



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 250025

Your abandonment request was granted **CONDITIONAL APPROVAL** by **Craig Messer, Abandonment Hearing Officer**.

This request will NOT be completed until all the stipulations have been met and this request is formally adopted by City Council. It is the **APPLICANT'S RESPONSIBILITY** to ensure that all stipulations are satisfied. **Please contact Dru Maynus at 602-262-7403** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations your request will be scheduled for City Council action.

If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval (**your expiration date is June 12, 2027**), this request will then expire. At that time a new submittal will be required along with the required payment for the abandonment process. A one time, **one year** extension can be requested prior to the expiration date, with applicable extension fee due.



City of Phoenix

Planning and Development Department

June 12, 2025

Preliminary Abandonment Staff Report: **ABND 250025**

Project# **13-2270**

Quarter Section: **11-28**

District#: **7**

Location: East Taylor Street between North 1st Street and North 2nd Street

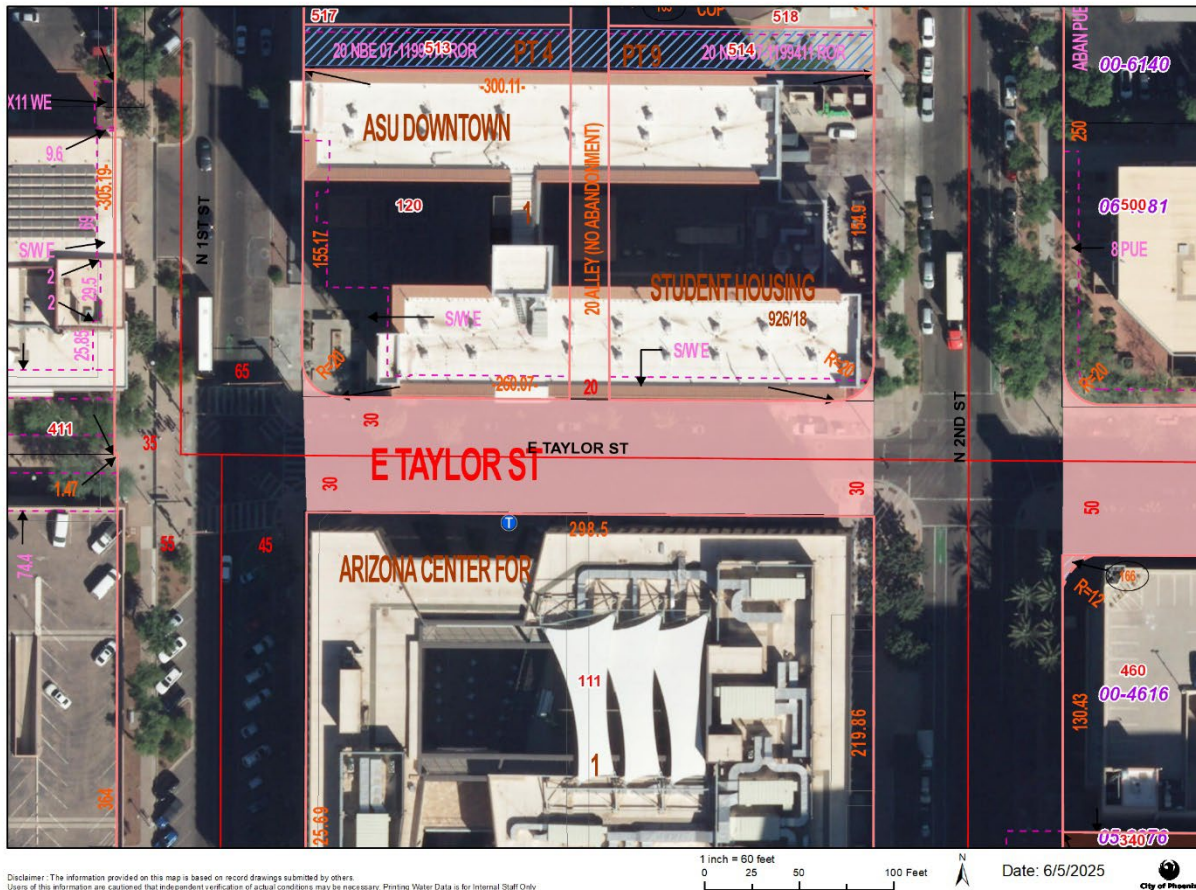
Applicant: Arizona Board of Regents

Request: Request to abandon an 60-foot-wide alley that totals 18,111 square feet. The northly half of the Taylor Street right-of-way was recorded within the Final Plat for ASU Downtown Student Housing (5/31/2007, Book 926, Page 18). The southerly half of the Taylor Street right-of-way was recorded within the Final Plat for Arizona Center for Law and Society (12/5/2014, Book1209, Page 39).

Purpose of request: Applicant states ASU would like to convert Taylor Mall, N. 1st Street to N. 2nd Street into a pedestrian mall and remove vehicles from the street as this is a major student area between the dorm and the ASU Law School Building.

