

**From:** Joe Franquero jmfco@cox.net  
**Subject:** Z-41-18. 7th Street and Thomas Rd.  
**Date:** September 4, 2018 at 8:02 PM  
**To:** hannah.bleam@phoenix.gov  
**Cc:** Robert Warnicke robertwarnicke@yahoo.com



9/3/18. Mrs. Hannah Bleam.  
Encanto Village  
Re: Case Z-41-18

We are summarily opposed to this change in zoning. Using a word from the zoning application, the entire application is inimitable in that as fiction, it is unique.

1. The only example of this scale of project outside of the designated corridor is Crystal Point. Since when should one mistake made in 1960 serve as license to make another bad decision.
2. I read the parking analysis included in the application which purports that this project will have no noticeable impact on traffic in the area. This analysis lends credence to the fact that with enough money, one can purchase an expert opinion to support any position. If in fact the land is now underutilized, how does the addition of 125 units not add to traffic in the vicinity?
3. The minimal setbacks relative to the height and scale add nothing to this neighborhood. It also adds nothing to the aesthetics of the intersection in that it dwarfs all other structures in the vicinity. The wall structure basically barricades the project from the corner on both 7th Street and Thomas Roads.  
A good designer would characterize this project as insensitive to the neighborhood.
4. If this project, with all of the dubious conclusions in the application is approved, why have City Planners enlisted the public's help for so many years to develop the Central Corridor and Transit Overlay Districts? This project negates what City Planners have told the residents is acceptable to this area as it grows and evolves.

In conclusion, I have read a number of such applications and I have never been asked to believe such obtuse reasoning in support of a really bad proposal.

Joe & Catherine Franquero.  
307 E. Catalina Drive

Sent from my iPad