Challenge:
Create an inviting and functional sectional doors solution for numerous adaptive reuse development tenants that maximizes industrial atmosphere sight lines, expands the impact of interior lighting as well as blurs the boundaries between spaces, both indoors and out.

Solution:
22 Amarr® 3552 Heavy-Duty Aluminum Full View sectional doors (including one combination aluminum and steel door) for ten separate businesses that feature factory-applied finishes in clear and black anodize as well as white, ClearView aluminum struts and 1/8” tempered glass.

Results:
A multiple full view sectional door solution that allows both natural and artificial light to filter throughout the development’s interior spaces, creates operable wall access to outdoor spaces (such as for dining) and opens up businesses to interior public spaces to encourage foot traffic.

Application:
Stanley Marketplace

Environment:
Retail/Events Center (adaptive reuse of the former Stanley Aviation Corporation manufacturing plant)

Location:
Aurora, CO

Architect:
WORKSHOP8 – Boulder, CO

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It took a fair amount of creative vision and transformation. What was once a vacant, 60-year-old aviation manufacturing plant is now a $25 million retail/events center appropriately named Stanley Marketplace.

Formerly the home of Stanley Aviation Corporation, known for its aircraft ejector seats, the 22-acre Stanley Marketplace in Aurora, Colo. has helped to revitalize an otherwise blighted neighborhood.

What started out as a developer’s simple mission to create a beer garden on the corner of the property soon grew into much bigger plans. Developer Flightline Ventures quickly determined that the property offered so much potential that they decided to overhaul the entire 140,000 square-foot structure from top to bottom, inside and out.
Space boundaries blurred

Stanley Marketplace, which retains its original industrial look and feel, now has more than 50 independently-owned business tenants. The mall-like development includes food establishments, a beer hall, retailers, fitness centers, service professionals and more. Stanley Marketplace even features The Hangar, a dynamic 18,500 square-foot event space complete with huge original aircraft hangar doors.

According to the adaptive reuse project’s core and shell project manager, Marcel van Garderen, Assoc. AIA, NCARB and Vice President, WORKSHOP8, his firm identified several important architectural elements required for the space. One of the most important included incorporating full view sectional doors throughout the property’s exterior and interior.

Several of his firm’s architectural challenges included creating an inviting and functional sectional doors solution for Stanley Marketplace tenants that:
- maximizes industrial atmosphere sight lines;
- expands the impact of interior lighting;
- and blurs the boundaries between outdoor (such as for dining) and indoor spaces.

"For Stanley Marketplace’s exterior, we identified key locations that required abatement due to asbestos in the sealants, grout, and finishes on the CMU (concrete masonry unit) block walls," explained van Garderen.

He added, "We determined that those were perfect locations to open up CMU walls to designated outdoor spaces and replace the walls there with full view sectional doors."

van Garderen pointed out that also helped to eliminate the asbestos which was found on the former plant’s exterior.

“*We determined that those were perfect locations to open up CMU walls to designated outdoor spaces and replace the walls there with full view sectional doors.*”

– Marcel van Garderen, WORKSHOP8
That move alone easily helped WORKSHOP8 and the developer begin fulfilling their goal to blur the barriers between Stanley Marketplace’s outdoor and indoor spaces for several locations throughout the development.

However, WORKSHOP8 and Stanley Marketplace’s developers faced a totally different challenge on the property’s interior. Due to the nature of the property’s former purpose, the interior was dark with limited natural light penetration.

van Garderen said solar tubes were considered for the development, but then dropped due to excess cost. Installing full view sectional doors on the exterior and interior walls now easily allows both natural and artificial light to filter throughout the repurposed structure.

**Variety of door applications**

During the design process for Stanley Marketplace, WORKSHOP8 planned to provide tenants the choice of full view sectional doors, windows or combination door/glass approaches for their storefronts. van Garderen explained that the opening dimensions were predetermined.

Tenants had the option to make the openings smaller, but not larger, especially the exterior openings due to added asbestos abatement costs.

