

# Van Aken District Development Sites City of Shaker Heights



Shaker Heights seeks development proposals for six prime sites adjacent to the Van Aken District, an infusion of downtown energy at the City's busiest intersection and multimodal light rail/bus hub. Five of the available sites are controlled by the City, and all are zoned Commercial Mixed-Use. Retail, office, food, and housing proposals may be appropriate.

The Van Aken District leverages the established character of Shaker Heights to create a brand new neighborhood commercial anchor. Interested parties should contact:

**Tania Menesse**  
 Director of Economic Development  
[tania.menesse@shakeronline.com](mailto:tania.menesse@shakeronline.com)  
 216.491.1334

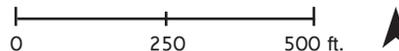
Site	Acreage	Zoning
A	0.9	Commercial Mixed-Use
B	2.4	Commercial Mixed-Use
C	2.0	Commercial Mixed-Use
D	0.5	Commercial Mixed-Use
E	0.6	Commercial Mixed-Use
F	0.6	Commercial Mixed-Use

All sites are served by electric, water, sewer, and natural gas lines.  
 None of the sites are located in a flood plain.

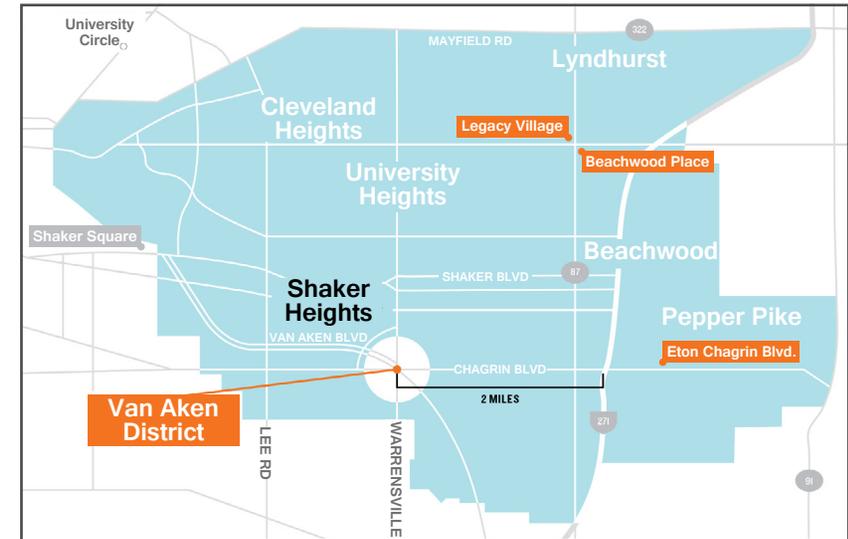
# Available Sites



- Buildings under construction
- City-owned site
- Privately-owned site
- Roads under construction
- Future multipurpose path



# Trade Area



Within a ten-minute drive: all or part of Shaker Heights, University Heights, Cleveland Heights, South Euclid, Mayfield Heights, Beachwood, Pepper Pike, and Woodmere.

## Demographics & Data

Source: Terremark market study

Includes an estimated 107,900 people and 44,800 households, of which:

- Average annual household income is \$92,700 (\$21,000 higher than the national average)
- Educational attainment of a professional or advanced degree is almost three times the national average (28.6% vs. 10.3%)
- 64% represent MOSAIC-identified affluent socio-economic groups

The District is estimated to support \$1.79B in potential annual sales.

## New Infrastructure

The Van Aken District benefits from upgraded area infrastructure, including:

- Three new public streets
- \$19M reconfiguration and resurfacing of three existing streets (Warrensville, Chagrin, and Farnsleigh)
- \$4M planned improvements to pedestrian/bike connectivity via multipurpose paths and streetscaping on Warrensville and Farnsleigh
- All sites served by electric, water, sewer, and natural gas lines



# Van Aken District

- Anchored by \$100M RMS development: 60,000 sq. ft. office space, 100 housing units, 100,000 sq. ft. retail/restaurant, & a park ([thevanakendistrict.com](http://thevanakendistrict.com))
- Easily reached from many Shaker neighborhoods on foot or by bike
- Directly connected to downtown Cleveland via RTA light rail
- 45,000 cars pass through daily
- 2,000 jobs located nearby at Tower East & University Hospitals' management site

## About Shaker

Community is the essence of Shaker Heights. It's the spirit of more than 100 summer block parties, children walking to neighborhood schools, friends laughing and skating together at the City ice rink, and residents marching in and watching Memorial Day parades.

