



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Z-144-25-7 December 26, 2025

<u>Historic Preservation Commission</u>	January 12, 2026
Hearing Date:	
<u>Central City Village Planning Committee</u> Meeting Date:	January 12, 2026
<u>Planning Commission</u> Hearing Date:	February 5, 2026
Request From:	<u>DTC-Warehouse</u> (Downtown Code-Warehouse Character Area) (0.36 acres)
Request To:	<u>DTC-Warehouse HP</u> (Downtown Code-Warehouse Character Area, Historic Preservation) (0.36 acres)
Proposal:	Historic Preservation Overlay for Price & Price Building / Arizona Mercantile Company Warehouse
Location:	Northeast corner of Central Avenue and Jackson Street
Owner:	Brad Jannenga, 10 East Jackson, LLC
Applicant:	Michael Buschbacher, Earl & Curley, P.C.
Representative:	Taylor Earl, Earl & Curley, P.C.
Staff Recommendation:	Approval

Background

The subject property was first recognized as eligible for historic designation in July 2006, when Historic Preservation (HP) staff compiled a map of eligible properties in Downtown Phoenix. The property was formally added to the City's geodatabase of historic resources in April 2013. It was also recognized as eligible in the Cultural Resource Inventory and Evaluation completed for the South Central Light Rail Extension in April 2016.

In April 2025, the property owner's architect, Artie A. Vigil III of AV3 design studio, contacted HP staff to inquire about HP zoning for part of the property. Mr. Vigil confirmed that the owner was interested in placing an HP overlay over the southern portion of the property but wanted to demolish the northern portion, given its poor condition, and replace it with a new building. HP staff was in support of this approach, as it would preserve the majority of the site.

The owner's representative, Earl & Curley, P.C., subsequently filed this rezoning application for the southern portion of the site, with a post-application meeting taking place on November 24, 2025. A demolition application was submitted for the northern portion on December 12, 2025, which began a 60-day hold before the permit can be issued, due to the building's historic eligibility. The hold is scheduled to end on February 10, 2026.

History

Located on Lots 10 and 12 of Block 36 of the Original Townsite of the City of Phoenix, the buildings at the subject property were constructed in five phases. The oldest portion is at the southwest corner of the site and originally measured approximately 25' x 50' (shown in Figure 1 in red). Its origins date to 1909, when it was constructed as the Depot Restaurant. An advertisement in the *Arizona Republican* dated September 4, 1909, states that the new restaurant, with living rooms attached, was "now nearly completed" and was available for rent to "experienced restaurant people." The ad notes that "a paying business has been established at this location for the last five years." The owner at the time was Clay F. Leonard, who served as Maricopa County Recorder from 1905 to 1912. Both the restaurant and the adjacent rooms are shown on the 1911 Sanborn Fire Insurance Map (see Figure 2).

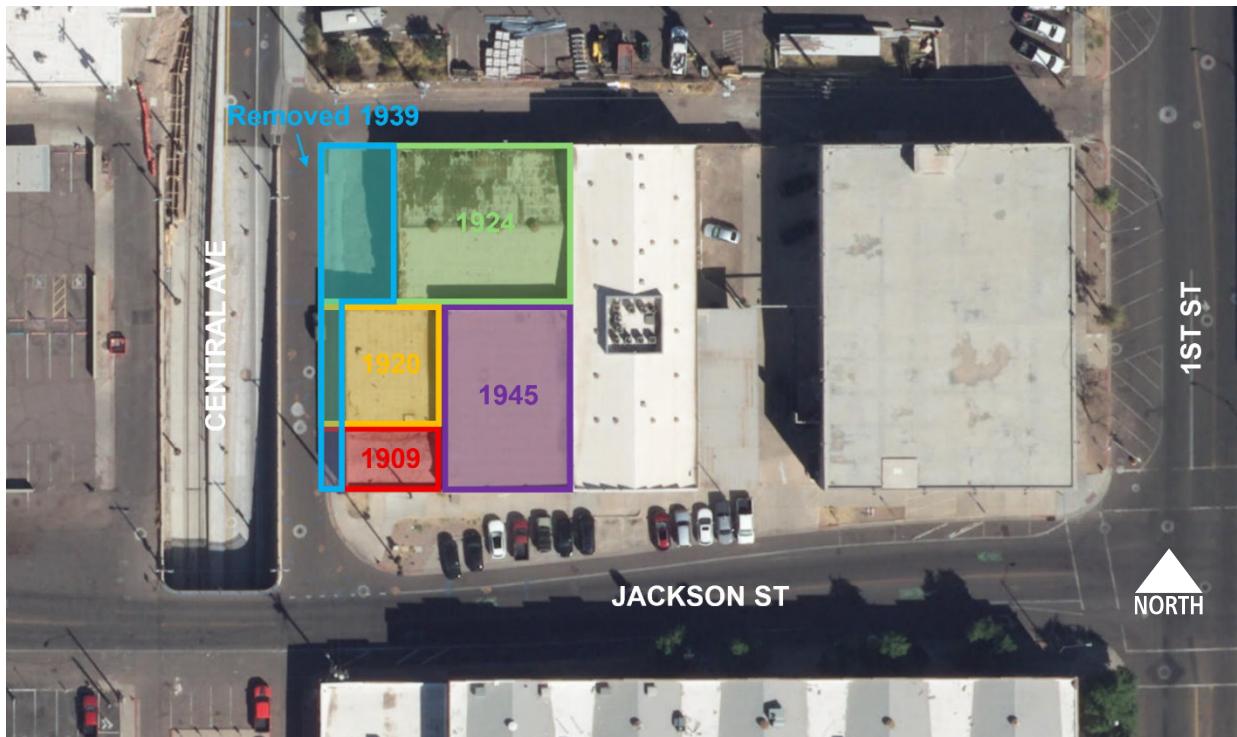


Figure 1. 2025 aerial photo showing five phases of building construction. Source: City of Phoenix.