Hearing date: **June 12, 2025**

ABND 250025



City Staff Research

City Staff research shows that the northerly half of the Taylor Street right-of-way was recorded within the Final Plat for ASU Downtown Student Housing under Book 926, Page 18 of the Maricopa County Recorder. The southerly half of the Taylor Street right-of-way was recorded within the Final Plat for Arizona Center for Law and Society under Book 1209, Page 39 of the Maricopa County Recorder. If abandoned, the north half of Taylor Street right-of-way will be conveyed back to the property owner to the north and the south half of the Taylor Street right-of-way will be conveyed back to the property owner to the south.

City Staff Comments

This request was routed to various City departments for their recommendations. Listed below are the responses from each department.

Street Transportation Department – Josh Rogers

The Street Transportation Department has reviewed the attached abandonment application and has the following:

Stipulations:

1. No right of way shall be abandoned within 65-feet of the 1st Street centerline north of the

Taylor Street centerline and within 45-feet of the 1st Street centerline south of the Taylor Street centerline.

2. No right of way shall be abandoned within 50-feet of the western 2nd Street centerline.
3. A Public Access Easement, Public Utility Easement, Emergency Service Vehicle and Solid Waste Collection easements shall be dedicated over abandonment area.
4. Existing bioswales shall be retained and maintained by the applicant for on-site retention.
5. Applicant shall work with Traffic Services in the Street Transportation Department to remove parking meters and establish cost recovery.
6. Applicant shall work with the Arts and Culture Department to establish a maintenance agreement for existing art in the right-of-way. Contact Doug Oland, Public Art Collections Manager.

Street Transportation Utility Coordination Department– Andrea Diaz

Street Transportation Department Utility Coordination section has no comments.

PDD Traffic Department – Derek Fancon

Recommend approval.

PDD Planning Department – Dru Maynus

Recommend approval.

Streetlights – Jason Fernandez

Recommend approval with the following stipulations or improvements that must be satisfied to complete this application for abandonment.

1. Abandonment to confirm with Wireless Small Cell carrier their ABND requirements. Existing Luminaire to be returned to City of Phoenix Streetlighting and removed from city streetlight inventory.
2. Existing Architectural Square Streetlight to be removed from city inventory, luminaire returned to city Street lighting. Existing streetlight will be transferred to requestor at not.
3. Taylor Street currently has 9 Largent lights that will removed from city inventory and transferred to requester. Requester to establish a metered service account.
4. Streetlight numbers are:
 - North side of Taylor: S6686224 - S66668628
 - South side of Taylor: S710066 - S710069
5. Requester to provide or coordinate at no cost to the city the following items with Street Transportation Traffic Services.
6. Requester to provide a 37' x 30' Traffic Signal Easement on the North side of Taylor St from face of curb to Right of Way as identified in exhibit dated June 3, 2025.
7. A 5' x 25' Easement is also required between the two face of curbs as identified in exhibit dated June 3, 2025.
8. Requester to provide a 17' x 15' Traffic Signal Easement on the South side of Taylor St from face of curb to Right of Way as identified in exhibit dated June 3, 2025.
9. Easement is required for existing Traffic Signal Equipment and future maintenance.
10. Removal of existing traffic signal equipment no longer required due to proposed abandonment.
11. Removal of Six (6) parking meters numbers 112-2B thru 112-34 on the South side of Taylor St.
12. Sign removals to consist of - Stop Signs located at 2nd St.

13. Bollards to be installed at each entrance equal to the West side of 1st St and Taylor.
14. Proposed pedestrian mall and existing student traffic warrants 2nd St H.A.W.K. or Pedestrian Signal analysis.
15. Analysis including any future HAWK / Pedestrian Signal to be at the expense of abandonment requester.
16. Right of Way easement is required to allow for continued operation, maintenance, repair of existing Wireless Facility (WF).
17. Right of Way easement shall be 6' wide on all sides of existing above-grade and sub-grade WF equipment.
18. ROW Easement to be resolved prior to final abandonment approval.
19. Existing roadway luminaire to be returned to the city.
20. Existing ADA Ramps to be rounded and flatten ensuring pedestrian scramble access.

Solid Waste – Megan Sheets

The City does not have active collection along Taylor St between 1st and 2nd and 3rd and 4th.

Water Services – Don Reynolds

WSD has Stipulations for this Abandonment of Taylor Street from 1st St. to 2nd St. The entire right of way shall be retained as a water and sewer easement or as may be modified by the affected utilities with 24-hour maintenance access subject to the following standard stipulations:

No structure of any kind and/or block wall shall be constructed or placed within the easement except removable type fencing and/or paving. No planting except grass and/or approved ground cover shall be placed within the easement. It shall be further understood that the City of Phoenix shall not be required to replace any obstructions, paving or planting that must be removed during the course of required maintenance, reconstruction and/or construction.

