

SUBURBAN SPOTLIGHT

GRANDVIEW HEIGHTS

A Columbus Monthly Suburban Section



GRANDVIEW YARD
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GRANDVIEW YARD

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WELCOME

Grandview Heights is the place to be.

If I had to choose one word to describe Grandview Heights, that would be flourishing. From charming tree-lined streets to the bustling districts of entertainment, shops and restaurants, our community is a place residents are proud to call home. Whether you are strolling along lively Grandview Avenue, savoring a bite to eat at one of the many top-rated restaurants or enjoying the sounds of summer at Grandview Yard, the welcoming nature of our community is evident. Our quality of life is spectacular not only because of things to do and the front porch culture that is quintessential Grandview Heights, but for our commitment to education as well. Grandview Heights Schools is one of the oldest school districts in the area, with a proven track record of success.

Bordering Downtown Columbus, the Village of Marble Cliff to the west and Upper Arlington to the north, the proximity of Grandview Heights to the Central Ohio

including apartments, condominiums and single-family homes. Another significant addition to the community is the development of the Dublin Road/Grandview Avenue area. We look forward to the construction of Grandview Crossing. The site of a former landfill, this cross-jurisdictional project is slated to yield a new hotel and commercial activity on approximately 53 acres.

Visitors initially come to play, but many find it a desirable place to stay. Our community comprises lifelong residents, newer residents we've welcomed recently and many in between. Our housing styles suit needs for every life cycle stage. We represent many voices uniting and have something for all ages.

I hope you will come discover the tremendous amenities Grandview Heights has to offer or attend our many events planned throughout the year. One of my favorite events is Tour de Grandview, a bike race showcasing our neighborhoods, that will be held June

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region allows residents and visitors access to various entertainment districts and hubs around Columbus within minutes. Our location also allows for participation in regional initiatives, transportation loops and to play an active part in significant changes happening along the northwest corridor of the city.

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12. We invite you to explore Grandview Avenue at one of our Grandview Hops on the last Saturday of June, July, August and September. For a full activity list, visit grandviewheights.org/Special-Events.

See you soon,



Greta M. Kearns, Mayor



EXPANDING AMENITIES

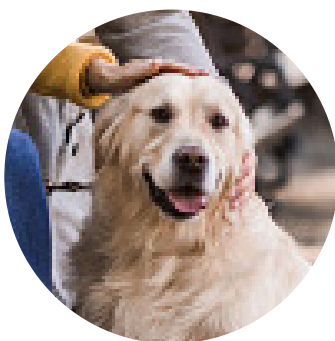
Brian Cheek, executive director of nonprofit travel-and-tourism promoter Destination Grandview—says Grandview Yard has created a solid collection of retail, entertainment and lifestyle businesses that support not only the community’s residential and commercial base, but also the travel and tourism/conference and wedding hospitality sectors, anchored by the Courtyard by Marriott Columbus OSU and Hyatt Place Columbus/OSU hotels and affiliate The Grand Event Center.

“To put it mildly, there’s more and more happening in the Yard.”

Lifestyle businesses include the Winans Chocolates + Coffees + Wine bar that Marble Cliff resident and Ohio State University Alum Matt Finkes opened in April 2019 on the ground level of a medical office building at 1125 Yard St. That followed the opening of the Club Pilates fitness franchise and MY SALON Suite salon nearby in the Manchester Building.

Residents and businesses also patronize The Yard’s Brekkie Shack breakfast and lunch venue and Jason’s Deli, while the Hofbräuhaus Columbus brewpub/restaurant and, just a few blocks away, the High Bank Distillery Co. and its highly regarded food menu bring in visitors outside the immediate market. L.A. Fitness and Massage Envy also serve as lifestyle options in the mixed-use development, which is anchored by Nationwide Insurance office campus. To put it mildly, “there’s more and more happening in the Yard,” Cheek says.

Along West First Avenue between Grandview Avenue and Grandview Yard stands a neighborhood strip center that has long hosted Marshall’s Restaurant & Bar, which remains popular for local residents and outside patrons. The center also boasts the Luck Bros’ Coffee House, The Old Spot restaurant that took over the former Old Bag of Nails location, and The Butcher & Grocer, a whole-animal butcher that supplies numerous top-notch Columbus restaurants and retail customers with high-grade meats. It also offers a variety of cheeses, wine and select grocery products.



