



SHAKER HEIGHTS, OH

A historic city in
search for a historic
downtown.

SHAKER HEIGHTS PLANNING COMMISSION
2015.12.01

PRESENTATION OUTLINE

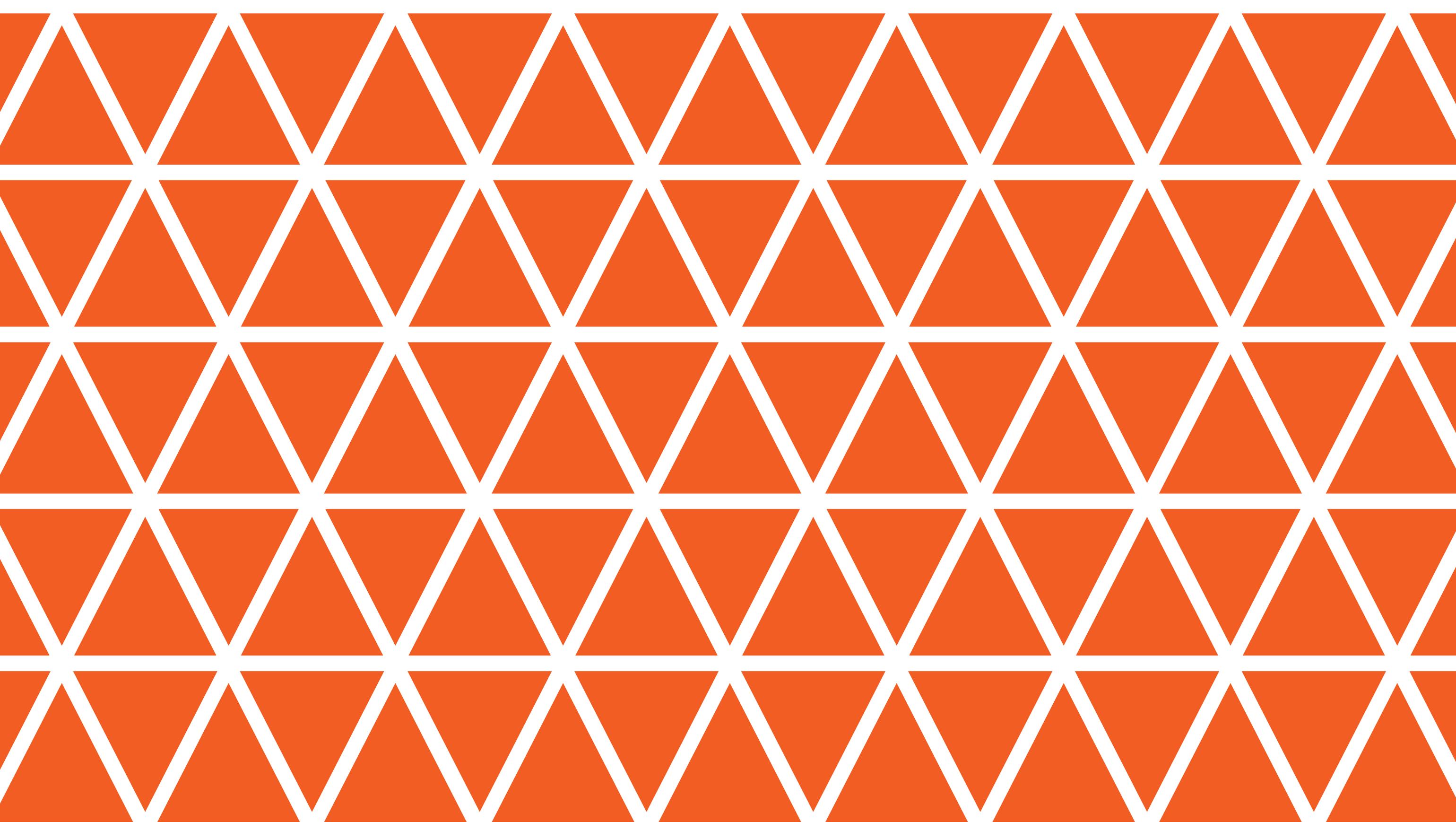
INTRODUCTION _____ *Casting The Vision*

SECTION A _____ *Planning The District*

SECTION B _____ *Landscape Design*

SECTION C _____ *Urban Design*

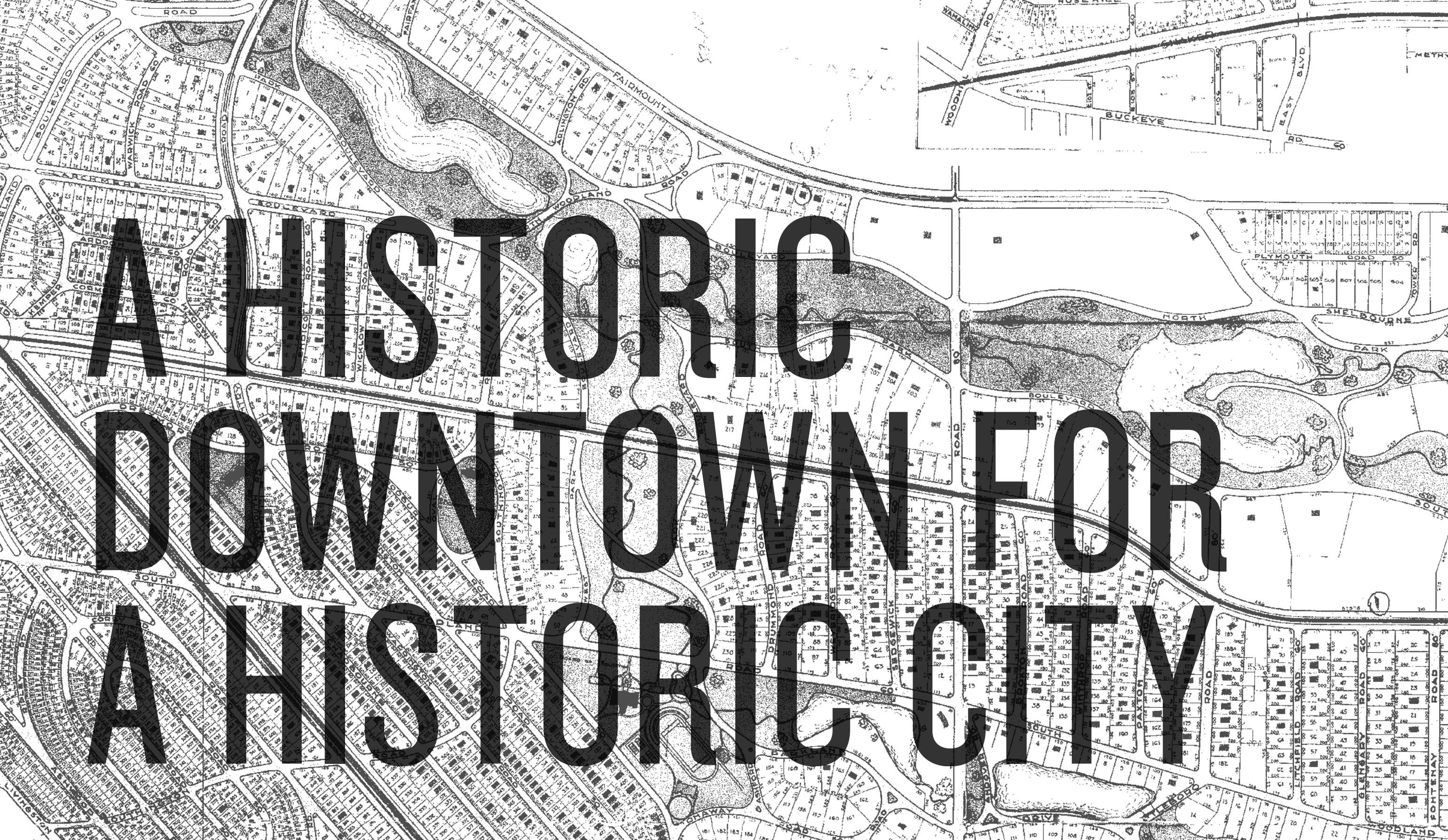
SECTION D _____ *Architectural Design*



Amazing neighborhoods are the product of amazing neighbors. They are the willful collection of residents, business owners, retailers and restaurateurs who have come together around a shared philosophy and a common set of values. They are inherently irresistible, vibrant places.



SHAKER HEIGHTS, OH



**A HISTORIC
DOWNTOWN FOR
A HISTORIC CITY**

Easily accessible by all modes of transportation



Extension of the Neighborhoods



Smart planning



The best

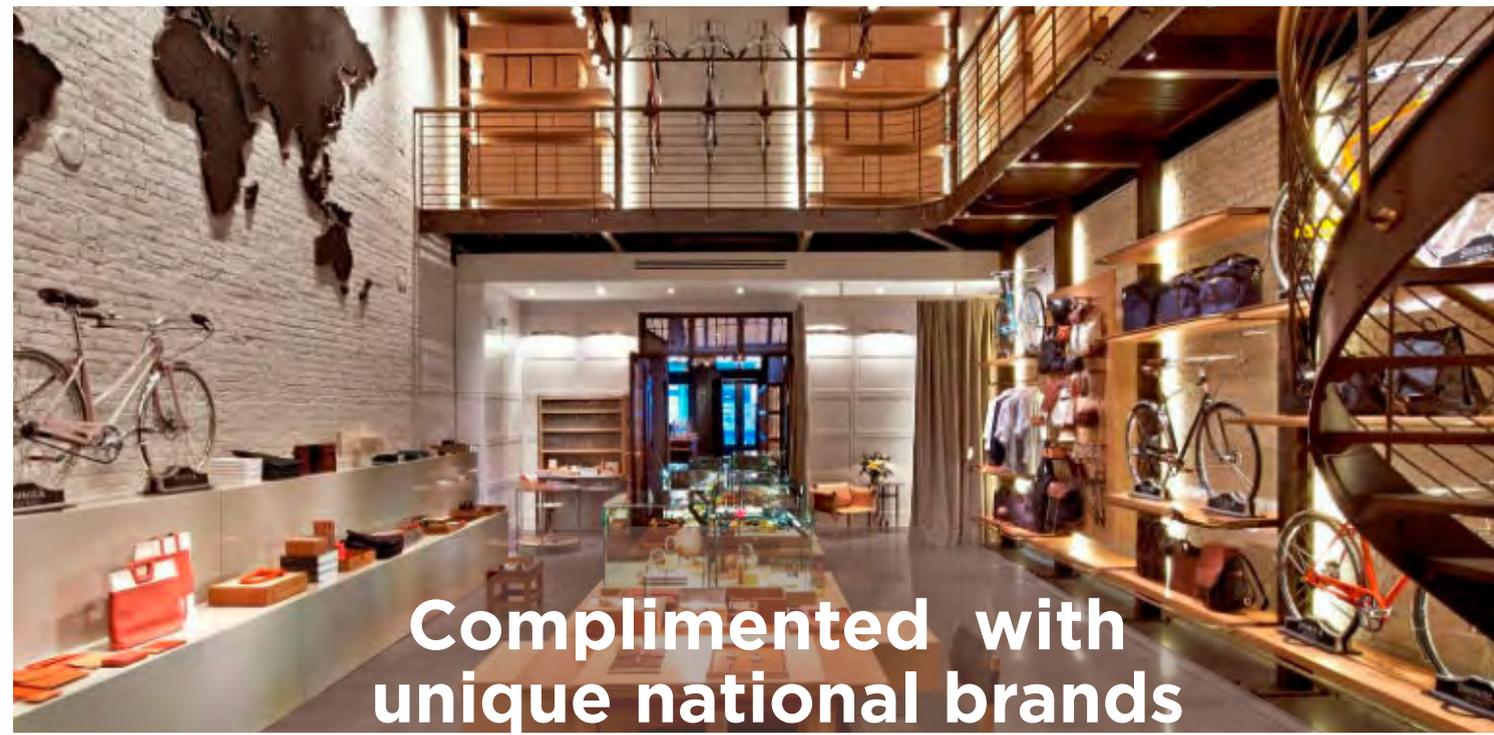


of local



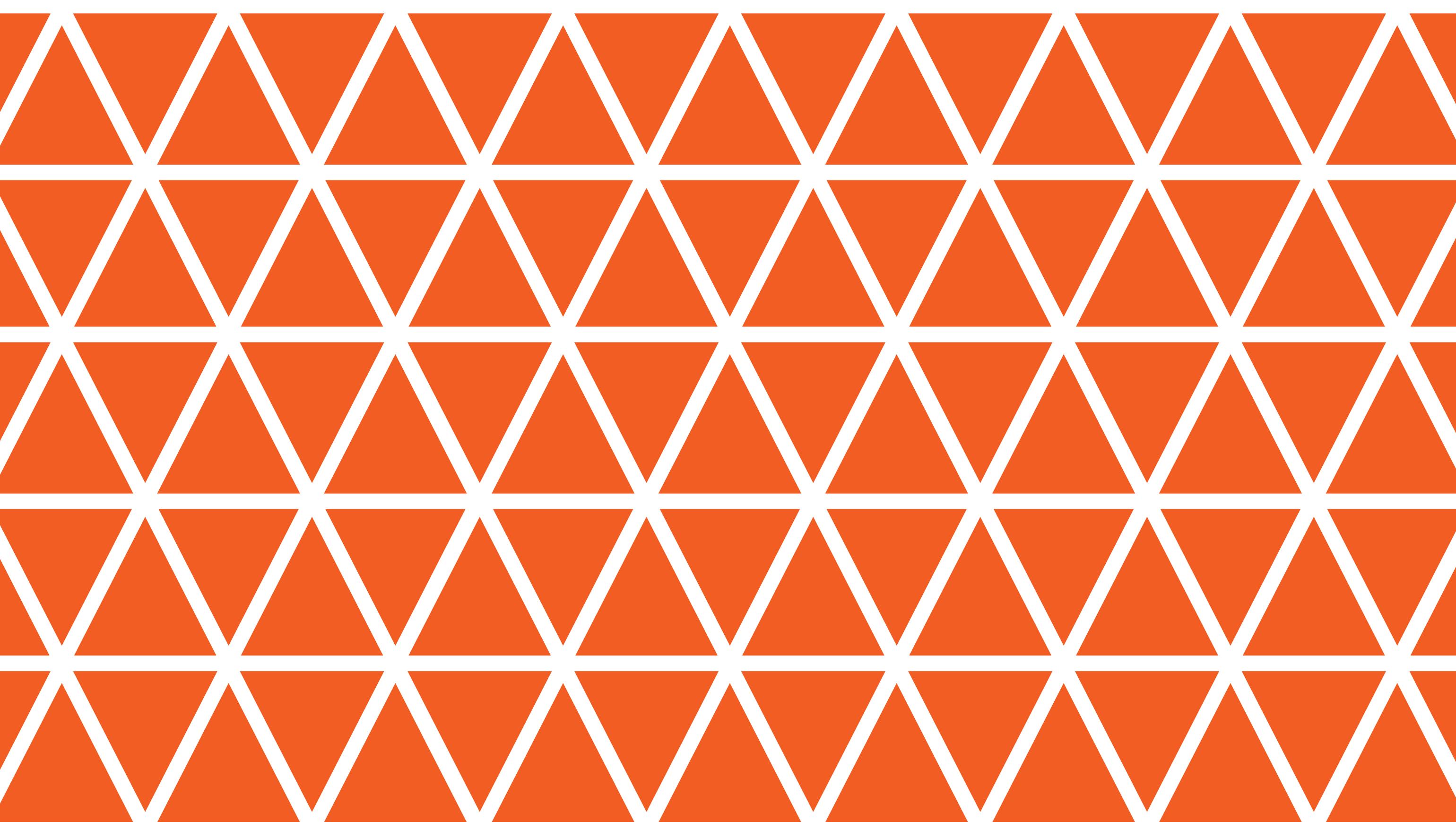
Multi-story, mixed-use density

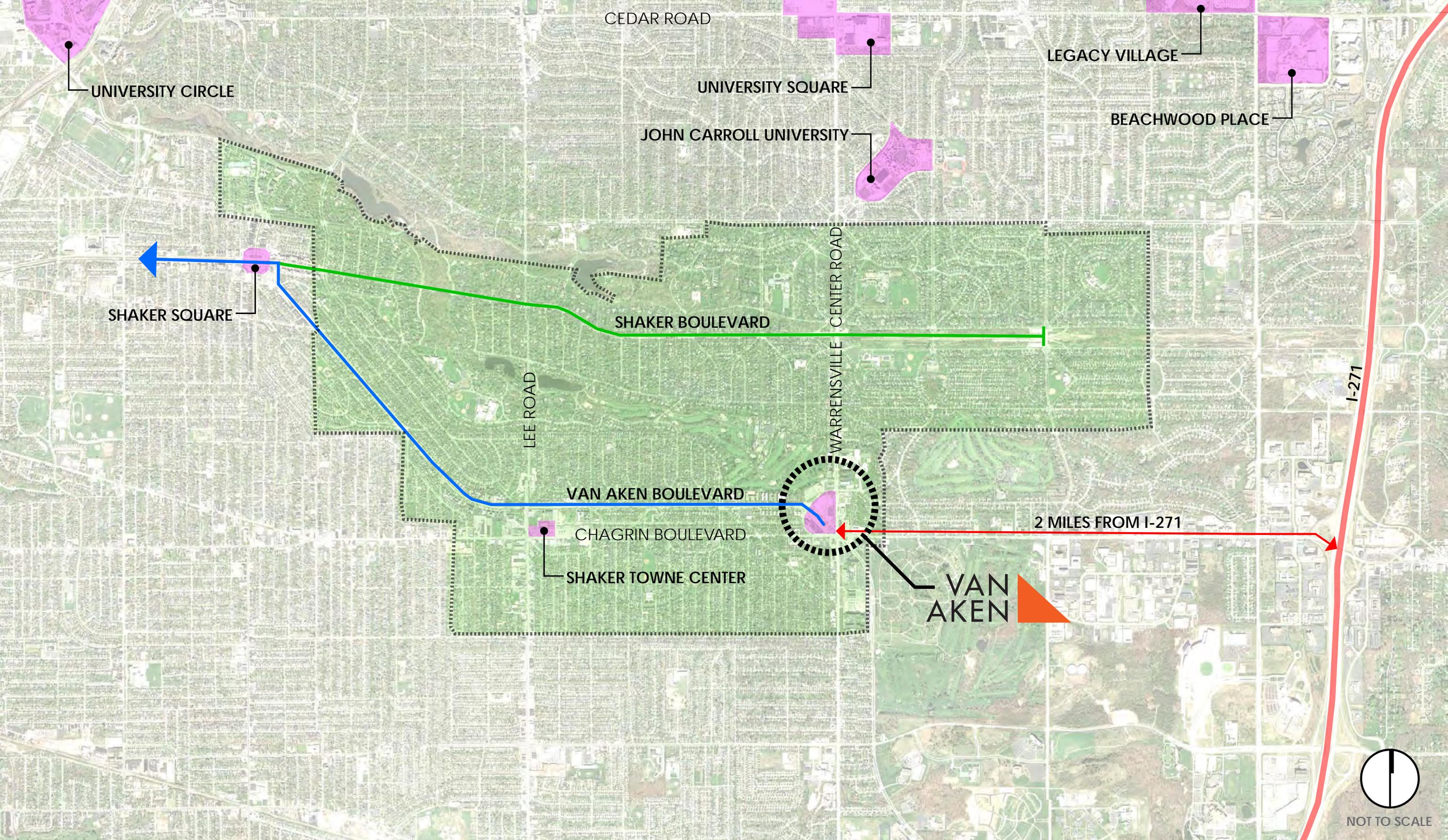
Urban environment in the suburbs



Complimented with unique national brands







CEDAR ROAD

UNIVERSITY CIRCLE

UNIVERSITY SQUARE

LEGACY VILLAGE

JOHN CARROLL UNIVERSITY

BEACHWOOD PLACE

SHAKER SQUARE

SHAKER BOULEVARD

LEE ROAD

WARRENSVILLE CENTER ROAD

I-271

VAN AKEN BOULEVARD

2 MILES FROM I-271

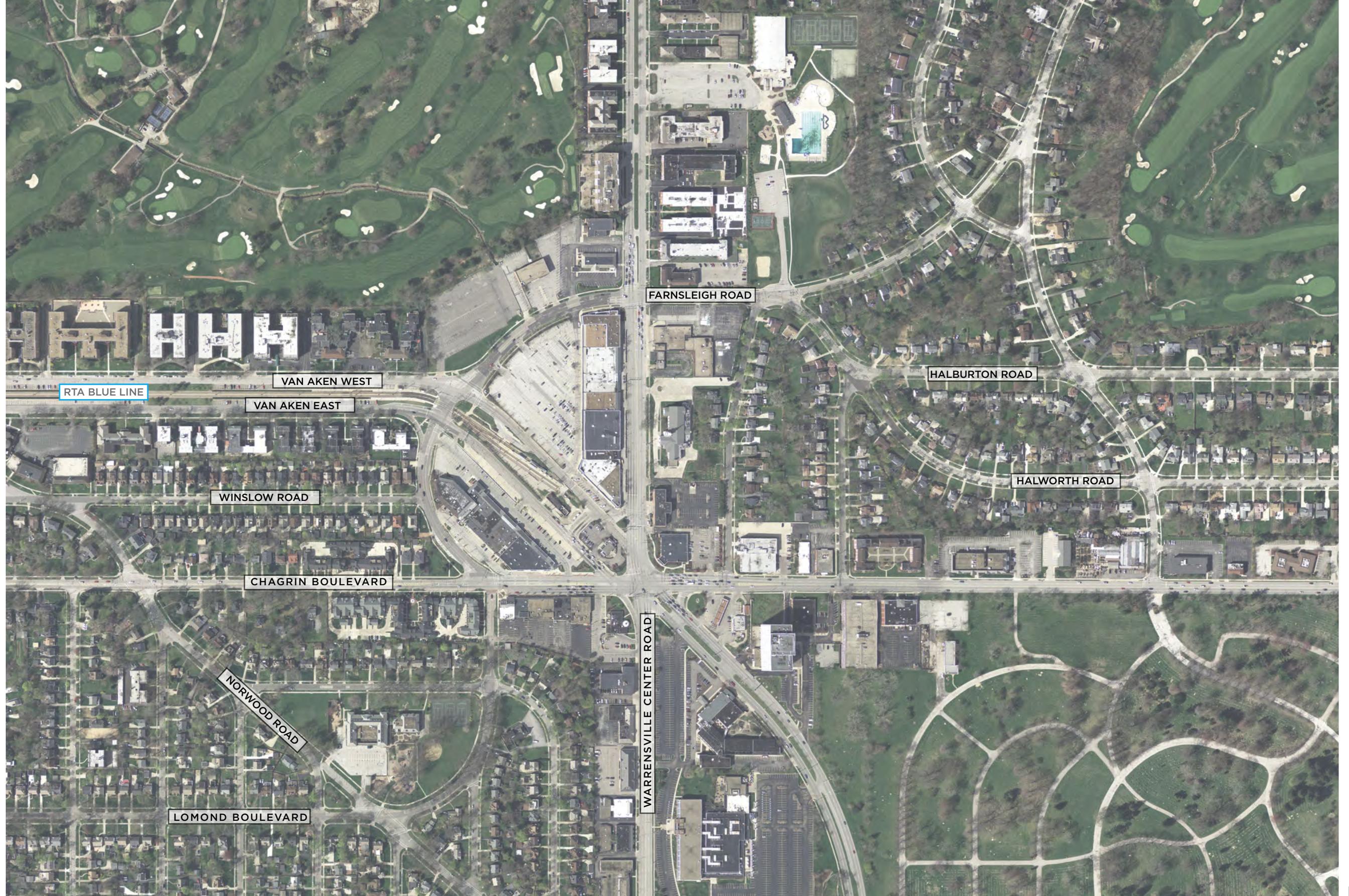
CHAGRIN BOULEVARD

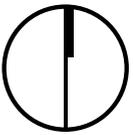
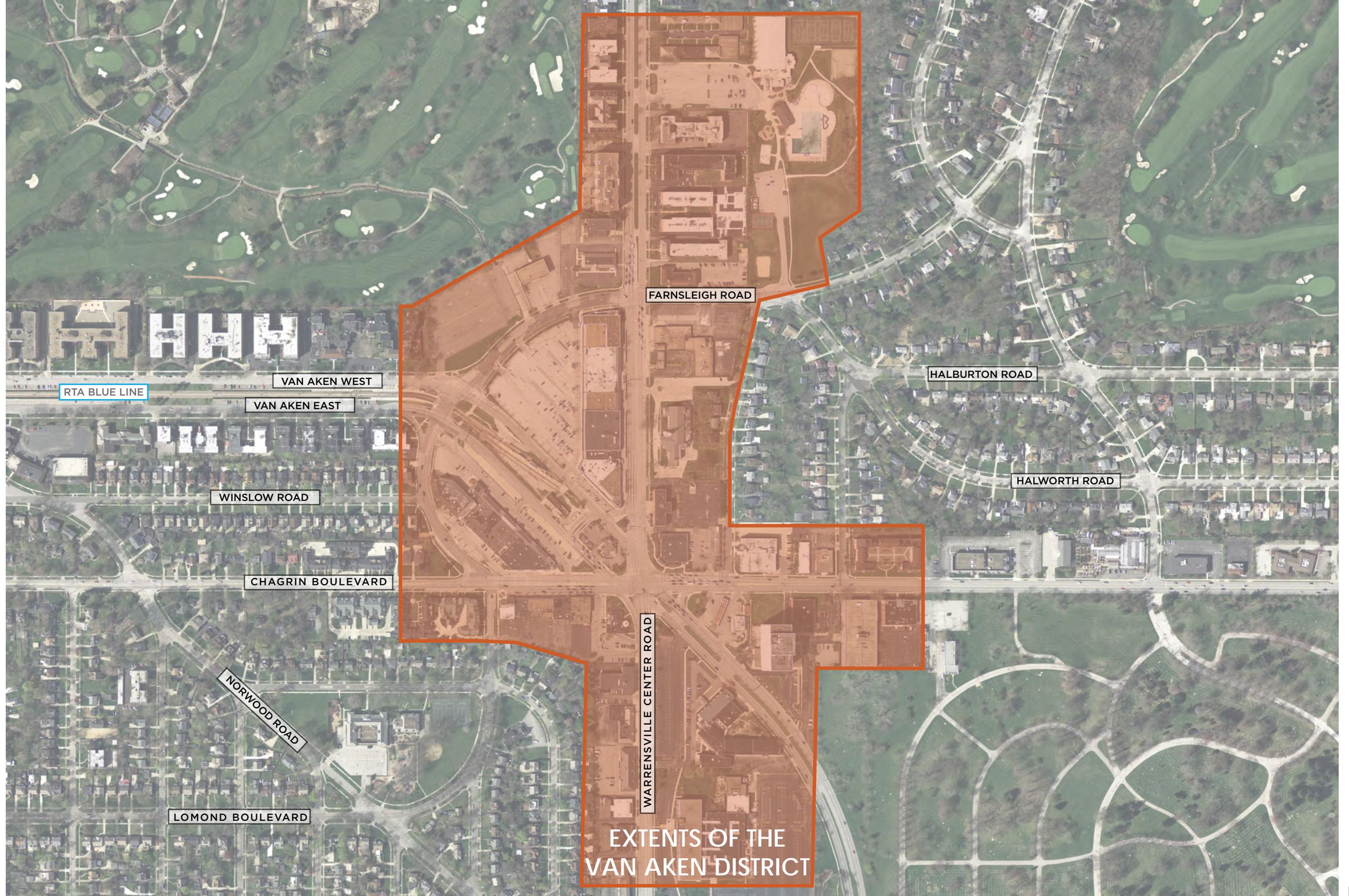
SHAKER TOWNE CENTER

