

Attachment E

Booker T. Washington Neighborhood Association

October 11, 2021

City of Phoenix, Arizona
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: Letter or Support for Rezoning Case No. Z-55-21-8 (Rezoning Request Located at 1122 East Washington Street, Phoenix, AZ 85034)

Dear Planning and Development Department,

Please accept this letter of support for Rezoning Case No. Z-55-21-8 regarding to proposed cannabis and agricultural product testing laboratory to be located at 1122 East Washington Street, Phoenix, AZ 85034. As President of the Booker T. Washington Neighborhood Association, I have been in contact with Benjamin Graff, with Quarles & Brady LLP, who has continued to provide information regarding this rezoning case. I also attended the neighborhood meeting hosted by Mr. Graff on August 26, 2021. I appreciated that he provided all the documents from the meeting as well to share with those who were unable to be present. After review of the request, I am in support of rezoning this property from C-1 to WU T5:5 EG (Walkable Urban Code Transect T5:5, Transit Eastlake-Garfield Character Area to allow the proposed laboratory use. I understand the laboratory use will be closed to the public and will primarily test cannabis, cannabis products, and CBD (Cannabidiol) products, but will also be able to test nutritional supplements and other food and agricultural products. I do not support any form of medical or recreational marijuana dispensary or cultivation use for this site and Mr. Graff has assured me the new WU T5:5 zoning prohibits these types of uses. Mr. Graff and his team have been extremely transparent which is so appreciated as we want all occupants to be good neighbors. The Booker T. Washington Neighborhood Association is happy to welcome the proposed scientific laboratory use to the neighborhood and look forward to an open house or tour of the facilities when possible.

Very truly yours,



Vanessa Jenkins-Jimenez
President, Booker T. Washington

Racelle Escolar

From: Graff, Benjamin W. <Benjamin.Graff@quarles.com>
Sent: Monday, October 18, 2021 9:45 AM
To: RyanAndrewBoyd1@gmail.com; Racelle Escolar
Subject: RE: Letter of Support on Z-55-21-8 [QBLLP-ACTIVE.FID41718443]

Ryan,

Thank you very much for your letter of support. We enjoyed making our presentation to the Central City Village Planning Committee. We were also happy to accommodate your request to require bicycle parking spaces and I agree it makes for a better development more in line with the City's and community's goals for this area.

Ben



Benjamin W. Graff / Partner

Zoning and Land Use

Benjamin.Graff@quarles.com / [LinkedIn \[linkedin.com\]](#) [BIO \[quarles.com\]](#) [vCard \[quarles.com\]](#)

Quarles & Brady LLP

One Renaissance Square, Two North Central Avenue, Suite 600 / Phoenix, AZ 85004-2322

Office 602-229-5683 / quarles.com

Assistant Amy Gallagher (602) 229-5221

[VISIT our COVID-19: Guidance for Clients page for the latest updates from Q&B attorneys \[quarles.com\]](#)

From: Ryan Boyd <ryanandrewboyd1@gmail.com>
Sent: Monday, October 18, 2021 8:00 AM
To: racelle.escolar@phoenix.gov
Cc: Graff, Benjamin W. (PHX x3083) <Benjamin.Graff@quarles.com>
Subject: Letter of Support on Z-55-21-8

Good morning Racelle,

I'm writing to express my personal support for case Z-55-21-8 that is coming to the Planning Commission on November 4.

This proposed rezoning of property near 11th Street and Washington from C-1 TOD-1 to WU Code T5:5 EG for the purpose of using an existing building for a test laboratory use aligns with the Eastlake-Garfield TOD Plan. This site was recommended in that plan to be WU Code T5:5 and it is very important for the accomplishment of Reinvent Phoenix that we move toward walkable communities that are more easily built with WU Code zoning.

Additionally, stipulation 1 of the staff recommendation included that if the developer actually begins construction of a new building that the new building be in full conformance with the WU Code.

One concern I had before their presentation at the Central City Village Planning Committee though was that originally developers planned to have zero bicycle parking spots. While legally they may be entitled to that as the existing building

with the laboratory is less than 5,000 square feet, the total site measures two buildings combining to 8,000 square feet. Developers graciously agreed to a stipulation to match what would have been the required bicycle parking for the site which just adds the option that employees can actually commute by bike without having to tie a bicycle to a tree or a shade structure post.

Overall, the project brings the site up to the envisioned zoning, has the backing of the neighborhood it exists in and goes above-and-beyond to match the spirit of the Eastlake-Garfield TOD Plan. I would encourage the Planning Commission to recommend approval of Z-55-21-8 per the stipulations recommended at the Central City VPC.

I stand available if anyone has any questions.

Sincerely,

Ryan Boyd

Mobile: 602-799-4478

Interim President, [Urban Phoenix Project \[urbanphoenixproject.org\]](http://urbanphoenixproject.org)

CONFIDENTIALITY NOTICE: This electronic mail transmission and any attachments are confidential and may be privileged. They should be read or retained only by the intended recipient. If you have received this transmission in error, please notify the sender immediately and delete the transmission from your system.