Grandview Heights is the place to be.

It is tough to find a city with a sense of community like Grandview Heights. From our partners at Grandview Heights Schools and the Grandview Heights Public Library to the many private business owners whose establishments draw crowds on a routine basis, together we are Grandview Heights. We are many voices coming together as one, and we can't wait for you to join us.

The hospitality of Grandview Heights is unmatched, evident in our businesses and on our front porches as our residents greet neighbors and new visitors alike.

From our shops and restaurants to year-round events and pristine amenities such as our parks and Municipal Pool, there truly is something for all ages. We sincerely hope you love Grandview Heights as much as we do.

For more information, visit www.grandviewheights.org.



BUSINESS

REFRESHED AND READY

*Grandview Yard injects new life into a city once troubled
by the closure of a major tax base provider.*

BY PETER TONGUETTE

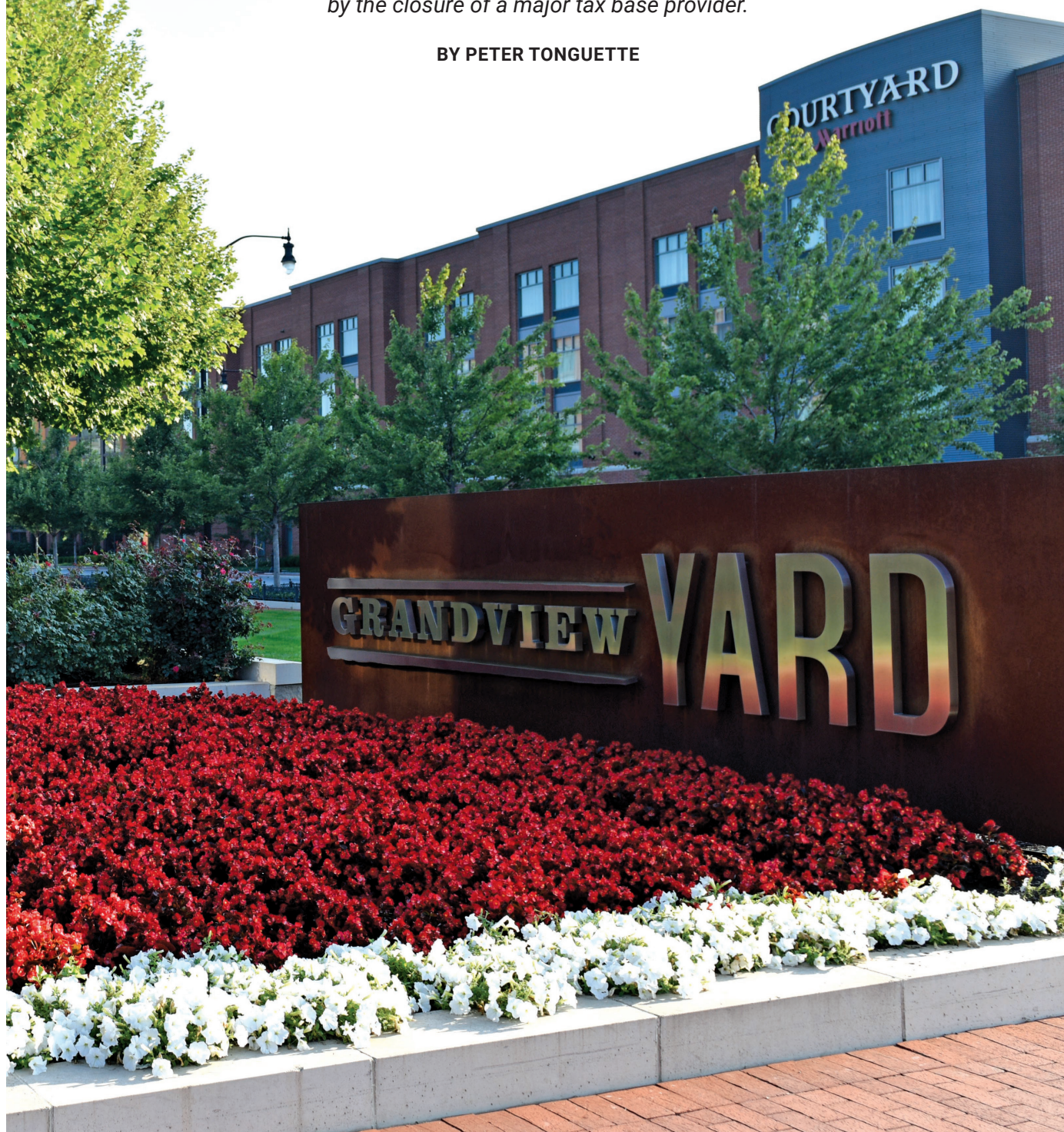


Photo courtesy of City of Grandview Heights

For the full story [click here.](#)

