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Primary Design Team:

Cameron Sinclair
Bethany Halbreich

Architect of Record:

Cole Robertson, Plum Design LLC

General Contractor:

Crested Construction

Regenerative Ecology and Cultural Preservation Team:

Elias Cattan, Raul de Villafranca, Juan Pintor and Estefania Henkel.

Rezoning Requirements for P&Z

a. Vicinity map showing the particular property which the change of zone is requested and substantially the adjoining properties and the public streets and ways within a radius of three hundred (300) feet of the exterior boundaries thereof.

b. A Tentative Development Plan:

- 1) Topography.
- 2) Proposed street system.
- 3) Proposed block layouts.
- 4) Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.
- 5) Off-street parking space.
- 6) Types and uses of structures.
- 7) Locations of structures, garages and/or parking spaces.
- 8) A tabulation of the total number of acres
- 9) Preliminary plans and elevations of the structure types.

300 Queen Street Re-Zoning Application



300 Queen Street

In early 2021 we purchased 300 Queen Street, in the heart of Jerome, AZ. The property is the last lot on Queen Street and borders Conglomerate and Diaz St. There is also a public right of way on the neighboring 'Guth' property. 65% of the lot is in C-1 and 35% is in AR. The historic pool bridges the two zones and, based on town ordinance, is C-1. This means less than 14% of buildable space (1500 sq ft) is in AR. Since 1928 this lot has been used for civic and institutional use, it makes no sense to continue have it disjointed.

About us



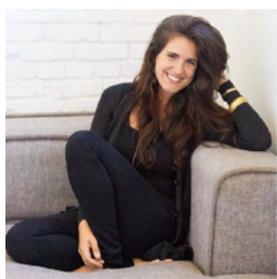
Cameron Sinclair

For the past two decades Cameron has worked at the forefront of social innovation, community development and historic preservation. He began his career restoring Brancusi monuments and developing urban planning strategies for the World Monuments Fund. As a trained architect he has built cultural centers, educational facilities and implemented community centric urban planning projects. He has managed multi-multidisciplinary teams to support communities in 58 countries, developing and building housing, schools and health facilities to over two million people.

Cameron runs a design consultancy, focused on shelter solutions around the world His teams have developed workforce and affordable housing, economic revitalization of rural towns, addressing systems for nomadic populations, livelihoods for resettled refugees, marketplaces for traditional craftspeople and advising on historic preservation projects in Afghanistan, Japan, South Africa and the United States.

In 1999 Sinclair co-founded of Architecture for Humanity, which designed and built schools, health clinics, resilient housing and developed long term sustainable reconstruction programs. Through this organization he was recognized with TED prize, the National Design Award and a runner-up for UK Designer of the Year. He was recipient of the bicentennial medal from the Royal Society of the Arts for his community driven development work.

He is a strong advocate in the power of design as a catalyst for social and economic change. Sinclair compiled a number of best selling books, is a visiting professor to a number of universities and holds an honorary doctorate of Architecture. Sinclair was a Senior Fellow of the Design Futures Council, an advisor at USAID, UNESCO and a Young Global Leader of the World Economic Forum.



Bethany Halbreich

Bethany Halbreich is the founder of Paint the World, a non profit dedicated to inspiring and enabling creative expression through collaborative experiences. They have programs in eight countries, primarily activating communities by securing large blank canvas installations in areas that would otherwise have little or no access to these tools. In 2020, Paint the World worked with emergency wards and intensive care units across the United States, including Arizona, to utilize art therapy as a creative outlet for the stress in frontline workers responding to the Covid-19 crises.

She leads Incipe Insight, an innovation, design & strategy company with clients including IBM and PepsiCo. For the past three years she has also run Going Tiny, Living Large - a site to support those building and developing location specific tiny homes. This was borne out of her own experience designing and building a home in Topanga, California. Her tiny home video has has over 1.1M views.

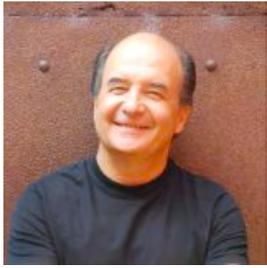
Previously Bethany was director of onsite operations of THINK Global School, the world's first traveling high school, to empower the next generation of leaders through travel and cultural immersion. In her first stint as an Arizona resident, she worked at in addiction rehabilitation, directing various projects that harnessed the Native American communities' entrepreneurial potential.

Bethany received her B.A. from New York University's Gallatin School of Individualized Study, concentrating in Sustainable Development, Entrepreneurship and Global Initiative and her M.S.Ed. in Education Entrepreneurship at the University of Pennsylvania. She was an inaugural Resident at TED and has spoken at TED conference across the US.



Alvie Woof.

Environmental, Regenerative and Restorative Design Team



Raúl de Villafranca

Architect, Master in Socio-environmental Business Administration (UMA), Courses at Schumacher College, Center Of Ecoliteracy, National Charrete Institute, Fellow at the Biomimicry Institute, Visiting Professor at Schumacher College and Professor at the Department of Architecture at Ibero. Co-designer of the master's program in architecture at UMA. Member of Regenesis Group and Regenesis Group México. Founder of the NGO Ecología y Habitat AC Co-Creator of the ANP Filobobos and co-discoverer of the Pre-Hispanic city of Cuajilote.

Regenerative architect, socio-environmental activist and nature lover, committed to a genuine comprehensive well-being, with various projects such as the Systemic Strategy of projects on the northern border of the country, landscape, basic architecture, specialized in architecture with Bamboo, Biomimseis, Regeneration, Ecotourism and river descent.



Juan Manuel Casillas Pintor

Juan Manuel Casillas Pintor is an architect who has been involved with rural and Native communities for the last 18 years. He is a professor at the IberoAmerican University of Mexico City. He has worked across North America on innovative collaborative projects in partnership with students and communities where he co-teaches ecological techniques, solar energy, bio climatic design and constructions of earth.



Elias Cattan

Elias is Founder and Director of Taller13 Arquitectura Regenerativa, dedicated to understanding living systems within nature and cities. He designs furniture, interiors, buildings and urban planning to scale, integrating the patterns of community life and the systems in which they operate.

Cattan has been recognized for his work in regenerative urban design and leader of the Regeneration of the Río de la Piedad project in Mexico City. He is a graduate of Architecture and holds a diploma in sustainable design and construction from Universidad Iberoamericana in Mexico. He has also completed courses in urbanism at The Architectural Association in England and in furniture design in Italy.



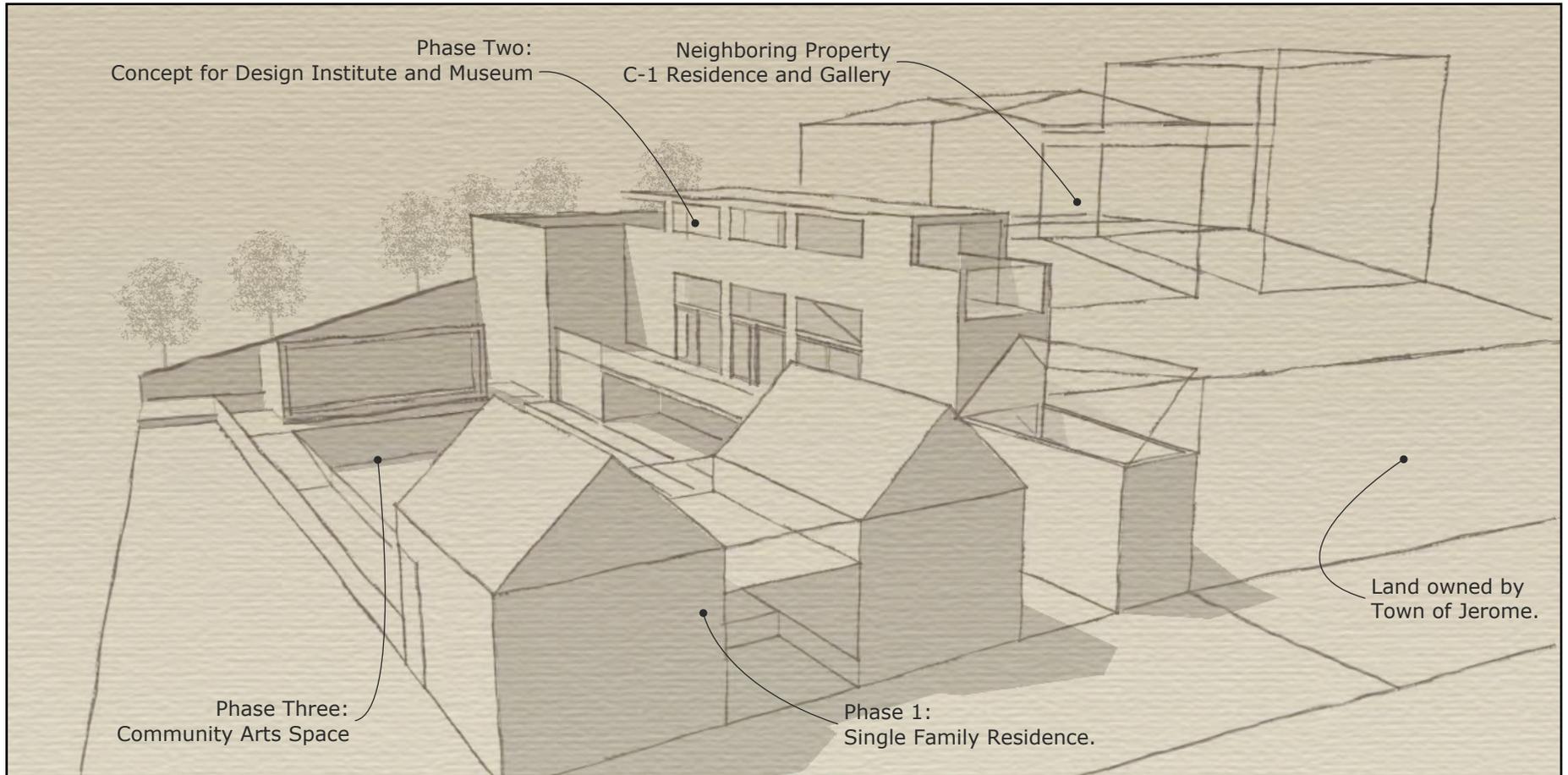
Estefania Henkel

Co-founder of PuntoArco Arquitectos, based in Pachuca and Mexico City. We provide design and extensive construction management experience at different scales: from housing to public space intervention. Holds a Master's in Architecture, Design and Sustainable Construction Candidate at the University of the Environment (UMA), in Mexico.

Previously co-founded Aparato and worked for a housing development company for over 6 years. Collaborated at Folio Volumen de Diseño Magazine. After the devastating earthquakes that shook Mexico in September 2017, Estefania formed a network of voluntary architects and designers to help vulnerable people reconstruct their homes called Casa Voluntaria.

300 Queen Street, Jerome, AZ, 86331

Project Narrative



300 Queen Street

"Respect for the past, looking forward to the future"

Phase 1: Single Family Residence

Currently we are building a one bedroom residence that frames out the pool and will allow us to continue to live in Jerome. Additionally we will build 42" fencing that will protect the historic pool structure.

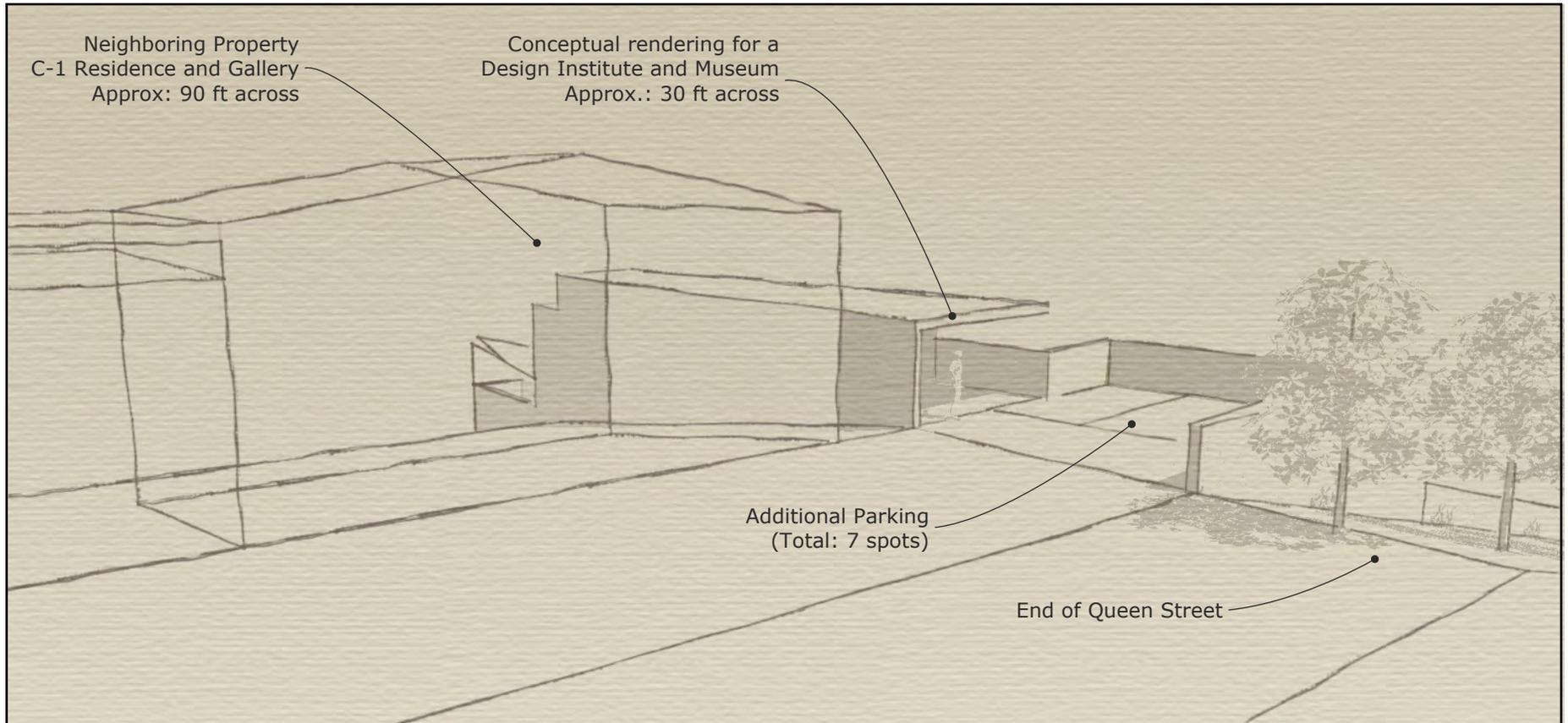
Phase 2: Design Institute and Museum

As we move into this phase we plan host a series of neighborhood meetings and community workshops. This will ensure we are creating a center that benefits the whole community. This process will take years but we have continued to create an honest and transparent process with the residents of Jerome and town officials. Once this phase is completed we will move our family into the lower level and repurpose phase one

300 Queen Street, Jerome, AZ, 86331

Project Narrative

"Respect for the past, looking forward to the future"



300 Queen Street

Project Support

We have garnered support of our project from all surrounding residents including neighbors Windy Jones (of the Cuban Queen) and UVX. Before her passing Denise Guth (of the Queen's Neighbor and Guth Art Gallery) enthusiastically lent her support for the project and rezoning.