After meeting with prospective tenants, WORKSHOP8 spec'd 22 Amarr® 3552 Heavy-Duty Aluminum Full View sectional doors for a total of ten separate businesses as well as a loading dock. Located throughout the property’s exterior and interior, the Amarr full view sectional doors range in size from 7.5’x9.5’ to as large as 12’x14’.

Among the most unique are three counter doors that are three sections high at Sazza (a pizzeria) along with a similar counter door and a combination aluminum/glass and steel door at Stanley Beer Hall.
Various features on the tenants’ doors include factory-applied clear and black anodize as well as white finishes, ClearView aluminum struts, and 1/8” tempered glass.

“We wanted the largest openings possible on the exterior and interior walls and the Amarr doors were the perfect solution to achieve that objective,” said van Garderen, whose firm was familiar with Amarr doors from previous aviation structure projects. “We really like the industrial look and the all-glass door design really helps with the sight lines into Stanley Marketplace’s open structure.”

van Garderen shared that all the Amarr door installations ran smoothly with no unexpected delays or surprises. He’s especially pleased with Stanley Marketplace’s high-lift door applications. In such cases, the full view sectional doors travel up two stories (approximately 20 feet)

on their tracks when fully opened before bending back underneath the open structure ceiling.

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– Marcel van Garderen, WORKSHOP8

Stanley Marketplace tenants are responsible for controlling the doors, with manual operation specified for most of the counterbalanced doors. A few have motorized controls which tenants added themselves, either based on pre-determined budgets or by assuming the added cost.

**Strong indoor/outdoor connection**

“The Amarr doors provide a great way to connect the sunny outdoors in our region with what would otherwise be a very confining environment,” emphasized Bryant Palmer, who serves as Chief Storyteller for Stanley Marketplace. He handles all
marketing and social media activity for the development while also running the Stanley Marketplace merchants' association.

“The Amarr doors provide a great way to connect the sunny outdoors in our region with what would otherwise be a very confining environment.”
– Bryant Palmer, Stanley Marketplace

“Finding just the right door solution to accomplish that via an easy, aesthetically pleasing way was really important for the Stanley Marketplace project from the start,” he added.

Palmer said he meets with Stanley Marketplace’s merchants monthly and they consistently rave about the look and feel of the development in which the Amarr full view sectional doors have played such an important role.

“Maintaining good sight lines and making the structure’s interior highly visible from many different angles was important to us as well,” Palmer pointed out. “A large glass sectional door makes a lot of sense for a tenant like Cheluna Brewing Co. which allows them to appear less delineated and provides a more welcoming feel to visitors.”

The Mexican-themed microbrewery and taproom features doors that open onto its mezzanine level to help the business connect and interact with Stanley Marketplace’s public spaces.

Doors provide businesses flexibility

“The full view doors also help our businesses strongly connect to Stanley Marketplace as a whole. They provide a continual path for visitors to follow without making them feel like the tenants are segmented throughout the development,” Palmer explained.

Palmer also commented that the full view sectional doors provide businesses the flexibility to either remain open to public spaces, or if they choose to close their doors for private events, they can do that as well. It all depends on how the individual tenants want to use their spaces, he added.
Stapleton Mortgage & Realty for example, which occupies both the first and second floors, relies on their full view sectional doors to provide easy access to their space and encourage foot traffic for people who are interested in exploring the services they have to offer.

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Both van Garderen and Palmer agree that Stanley Marketplace wouldn’t provide the same industrial look and feel without the many full view sectional doors located throughout the development. What was once an abandoned and forgotten piece of local aviation manufacturing history has now been transformed into a vibrant and welcoming destination for people to eat, drink, shop, exercise, play, work and more.

To obtain detailed information on Amarr Aluminum Full View sectional doors — designed and manufactured by Entrematic — please visit Amarr Commercial Doors, or contact us at 800-503-DOOR (3667). And to learn more about how Entrematic works with architects, please visit Architect Resources, which also includes BIM models for Revit, SketchUp models, CAD details, architectural specifications, information about the company’s commitment to sustainability and more.