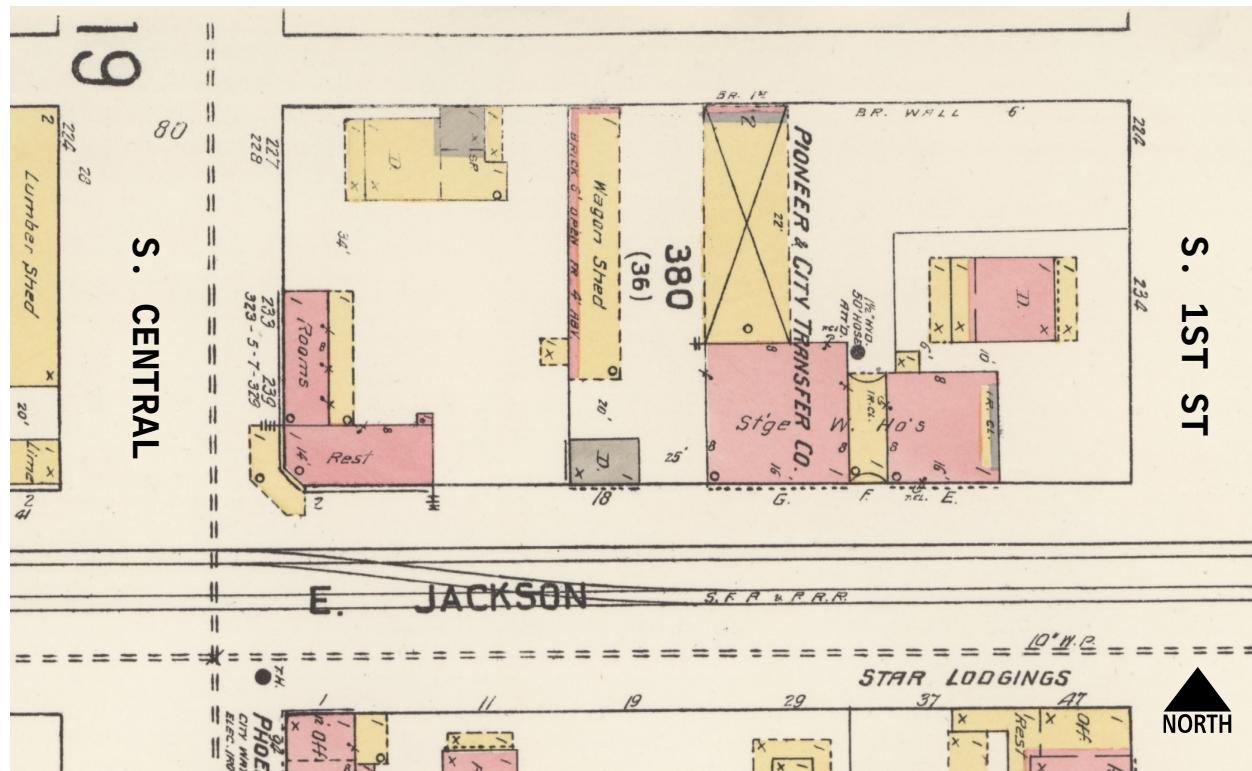


Figure 2. 1911 Sanborn Fire Insurance Map showing restaurant building at northeast corner of Central Avenue and Jackson Street, with adjacent rooms. Source: Library of Congress.

The second phase of the property dates to 1920 when a new store building measuring approximately 50' x 50' was constructed immediately north of the restaurant, taking the place of the "Rooms" building previously in that location (shown in Figure 1 in gold). According to an article in the *Arizona Republican* dated June 29, 1920, a permit was granted to the Price & Price Investment Company to construct a store building at 239 South Central Avenue at a cost of \$4,000. Price & Price, which was managed by brothers J.R. and George F. Price, had acquired the property from Clay F. and Serena G. Leonard the previous month.

Phase 3 of the property consisted of an approximately 65' x 70' building at the north end of Lots 10 and 12 (shown in Figure 1 in green). An *Arizona Republican* article dated October 12, 1924, states that a permit was granted to Price & Price for construction of a new concrete garage at 235 South Central Avenue at a cost of \$3,000. The building is present on a 1930 oblique aerial photo (see Figure 3) with a flat-roofed portion at the front, which is now gone. The building also appears in photos taken in early 1939, along with the 1909 and 1920 buildings (see Figures 4 and 5).

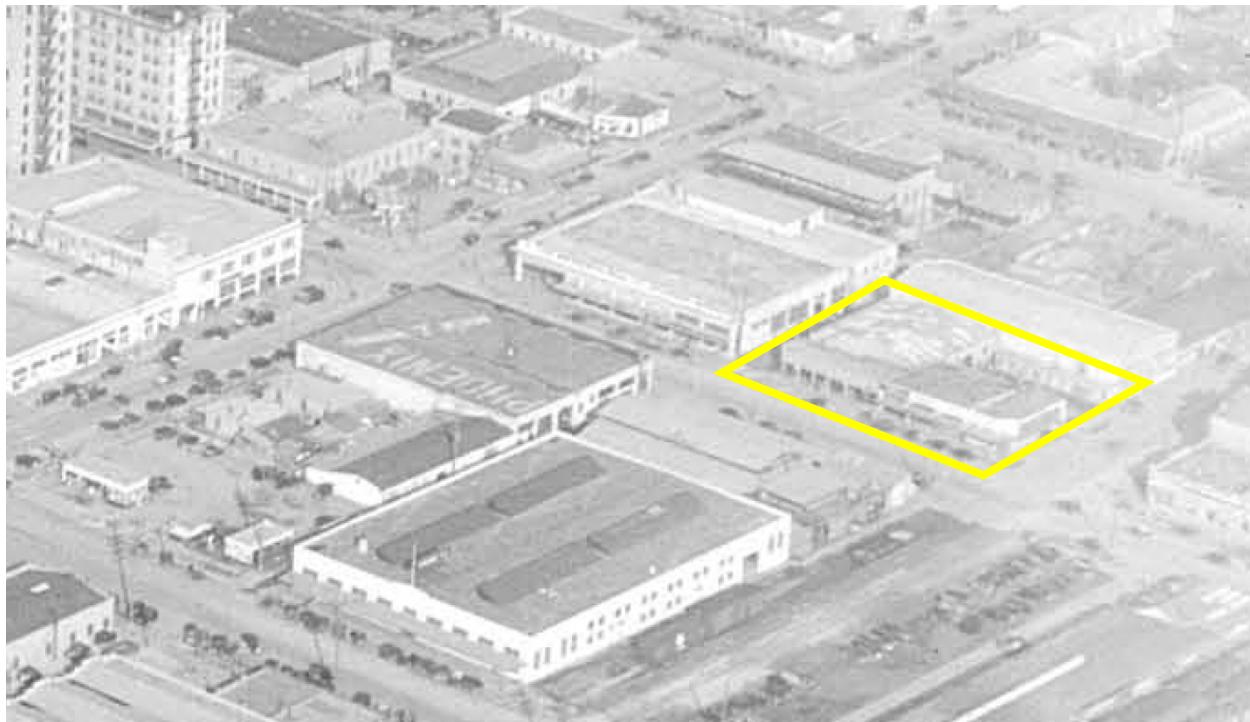


Figure 3. 1930 oblique aerial photo, looking northeast. The subject property is highlighted in yellow, with the 1924 building on the left and the 1920 and 1909 buildings on the right. Source: Flood Control District of Maricopa County.



Figure 4. Photo taken February 15, 1939, from roof of Luhrs Building, looking south along Central Avenue, with subject property at left center. Source: Phoenix Public Library.



Figure 5. Photo of subject property taken in early 1939. The 1924 building is on the left, and the northernmost storefront of the 1920 building is visible on the right. Source: Phoenix Public Library.

While the 1909 building continued to be used as a restaurant, early tenants of the 1920 building included a barber, billiards operator, and the Phoenix Rescue Mission. Tenants of the 1924 building included the Phoenix Ignition Company, Superior Auto Service, and Refrigeration Supplies Distributor (RSD). Some tenants occupied space in both buildings or moved from one building to the other. For example, starting in 1928, the Harley-Davidson motorcycle company leased space at 235 South Central (see Figure 7), but advertisements later that year show the company at 239 South Central. Likewise, RSD initially occupied the storefront at 239 South Central but by 1940 had moved to 231 South Central.