Since January 2021 we have been in communication with State Historic Preservation Office (SHPO). They voiced strong support for our project, the layout, elevations and selection of materials.

Land Surveys and Geo-technical Studies

Four Land Surveys were completed between 2017 and 2021, a geo-technical report for the lot was completed on 3/2018 and cultural resource study on 3/2021.

Visual Location



The town has been built with a variety of architectural styles, in part to the social and economic hierarchy of a place reliant on the mining industry. The most well documented style are the Victorian homes of the wealthy mining executives (Residential Area C) and the brick buildings of the downtown district (Commercial District). The least recognized have been the structures built in the "Mexicantown" district, historically the working class section of town. In the heart of this district is La Piscina Mexicana.

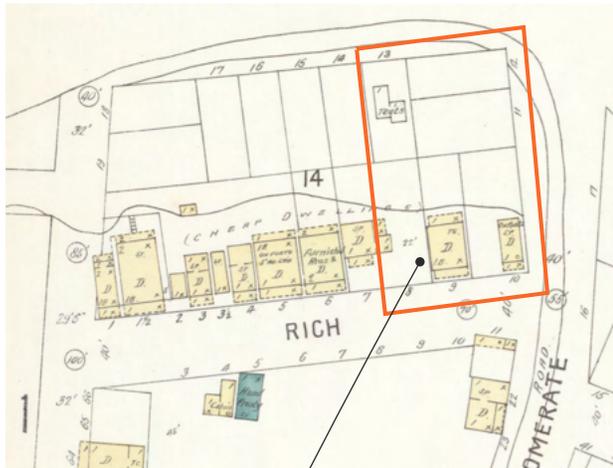
Vicinity Maps



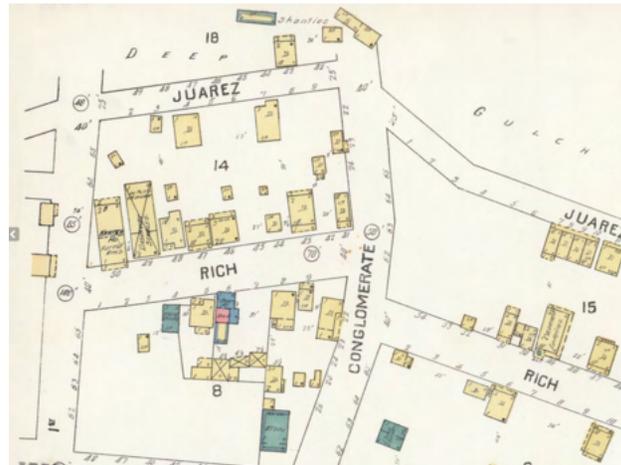
Map taken from Google Earth/Maps: April 2021



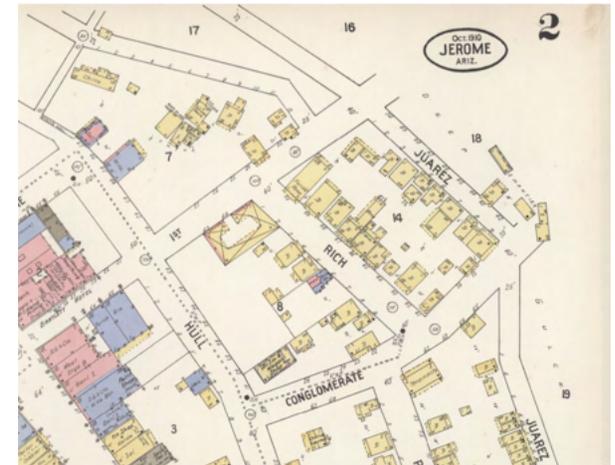
Historic Maps



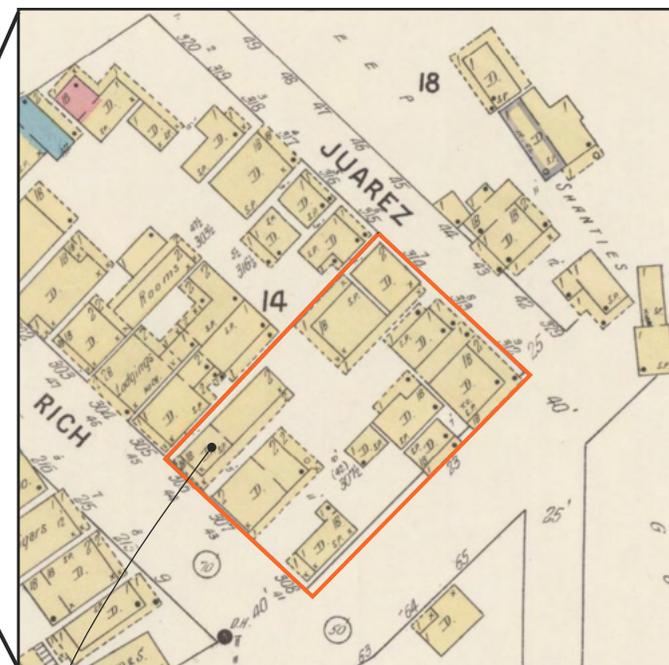
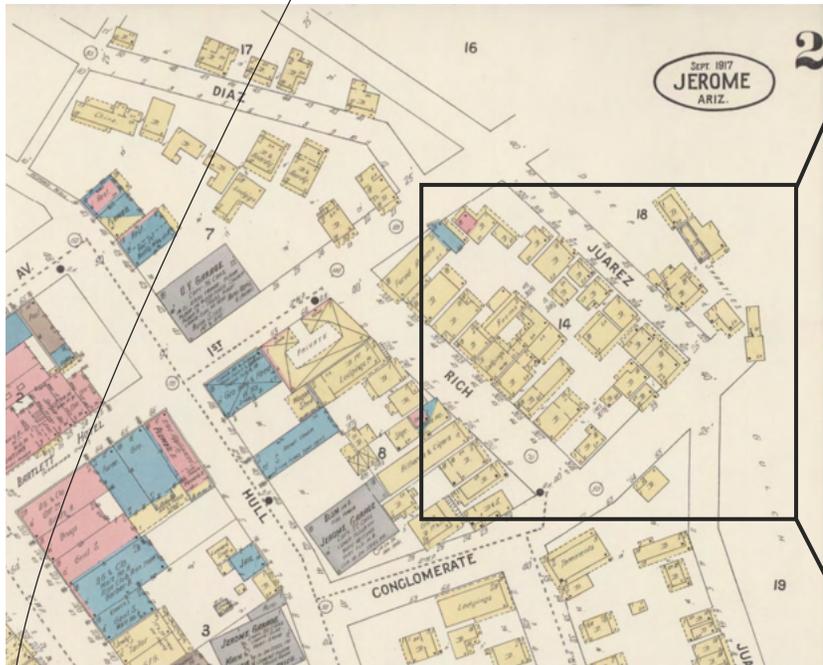
Sanborn Map May 1898 (pop. 2800)



Sanborn Map September 1901



Sanborn Map October 1910



9 Rich Street (renamed 307 Rich Street, now on the site of 300 Queen Street) was built prior to the 1890's with a similar footprint to its famous neighbor "The Cuban Queen". It was the only home on Rich St with a terra-cotta chimney and appears to be one of the first worker housing built in Jerome with access to utilities. 10 Rich Street was built on piers.

8 Rich Street (renumbered 306) was owned by Francisco Madrid. Foundations remain on site and have not shifted in 120+ years ago. Clear utilities are embedded within the foundations. This land was purchased by VX and buildings removed for the building of La Piscina Mexicana.

From 1898 to 1917 the site grew from two to nine homes.

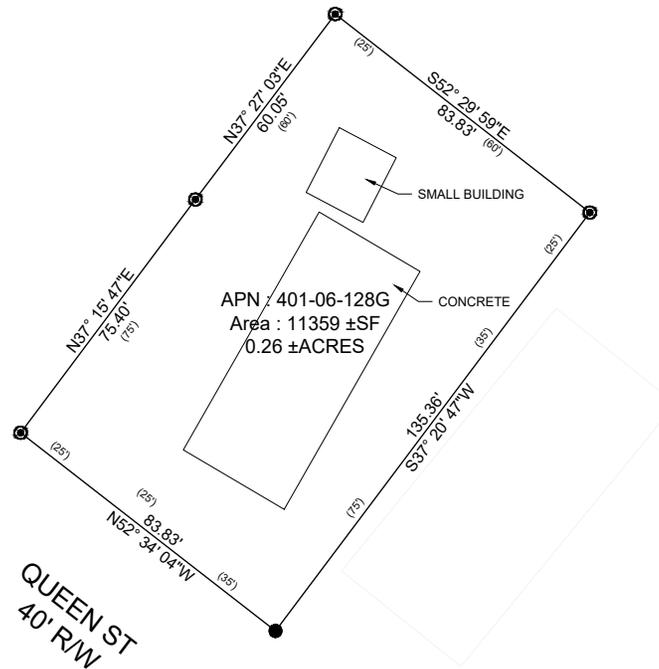
In 1917 a fire swept through this section of town possibly leaving only the slagcrete foundations of 306 Rich St (tbc).

The Library of Congress has Sanborn maps from 1925 and 1938. These have been requested for use for planning and zoning in addition to contextual data for the design review board and Town of Jerome city council members.



RECORD OF SURVEY

OF LOTS 8-13 BLOCK 14, JEROME 2/18 MAPS
SECTION 23, TOWNSHIP 16 NORTH, RANGE 2 EAST
GILA & SALT RIVER BASE & MERIDIAN
YAVAPAI COUNTY, ARIZONA



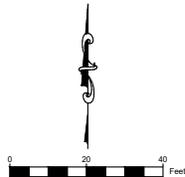
- LEGEND**
- SURVEYED PARCEL LINES
 - - - - EXISTING FENCE
 - PROPERTY LINE
 - - - - EASEMENT LINE
 - FOUND 5/8" REBAR WITH CAP LS 40829
 - SET 1/2" REBAR AFFIXED CAP LS 53890
 - (R1) RECORD BEARING AND DISTANCE PER R1 OR AS NOTED SEE NOTES
 - IE-PUE INGRESS EGRESS & PUBLIC UTILITY EASEMENT

- NOTES**
1. EXISTING BUILDINGS WERE PRESENT AT TIME OF SURVEY
 2. A TITLE REPORT WAS NOT PROVIDED NOT ALL EASEMENTS OF RECORD MAY BE SHOWN HEREON
 3. DOCUMENTS OF RECORD REFERENCE FOR SURVEY YCRO
 - R1 : JEROME 2/18 MAPS
 - R2 : ROS 2/18 LS
 - R3 : ROS 9/50 LS
 - R4 : ROS 48/54 LS

SITE INFORMATION
APN: 401-06-128G
ADDRESS: 300 QUEEN ST

OWNER INFORMATION
HALF KINGDOM HOLDINGS LLC
SUN CITY, AZ

BASIS OF BEARING
THE PROJECT COORDINATE SYSTEM AND THE BASIS OF BEARINGS ARE RELATIVE TO THE ARIZONA STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL 0202 ZONE. LINEAR DIMENSIONS AND COORDINATE VALUES ARE IN INTERNATIONAL FEET.



CERTIFICATION
I, BRANDON M. VAN HORN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE BY ME DURING THE MONTH OF MARCH, 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

SURVEY PREPARED FOR: Cameron Sinclair	
VH LAND SURVEY 7585 E PHARLAP LANE PRESCOTT VALLEY, AZ 86315 928-710-9700 VHLANDSURVEY@GMAIL.COM WWW.VHLANDSURVEY.COM	
SURVEYED BY: Brandon Van Horn	SHEET NO.
HOR SCALE: 1" = 20'	1
PROJECT NO.: 21073	OF 1 SHEETS
DATE: 3/22/2021	

300 Queen Street

TOPOGRAPHIC SURVEY

OF A PORTION OF THAT CERTAIN PARCEL OF
 LAND RECORDED IN DOCUMENT NO. 2017-0039684
 YAVAPAI COUNTY RECORDER'S OFFICE
 APN 401-06-128G
 LOCATED IN SECTION 23,
 T16N, R2E, G&SRM,
 YAVAPAI COUNTY, ARIZONA

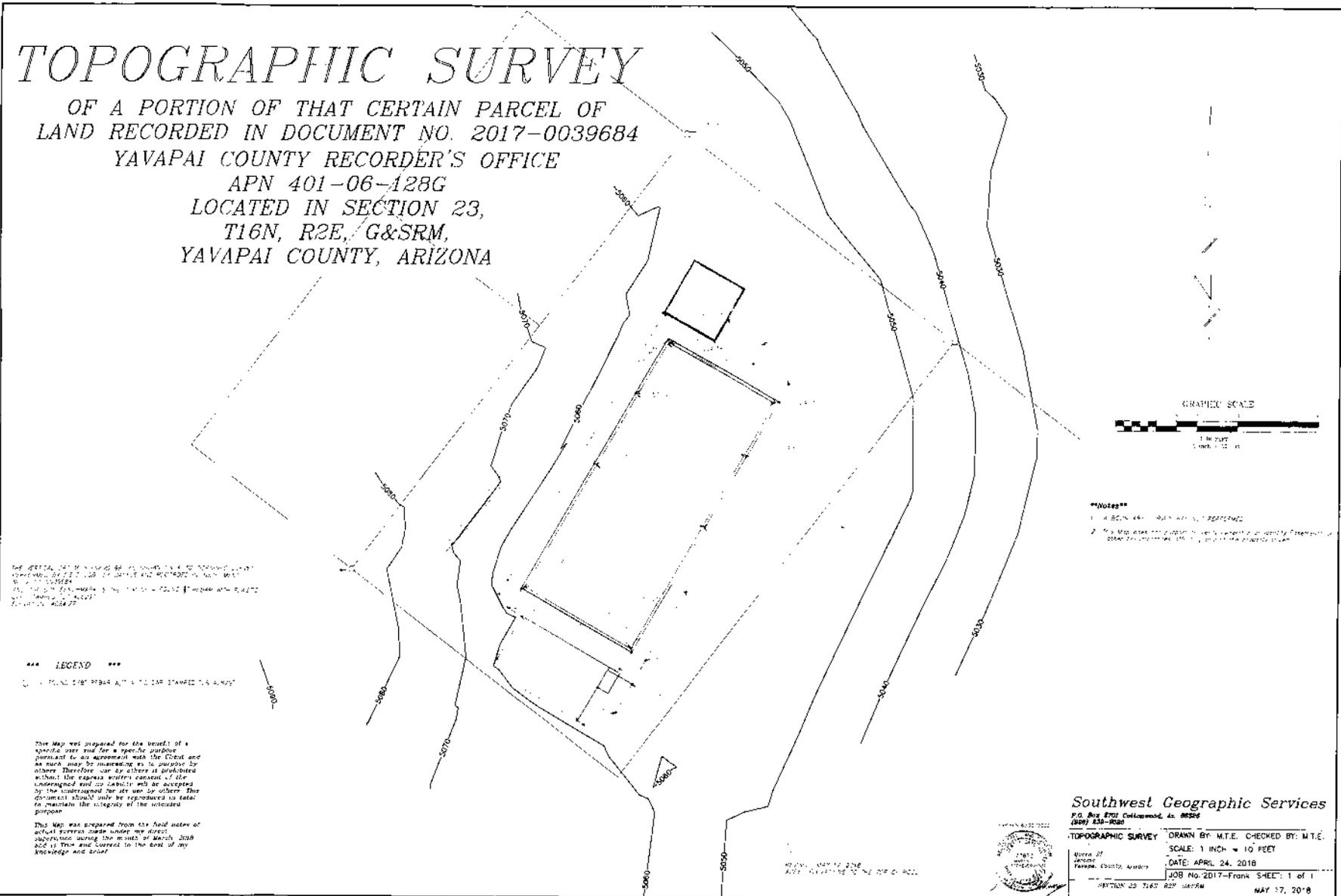
THE AREA SHOWN ON THIS MAP IS THE PROPERTY OF THE CLIENT AS SHOWN BY THE RECORDS OF THE YAVAPAI COUNTY RECORDER'S OFFICE AND THE YAVAPAI COUNTY DEPARTMENT OF PUBLIC WORKS. THE CLIENT HAS REPRESENTED TO THE SURVEYOR THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.

