

Dear City Plan Commission,

I am a resident of the Blue River corridor of South Kansas City. I attended the public hearing on June 21 at the South Patrol station regarding the proposed "Villas at Oakwood" development. I'm writing to oppose this development as shown in the plans submitted by Mr. Ken Block which would raze 28+ acres of dense tree cover at 9700 Grandview Rd in the Oakwood neighborhood. This acreage was purchased by Mr. Block because it's adjacent to Oakwood Country Club and he wants to develop a private luxury enclave for the benefit of 250-260 individuals (aka members) from outside the Oakwood neighborhood. Keep in mind, the current Oakwood neighborhood consists of more than 1,100 households of which the median household income is \$29,130 and approximately 16% are living below poverty according to Census data.

The acreage is valuable green infrastructure that increases Kansas City's climate change resilience. I ask you to honor the residents of this neighborhood (plus all neighbors downstream and at lower elevation to this property), the Red Bridge Area Plan and the Kansas City Regional Climate Action Plan (CAP) regarding the development of this parcel. Having a healthy woodland on the site is the most beneficial land use for the community at large, however, a light residential development would maintain significantly more of the green infrastructure than would a private golf course and luxury villa development.

The ecosystem services that these woods provide are extensive. Currently, these woods mitigate stormwater runoff in the vulnerable Blue River Watershed where they soak up water like a sponge, mitigate the heat island effect in the age of climate change, cool down the environment with transpiration, control air pollution near I-435 and 71 Hwy, connect to the Blue River Parkway as a wildlife corridor, and increase the health of area residents by providing ecological services. We perceive an oversaturated golf course market in our area, and we know that this development does not come with any guarantee of jobs for neighbors or area residents. Within just a 4 mile radius of Block's project are 8-10 existing golf courses... almost more golf courses than grocery stores and everybody has to eat.

The shift from high-quality green infrastructure to the expansion of a chemical-laden golf course would be devastating for local communities. This shift would also have city-wide implications regarding climate change and regarding the integrity of Kansas City area plans. A golf course expansion would not only remove ecosystem services and health from the neighborhood, but it would increase chemical run-off pollution and erosion in the Blue River watershed, carbon dioxide emissions, air pollution, noise and light pollution. The health of the watershed and surrounding community would suffer, and our estimated lifespans would statistically shorten. An expansion of a private golf course development with luxury villas in this sensitive ecological zone would be a costly liability for the city, and it would bring misery to the residents of the Blue River corridor.

The guiding principles of the Red Bridge Area Plan include **“utilizing the natural aesthetic and extensive trails system as an asset and focal point for new development. As sites are redeveloped utilize and incorporate open spaces and**

mature vegetation.” I don’t see evidence in the Oakwood Villas proposal that the developer has any care for these guiding principles for land use and development. Per the area plan, “the natural aesthetic and trails system is an asset and should be used as a competitive advantage and integrated into developments. Instead of turning backs onto parks and trails, incorporate them into the development. Incorporate trails into new development and redevelopment by including trail access points, trail amenities (benches, bike racks, etc.), and avoid fronting trails with service areas. Where reasonable, connect to the regional trail system with neighborhood connector trails. When designing a new development take into consideration the physical character (existing vegetation, topography, viewsheds, streams, etc.) of the site and neighboring sites and work within that physical character.”

The parcel where “Oakwood Villas” is proposed is immediately adjacent to 60+ miles of connected natural surface trails that run north-south along the Blue River corridor from Camp Lake of the Woods at Swope Park all the way to 139th Street near Martin City. The proposal would essentially cut off any hope of access from the Oakwood neighborhood to the trail system below. Again, the area plan calls for natural resource preservation to preserve the environmental qualities of the site to protect sensitive natural areas, landscape character and drainage patterns. Natural areas should be accessible to neighborhoods, nodes, corridors or districts and connected to greenways where possible according to the area plan. The “Oakwood Villas” proposal essentially walls itself off from the surrounding community creating an enclave for the exclusive use of those who can afford it and decreases recreational opportunities for the surrounding neighbors. Again, the area plan calls for community gathering spaces for all to enjoy and increased recreational opportunities – the “Oakwood Villas” proposal clearly does the opposite.

To close, I urge you to require Mr. Block to pay 100% of the infrastructure upgrades to bring all public utilities serving the development and surrounding community up to today's standards. You should require Mr. Block to buffer the hell out of the Blue River corridor and adjacent Jackson County Park Land, provide public access in the buffer (outside the wire I suppose if he wants to have a "secure" residential community *insert eye roll here*), and manage stormwater in strict accordance with regional water quality BMP guidance. You should require a tree preservation plan to meet the urban forestry master plan and adherence to the City's tree mitigation guidance (which isn't required for private development but could be imposed to require offsite mitigation of any trees lost) and the city and regional climate action plans.

I hope you will take my concerns to heart and consider advising Mr. Block to rethink his development and propose something in line with area plans and the needs of the surrounding communities.

Thank you,

Sarah Hemme
11011 Park Ave

Kansas City, MO 64131
mobile: 785-640-0071

Mayor Lucas

As a member of Oakwood Country Club, a local businessperson and member of the board of directors of the Missouri Golf Association, I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I have been nothing but impressed at the quality, the professionalism and expertise that Ken Block and his associates have done in the redevelopment of a club that was virtually on the brink of bankruptcy. They have turned Oakwood into one of the premier golf clubs in the Kansas City area.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

Cordially,

Rodney M. Loesch

Rodney M. Loesch CFP CDFA

LPL Financial Advisor

LifeGoals Strategies Group

1741 NE Douglas St, Suite 100

Lee's Summit, MO 64086

816-548-4113 Ext 129, fax 816-548-4115

Dear Mayor Lucas, Councilwomen, Councilmen and Mayor Pro Tem,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

As recently joined members of Oakwood, the club provides us an affordable opportunity to enjoy family time and engage with a diverse community of members. Ken Block, Block Real Estate Services and equity owners of the Club purchased Oakwood from the verge of bankruptcy, restructured the membership costs, and redeveloped the property that had little other economic value. It now provides a wonderful experience for members and guests at an affordable cost, unlike most other clubs.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

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I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

Brant Elsberry

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Letters can be addressed as a group to:

Mayor Lucas and City Councilmembers and sent via one e-mail

MayorQ@kcmo.org; Heather.Hall@kcmo.org; Kevin.ONeill@kcmo.org; Teresa.Loar@kcmo.org;
dan.fowler@kcmo.org; Brandon.Ellington@kcmo.org; Melissa.Robinson@kcmo.org;
Katheryn.Shields@kcmo.org; Eric.Bunch@kcmo.org; Lee.Barnes@kcmo.org;
ryana.parks-shaw@kcmo.org; andrea.bough@kcmo.org; Kevin.Mcmanus@kcmo.org

Or addressed to each councilmember individually as follows:

Mayor Lucas - MayorQ@kcmo.org;

Councilwoman Hall - Heather.Hall@kcmo.org;

Councilman O'Neill - Kevin.ONeill@kcmo.org;

Councilwoman Loar – Teresa.Loar@kcmo.org;

Councilman Fowler - Dan.Fowler@kcmo.org;

Councilman Ellington - Melissa.Robinson@kcmo.org;

Councilwoman Shields - Katheryn.Shields@kcmo.org;

Councilman Bunch - Eric.Bunch@kcmo.org;

Councilman Barnes – Lee.Barnes@kcmo.org;

Councilwoman Parks-Shaw - Ryana.Parks-shaw@kcmo.org;

Councilwoman Bough - Andrea.Bough@kcmo.org;

Mayor Pro Tem McManus - Kevin.Mcmanus@kcmo.org

Dear Mayor Lucas and City Councilmembers:

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I and my family have been members of Oakwood since 1973 and my parents were members long before that. We have watched Oakwood decline over the years to barely existing and then watched as it was reborn under the new ownership. What a difference!

We are excited about the plans for the Par 3 course. It will allow Oakwood to continue to grow and attract new families. The more Oakwood can grow and strengthen, the better it will be for the neighborhood and for Kansas City. Oakwood's facilities are used dozens of times per year for local families (members and non-members alike) to hold weddings and other important life-cycle events. This important venue needs all the support Kansas City and the surrounding neighborhood can give.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

A handwritten signature in blue ink, appearing to read "S. Block", with a long horizontal flourish extending to the right.