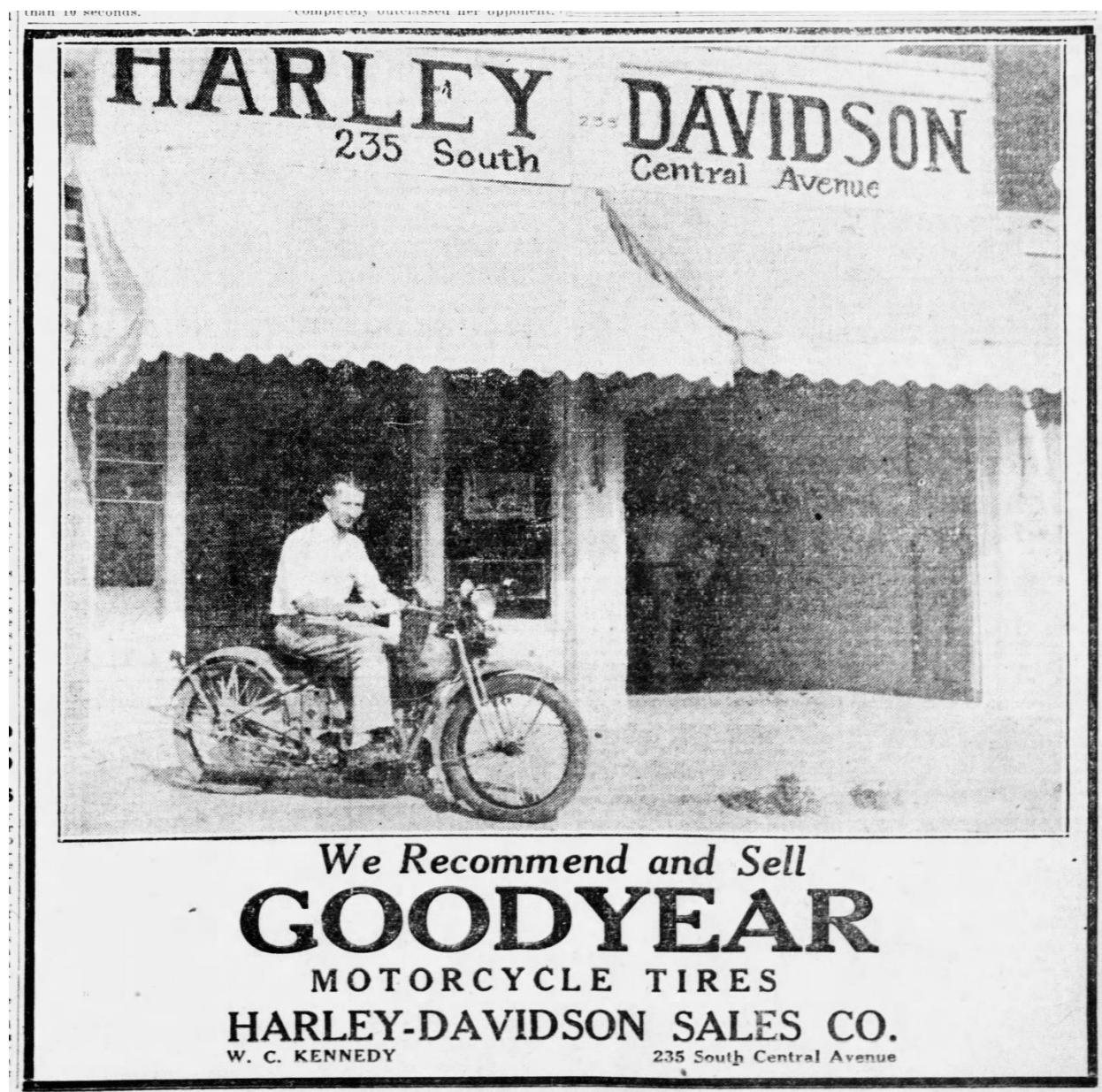


Figure 6. Advertisement for Harley-Davidson Sales Company showing front of 1924 building, *Arizona Republican*, July 29, 1928.

Phase 4 came about as a result of the Central Avenue Underpass, which was constructed between 1939 and 1940. Construction of the underpass required widening the street to create frontage roads on each side. A Superior Court judgment dated March 6, 1939, allowed the City of Phoenix to condemn 10 feet of Lot 12 of Block 36, along with other properties affected by underpass construction. The owners of Lot 12—J.R. Price, Mabel Price, George F. Price, Effie May Price, and Elizabeth Steele—were awarded \$17,500 in compensation.

On November 6, 1939, the City granted a permit to Price & Price to cut 10' from the front of the 1909 and 1920 buildings and rebuild, at a cost of \$1,000 (see Figure 7). Photos of the underpass construction dated March 26, 1940, show the modified 1909/1920 building with its new front façade, still unpainted (see Figures 8 and 9). The renovated building had four storefronts, whose tenants included Lance Electrical Refrigeration Service, Jensen Washing Machine Service, and a restaurant operated by J.T. Cox (in the same corner location as the original Depot Restaurant). Although there is no permit on record, the flat-roofed portion at the front of the 1924 building also appears to have been impacted by the underpass construction, as the 1940 photos show it removed. (Figure 1 shows the area removed in blue.)

APPLICATION FOR PERMIT TO BUILD, PHOENIX, ARIZONA.				Permit No.
Street No.	239-249 S. Center Fire Limits Grl 1			3002
Lot	10			Date of Permit
Block	36	Addition PHX.		11/6/39
Owner	PRICE & PRICE			Entire Cost of Proposed Work
Builder	J. T. COX			1000
Description of Building				
Cut ten feet from front and rebuild.				
Details if No Plan is Filed				
Foundation	Floor Joist	Ceiling Joist	Plaster	Amount of Fee
Roof Rafters	Studs	Toilet	Sink	300
<p>If permission to occupy street or alley during construction is granted, the occupant hereby agrees to promptly carry out all laws governing same, and to hold the City harmless from any costs, damages or claims of damages.</p> <p>The issuance of this permit shall be considered as an adoption by the Building Inspector of the manifested technical construction contained in the plans and specifications, if thereafter it can be shown that any portion of the work is in conflict with any portion of the ordinances. It is agreed that this work will be done in conformity with the laws of the City of Phoenix and the State of Arizona.</p> <p><i>Price & Price</i> (Owner, Architect, Contractor)</p>				
Plans Checked by				
Permit Approved by				

Figure 7. City of Phoenix construction permit, issued November 6, 1939.



Figure 8. Photo of Central Avenue Underpass nearing completion, looking south, with renovated subject property visible at left, March 26, 1940. From McCulloch Brothers Inc. Photographs, Arizona State University Libraries.



Figure 9. Photo of Central Avenue Underpass nearing completion, looking south, with renovated subject property visible at left, March 26, 1940. From McCulloch Brothers Inc. Photographs, Arizona State University Libraries.

The fifth and final phase of building construction took place in 1945. The previous year, the Price family sold Lots 10 and 12 to Howard Bendalin and his wife, Bessie Bendalin. In October 1945, the architectural firm of Lescher & Mahoney prepared plans for a new warehouse building for Howard Bendalin's firm, the Arizona Mercantile Company. On December 5, 1945, the City of Phoenix granted a permit to the Arizona Mercantile Company's representative, the Womack Construction Company, to build a new reinforced concrete warehouse at 10-16 East Jackson Street, at a cost of \$35,000 (see Figure 10). The new warehouse would measure approximately 50' x 75' and would fill in the space on Lot 10 fronting Jackson Street (shown in Figure 1 in violet).