Thornton Park Recreation Center, a major community anchor drawing visitors from nearby towns, is adjacent to the District.

## Work With Us

The Economic Development Department works with professional & retail businesses to grow their companies in Shaker Heights.

For inquiries & further information, contact:

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216.491.1334



# Site A

3377 Warrensville Center Road

Potential: Fitness-Anchored Mixed-Use

- 0.9 acres
- 104 x 414 ft
- PPN 736-12-011
- Existing 23,965 sq. ft. brick building
- City-owned
- Commercial mixed-use zoning
- Served by utilities
- Adjacent to Thornton Park Rec Center



Phase II RMS Development

Phase I RMS Development



Lakeview Athletic Club, Chicago Image: chicagoathleticclubs.com

Inspiration



Soulcycle West End, D.C. Image: soulcycle.com



# Site B

3393 Warrensville Center Road

Potential: Grocery-Anchored Retail

- 2.4 acres
- 370 x 285 ft
- PPN 736-13-057 & 736-13-058
- City-owned
- Commercial mixed-use zoning
- Served by utilities
- Proven developer



Phase II RMS  
Development

Phase I RMS  
Development

## Inspiration



Fred Meyer, Portland Image: mcknze.com



Kerrytown Market & Shops, Ann Arbor Image: kerrytownmarket.com

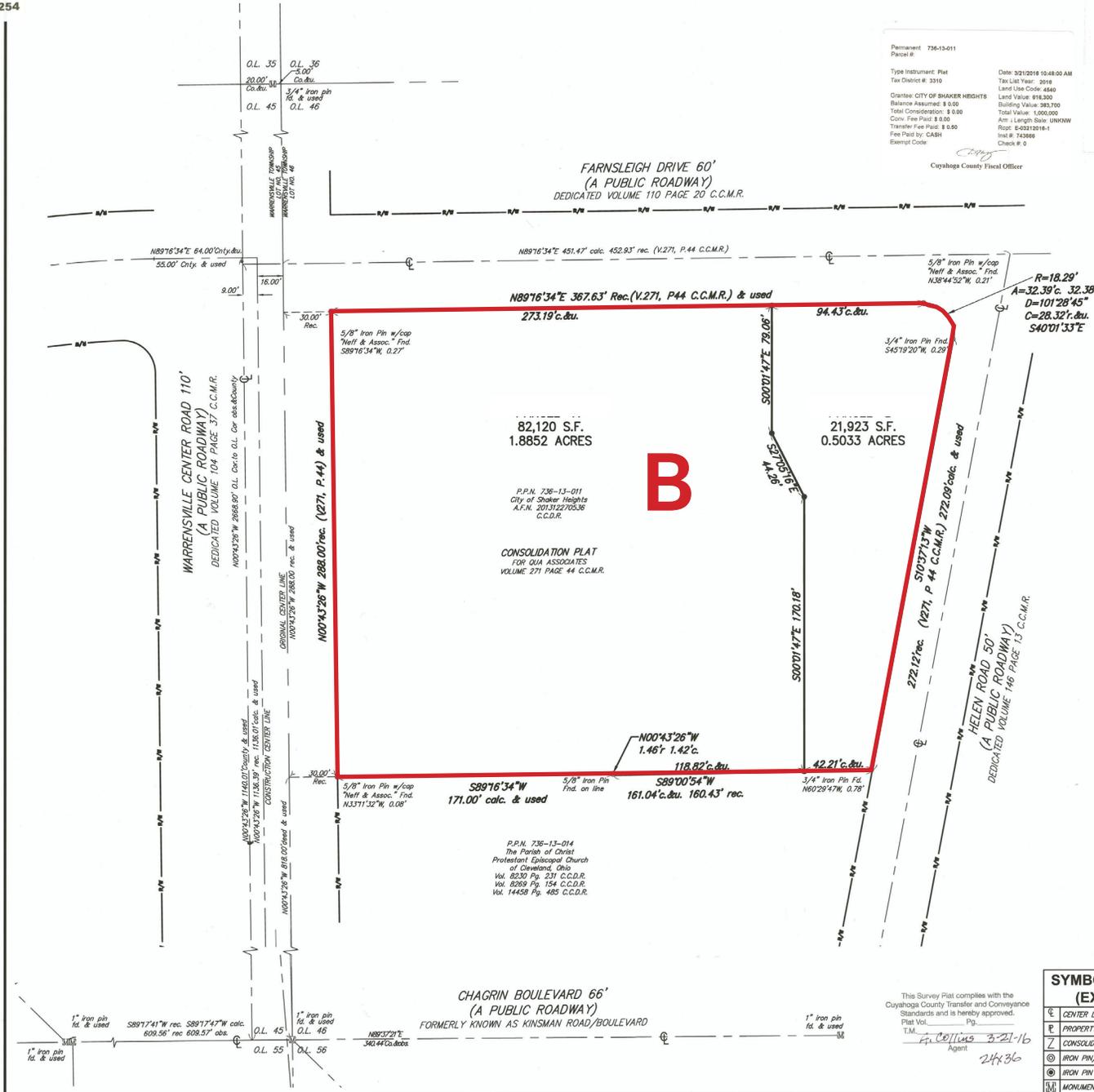


# Site B

## 3393 Warrensville Center Road

## Potential: Grocery-Anchored Retail

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 1  
PLAT 3/21/2016 10:54:24 AM  
01603210254



Plat No. 24, 36  
RECEIVED FOR RECORD  
Recorded in Cuyahoga  
County Records  
Date: 03/21/2016 10:48:00 AM  
The List Year: 2016  
Tax District #: 3319  
Lend Line Code: 4560  
Land Value: \$16,300  
Building Value: \$83,700  
Total Value: 1,000,000  
Ass. Length Sale: UNKNOWN  
Root: E-02312016-1  
Issd #: 162888  
Check # 0

INTENT OF THIS PLAT IS TO PARTITION EXISTING  
PPN 736-13-011 INTO PARCELS "A" AND "B".