Stephen Block

GRISSOM | MILLER

LAW FIRM, LLC

1600 Genessee Street | Suite 460 | Kansas City, Missouri 64102
Office: 816-336-1213 | Fax: 816-384-1623

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Sent Via Email

Dear Councilmembers

July 1, 2022

RE: Oakwood Country Club

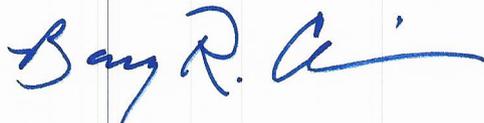
My wife, Renee, and I recently joined Oakwood Country Club. What drew us to this amazing place is its new direction under the guidance of club owner/member, Ken Block.

Mr. Block and his companies' decades of experience in developing and improving existing properties is well known throughout Kansas City. He has utilized that knowledge to dramatically improve Oakwood. Once, on the verge of bankruptcy, he and his company resurrected this grand old facility to a second to none property. Part of that improvement are the plans for a Par 3 course with villas and cabins that can be used by members to host our out-of-town guest as we show them all that Kansas City has to offer. The villas will provide an opportunity for new home ownership within a maintenance provided community which, as we all know, is in short supply in Kansas City.

This further development will take place on the former Spofford home property which is next to Oakwood. I urge the council to approve plans for this development. I know from conversations with Mr. Block that he and his real estate firm are willing to bare the expense of moving public trails that are on the corner of the Spofford property so that folks who love to take advantage of the trail system can continue to enjoy for hiking and biking. I know as a biker who uses this trail this would be a great improvement.

Thank you your time and consideration and I again urge you to support this project as it's a "win-win" for our community.

Most Respectfully,



Barry R. Grissom

Dear Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I joined Oakwood in September 2020 and have been proud to be a member since. I grew up on the Kansas side in Leawood, always belonging to a club there with my family. Since moving from the East coast back to the KCMO area in 2014 and purchasing a condo on the Plaza a few years later, I was ecstatic to have the opportunity to join an up & coming club on the MO side. In the almost 2 years of my membership to Oakwood, the club has transformed into what I consider the best golf experience in Kansas City. I know my friends, my father, and my father's friends are all jealous of what Oakwood is now offering.

Having been to other world-class golf courses that include cabins for multi-day visits, the addition of accommodations like this at Oakwood would only elevate the experience. They're useful not just for golf visits, but for weddings, out of town family members, etc.

I have zero doubt that these projects will be handled and executed with the same focus on quality and community that Oakwood is becoming well known for. My friends, family, and coworkers are all aware of my enthusiasm for Oakwood – thanks in no small part to the hard work and dedication of Ken Block, Block Real Estate Services, and Oakwood staff.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,



Ian F Edwards
913.484.0848
4555 Main St, Apt 200
Kansas City, MO 64111

July 1, 2022

Dear Council Members and Mayor Lucas:

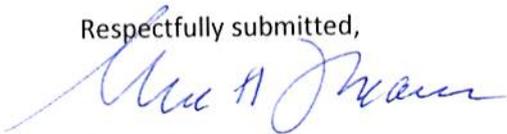
Please accept this letter as a statement of strong support for the approval of the development plan submitted by Ken Block for the former Spofford Home just north of the Oakwood Country Club on Grandview Road in Kansas City, Missouri.

I am particularly enthusiastic about the plan because I have observed first-hand the incredible resurgence of Oakwood under Ken's leadership. I've been a member of Oakwood for over 25 years, and I served on its board for 10 years. In addition I served as Oakwood's president for 2 years. I can tell you that before Ken's active involvement at Oakwood, the chances for Oakwood's survival was zero. If Ken had not acquired the club and made the current renovations, the club would have become a 150 acre vacant urban eyesore. Instead, the club has attracted over 200 new members, and has gained the reputation of being one on the premier clubs in the metro area and arguably the best club in Kansas City, Missouri.

I am confident that Ken will bring the same level of excellence to the Spofford project as he did at Oakwood, and when complete, the Spofford project will be a resounding success. The planned par 3 golf course will be an additional amenity to Oakwood, and will be an attraction to the area by itself. The par 3 golf course will also be a positive addition to the surrounding neighborhood, and the planned cabins will provide additional housing to the area that will complement and upgrade the neighborhood.

I strongly urge the city to approve the development plan. I think that Ken has proven at Oakwood and at the many other projects that he has developed, that the Spofford project will be 100% first class, and will provide another notable reason for guests to come to and do business in Kansas City, Missouri.

Respectfully submitted,



Michael H. Fishman

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Arthur Fels Company

4900 Main Street, Suite 760
Kansas City, Missouri 64112
816-531-3094

July 1, 2022

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club, which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

Mr. Block has made a personal commitment to Oakwood and the surrounding neighborhood. Rarely do you find individuals willing to make this type of investment in areas that produce little economic return or tax benefit.

I am excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. I want them to experience what Kansas City has to offer. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Mr. Block's decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, I am confident these improvements will enhance property values in the surrounding neighborhood. In addition, Mr. Block and the Block firm has offered to shoulder the expense of relocating public trails on a corner of the private Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. Furthermore, I understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of this project.

Regards,



Steven Trenton
Vice President

Dear Mayor Lucas and city councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I recently joined the club at the encouragement of my son and son-in-law, as they are also members. I am a lifelong resident of Kansas City, and I never really considered myself a “country club type”. However, my experiences at Oakwood over the last 4 years have really impressed me greatly. This club was on the verge of going under, and has undergone a fantastic transformation under new ownership. Ken Block and his team have an amazing vision for creating a first-class, as well as inclusive, club for families and friends to gather. I have been impressed by how this club’s membership represents a wonderful diversity of Kansas City residents.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city’s broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services’ decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family’s Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

Stephen F. Kaine, MD, FAAP, FACC, FSCAI
Medical Director, Cardiovascular Laboratories
Children's Mercy Kansas City
Associate Professor of Pediatrics
University of Missouri - Kansas City School of Medicine
2401 Gillham Road
Kansas City, MO 64108
816-234-3255
Fax: 816-302-9987
skaine@cmh.edu



July 1, 2022

Dear Mayor Lucas and Councilmembers,

I want to offer my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I am a member of Oakwood CC for approximately one year. I left Milburn Country Club in Overland Park, Kansas because of the significant and positive development and changes Ken Block and Block Real Estate have made over the past two years. It is truly becoming one of the premier Golf Clubs in the Kansas City area and in the state of Missouri as a whole. Ken and his group have truly rescued and iconic property from certain bankruptcy. I believe given Ken's well documented track record for property development, It would be in the best interest for Kansas City and Jackson County to approve the Spofford property development plans. I am excited for the beautiful Par 3 course, the villas and cabins if approved and look forward to hosting friends and family from out of town.

Block Real Estate Services' has decades of experience in the both community creating and managing quality developments in Kansas City and in communities across the region, I am confident the improvements requested will enhance property values in the surrounding neighborhood. I am also aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to access. I also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I encourage your support of the project.

Truly,

Grant A. Jordan

gjordan@agilefish.com

Dear Mayor Lucas and City Council Members:

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I have been a member of Oakwood since Mr. Block put together a group to purchase it three years ago. That purchase clearly saved the club from bankruptcy. The improvements that have been made to the facilities and grounds in such a short period of time are truly amazing. Oakwood is now a "not so hidden" gem of the greater Kansas city area. My family and I are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. I frequently entertain business people from around the country and the proposed villas will make an ideal place for them to stay. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties. My family and I strongly support this project and believe it will be a terrific addition to Kansas City. With thanks,

Robert Steer
CEO and President
Seaboard Corporation

Dear Mayor Lucas and Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I joined Oakwood in August of 2020 in the midst of the pandemic. The club gave me a way to enjoy the outdoors and create new friendships and relationships during a very difficult time for everyone. I have brought my family and friends to Oakwood for dinners and events, and everyone can not say enough great things about what Ken Block has done with upgrading the club. My wife and I are expecting our 1st child in October, and we will be celebrating her baby shower at Oakwood with many more family and friends, and we can not wait to show off this amazing place that we are lucky to belong to. I cannot wait for my daughter to enjoy the great upgrades and family friendly additions that Ken has brought to Oakwood. This project will do amazing things for Kansas City, MO and will show off how great of a city we have here. I have full trust in Ken Block and Block Real Estate Services to continue to do great work on this project and other projects to come.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

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I strongly encourage your support of the project and welcome any feedback or questions you may have.

