

**CITY ENGINEER AND REAL ESTATE REPORT**  
**RIGHT-OF-WAY ABANDONMENT**

**DATE:** October 18, 2022  
**MEETING DATE:** October 26, 2022  
**REPORT BY:** Bryce Doty

**REQUEST:**

NAU owns 631 S FOUNTAINE ST, which abuts the unimproved portion of Hoskins Ave. NAU uses this house as a place to host visiting professors or a temporary housing for new faculty and staff. A driveway was built on the Hoskins Ave ROW which is used as parking for the NAU house. NAU is requesting COF abandon the portion of Hoskins Ave directly south of 631 S FOUNTAINE ST., approximately 7,400 square feet. If abandoned, the City will convey the abandoned right of way to NAU in a property exchange of substantially equal value for NAU properties needed for City capital improvement projects. **Prior to taking any abandonment requests to City Council, the Planning Commission must make a recommendation pursuant to City Code Title 11-20.160.020.D.**

**STAFF RECOMMENDATION:**

City Staff recommends abandoning approximately 5,200 square feet of Hoskins Avenue public right of way south of 631 S Fountaine Street, reserving the southern 20' of Hoskins Avenue right of way to accommodate a planned Flagstaff Urban Trail System (FUTS) trail identified in the Regional Plan and the Active Transportation Master Plan.

**PRESENT LAND USE:**

Parking for 631 S FOUNTAINE ST

**PROPOSED LAND USE:**

Combine the right of way into the adjacent parking and continue to use as parking for the time being.

**NEIGHBORHOOD DEVELOPMENT:**

North: Residential housing  
East: Residential housing  
South: Apartment complex  
West: NAU Campus / Citizens Cemetery

**FINDINGS**

<b><i>Evaluation Criteria</i></b>	<b><i>Response</i></b>	<b><i>Impact if ROW is abandoned</i></b>
Existing Public Use	Existing water lines within the southern portion of the right of way	Retaining the southern 20' of right of way preserves existing public uses for water infrastructure
Future Public Use	Identified FUTS trail on regional plan	Retaining the southern 20' of right of way preserves ability to incorporate FUTS trail on this right of way
Utility Impacts	Existing utility uses in right of way will be preserved based on utility clearance	None
Restrictions on Abandonment	None identified	None

**Abandonment Request**

**PROJECT INTRODUCTION/BACKGROUND:**

In 1943 the Revised Plat of the Washington Addition of the City of Flagstaff, dedicated Hoskins Street to the public for public use in varying widths from 60' to 73.5'. The right of way in question is directly south of Lot 27. Connecting this portion of right of way as a street, west into NAU Campus never occurred due to topography the campus development pattern.

The 2018 Survey of Block A, Revised Washington Addition identifies the width of Hoskins Street South of Lot 27 (631 S Fountaine Street) as 68.4 feet. This right-of-way has never been developed for public uses; the improvements for driveway space serve the adjacent owner.

NAU approached the City with a request to abandon a portion of the unbuilt remnant of Hoskins right-of-way adjacent to 631 S Fountaine Street. The City Planners, Engineers, Water Services and Traffic evaluated that certain remnant right-of-way along the south side of 631 S Fountaine Street and determined that an abandonment can preserve the existing and future public uses if the southern 20' of the right of way is retained.

**UTILITY CLEARANCES**

The City contacted utility companies on October 4 and October 17, 2022 requesting utility clearances for the proposed abandonment. The City has not yet received completed utility clearances. APS and Altice (Suddenlink) have indicated they have facilities in this area. As a condition of abandonment of public right of way, the City will need to allow the existing utility facilities to remain in place or provide for relocation. Any updates will be provided to the Planning & Zoning Commission at its meeting.

**FLAGSTAFF REGIONAL PLAN**

Regional plan identifies a planned FUTS trail connecting through campus from this public right of way.

**NEXT STEPS**

Upon recommendation, the City will take the request to city council for hearing. Should the city council determine to abandon the public right of way, the property will be conveyed through an exchange for NAU owned real property of substantially equal value.

**RECOMMENDATION**

City Staff recommends abandoning approximately 5,200 square feet of public right of way, reserving the southern 20' of Hoskins Avenue right of way to accommodate a planned Flagstaff Urban Trail System (FUTS) trail identified in the Regional Plan and the Active Transportation Master Plan.