### PARTITION OF P.P.N. 736-13-011

SITUATED IN THE CITY OF SHAKER HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NO. 46.

#### OWNER'S ACCEPTANCE

I, Earl M. Leiken, Representative for the City of Shaker Heights, do hereby accept this Survey and Partition of the same.  
Earl M. Leiken Representative, City of Shaker Heights  
Tom Hoffer Witness  
Kelly Beck Witness

County of Cuyahoga, S.S.  
 Before me, a notary public in and for said county and state, personally appeared the above named Earl M. Leiken, Representative for City of Shaker Heights, who acknowledged the signing of the foregoing instrument to be their free act and deed. In witness whereof, I have hereunto set my official seal this 21st day of March, 2016, at Shaker Heights, Ohio.  
Kevin O. Rosberger Notary Public  
Kevin A. Rosberger My Commission Expires 9-30-2019

#### APPROVALS

This plat approved by the Planning Commission of the City of Shaker Heights this day of March, 2016.  
Thomas J. Neff Jr. Secretary, City Planning Commission, City of Shaker Heights, Ohio

#### CERTIFICATION

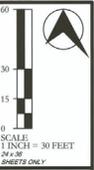
This plat and the survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at that time.  
 Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings shown are to an assumed meridian and are to express angles only. Basis of bearing for this survey is N00°43'26"W along the centerline of Warrensville Center Road as established by a survey prepared by KS Associates, Inc. for the Right of Way Plans for Warrensville Center Road / Van Aken Blvd Intersection Reconfiguration (Project M-5010) for the Ohio Department of Transportation and monuments were found or set as indicated hereon.  
 I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Thomas J. Neff Jr.  
 Registered Surveyor No. 7065-Ohio  
 3-17-2016  
 Date  
 THOMAS J. NEFF JR.  
 REGISTERED SURVEYOR