VAN AKEN



NOT TO SCALE





NOT TO SCALE



FARNSLEIGH LOT
2.5 ACRES

FARNSLEIGH ROAD
QUA SITE
2.4 ACRES

VAN AKEN CENTER
5 ACRES

VACATED STREETS + CORNER
4 ACRES
SHAKER PLAZA
4 ACRES

RTA BLUE LINE

VAN AKEN WEST

VAN AKEN EAST

WINSLOW ROAD

CHAGRIN BOULEVARD

HALBURTON ROAD

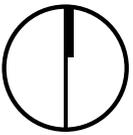
HALWORTH ROAD

NORWOOD ROAD

LOMOND BOULEVARD

WARRENSVILLE CENTER ROAD

18 ACRES TOTAL AVAILABLE
FOR DEVELOPMENT



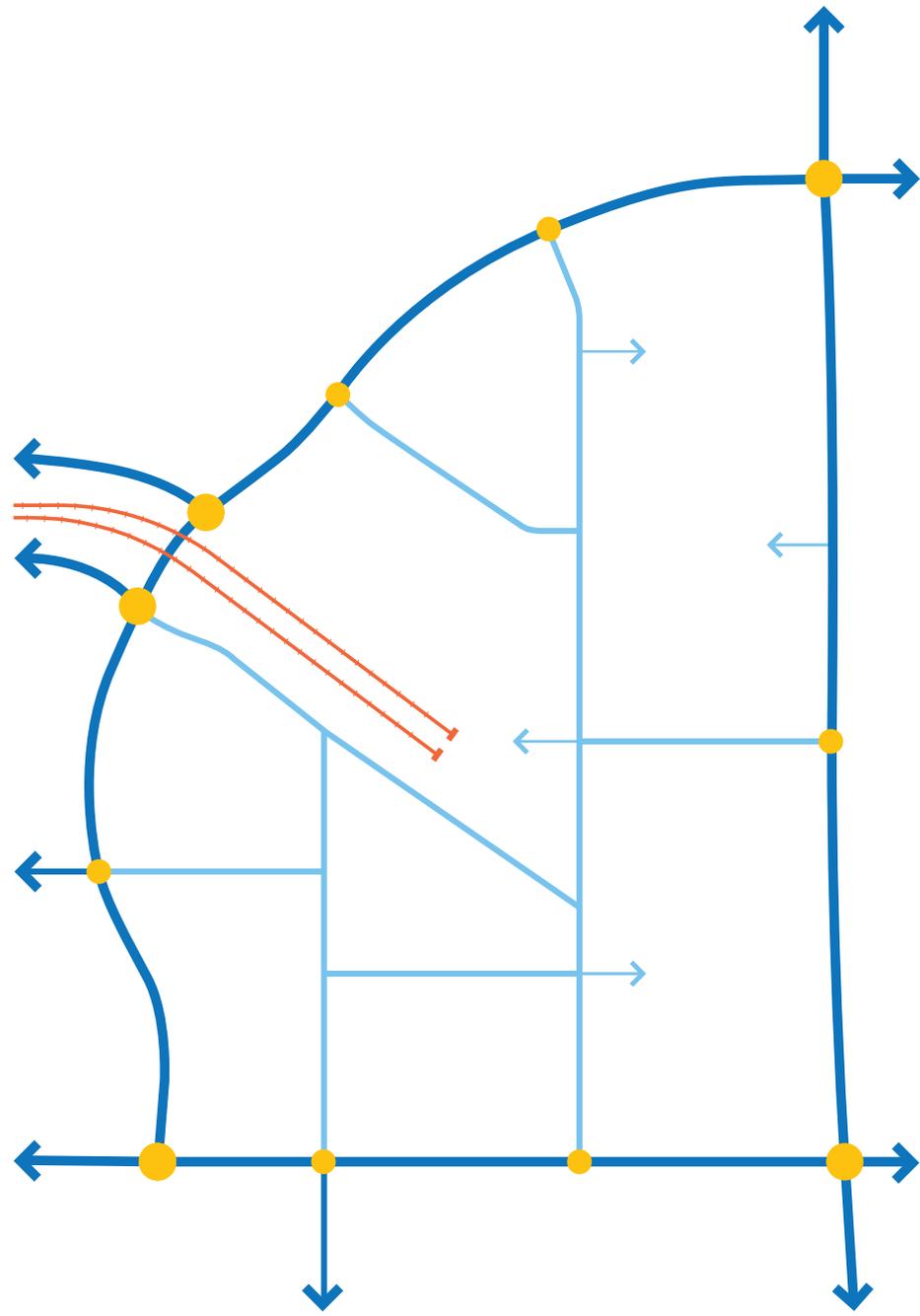
NOT TO SCALE



Former Planning Vision:

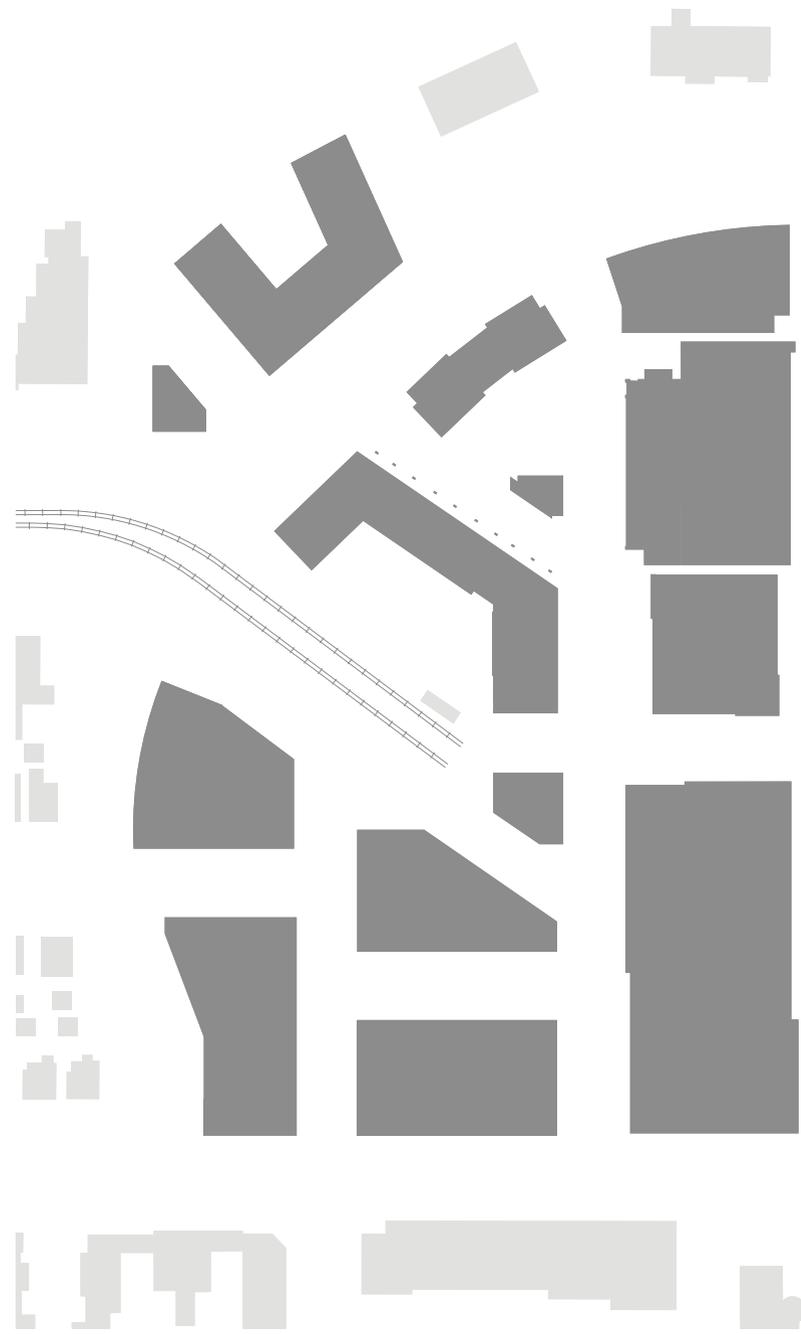
- Vibrant, walkable, mixed-use district
- Interesting buildings & landscape
- Central gathering place
- Unique retail & office mix
- Connection to existing neighborhoods
- Education, arts or civic anchor
- Iconic transit station





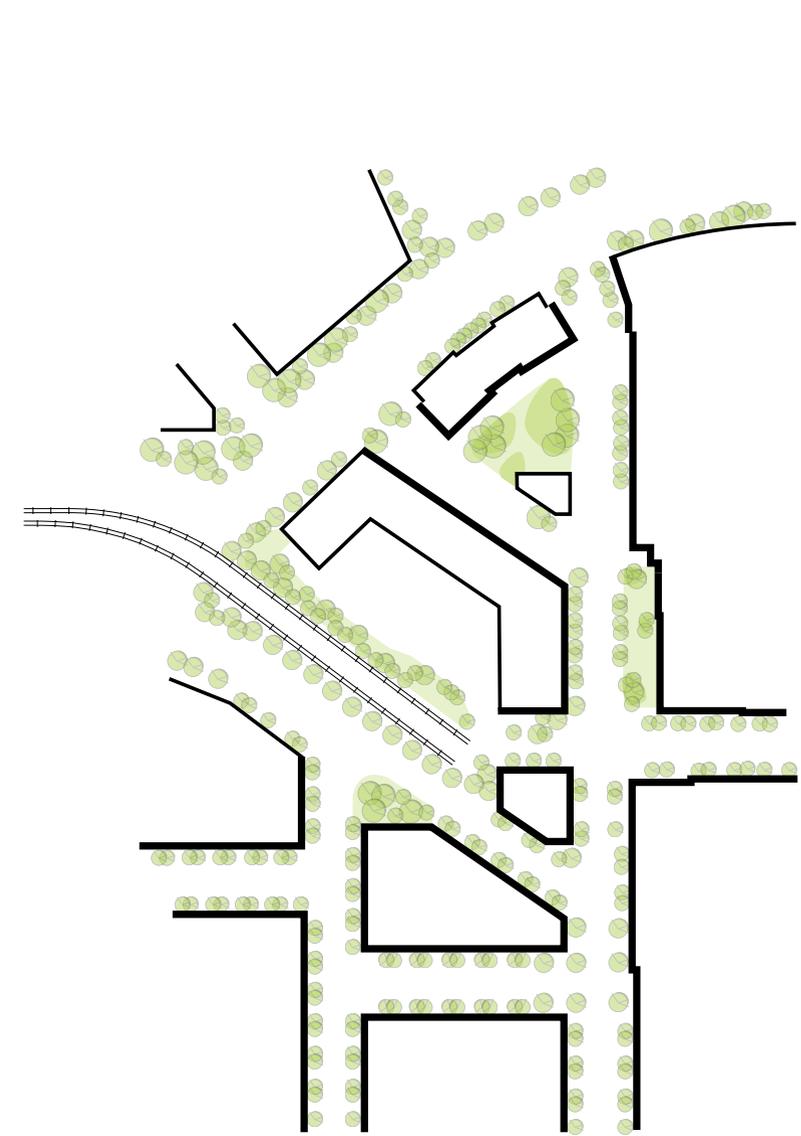
GRID

+



FORM

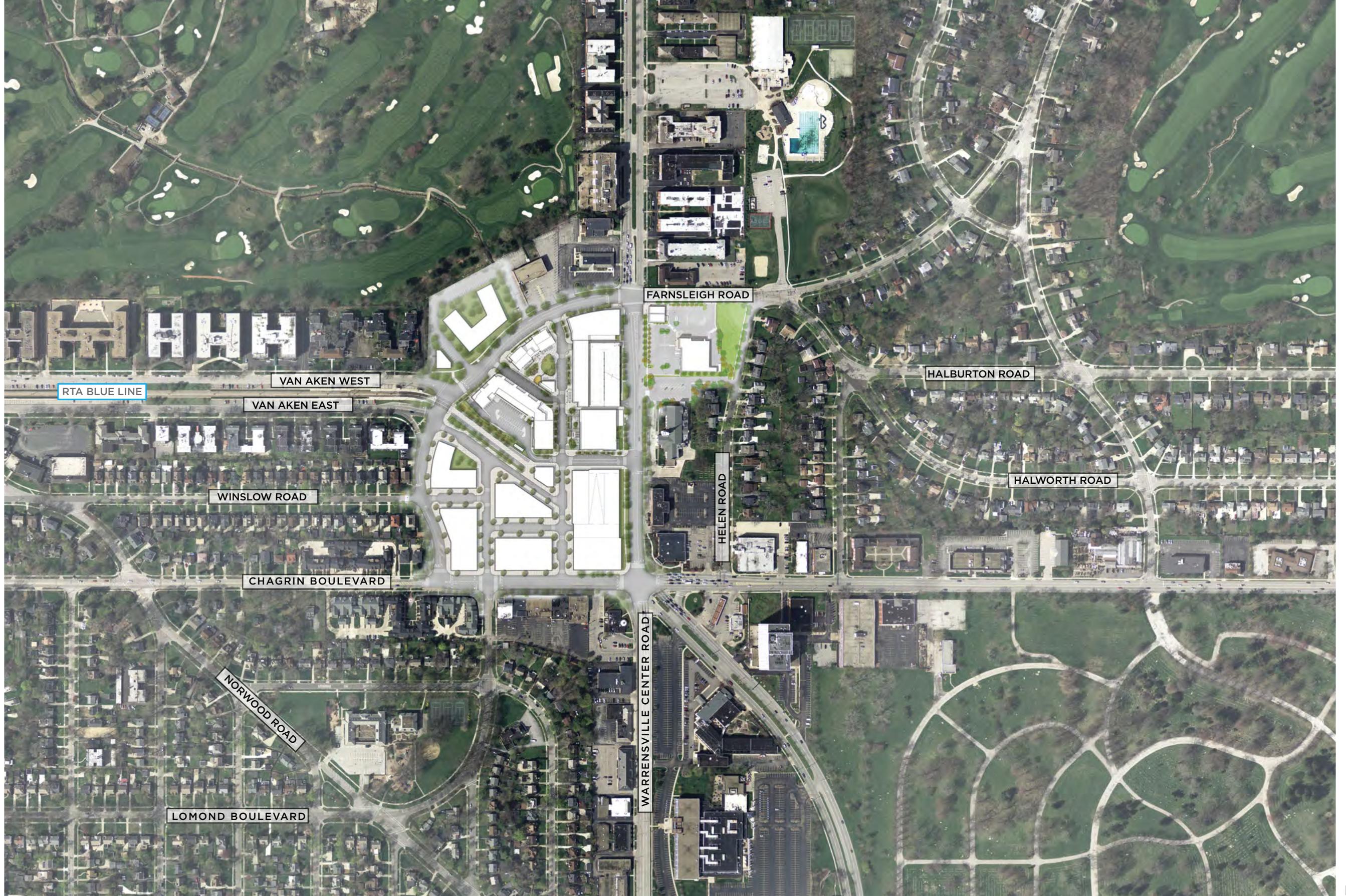
+

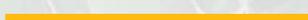


SPACE



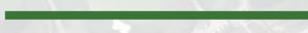
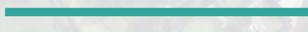
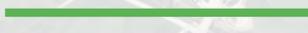
= PLACE

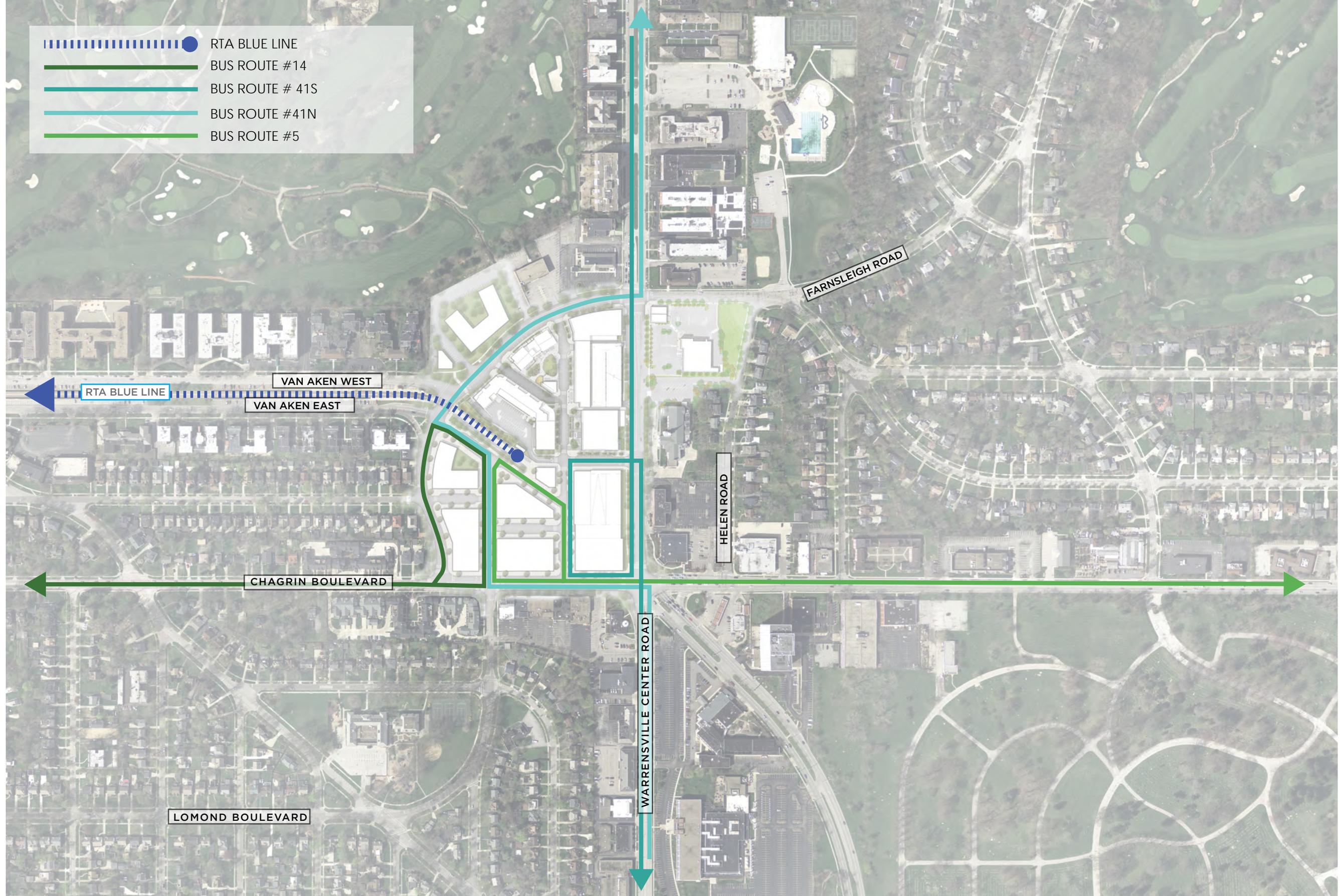


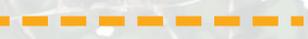
-  NEW STREET GRID
-  EXISTING STREET GRID
-  BUS ONLY
-  NEW INTERSECTIONS
-  EXISTING INTERSECTION

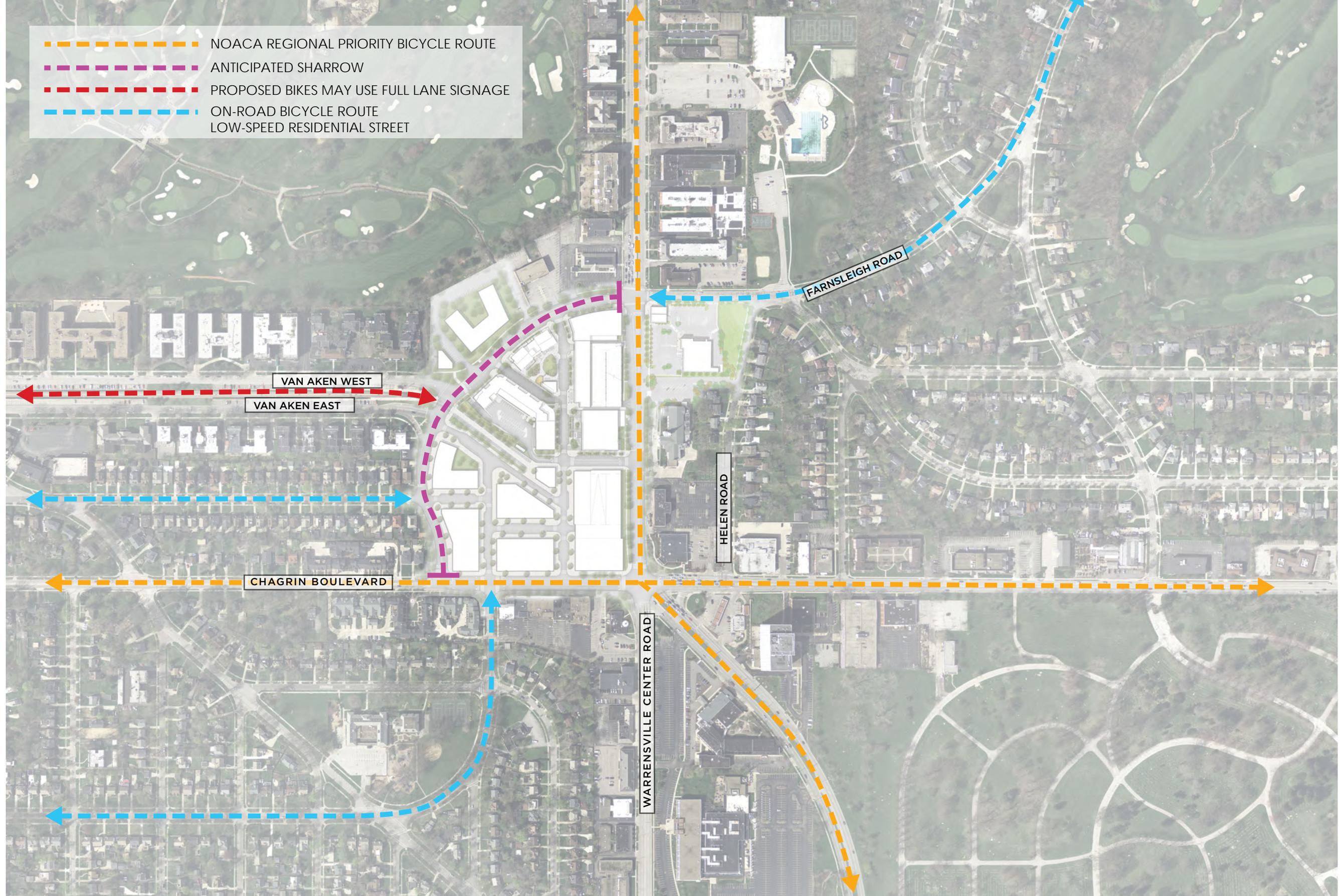


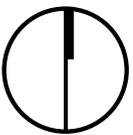
NOT TO SCALE

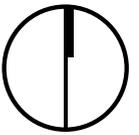
-  RTA BLUE LINE
-  BUS ROUTE #14
-  BUS ROUTE # 41S
-  BUS ROUTE #41N
-  BUS ROUTE #5

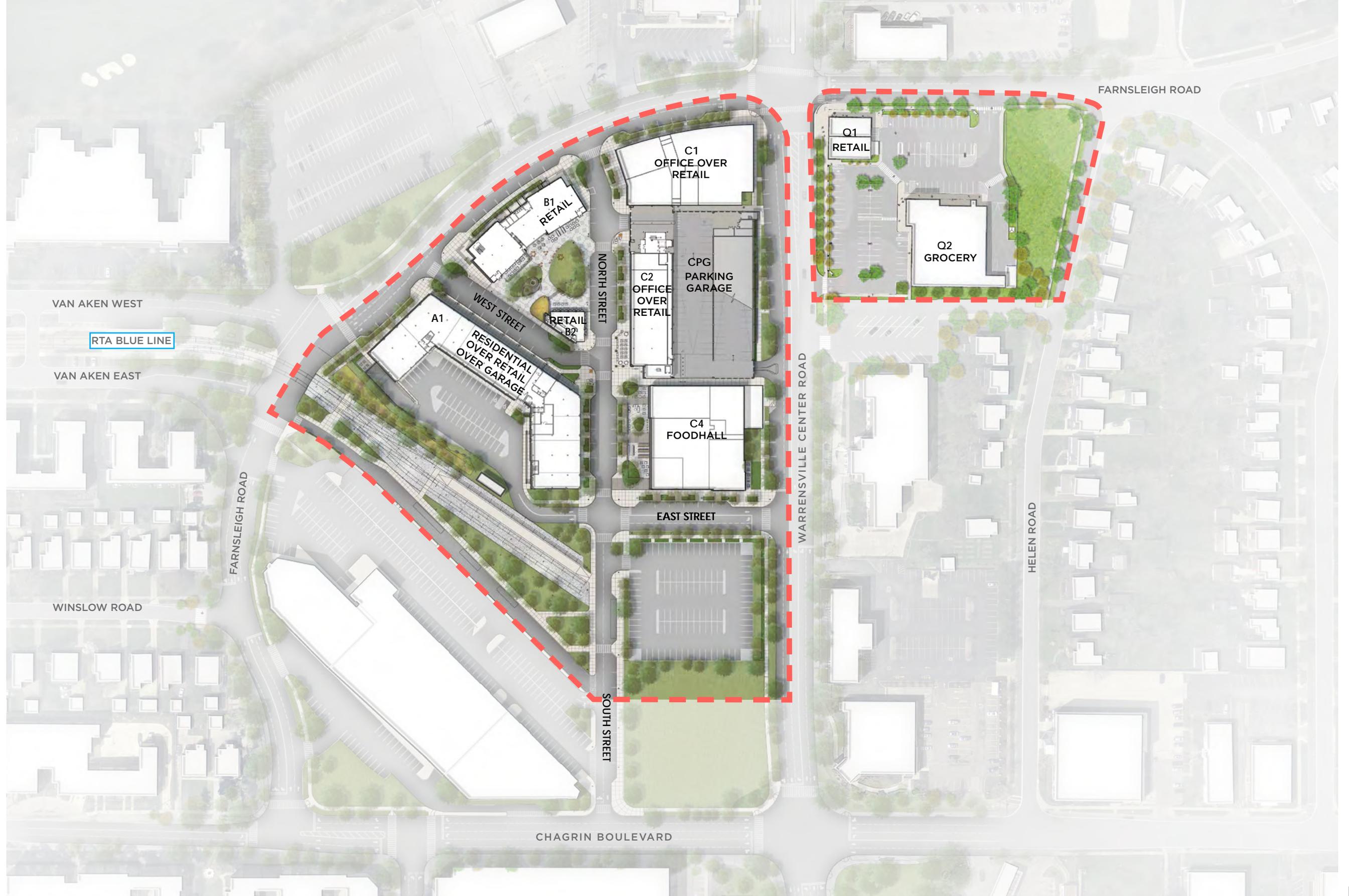


-  NOACA REGIONAL PRIORITY BICYCLE ROUTE
-  ANTICIPATED SHARROW
-  PROPOSED BIKES MAY USE FULL LANE SIGNAGE
-  ON-ROAD BICYCLE ROUTE
LOW-SPEED RESIDENTIAL STREET









