



Ridge & Waterman

1036 Ridge Street
Columbus, OH 43215-1100
(614) 227-0600 Ext:11
Don W. DeVere, President

Challenge: Multiple Jurisdictions & Irregular Lot

In early, 2006, the DeVere Company asked MCR to look at a site near Grandview Ave & Dublin Road for possible development into warehouse & office space. The existing site, on four lots, is partly in Grandview Heights and partly in Columbus, posing zoning challenges.

Over the next year, we worked with the Owner, the design team and the municipalities involved, creating a design and site layout to satisfy the needs of all parties, including Traffic & Zoning.

Teamwork & Prior Planning Ensure Orderly Project Development

By providing Design-Build services at the very outset, we were able to determine all the necessary actions in advance, so the required design work, zoning and building materials could be properly scheduled:

- ▶ Working with client to prepare materials for Zoning reviews
- ▶ Attending zoning meetings with client to answer technical questions
- ▶ Creating 3D renderings of building at each stage of the design process, so all parties—including regulatory agencies—would have a clear understanding of what was being proposed
- ▶ Designing a marketable building to fit a tight, irregular lot
- ▶ Custom-designed heavily-galvanized steel building & components
- ▶ Demolition of existing buildings and installation of new utilities

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”



Owner:

Stickney Properties, Ltd.
22 East Gay Street
8th FLOOR
Columbus, OH 43215
(614) 227-0600

Design Team:

Shawn McAllister Architect, Inc.
Geotechnical Consultants, Inc.
W-H Associates, Ltd
Lewis Engineering, Inc.
W. R. Bird & Company
2Reveal, LLC
Smart Surveying, Inc.
Robertson Building Systems

Service:

Construction: Design-Build

Market:

Commercial: Mixed Use

Schedule:

Commencement: 08-Mar-2007

Completion: 31-Aug-2007