Thank you very much and have a wonderful 4th of July weekend!

Jim Getto

Dear Mayor Lucas and City Council Members,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

We have lived and worked in the Kansas City area for over 18 years and have been members of Oakwood Country Club for a little over a year. We joined Oakwood Country Club because of the complete revitalization and restoration to this historic Club. Oakwood Country Club is so unique in its history dating back to 1881 as the oldest Kansas City country club that is still in existence today. Not long before we joined, the club was on the verge of bankruptcy and we joined based on the forecasted improvements that Ken Block had developed for Oakwood. All of the forecasted plans have already been achieved in less than one year's time which is really remarkable. In fact, we have never seen anything like it. Not only were those plans all fulfilled but Mr. Block has done so much more to make the club the best in Kansas City. When Ken sets out to do something, he under promises and over delivers. We have been able to meet and socialize with such a great, diverse group of people and there is nothing else quite like Oakwood in Kansas City. We love bringing people out to see the new and so much improved Oakwood Country Club and believe that very soon it will receive national recognition. If you haven't been out to see what has taken place in this part of town, I highly encourage you to make the visit.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri. I also believe that this will tremendously increase the surrounding property values in ways they would never have experienced.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property at his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

Thanks For Your Consideration

With Thanks,

Brett DuBay

Dear Councilmembers and The Honorable Mayor Lucas,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I have been a member at Oakwood for almost two years and the improvements Mr. Block has made in that time are nothing short of amazing. Everything has been done in first-class fashion from the mundane, such as the parking lot, to the extravagant, like the revitalization of the club house and the reimagined golf course.

The moment I arrive I feel a sense of peace. This magnificent park is in the middle of the city but it may as well be 100 miles away. It's as if one is magically transported to the countryside. Everywhere is beautiful green space, a lake and ponds, deer, wild turkey, foxes, and countless species of birds. Oakwood is a true asset to this city and Mr Block should be celebrated for rescuing this remarkable place.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

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I strongly encourage your support of the project and welcome any feedback or questions you may have. With thanks,

Michael Norris

cc: Joseph Rexwinkle, Secretary, KCMO City Planning
Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and
Development jeffrey.williams@kcmo.org

Dear Council-members,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

In the three short years I have been a member of Oakwood, I have seen incredible impact and change. I joined Oakwood before the Block Real Estate development and the energy of the club has been completely rejuvenated. The clubhouse and golf course were neglected before Ken took over. He saved the oldest country club in the city from being turned into a housing complex or some other redevelopment. The symbolism of Oakwood represents so much for Kansas City. Oakwood was created in 1881 as a alternative and safe place for Jewish people to go to since they were denied access to other clubs throughout the city. Fast forward to today, Oakwood is now one of the most premier golf courses in the city and allows members of any gender, race or religion. Allowing Ken to continue his development will ensure Oakwood solidifies itself as one of the most premier golf courses in the entire country.

My wife and I currently live in the Brookside neighborhood. I have a technology business and my wife is a physician at KU MED. We are both Kansas City natives. In May of 2021, we had the opportunity to get married at Oakwood. We looked across the city for a wedding venue with little to no success. Ken took the initiative and suggested we have our wedding at Oakwood. That turned out to be one of the best memories of our marriage to date.

Throughout my time at Oakwood, I have had guests come in from Texas, Massachusetts, Illinois, New Jersey, Tennessee, Rhode Island and New York. Oakwood has been a showcase experience for those guests during their time in Kansas City. This club promotes Kansas City and its rich history. Ken is a passionate and smart man. We need people like him who are willing to take risks and influence positive change for this city.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

Peyton Warwick

Dear Mayor and Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I have been a member of Oakwood Country Club since August of 2020 and have been grateful for the people I have met and the experience thus far. I have lived in Kansas City, MO my entire life, other than 5 years at the University of Missouri-Columbia, and am very proud to call Oakwood my second home. It is where I spend most of my free time, relax, and interact with others. I have nothing but great things to say about Ken Block and the ownership group of Oakwood. They have delivered every step of the way and are bringing a world class experience to Kansas City, MO. They sold me on their vision and it has surpassed my expectations. When I bring guests from the greater Kansas City area or from out of town, they are truly amazed at what Oakwood is turning into and the community it has created thus far.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

A handwritten signature in cursive script that reads "Sean Wirtz".

Sean Wirtz
Cell: 816.305.4145
Email: smwirtz1@gmail.com



Frank Friedman
Chief Executive Office and President
frank.friedman@ipfs.com

June 30, 2022

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services. I am the CEO of IPFS, a finance company located in downtown Kansas City. We employ more than 120 people in our local office and more than 600 across the country. Prior to that I was the US CEO/COO of Deloitte and even further back the Managing Partner of the local Deloitte office in Kansas City. I also want to point out that I am not a member of the Oakwood investment group and have no other business relationships with Ken Block or Block Real Estate.

I have been a member of Oakwood since 1988 and have seen over the course of these many years Oakwood's highs and lows. For the better part of the last decade, the property had been in a state of disarray and decline. Membership was reducing and most importantly the property had a tremendous amount of maintenance that was being deferred. When our kids were young, Oakwood was the centerpiece of our summer activity. That too had gone away. When Ken purchased the property in 2020 (at the beginning of the Pandemic), I was skeptical as to what he would accomplish. I had thought he would be a good owner, but the property would require far more funds than I considered reasonable to invest. I had thought he would shutter the clubhouse and only focus on the golf course. I could not have been more wrong. He has accomplished far more than anyone could imagine. It is the envy of the city, and my friends and customers ask to visit. It is a beautiful, first class property. As importantly, it employs more people that I can recall in years. Many, if not most, are underrepresented minorities. No doubt that the property values in that community have increased as well with this adjacent property.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri. No doubt again it will provide additional jobs and property value increases in the surrounding neighborhood.



Frank Friedman
Chief Executive Office and President
frank.friedman@ipfs.com

I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

Given what I have witnessed over the last 3 years, I have no doubt that Ken will do what he says and will exceed expectations.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

A handwritten signature in blue ink that reads "Frank Friedman".

Frank Friedman

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission
Jeffrey Williams, Director of City Planning and Development

Donald Gessen
7728 Fairway Street
Prairie Village, KS 66208

Mayor Lucas and City Council Members of Kansas City, MO

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

(Paragraph explaining your relationship to the project, how long you have been a member, what it has meant to you and your family, if you live or work in Kansas City, Missouri, and your impressions of Ken Block and the work of Block Real Estate Services and more specifically, what Ken has done in the redevelopment of the club so far. Feel free to express that the Club was on the verge of bankruptcy when we purchased it, and that we have developed it into a wonderful experience for all who visit.)

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,



Donald Gessen

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Dear Kansas City, MO Councilmembers,

My name is Jay McBride, and I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club, which is being led by Ken Block, a member and friend from the club, and the Managing Principal of Block Real Estate Services.

I've been a Kansas City, MO resident for 9 years and a member of Oakwood Country Club for the last 3 years. The club has played a special role in my family as a wonderful escape of the hustle and bustle of life and a chance to forge some incredible friendships in a short amount of time. It's been an honor to have a front row seat witnessing the changes the club has made to improve. From being on the edge of bankruptcy to climbing the top of the ladder as one of the best clubs in the area it has been a treat to witness.

My family and friends from the club are eager and excited at the plans the club has for building a par 3 course as well as villas and cabins. Having these amenities will allow us to host more friends and family that want to visit Kansas City and all it has to offer and in turn, see just how great the experience is at Oakwood Country Club. It's a win-win for everyone involved!

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, I am confident the improvements requested will enhance property values in the surrounding neighborhoods. I am aware that Ken and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property at his expense, so bikers and hikers can continue to enjoy the Jackson County Parks wonderful trail system!

I also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I would love to have your support for this terrific endeavor the club would like to take on. I am happy to discuss more if need be and certainly welcome any comments or feedback you may have. Thank you for your time as well as all that you do to make Kansas City a wonderful place to be. Thank you again!

All my Best,

Jay V. McBride

Mayor Lucas
Councilwoman Hall
Councilman O'Neill
Councilwoman Loar
Councilman Fowler
Councilman Ellington
Councilwoman Shields
Councilman Bunch
Councilman Barnes
Councilwoman Parks-Shaw
Councilwoman Bough
Mayor Pro Tem McManus

Mr. Mayor and Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property. The project is adjacent to Oakwood Country Club. The development is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

My wife and I recently re-joined Oakwood Country Club, the property adjoining the Spofford home property because of the fabulous improvement Mr. Block has made to the club. We have been life-long residents of greater Kansas City and continue to have business interests in the city. We had been a member of Oakwood for 36 years and dropped out several years ago because of its deteriorated condition before Mr. Block re-developed the country club facilities and the golf course.

