



The following criteria will be utilized by the Abandonment Hearing Officer (ABHO) when an abandonment request is filed for right-of-way within the Downtown Code area (Chapter 12 of the Zoning Ordinance). The Abandonment Coordinator will address the criteria below in the staff report and the ABHO will address these items in the findings of fact that support the abandonment decision:

- 1) Historic Character. Alleys located within designated historic districts should not be abandoned if the alley is part of the historic character of the district.
- 2) Special Circumstances. Abandonment of alleys should be avoided, and occur only in special circumstances where equivalent off-street service facilities are provided, and where such abandonment does not result in a need for on-street servicing/loading.
- 3) Fewer Driveways. Alley abandonments should only be approved when they result in fewer driveways along Pedestrian Streets while promoting a pedestrian friendly block pattern (City of Phoenix Zoning Ordinance Section 1207.K).
- 4) Block Length. Alleys located on long blocks greater than 300-feet should not be abandoned and if abandoned an access easement should be retained.
- 5) Development Viability. Alley abandonments that would negatively impact the development viability of surrounding properties within the same development block should not be approved.

Mitigating factors that can be offered to garner support for an abandonment request:

1. Designating a public *pedestrian route* through the proposed development that connects to adjacent properties and/or public streets. The pedestrian route must be proposed by the applicant and include the following information regarding the route:
 - Width
 - Unobstructed height
 - Surface material type
 - Lighting
 - Landscaping
2. Designating privately maintained easements that are open to the general public for open space as part of the proposed development project. The plaza proposal shall include the following:
 - Dimensions of the plaza
 - Publicly accessible route to walk to places from the right-of-way
 - Landscaping, shade and scaling features
 - Surface material type
3. Utilitarian elements (e.g. transformers, trash receptacles, etc.) designed and located for the proposed development in a manner that enhances the pedestrian environment and includes decorative screening, all of which comply with required public utility clearance requirements.