



# RiverviewTulsa.com

## Tulsa Riverview Neighborhood Association

Richard J. Eagleton, President  
Riverview Neighborhood Association  
PO Box 2597  
Tulsa, OK 74101

February 8, 2021

Dear Ms. Koelle:

I write this letter on behalf of the Tulsa Riverview Neighborhood Association. It does not reflect the individual views of any particular landowner, resident, or business in our neighborhood. In other words, we neither speak for nor bind any specific person or business from taking positions inconsistent with this letter. We only speak for the Board of Directors of the Association in its capacity to try to facilitate dialogue and accommodations in our neighborhood. Anyone in our neighborhood maintains their or its full legal rights regarding this or any other issue.

This letter concerns Board of Adjustment application BOA-23076 you have made and relates to operations conducted at 1213 and 1215 South Houston Ave.; Tulsa OK 74127, which I refer to in this letter as "the Uptown Wellness Property". I write this letter to memorialize what I understand to be your agreed-to accommodations responsive to concerns expressed by some of our neighbors. This is in writing in hopes as to avoid any future misunderstandings. As set forth below, the Association expresses no objection to a limited special exception if granted consistent with this letter.

That said, I wish to express that we are pleased with the cooperative attitude you have expressed to us and fully expect that may lead to years of neighborly cooperation between you and your business and the other residents and businesses in Tulsa's Historic Riverview District. While we have never had a dispensary in our neighborhood, ours is a welcoming place for businesses and residents. We are a family-oriented, predominantly residential neighborhood, where we care for and respect our neighbors of all ages and pursue a safe, nurturing and wholesome environment where children can thrive. We welcome all into our neighborhood who share our views and who show respect for the rights of neighbors in the peaceable enjoyment of their properties.

Our Board does not to object to your request if the following terms are implemented in conjunction:

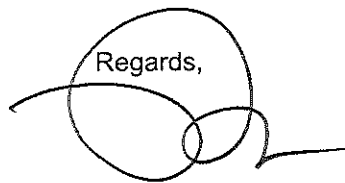
1. Our limited consent expressly applies to Uptown Wellness and its owners, assigns, and lessees or sublessees performing operations at the location of the Uptown Wellness Property, whether or not the law changes, such as to permit a dispensary to sell recreational marijuana.
2. Even though the Special Exception for low-impact processing could allow for processing other than rolling of marijuana cigarettes, including making or baking edibles, such as cookies, brownies, or gummies, you have assured us that you will use the Special Exception only for rolling marijuana cigarettes. Accordingly our consent is given on the basis that the Special Exception is granted by the Board of Adjustment to authorize only the rolling of

marijuana cigarettes, and that other processing such as making or baking edibles is not authorized by the Special Exception.

3. You have expressed that you understand some neighbors are concerned now to have a business operating 24 hours a day at the Uptown Wellness Property, particularly those whose properties are adjacent to the Uptown Wellness Property. Some have specifically expressed concern over smelling marijuana, marijuana smoke, or marijuana by-products in a residential neighborhood. We understand you have agreed to the following and that these additional terms may also be imposed by the Board of Adjustment as conditions / restrictions to approval of the limited Special Exception described above. Our consent is conditioned on the following:
  - a. Your employees or related entities or persons, such as owners, venders, contract persons, and delivery persons, etc., shall not be permitted to smoke outdoors any marijuana product at any time of day or night outdoors, including on your property or on any neighbor's property. You have agreed that any such smoking shall take place indoors only to the extent permitted by law. At this time, you have agreed that all smoking will take place inside the bus that you have which is parked at the convenience store next to your business. That is agreeable to the Association.
  - b. You have further agreed that your employees or related entities or persons, such as owners, venders, contract persons, and delivery persons, etc., shall not use the backyard or side yards of the Uptown Wellness Property from the hours of 11:00pm to 8:00am for any personal or business purpose, including employee meetings, breaks, socializing or smoking any substance. You acknowledge our concerns that voices and smoke can carry to other yards and adjacent properties and that in some neighbors' views, this present a problem.

We look forward to many years of a mutually, respectful association and to welcome you to join us in all neighborhood activities and events.

Regards,



---

Richard J. Eagleton,  
President, Tulsa Riverview Neighborhood Association.