The club was nearing bankruptcy and is now an A-class anchor for the entire area. Mr. Block had a great vision and executed the plan to make Oakwood the finest golfing facility and club in greater Kansas City, if not the entire Midwest. We are sure that the redevelopment of the Spofford home property will meet or exceed the "new" Oakwood Country Club standards. And, the new villas offer new home ownership, and will increase home values in the area.

My wife and I hope that you and the council will support the project.

Sincerely,

Jerry and Lauren Miller
C/o Wornall Plaza Cooperative
4849 Wornall Road
Kansas City, MO

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Jerry Miller
Founder and Chairman

Signature Property Management
“Love Where You Live”

Mobile: 913-563-4518

Email: jerry@lovespm.com

Website: www.signaturepropmgt.com

Corporate Address

9230 Pflumm
Lenexa, KS 66215

Omaha Address

1430 FNB Parkway
Suite 100
Omaha, Nebraska 68154

Dear Kansas City Council Members,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I have lived in Kansas City my entire life and have been very active in the community from leading service events with Operation Breakthrough and partnering my esports organization, the Kansas City Pioneers with the Boys and Girls Club of Greater Kansas City. Ken Block and Block Real Estate Services has made an impact on the community in which I've grown up and would love to continue to elevate Kansas City as the #1 city to visit in the world by having the best options for very different lifestyles. Ken bought the club right before it went bankrupt and has turned the place around. I am bringing friends from Austin, Atlanta, Chicago, San Francisco and showing off how nice Kansas City is and that they need to come and with remote tech work, build their families here in Kansas City.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

Thank you,

Jeremy

--

Jeremy Terman
816-305-0232

June 30, 2022

Dear Mr. Rexwinkle,

I hope this email finds you well.

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club, which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I have been a member of Oakwood Country Club for just over one year. My wife and I are recently retired and really enjoy using the amenities Oakwood have to offer. It is very impressive what has transpired in just the year we have become members. Ken Block and Block Real Estate Services has dramatically changed the landscape. He along with a great team has brought this club back from the brink of bankruptcy.

As you might already know, Oakwood is the oldest country club in the Kansas City area that is still in existence today. It was founded in 1881 and was a favorite place to play for our own Harry S. Truman.

Oakwood is truly breathtaking as you drive onto the property. People in the golfing community are already applauding the course. It is truly a hidden gem. I have brought several out-of-town guests and each one of them is truly impressed with what Oakwood has to offer.

Laurie and I are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

As an avid cyclist, I am very pleased that the public trails will still be present.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

Best Regards,

Mike and Laurie Mazon

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, managing member of the club, and Managing Principal of Block Real Estate Services.

I have been a member of Oakwood Country Club for a little over two years now, and I can honestly say it's been life changing for me, my family, and my career. My family and I love spending time at Oakwood. From the course itself (and putting course!), the pool, gym, the new sport courts, and the fishing lake, we always have something to keep us occupied at Oakwood! A par 3 course with villas will only enhance the entire experience of Oakwood.

I have the privilege to know Ken personally, and I fully trust and support his vision for Oakwood. The things he has done at the Club to this point are nothing short of incredible, and with your help, I think that he will meet and exceed his expectations of making Oakwood one of the premier Clubs not only in the Midwest, but the entire Country. He is excellent in business, and an even better person, and he will stop at nothing to fulfill his vision at Oakwood!

We are excited about the plans and Oakwood's vision for the Par 3 course, and the villas and cabins. I look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With Gratitude,

A handwritten signature in black ink, appearing to read 'Curtis and Lauren Yonke', written over a horizontal line.

Curtis and Lauren Yonke

Dear Mayor Lucas and Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

Over 11 years ago, I made the decision to relocate to Kansas City, MO from Omaha, NE in search of a new opportunity to spread my wings in a growing city. In the past 5 years I have come to know Mr. Block through both my fiancé and I's philanthropic efforts...My fiancé sits on the board at Literacy KC; I have been a Big Brother for 8+ years; I'm heavily involved in my employer's (Cerner) sister organization, First Hand. Whenever we ask for Ken or his affiliates monetary assistance, he's always willing to give back for the greater cause. A major part of the funds raised has been donations via group golf outings at Oakwood Country Club. Kens intentions are to continue to support growth in our city and improve the well-being for the citizens of Kansas City. For that, I encourage your support of the growth plans which will draw positive attention to KC. Oakwood Country Club is an underdog story for all to tell.

Sincerely,

Trevor Taylor
7251 Terrace St.
Kansas City, MO 64114

Dear Mayor Lucas and City Councilmembers:

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

Having been fortunate to grow up at Oakwood, I have been first hand in observing the evolution of the club and the surrounding area. I have either ridden or driven Grandview Road over 60 years. The only appreciable changes I have seen have been in the last few years when the club went from a nonprofit institution to a for profit, growing and successful inclusive organization. The club is now generating significantly more revenue than in years before. Providing sales taxes, and other taxes not previously afforded to nonprofits. With the additional development of Spofford, that tax base will continue to grow and continue to improve the neighborhood. I know that with the supervision of Ken Block and his team, the product will be of superior quality.

I am excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, I am confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

Sincerely,

David R. Goodman

Dear Council Member:

We are writing to express our support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

Personally, I am writing as a lifelong member of Oakwood Country Club. I am also a developer who has been active in Kansas City and surrounding cities for over 30 years. As such, I am very familiar with the surrounding neighborhood, have observed its evolution through the decades and know what it takes to create a successful development. What the ownership group led by Ken Block and Block Real Estate Services has done for Oakwood and the area in two short years is outstanding. It is the sign of an exceptional developer with the vision, experience and resources to make a marked change in a neighborhood.

We are particularly excited about the plans for the proposed Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. The villas will attract people from all over the metro area by providing an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri. Without the overall Oakwood amenities including the par 3 course, villas, cabins and nearby trail system, they very likely would not consider the neighborhood, and possibly Kansas City, Missouri, as a home.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. We are aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

We strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

Ward A. Katz and Donna Katz

Oakwood Member and
President - DRS Management, LLC
wkatz@drsmlc.com
913-915-4678

Dear Mr. Rexwinkle:

My husband and I are born and bred Kansas Citians and still own our first home in the Volker neighborhood. We are members of Oakwood Country Club and so excited about the proposed development of the Spofford Home property.

We have known Mr. Block for many years; my husband recently retired as President of CBIZ and leased office space from him for many years. We now know him as the developer of Oakwood Country Club. I have long played golf at the club as a guest and now enjoy being a member. We joined two years ago when Mr. Block took over development.

Everything Mr. Block promised he was going to do with the club he has done....and more! We are so delighted and proud to be members and thankful for the thoughtfulness, the time and the money he has spent in developing this outstanding club. We know he will do the same for the Spofford Home property.

There is a vote coming up next Tuesday, July 5th, and we sincerely ask for your support of this project! Feel free to contact us for any further information at 913/484-6094.

Diane O'Byrne

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

We have lived in the Kansas City area for over 18 years and have been members of Oakwood Country Club for a little over a year. Oakwood Country Club is so unique in its history dating back to 1881 as the oldest Kansas City country club that is still in existence today. Not long before we joined, the club was on the verge of bankruptcy and we joined based on the forecasted improvements that Ken Block had developed for Oakwood. All of the forecasted plans have already been achieved in less than one year's time which is really remarkable. In fact, we have never seen anything like it. Not only were those plans all fulfilled but Mr. Block has done so much more to make the club the best in Kansas City. We have been able to meet and socialize with such a great, diverse group of people and there is nothing else like it in Kansas City. We love bringing people out to see the new and so much improved Oakwood Country Club and believe that very soon it will receive national recognition.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri. I also believe that this will tremendously increase the surrounding property values in ways they would never have experienced.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

Linda DuBay

To: KCMO City Council

I strongly endorse the proposed development plan for the former Spofford home property, just north of Oakwood Country Club. The project is headed up by Ken Block, who is a member and the Managing Principal of Block Real Estate Services.