#### ABBREVIATIONS

#### SYMBOL LEGEND (EXISTING)

CL	CENTER LINE	C. or CALC.	CALCULATED
PL	PROPERTY LINE	CL	CENTER LINE
CL	CONSOLIDATED LOTS	C.D.R.	COUNTY DEED RECORD
IP	IRON PIN/PIPE FOUND	C.P.R.	COUNTY PLAT RECORD
IS	IRON PIN SET	D	DEED
MB	MONUMENT BOX FOUND	EX	EXISTING
		FD	FOUND
		INS	INSTRUMENT
		MON	MONUMENT
		O. or OBS.	OBSERVED
		PG	PAGE
		R. or P/L	PROPERTY LINE
		R. or REC.	RECORD
		R/W	RIGHT OF WAY
		U.	USED
		VOL	VOLUME



CITY OF SHAKER HEIGHTS  
 MAP OF SURVEY AND PARTITION  
 CITY OF SHAKER HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO

NEFF  
 & ASSOCIATES  
 6455 Van Aken Blvd., Shaker Heights, OH 44120  
 (216) 425-1100  
 www.neffandassociates.com

SHEET NO.  
 1 OF 1

# Site C

3470 Warrensville Center Road

Potential: Mixed-Use Office Tower

- 2.0 acres
- 405 x 215 ft
- PPN 736-09-11
- City-owned
- Commercial mixed-use zoning
- Served by utilities
- Proven developer



Cherry Creek North, Denver Image: trybaarchitects.com



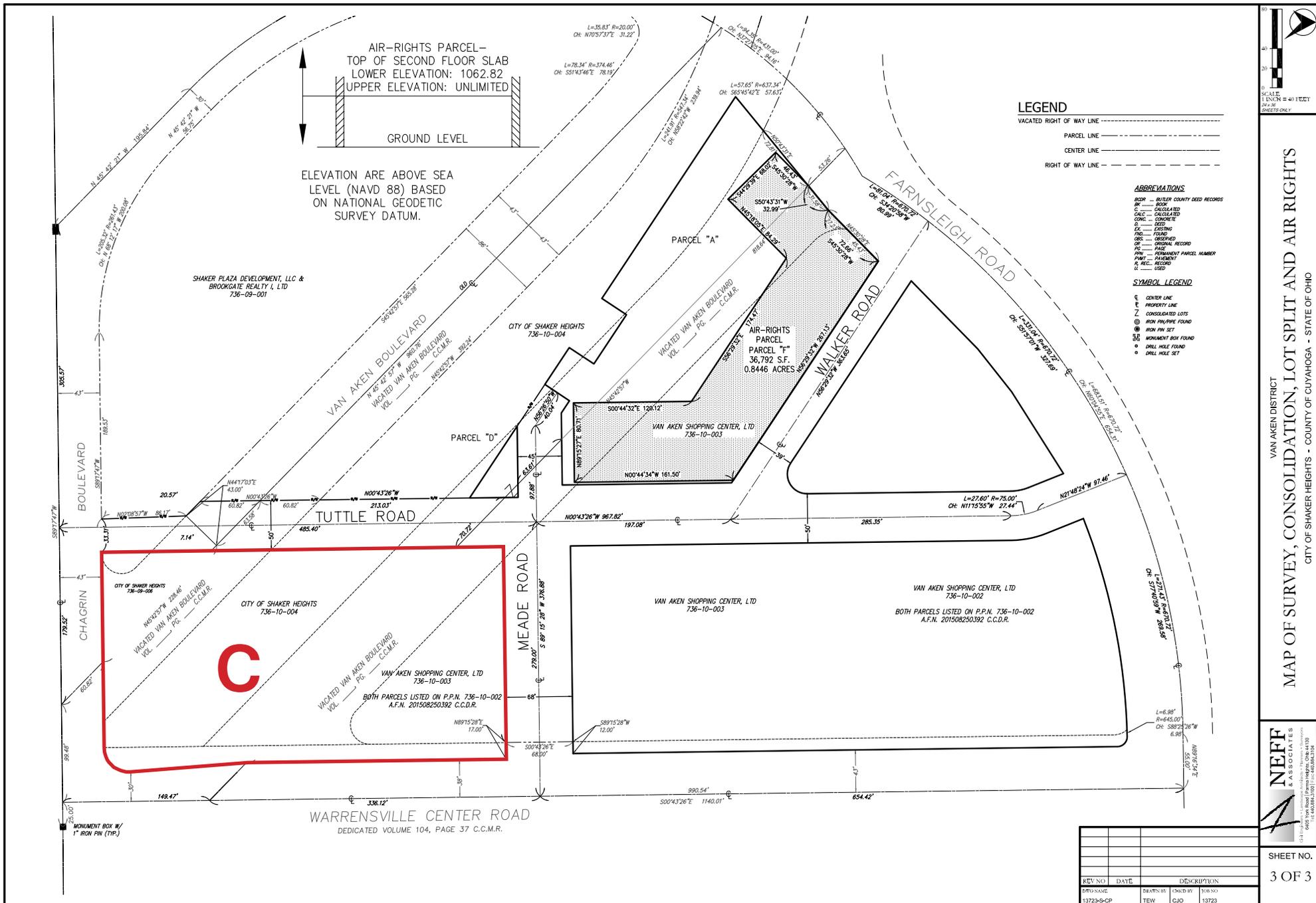
1200 Seventeenth, DC Image: 1200seventeenth.com