APPLICATION FOR PERMIT TO BUILD, PHOENIX, ARIZONA				Permit No.
Street No.	10-16 E. Jackson	Fire Limit	60'7"	9659
Lot	10			Date of Permit
Block	36	Addition	Phoenix	DEC 5 '45
Owner	Ariz Mercantile Co.			Entire Cost of Proposed Work
Builder	Womack Const Co			\$35000 ⁰⁰
Description of Building	Reinforced Concrete			Amount of Fee
Details If No Plan is Filed	Warehouse			39 ⁰⁰
Foundation	Floor Joist	Ceiling Joist	Plaster	Date Plans Received
Roof Rafters	Studs	Toilet	Sink	Plans Checked by
<p>If permission to occupy street or alley during construction is granted, the occupant thereby agrees to promptly carry out all laws governing same, and to hold the City harmless from any cost, damages or claims.</p> <p>The issuance of this permit shall be considered as an adoption by the Building Inspector of the indicated technical construction contained in the plans and specification, if thereafter it can be shown that any portion of the work is in conflict with any portion of the ordinances. It is agreed that this work will be done in conformity with the laws of the City of Phoenix and the State of Arizona.</p>				Permit Approved by
 (Owner, Architect, Contractor)				H. B. P.

Figure 10. City of Phoenix construction permit, issued December 5, 1945.

A December 9, 1945, *Arizona Republic* article titled "Grocery Firm Adds Building" reports that Womack had already started construction of the new warehouse addition, which would be one story with a full basement. The article further states, "The floor, at truck height, will be of reinforced concrete and the roof will be composition, carried on wood trusses. When completed, the entire warehouse will be 90 by 137½ feet." A photo of the building under construction appears in the March 1946 edition of *Arizona Builder & Contractor*. The completed warehouse also appears on the 1946 Sanborn Fire Insurance Map and a 1949 aerial photo (see Figure 11).



Figure 11. 1949 aerial photo showing subject property.

Howard & Bessie Bendalin continued to own the property through the 1950s and 1960s. The couple formed Bendalin Realty and specialized in buying and selling farms and ranches. City directories from the 1960s show that Bendalin Realty operated out of the storefront at 245 South Central, with Jensen's Washing Machine Service still present at 231 South Central. Rust Sales Company, a Denver firm dealing in wholesale bakery equipment, leased 247 South Central and 10 East Jackson starting in 1958 to serve as a branch distribution center for its equipment.

In 1972, Howard & Bessie Bendalin sold Lots 10 and 12 of Block 36 to their son, Sherman R. Bendalin, an attorney. Sherman sold the property in 2006 to 10 E Jackson St, LLC, which then sold the property in 2010 to FM 10 Jackson Street, LLC, a limited liability company affiliated with the Fort McDowell Yavapai Nation. In 2016, the property was sold to current owner 10 E Jackson, LLC, a limited liability company managed by Brad Jannenga.

Preliminary plans submitted by the owner's representative show the 1909/1920 building will be rehabilitated for retail use and the 1945 building will be converted to an office. The 1924 building will be replaced with a new one-story corrugated metal structure that will be used as a garage, with a mezzanine office space. The buildings will become the

corporate headquarters for Bonafide Beef, an Arizona-based Wagyu beef ranching business. The site will include corporate offices, a test kitchen, a retail store, several shops that will be rented to other retailers, and a private garage. A conceptual site plan and elevations are attached to the staff report, along with the rezoning request narrative.

Eligibility Criteria

The eligibility criteria for HP overlay zoning and listing on the PHPR are set forth in Section 807.D of the City of Phoenix Zoning Ordinance. To qualify, a property must demonstrate significance in local, regional, state, or national history, architecture, archaeology, engineering, or culture, according to one or more of the following criteria:

- A. The property is associated with the events that have made a significant contribution to the broad pattern of our history;
- B. The property is associated with the lives of persons significant in our past;
- C. The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. The property has yielded or may likely yield information integral to the understanding of our prehistory or history.

In addition to the significance requirement, the property must also be at least 50 years old or have achieved significance within the past 50 years if it is of exceptional importance. The property must also possess sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

Significance

The Price & Price Building and the Arizona Mercantile Company Warehouse are significant as rare remaining examples of a retail/restaurant building and an industrial warehouse from the 1900-1945 time period. While not high-style architecture or associated with significant individuals, the buildings are survivors from an earlier era and provide an excellent representation of what Phoenix looked like during the early 20th century. As such, the property is significant under Criterion A for its association with early commerce in Phoenix, as well as Criterion C, representing two rare remaining examples of once-common property types.

The publication [*Commerce in Phoenix, 1870 to 1942: A Context for Preserving Historic Properties*](#), prepared by Janus Associates, Inc. for the Arizona State Historic Preservation Office in 1987, identifies property types that are eligible for historic designation. One of these is “Low-Rise Commercial Architecture from the Reclamation Era through the Post-World War I Years.” Although it was modified in 1939, the

1909/1920 building at the subject property still displays the physical characteristics that define this property type, which include the use of specific building materials and structural systems, scale, location, and architectural style. The publication notes that several examples of this property type still existed in 1987, although most of them are now gone, having been replaced by high-rise office towers, hotels, and government and educational buildings.

A second property identified in the publication is "New Deal Era Industrial Architecture." Although it is a later example, the 1945 building at the subject property displays the physical characteristics of this property type, which are distinguished by their design, use of building materials, and location. The publication states, "The designs for the industrial architecture of the 1930s and early 1940s were distinctively progressive. The buildings no longer reflected the eclectic period images popular in the 1920s. Rather, their designs were based on the concepts of modernism that dominated the era. Modernistic and Streamlined Moderne Styles were most frequently used, with simple, smooth walls and facades, punctuated by groupings of steel casement windows. If no reference was made to the contemporary styles, the designs were utilitarian. The location of warehouses and other industrial buildings of the period is another distinguishing characteristic. Some buildings were built as infill in the already dense warehouse district between 5th Avenue and 5th Street. The majority, however, were located on the fringes of the district and along outlying major thoroughfares." Again, the publication notes that many examples of this property type existed in 1987; yet of the eight listed in the document, only one remains intact today.

Integrity

Both the Price & Price Building and Arizona Mercantile Company Warehouse retain sufficient integrity of location, setting, design, materials, workmanship, feeling, and association to convey their historic significance. While in need of rehabilitation, the 1909/1920 building remains virtually unchanged since the 1939 renovations. Likewise, the 1945 warehouse still retains its historic appearance, with few alterations.

Boundary Justification

Section 807.E states that, when applying the evaluation criteria in Section 807.D, the boundaries of a historic district should be drawn as carefully as possible to ensure that:

1. The district contains documented historic, architectural, archaeological, or natural resources;
2. The district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
3. Other district boundaries coincide with logical physical or manmade features and reflect recognized neighborhood or area boundaries; and

4. Other non-historic resources or vacant land is included where necessary to create appropriate boundaries to assist in meeting the criteria in Section 807.D.

The proposed HP zoning boundary encompasses 0.36 gross acres. It has been drawn to include the 1909/1920 building and 1945 warehouse in their entirety, as well as the adjacent portion of the right way, as is customary in rezoning cases. While eligible for inclusion in the HP overlay, the 1924 building has been excluded due to its poor condition and diminished integrity with the front, flat-roofed portion removed. Staff does not object to its exclusion given that the majority of the site will be preserved.

Findings

The rezoning request Z-144-25-7 to establish Historic Preservation (HP) overlay zoning for the subject property should be approved for the following reasons:

1. The property meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance; and
2. The proposed boundaries meet the eligibility criteria outlined in Section 807.E.