Ken's vision and hard work have transformed Oakwood Country Club into arguably the premier golf course in the Midwest and without a doubt the best in KCMO. I am confident he will lead a team that will see to it that the former Spofford property will be redeveloped to that same high standard. As the club continues its successful trajectory, the resultant economic activity can only help our City.

The site will be transformed into a Par 3 golf course and have villas and cabins for out of town guests. There will be some available for sale increasing the KCMO housing stock.

Block Real Estate is a third generation real estate development company that throughout its history, has created and managed quality properties in our City and throughout the region. Given that track record, there is little doubt this development will be done in a first class manner.

I understand part of the property will have a public trail on it that the developer at his expense will move so that the bikers and hikers can continue to enjoy the Jackson County Parks wonderful trail system.

Further, I understand that the Block Family's Renew KC Neighborhoods 501(c)(3), led by William Block will be available to assist qualified homeowners in the adjacent neighborhood, make needed improvements to their properties.

Please vote to move this project forward. It is the sort of investment that our City needs to continue to attract those that will make KC great for many years to come.

Best regards,

Tom Isenberg

DAN SCHARF

June 29th, 2022

Dear Mayor Lucas, Members of the City Council, and Members of the KCMO City Planning Commission:

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

For over 35 years, I have been a member at Oakwood Country Club. For a variety of reasons, the Club was on the verge of bankruptcy a few years back. Had that occurred, the entire neighborhood would have been blighted and real estate values as well as tax receipts would have plummeted. Instead, Ken Block stepped in with a huge infusion of cash and talent. The Club has been rejuvenated and membership is now at full capacity. One only needs to come onto the property to experience all aspects of the superb quality of the renovation. I can't overstate the enhancement of the entire neighborhood that has occurred. For my entire professional career, I have worked in Kansas City at both the old Menorah on Rockhill Road, Research Medical Center, and Saint Lukes Hospital. I know the Bannister Road corridor well. and completely support having one of the best golf courses in the region as an anchor for further residential and commercial development in the future. It will be even better if the planned expansion is allowed to take place.

I am therefore particularly excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all Kansas City has to offer, both within the Oakwood community and our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance-provided community that is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and

the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

Daniel Scharf, MD

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission
joseph.rexwinkle@kcmo.org

Jeffrey Williams, Director of City Planning and Development
jeffrey.williams@kcmo.org

Dear Mayor Lucas and City Councilmembers,

My name is David Embry. I am a life-long resident of Kansas City, Missouri. I have been a member of Oakwood Country Club for approximately one year.

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

A handwritten signature in black ink, appearing to read "David W. Embry". The signature is stylized and cursive.

David W. Embry

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org



June 29, 2022

Dear Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club.

As a new Oakwood member, Executive Director of First Tee Greater Kansas City, and a visitor to the club for many years, it is wonderful to see this historic gem undergo a first-class remodel and revitalization.

Oakwood, please be aware, is host to so many community and public events, including our Tom Watson Day for Kids event to benefit the children at First Tee, a strong youth development program based at Heart of America Golf Course – just down the highway from Oakwood.

Over the years, Oakwood members have supported First Tee kids in our urban core in many ways, including an annual First Tee Day fundraiser at the club.

In addition, Oakwood hosts Driving Pursuits, a program for women leaders in our community to network and learn the game of golf so they can be on a level playing field when it comes to business done on the golf course. This group also provides scholarships to up-and-coming women leaders in our community.

The Par 3 course is an excellent endeavor as it is often used by children and families, and our community needs more safe places for kids!

Mr. Ken Block and Block Real Estate Services have helped shape the Kansas City landscape over the years, and this is another vision come to fruition. This historic landmark was on the verge of bankruptcy when he purchased it, and today it is a gem for our community.

Given what Mr. Block has already accomplished, I am confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that he has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project as it can only improve this area for generations to come.

With thanks,

Ann Spivak

Executive Director

First Tee Greater Kansas City

A handwritten signature in black ink, appearing to read "Ann Spivak", is written over a light blue circular stamp. The signature is fluid and cursive.



2925 Fairfax Trafficway, Kansas City

June 29th 2022

To: Kansas City Leadership and Councilmembers

Re: Oakwood Country Club Development Project

Dear Mayor Lucas, Secretary Rexwinkle, Director Williams, and KC, MO. Councilmembers:

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

By brief introduction, I am a small business owner in the Kansas City metro area, employing over 300 people in local manufacturing and distribution, and selling our products nationally to leading Supermarkets and Retailers nationwide. I have also been a member of Oakwood since moving to Kansas City in 2009 (as a member of H&R Block's executive team at the time). I was on the board of Oakwood Country Club for 5 years during some difficult times. I can unabashedly say that had it not been for Ken Block's vision, commitment and investment in the redevelopment of Oakwood, not only would the Club have likely gone bankrupt, but the neighborhood and surrounding ecosystem would have been deprived of the energy and economic infusion recently seen as a result of the development.

In the same way that your collective leadership of the greater Kansas City, MO area has proudly and bravely believed in KC's potential and future – particularly with visionary and bold projects like the new Airport, securing the 2023 NFL draft, supporting the development of new Downtown Hotels and Apartments (I watched One and Two Light go up outside my office window!), evaluating options for Chiefs and Royals Stadiums, and most notably, securing a host-city World Cup bid (wow!) – I believe that we all have an obligation to do our part to grow, improve and make our city shine, on our own various smaller canvases too. That's how we collectively contribute. Oakwood and the development around it, is fueled by the same vision and belief by Ken Block and BRE, of what a continually growing and exciting Kansas City can be, albeit not on the same scale as some of the huge projects listed above. But if this city did 100 projects like this, the collective good outcomes, jobs, economic stimulus and elevation of Kansas City would be clear, exciting and good for our city.

Ken Block and BRE have a proven track record in developing quality, distinct projects. The turnaround of Oakwood Country club and the buzz and energy created about a reemerging hidden (and historical – 1881) gem are testament to the commitment and standards that they bring to whatever they do.

They are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town, making its own small contribution to making KC a broader

destination, not just for “big events”. The opportunity to experience all that Kansas City has to offer, both within the Oakwood community, as well as the city’s broader attractions, is real. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services’ decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, I am confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. I also understand the Block family’s Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

I would conclude with the observation that growing our city is a collective responsibility, with projects big and small, private and public, entrepreneurial and philanthropic, and it takes all of us to do our part. And I would humbly request the council look at this request with a positive lens of “why we should support this”, as expressed in some of my comments, rather than a lens of “why we can’t”. My appeal here is more as a member of the greater Kansas City community I call home, not just as a member of Oakwood.

Respectfully and with appreciation,



Robert J. Turtledove

President and CEO



cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

LAW OFFICES

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June 29, 2022

Re: Oakwood Country Club Redevelopment Plan

Dear Councilmembers:

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

As I'm sure you are aware, this area of Kansas City, Missouri is in need of redevelopment. The proposed development of this property will bring a great amenity to this city. We are very excited about how this development will impact not only Oakwood, but the surrounding neighborhoods. As a business owner who employs dozens of people in your district, I would greatly appreciate any assistance you can provide with regards to getting this proposal approved.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property at his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have. As always, if I can provide you with any assistance, please do not hesitate to contact me

Very Truly Yours,

Dictated But Not Proofread.

Sent in Mr. Mullen's

Absence to Avoid Delay

JOHN L. MULLEN

jmullen@fsmlawfirm.com

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Dear Council member Bunch,

My name is Peter Long, and I live at 837 West 58th St in Kansas City, Mo 64113. I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club. Below, I have outlined some thoughts on this project and why as a resident (and golf enthusiast) I support this effort.

1) For many years I have been going to the Kansas City 3 & 2 Moore / Melton baseball fields. I also frequently ride my bike along the Blue River Parkway Trails – Greenway Trails system. The Blue River Rd that runs between the Ball Fields and Oakwood Country Club is piled with illegal dumping of trash and illegal activity. It is a spooky experience riding your bike alone along that closed part of the road. The beautification of “any” part of this area needs to start somewhere and what Oakwood has done is amazing and incredibly high quality. Over the long haul it is projects like this and the Blue River Commerce center that will help boost this area back up. Oakwood in particular is certain to help the surrounding area improve. I HIGHLY encourage you to take a drive down Bannister Road and exit at Blue River Rd (by the ball fields) and drive around and look at the trash and dumping. The improvements have to start somewhere, and Oakwood is a worthwhile “anchor” project to get that underway.

