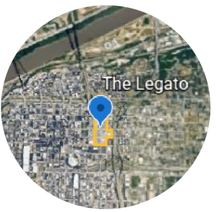
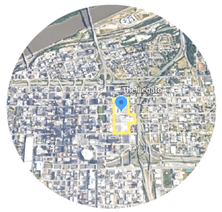
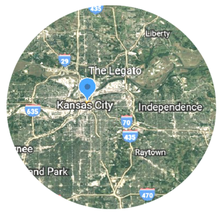
THE LEGATO







Kansas City, Missouri

Balance of entertainment, culture and livability

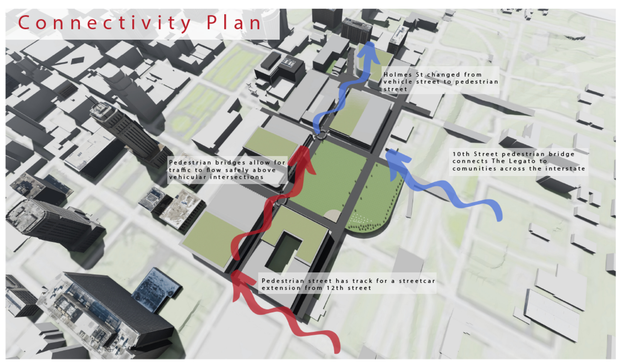
Integrating an array of publicly accessible activities and open space to provide a smooth and connected downtown neighborhood environment.

Commercial Corridor:
- Speakeasy
- Restaurants
- Rooftop/basement bars
- Boutique hotel
- Retail
- Office space
- Artists Space

Residential:
- Dog run
- Pedestrian only zones
- Pedestrian bridges
- Farmer's market

Open Space:
- Community garden
- Dog run
- Amphitheater
- Park
- Plaza

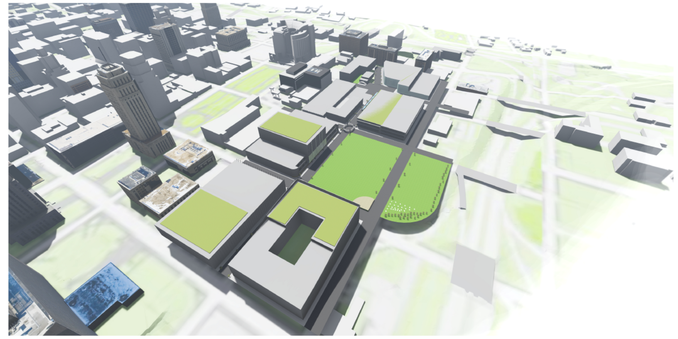
Connectivity Plan



Legend:

1 Affordable Residential
2 Parking Garage
3 Dog Run
4 Senior Home
5 Residential
6 Parking Garage
7 Street Level Parking
8 Residential
9 Pedestrian Plaza
10 East Village Apartments
11 Parking Garage
12 Mixed use
13 Boutique Hotel
14 Parking/Mixed Use
15 Amphitheater Park
16 Amphitheater
17 Park
18 Public Restrooms
19 Fountains
20 Pedestrian Bridge
21 Pedestrian Bridge
22 Mixed use
23 Parking
24 Parking
25 Commercial
26 Streetcar Connection

N 130' 270'



Phasing & Financials:

PHASE 1

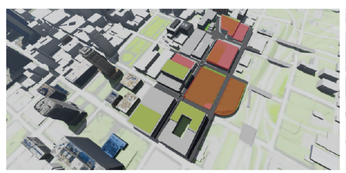
Completion Date	December 2026	
Residential (SF)		353,000
	Units	
	Total Unit Count	320
	Total Affordable Units	0
	Total Market Rate Units	320
Office (SF)		85,000
Retail (SF)		11,220
Parking Spaces		665
Total Gross Building Area (SF)		626,620
Total Rentable Building Area (SF)		532,627
Efficiency		85%

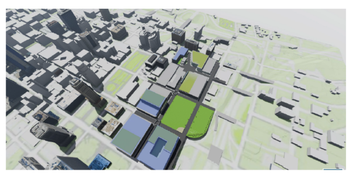
PHASE 2

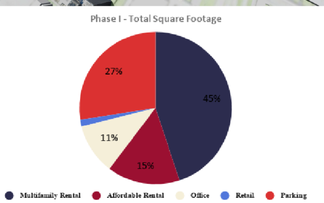
Completion Date	December 2027	
Residential (SF)		419,800
	Units	
	Total Unit Count	492
	Total Affordable Units	112
	Total Market Rate Units	380
Office (SF)		577,750
Retail (SF)		76,263
Hotel (SF)		102,000
Parking Spaces		825
Total Gross Building Area (SF)		1,036,415
Total Rentable Building Area (SF)		880,953
Efficiency		85%