Stipulations

1. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Kevin Weight

December 26, 2025

Team Leader

Helana Ruter

Exhibits

Sketch Map (1 page)

Aerial Sketch Map (1 page)

Site Photos (7 pages)

Rezoning Request Narrative (5 pages)

Conceptual Site Plan (1 page)

Conceptual Elevations (1 page)

1ST AVE

MADISON ST

DTC-
Warehouse
HP*
Z-1-10

DTC-
Business Core*
Z-1-10

CENTRAL AVE
FRN AVE

1ST ST

JACKSON ST

DTC-
Warehouse*
Z-1-10

DTC-
Warehouse*
Z-26-20

DTC-Warehouse HP*
Z-1-10

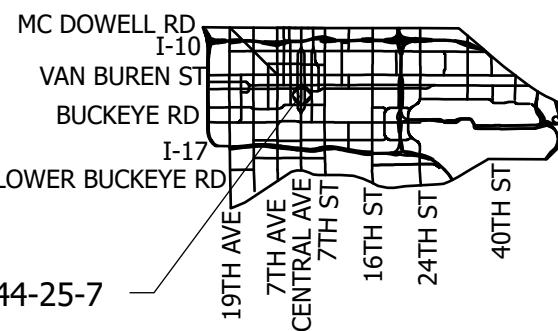
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0 0.01 0.02 0.04
Miles

CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 7



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Earl & Curley, P.C.

APPLICATION NO: Z-144-25-7

DATE: 11/3/2025

REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

0.36 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 10-28

ZONING MAP

F-8

REQUESTED CHANGE:

FROM: DTC-Warehouse (0.36 ac.)

TO: DTC-Warehouse HP (0.36 ac.)

MULTIPLES PERMITTED

DTC-Warehouse

DTC-Warehouse HP

CONVENTIONAL OPTION

No Density Limit

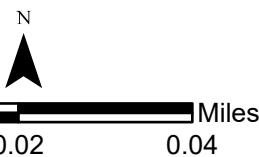
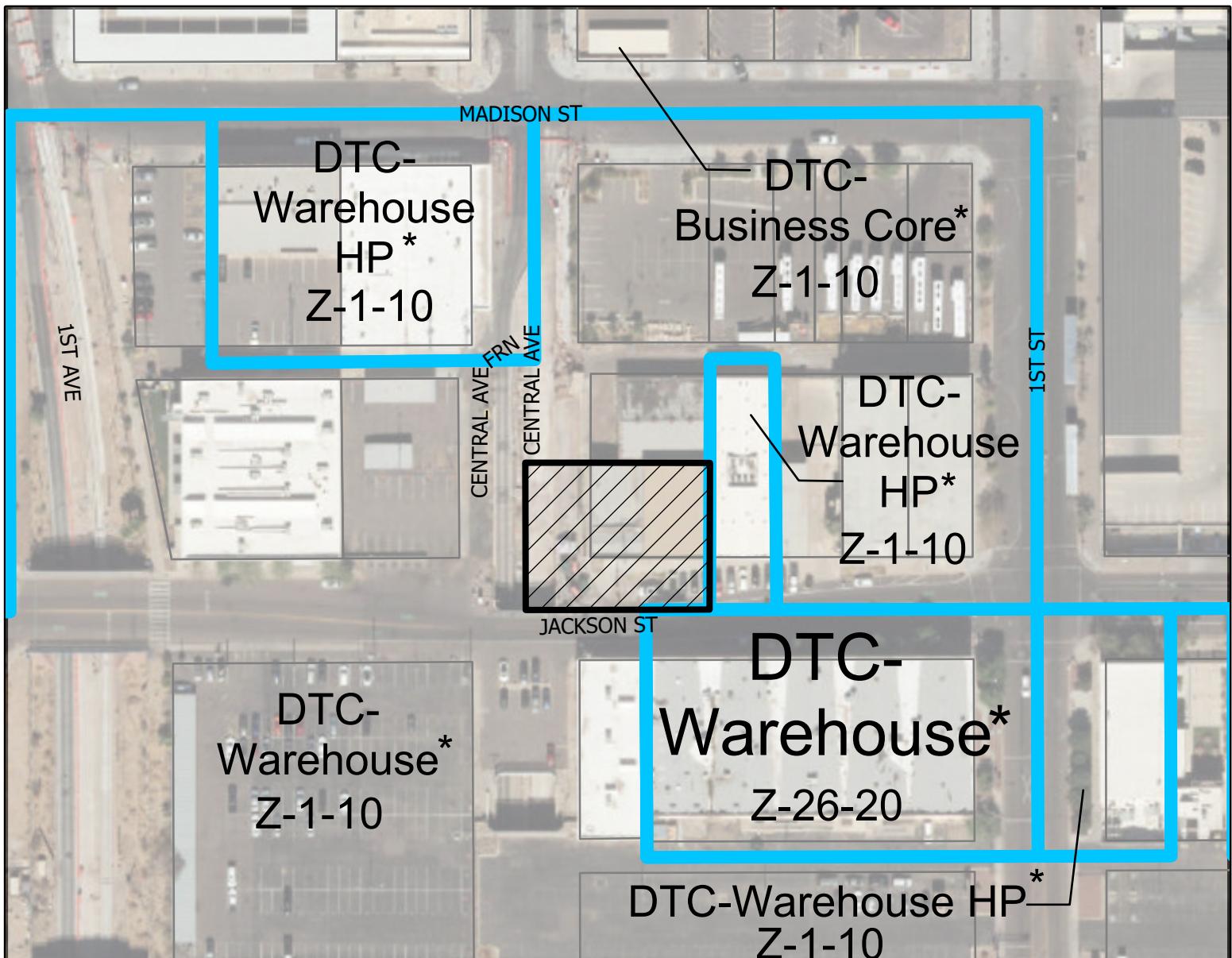
No Density Limit

* UNITS P.R.D OPTION

N/A

N/A

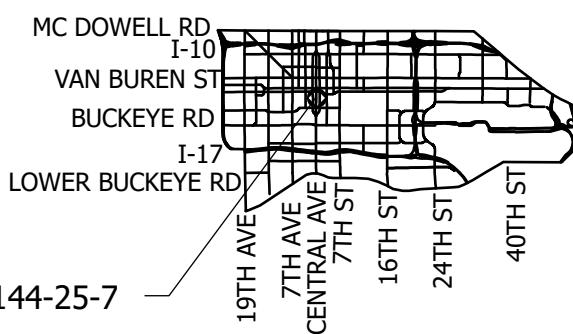
* Maximum Units Allowed with P.R.D. Bonus



CENTRAL CITY VILLAGE
COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-144-25-7

APPLICANT'S NAME:	Earl & Curley, P.C.			REQUESTED CHANGE:
APPLICATION NO:	Z-144-25-7	DATE:	11/3/2025	FROM: DTC-Warehouse (0.36 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:		TO: DTC-Warehouse HP (0.36 ac.)
0.36 Acres		AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
		QS 10-28	F-8	
MULTIPLES PERMITTED		CONVENTIONAL OPTION		* UNITS P.R.D OPTION
DTC-Warehouse		No Density Limit		N/A
DTC-Warehouse HP		No Density Limit		N/A

* Maximum Units Allowed with P.R.D. Bonus

Z-144-25-7
Site Photos



Photo 1. View of subject property, looking east from frontage road on west side of Central Avenue Underpass. The 1924 building (not in proposed HP zoning overlay) is on the left, and the 1909/1920 building is on the right. Source: Google, December 2020.

Z-144-25-7
Site Photos



Photo 2. View of north and east facades of 1924 building (not in proposed HP zoning overlay), looking southeast from alley. Source: Google, May 2018.

