

# HAYDEN FLOUR MILL before & after

Nestled between the 6th largest university in the United States, a thriving retail/restaurant district, an ever-growing business center, and a massive public park that hosts numerous events and festivals, sits the long-abandoned Hayden Flour Mill. Built in 1918, this historic structure is widely recognized as the most iconic building in Tempe, Arizona. Despite that fact, it has been fenced off for decades, inaccessible to the public. Given the relatively young age of the region (Arizona only became a state in 1912) its built form is predominately filled with newer sprawling suburbs and shiny glass office towers. Successful cities, however, embrace history. It is through diversity of people and places that strong cities emerge. It is therefore incredibly important that a link to the past be maintained. After all, only a handful of these historic buildings still exist in the region. Given the location and landmark status of the Hayden Flour Mill, it behooves the city to adaptively reuse this building as a public space - a place for all to come together to celebrate their differences and strengthen their similarities.



HAYDEN FLOUR MILL



BUSINESS DISTRICT

'A' MOUNTAIN

ARIZONA STATE UNIVERSITY

MILL AVENUE/RETAIL DISTRICT

TEMPE BEACH PARK

TEMPE TOWN LAKE

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before and after  
INTERNATIONAL DESIGN COMPETITION



UTILITY  
BAR/CAFÉ  
CO-WORK SPACE  
PUBLIC MARKET

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K87PQ2 | 2 OF 4



BEFORE



BEFORE

### GROUND FLOOR

It is imperative the ground floor, in particular, of the Hayden Flour Mill be open and accessible to the public. In this adaptive reuse of the building, this space is re-imagined as a public market. The region's desert climate is surprisingly moderate for 6-9 months per year. Through the use of expansive **Fakro Innoview aluminum-clad wooden sliding doors** at the ground level, the building can open up during moderate months and create indoor/outdoor spaces for a growing food-centric city. In the summer, when temperatures soar to 120 degrees farenheit these massive sliding doors can be closed while still maintaining a sense of welcome and a visual connection to the landscape, thus allowing the market to operate year round (existing open air markets close during the summer). **Fakro FTP-V aluminum-clad wooden pivot roof windows** above allow the building to breath during the cooler periods, greatly reducing dependence on energy-consuming central cooling (the largest energy consumer in the region).



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RENOVATION AND REFINISHING

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CO-WORK SPACE  
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BEFORE



BEFORE

**SECOND & THIRD FLOORS**

Once a space for milling machinery, the second and third floors of the Hayden Flour Mill in their existing states are dark, dusty, and forgotten. Through the use of **Fakro FTP-V aluminum-clad wooden pivot roof windows** and **Fakro DXW roof window skylights**, these spaces are transformed into light-filled co-working environments perfect for new businesses and tech start-ups begun by recent graduates of Arizona State University. The aluminum cladding provides protection for the wooden windows as wood typically does not fare well in the desert climate. **U5, highly energy-efficient triple glazing** provides respite from the 120 degree summer sun outside, as does the **Fakro AMZ Solar exterior awning blinds**, which provide up to 8 times more effective protection when compared to internal blinds and allow building occupants to efficiently control light and temperature within their working environment. Operable windows allow for cross-ventilation, which means less reliance on central cooling during the more moderate months.

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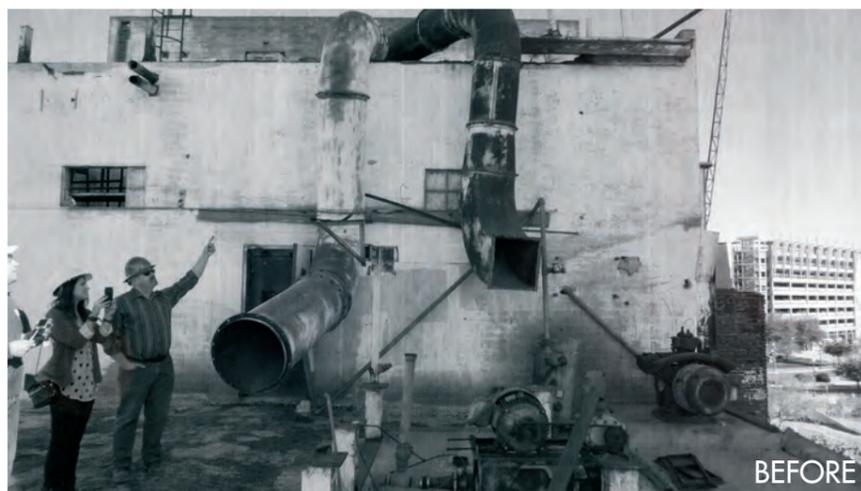
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before and after  
INTERNATIONAL DESIGN COMPETITION



UTILITY  
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**FOURTH FLOOR / ROOF TERRACE**

The fourth floor is re-purposed as a restaurant and event space for the public to come together - especially during the cooler months of the year when residents want to enjoy the 70-80 degree farenheit weather. Here, on the roof, the **Fakro DXW roof window skylights**, which beautifully illuminate the work spaces below during the day, take center stage - illuminating the wooden roof deck in the evening and creating a dynamic atmosphere for public events. Because these roof windows are walkable and slip-resistant, they create a unique and memorable space for events not found elsewhere in the city. **Fakro Innoview aluminum-clad wooden sliding doors** once again create a seamless connection between the exterior roof terrace and the interior café / bar space. These large sliding door systems find a perfect home in this environment as evening temperatures are almost always ideal for the opening of doors and windows and insects are not an issue in this desert climate.