VAN AKEN WEST

RTA BLUE LINE

VAN AKEN EAST

WINSLOW ROAD

FARNSLEIGH ROAD

WEST STREET

NORTH STREET

EAST STREET

SOUTH STREET

CHAGRIN BOULEVARD

WARRENSVILLE CENTER ROAD

HELEN ROAD

FARNSLEIGH ROAD

A1
RESIDENTIAL
OVER RETAIL
OVER GARAGE

B1
RETAIL

B2
RETAIL

C1
OFFICE OVER
RETAIL

C2
OFFICE
OVER
RETAIL

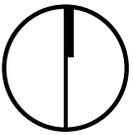
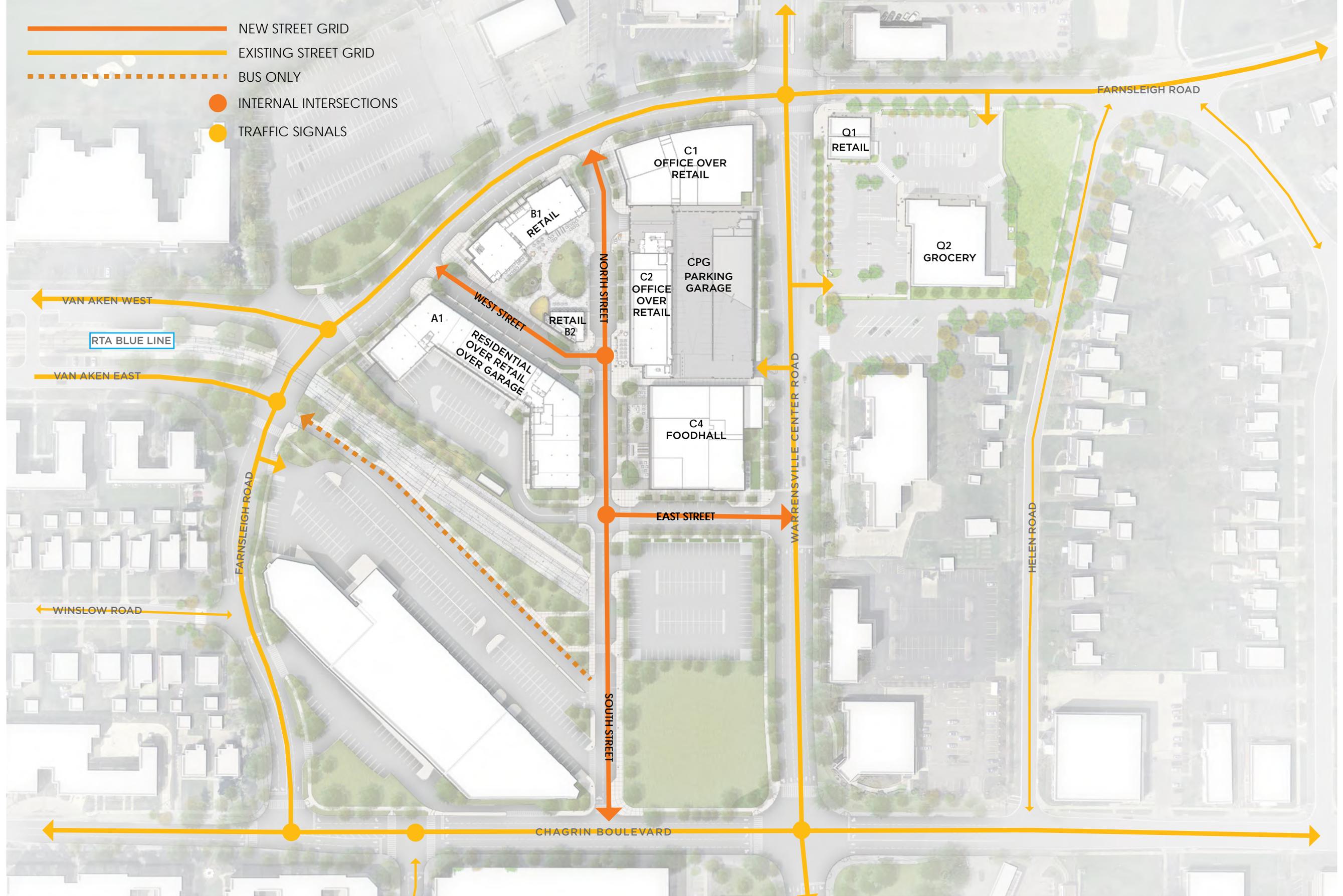
C4
FOODHALL

CPG
PARKING
GARAGE

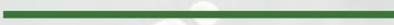
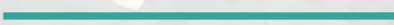
Q1
RETAIL

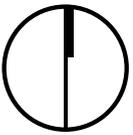
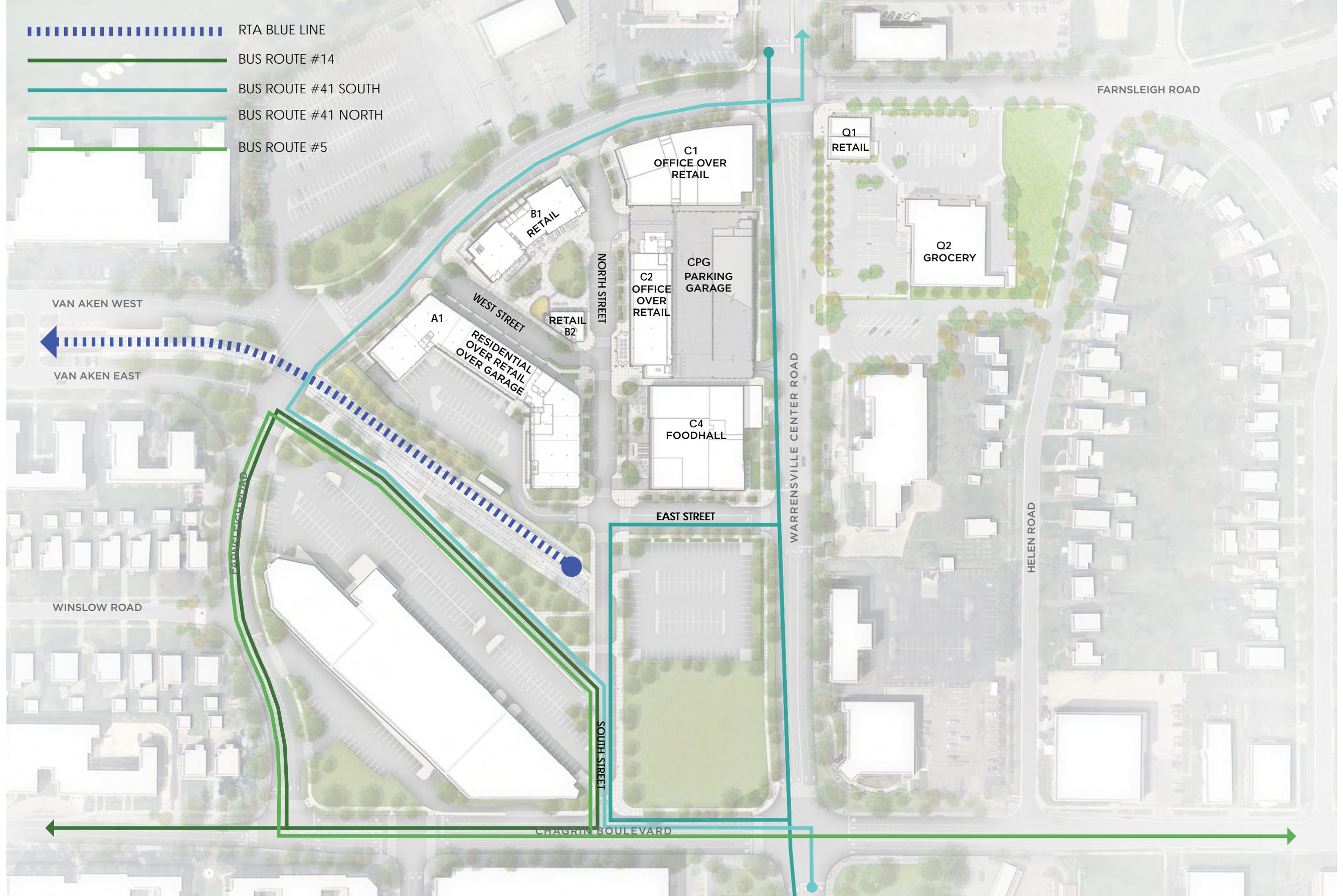
Q2
GROCERY

- NEW STREET GRID
- EXISTING STREET GRID
- BUS ONLY
- INTERNAL INTERSECTIONS
- TRAFFIC SIGNALS



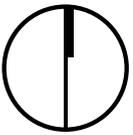
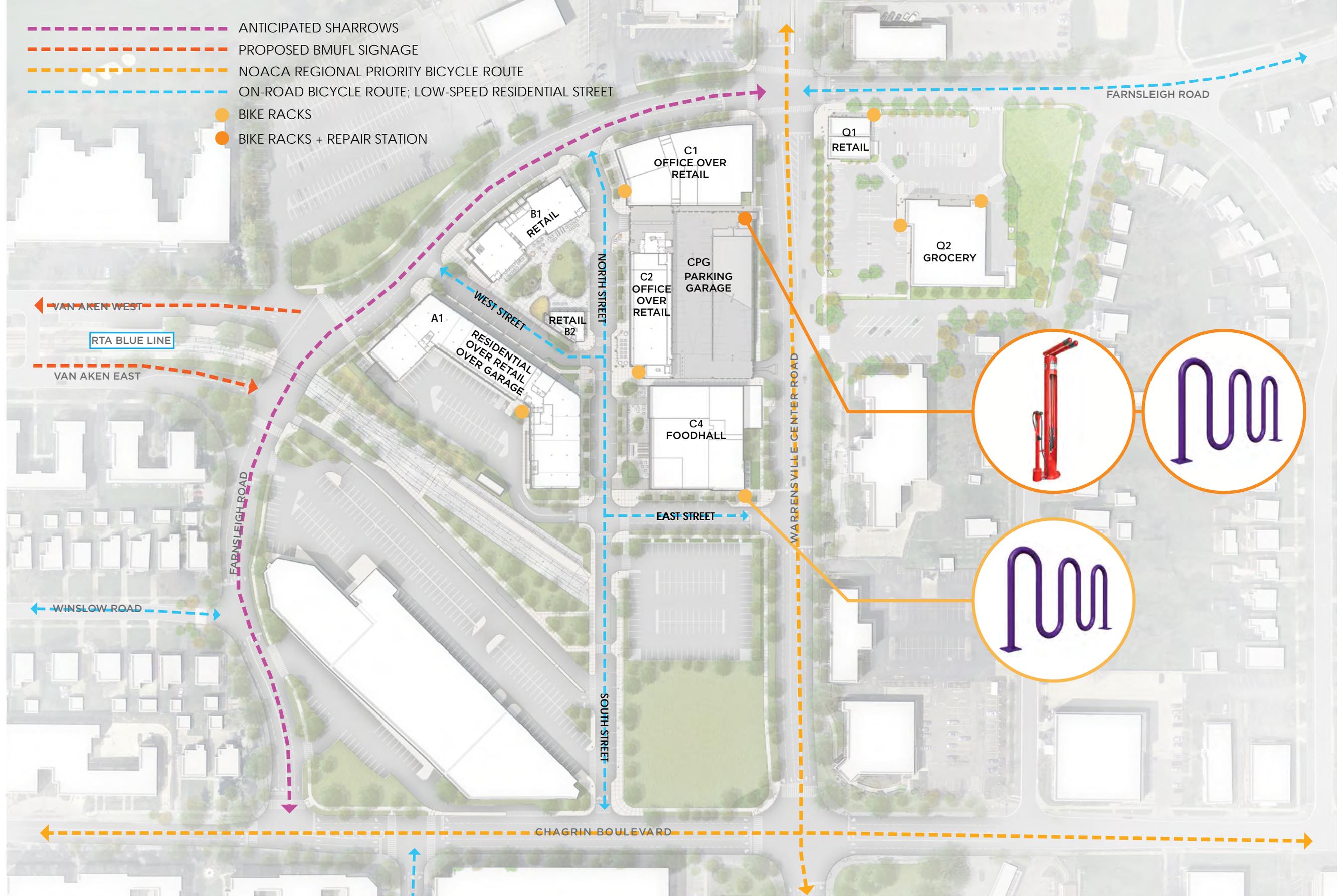
NOT TO SCALE

-  RTA BLUE LINE
-  BUS ROUTE #14
-  BUS ROUTE #41 SOUTH
-  BUS ROUTE #41 NORTH
-  BUS ROUTE #5

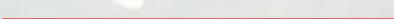


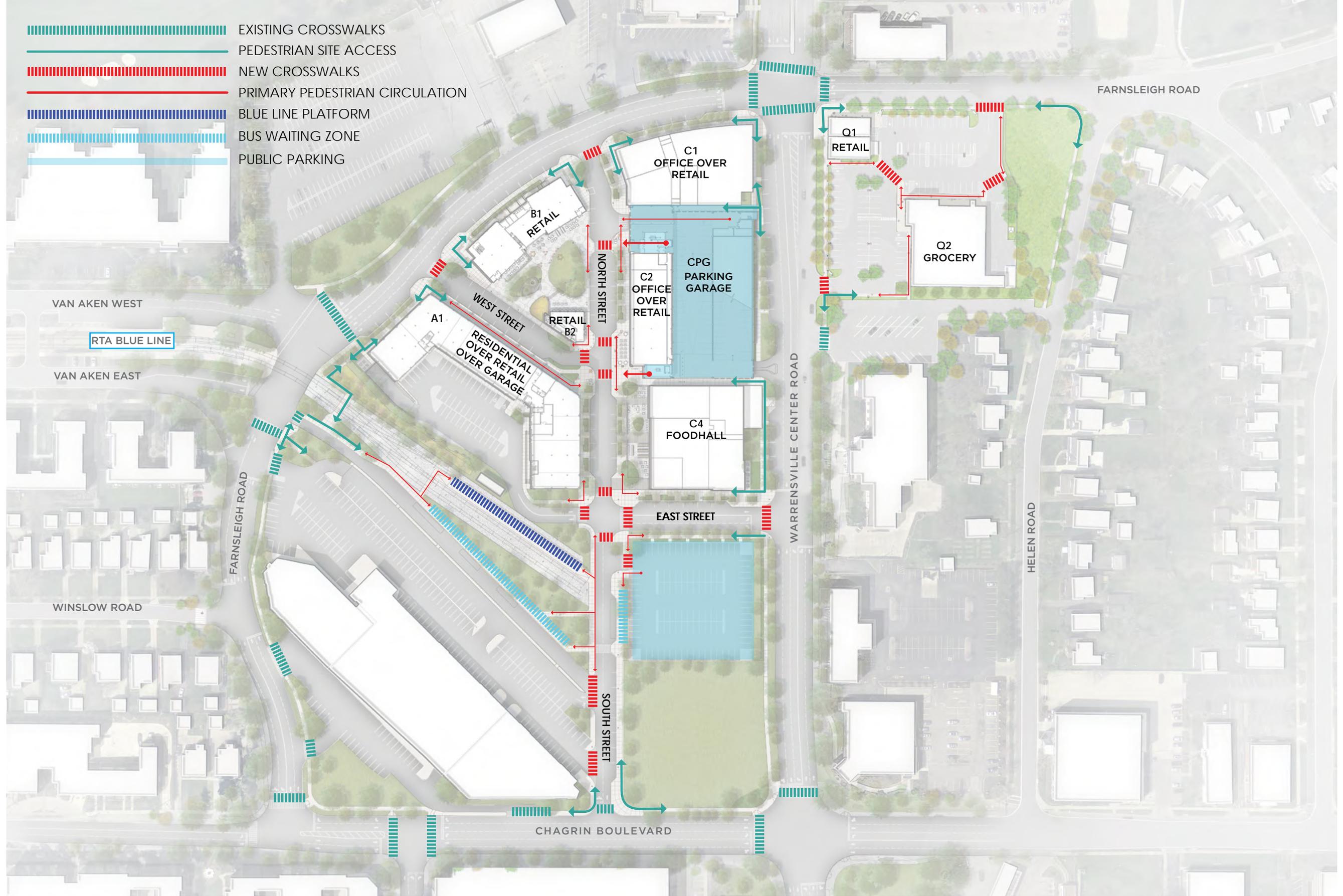
NOT TO SCALE

- ANTICIPATED SHARROWS
- PROPOSED BMUFL SIGNAGE
- NOACA REGIONAL PRIORITY BICYCLE ROUTE
- ON-ROAD BICYCLE ROUTE; LOW-SPEED RESIDENTIAL STREET
- BIKE RACKS
- BIKE RACKS + REPAIR STATION

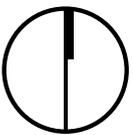
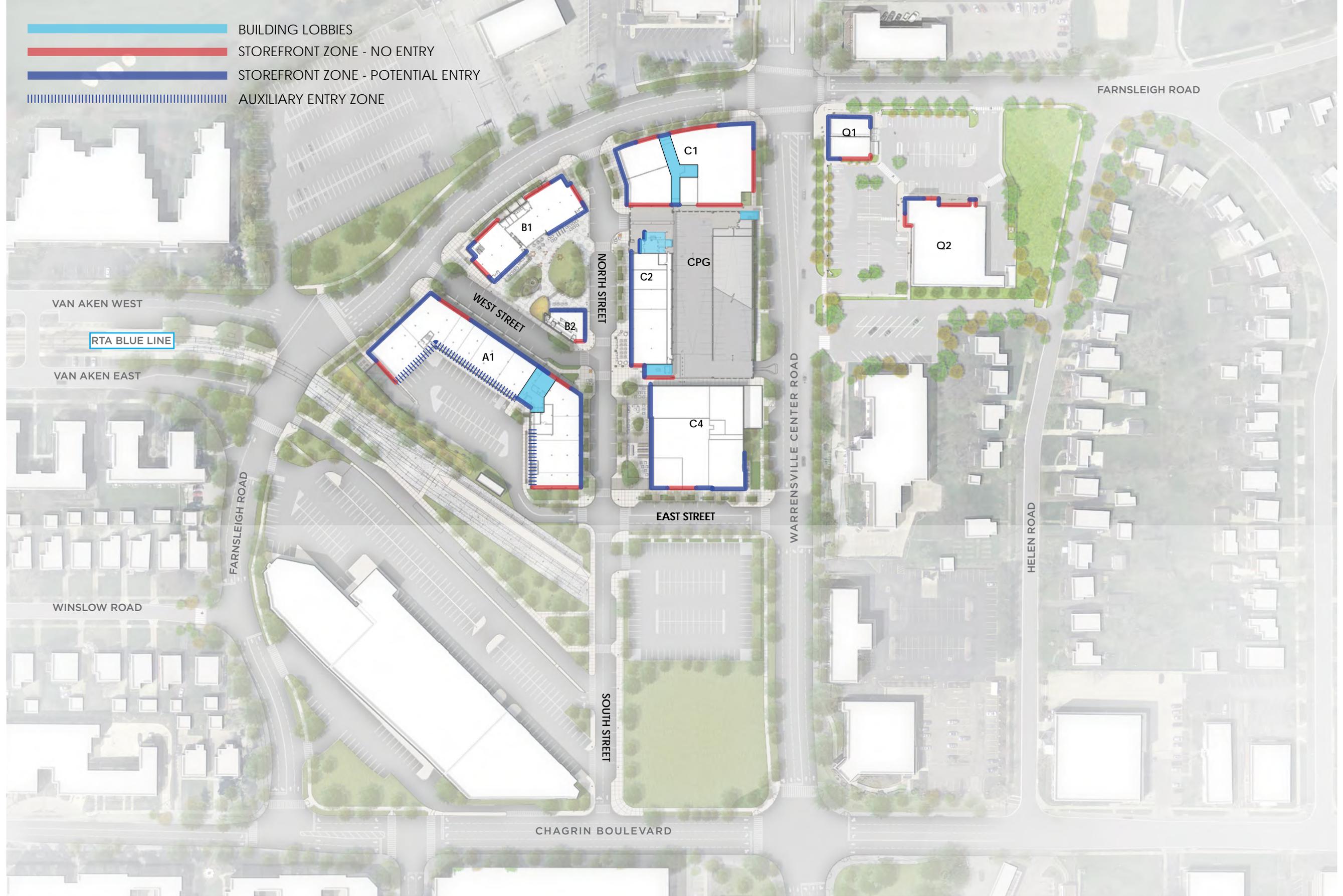


NOT TO SCALE

-  EXISTING CROSSWALKS
-  PEDESTRIAN SITE ACCESS
-  NEW CROSSWALKS
-  PRIMARY PEDESTRIAN CIRCULATION
-  BLUE LINE PLATFORM
-  BUS WAITING ZONE
-  PUBLIC PARKING

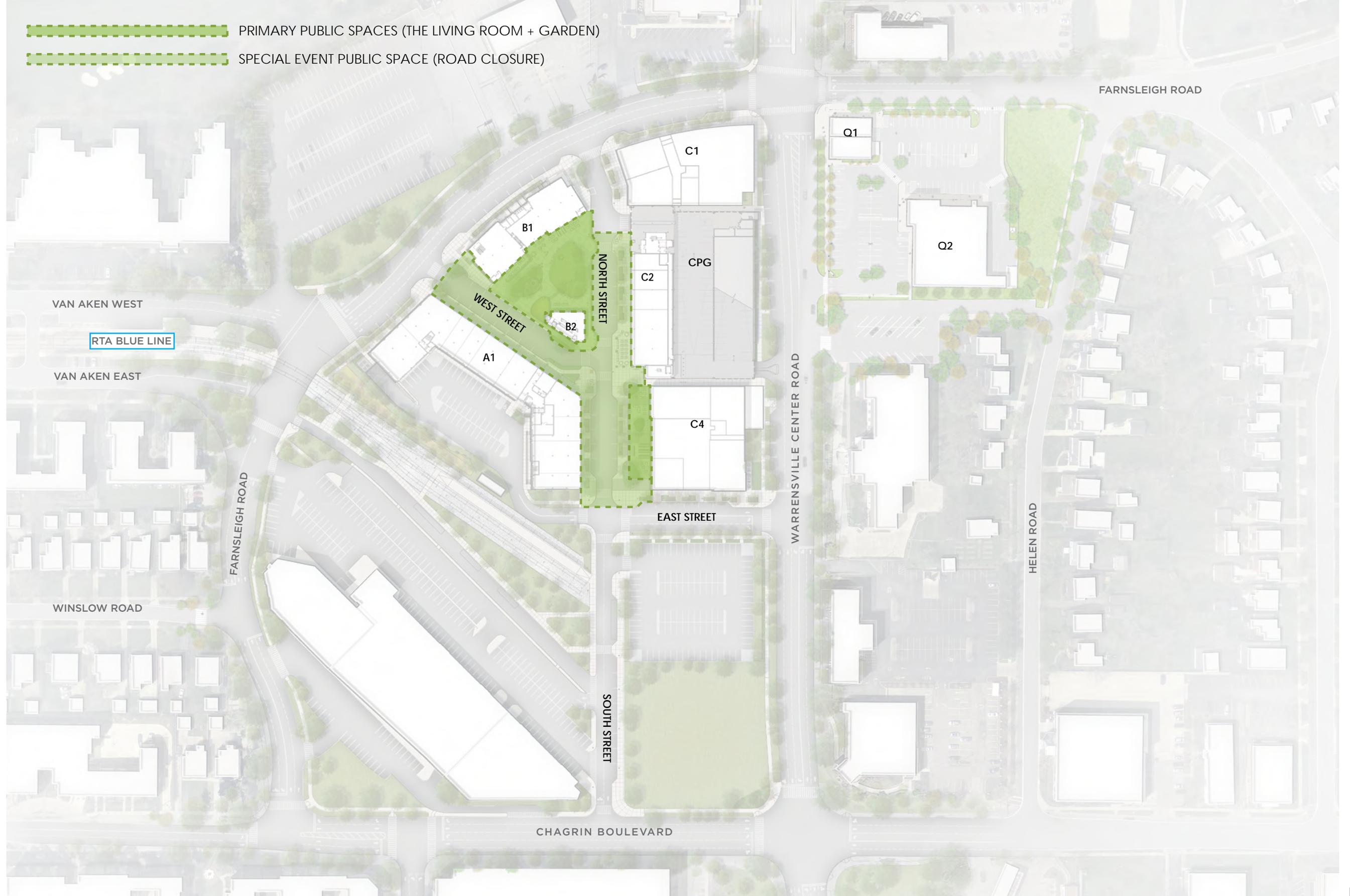


- BUILDING LOBBIES
- STOREFRONT ZONE - NO ENTRY
- STOREFRONT ZONE - POTENTIAL ENTRY
- AUXILIARY ENTRY ZONE



PRIMARY PUBLIC SPACES (THE LIVING ROOM + GARDEN)

SPECIAL EVENT PUBLIC SPACE (ROAD CLOSURE)