*** LEGEND ***

--- PLANNED IMPROVEMENTS ---

This Map was prepared for the benefit of a specific user and for a specific purpose. It is not intended to be used for any other purpose. Therefore, no warranty is made by the Surveyor as to the accuracy of the information shown on this map, and the user assumes all responsibility for its use.

This Map was prepared from the field notes of the Surveyor and the data provided by the client. The Surveyor is not responsible for the accuracy of the information provided by the client.



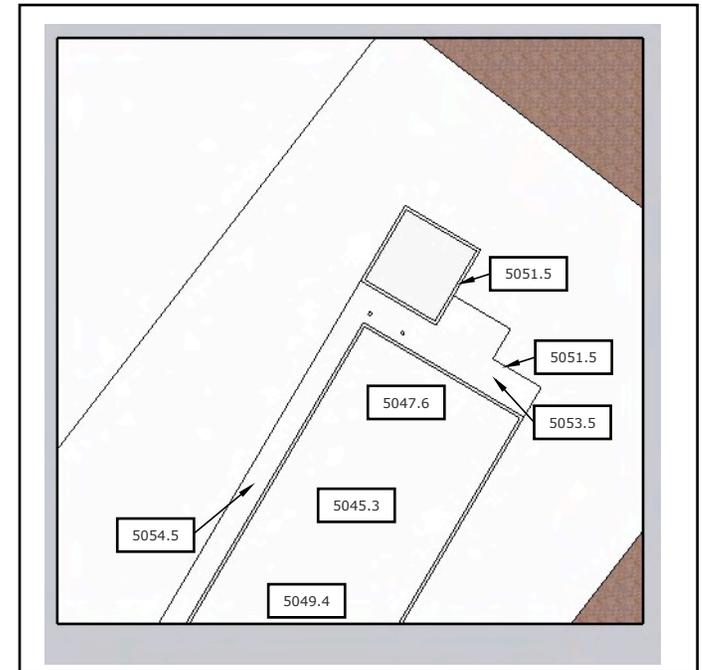
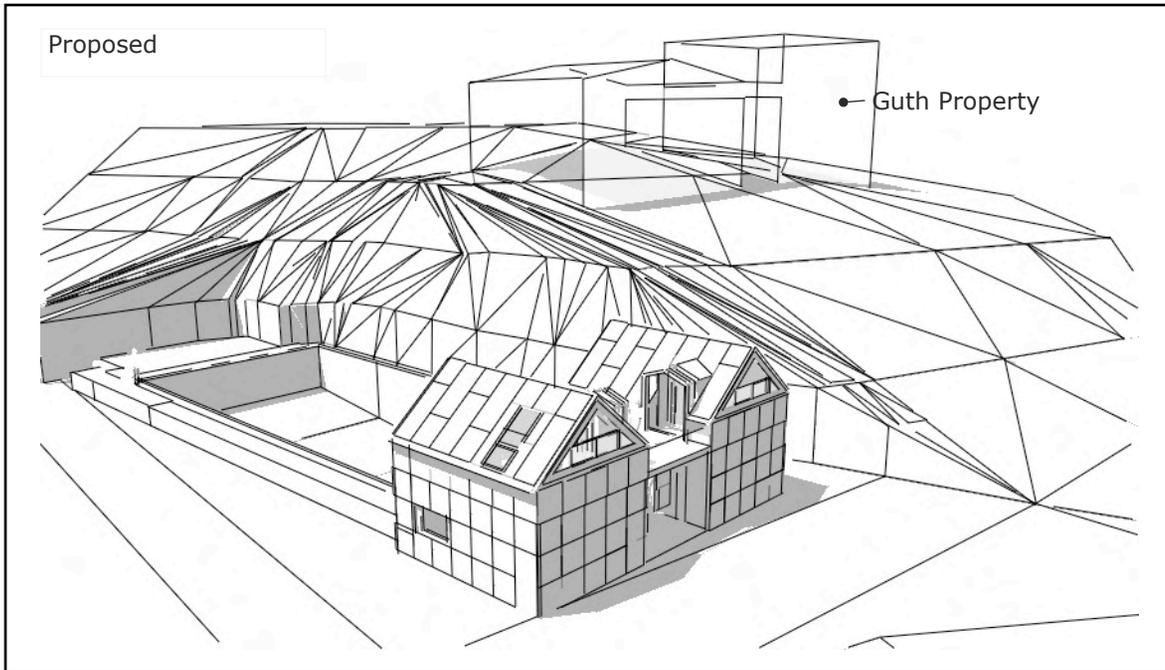
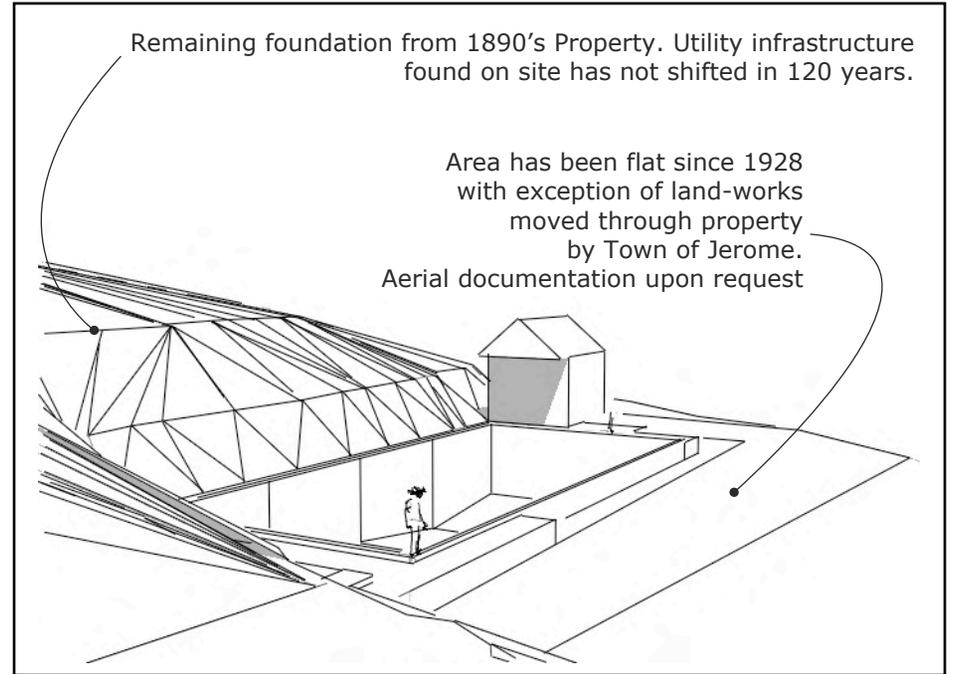
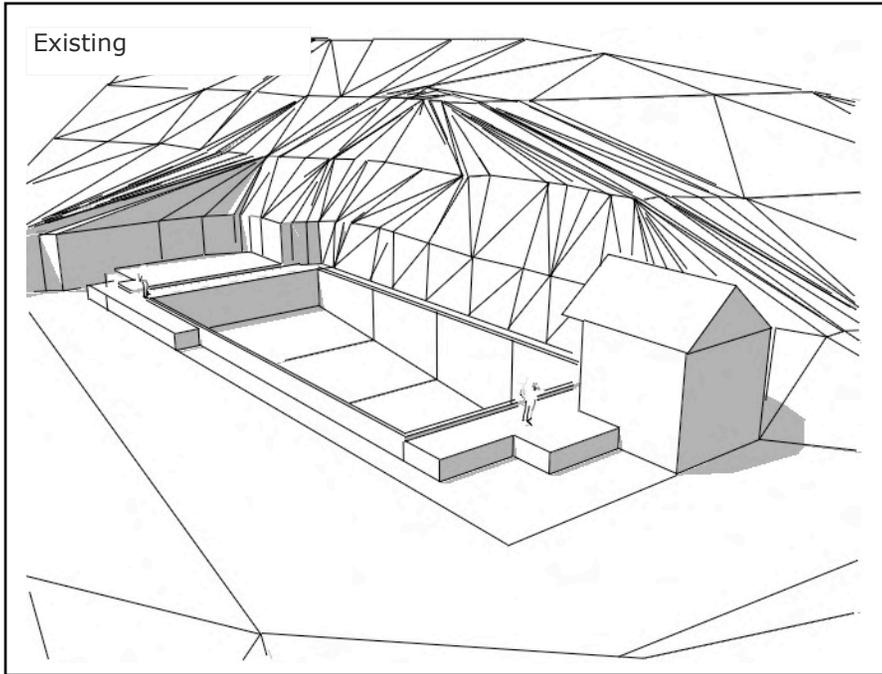
- ***Notes***
1. ALL DIMENSIONS ARE IN FEET.
 2. THIS MAP DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SURVEYOR OR THE CLIENT.

Southwest Geographic Services
 P.O. Box 8701, Cottonwood, AZ 86306
 (909) 450-9080

TOPOGRAPHIC SURVEY DRAWN BY: M.T.E. CHECKED BY: M.T.E.
 SCALE: 1 INCH = 10 FEET
 DATE: APRIL 24, 2018
 JOB No. 2017-Frank SHEET: 1 of 1
 PRINTED ON 11x17 200 LB. WEIGHT MAY 17, 2018

300 Queen Street

Topography: Sun Studies at 11.11am on May 8th, Geo-located to site



300 Queen Street

Satellite Images and Site Context



2006



2011



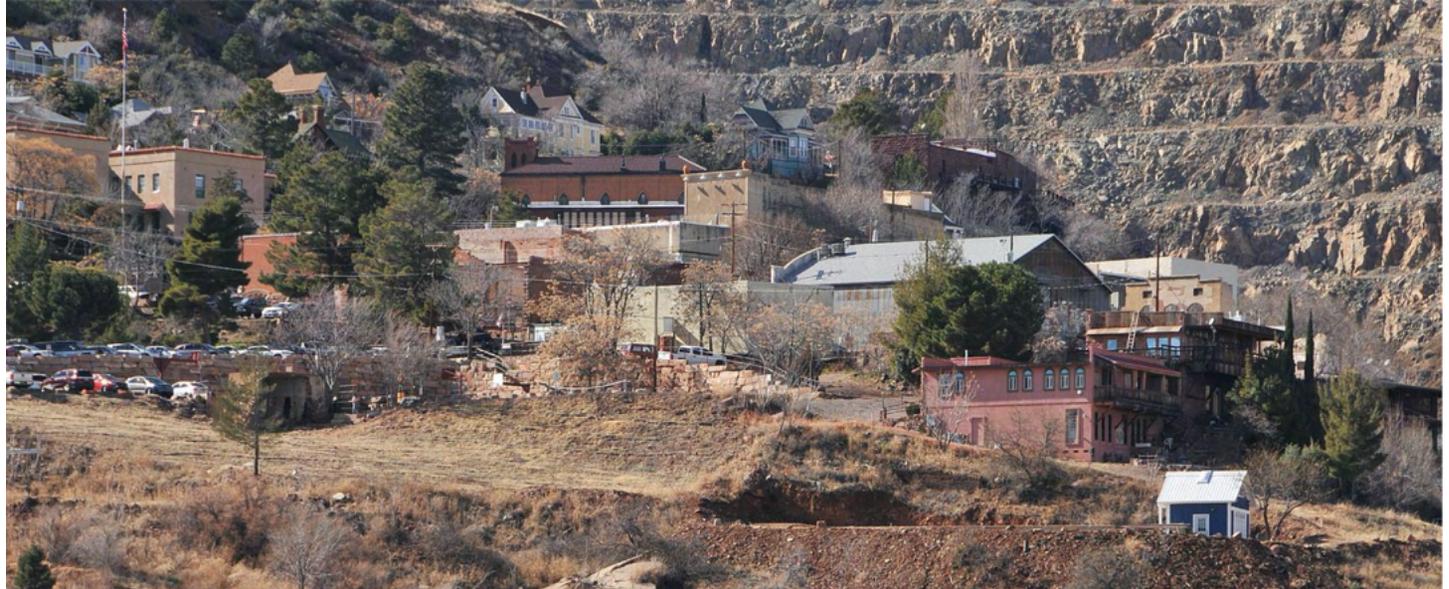
2014



2017



Neighboring buildings are four times the scale and volume as proposed project



Neighboring buildings utilize a muted color palette that reflects the surrounding rocks of Jerome.

Site Images



East-North-East Facing View



East-South-East Facing View



South Facing View



East Facing View



300 Queen Street



North Facing View



Neighbor Images

The only neighbor to 300 Queen Street are the Guth Properties, a series of mixed use buildings that include an art gallery, wine bar and a residence. The two level art gallery connects to a three level residence via deck bridge over breezeway entrance.

We have spoken with Denise Guth regarding the project and she was in enthusiastic support of the design.

Other surrounding open land is owned by the Town of Jerome, including Queen St. and Conglomerate St. Verde Exploration, owns the land formally known as Diaz St.



