

# Market halls: Elevating the urban experience

Since the beginning of modern civilization, markets have been the cornerstone of economic development; venues where communities can buy and sell provisions with spaces dedicated to public or civic functions. They are gathering places for people to connect and share ideas, stories and experiences.

The traditional ideals of community markets were taken into account while designing The Source and the market hall spaces in Zeppelin Station and The Source Hotel. The Source is one of the most successful projects in the revitalized River North Arts District. It has served as the central catalyst of retail development in the neighborhood, catering to local residents while simultaneously becoming a landmark destination and a model for market hall developments throughout the country.

Dynia Architects worked closely with Zeppelin Development to transform the building that has become The Source. The building, a 19th century foundry, is a great example of industrial buildings of the era: a magnificent lofty space infused with natural light and ventilation, with a roof supported by elegantly efficient trusses. The design objective was to preserve the characteristics that define the building as a “cathedral” of the industrial era while accommodating its repurposing into a functional marketplace. This required a strategy of contrasting the new and the old.

The shell of the building was repaired where required with no



**Stephen Dynia,**  
FAIA  
Principal, Dynia  
Architects, Denver

attempt to disguise the patchwork. The graffiti that accumulated during the years of disuse was left untouched. Insulation was added to the roof so as to not alter the interior ceiling surface. Twenty-foot-high garage door openings were cut into the façade to access the western views and allow for two outdoor dining terraces. Inside, tenant demising is achieved with utilitarian light gauge metal framing material mounted on high-tension springs to form guillotine doors that raise and lower, giving the tenants around the common central space flexibility in operating hours, while still piquing visitor interest because the shop interiors are visible.

The result is a thoughtfully curated collective of food and lifestyle vendors surrounding a central bar and lounge. The space also includes dedicated pop-up space for farmer’s markets and arts events. This is what keeps people coming back – each visit is an opportunity for a fresh experience in a thriving community setting, mindful of its future as a new center of activity as well as its past in the rich history of industry in Denver.

Building on this success, The Source Hotel will house a second market hall. The food-centric retail space will include two distinctive restaurants, a New Belgium brewery,

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Adam Larkey

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a knife shop and centrally located kiosks featuring rotating vendors in the podium levels along Brighton Boulevard. The 8-story, 100-room hotel will feature a beer garden and pool on the top floor with views of the mountains and city skyline. The market hall is connected to the existing Source building via a garden courtyard ringed with restaurant terraces.

The character of The Source Hotel market hall complements the original Source interior, incorporating rustic and industrial elements into a modern concrete shell. Zeppelin Development has been highly committed to seeking high-quality ten-

ants in each market hall space that not only complement each other, but also are experts in their crafts. And our team has designed distinctive spaces for each individual tenant, while maintaining a cohesive feel throughout the market hall floor with the combination of new and old building elements.

Zeppelin Station, located adjacent to RTD’s new rail station at 38th and Blake Street, is a transit-oriented development designed around visionary tenants featuring a 22,000-square-foot market hall on the ground floor.

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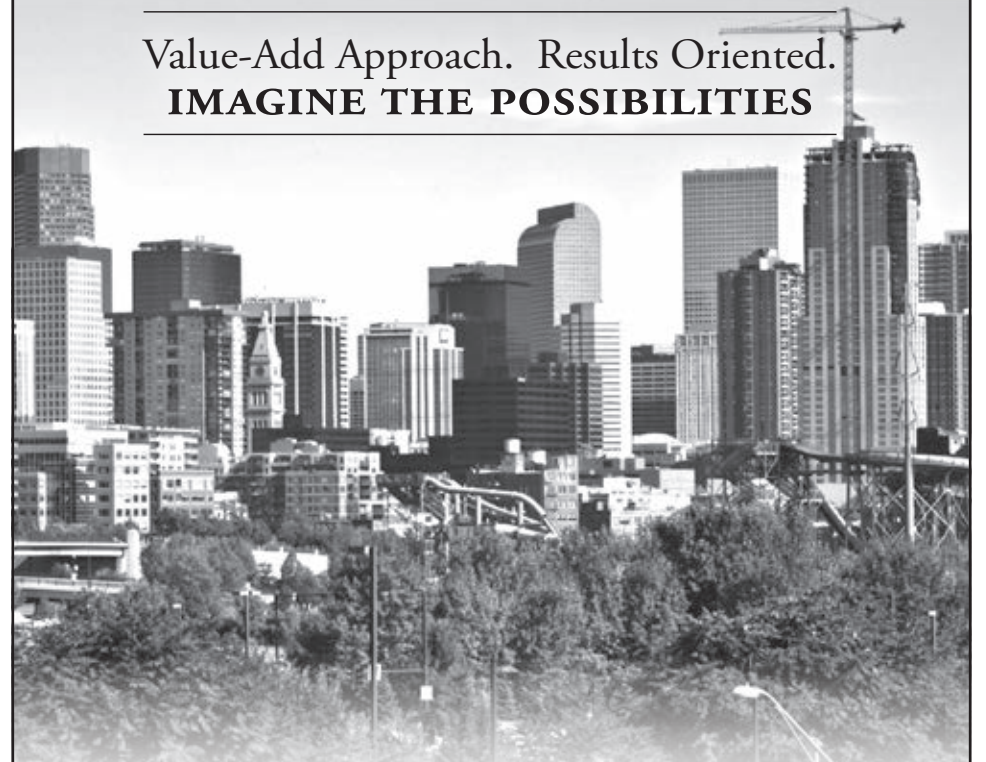
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## Springs

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of Colorado Springs. The grant project, living under the pseudonym of "City for Champions," is focused on four projects: The United States Olympic Museum, Colorado Sports and Event Center, UCCS Sports Medicine and Performance Center, and The U.S. Air Force Academy Gateway Visitor Center. These projects are estimated to attract about 1.2 million visitors each year.

More hotels are planned to accommodate.

While the Antlers Hotel and the Mining Exchange are established, quality hotels in downtown, a 10-story, 165-room hotel is under construction on Cascade Avenue and Bijou Street. To the north, off I-25, two competing hotels/water parks are underway: The Colorado Grand Hotel, part of the Bass Pro development at Polaris Point,

which boasts 400 rooms and 60,000-sf water park, and Great Wolf Lodge with 311 rooms and a 65,000-sf water park at Interquest.

The bottom line is the retail market in the Pikes Peak region is strong, and it is an excellent time for developers and tenants to invest in the area. The backdrop will continue to evolve with positive developments over the next 12 to 36 months.▲

## Urban

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For this market hall, we employed a different organizational strategy by featuring a food counter with open kitchen and bar at the center of the space. Surrounding this is a coffee shop, restaurants and unique retail shops. Above, an additional bar and seating area on the mezzanine level is oriented to view the skyline of down-

town Denver.

Designed to serve as the social hub for the train station, Zeppelin Station's market hall will cater not only to its commercial tenants but also to commuters along the rail line. This market hall embodies a continued commitment to making spaces that reflect the needs and values of the surrounding community and elevate the urban living experience.

The market hall is not a new idea – it has existed for centuries – but the way that we design market halls is new. We focus on the neighboring community, with the goals and values of urban residents interwoven into our designs. We are passionate about creating an enriching experience for each visitor and to contribute to the rich and vibrant fabric of urban Denver.▲

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