LEGACY VILLAGE, LYNDHURST



EASTMAN READING GARDEN, CLEVELAND



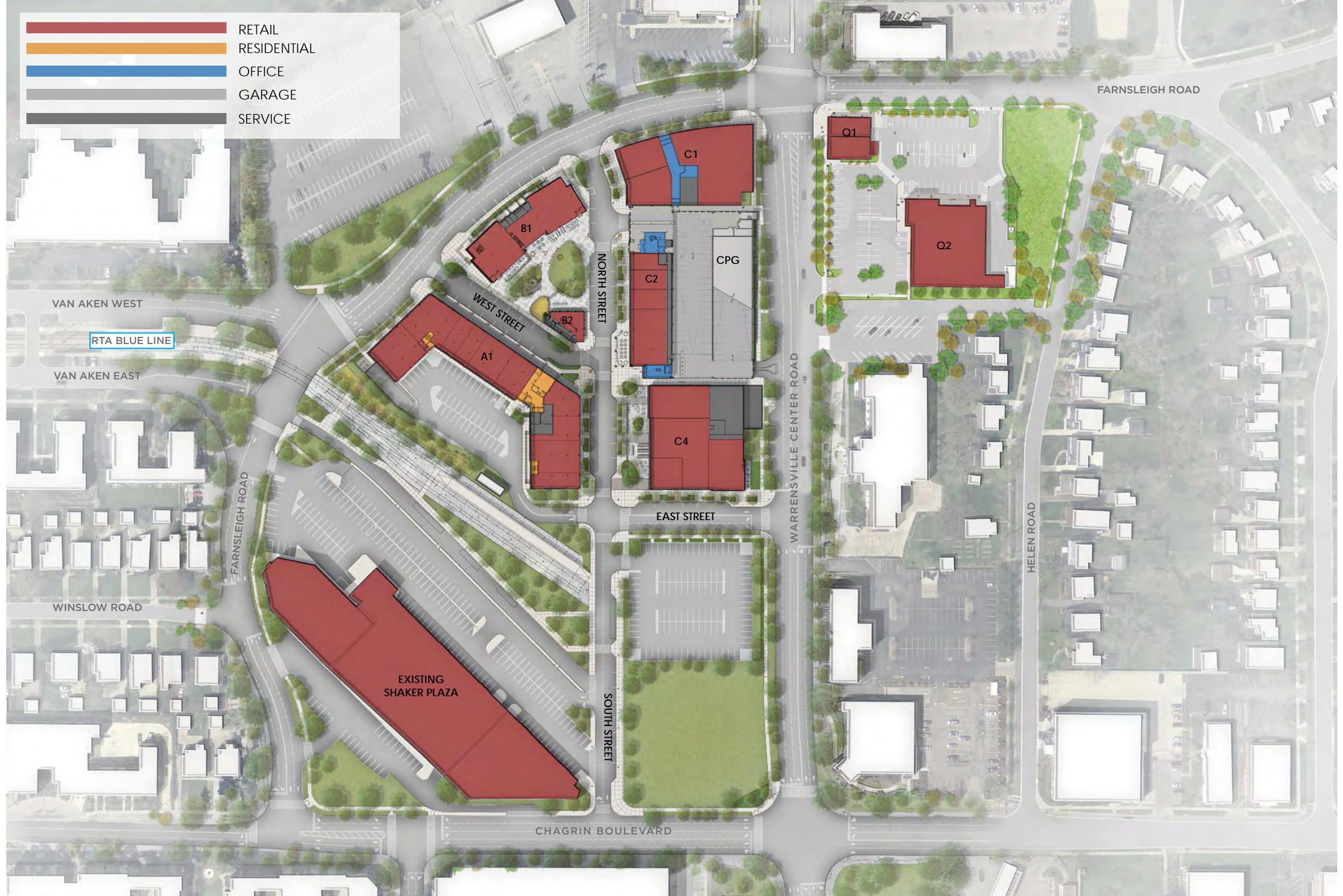
TRIANGLE PARK, CHAGRIN FALLS



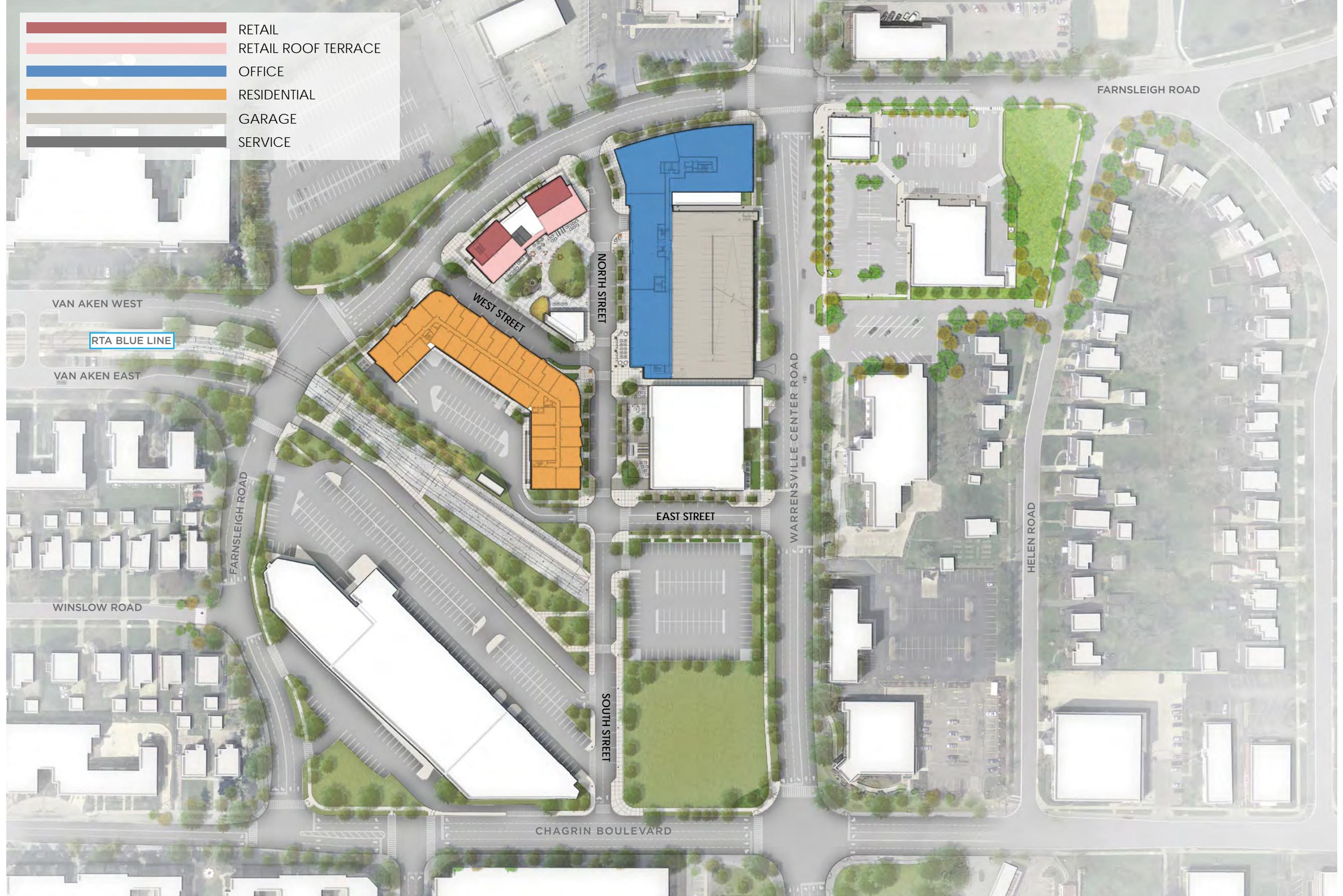
PERK PARK, CLEVELAND



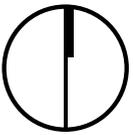
- RETAIL
- RESIDENTIAL
- OFFICE
- GARAGE
- SERVICE

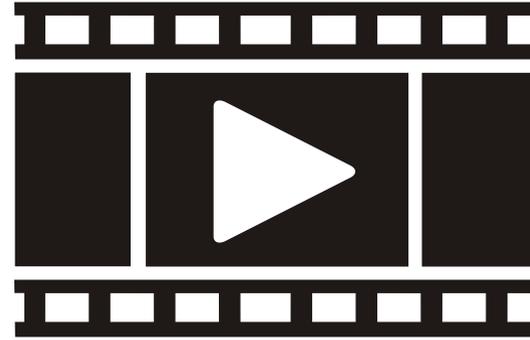


- RETAIL
- RETAIL ROOF TERRACE
- OFFICE
- RESIDENTIAL
- GARAGE
- SERVICE

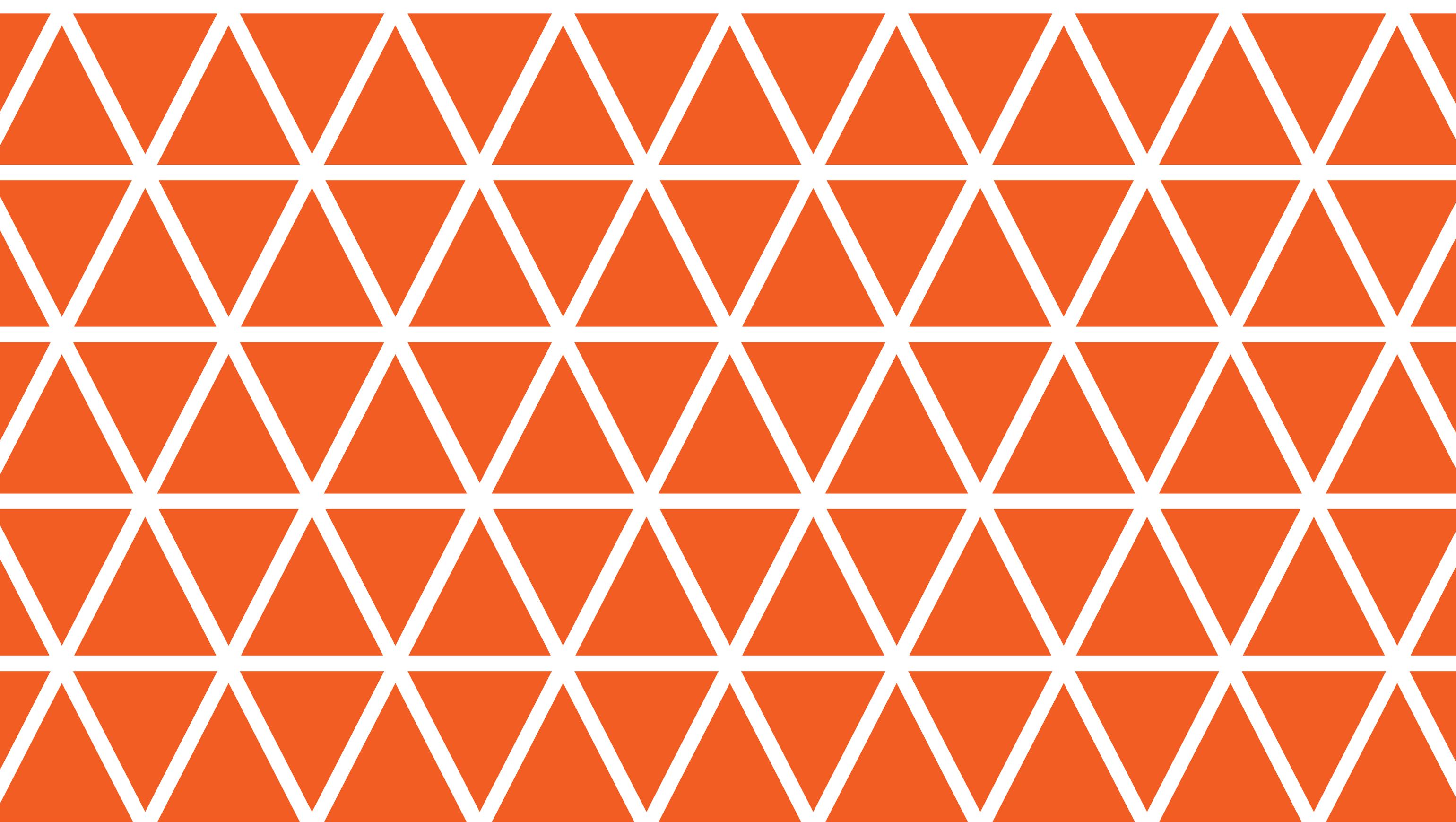


- RESIDENTIAL
- COMMON TERRACE
- PRIVATE ROOF TERRACE







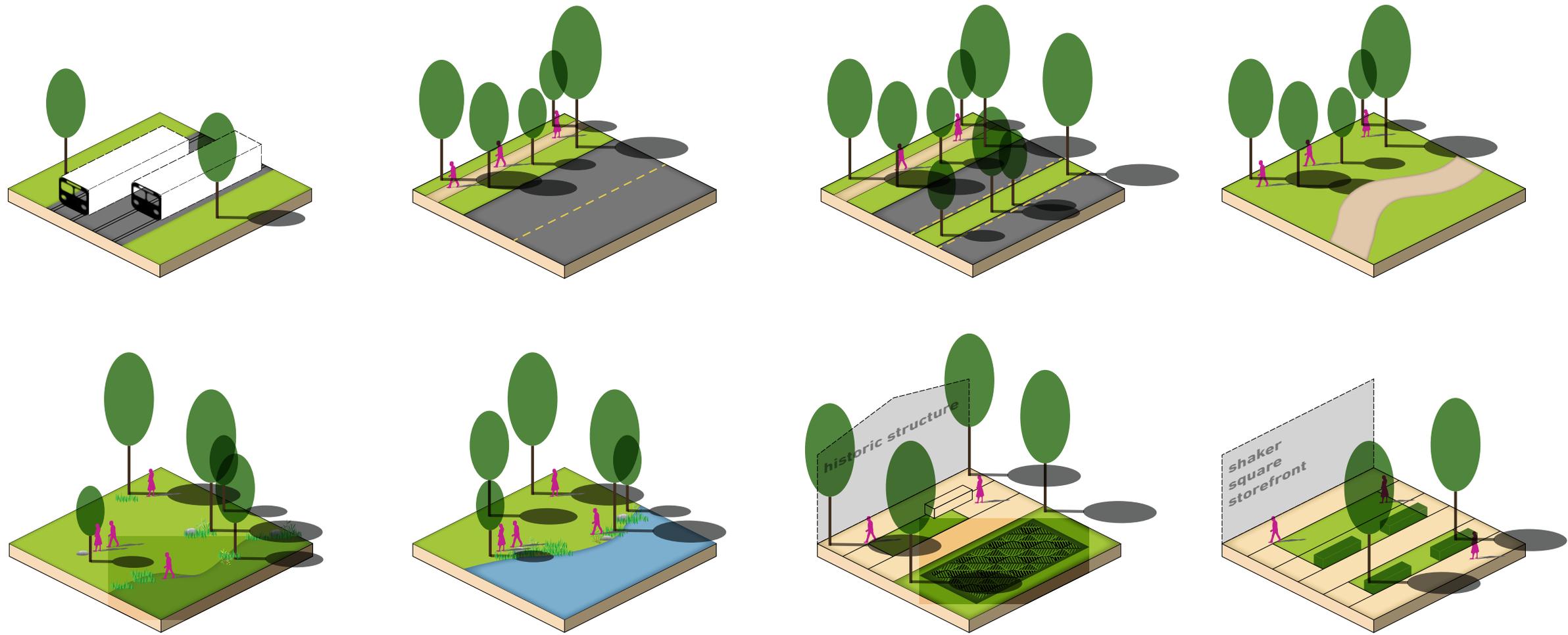


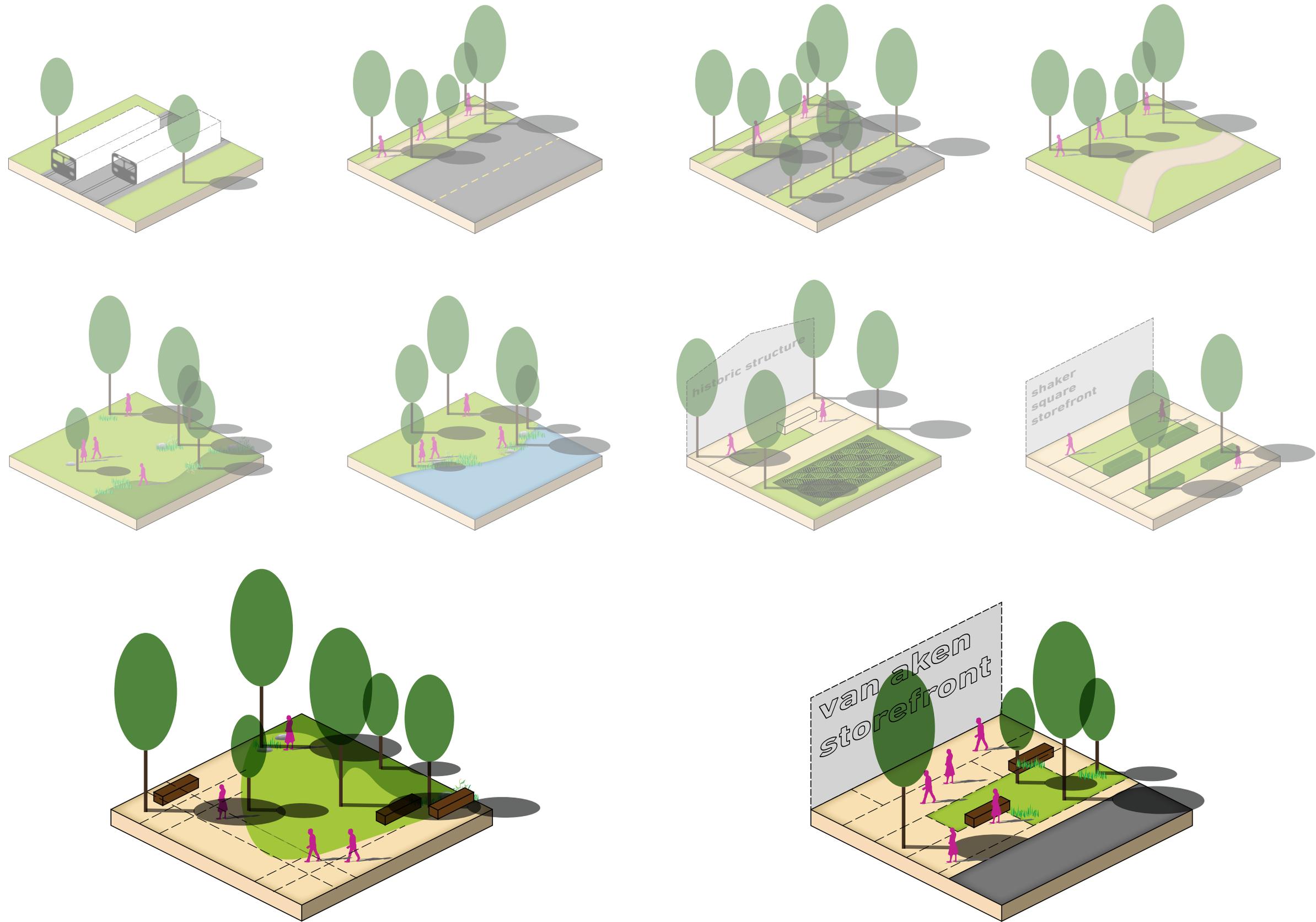
An aerial photograph of a city grid, showing a dense pattern of streets and buildings. Several large green spaces, including parks and golf courses, are integrated into the urban layout. The text is overlaid in the upper half of the image.

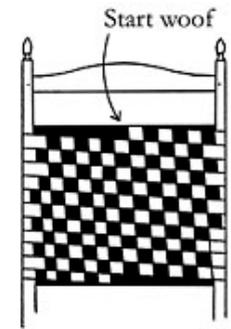
Integrating the natural landscape with the built environment was a key component of The Garden City Movement and a guiding development principle for the brothers.



SHAKER
HEIGHTS

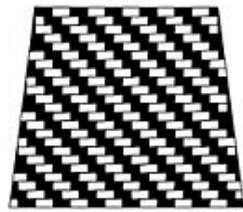






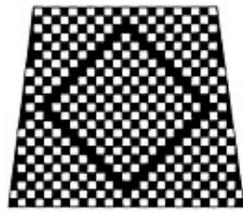
Chair Back with 1" Tape

Figure 3



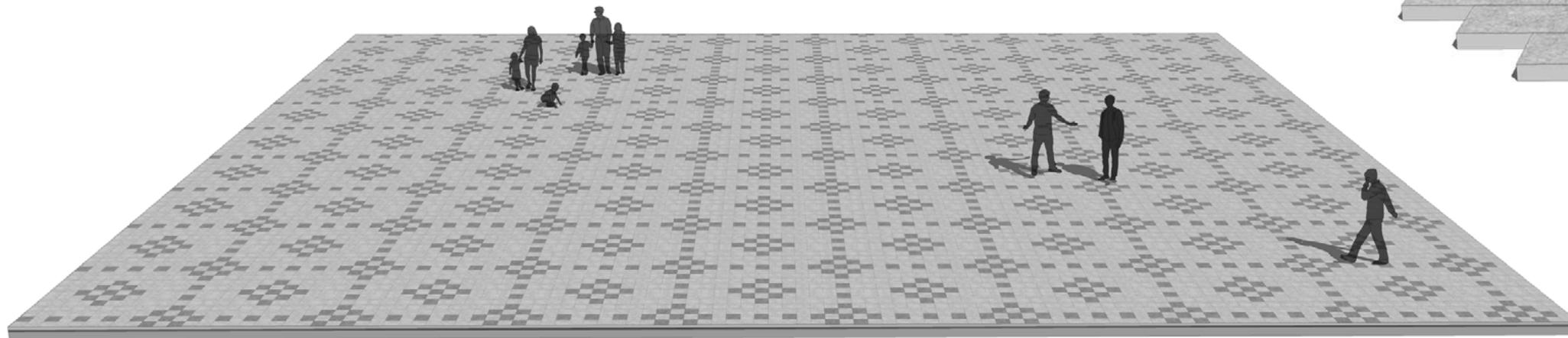
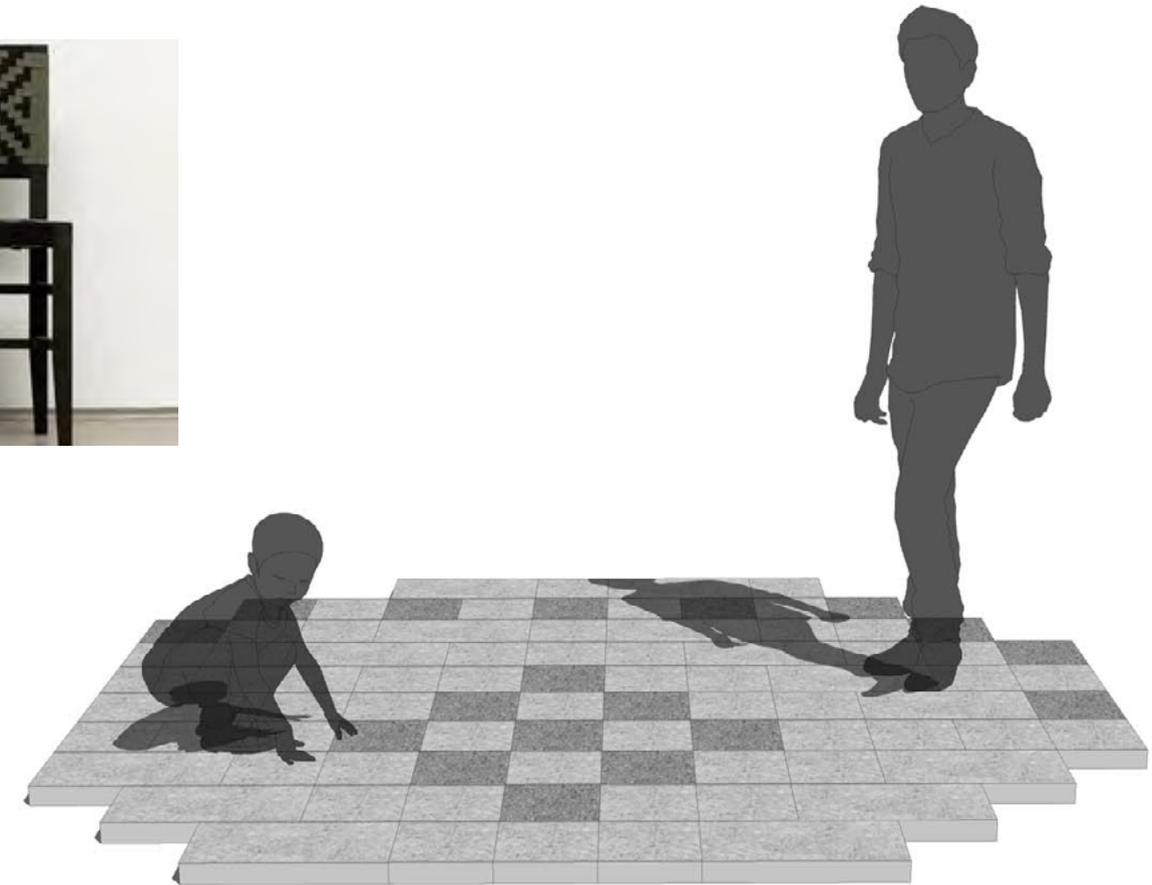
Herringbone Pattern