## Inspiration

# Site C

## 3470 Warrensville Center Road

## Potential: Mixed-Use Office Tower



VAN AKEN DISTRICT  
 MAP OF SURVEY, CONSOLIDATION, LOT SPLIT AND AIR RIGHTS  
 CITY OF SHAKER HEIGHTS - COUNTY OF CUYAHOGA - STATE OF OHIO

**NEFF**  
 A.S. & G. CIVIL ENGINEERS  
 6810 York Road Parma Heights, OH 44130  
 (440) 265-8800  
 www.neffcivil.com

SHEET NO.  
**3 OF 3**

REV NO.	DATE	DESCRIPTION
DRW	SAJE	DESIGN BY
13729-S-CP	TEW	CHECKED BY
	CJO	DATE
		508 NO.
		13723

# Site D

## City-Owned Right of Way

Potential: Retail and/or Residential

- 0.5 acres
- 161 x 117 ft
- Available for dedication as parcel
- City-owned
- Commercial mixed-use zoning
- Served by utilities



Phase I RMS  
Development

Phase II RMS  
Development



Cherokee Lofts, Santa Monica Image: theloftcompanyla.com

### Inspiration



Ellington Building, DC Image: ellingtonapartments.com

# Site D\* City-Owned Right of Way

Potential: Retail and/or Residential

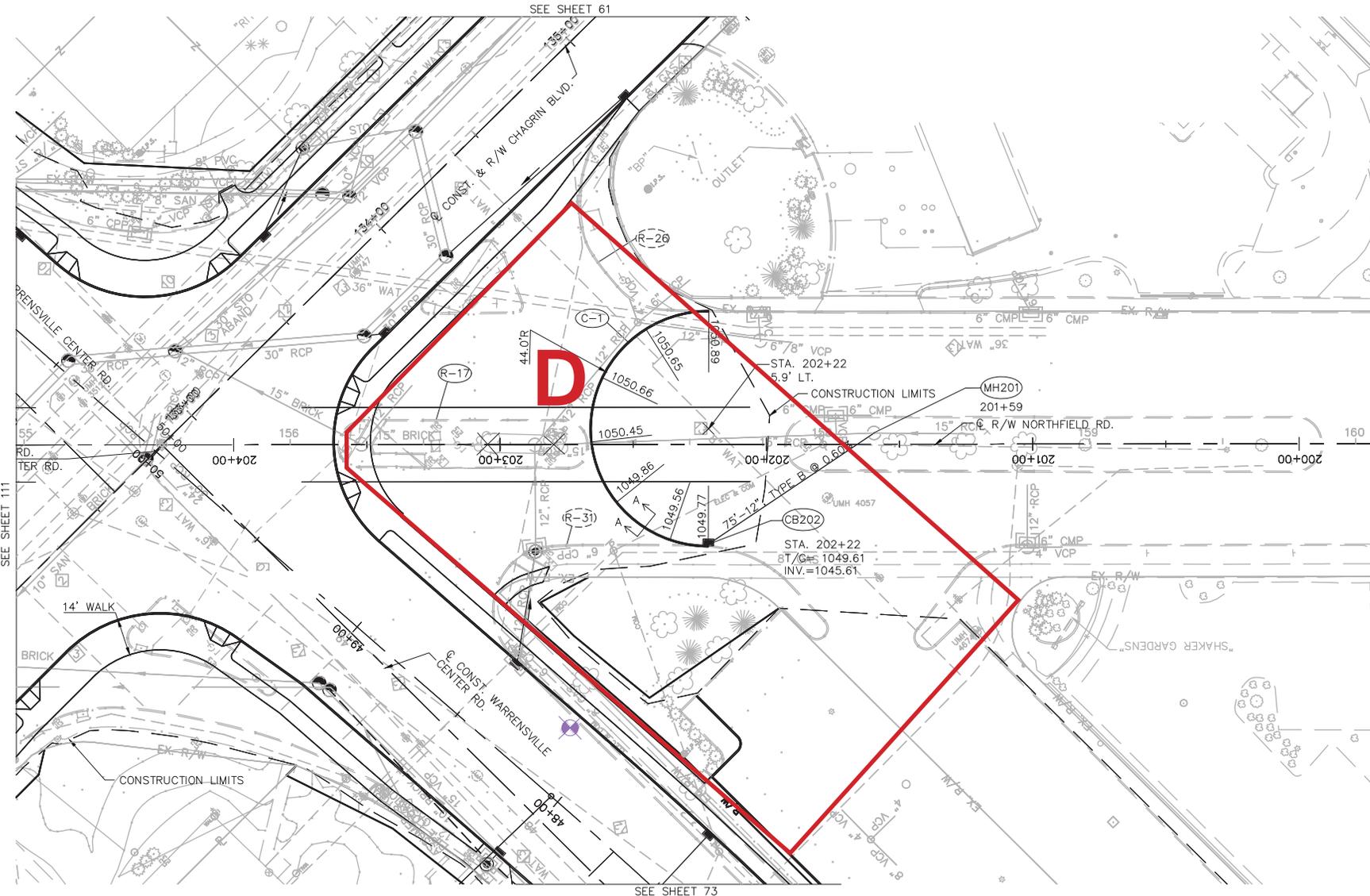
\*City ROW at Warrensville and Chagrin  
(available for dedication as parcel)

