns forever, subject however to real estate taxes for 2019 and thereafter.

Grantor(s) as Trustee(s) only and not individually, will all liability under this Deed with respect to covenants or warranties expressly limited to assets of the respective Trust Estate(s), hereby covenant that Grantors and the Successor Trustees under the Trust Indentures will warrant and defend the title to the above-described real estate unto Grantee(s) and Grantee's heirs and assigns forever, against the lawful claims of all persons claiming under Grantors(s).

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

BY: Mark M. Stevenson Trustee
Mark M. Stevenson, Trustee of the Mary M. Hackett Trust
No. 1 established by Irrevocable Living Trust Indenture
dated the 27th day of December, 1991

STATE OF Missouri

COUNTY OF Boone

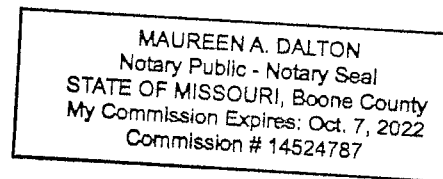
On this 2nd day of September 2019, before me personally appeared Mark M. Stevenson, Trustee of the Mary M. Hackett Trust No. 1 established by Irrevocable Living Trust Indenture dated the 27th day of December, 1991, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as said Trustee.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL)



Notary Public
My Commission Expires:





Recorded in Boone County, Missouri

Date and Time: 11/29/2007 at 01:20:25 PM

Instrument #: 2007029281 Book: 3243 Page: 72

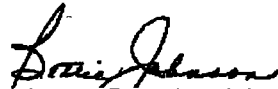
Grantor MAHER, JACK L SR TRUSTEE

Grantee FLAT BRANCH PROPERTIES LLC

Instrument Type TRST

Recording Fee \$27.00 S

No of Pages 2


Bettie Johnson, Recorder of Deeds



TRUSTEE'S DEED

This Trustee's Deed made and entered into this 1st day of Nov., 2007, by and between **Jack L. Maher, Sr., Trustee (and his successors) of the Jack L. Maher, Sr. Trust U/T/A dated July, 29, 1997** (hereinafter referred to as "GRANTOR") and **Flat Branch Properties, LLC**, a Missouri limited liability company (hereinafter referred to as "GRANTEE"). GRANTEE'S mailing address is 3902 Woodrail on the Green, Columbia, Missouri 65203.

WITNESSETH: The GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the GRANTOR, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, Sell, Convey and Confirm unto the GRANTEE, the following described Property located in the County of Boone and State of Missouri, to-wit:

Lot 1 and Lot 2 of the Administrative Plat recorded in Book 3062 Page 133, Records of Boone County, Missouri.

Subject to easements and restrictions of record.

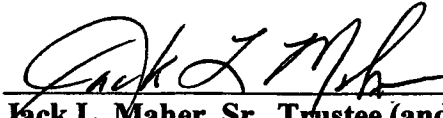
[The undersigned Trustee warrants and represents that he is the sole and acting Trustee of the above-named Trust, that said Trust is in full force and effect as of this date, that the Trust agreement which exists with respect to said Trust authorizes him to execute this Trustee's Deed, and that no consent by anyone other than himself as Trustee of said Trust is required to make this deed binding upon said Trust and the respective beneficiaries thereof.]

To Have and To Hold the above-described real property, together with all rights, immunities, privileges and appurtenances to the same belonging, unto the said GRANTEE and to its successors in title forever; the said GRANTOR hereby covenanting that the GRANTOR and his successors in trust shall and will warrant and defend the title to the

BOONE COUNTY MO NOV 29 2007

above-described property unto the said GRANTEE, and to the successors in title of the GRANTEE, forever, against the lawful claims of all persons whomsoever, **EXCEPT** for real estate taxes for calendar year 2007, and thereafter.

IN WITNESS WHEREOF, the said GRANTOR had executed this Trustee's Deed the day and year first above written.

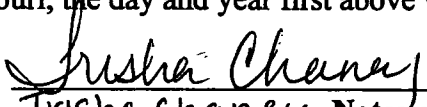


Jack L. Maher, Sr., Trustee (and his successors) of the Jack L. Maher, Sr. Trust U/T/A dated July, 29, 1997 ("GRANTOR")

State of Missouri)
) ss
County of Boone)

On this 1st day of November 2007, before me personally appeared **Jack L. Maher, Sr.** as Trustee of the Jack L. Maher, Sr. Trust U/T/A dated July 29, 1997 to me known to be the person described in and who executed the foregoing Trustee's Deed, and acknowledged that he executed the same pursuant to the authority granted him by the above-described Trust, and for the purposes above stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Columbia, Missouri, the day and year first above written.



Trisha Chaney, Notary Public
Commissioned in Boone County

My commission expires 8-27-2011.



TRISHA CHANEY
My Commission Expires
August 27, 2011
Boone County
Commission #07388098

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



ATTENTION!!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes an agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.