Figure 4



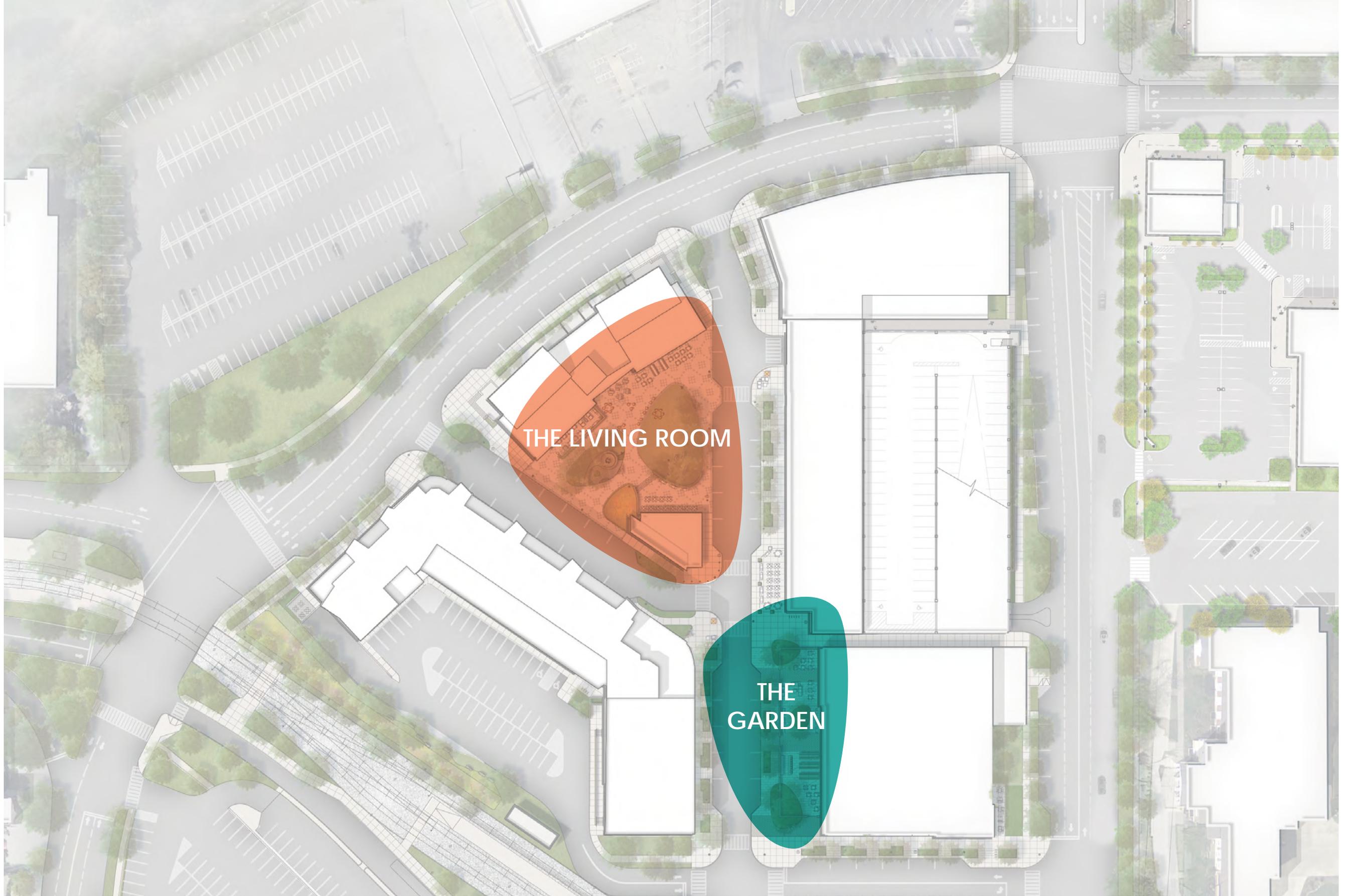
Diamond Pattern

Figure 5



**Care in Design and Craft.
Elegance and Practicality.**

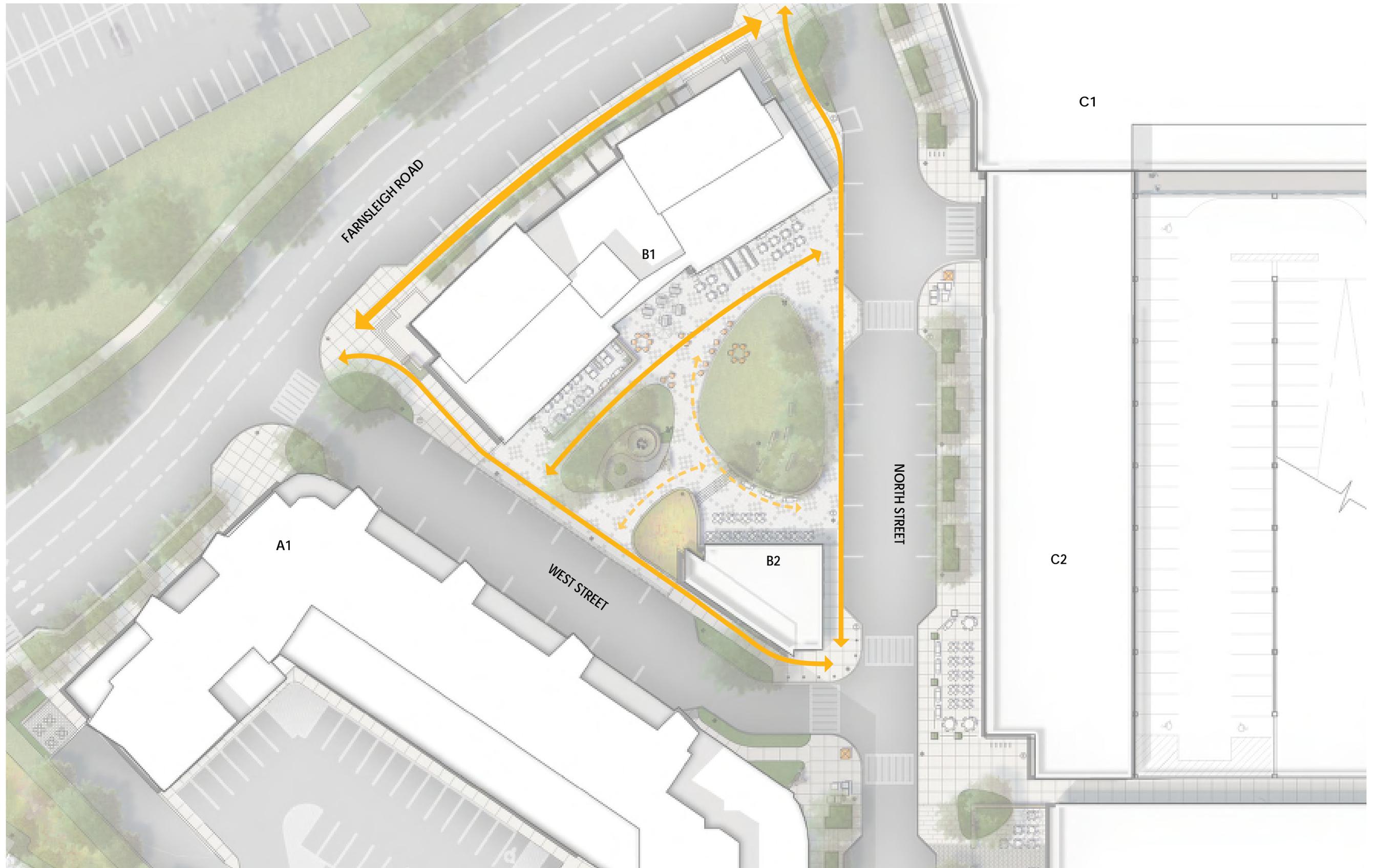


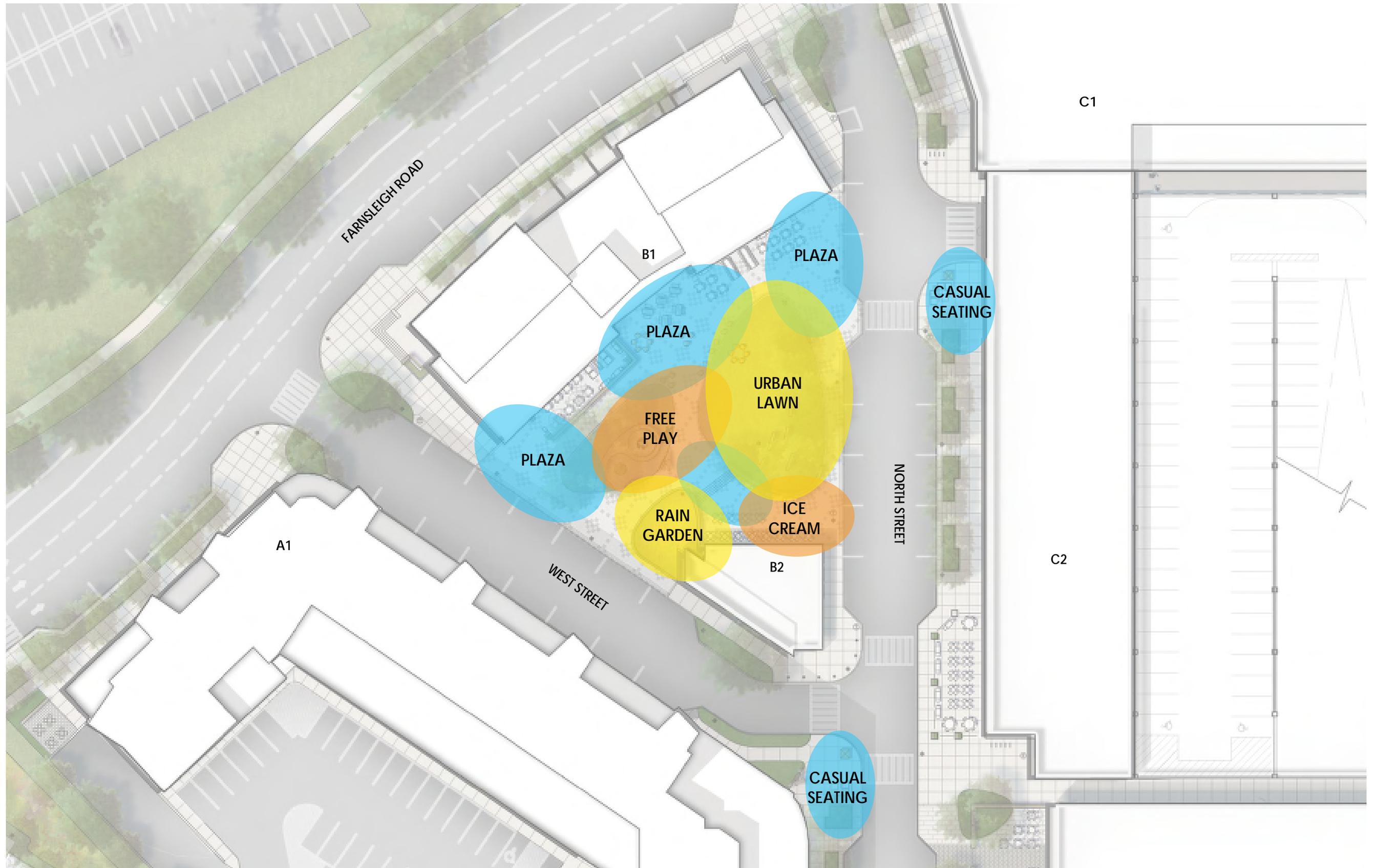


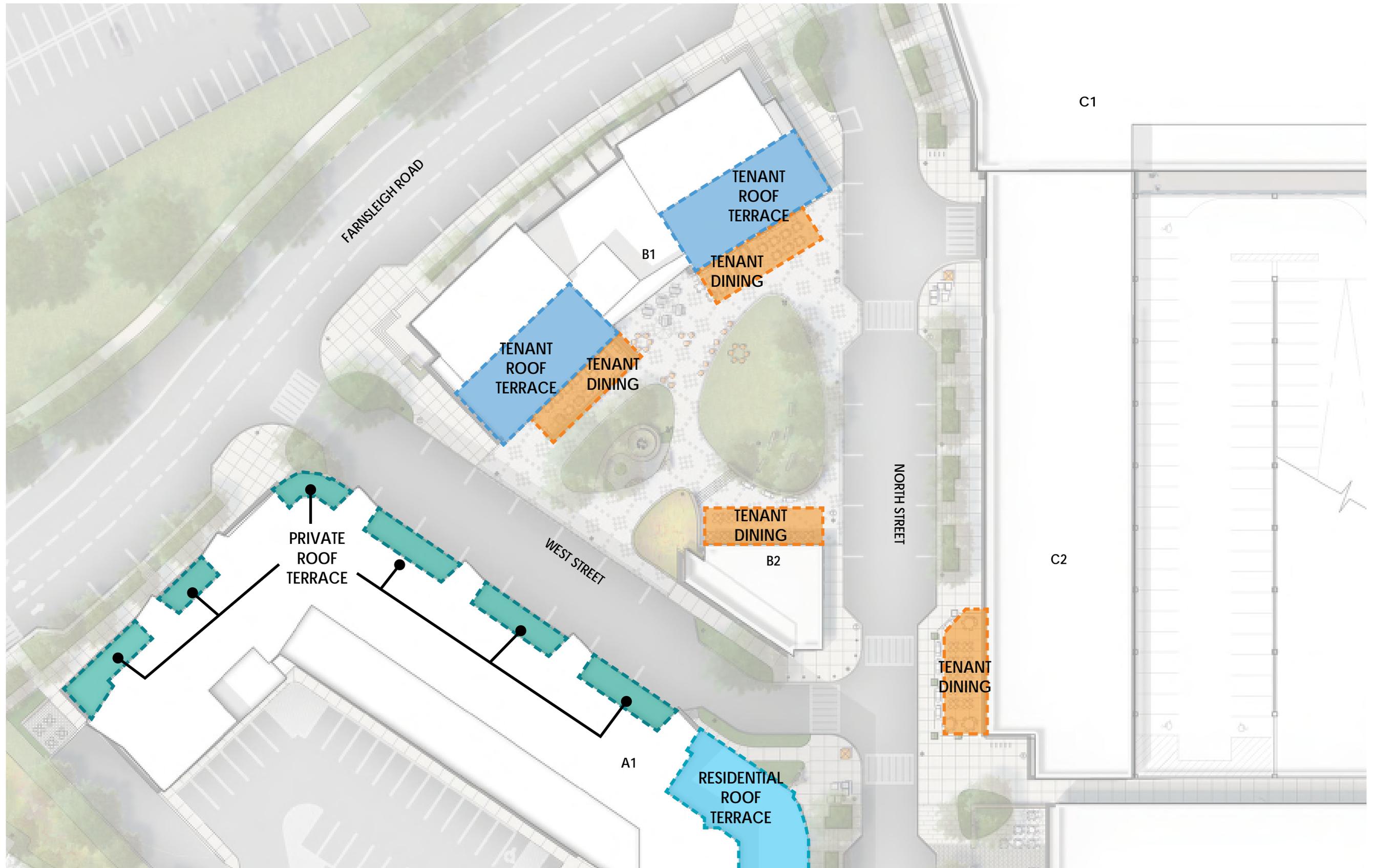
THE LIVING ROOM

THE GARDEN

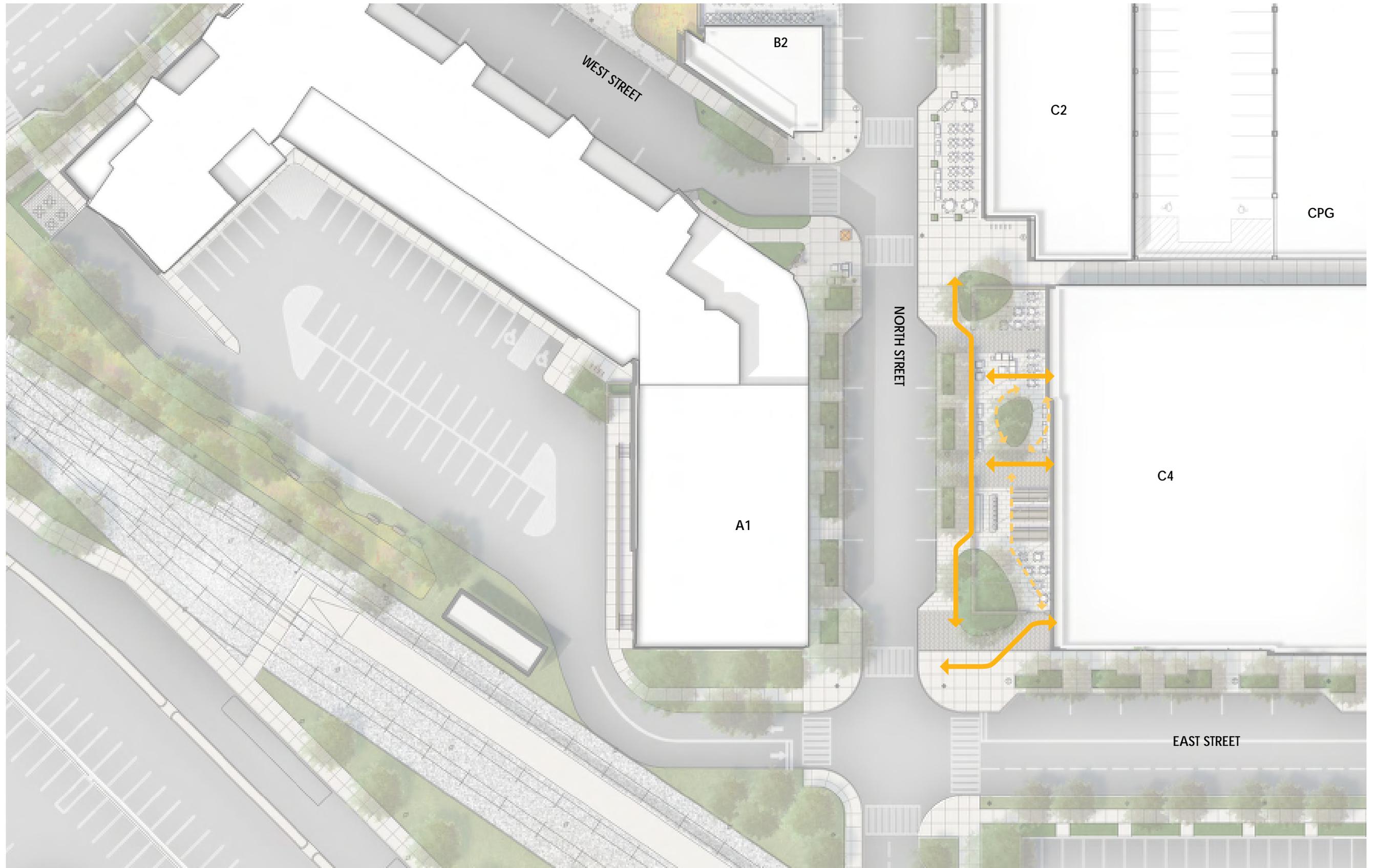


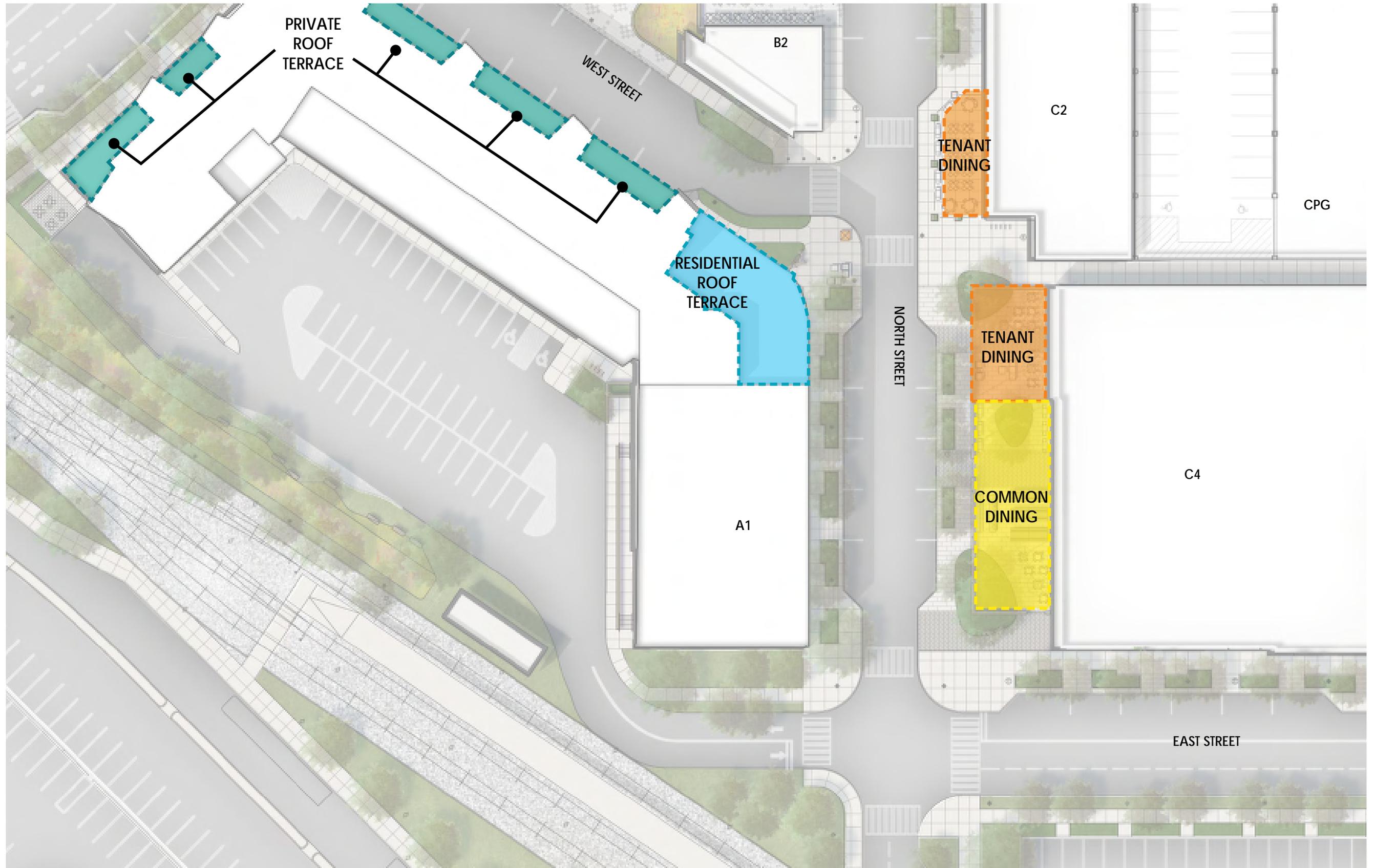


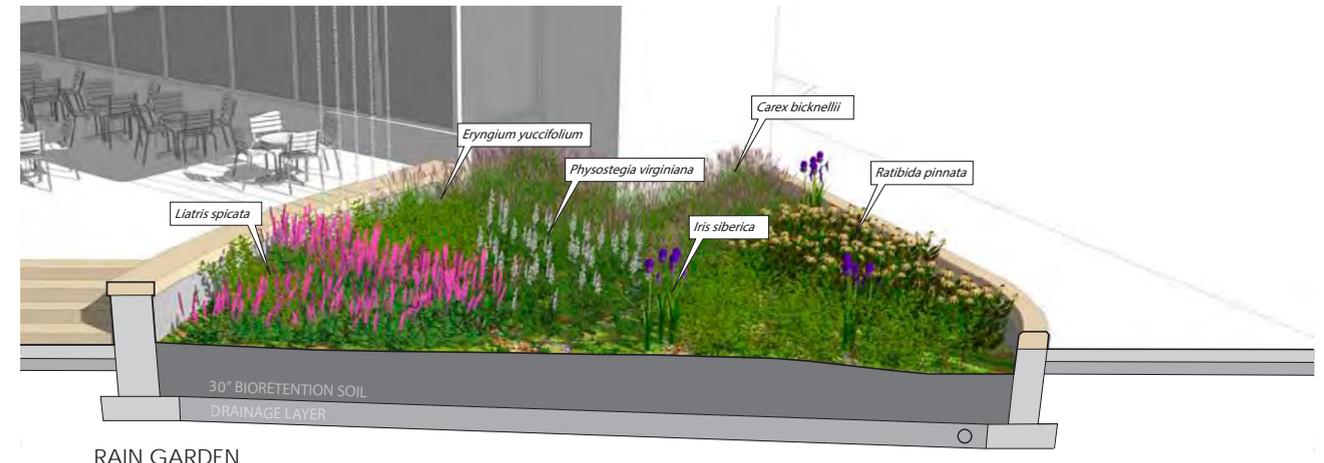














FEATHER REED GRASS
Calamagrostis acutiflora



LITTLE LIME HYDRANGEA
Hydrangea paniculata 'Jane'



DAYLILY
Hemerocallis 'Happy Returns'



PURPLE CONEFLOWER
Echinacea purpurea



HEUCHERA
Heuchera 'Obsidian'



LILYTURF
Liriope muscari



JAPANESE HOLLY
Ilex crenata 'Green Lustre'



FRANCEE PLANTAIN LILY
Hosta francee



ENGLISH IVY
Hedera helix



FOAM FLOWER
Tiarella cordifolia 'Running Tapestry'



HERITAGE OAK
Quercus robur



TULIPTREE
Liriodendron tulipifera



LONDON PLANE TREE
Platanus x acerifolia



SHINGLE OAK
Quercus imbricaria



MARMO MAPLE
Acer x freemanii 'Marmo'



SHUMARD OAK
Quercus shumardii



SCARLET OAK
Quercus coccinea



SIENNA GLEN MAPLE
Acer x freemanii 'Sienna Glen'

ORNAMENTAL TREE



SWEETBAY MAGNOLIA
Magnolia virginiana

STREET TREE



PLANETREE
Platanus acerifolia

SHRUB

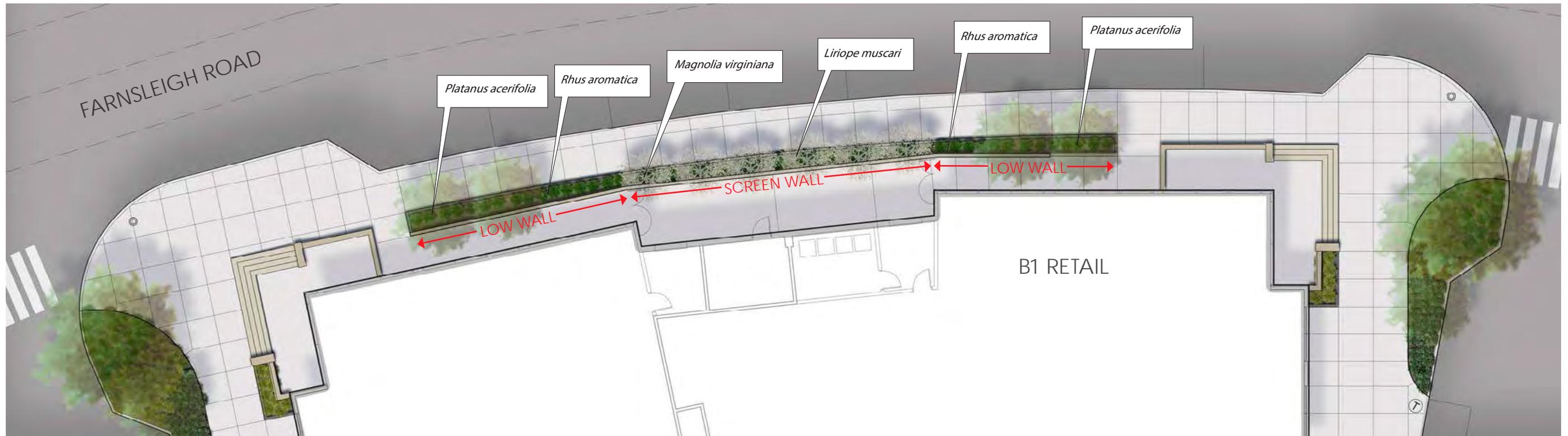


RHUS AROMATICA 'GRO-LOW'
Gro-Low Sumac

GROUND COVER



LILYTURF
Liriope muscari





PYRAMIDAL EUROPEAN HORNBEAM
Carpinus betulus 'Fastigiata'

CLIMBING VINE



BOSTON IVY
Parthenocissus tricuspidata

SHRUB



BEARBERRY COTONEASTER
Cotoneaster dammeri 'Coral Beauty'

