



MCR SERVICES, INC.
MANAGEMENT • CONSTRUCTION • RENOVATION

PROJECT # 2006.017 Ridge & Waterman Building

Stickmen Properties, Ltd.

1036 Ridge Street--Columbus, OH 43215-1100



Background

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

In early 2006, they asked us 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.

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”

Results

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.

PROJECT PROFILE# 2006.017

(continued)

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Additional Project Information

Owner

Stickmen Properties, Ltd.
22 East Gay Street
8th FLOOR
Columbus, OH 43215

Service Information:

Construction: Design-Build

Commencement:

March 8, 2007

Market Information:

Commercial: Mixed Use

Completion:

August 31, 2007

Project Partners

- Geotechnical Consultants, Inc.
- W-H & Associates, Ltd.
- W. R. Bird & Company
- Lewis Engineering, Inc.
- 2Reveal, LLC
- Shawn McAllister Architect, Inc.
- Smart Surveying, Inc.
- Site Solutions Contractors, LLC
- Tolliver & Curl Paving Contractors, Inc.
- Lannis Fence Systems
- Total Site Maintenance
- Oxley Concrete Contractor, Inc.
- Carlisle Masonry Construction
- Integrity Erectors, LLC
- Penny Fab
- Guardian Building Products, Inc.
- McKee Door Sales of Columbus, Inc.
- Richardson Glass Service
- Freeland Contracting Company
- Custom Air Conditioning & Heating Company
- MJB Electric Service, Inc.