Or

The applicant/property owners shall relocate all affected water and sewer utilities into an alternate easement or right of way prior to the Resolution of Abandonment in accordance with plans submitted to and approved by the Planning and Development Department, or as otherwise approved by the Water Services Department. All work is to be done by a licensed contractor at no expense to the City of Phoenix.

PDD Long Range

No comment received.

PDD Civil Department – Rachel LaMesa

Recommend approval with the following stipulations:

1. Applicant(s) shall either dedicate a drainage easement for existing COP Storm Drain system located within Taylor Street prior to or concurrently with ABND 250025.

Public Transit Department – Skitch Kitchen

The Public Transit Department has no comment on this project.

Utility Comments

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

Cox – Zach Lawson

Cox approves with stipulations. Cox does have fiber and equipment on Taylor that will need to remain. If a relocation of any or all Cox facilities will be needed, then time and cost will be incurred. Please let me know if a relocation will be needed or if Cox facilities can remain with the approved abandonment.

Southwest Gas – Susan R. Mulanax

After reviewing the documents for the above-referenced abandonment, it has been determined that there are no apparent conflicts between the Southwest Gas system and your proposed abandonment as shown on the letter you sent. Permission is granted to abandon the Taylor Street right-of-way located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me if you have any questions or require additional information.

Arizona Public Service – Nichole Harvey

APS has facilities located within the abandonment area. APS requests that a PUE be retained where all existing APS facilities are within the abandonment area.

Should you have further questions concerning this matter, please contact me 602-371-6966 or landservices@Apsc.com.

CenturyLink – Bill Paul

No comment received.

Salt River Project – Michael Laguna

Salt River Project has no objection to the abandonment of the Taylor Street right-of-way as shown in the abandonment package located between APN# 111-45-186 and 111-45-190. This is in an Arizona Public Service serving area.

If you have any questions or need further information, please contact me at 602-236-3116.

Recommended Stipulations of Approval

The request of abandonment, if approved by the Abandonment Hearing Officer, will be subject to the following stipulations:

1. Either a or b shall be complied with:
 - a. All utilities shall be relocated to locations approved by each affected utility company. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.

- b. All rights-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.
2. Applicant shall obtain City approval of a legal description of the abandonment area prior to City Council approval of ABND 250025.
3. No right of way shall be abandoned within 65-feet of the 1st Street centerline north of the Taylor Street centerline and within 45-feet of the 1st Street centerline south of the Taylor Street centerline.
4. No right of way shall be abandoned within 50-feet of the western 2nd Street centerline.
5. A Public Access Easement, Public Utility Easement, Emergency Service Vehicle and Solid Waste Collection easements shall be dedicated over abandonment area.
6. Existing bioswales shall be retained and maintained by the applicant for on-site retention.
7. Applicant shall work with Traffic Services in the Street Transportation Department to remove parking meters and establish cost recovery.
8. Applicant shall work with the Arts and Culture Department to establish a maintenance agreement for existing art in the right-of-way. Contact Doug Oland, Public Art Collections Manager.
9. Applicant to confirm with Wireless Small Cell carrier their ABND requirements. Existing Luminaire to be returned to City of Phoenix Streetlighting and removed from city streetlight inventory.
10. Existing Architectural Square Streetlight to be removed from city inventory, luminaire returned to city Street lighting. Existing streetlight will be transferred to requestor.
11. Taylor Street currently has 9 Largent lights that will removed from city inventory and transferred to requestor. Requester to establish a metered service account.
12. Applicant shall work with the Streetlight Section to ensure the removal of the following streetlights:
 - a. North side of Taylor: S6686224 - S66668628
 - b. South side of Taylor: S710066 - S710069
13. Requester to provide or coordinate at no cost to the city the following items with Street Transportation Traffic Services.
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20. Sign removals to consist of - Stop Signs located at 2nd St.
21. Bollards to be installed at each entrance equal to the West side of 1st St and Taylor.
22. Right of Way easement is required to allow for continued operation, maintenance, repair of existing Wireless Facility (WF).
23. Right of Way easement shall be 6' wide on all sides of existing above-grade and sub-grade WF equipment.
24. Existing roadway luminaire to be returned to the city.
25. Existing ADA Ramps to be rounded and flatten ensuring pedestrian scramble access.
26. An enhanced crosswalk shall be designed and funded by the applicant at the intersection of 2nd Street and Taylor, during this second phase of Abandonment as established in the TIA letter of acceptance dated May 12, 2025.
27. All stipulations must be completed within **two years** from the Abandonment Hearing Officer's decision.

This conditional approval has been reviewed and approved by the Abandonment Hearing Officer.



Hearing Officer Signature: _____

Date: July 8, 2025

REPORT SUBMITTED BY: Dru Maynus, Abandonment Coordinator.

cc: Arizona Board of Regents, Applicant
Kimley-Horn, Sean Wozny, Applicant Representative
Craig Messer, Abandonment Hearing Officer

If the area to be abandoned is within or adjacent to a redevelopment area established pursuant to A.R.S.§36-1471 ET.SEQ., Consideration may be given to the restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.