SHRUB

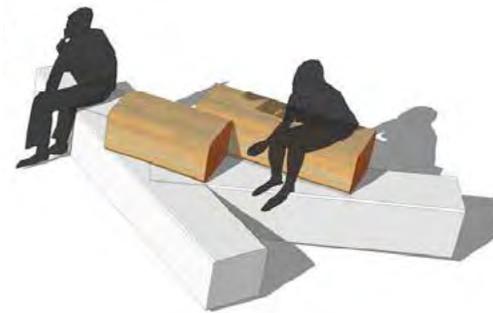
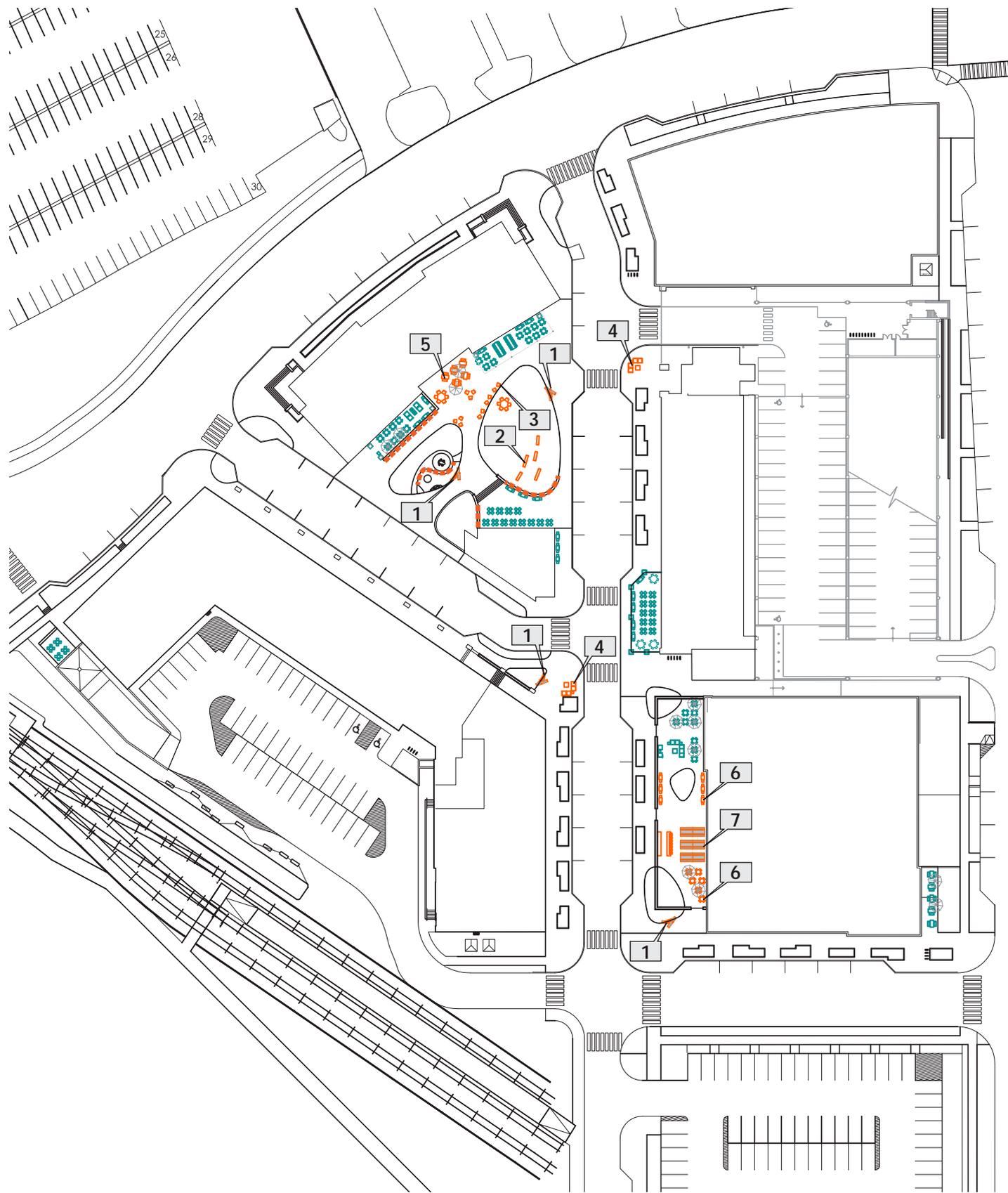


PRAGUE VIBURNUM
Viburnum 'Pragense'

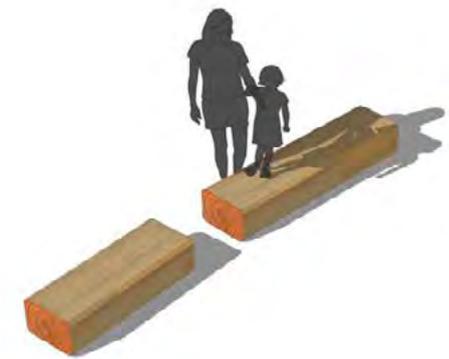
GROUNDCOVER



LILYTURF
Liriope muscari



1 PRECAST / TIMBER SEATING
CUSTOM FABRICATED



2 TIMBER SEATING
RECLAIMED TIMBER



3 MOVEABLE SEATING
LOLL LAGO PATIO LOUNGE CHAIR



4 SOFT SEATING
COUNTRY CASUAL CALYPSO



5 PICNIC TABLE
LOLL DESIGNS LOLLYGAGGER



6 CAFE TABLE
FERMOB BISTRO



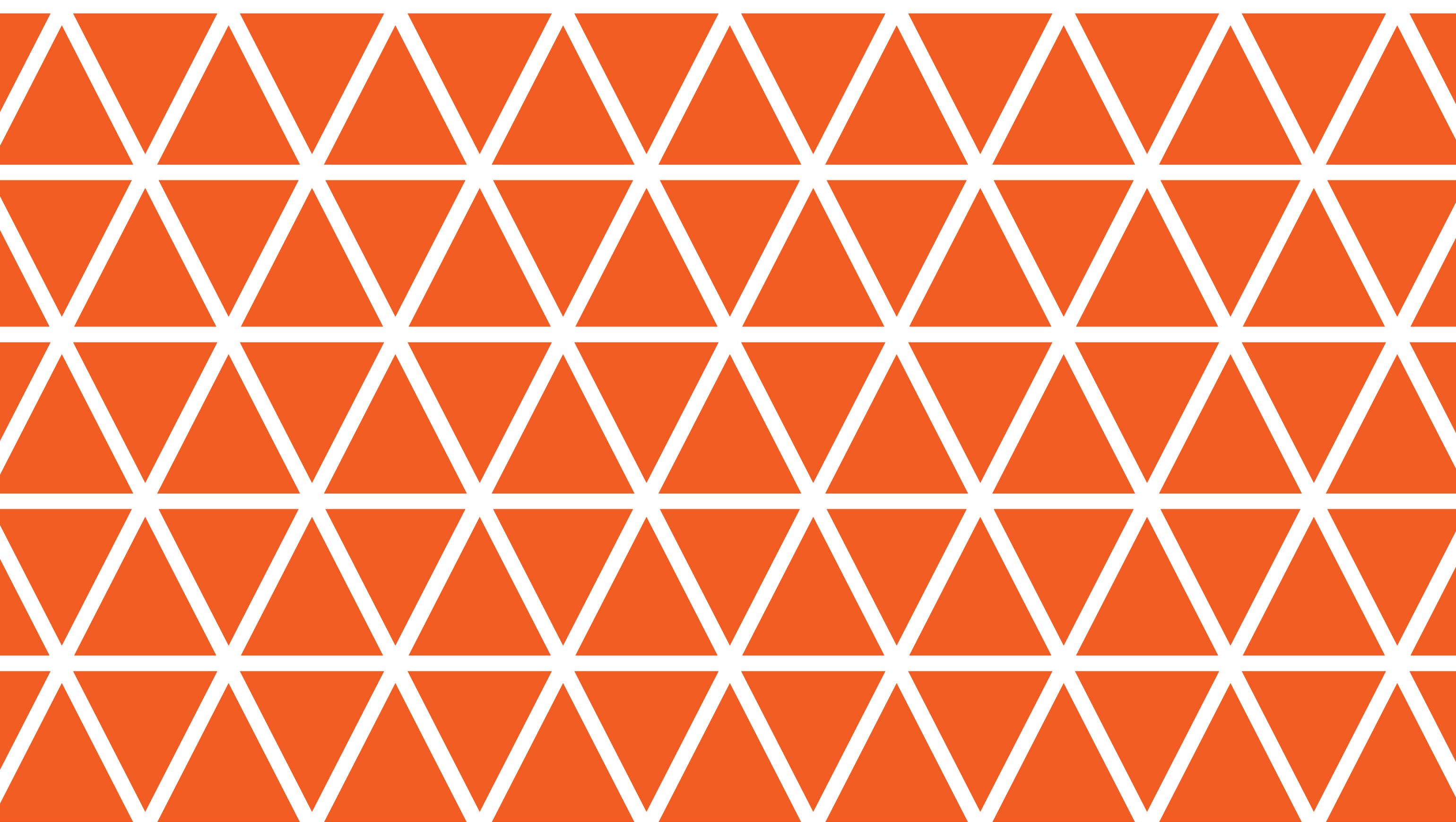
7 PICNIC TABLE
EQUIPARC MODEL 2630

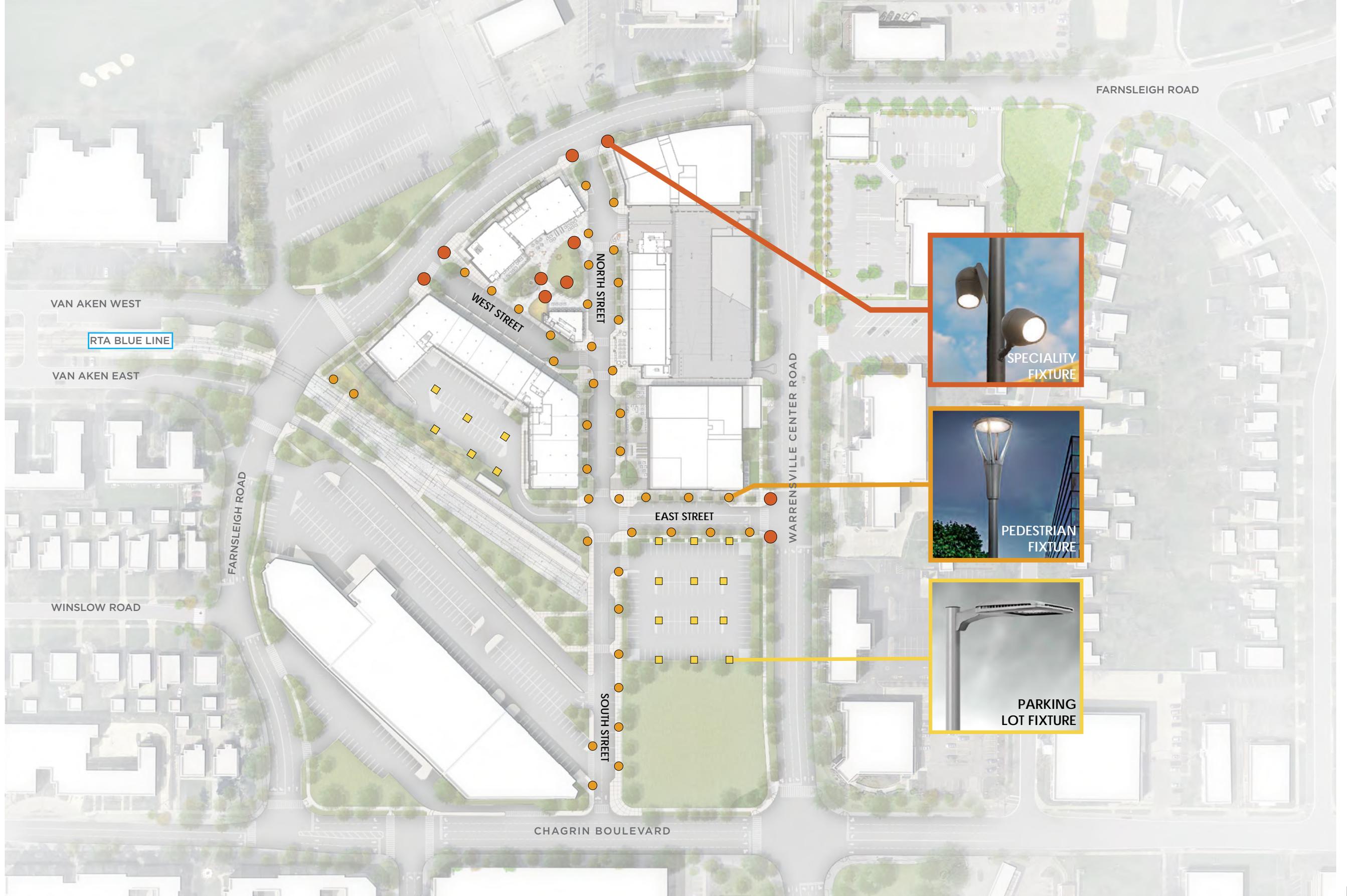
PUBLIC AMENITIES

OWNER PROVIDED ■

TENANT PROVIDED ■

SEAT WALLS - - - - -

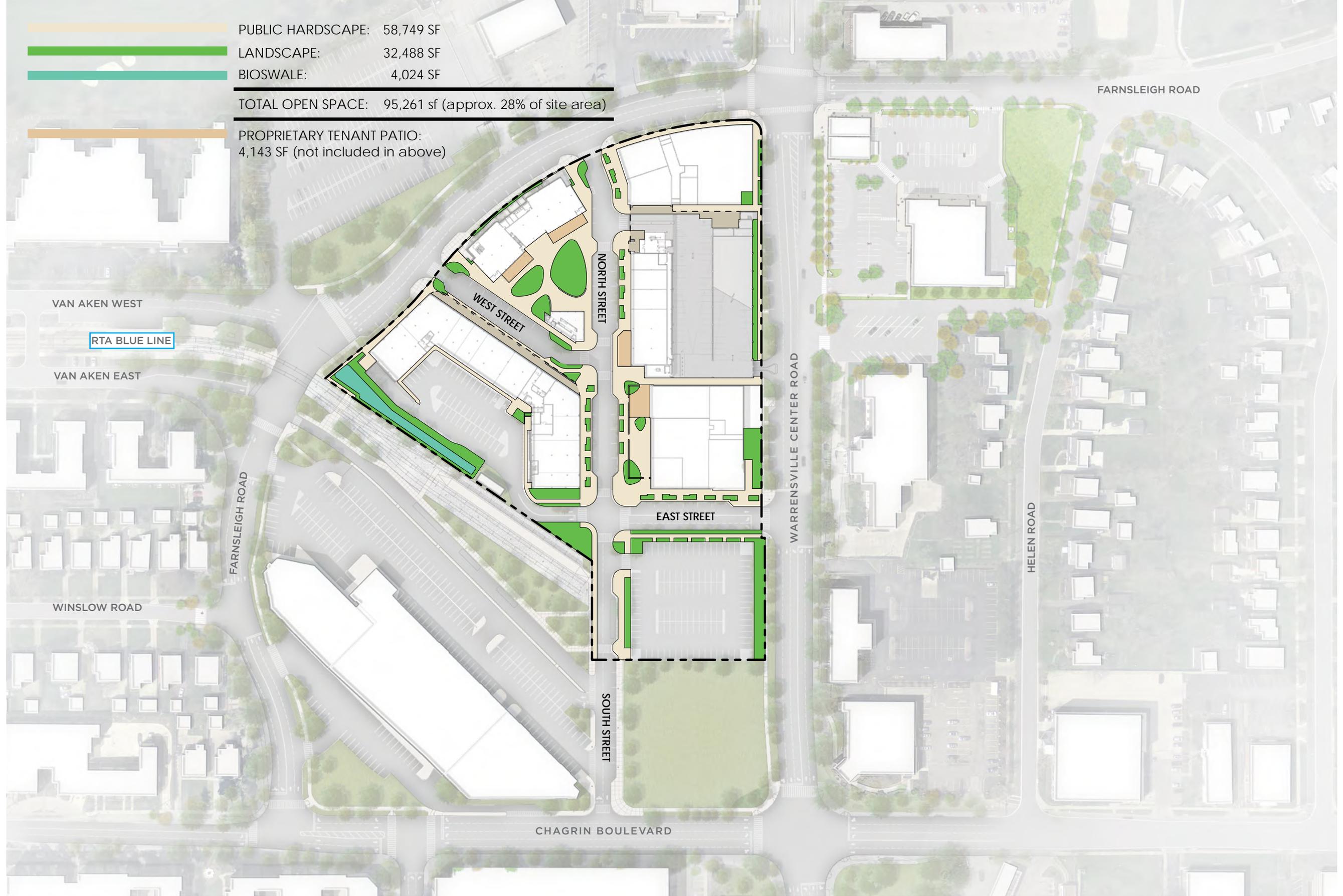




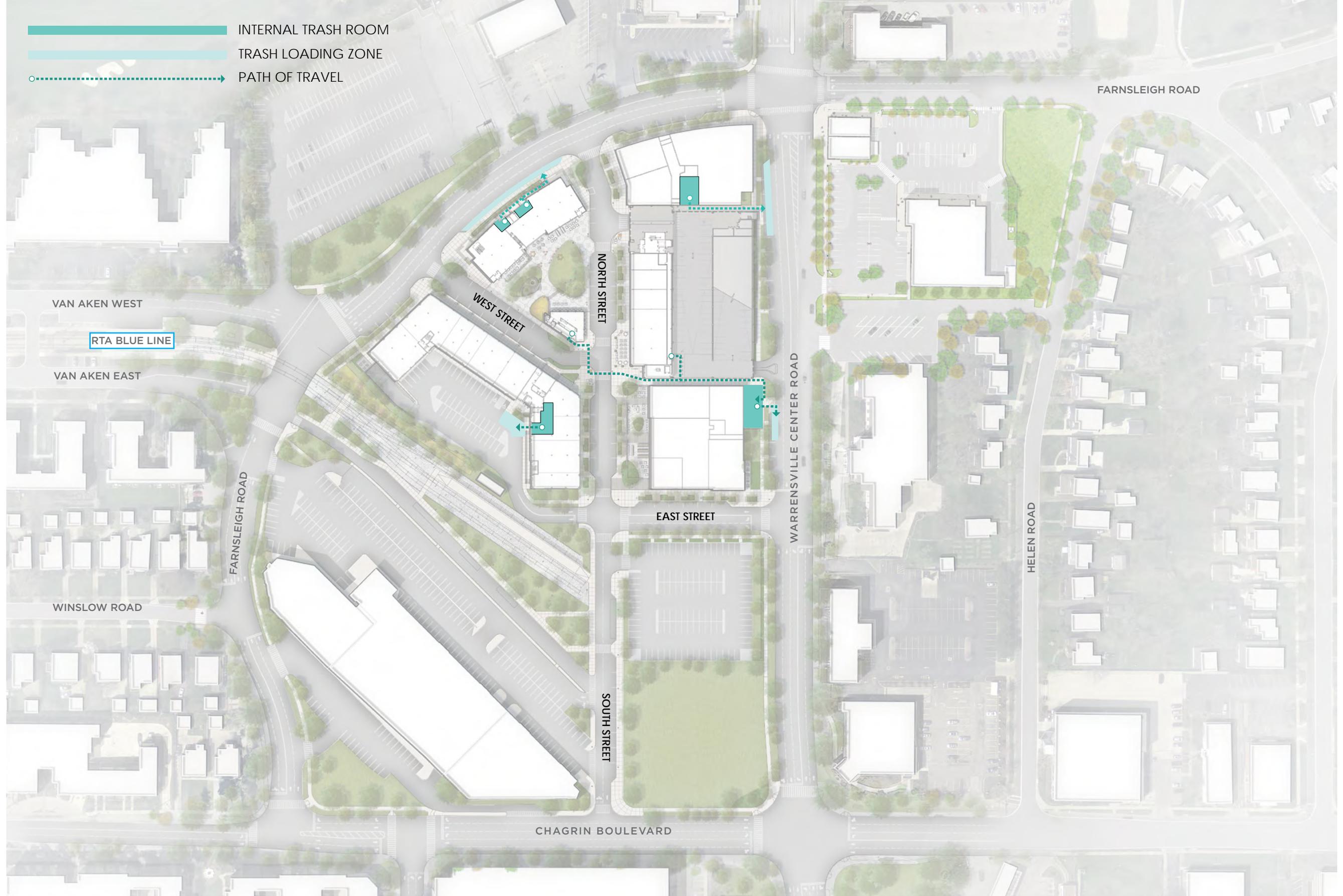
PUBLIC HARDSCAPE: 58,749 SF
 LANDSCAPE: 32,488 SF
 BIOSWALE: 4,024 SF

TOTAL OPEN SPACE: 95,261 sf (approx. 28% of site area)

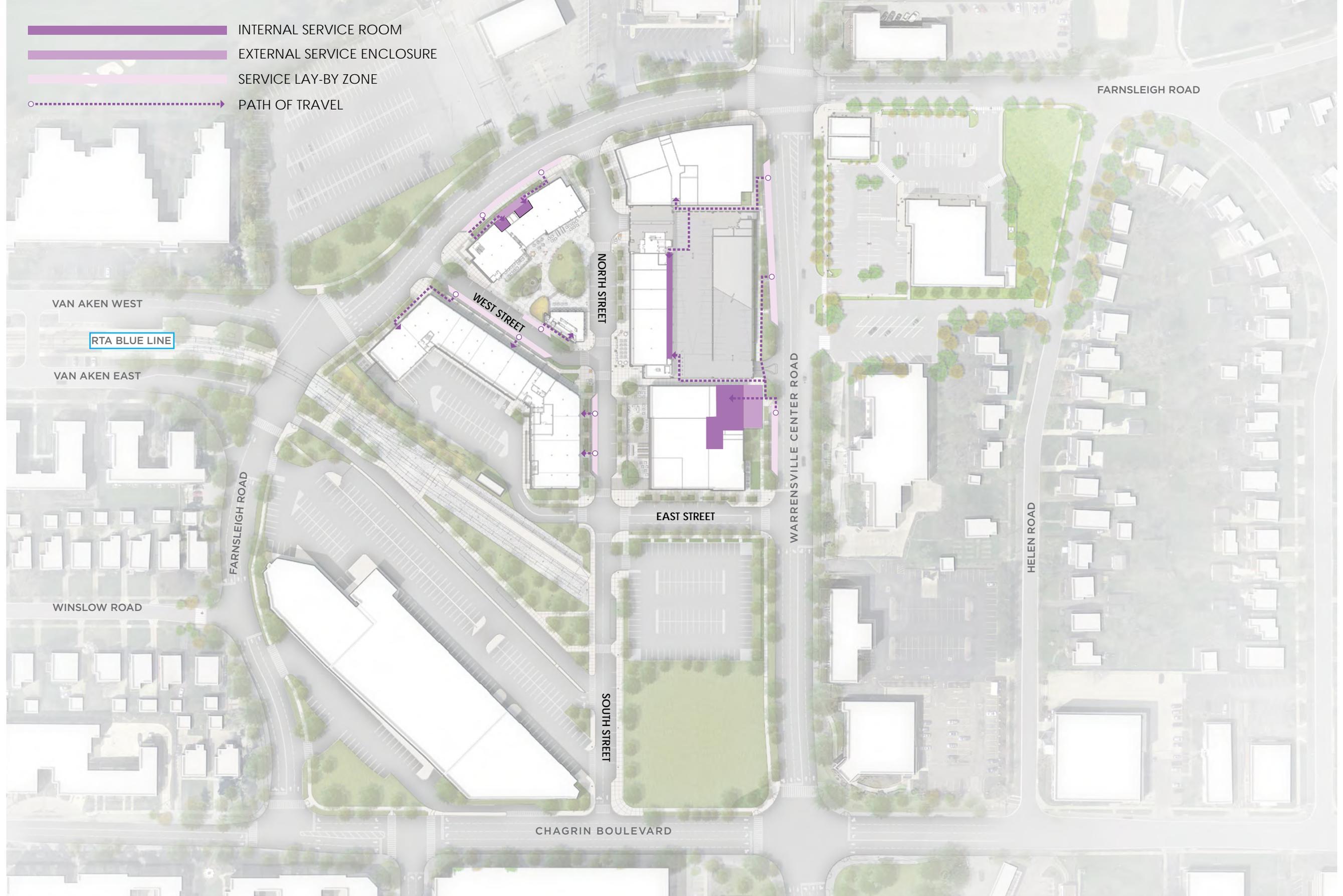
 PROPRIETARY TENANT PATIO: 4,143 SF (not included in above)