Z-144-25-7
Site Photos



Photo 3. View of west facade of 1924 building (not in proposed HP zoning overlay), looking southeast from alley. Source: Google, October 2021.

Z-144-25-7
Site Photos



Photo 4. View of 1909/1920 building, looking east from frontage road on west side of Central Avenue Underpass. Source: Google, December 2020.

Z-144-25-7
Site Photos



Photo 5. View of west and south facades of 1909/1920 building, looking northeast from frontage road on east side of Central Avenue Underpass. Source: Google, October 2021.

Z-144-25-7
Site Photos



Photo 6. View of subject property, looking north from Jackson Street. The 1909 building is on the left, and the 1945 warehouse is at center. The building on the right is the Arizona Hardware Supply Company Warehouse, which was listed on the Phoenix Historic Property Register in 2009. Source: Google, June 2024.

Z-144-25-7
Site Photos



Photo 7. View of 1945 warehouse from Jackson Street, looking north.



Bonafide Beef Corporate Headquarters

Historic Preservation Rezone Request

Case No. Z-xx-xx-7

Council Approved: XXXX
Date: October 3, 2025
Revised: _____



PRINCIPALS AND DEVELOPMENT TEAM

Owner:

Bonafide Beef

Contact: Brad Jannenga
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Phoenix, AZ 85013
602-

brad@bonafidebeef.com

Architect:

AV3 design studio

Contact: Artie Vigil III, ncarb, leed ap, cnu-a
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av3design@gmail.com

Attorney:

Earl & Curley, P.C.

Attorney: Taylor Earl

Planner: Michael S. Buschbacher II, AICP
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Phoenix, Arizona 85012
Phone: (602) 265-0094
taylor@earlcurley.com
mbuschbacher@earlcurley.com

**Historic Preservation Overlay Rezone
Zoning Pre-Application Narrative
Bonafide Beef Corporate Headquarters
October 3, 2025**

Description of the Request

The proposed project encompasses approximately 0.57 gross acres of land with historic buildings located at the northeast corner of Central Avenue and Jackson Street in the warehouse district in downtown Phoenix. (APNs: 112-27-072). The proposal is to rezone the site from DTC-Warehouse to DTC-Warehouse-HP for the development of a high-end corporate headquarters for a new Arizona based Wagyu Beef ranching business. The business plans to includes corporate offices, a test kitchen, a retail store, with several shops that will be rented to other retailers and a private garage.

Site Plan Description

The address is 10 E Jackson Street, and the site consists of three historic warehouse buildings on approximately 24,850 sf site.

Building A is a single story building with a basement and fronts onto Jackson Street. This will be remodeled into a corporate office as an adaptive re-use. A new lobby will be added to the south and north side of the warehouse building to meet ADA requirements. Existing exterior windows will be restored for re-use; the exterior will maintain the existing historic character. Interior tenant improvements will occur for the corporate office. Within this office there will be private test kitchen used to market to potential purveyors of their exclusive Arizona Wagyu beef.

Building B is a historic retail building will include a restoration of the existing historic building. This will require a new roof, brick repairs and storefront that will be reconstructed to match the historic character. One of the retail shops would be reserved as a shop for Bonafide Beef's Arizona Wagyu meat. The other shops would be rented out as other retail establishments.

Building C is also an existing historic warehouse but is in major disrepair. The roof has partially collapsed along with large sections of the parapets, which have fallen. The existing warehouse slab is recessed below grade and results in the flooding of the buildings interior. The building has been determined to be unsalvageable and will be demolished and replaced with a new private garage building. A mezzanine office loft will be added to the northwest corner of the new building.

Sketch of Concept Site Plan

Primary access would be from Jackson Street with a secondary point of access along the Central Avenue frontage road. This portion of Central Avenue is sunken as it is an underpass for both Jackson Street and the Union Pacific Railroad. Vehicle for the corporate headquarters, private owners and their guests would be parked in the proposed new garage building.

About the Company

Bonafide Beef was founded on one simple goal; creating Arizona's best steaks. To guarantee that they provide exceptional Arizona steaks, they cut out the commercial middleman and take pride in overseeing the entire process, from ranching to production. Blending modern technology with good, old-fashion ranching, ensures each cut offers unmatched flavor and texture. Their Arizona Wagyu combines the superior quality of Angus with the tenderness and intense marbling of Red Wagyu. Cattle are pasture-raised in Arizona on the open-range. They are raised clean, with no hormones, no antibiotics and no shortcuts. The cattle are handled ethically, with respect at every step.

In 2013, Bonafide Beef set out to revive a historic cattle ranch, transforming it into a beacon of quality and sustainability. Their mission is not just about beef; it's about creating a seamless blend of farming, ranching and production that honors tradition and innovation.

Analysis

High quality beef has been and will continue to be in high demand in the local market and broader area to provide landscape rock for use as either dust control, an organic mulch, or for slope stabilization in retention areas, drainage basins, and developed washes.

The subject site is ideal because of its proximity to the downtown core, light rail and is within the historic warehouse district, which originated as an agricultural hub for trading in it earlier years. The site is centrally located for consumers across the valley and the state. The use fits well and pays homage to the history of the area and saves two historic warehouses by renovating them through adaptive re-use and placing an historic preservation overlay on the two viable buildings.

Circulation & Operations

Circulation is provided via Central Avenue and Jackson Street. Pedestrian areas will be activated and provide linkage to the nearby light rail. Bike lanes will encourage active transportation, and vehicular use will be minimized due to the de-emphasis on parking cars in the downtown historic warehouse district.