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Call it multi-stop shopping

If you swing by The Candle Lab in Grandview Heights, you can expect to make your own candles, lotions or soaps, but how do you pass the time while various fragrant concoctions set?

Well, if you saunter down Grandview Avenue—where the establishment is located—you can participate in a wine tasting at the Spagio Wine Lounge, or you can drop into a class at GoYoga or another of the area's many fitness studios. Want to paint your own pottery? Head on down to Clay Cafe on Fifth Avenue. How about making your own jewelry? There's always The Smithery, just across the street from The Candle Lab.

There's a lot of commerce stuffed into about 1.3 square miles and the streets surrounding Grandview Heights' official borders, and it's just a small sampling of all that's available to be enjoyed.

There are no two ways about it: The city boasts an incredible assortment of businesses. "A majority of them are not chains—they're independently owned," says Brian Cheek, the executive director of Destination Grandview, the city's tourism promoter. "A lot are owned by residents of Grandview, and there's a lot of pride that comes up from those businesses."

The diversity of destinations for consumers is what drew Candle Lab founder Steve Weaver to Grandview

Heights as the sight of his second store in May 2007; a few months earlier, the original Candle Lab had opened in Worthington. After all, Weaver had to consider how to keep his customers occupied while they wait.

Out of the ashes of the defunct Big Bear warehouse came something bigger and better. An \$800 million, 125-acre project led by Nationwide Realty Investors, who converted the site into Grandview Yard, a multi-use development that introduced new housing options, Hyatt Place and Courtyard by Marriott Hotels, The Grand Event Center and 3 acres' worth of green space. According to NRI, Grandview Yard is estimated to generate more than \$17 million in annual taxes this year.

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"Our business model is uniquely reliant upon filling that hour while you wait," Weaver says. For that all-important second store, the small business owner and his wife asked themselves which Columbus suburb they

found themselves frequenting without planning a specific destination. "[Grandview] felt like the part of town where that was the most true," he recalls.

With a plethora of businesses eager to set up shop in a city that is a stone's throw from Columbus and its suburbs, Grandview Heights finds itself in the midst of something of a boom. "It's centrally located," says Frank Schirtzinger, whose family has owned Star Beacon Products Co., a wholesale distributor for school, office and art supplies on Goodale Boulevard, since the 1930s.

"That gives us a huge boost, I think," says Schirtzinger, whose company has called Grandview Heights home since 1954. "It's close enough to Downtown and Nationwide and everything else, but, at the same time, it's not as busy and crazy as those areas get."

But, not too many years ago, the business climate in the city was not quite as rosy.

In the early 2000s, the grocery store chain Big Bear went belly-up. Collateral damage was a Big Bear warehouse on Goodale Avenue that had long been an engine for Grandview Heights' tax base. "That was the catalyst for sending the city into economic distress," says Mayor Greta Kearns. "We're a tiny city, so to survive you need a viable tax base...It disproportionately affected us. [The area that was left] was really no trees, no

infrastructure—an industrial yard. A hundred acres is a lot of space in a town that's small."

Out of the ashes of the defunct Big Bear warehouse, however, came something bigger—and better. An \$800 million, 125-acre project led by Nationwide Realty Investors (NRI) converted the site into Grandview Yard, a multiuse development that introduced new

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housing options (including both single-family homes and multiunit dwellings), Hyatt Place and Courtyard by Marriott Hotels, The Grand Event Center and an abundance of greenspace—3 acres’ worth, in fact. The numbers are impressive: According to NRI, Grandview Yard is estimated to generate more than \$17 million in annual taxes this year.

“Creating a great neighborhood isn’t just about the construction of individual buildings,” says NRI president and COO Brian J. Ellis. “It’s about generating a vision that brings complementary elements together where the whole is far greater than the sum of its parts. As Grandview Yard continues to grow, we’re able to provide an even more engaging mixed-use environment for our office tenants and residents, and deliver a thriving development for this community.”

