

# MEMORANDUM



TO: Development Review Commission  
FROM: Maria Laughner, Deputy Economic Development Director, (ex. 8527)  
DATE: 4/15/2022  
SUBJECT: Hayden Flour Mill Redevelopment

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In September the City issued a Request for Proposals (RFP) for the lease and development of approximately 5 acres of City-owned land comprising the Hayden Flour Mill located at the southeast corner of Mill Avenue and Rio Salado Parkway. On February 10 of this year, Tempe City Council awarded the RFP to the Venue Projects and Sunbelt Holdings development team, whose proposal demonstrated successful completion of high-density mixed-use developments and experience in developing multi-phase, multi-use historic preservation projects.

The land is at the base of the Hayden Butte Preserve and currently has one building, one structure, and multiple objects on the property, specifically a vacant mill building and grain silos. The mill building was constructed in 1918 and the silos were constructed in 1951. The site and structures are landmarks to the City and an integral part of the Community's history. The site is listed in the Tempe Historic Property Register and determined to be eligible for listing in the National Register of Historic Places by the National Park Service and the structures hold a high symbolic value among Tempe residents. The site is also a vital link between the historic Tempe Downtown and burgeoning Tempe Town Lake.

Additionally, Tempe Butte, to include the Hayden Flour Mill property, is a Traditional Cultural Property and a known archaeological site. The proposal focuses on aspects that do the following:

- Mixed-use project that rehabilitates and reuses the mill building and silos in a manner that conforms to the Secretary of the Interior's Standards for Rehabilitation.
- Preserve the Butte as a habitat for desert vegetation, wildlife and natural resources, including such features as natural washes, native vegetation, rock outcroppings, and archaeological and paleontological features in a manner sensitive to the Butte's current listing in the National Register of Historic Places while providing appropriate public access, including established trailheads.
- Develop below the existing disturbed portion of the Butte, roughly the 1,180 feet above mean sea level (AMSL) line with potential areas of undisturbed portions of the Butte along the rail cut and former quarry area.
- Incorporate significant archaeological features integrating both arts and cultural elements that tell the story of the property's rich history, represent the full diversity of Tempe's founding citizens, and respect the Butte's significance to the Oodham, Piipaash, and their Ancestors.
- Provide a creative and entrepreneurial use for the historic mill to house office space tenants that continue Downtown's diversification into a hub of creative knowledge works
- Provide plazas and courtyards to host events and hospitality opportunities for food and beverage.
- Provide rooftop activation concepts, taking advantage of direct views of Downtown Tempe, Mill Avenue bridge, and Tempe Town Lake.
- Sustainability elements to promote shade and energy efficiency.
- Open space and connectivity to promote walkability and integration with the other commercial areas in the plaza as well as a pedestrian connection to the Butte trail system.
- Design and development that promotes diversity, local identity, and opportunities for events and art.

Both Venue Projects and Sunbelt Holdings are locally based and communicated considerable knowledge and appreciation for the historic value of this site. They are looking to share with the commission their respective expertise and redevelopment

concepts in the development of this project. Their proposal incorporates a great deal of community involvement to preserve the view corridors, the history and cultural significance of the site for generations to come and are requesting input from the commission regarding community vision for the site.