300 Queen Street

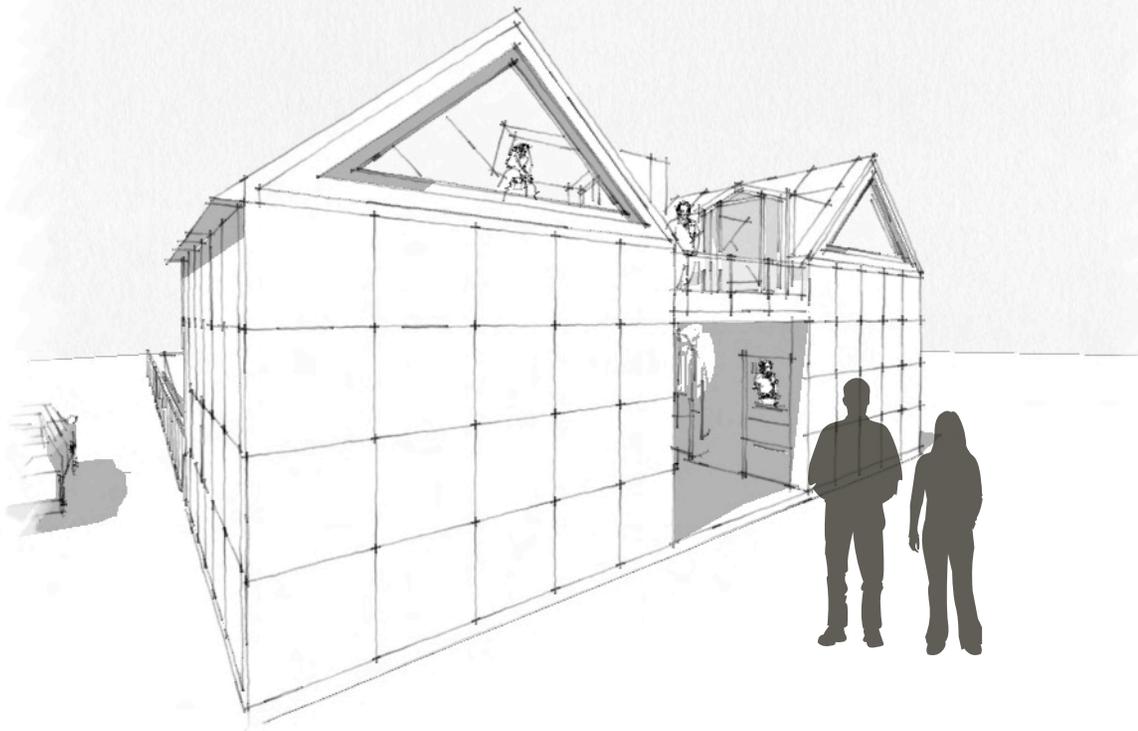
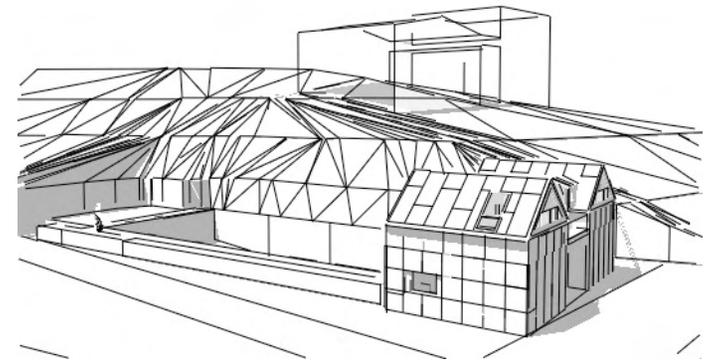
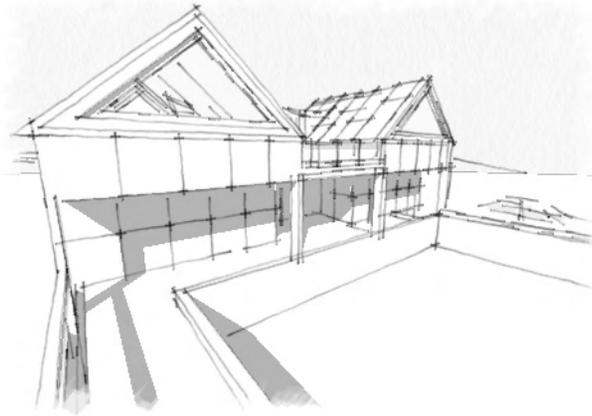


300 Queen Street, Jerome, AZ, 86331

Phase One - Single Family Home

We are building an 1100 sq ft. single family home with one bedroom, one bathroom, an office, kitchen and living room. The home has P&Z and DRB approval and permits for demolition (of the pump house) and foundations.

We expect to be completed by the spring of 2022. The design is supported by all neighboring properties and SHPO.



Site Plan : Parking, Access and Utilities

Primary access point used since 1928 and firebreak road maintained by Town of Jerome

Drainage follows existing approved direction. Added natural french drain along rear face of building and gutters along roofline

Key

-  Power
-  Gas
-  Water
-  Sewer
-  Drainage
-  Parking Spot

Utilities

Since P&Z April 2021 Meeting Fire Chief and Public Works Manager visited site and gave verbal approval for access and utilities.

Parking Requirements:

2 Parking Spots in AR/ Residential

Proposed Parking:

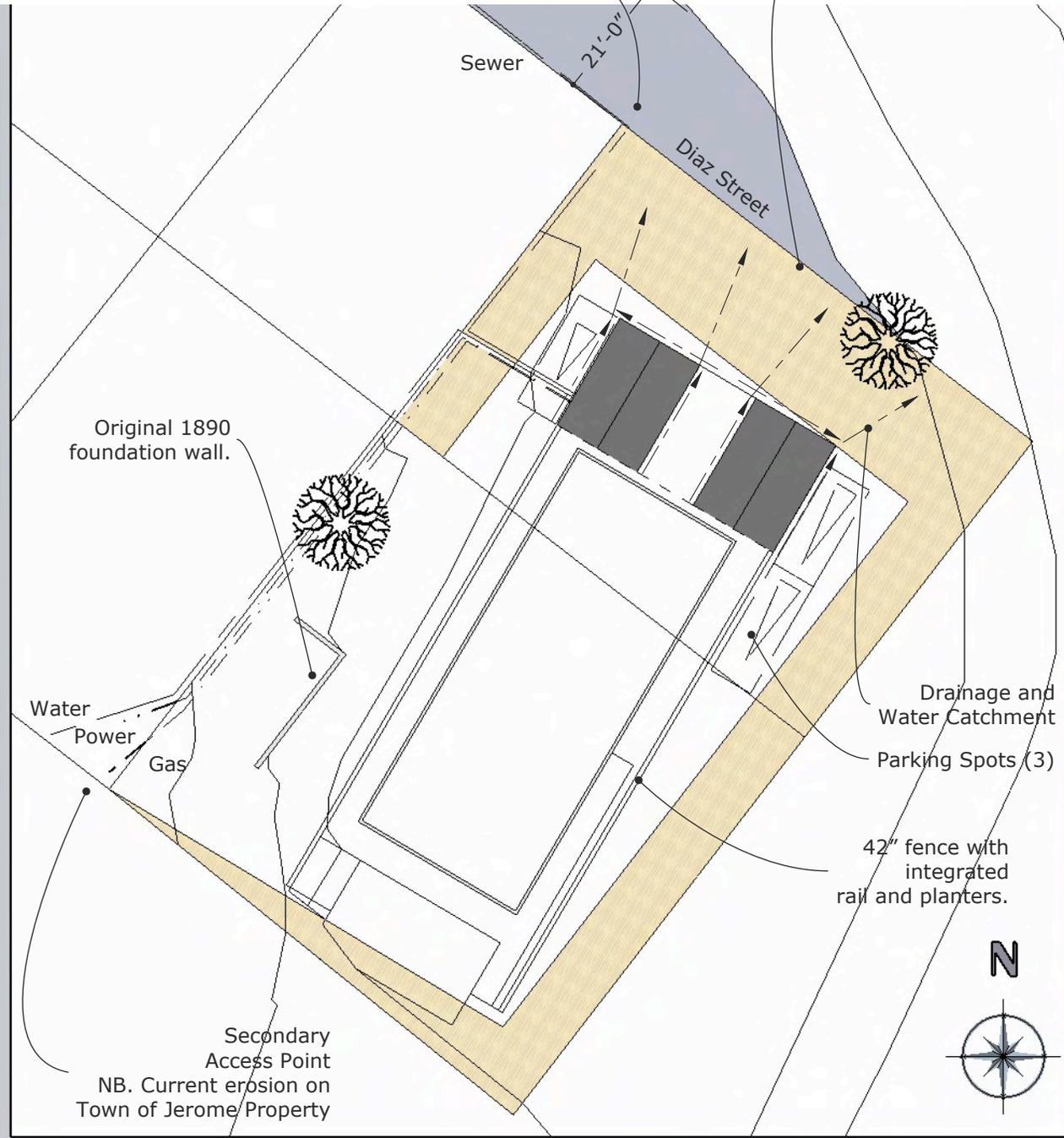
3 Parking Spots

Cultural Resource Study:

We have looked to adapt the pump house with materials that reflect the mining community and cultural community of the 1920's in this area of Jerome. Additionally a Cultural Resource Survey was completed March 2021.

Additional Notes:

New ordinance changes setback on 1927 pool house footprint. Original 1890's foundation wall noted in study.



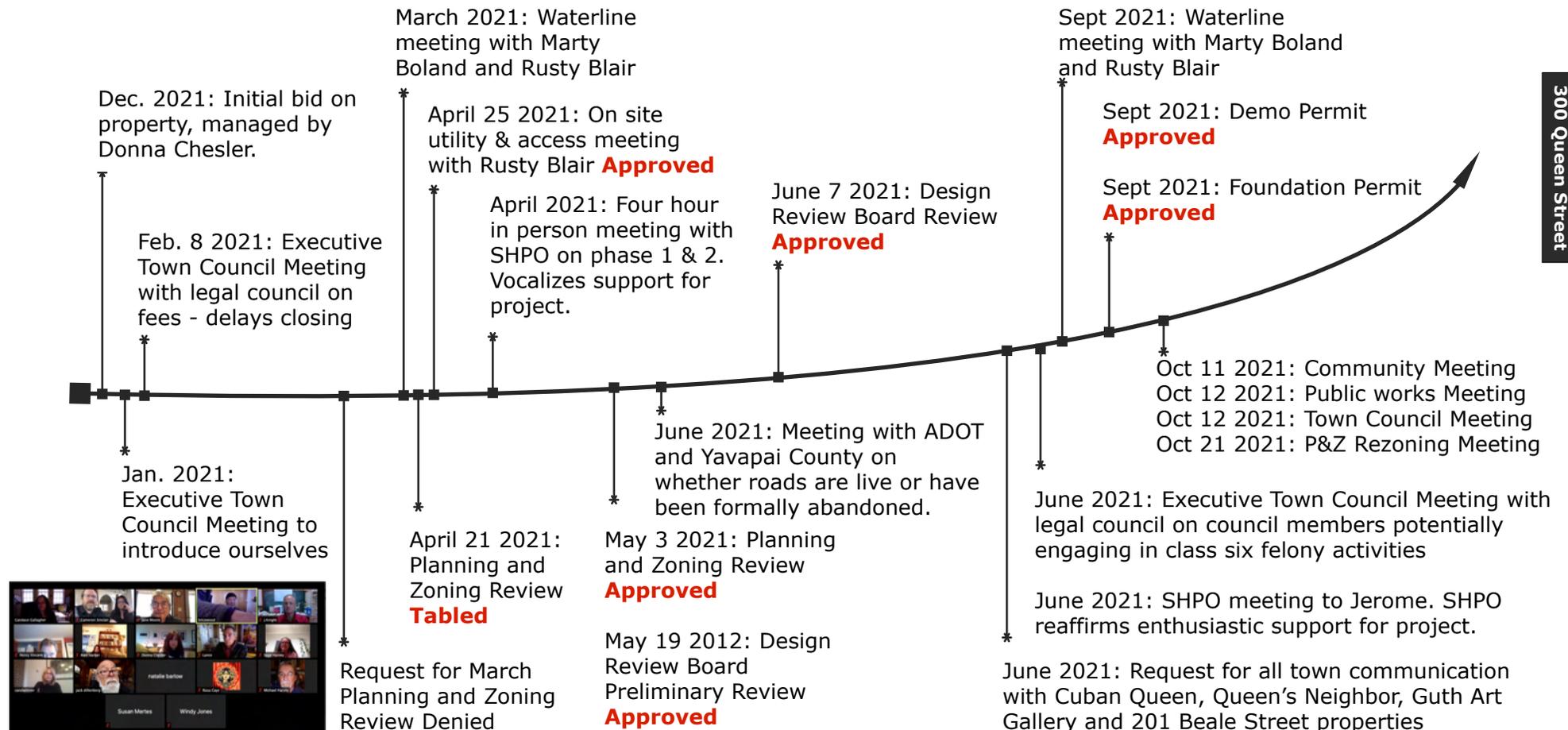
300 Queen Street

Phase One Timeline - Year One

To date we have met with town staff **hundreds of times** over the course of phase one of our project. This includes over 150 email threads, dozens of calls and twice weekly meetings with John Knight alone. We have been transparent in our communication with elected and appointed officials, ensuring that quorum is not met during non official meetings. Due to requirements by town staff our DRB and P&Z set is over 100 pages including geo-technical study and cultural resource study. The town required us to pay for 3 surveys in 6 months.

To date the town of Jerome has received over \$700 in various fees in 2021. We've had two legal issues that have arisen so far, including hookup fees and elected council members potentially breaking constitutional rights of citizens (class six felony). Both issues have been resolved. Currently we are looking to rezone our lot and begin the community design process of introducing our second phase. This rezone was first mentioned in January of 2021 and town staff recommended we start the process in August 2021.

We have also worked with our immediate neighbors and UVX to ensure we are building structures that support a more resilient and stable area of Jerome. Given our experience to date, we are prepared to meet, petition and work with the town for years.



Site Plan : Parking, Access and Utilities

Primary access point used since 1928 and firebreak road maintained by Town of Jerome

Drainage follows existing approved direction. Added natural french drain along rear face of building and gutters along roofline

Key

- Power
- - - Gas
- — — Water
- — — Sewer
- - -> Drainage
- △ Parking Spot

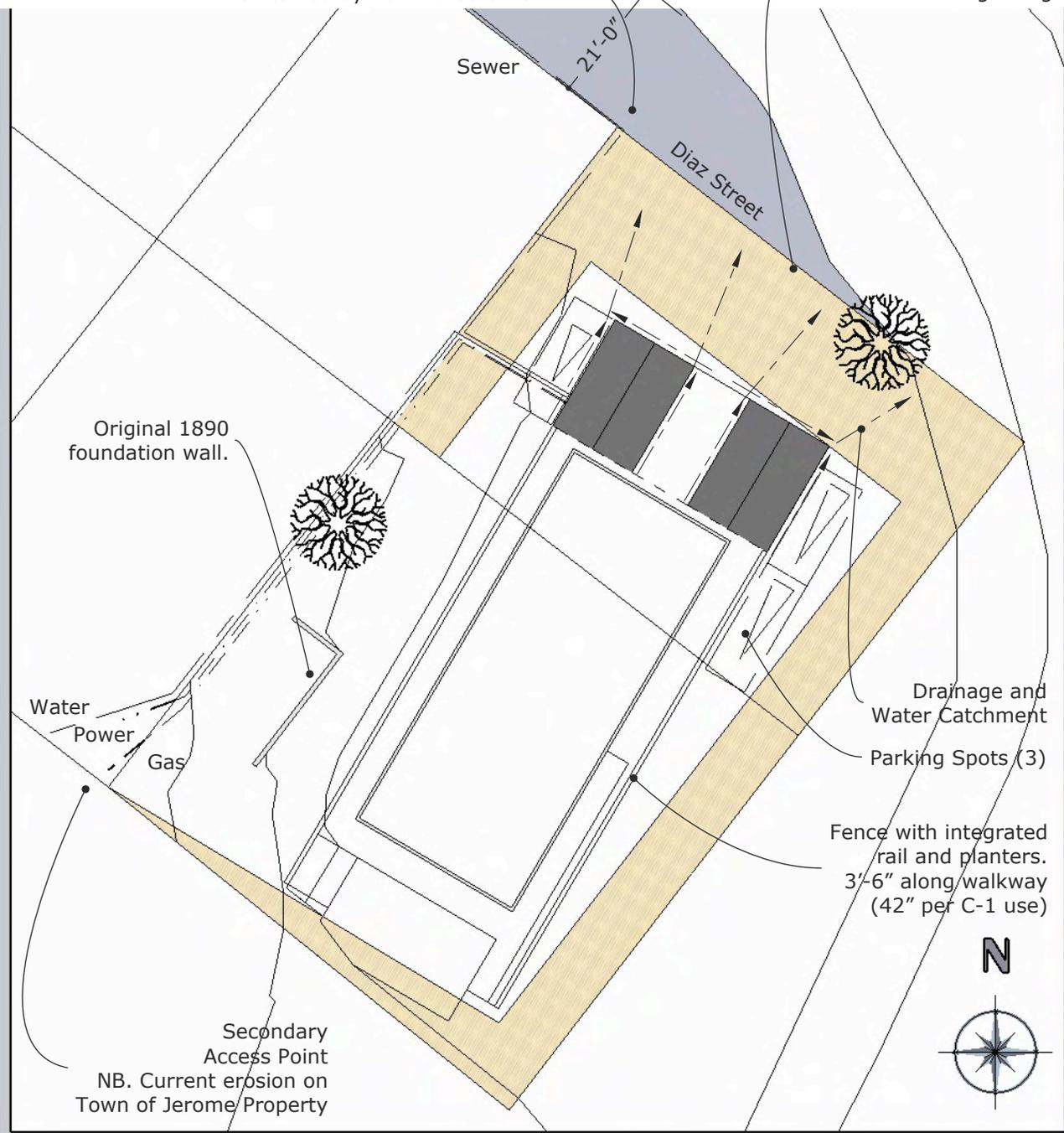
Utilities
 Since P&Z April 2021 Meeting Fire Chief and Public Works Manager visited site and gave verbal approval for access and utilities. Applicants of Cuban Queen and 300 Queen St have been requested to financially support expanding water from current 1.5" pipe.