ITEM 203 - EMBANKMENT, APP(SEE LANDSCAPE PLANS)

ITEM 202 - PAVEMENT REMOVED

TYPE 6 CURB  
ITEM 448 - 2" ASPHALT CONCRETE SURFACE COURSE, PG64-22, (DRIVEWAY), APP  
ITEM 254 - 2" PAVEMENT PLANING  
ITEM 407 - TACK COAT

SECTION A-A



# Sites E & F 3530/3550 Warrensville Ctr. Rd. Potential: Retail-Anchored Office

1.2 acres (two 0.6 acre commercial mixed-use lots; both served by utilities)

Privately-owned lot (E)

- PPN 736-29-045 & 736-29-046
- 160 x 160 ft

City-owned lot (F):

- PPN 736-29-054 & 736-29-047
- 166 x 150 ft



## Inspiration



Cleveland Institute of Art, Cleveland Image: stantec.com



Church Street Plaza, Evanston Image: mccaffreyinterests.com



# Van Aken DIST.

**For more information:**

[thevanakendistrict.com](http://thevanakendistrict.com)

[shakeronline.com/departments/planning/van-aken](http://shakeronline.com/departments/planning/van-aken)

**Want to bring your business to the District?**

Tania Menesse, Director of Economic Development

[tania.menesse@shakeronline.com](mailto:tania.menesse@shakeronline.com)

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