2) I office out at South Creek office park which is across the street from another golf development “Deer Creek Golf Course”. A recent “no” vote in that development plan has led to a Deer Creek declared bankruptcy and now the Golf course is overgrown and falling into disrepair. At some point a new development will likely emerge, but how many years? How far will Deer Creek fall and how much trash and undesirable activities will that area see? The plan being proposed by Oakwood does not create traffic issues – there are no large buildings – no offensive noise issues (after construction) – no dangerous activities (like old Bannister complex) - etc. What is delivered to the surrounding community is a property beautification, an increase to surrounding property values and an assurance of what / who their neighbor will be for next 50 years. That is hard to find in most development projects.

3) The recent “KC Current” women’s soccer training facility opening, and the soccer World Cup win shows what true development vision can lead to in a city like KC. What Ken Block has done out at Oakwood (for golf) is in the same vein as what we have seen with the soccer in KC. This Oakwood golf course is shaping up to be one of the highest quality, top golf courses in all of the Mid-West. This is all happening with-in the KCMO city limits – which is amazing. This course will soon be known Nationally and will likely see the hosting of a PGA event sometime in future. The quality of the projects being completed at Oakwood would definitely qualify this course for this. If this were to ever happen, this would be a huge National awareness opportunity for Kansas City and also a big economic driver (if it ever happens) with hotel stays – restaurants – people that come to KC to play golf – etc. To be clear - I “do not” know if Oakwood really plans to go this way! I am NOT an insider. But I can say that the quality of course is ABSOLUTELY there to accomplish this, and it would be a BIG deal if it ever happened. This project is not some cookie cutter mall it is a top Nationally visible highest quality project that will help put KC on the map for Golf (like we are now for Soccer).

I have heard that the Block firm has offered move public trails on a corner of the Spofford property as their expense, so bikers and hikers can continue to enjoy the trail system. As I noted above any facelift here will be an improvement – see my comment number 1 above. I also understand the Block family’s

Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project.

Sincerely,

Peter Long
837 West 58th St
Kansas City MO 64113

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Dear City Planners and interested parties, please allow me to add an additional voice to this concern.

I own property abutting, directly north and (crucially) downhill from this proposed development. My wife and I purchased the property from the Land Bank a couple years ago to help contribute space for the growing population of local residents who cherish the raw and undeveloped woods along the Blue River corridor. Our land is open to all trail users and you'll find hikers and bike riders on it every day. The water that flows across this land flows directly downhill from the parcel that Mr. Block plans to build on so be assured that my concern is direct and first-person.

As you are no doubt aware, the river and the lands long the Blue River have suffered from decades of neglect and policy decisions that have left the water so toxic that, in places, you'll find a warning sign that reads, "Make No Bodily Contact with the Water". In recent years, several local communities of volunteers and non-profits have been working to bring the green space closer to the beautiful and bio-diverse ecosystem that it once was. We have a lot to do. Invasive species and pollution continue to be a tremendous problem, but progress is being made. In the 20 years I've been supporting the area, I can see much less trash and somewhat cleaner water. Occasionally, you'll even find bald eagles roosting along the banks now. Our community is growing and making progress. Kansas City will be able to once again have a clean, lush and beautiful ecosystem.

Ken Block's golf course however, will make things worse for decades to come.

Mr. Block will tell you that he loves the trees but please don't fall for this. His plan is to cut down acres of full grown trees across the top of the Blue River watershed and replace them with sod. Sod that requires tons of pesticide and fertilizer. He will tell you that the water draining off of his land is cleaner than the water flowing on to it and that is simply not true. That pesticide and fertilizer will only flow one direction, downhill and into the Blue River. Mr. Block's project will significantly add pollution to the watershed, setting back the efforts of hundreds of Kansas City area volunteers... so he can realize his dream of a world class golf course in the woods.

Please make no mistake in understanding what this club is. Mr. Block described it very clearly at the meeting last week. This is a "destination" club where Mr. Block (alone) decides who can join and who can not. His stated desire is to create an enclave in the woods in which wealthy members travel (by private plane and black car) from all over the country, stay in one of the villas on site, hang out with other members for a few days and then travel home. There will be no economic or other benefit to the community. This is strictly for the (extremely) wealthy few whom Mr. Block has deemed acceptable. No spill-over moneys will go to nearby businesses, not even to local restaurants.

The construction of yet another golf course, one that is private and has no benefit to Kansas City, will be a harm to our community. I urge the City Planners to oppose this project. I also request that an environmental study is completed and that those findings be shared with the Planners and Council.

It's my understanding, as stated by Mr. Block, that no environmental study was required and is not planned. It will be a dereliction of the City Planners' duty to allow such a project to be completed without even understanding how it will impact one of our city's remaining green spaces.

Respectfully,
Jason Hatley

Dear City Plan Commission,

I want to echo the sentiments of Sarah Hemme, sent earlier today to you.

While I am not a KCMO resident, I am a Blue River trail user and 12 year volunteer building trails at Blue River, over 500 hours invested in the trails that will be affected by this development.

I have attached some photos showing drainage recently installed under Oakwood golf course's new road that abuts the trail property. One is about 6" and other about 18"

There are geotags on the photos to help with location, I can send larger files if desired. These pics were taken 6/27/22 along the trail "HiFi", showing both a large and a small drain pipe dumping water directly onto the trails and down hill toward Blue River with nitrogen pollution in tow. There's no way another golf course within a mile of Blue River makes sense.

I'd be glad to help you locate these drainage locations personally if you like, during the day or after hours, just let me know. I can't believe that the location of these drains is known to the city or county. Additionally, there are no temporary erosion measures being taken between Oakwood and Jackson County public land, every time it rains mud is running down hill. This would never fly in a residential neighborhood.

Sincerely

Colin Weigel

816.918.2680

Dear City Plan Commission,

I am a resident of the Blue River corridor of South Kansas City. I attended the public hearing on June 21 at the South Patrol station regarding the proposed "Villas at Oakwood" development. I'm writing to oppose this development as shown in the plans submitted by Mr. Ken Block which would raze 28+ acres of dense tree cover at 9700 Grandview Rd in the Oakwood neighborhood. This acreage was purchased by Mr. Block because it's adjacent to Oakwood Country Club and he wants to develop a private luxury enclave for the benefit of 250-260 individuals (aka members) from outside the Oakwood neighborhood. Keep in mind, the current Oakwood neighborhood consists of more than 1,100 households of which the median household income is \$29,130 and approximately 16% are living below poverty according to Census data.

The acreage is valuable green infrastructure that increases Kansas City's climate change resilience. I ask you to honor the residents of this neighborhood (plus all neighbors downstream and at lower elevation to this property), the Red Bridge Area Plan and the Kansas City Regional Climate Action Plan (CAP) regarding the development of this parcel. Having a healthy woodland on the site is the most beneficial land use for the community at large, however, a light residential development would maintain significantly more of the green infrastructure than would a private golf course and luxury villa development.

The ecosystem services that these woods provide are extensive. Currently, these woods mitigate stormwater runoff in the vulnerable Blue River Watershed where they soak up water like a sponge, mitigate the heat island effect in the age of climate change, cool down the environment with transpiration, control air pollution near I-435 and 71 Hwy, connect to the Blue River Parkway as a wildlife corridor, and increase the health of area residents by providing ecological services. We perceive an oversaturated golf course market in our area, and we know that this development does not come with any guarantee of jobs for neighbors or area residents. Within just a 4 mile radius of Block's project are 8-10 existing golf courses... almost more golf courses than grocery stores and everybody has to eat.

The shift from high-quality green infrastructure to the expansion of a chemical-laden golf course would be devastating for local communities. This shift would also have city-wide implications regarding climate change and regarding the integrity of Kansas City area plans. A golf course expansion would not only remove ecosystem services and health from the neighborhood, but it would increase chemical run-off pollution and erosion in the Blue River watershed, carbon dioxide emissions, air pollution, noise and light pollution. The health of the watershed and surrounding community would suffer, and our estimated lifespans would statistically shorten. An expansion of a private golf course development with luxury villas in this sensitive ecological zone would be a costly liability for the city, and it would bring misery to the residents of the Blue River corridor.