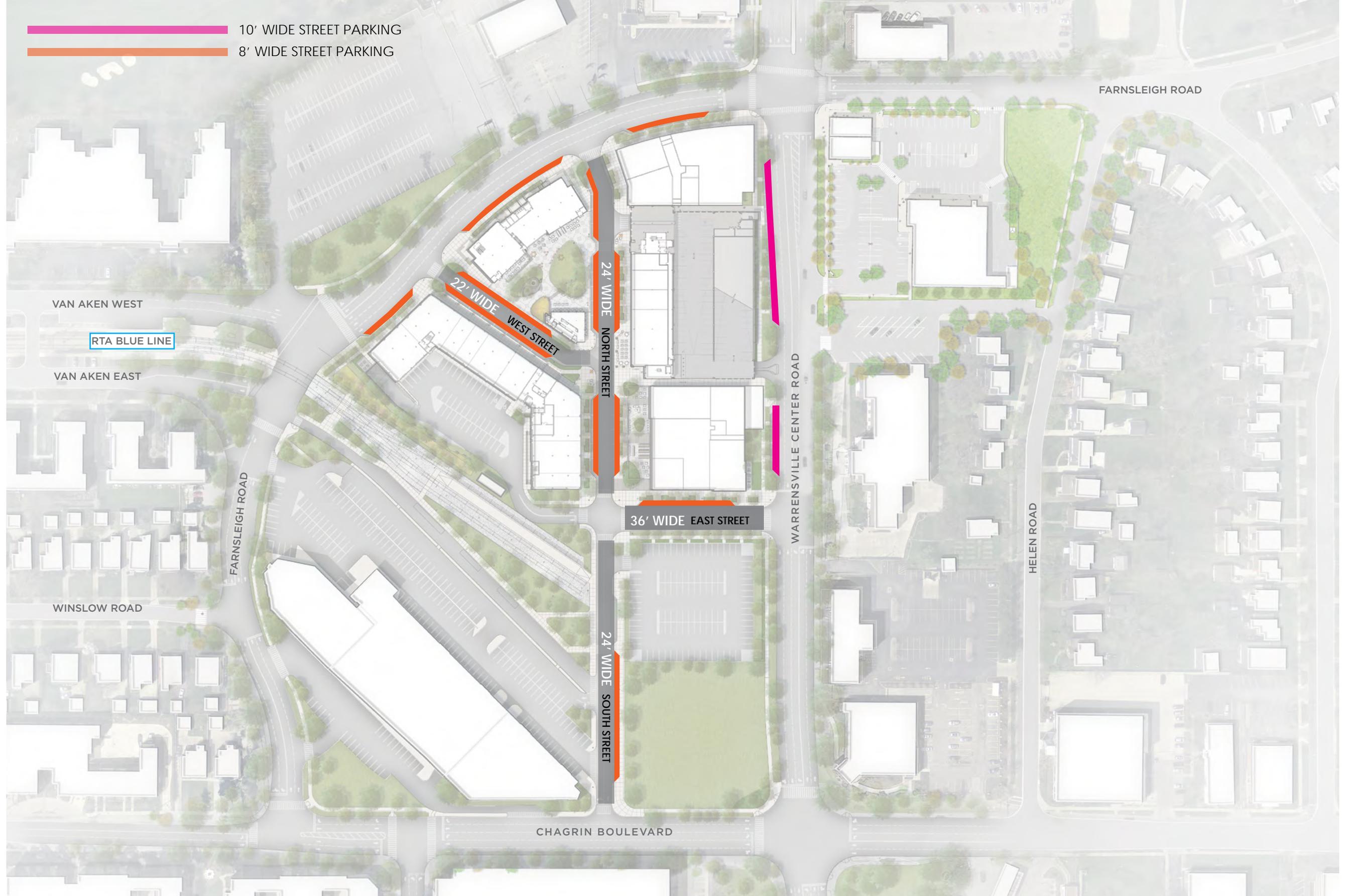
- INTERNAL TRASH ROOM
- TRASH LOADING ZONE
- PATH OF TRAVEL



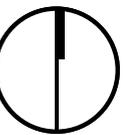
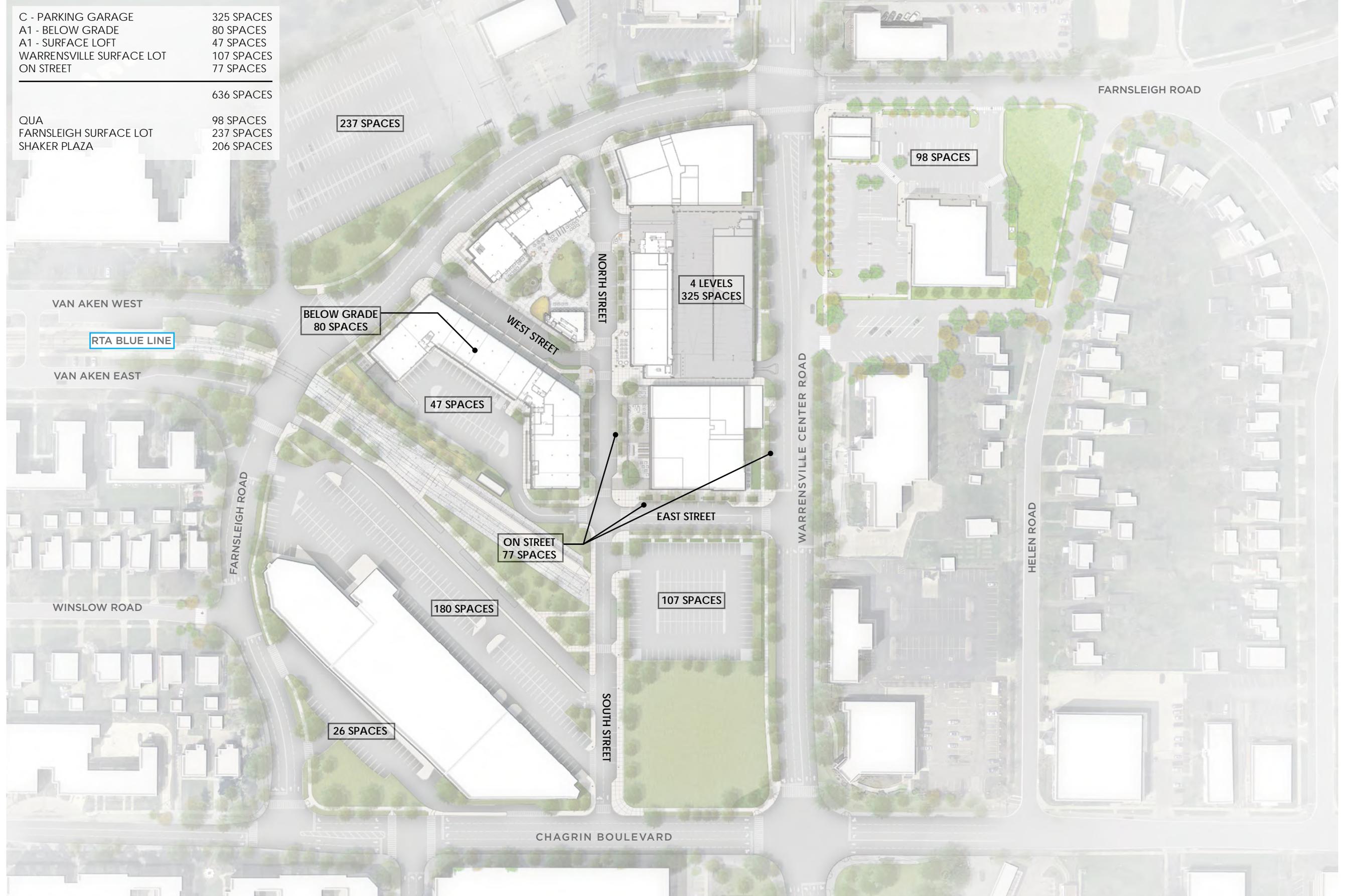
- INTERNAL SERVICE ROOM
- EXTERNAL SERVICE ENCLOSURE
- SERVICE LAY-BY ZONE
- PATH OF TRAVEL



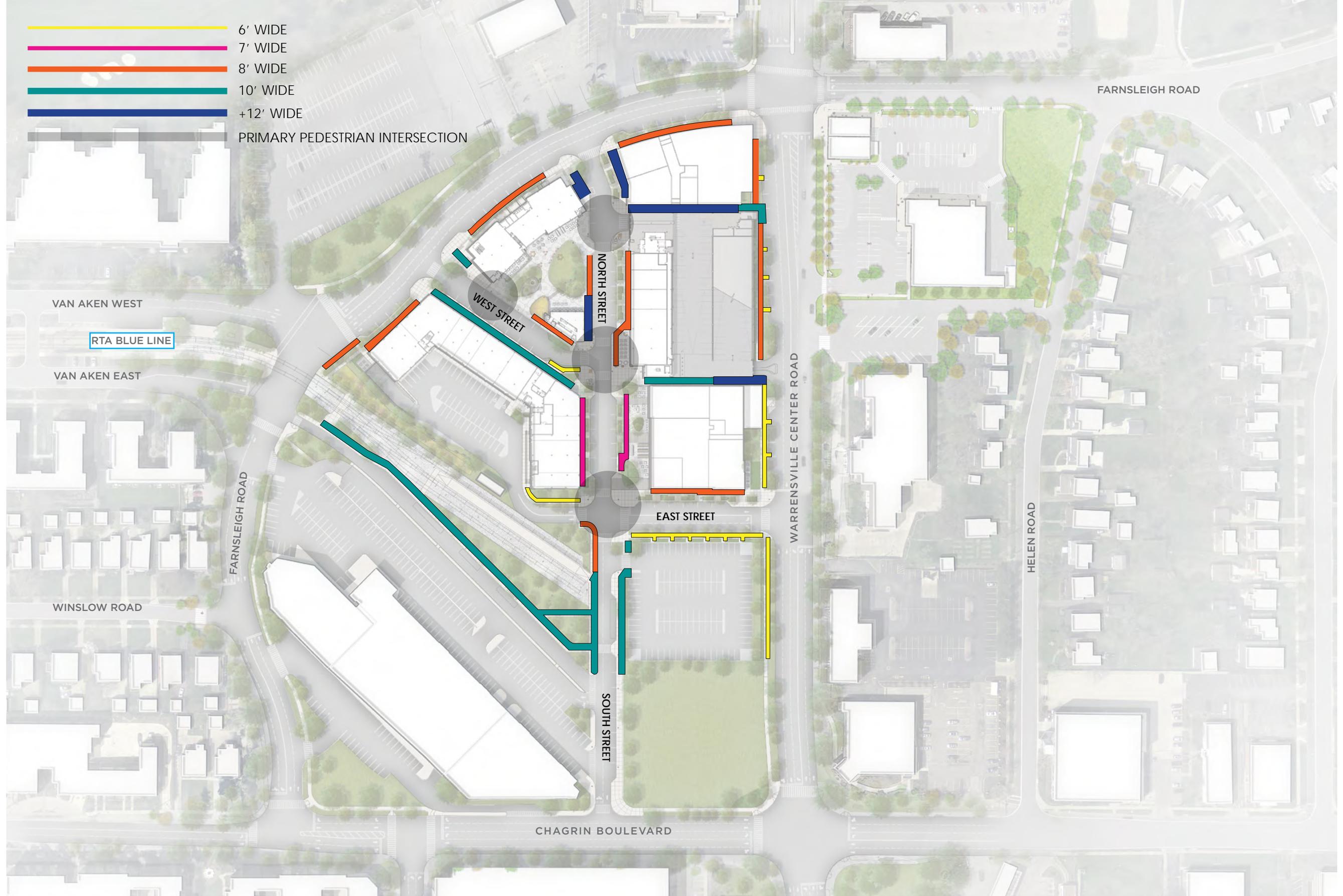
10' WIDE STREET PARKING
8' WIDE STREET PARKING



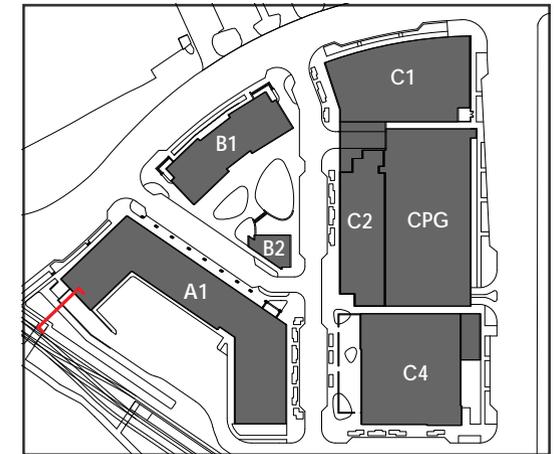
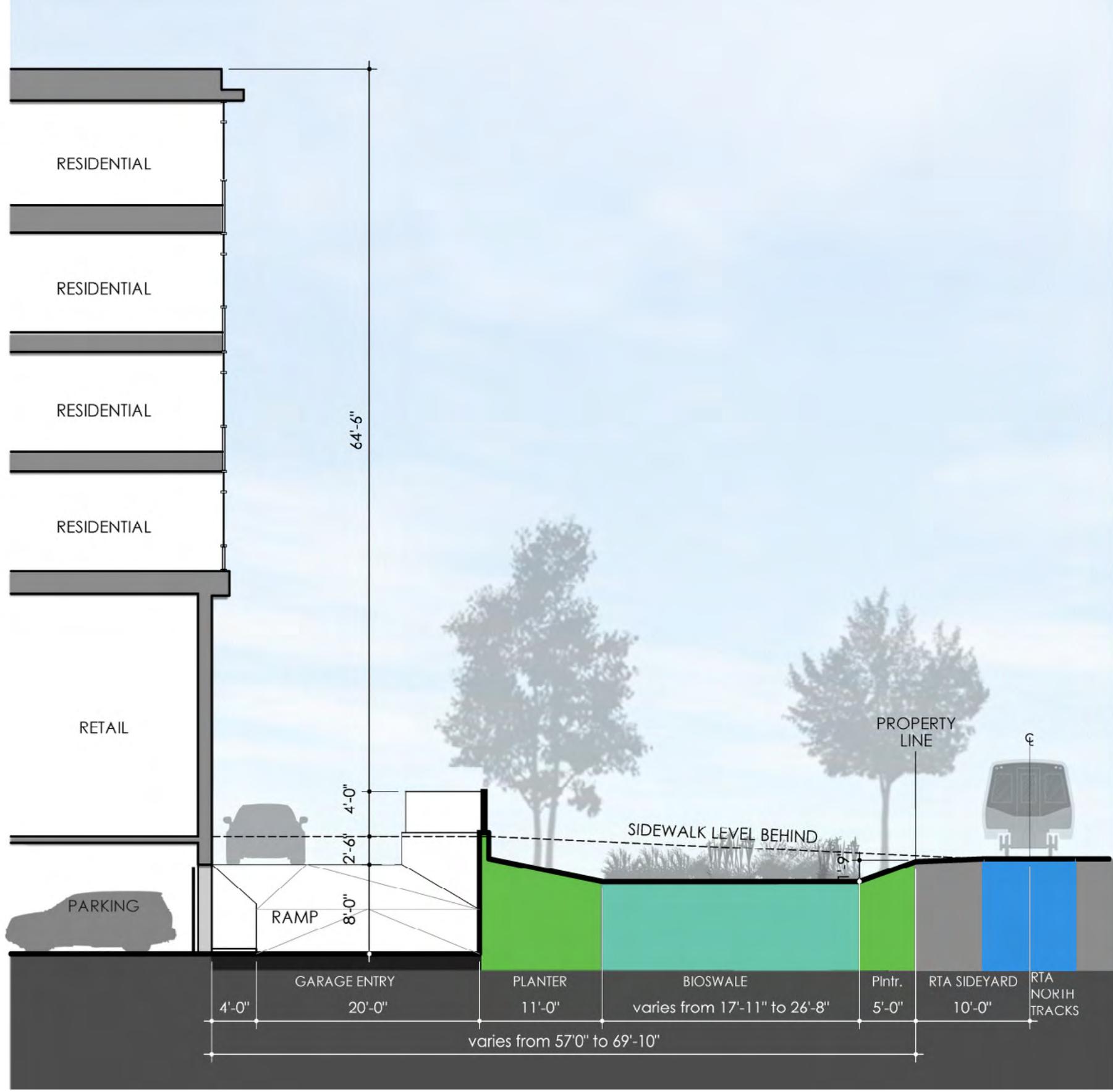
C - PARKING GARAGE	325 SPACES
A1 - BELOW GRADE	80 SPACES
A1 - SURFACE LOFT	47 SPACES
WARRENSVILLE SURFACE LOT	107 SPACES
ON STREET	77 SPACES
<hr/>	
	636 SPACES
<hr/>	
QUA	98 SPACES
FARNSLEIGH SURFACE LOT	237 SPACES
SHAKER PLAZA	206 SPACES

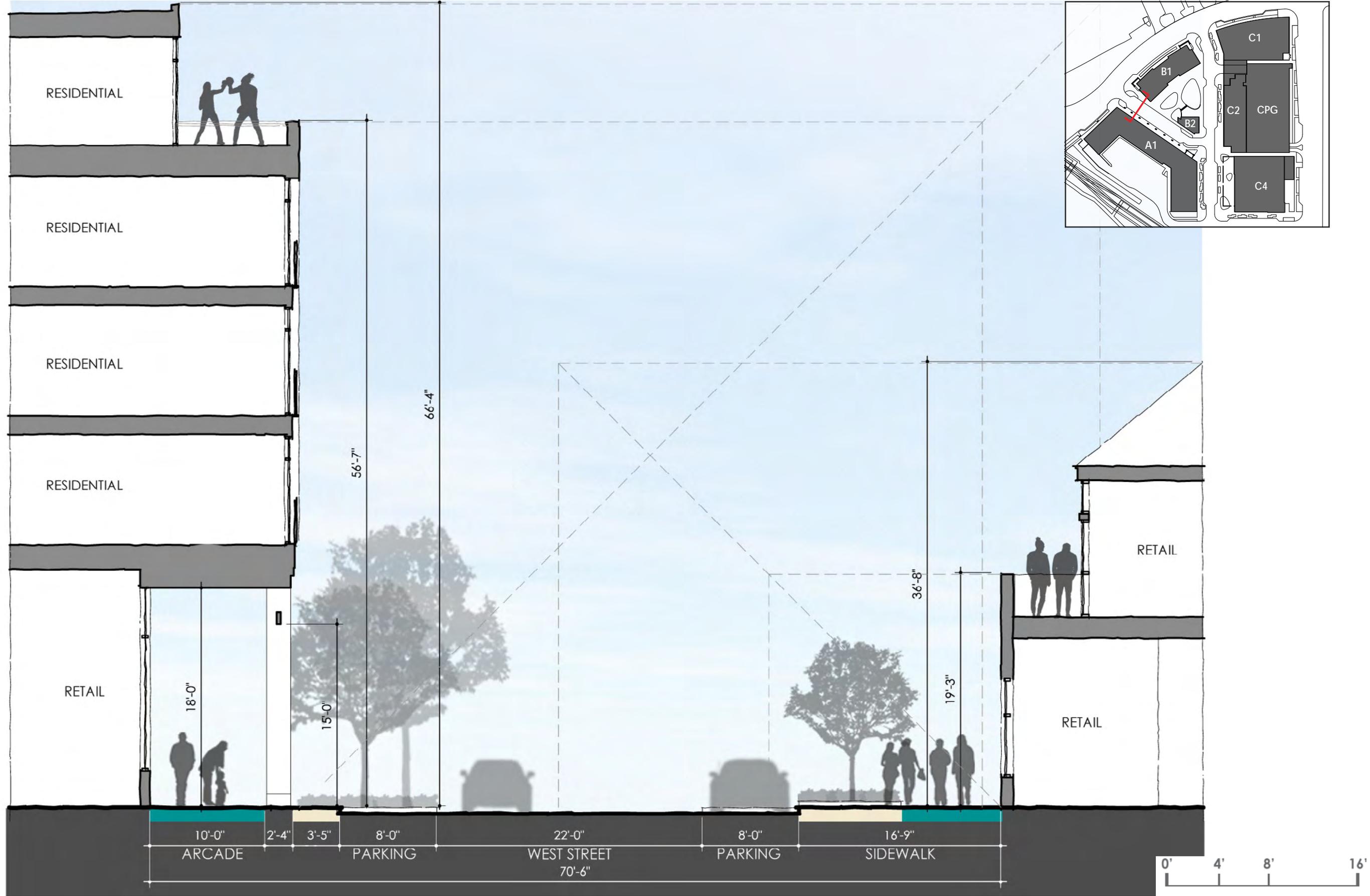


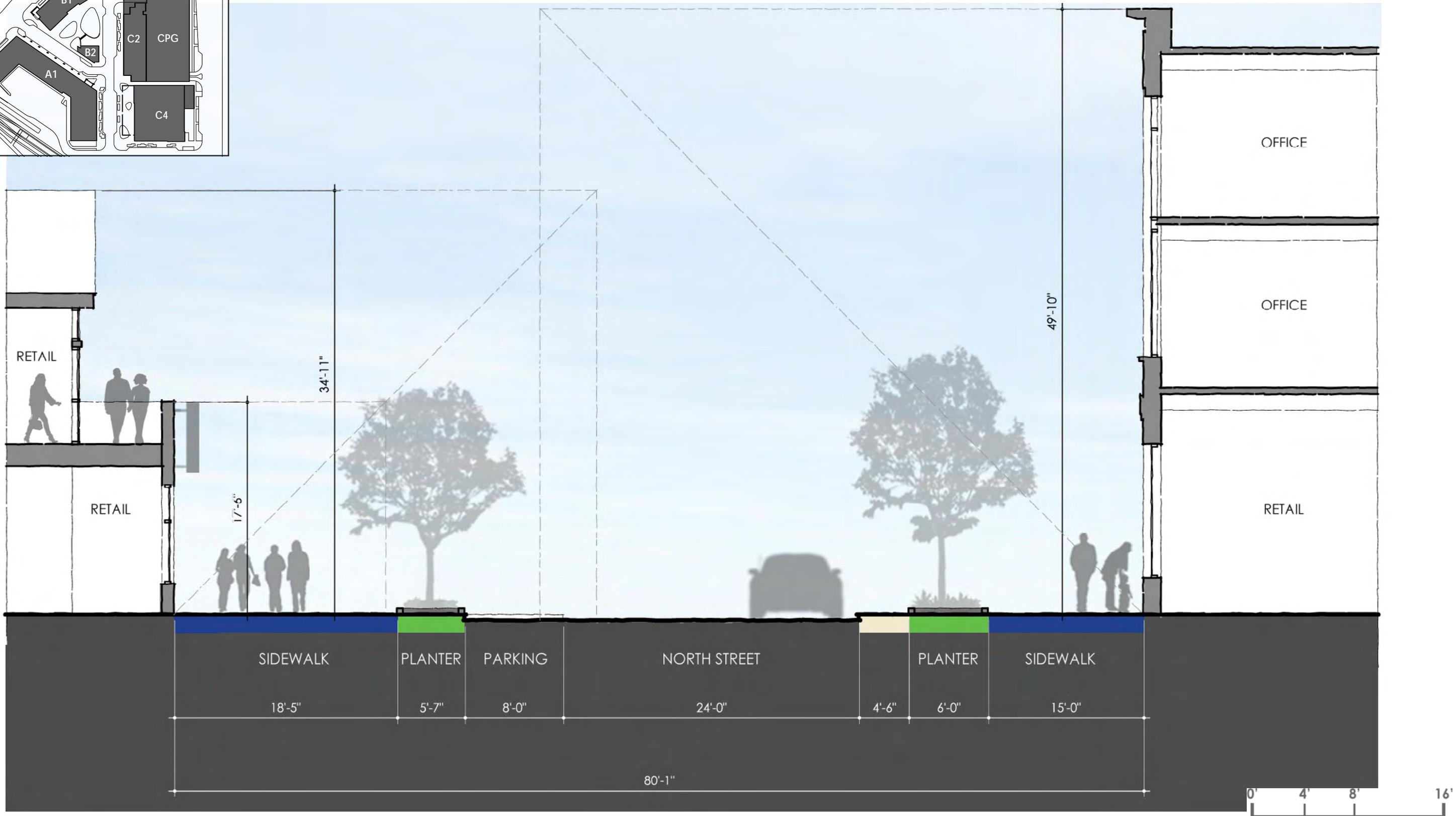
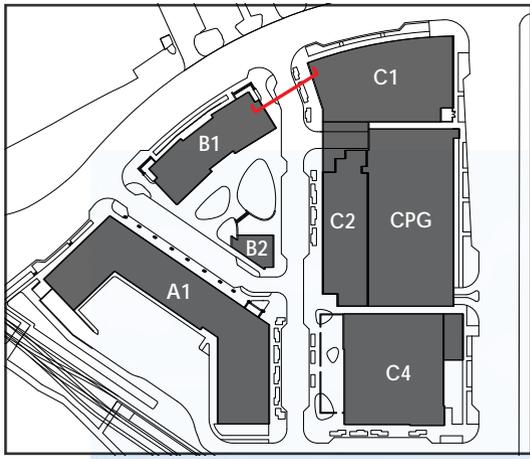
- 6' WIDE
- 7' WIDE
- 8' WIDE
- 10' WIDE
- +12' WIDE
- PRIMARY PEDESTRIAN INTERSECTION

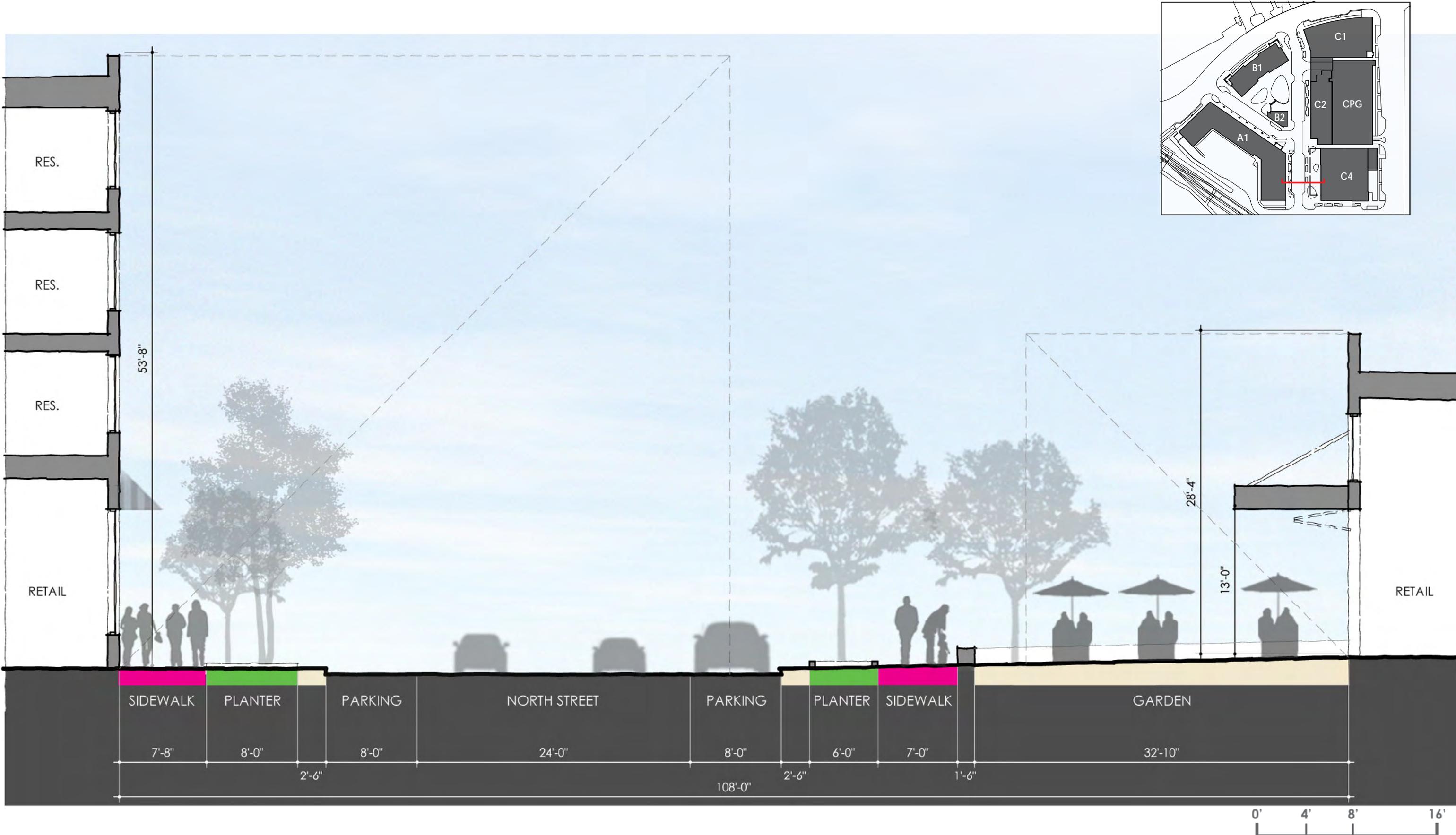


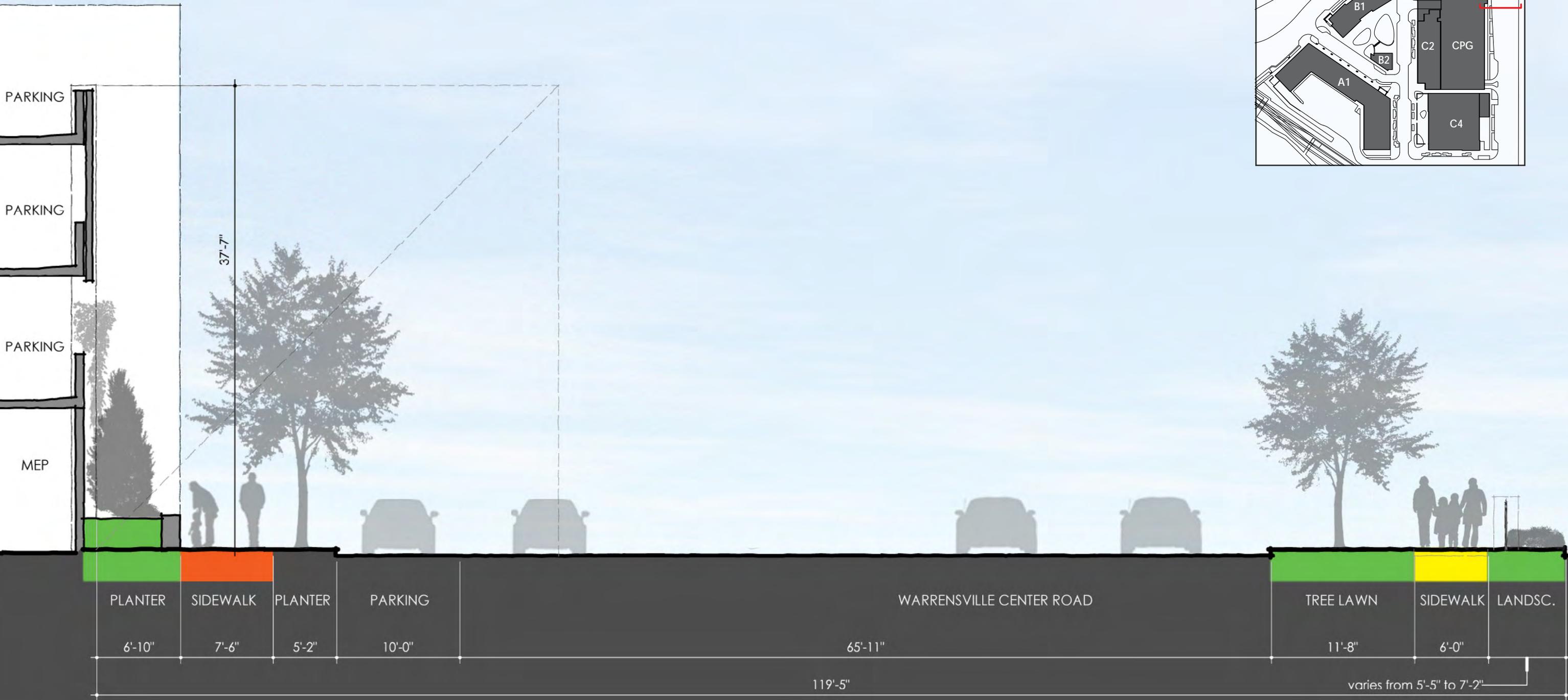


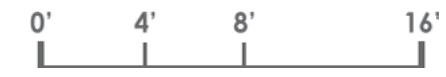
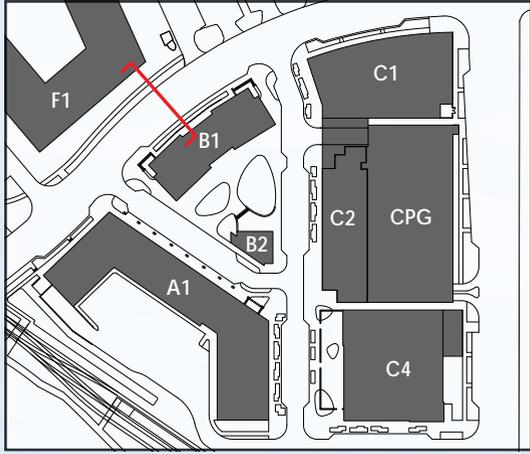