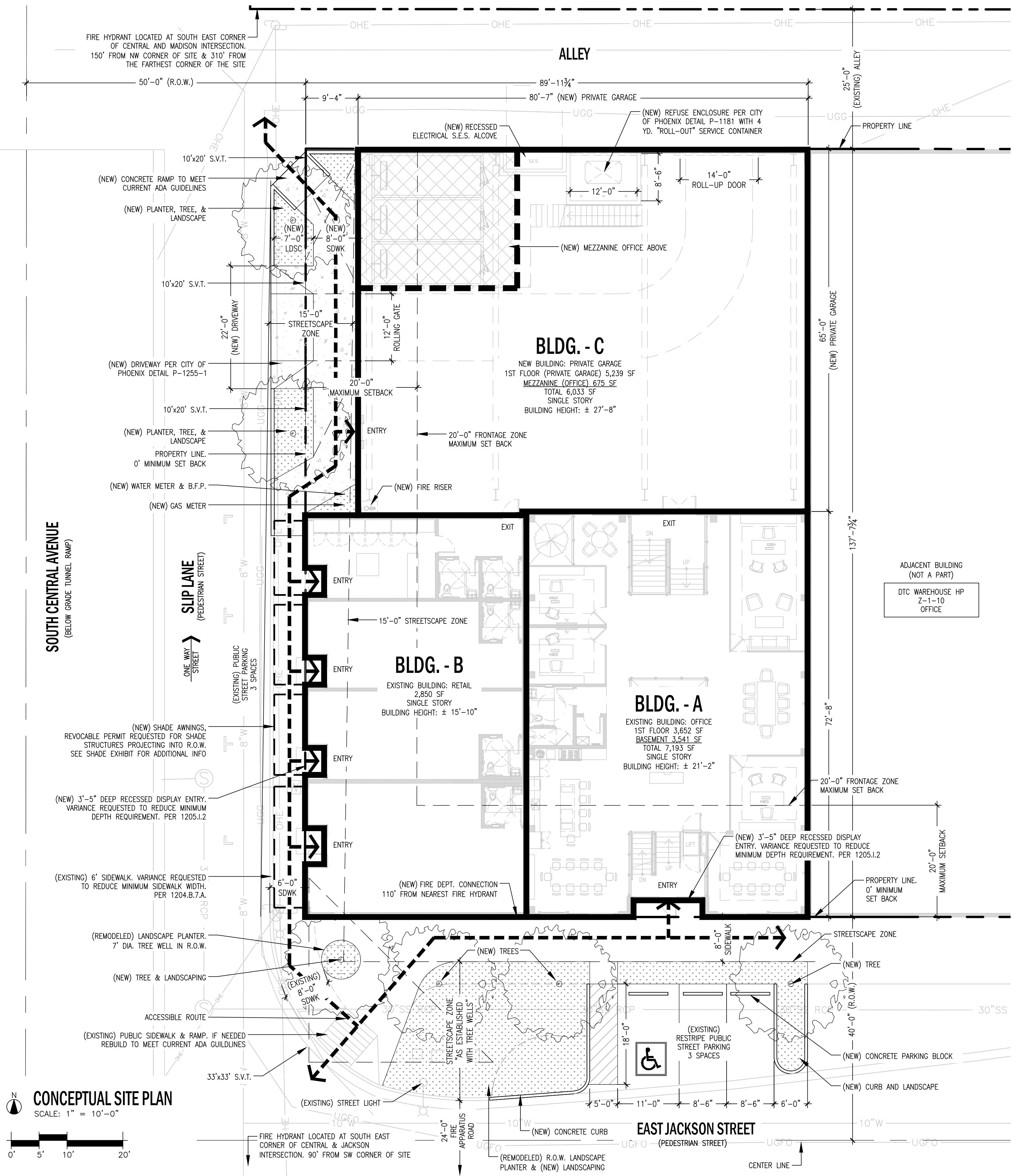
Regarding impact on adjacent roadways, impact on adjacent roadways will be minimal to nil, so much so that the Traffic report for this rezone was waived by the streets transportation department.

In addition to the roadway system, as mentioned before, the site is within proximity to the light rail and is within walking distance to several light rail stations.

Conclusion

We feel that this project is exactly what the downtown code was designed for with the exception of a few minor deviations that will be addressed through application to the design review process and possibly one or two technical appeals. By designating these buildings as a historic preservation, they will be saved for future generations to celebrate the vibrant history of the warehouse district with a use that echo's those of the past agricultural marketplace that once occupied these historic warehouse.

We think that this is a good fit for the site. We look forward to working collaboratively with the town and the community to create a successful project that provides needed resources for the area.



TEN EAST JACKSON

EXISTING BUILDING SHELL REMODEL
PHOENIX, ARIZONA

PROJECT DESCRIPTION

ADAPTIVE RE-USE OF THEE BUILDINGS LOCATED AT 10 E. JACKSON.

PROJECT DATA

DTC-WAREHOUSE Z-1-10
10 E. JACKSON ST. PHX, AZ. 85004
112-27-072
10-28
5-B

(ZONING: CH12.1222.B.4)	REQUIRED	PROVIDED
BLDG. SETBACKS	0'	0'-0" *EXISTING
N. (ALLEY)	0'	0'-0" *EXISTING
S. (JACKSON ST.)	0'	0'-0" *EXISTING
W. (CENTRAL AVE.)	0'	0'-0" *EXISTING
E. (PROPERTY)	0'	0'-0" *EXISTING

SITE AREA
GROSS: ± 24,850 SF = 0.570 ACRES
NET: ± 12,375 SF = 0.284 ACRES

BUILDING AREAS	3,652 SF
BLDG.-A: 1ST FLOOR (OFFICE)	3,541 SF
BLDG.-A: BASEMENT (OFFICE)	
BLDG.-B: (RETAIL)	2,850 SF
BLDG.-C: 1ST FLOOR (PRIVATE GARAGE)	5,239 SF
BLDG.-C: MEZZANINE (OFFICE)	675 SF
TOTAL:	15,957 SF

LOT COVERAGE:
MAX ALLOWED (ZONING: CH12.1222.B.3): 100%
PROVIDED (11,741 SF / 12,375 SF) = 94.9%

PARKING REQUIRED
PARKING REQUIRED (ZONING: CH12.1222.B.5): 0 SPACES
PARKING PROVIDED
ON-SITE PARKING: 0 SPACES
TOTAL BICYCLE PARKING SPACES: 0 SPACES

LEGAL DESCRIPTION

LOTS 10 AND 12, BLOCK 36, ORIGINAL TOWNSITE OF PHOENIX, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 2 OF MAPS, PAGE 51; EXCEPT THE WEST 10 FEET OF SAID LOT 12; EXCEPT TITLE TO ANY MINE OF GOLD SILVER, CINNABAR OR COPPER OR TO ANY VALID CLAIM OF POSSESSION HELD UNDER THE EXISTING LAWS OF CONGRESS, AS SET FORTH IN PATENT FROM THE UNITED STATES OF AMERICA.

BUILDING CODE

CURRENT CODE YEARS:
2024 INTERNATIONAL BUILDING CODE ADMINISTRATIVE PROVISIONS (IBC CHAP. 1)
2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2024 UNIFORM PLUMBING CODE (UPC)
2024 INTERNATIONAL FUEL GAS CODE (IFGC)
2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2022 ASME

ADDITIONAL PERMITS

1. FIRE ALARM
2. FIRE SPRINKLERS
3. UNDERGROUND FIRE LINE
4. EMERGENCY ACCESS

DIRECTORY

OWNER:	10 E. JACKSON LLC 1 N. 1ST ST. SUITE 600 PHOENIX, AZ 85011
ARCHITECT:	AV3 DESIGN STUDIO PO BOX 16792 PHOENIX, AZ 85011
ATTN:	ARTHUR (ARTIE) VIGIL III P. 602.326.3387 E. ARTIE@AV3DESIGNSTUDIO.COM
CODY CASTELLETI	P. 602.410.0616 E. CODY@AV3DESIGNSTUDIO.COM

VICINITY MAP



CITY OF PHOENIX

OCT 10 2025

Planning & Development
Department

KIVA#: 20-2096
SDEV#: 2007754
FACT#: 2502645
QS#: 10-28

SITE PLAN REVIEW
CONCEPTUAL SITE PLAN - 02C
PROJECT # 25011
2025 . 04 . 23
REVISED: 2025 . 08 . 01
REVISED: 2025 . 09 . 12

COLORS & MATERIALS

PT1 PAINT (BLDG-A WAINGSCOT)

MFG: DUNN EDWARDS
TYPE: PAINT EXISTING CONCRETE
COLOR: DE6236 - WILDERNESS
FINISH: MATTE FINISH

S1 STUCCO (MECH. SCREEN)

MFG: DRYVIT (OR SIMILAR)
TYPE: TUSCAN GLAZE
COLOR: MATCH: DE6220 PORUS STONE
FINISH: SAND FINISH

SF1 STOREFRONT (BLDG A)

MFG: PINKYS WINDOWS (OR SIMILAR)
TYPE: SIMULATED STEEL WINDOWS
COLOR: BRUSHED SILVER
GLAZING: CLEAR-TEMPERED (NO TINT)

SF2 STOREFRONT (BLDG B)