The guiding principles of the Red Bridge Area Plan include **“utilizing the natural aesthetic and extensive trails system as an asset and focal point for new development. As sites are redeveloped utilize and incorporate open spaces and**

mature vegetation.” I don’t see evidence in the Oakwood Villas proposal that the developer has any care for these guiding principles for land use and development. Per the area plan, “the natural aesthetic and trails system is an asset and should be used as a competitive advantage and integrated into developments. Instead of turning backs onto parks and trails, incorporate them into the development. Incorporate trails into new development and redevelopment by including trail access points, trail amenities (benches, bike racks, etc.), and avoid fronting trails with service areas. Where reasonable, connect to the regional trail system with neighborhood connector trails. When designing a new development take into consideration the physical character (existing vegetation, topography, viewsheds, streams, etc.) of the site and neighboring sites and work within that physical character.”

The parcel where “Oakwood Villas” is proposed is immediately adjacent to 60+ miles of connected natural surface trails that run north-south along the Blue River corridor from Camp Lake of the Woods at Swope Park all the way to 139th Street near Martin City. The proposal would essentially cut off any hope of access from the Oakwood neighborhood to the trail system below. Again, the area plan calls for natural resource preservation to preserve the environmental qualities of the site to protect sensitive natural areas, landscape character and drainage patterns. Natural areas should be accessible to neighborhoods, nodes, corridors or districts and connected to greenways where possible according to the area plan. The “Oakwood Villas” proposal essentially walls itself off from the surrounding community creating an enclave for the exclusive use of those who can afford it and decreases recreational opportunities for the surrounding neighbors. Again, the area plan calls for community gathering spaces for all to enjoy and increased recreational opportunities – the “Oakwood Villas” proposal clearly does the opposite.

To close, I urge you to require Mr. Block to pay 100% of the infrastructure upgrades to bring all public utilities serving the development and surrounding community up to today's standards. You should require Mr. Block to buffer the hell out of the Blue River corridor and adjacent Jackson County Park Land, provide public access in the buffer (outside the wire I suppose if he wants to have a "secure" residential community *insert eye roll here*), and manage stormwater in strict accordance with regional water quality BMP guidance. You should require a tree preservation plan to meet the urban forestry master plan and adherence to the City's tree mitigation guidance (which isn't required for private development but could be imposed to require offsite mitigation of any trees lost) and the city and regional climate action plans.

I hope you will take my concerns to heart and consider advising Mr. Block to rethink his development and propose something in line with area plans and the needs of the surrounding communities.

Thank you,

Sarah Hemme
11011 Park Ave

Kansas City, MO 64131
mobile: 785-640-0071

Dear Councilmember,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club.

My dad moved to Kansas City from Pittsburgh, PA over 45 years ago to manage Milgram Food Stores. Part of the compensation package he negotiated was to be a member of a golf club. At the time there were many that wouldn't accept Jews. In addition to being active in the community, Oakwood Country Club became a social hub for both my parents and they developed many close friends – one of them being with the Block Family. As a family, we've been investing with Block Real Estate Services for over 3 decades and have been Oakwood members for 2 generations. With my son moving to town to work for Burns & McDonnell, I have every reason to believe he will continue the relationship with Ken and his team - both financially and through Oakwood Country Club. If you haven't visited Oakwood, I highly recommend you do – Ken has made it a wonderful destination location which we entertain many clients and friends.

We are excited about the plans for the Par 3 course, and the villas and cabins. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. As a mountain biker, I am aware that Ken and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

David & Carol Porter

8339 Roe Avenue, Prairie Village KS 66207

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

Randi Lefko
rlefko@rhjohnson.com

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I am a longstanding member at Oakwood Country Club and I work in Kansas City, Missouri. I greatly appreciate the revitalization that Ken Block has been able to provide to the Oakwood community. We have enjoyed a lot of great memories at the country club.

Ken Block has done an outstanding job to revamp Oakwood Country Club in a first-class manor. His impeccable taste and attention to detail has been truly amazing.

As you may remember, Oakwood was in disrepair and could have potentially been an eyesore for Kansas City, Missouri. Ken has turned Oakwood into a first-class country club, during the pandemic and in less than two years, and created many jobs for the area.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,



Randi Lefko

Via email: MayorO@kcmo.org; Heather.Hall@kcmo.org; Kevin.ONeill@kcmo.org; Teresa.Loar@kcmo.org; dan.fowler@kcmo.org; Brandon.Ellington@kcmo.org; Melissa.Robinson@kcmo.org; Katheryn.Shields@kcmo.org; Eric.Bunch@kcmo.org; Lee.Barnes@kcmo.org; ryana.parks-shaw@kcmo.org; andrea.bough@kcmo.org; Kevin.Mcmanus@kcmo.org

cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org
Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org



Tuesday, June 28, 2022

Dear Mayor Lucas,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,



Kent A. Price

President/Chairman

Cc: Joseph Rexwinkle, Secretary, KCMO City Planning Commission joseph.rexwinkle@kcmo.org

Jeffrey Williams, Director of City Planning and Development jeffrey.williams@kcmo.org

To whom it may concern,

Heartland Conservation Alliance is concerned about the "Oakwood Villas" proposed development at 9700 Grandview Rd.

This acreage is valuable green infrastructure that increases Kansas City's climate change resilience. We ask the City to honor the residents of this neighborhood, neighbors downstream and at lower elevation to this property, and the Red Bridge Area Plan to retain the R-5 zoning of this parcel. Having a healthy woodland on the site is the most beneficial land use for the community, however, a light residential development would maintain significantly more of the green infrastructure than would a private golf course and luxury villa development.

The ecosystem services that these woods provide are extensive. Currently, these woods mitigate stormwater runoff in the vulnerable Blue River Watershed where they soak up water like a sponge, mitigate the heat island effect in the age of climate change, cool down the environment with transpiration, control air pollution near I-435 and 71 Hwy, connect to the Blue River Parkway as a wildlife corridor, and increase the health of area residents by providing ecological services.

The proposed development is not in accordance with the Red Bridge Area Plan. The guiding principles of the Red Bridge Area Plan include "utilizing the natural aesthetic and extensive trails system as an asset and focal point for new development. As sites are redeveloped, utilize and incorporate open spaces and mature vegetation." Per the area plan, "the natural aesthetic and trails system is an asset and should be used as a competitive advantage and integrated into developments. Instead of turning backs onto parks and trails, incorporate them into the development. Incorporate trails into new development and redevelopment by including trail access points, trail amenities (benches, bike racks, etc.), and avoid fronting trails with service areas. Where reasonable, connect to the regional trail system with neighborhood connector trails. When designing a new development take into consideration the physical character (existing vegetation, topography, viewsheds, streams, etc.) of the site and neighboring sites and work within that physical character."

If this development is to be moved forward, it should:

- Pay 100% of the infrastructure upgrades to bring all public utilities serving the development and surrounding community up to standards.
- Significantly and adequately buffer the Blue River riparian and floodplain corridor and parks land and provide public access in the buffer.
- Manage stormwater in strict accordance with regional water quality BMP guidance.
- Require a tree preservation plan to meet the City's urban forestry master plan and City's tree mitigation guidance.
- Ensure the development is in alignment with the Red Bridge Area Plan as well as the City's and region's climate action plans.

Heartland Conservation Alliance proactively conserves, protects, and restores natural lands and open space within the Kansas City region, benefiting the community and future generations by improving water quality, creating recreational opportunities, protecting life and property, and preserving our natural and cultural heritage. HCA accomplishes its goals through collaboration with a network of public and private organizations and agencies that share its goals, values, and objectives, and through public outreach and education.

Wishing you safety and health,

Logan Heley

--

Logan Heley

(he/him/his)

Executive Director

Heartland Conservation Alliance

www.heartlandconservationalliance.org

Logan@heartlandconservationalliance.org

Together protecting our region's natural resources for the benefit and enjoyment of all.

7/1/2022

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

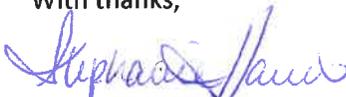
I have been a member of Oakwood Country Club for the past 2 years. During this time, I have watched the country club transform into one of the best in the region. The club was nearing bankruptcy prior to OCC Investors, LLC purchasing it. Ken Block has done an incredible job bringing the club back to life and preserving one of the oldest country clubs in the Kansas City area. I am new to golf and the addition of the par 3 course would be perfect for me and other members trying to improve their game, and would be great for many young families that would like to teach their children golf. It has meant a lot to me to be part of a diverse and inclusive country club, and I have made some great memories, and look forward to more to come.

