



**MCR SERVICES, INC.**  
MANAGEMENT • CONSTRUCTION • RENOVATION

638 East Fifth Avenue  
Columbus, OH 43201-2965



(614) 421-0860

(614) 421-0865

[www.mcrservices.com](http://www.mcrservices.com)

**BACKGROUND**

The DeVere Company / Day Companies specialize in developing projects in and around downtown Columbus.

In early 2006, they asked MCR to look at a site near Grandview Ave & Dublin Road for possible redevelopment into a mixed-use facility. The site, on 4 lots, was divided between Grandview Heights & Columbus and posed zoning challenges.

Over the next year, we worked with the Owner, the design team and the cities, creating a design & layout to satisfy everyone—including Traffic & Zoning.



**TEAM**

- Shawn McAllister Architect, Inc.
- Geotechnical Consultants, Inc.
- W-H Associates, Ltd
- Lewis Engineering, Inc.
- Robertson Building Systems
- Site Solutions Contractors, LLC
- Tolliver & Curl Paving Contractors, Inc.
- Oxley Concrete Contractor, Inc.
- Carlisle Masonry Construction
- Integrity Erectors, LLC
- McKee Door Sales of Columbus, Inc.
- Richardson Glass Service
- Freeland Contracting Company
- Custom Air Conditioning & Heating Co.
- MJB Electric Service, Inc.

**CHALLENGES**

**Multiple Jurisdictions; An Irregular Lot**

By providing Design-Build services from the start, we were able to determine all the actions ahead of time. All required design work, zoning & material needs were scheduled well in advance:

- ⊙ Working with client to prepare materials for Zoning reviews
- ⊙ Attending zoning meetings
- ⊙ Creating 3D renderings—at each stage of design
- ⊙ Creating a marketable building to fit an irregular lot
- ⊙ Demolition of existing structures
- ⊙ All galvanized steel construction

**FEATURES**

**Varied Unit Sizes & Other Features to Attract Prospective Tenants**

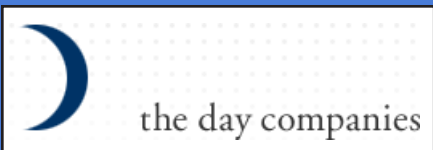
- ⊙ 16,256 square foot building on corner lot
- ⊙ 4 units with mixed office / warehouse spaces in graduated sizes
- ⊙ Direct “pass-through” access for trucks & other vehicles
- ⊙ Overhead roll-up doors at the back of each tenant space
- ⊙ Easily-maintained vertical, black-finished metal exterior siding
- ⊙ Glass storefronts
- ⊙ Top-shelf finished landscaping adds value to the site and will help to spur revitalization in this developing “target zone”

**RESULT**

**Orderly Development & Integration**

Projects like this are heavy in the “front end” of things, with design, zoning and permitting taking up to a year or two to shepherd things through all the hurdles.

The finished building is worth any initial difficulties. The black, vertical siding is durable and economical, blending seamlessly into the mixed industrial / residential area. DeVere believes that the area is leaning towards future office projects. The “stealth” building was designed for easy conversion to Class A office space in the future.



**GRANDVIEW COMMERCE CTR.**  
**— OFFICE / WAREHOUSE UNITS —**  
1036 RIDGE STREET  
COLUMBUS, OH 43215-1100

**PROJECT PROFILE**

**# 2006.017**