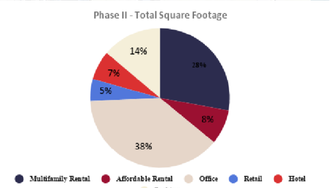
TOTAL DEVELOPMENT BREAKDOWN

Completion Date	December 2027	
Residential (SF)		773,400
	Units	
	Total Unit Count	812
	Total Affordable Units	112
	Total Market Rate Units	700
Office (SF)		662,750
Retail (SF)		87,483
Hotel (SF)		102,000
Parking Spaces		1,490
Total Gross Building Area (SF)		1,747,033
Total Rentable Building Area (SF)		1,484,978
Efficiency		85%









Revitalization

Changes coming to downtown Kansas City with The Legato include an outdoor amphitheater for concerts and events of all sizes, a new park across from the amphitheatre with fountains, public restrooms, and plenty of green space to spend time gathering with others or watching a concert from afar. Additionally, themed pedestrian bridges connect Holmes Street, keeping it as a pedestrian byway while also enabling traffic to pass on to and off from the interstate on 11th and 12th street. A boutique hotel, affordable and market-rate housing, and numerous bars, shops, and restaurants create a vibrant place to live and visit.

Reverence

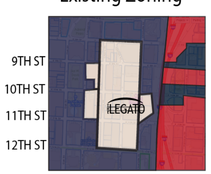
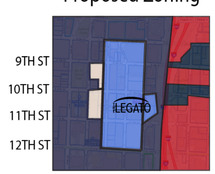
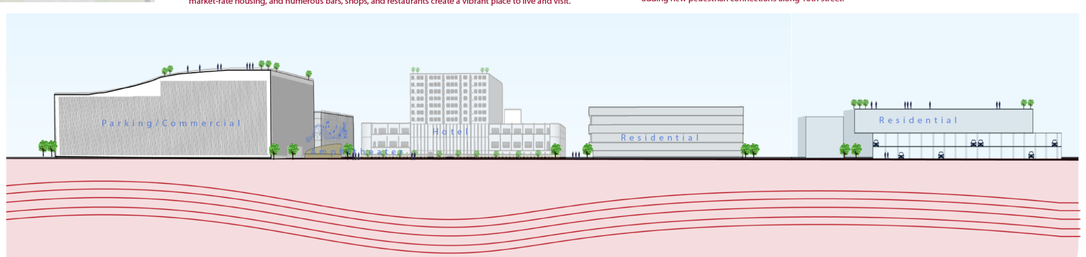
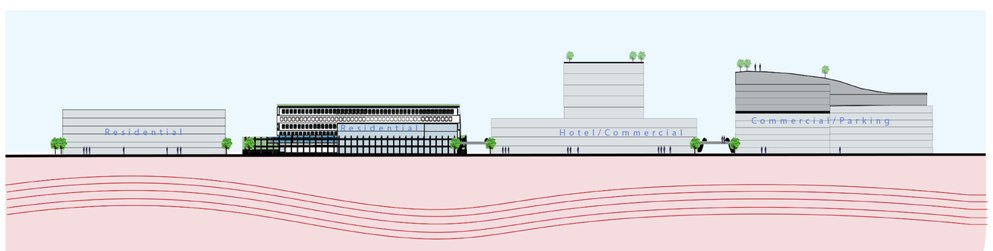
The Legato was created out of a deep respect for Kansas City's history and is established with that history in mind. The Legato looks to the city's deeply rooted history in jazz music, and creates a social and cultural district that pays homage to the impact that jazz has had on the city. Additionally, we acknowledge that downtown Kansas City has historically been a very segregated place, and aim to help bridge that gap by adding new pedestrian connections along 10th street.

Resiliency

The Legato was designed with resiliency in mind and intentionally features green roofs on most buildings where possible, along with significant additional green space. Green space in urban areas helps mitigate heat and significantly lowers electricity bills in the summer. Further, the Legato looks to human resiliency, and strives to create a place that is affordable to live, even as the city develops further.

Zoning District Legend
Manufacturing 1"M1-5" | Downtown Core "DC-15" | Urban Redevelopment "UR" | Heavy Business "B4-5" | Downtown Mixed-Use "DX-5"

Existing Zoning



Proposed Zoning