Also springing up in Grandview Yard are dining establishments ranging from Hofbräuhaus Columbus to Winans Chocolates + Coffees + Wine and numerous health and wellness amenities, including Club Pilates, the Grandview Vision Center and several dental practices.

Some longtime business owners were initially leery of the influx of new economic activity, but most have come to see the benefits. “There was a lot of concern from the merchants when that was coming online: ‘Is the center of gravity going to leave [Grandview] Avenue and move down the Yard?’” Weaver says. “But I think it’s been nothing but a help.”

From couples who return home to have weddings in Grandview Heights to corporations seeking space for meetings, out-of-towners have helped propel the success of Grandview Yard’s hotels and event center. “That’s definitely been a big turning point,” Cheek says. “Those visitors are obviously going to spend their dollars in the Grandview Heights area.”

It helps that vehicular transportation is not a prerequisite to spending an evening shopping or dining in the area. “It’s walkable,” Cheek says. “When you’re traveling, how great is it to just go outside of your hotel and find these local places within steps?”

The evolution of the old Big Bear site into GrandviewYard is part of a citywide shift. In decades past, Goodale Boulevard in general was dominated by light industrial businesses—but Kearns points to an increase in “modern uses for those spaces,” including the High Bank Distillery Co. and the title company Search2Close. And the currently underway Grandview Crossing project, at the corner of Grandview Avenue and Dublin Road, will take a location that had once been an unregulated landfill and turn it into a mixed-use development on the order of Grandview Yard.

Such redevelopment is described as critical to the continued viability of the city. “Before Grandview Yard redeveloped, we had very little class A commercial space in town,” Kearns says. “Getting some was a major priority in order for the city to survive.... We’re full-service: We have fire, police, EMS; we do everything here.”

Longtime observers applaud the changes. “I feel like the street has always been vibrant,” Schirtzinger says of Goodale Boulevard. “It’s just it was a lot more wholesale 20 years ago—where it was all trucks and stuff going on behind the scenes. Now you’ve got people walking up and down the street from shop to shop.”

And what about the business owner who made that fateful decision to locate The Candle Lab on Grandview Avenue? He has no regrets.

Says Weaver: “I’m just incredibly grateful to have been here and see this growth over time.”



HOUSING

A PLACE TO CALL HOME

Why the Grandview Heights housing market is so hot

BY PETER TONGUETTE

Entranced by its neighborly atmosphere, easily accessible amenities and closeness to Columbus and surrounding suburbs, many individuals who relocate to the city plan to stay for the long haul.

"City planners love this community because it is walkable and you've got amenities within walking distance in your little community," says real estate agent Anthony Panzera, a lifelong resident of the city. "It is an actual physical destination for investing in a home, for renting an apartment and for being part of the dynamic social fabric and community fabric that we have here."

And, drawn by new, high-density housing available at Grandview Yard—comprising single-family homes by M/I Homes, attached and detached homes by Thrive Communities

(formerly Wagenbrenner Development), plus condominiums and apartments—a new generation of Grandview Heights transplants are discovering the area's appeal.

"It was a phenomenal task to be able to increase the population and the vibrancy and the economic base of a landlocked city by properly developing, and aggressively pursuing, just 105 acres of land," Panzera says, referring to the Grandview Yard project, in which Nationwide Realty Investors took a site that had once housed a Big Bear warehouse and reimagined it as a multiuse development.





GRANDVIEW HEIGHTS WELCOMES THE GODDARD SCHOOL

At Grandview Yard, Grandview Heights' modern, 125-acre, mixed-use development, residents can eat, shop, exercise, live, work and play. Now, children can also learn there: The Goddard School opened its first Grandview Heights location (1175 Bobcat Ave.) in 2019. The acclaimed private preschool and daycare franchise serves ages 6 weeks to 6 years old, with infant, toddler, preschool and pre-kindergarten programs. Janine Patterson is the local on-site owner.

With 16 locations across the Columbus area and nearly 500 schools in 36 States, The Goddard School boasts a combined student population of 65,000 nationwide. The school embraces an experiential learning philosophy, using a play-based-learning curriculum that allows each child to discover and develop their own interest in a safe, nurturing environment.

The Goddard School of Grandview Heights is now enrolling for 2020 programs.