Parking Requirements:
 2 Parking Spots in AR/ Residential

Proposed Parking:
 3 Parking Spots

Cultural Resource Study:
 We have looked to adapt the pump house with materials that reflect the mining community and cultural community of the 1920's in this area of Jerome. Additionally a Cultural Resource Survey was completed March 2021.

Additional Notes:
 New ordinance changes setback on 1927 pool house footprint. Original 1890's foundation wall noted in study.



Original 1890 foundation wall.

Sewer

21'-0"

Diaz Street

Water
Power
Gas

Drainage and Water Catchment
Parking Spots (3)

Fence with integrated rail and planters. 3'-6" along walkway (42" per C-1 use)

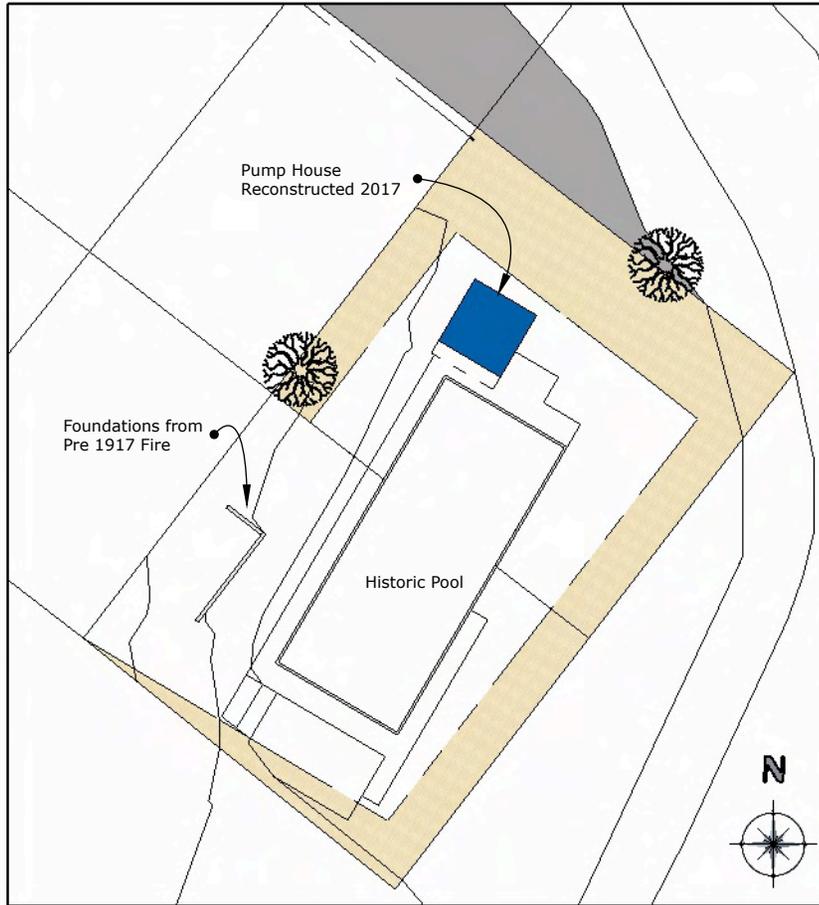
Secondary Access Point
NB. Current erosion on Town of Jerome Property

N



300 Queen Street || Existing Land Use

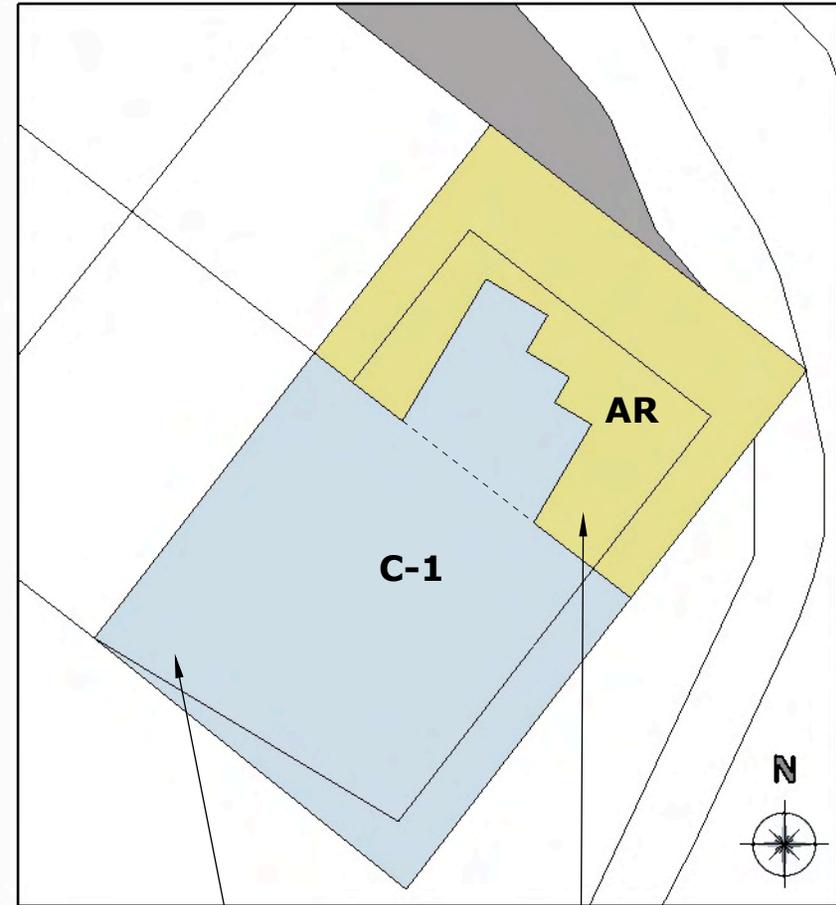
Existing Plans



3113 Sq Ft - Pool

7426 Sq Ft - Total C-1
 6287 Sq Ft - C-1 with setbacks
3174 Sq Ft - C-1 Buildable Space

Existing Zoning



7426 sq ft (65%)
 0.1704 Acre

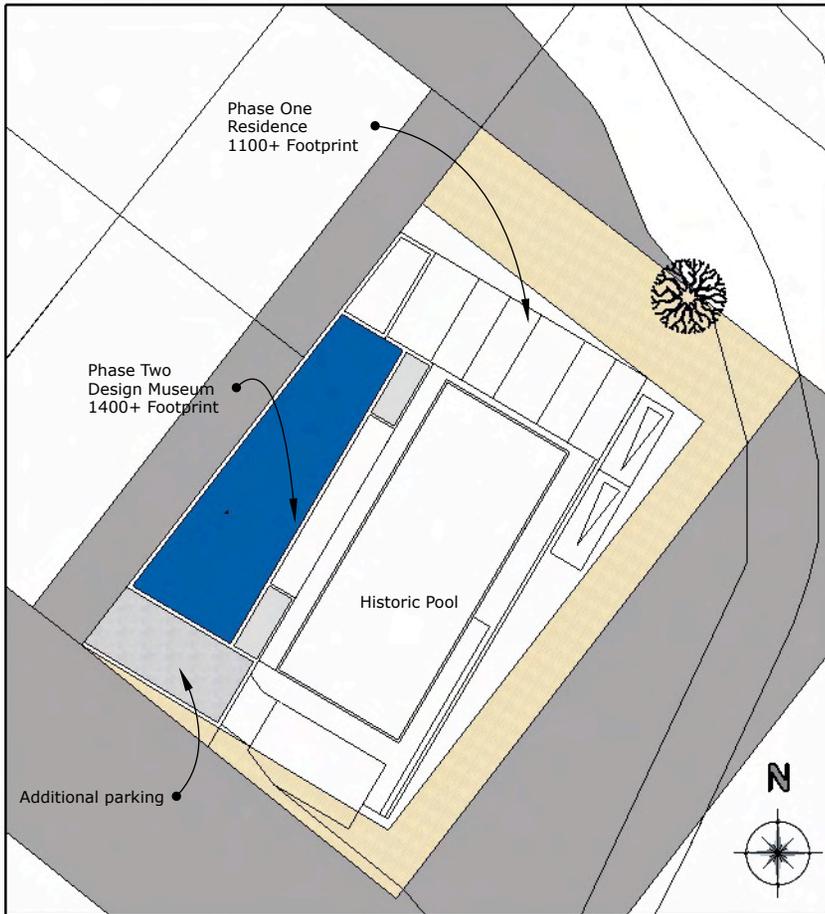
4017 sq ft (35%)
 0.0922 Acre

4017 Sq Ft - Total AR
 1534 Sq Ft - AR with setbacks
1534 Sq Ft - AR Buildable Space

65% of the lot is C-1 and 35% is AR. In terms of buildable space only 27.8% in C-1 and 13.4% is in AR
 NB. Legal council and land use experts have confirmed that this is the current split on our property.

300 Queen Street || Existing Land Use

Proposed Phase Two



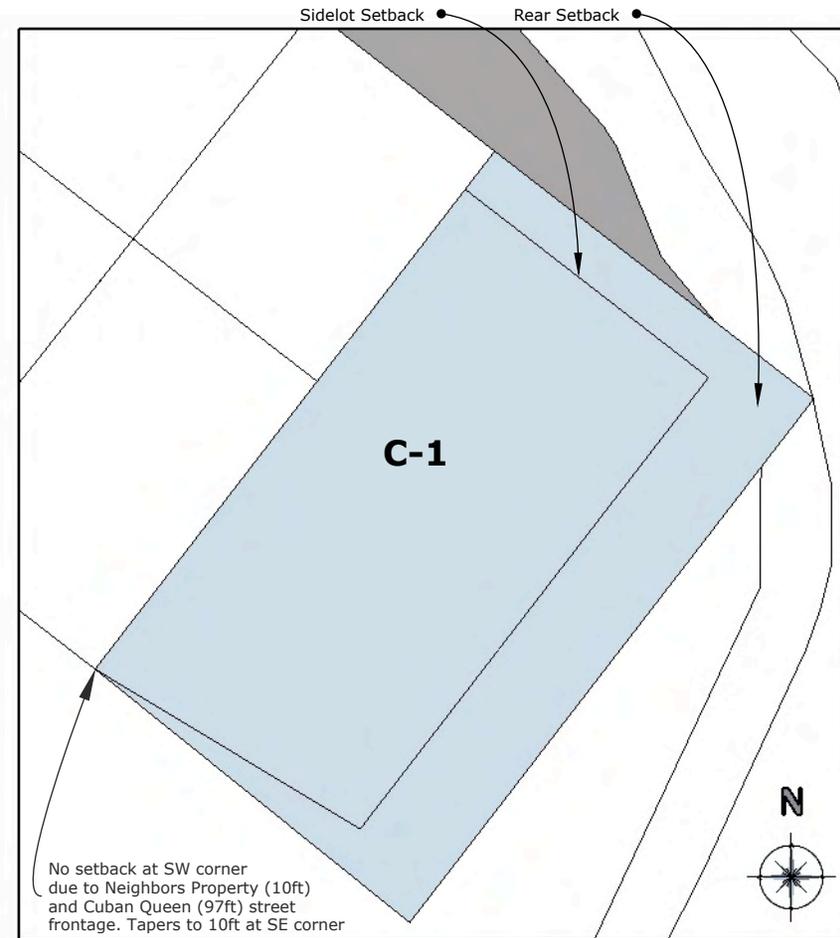
11443 Sq Ft - Total C-1 [0.02626 Acre]
8962 Sq Ft - C-1 with setbacks

1537 Sq Ft - Proposed Phase Two Footprint
453 Sq Ft - Proposed Additional Parking
1990 Sq Ft - Total Proposed Footprint

Building Space = 17.3%

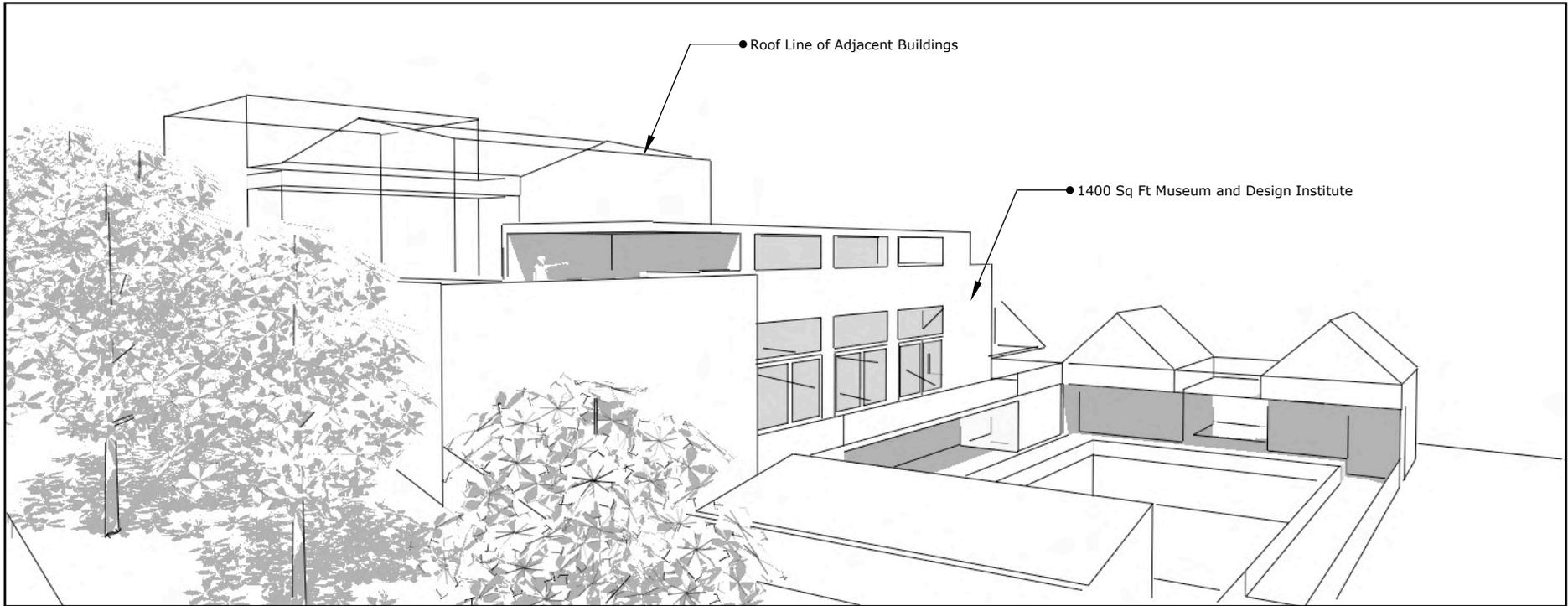
Land Use

Proposed Zoning



In addition for the rezone we would need P&Z to issue a CUP for a residence (based on existing construction and approved plans). The Guth Property next door has a CUP that was granted for a residence and apartments.