TYPE: CUSTOM STOREFRONT
MFG: WD. FRAMED / ALUMINUM
PAINTED
COLOR: DE6231 - SHAKER GREY
GLAZING: CLEAR (NO TINT)

SF3 STOREFRONT (BLDG C)

MFG: PINKYS WINDOWS (OR SIMILAR)
TYPE: SIMULATED STEEL WINDOWS
COLOR: BRUSHED SILVER
COLOS: GLAZING: CLEAR-TEMPERED (NO TINT)

FB1 FABRIC AWNING

MFG: PHOENIX AWNING
TYPE: RETRACTABLE AWNING-SUNBRELLA
COLOR: OYSTER - 8442-0000

MT1 METAL SIDING

MFG: BERRIDGE (OR SIMILAR)
TYPE: S-DECK
COLOR: LEAD-COAT
FINISH: SEALED

MT2 METAL TRIM

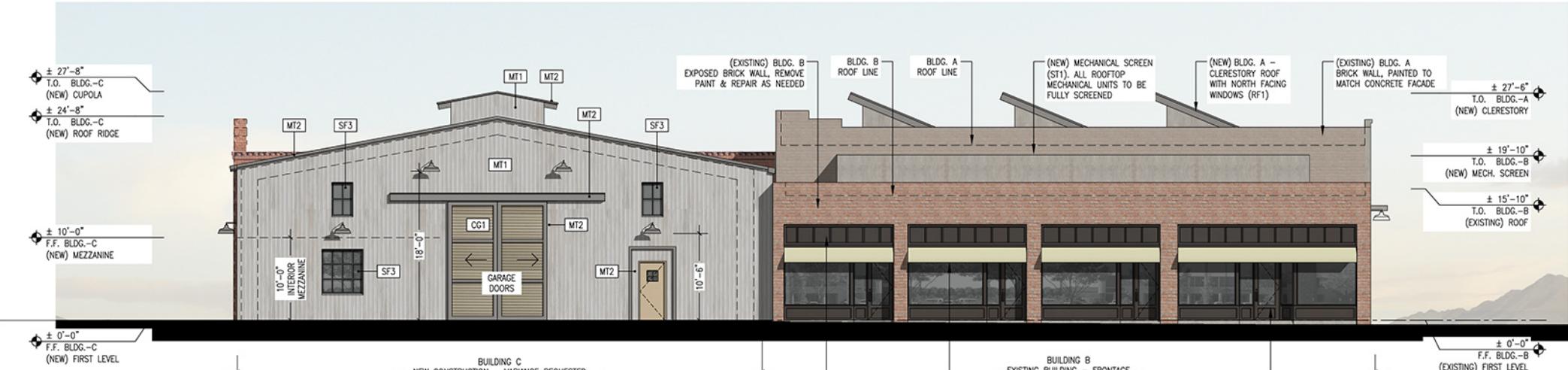
MFG: BERRIDGE (OR SIMILAR)
TYPE: METAL TRIM
COLOR: CHARCOAL GREY
FINISH: MATTE

RF1 METAL ROOFING

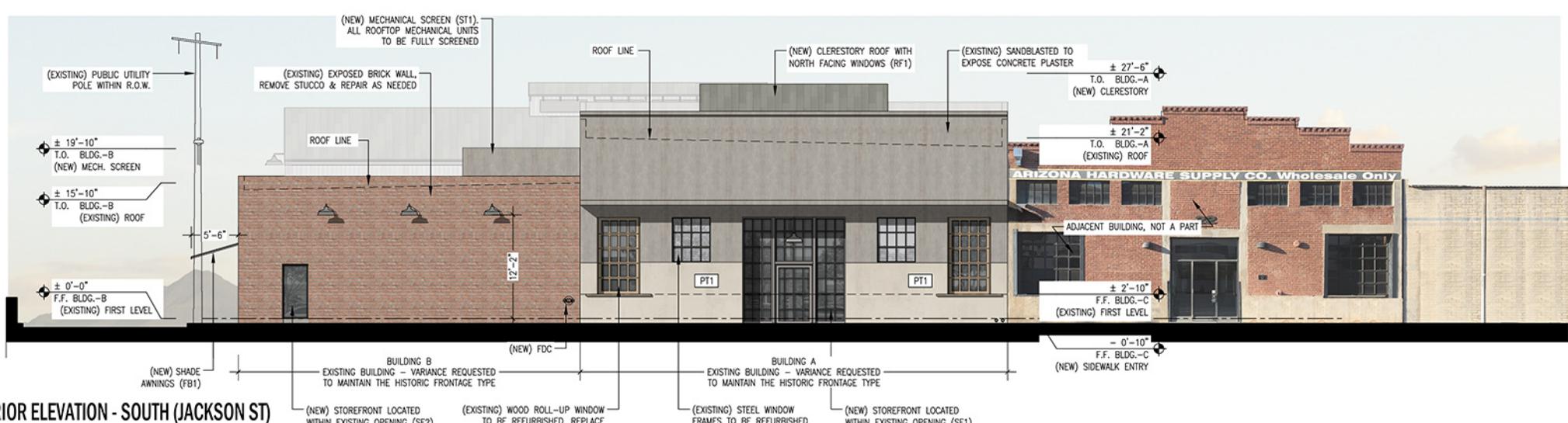
MFG: BERRIDGE (OR SIMILAR)
TYPE: STANDING SEAM
COLOR: CHARCOAL GREY
FINISH: MATTE

CG1 CORRUGATED PANEL

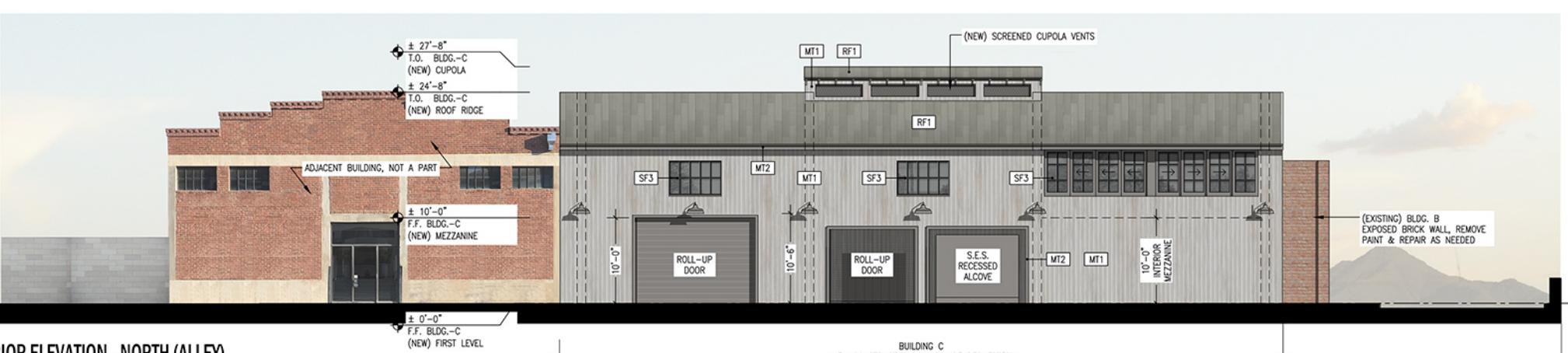
MFG: PALRAM PANEL
TYPE: SUNPAL PANELS
COLOR: BRONE SHGC 0.35



EXTERIOR ELEVATION - WEST (CENTRAL AVE)



EXTERIOR ELEVATION - SOUTH (JACKSON ST)



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