I am excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. I want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,



Stephanie Harris

Dear Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

In the short year and a half since joining Oakwood, my family and I have seen firsthand the passion and commitment that Ken Block and his team have toward making Oakwood a world class community. My wife and I are lifelong residents of Kansas City and so proud to call it home. When areas of our city undergo renovation and new and exciting changes take place, we cheer for our town. Oakwood is no exception! This wonderful (historic property) was on the verge of bankruptcy and is now the “talk of the town” thanks to Ken’s dedication to creating a world class Club and surrounding community.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city’s broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services’ decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family’s Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

Marc and Jennifer Loe

Mayor Lucas and City Councilmembers,

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I have grown up in the area and continue to live and work in Kansas City and it has been incredible to see growth of this city, especially over the past 5 years. Furthermore, I joined the Oakwood Country Club last summer and it has been remarkable to see the resurgence of the historic country club and improvements it has brought to the surrounding area. With that being said, Ken and Block Real Estate have a strong reputation in bringing quality projects and developments to life that have improved the Kansas City life experience and the proposed Par 3 course, villas, and cabins would offer a unique experience that cannot be found anywhere else in the greater Kansas City area.

We are excited about the plans for the Par 3 course, and the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have.

With thanks,

Thomas Mancuso

Thomas Mancuso

1007 West Red Bridge Road

Kansas City, MO 64114

Dear Councilmembers,

I am writing to express our families support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club. I have been a Oakwood member for 1 year, and a resident of KCMO for more than 20 years. I understand concerns about development projects, and have been part of this process myself when my wife and I built a home in the Brookside area many years ago. I can tell you that my experience since joining Oakwood has been that Ken Block and his team have taken great care to ensure the development of the club's amenities improve the surrounding community, and that the natural landscape of the area (trees, lakes, trails, etc.) remain in tact.

I know that Oakwood was almost lost to bankruptcy, and is now a beautiful place that attracts people from all over the city to enjoy the property, and all that it has to offer. I am aware that Ken has offered to pay for the expense of addressing changes to the public trails system, where impacted, and based on the work that has been done at Oakwood to date, I believe care will be taken to make the area even more beautiful with the proposed par-3 course, and development of cabins and villas.

My wife and I, along with our 3 boys, are excited about the future plans for Oakwood, and we look forward to hosting many more family and friends at the club for years to come.

Thank you for your consideration.

Kurt and Christy Hartner

July 2, 2022

Dear Mayor Lucas and City Council,

I am writing to express my support for the proposed development plan on the former Spofford home property, adjacent to Oakwood Country Club on Grandview Road. The plan is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

I'm proud to be an investor with Mr. Block at Oakwood and a long-time member of the club. In fact, my family has been members since the late 1930's. It is so exciting to see what Mr. Block has done with the club in a very short time. This is amazing for our members and the area around Grandview Road. I can only imagine what this new development would mean to the surrounding homes and values. I say this as a practicing REALTOR in Kansas City for 32 years. This would absolutely be a positive for years to come.

Our family business, Davidson's Furniture, was in downtown KC, MO for almost 50 years. First at 12th and Grand then 600 Central Street. We continue to be supporters of all things Kansas City. We employed many people and paid taxes for many years. As Oakwood is doing now.

I've known Ken Block for 5 decades and can't say enough about his professionalism, work ethic and care for all people. Having said that, I've never seen him more excited and prouder of what he is doing to enhance the area on Grandview Road and at Oakwood. Three years ago we were on the verge of bankruptcy and having to close. Instead, there is a world class club that we, and hopefully all of Kansas City can be proud of. We have a vibrant, growing and diverse club.

Ken Block and Block Real Estate Services are known for quality buildings and developments all over Kansas City and the country. He has absolutely outdone himself. To my knowledge there was no one else who could have accomplished this high-quality development and in this short time frame.

I am very excited about the plans for the Par 3 course, the villas and cabins and look forward to hosting friends and family from out of town. We want them to experience all that Kansas City has to offer, both within the Oakwood community, as well as our city's broader attractions. The villas will provide an opportunity for new home ownership within a maintenance provided community which is in very limited supply in Kansas City, Missouri.

Given Block Real Estate Services' decades of experience creating and managing quality developments in Kansas City and in communities across the region, I am confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property at his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. In addition, the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties.

I strongly encourage your support of the project and welcome any feedback or questions you may have. With thanks,

Gregg

Gregg Davidson

Senior Sales Executive, Vice President

Reece & Nichols Realtors, a Berkshire Hathaway Affiliate
114 W. Gregory Blvd. Kansas City, MO 64114
D: 913-652-4402 | M: 816-591-7747 | Main 816-554-5000

<http://GreggDavidson.ReeceNichols.com>

Considering a Career in Real Estate?

Dear Joseph and Jeffrey,

I am writing to you directly, and copying the Mayor and members of the city council, to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

My support is founded on three principles: 1) Ken Block is a person who keeps his word and has a long track record of quality projects; 2) while I live in Houston, my family loves visiting KC, and Oakwood is a big part of our family time; and 3) the current redevelopment of Oakwood and the expansion on the Spofford Home property strongly benefits the community and the city.

Ken Block purchased land from my family in 1982 and created a quality development which included office and retail. At every step in the process, he did what he had promised. For the past 35 years, I have been a national real investor and have met many developers. Ken Block is easily in the top ten percent when measured by quality of development and integrity. The clear and immediate evidence of that fact is that he has more than kept his promise in the redevelopment of Oakwood which has created quality jobs and presumably increased the real estate taxes to the city. Given the poor shape of Oakwood when he bought it, this feat took courage, expertise and vision.

I was born in Kansas City, am a product of Center School District, participated in 1981 in a CORO Foundation Internship and worked with my father at Lowenstein Investments from 1981-1982. My family loves Kansas City, has deep roots dating back to the 1890's, and we love returning to be with our parents, siblings, nieces and nephews. We have been members of Oakwood for decades, and have many fond memories of all sorts at Oakwood. When I learned of Ken Block's plans, I quickly became an out-of-town member as I knew what he would achieve. Oakwood is about family and community. It always has been. Our family, and increasingly a diverse group of families, are very fortunate to have a place to enjoy like Oakwood.

Finally, the redevelopment of Oakwood and this expansion will help the surrounding community and the city at large. In my real estate investing practice, I look for "healthy tissue," those areas of a city that are improving and will continue to improve over the long term. We define improving as more good jobs, improvements in infrastructure, and presence of new quality developments. In my very sincere and humble opinion, both the redevelopment of Oakwood and this expansion fit those three criteria. There will be new homes, new jobs and improvements which help people access nature. Generally, those items increase values, real estate taxes and the quality of life of the surrounding community.

I appreciate your reading this letter and ask you to strongly support the project. Please let me know if you have any feedback or questions.

Sincerely,

Glenn Lowenstein
7137020554

PS Apologies for sending over a holiday weekend, but it appears the meeting will be on Tuesday, July 5.

Dear Mayor Lucas and City Councilmembers:

I am writing to express my support for the development plan proposed on the former Spofford home property, adjacent to Oakwood Country Club which is being led by Ken Block, a member of the club, and Managing Principal of Block Real Estate Services.

Over the last fifteen years I have been fortunate to participate in tournaments and as a guest at Oakwood Country Club. Unfortunately that means I have seen the property slowly dwindle to the verge of bankruptcy. The revitalization of the entire property by Mr. Block has been truly remarkable. Based on this and Block Real Estate's history of completing first rate projects that enhance surrounding areas, I can only view this as a wanted development for the entire surrounding area.

As someone who uses the trail system I understand this will be moved off the current property under discussion. If Mr. Block is paying for this expense then I see no issue.

Given Block Real Estate Services' decades of experience in the community creating and managing quality developments in Kansas City and in communities across the region, we are confident the improvements requested will enhance property values in the surrounding neighborhood. I am aware that Ken Block and the Block firm has offered to shoulder the expense of moving public trails on a corner of the Spofford property as his expense, so bikers and hikers can continue to enjoy the Jackson County Parks terrific trail system. We also understand the Block family's Renew KC Neighborhoods 501 (c) (3), led by William Block, now intends to add to their focus, assistance to any qualified homeowners in the community adjacent to Oakwood, for needed improvements to their properties. This can only be viewed as a wonderful benefit of the overall development.

I strongly encourage your support of the project.

Thank you for your time and consideration.

Sincerely,