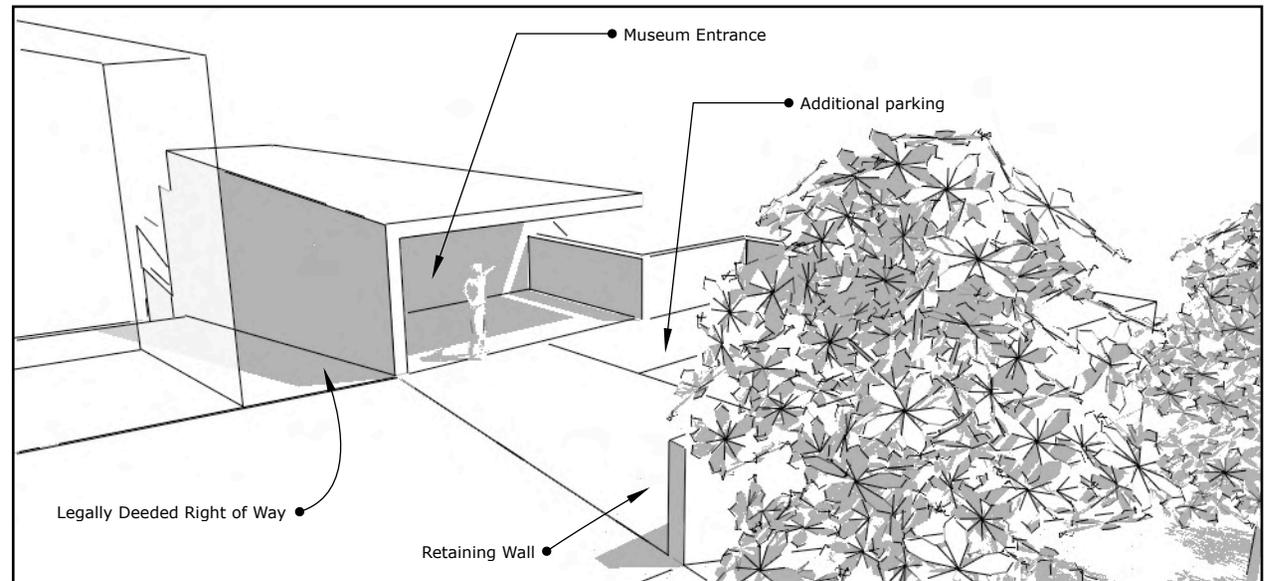
Conceptual rendering for a design museum



Why C-1?

C-1 is designated for institutional use not just commercial. Our project falls under the following categories:

15. Establishments whose principal function is **basic research, design, and pilot or experimental product development.**
16. Business and **trade schools**, dancing, art and music schools and studios.
17. **Headquarters buildings of charitable, philanthropic, and welfare organizations.**



300 Queen Street || Optimal Rezoning

Ideal Scenario

Minimizing all town liability and future financial responsibilities.

16301 Sq Ft - Total C-1 [0.3724 Acre]
12308 Sq Ft - C-1 with setbacks [0.28]

Queen Street Ends at ROW

Turns into the parking area with legal turn around for fire trucks.

Part of Queen Abandoned.

Reverts to C-1 owned by Town of Jerome.
Creation of right of way or alley to connect to

Conglomerate Abandoned.

Reverts to C-1 owned by Town of Jerome.
Also clears up right of way through sliding jail

Diaz Ends at Right of Way

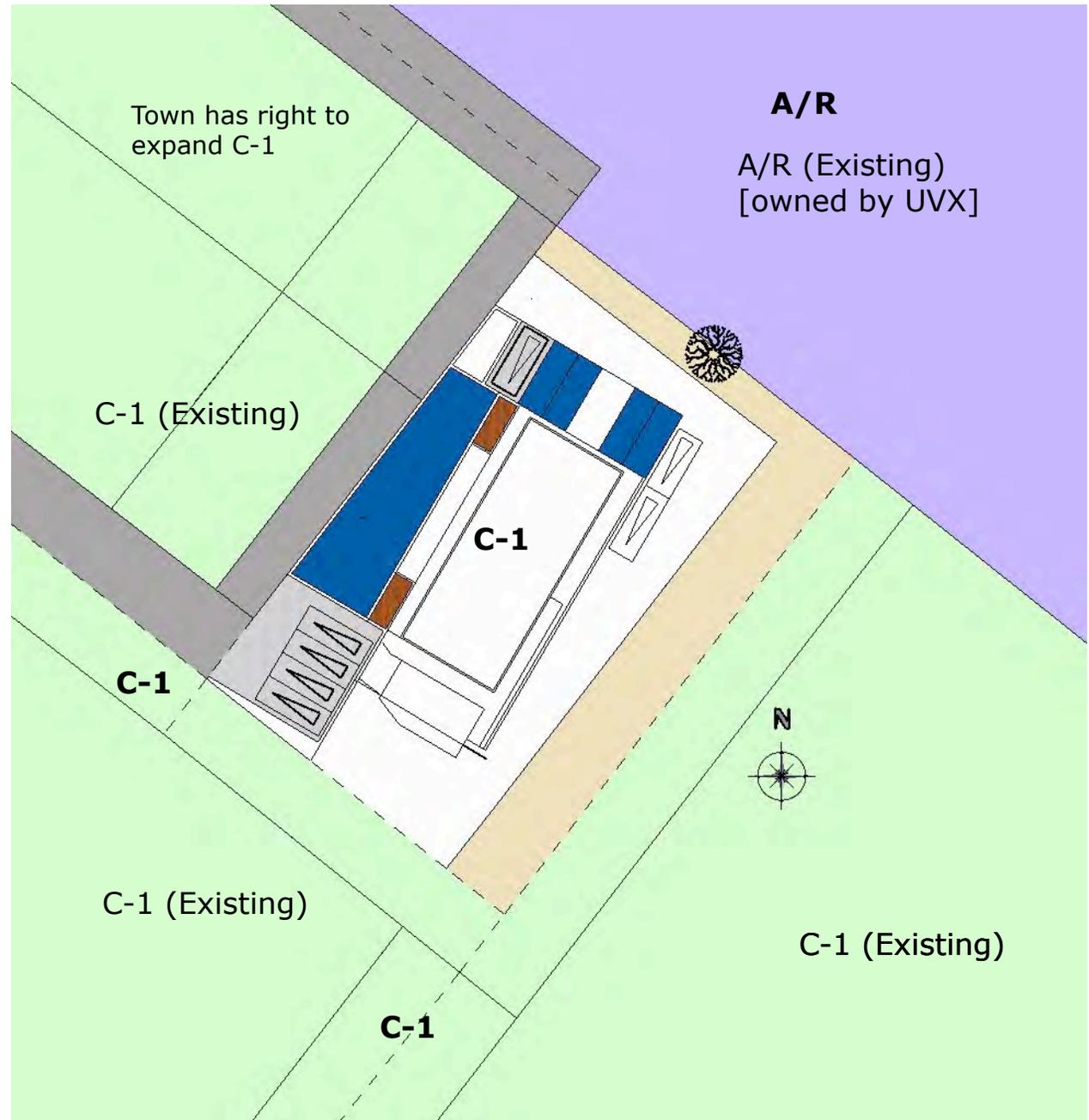
Area of Diaz Abandoned reverts to AR owned by UVX

OPTION

Town has the right to rezone all properties on Diaz as C-1

Please note that information regarding maintenance, repair and upkeep of roads is in the subdivision code. Signed into law on May 10th, 1988.

This code may be used on town property as it sets down the legal benchmark that the town must adhere to.



An opportunity for the planning and zoning committee to use it's mandate to limit legal and financial liabilities on the town

Despite this opportunity favoring residents of Jerome and preventing any utility increase, we understand that this process could take 3-9 months to debate between current town council members, land use legal council and engineers. We are raising liability issues on TOWN OWNED LAND ONLY. We have gone out of our way to offer our services and support to ensure a safer Jerome for all and that the voices of the few don't endanger the livelihoods of the land.

The "A-DOT" study

Since January we have met with planning and zoning, design review board and town council on multiple occasions. More than a dozen times we've met and more than a dozen times the ADOT study on potential landslides on the 89A has been used as a mechanism to prevent us from building.

This study was created for a symposium by three junior engineering surveyors using geotechnical studies done in the 1960's and 1970's.

The towns legal council has repeated warned council members, board members and staff from using this study for non-highway discussions. Luckily the town has avoided litigation as a result of this action.

Regardless, the compiled study primarily uses testing in JT-1 and JT-2 test sites.

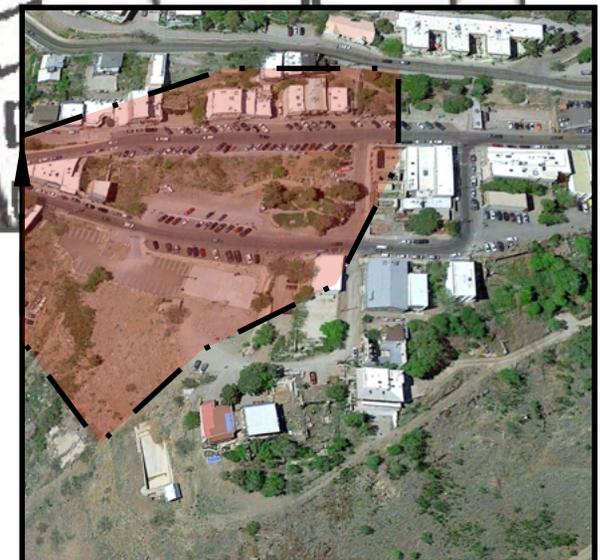
The JT-1 test site showed the most potential for slide, primarily caused by blasting from the mine in the 1950's. Whereas JT-2 test site, in the center of the paid parking lot, had limited potential for slide.

IF the town uses this study as a benchmark every building surrounding JT-1 would need to have retrofitting and in some cases to be demolished. This could mean closing town most businesses in town for up to two years.

To date only our property, even though is it primarily outside the slide zone, has been subjected to continual enquiry by town appointed officials.

JT-1 Test Site
Noted slide

JT-2 Test Site
Limited slide



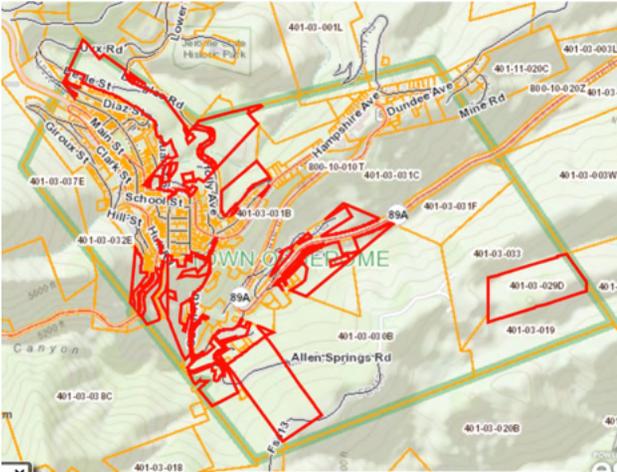
300 Queen Street

Legal Responsibilities of the Town of Jerome

1. Roadways, streets and alleyways that were created on the formation of the town **MUST** be formally abandoned

IF the town council does not formally abandon a road, it remains the responsibility of the town to repair, maintain and supply services on the road in question.

While the town has rerouted, changed and altered the streetscape, we have not found documentation from TOJ or Yavapai County that they have been formally abandoned. This means the town is liable for any accidents or issues (erosion) that is on that street.



Council and committee members who rent land from abutting properties (UVX) must make them known as they may have potential conflict of interest. However under town rules only council members must rescue themselves.

301.D.3 notes if one council member is disqualified from voting due to a conflict of interest, a majority of the remaining four members would be required to overrule the recommendation.

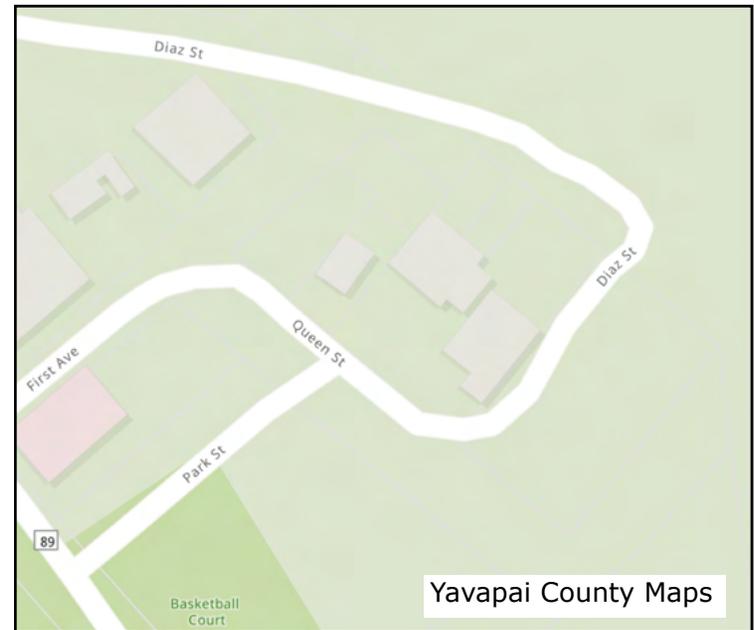


300 Queen Street

Responsibilities of the Town of Jerome

2. Town of Jerome is legally responsible to ensure Yavapai County are aware and updated on any street changes and closures.

Due to the redirect and closure of streets between 1986-2017 the difference between Public Works surveys, Town of Jerome maps (and streets) and Yavapai County maps has now become a liability issue for the town, in particular regarding P&Z requirements for abutting properties.



300 Queen Street

Current Liabilities of the Town of Jerome below sliding jail

We have worked with engineering, design and legal specialists to ensure the tax payers of Jerome are not affected by current liabilities on surrounding streets. However, we need action by the Town of Jerome to avoid 'pushing the can down the road' and costing the town.

Primary

Queen Street - Maintenance, Upkeep and current erosion and collapse onto neighboring properties

Solution A: Town formally abandons Queen street at property corner (where erosion is);

Cost to taxpayers: \$0

Solution B: Town builds 1500 sq. ft. retaining wall. **Cost to taxpayers: \$400,000+**

Solution C: Town builds 2200 sq. ft. retaining wall. **Cost to taxpayers: \$700,000+**

Secondary

Conglomerate - Maintenance, upkeep and erosion issues to UVX and neighboring properties (See solution C)

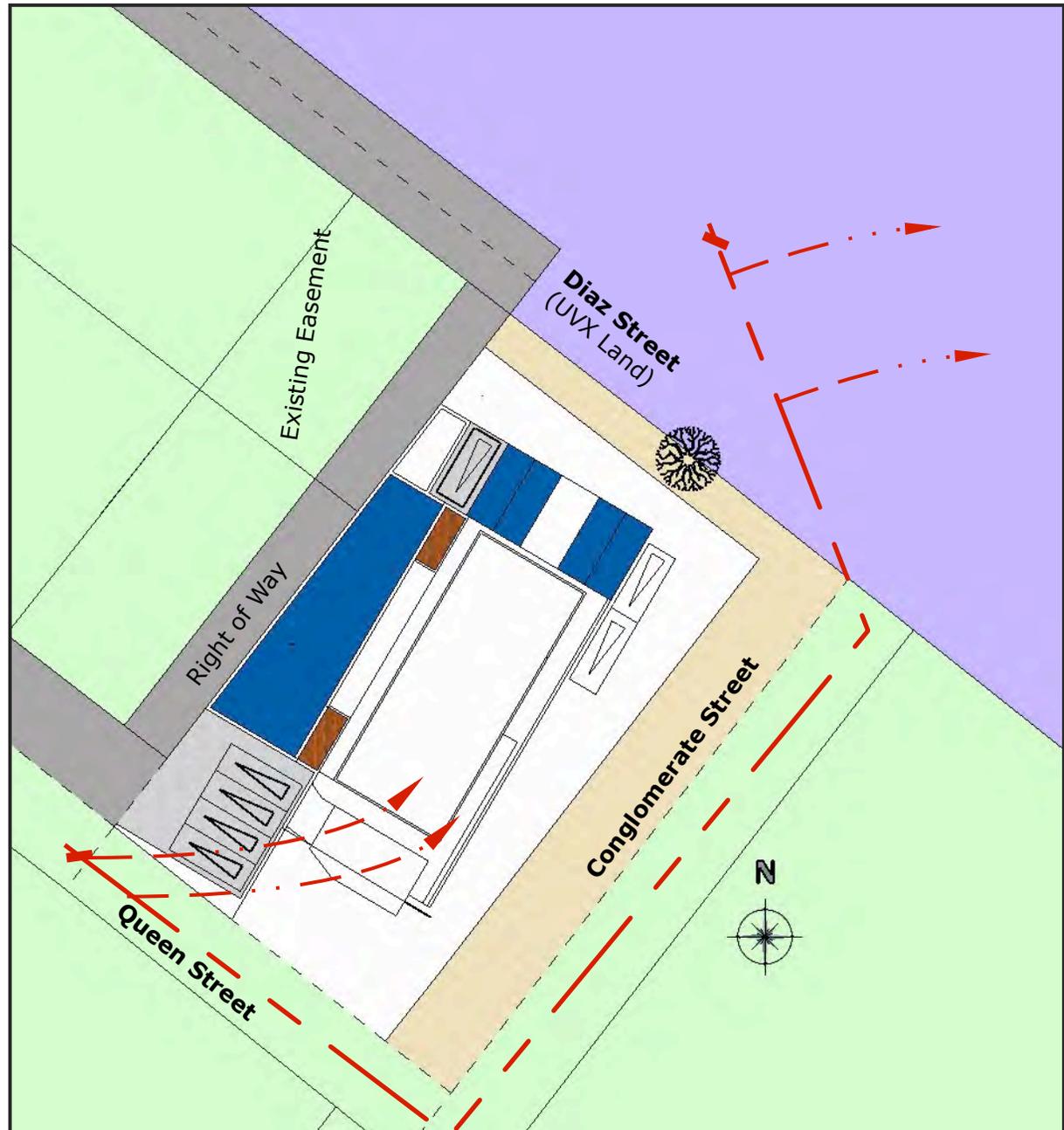
Diaz - Maintenance, upkeep and erosion issues to UVX and neighboring properties

Solution A: Town formally abandons Diaz street at property corner.

Solution B: Town funds and builds retaining wall along Diaz; **Cost to taxpayers: \$30-45,000 and annual upkeep**

Tertiary

Queen to Diaz Right of Way - Town committed in 1997 and 2006 to repair right of way and fix drainage issue. In 1997 the town council voted to close off access. At the time, the property owner was on town council and voted for closure.



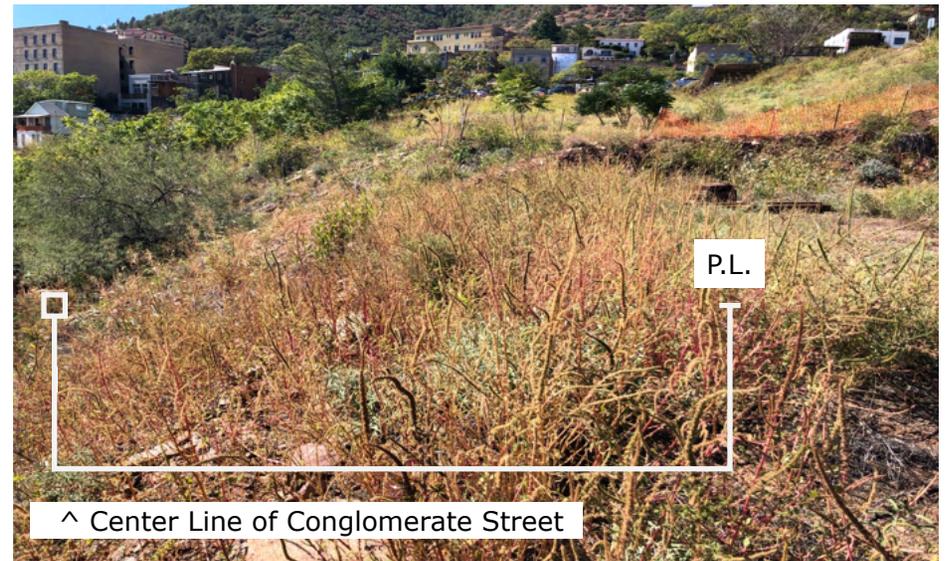
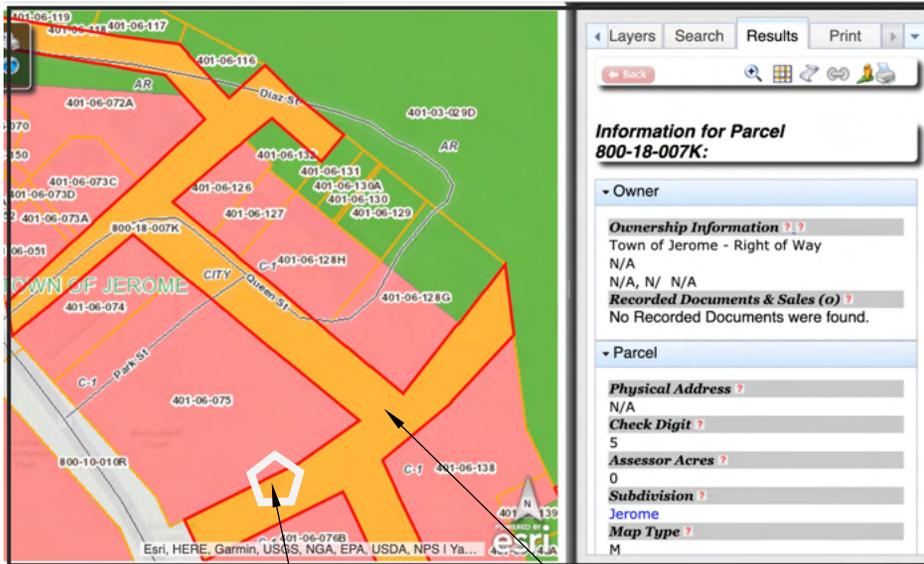
Current Liabilities of the Town of Jerome below sliding jail

We have worked with engineering, design and legal specialists to ensure the tax payers of Jerome are not affected by current liabilities on surrounding streets. However, we need action by the Town of Jerome to avoid 'pushing the can down the road' and costing the town.



300 Queen Street

By formally abandoning the end of Queen, the end of Diaz and Conglomerate, the town gains land and erases its liabilities



P.L. = Property Line

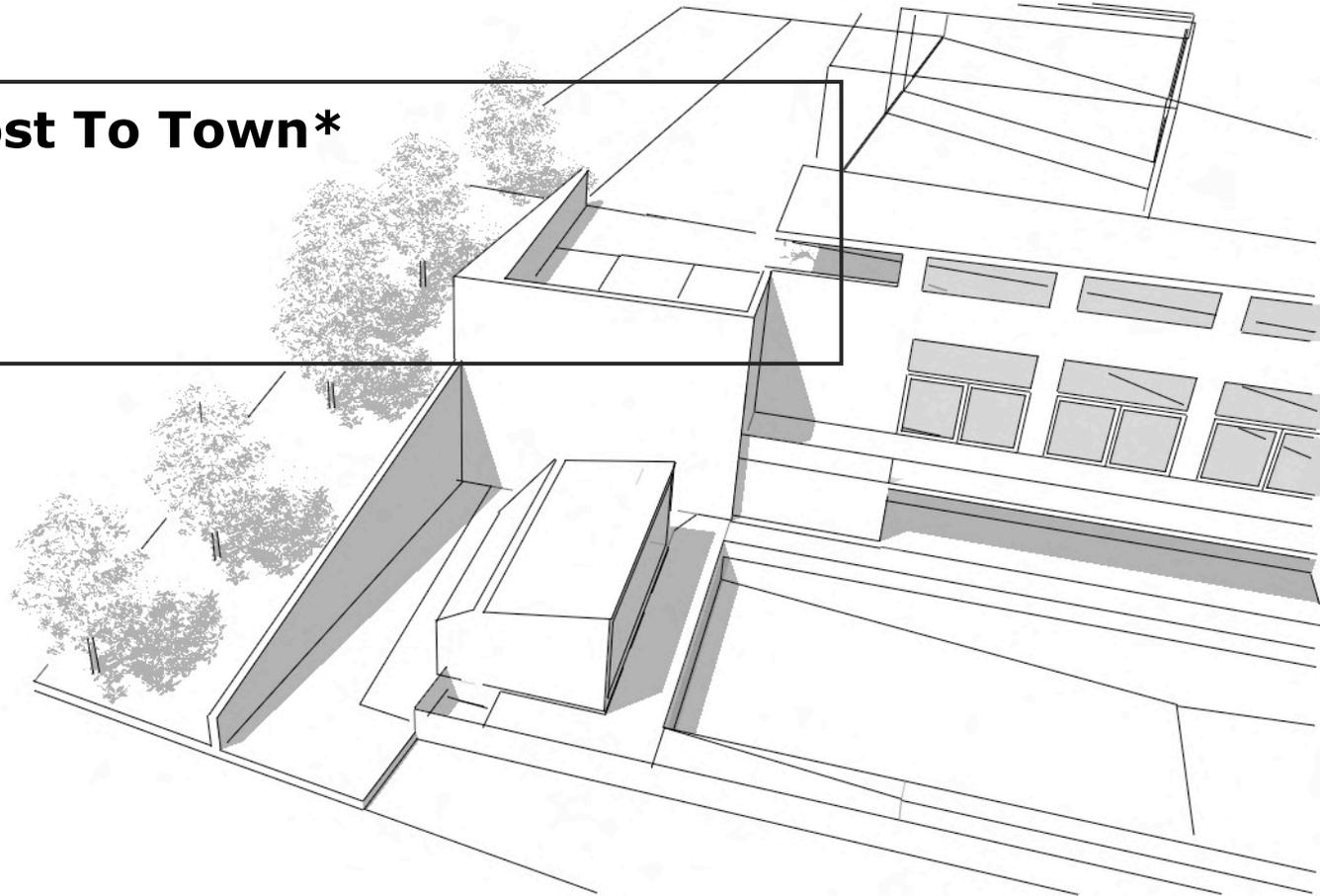
300 Queen Street

Solutions

P&Z recommends and town council members approves proactively. Based on Town Ordinances this would go through a timeline of review post-approval.

Note: If Town abandons any dedicated street, by statute, the title reverts back to the property owners adjacent to each side, to the center line of the abandoned dedicated street. A surveyor would prepare the legal descriptions of what is abandoned and an ordinance of the town, recorded in the Yavapai County Recorder's office. The ordinance should reflect the parcel #s and owner to whom title reverts to.

A | Minimal Cost To Town*



300 Queen Street

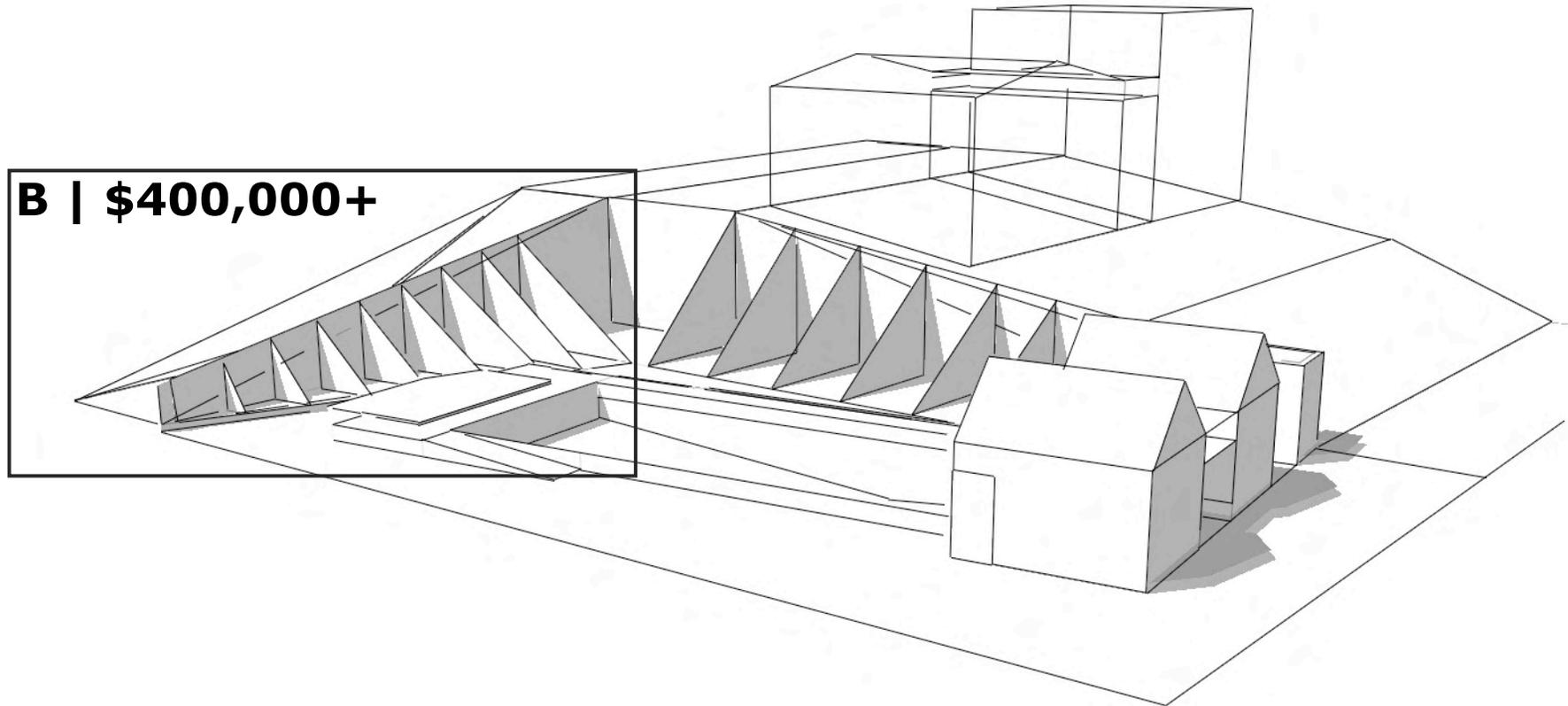
Solution A

Town formally abandons Queen street at property corner (where erosion is). Land is then split along the centerline with the neighboring properties. The town of Jerome would gain 20' of private land, 300 Queen Street would gain 20' of private land. Conglomerate and Diaz are also abandoned at property edge.

Cost to taxpayers: Minimal, Total Loss: Administrative time and filing fee with Yavapai County

*Needs to be managed and implemented from Town of Jerome within the next three months (for recording purposes)

Primary Liability Solutions.



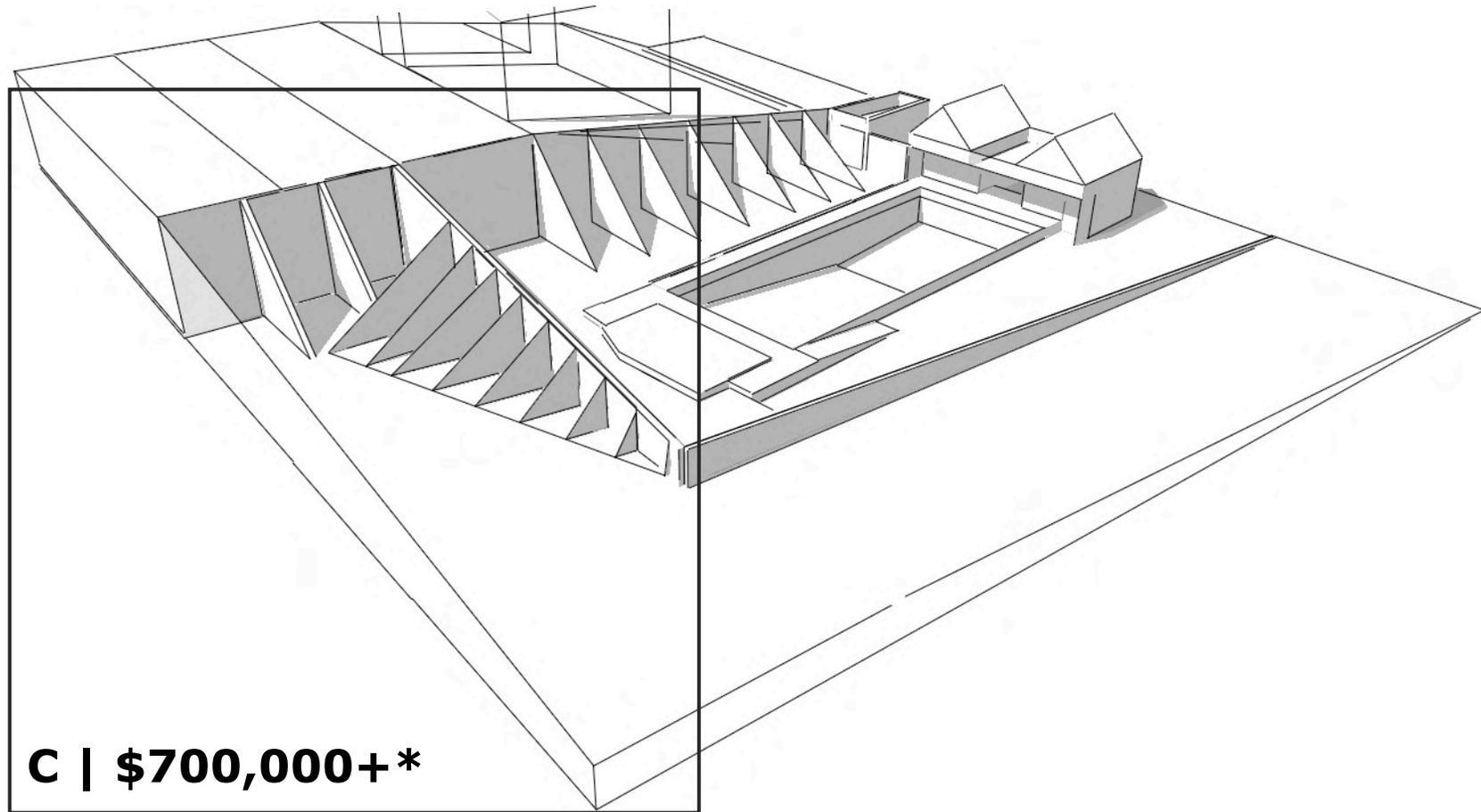
300 Queen Street

Solution B

Town funds and builds 1500 sq. ft. Retaining wall (10 inch minimum w/ support struts). Any retaining feature that takes away land from neighboring property owners must be compensated either financially or with appropriate land.

Cost to taxpayers: \$350-375,000, Annual maintenance and brush clearance. Loss of town-owned land. Total loss \$400K

Primary Liability Solutions.



Solution C

Town keeps Queen and Conglomerate Street as legal streets within Town of Jerome.

Town funds and builds 2200+ sq. ft. Retaining wall (12 inch w/ buttress support struts) along Queen Street and Conglomerate. Also potentially liable for retaining wall along Diaz (town will need to work with UVX directly. Queen and Conglomerate Street to be removed to grade, 21' concrete structural support plus 6' foundations.

Cost to taxpayers: \$600-650,000, Annual maintenance and brush clearance. Total loss \$700K+

NB. In 2016 the town was warned repeatedly this would cost at least \$450,000 just for Queen Street repairs.

Queen Street Ends.
No change in address
of current properties

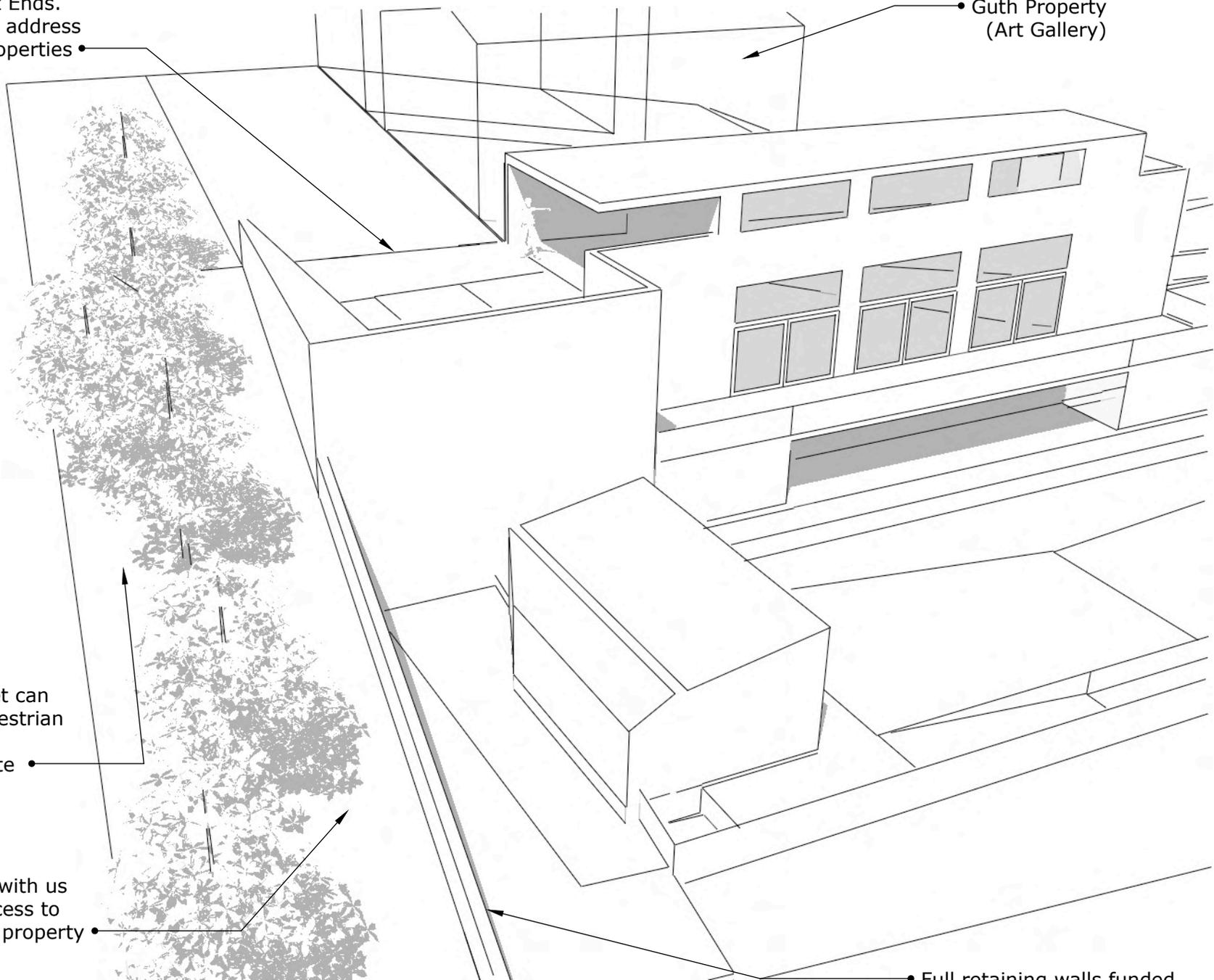
Guth Property
(Art Gallery)

Queen Street can
become pedestrian
alleyway to
Conglomerate

Town works with us
to create access to
historic pool property

Full retaining walls funded
by property owners

300 Queen Street



4. An idea to support pedestrian-centric and dog friendly Jerome.

301.C.2 - Prior to publishing a petitioned Zoning Map change, the Planning and Zoning Commission may, on its own motion, delimit or extend the boundaries of such area, so as to constitute a more reasonable zone district boundary.

301.C.3. The Planning and Zoning Commission may on its own motion propose any amendments to this ordinance and map. After holding a public hearing as required by this section, the Commission shall either:

a. Transmit such proposal to the Council which shall thereupon proceed as set forth herein for any other amendment, or

b. Vote to quash the Commission initiated proposal, in which case no further action need be taken by the Commission or Council.

A vision for a safer and more resilient Jerome.

1. Pedestrianize unsafe roads

Pedestrianize all areas around the 'Queen Street' District. Streets uses only pet friendly paving with potential of dog park south of Diaz Street.

Paid for by Queen Street Alliance and current federal funding for Diaz Street.

2. Abandon Ghost Streets

Limit the liability on the town budget and future litigation by formally abandoning 'ghost streets'.

3. Limit Vehicles in Slide Zones

Queen and Diaz Street to become car access for residents and emergency vehicles only.

4. Diversify visitors

Less day-trippers and 'ghost' related tourism for more diversified visitors. Embrace artist residencies

5. Encourage commerce for residents

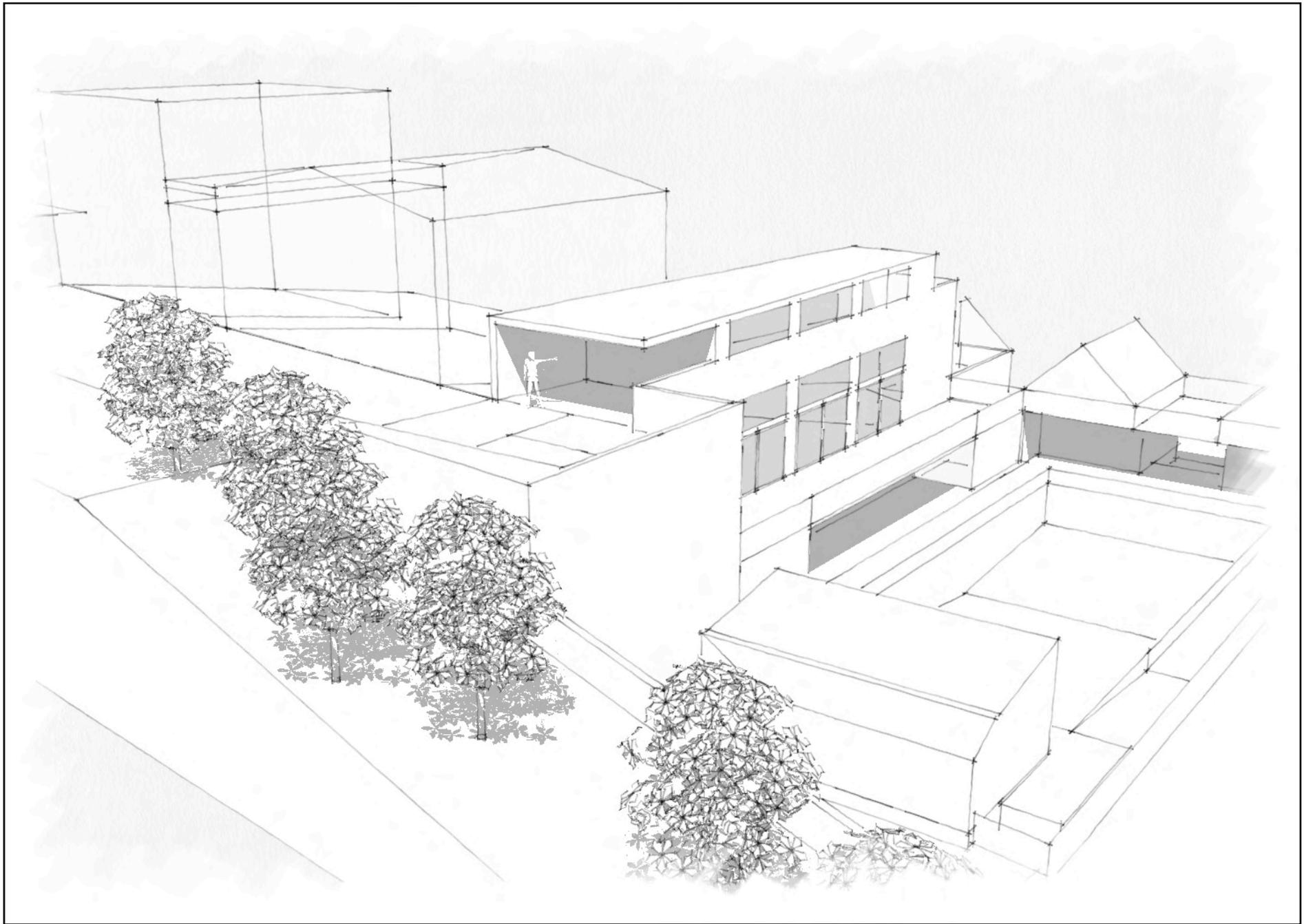
Town should create tax incentives/breaks for business owners who cater to local residents.

6. Build Workforce Housing

The town has been exploring affordable and workforce housing on a lot it owns in Clarkdale. This lot was originally gifted as a cemetery during the Spanish Flu. By selling this property the town could build a dozen homes in town for the local workforce.

However the surrounding land owners have offered land to build housing inside and adjacent to the town limits. By using existing foundations, we could build housing at a fraction of the price for the town's workforce.





"Respect for the past, looking forward to the future"