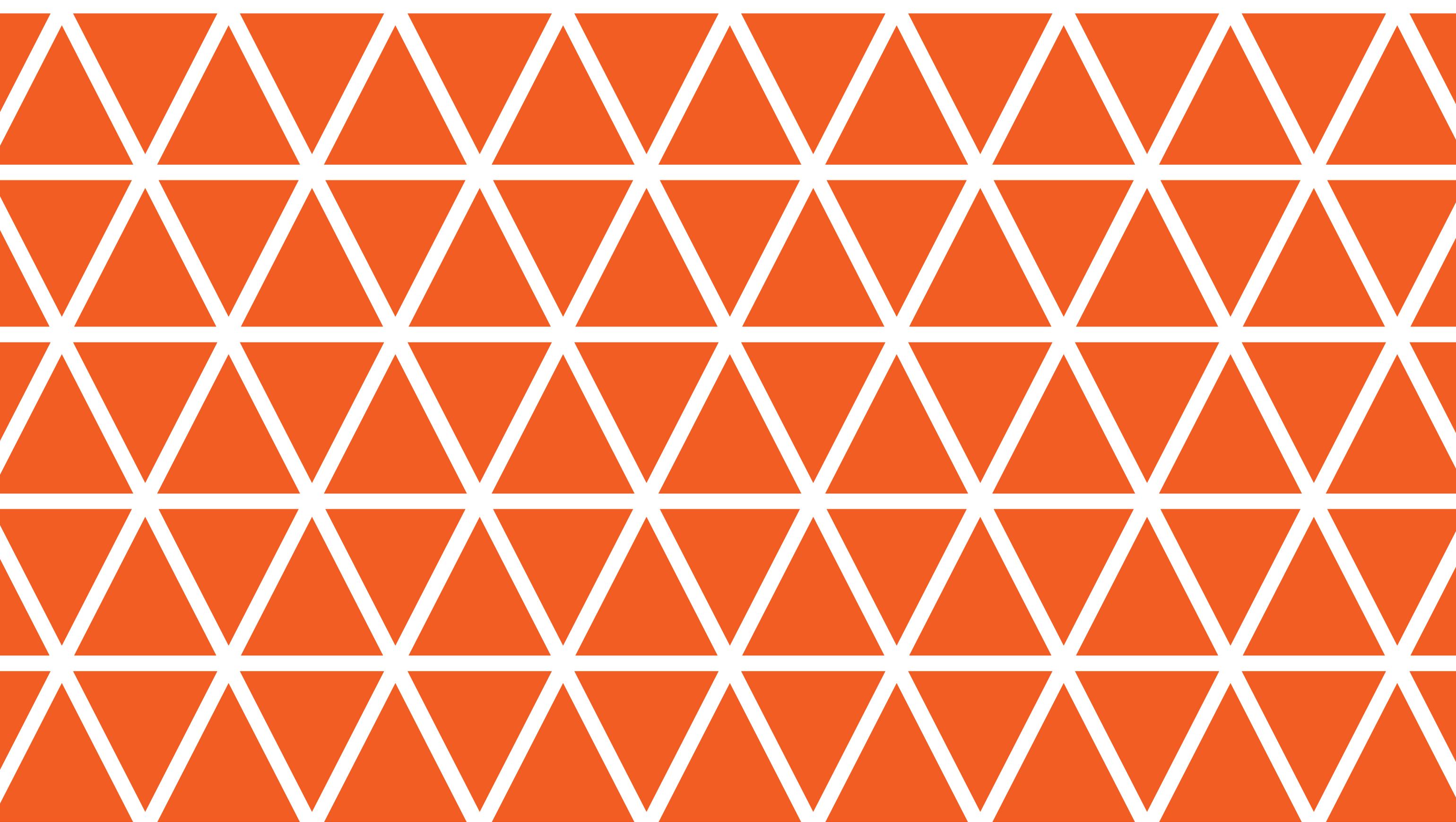


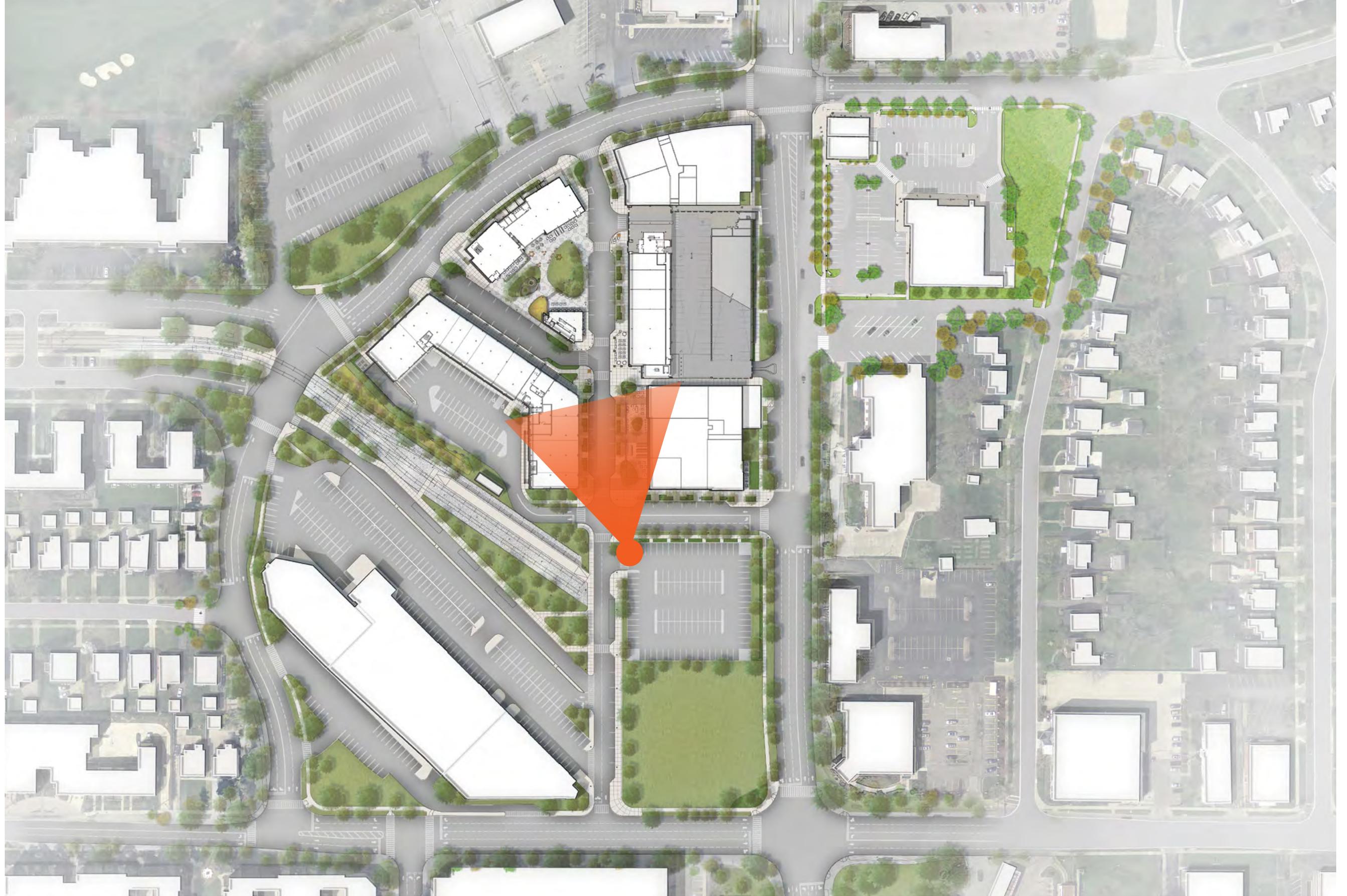




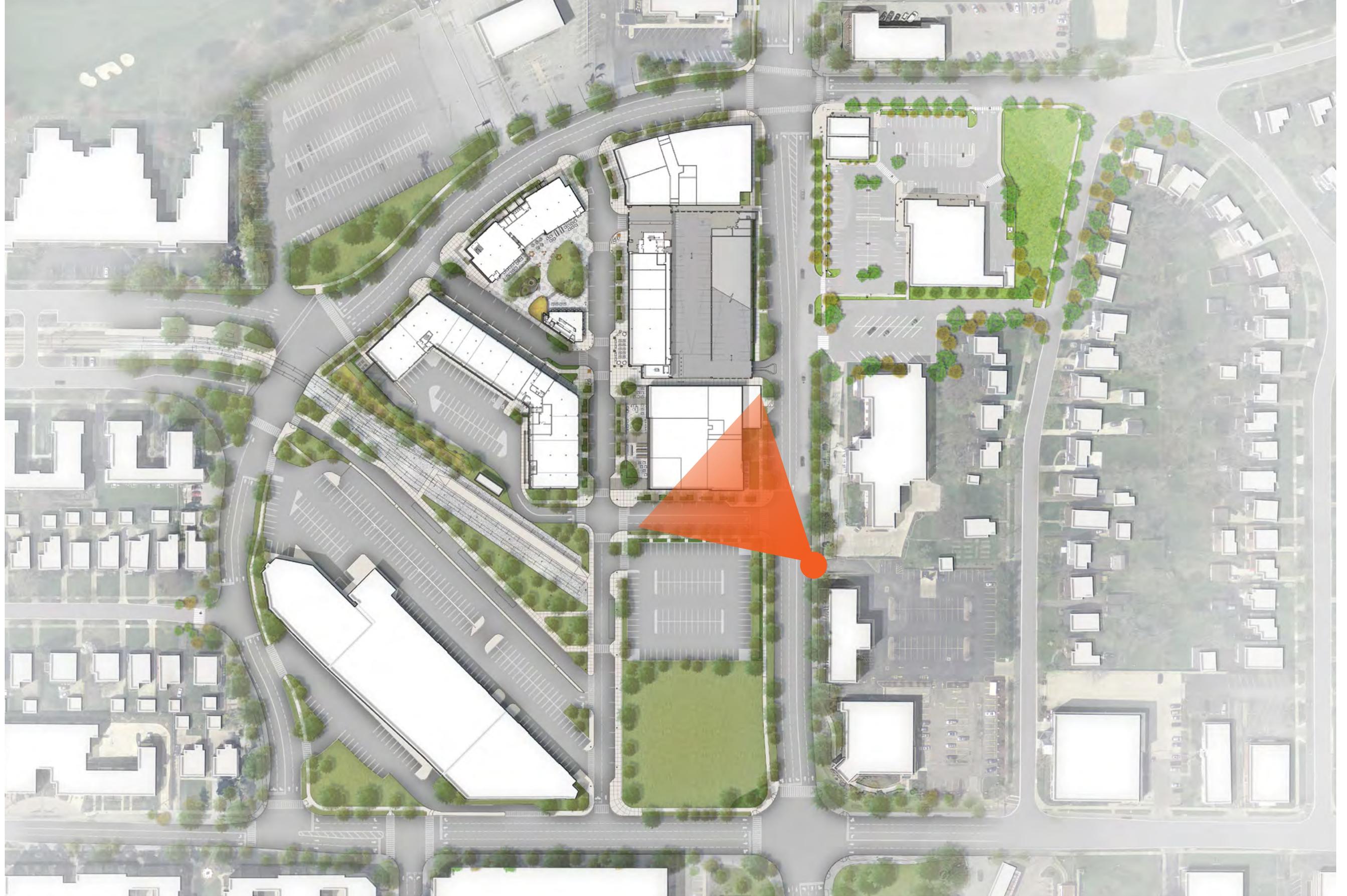




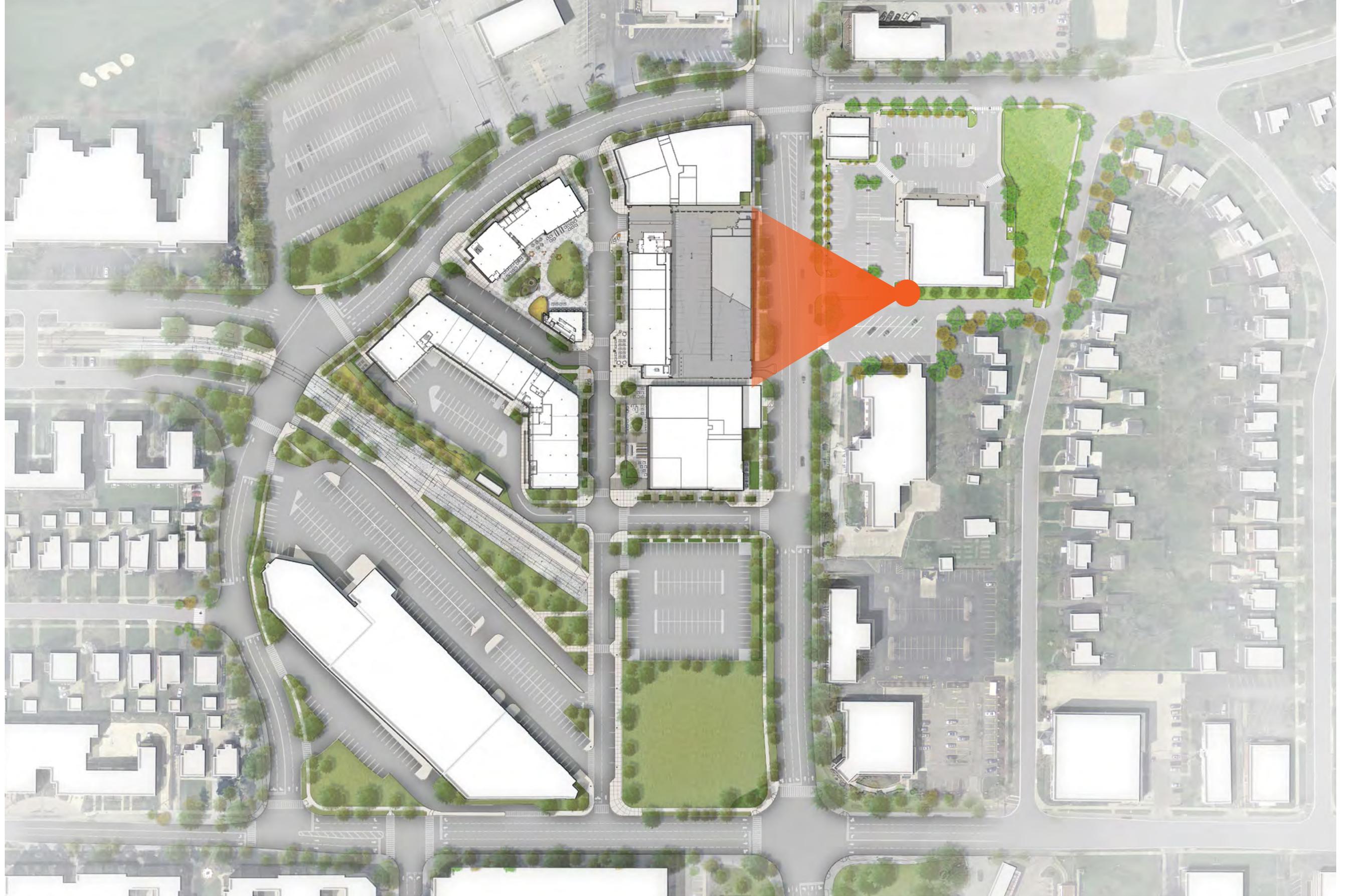




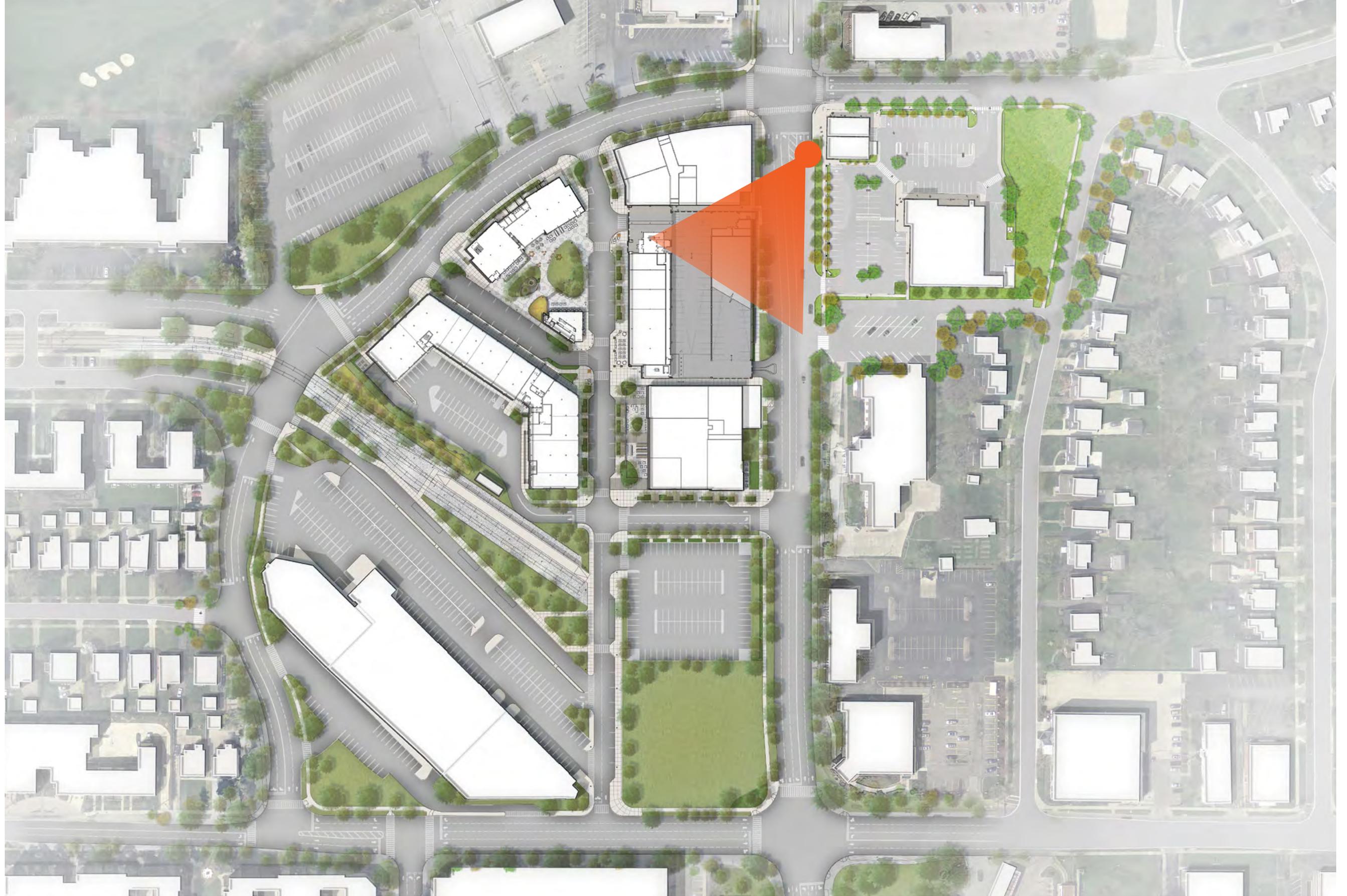




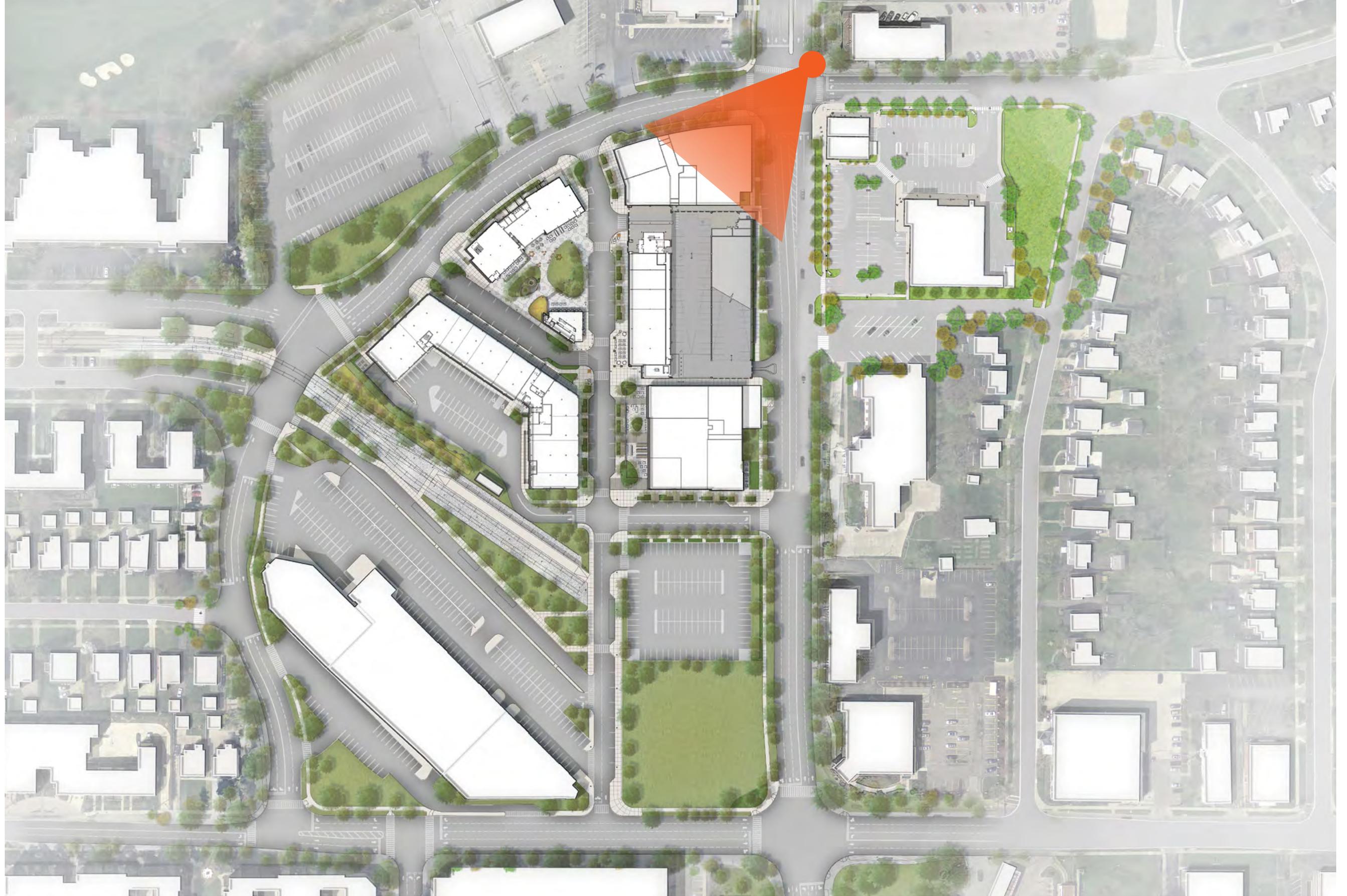








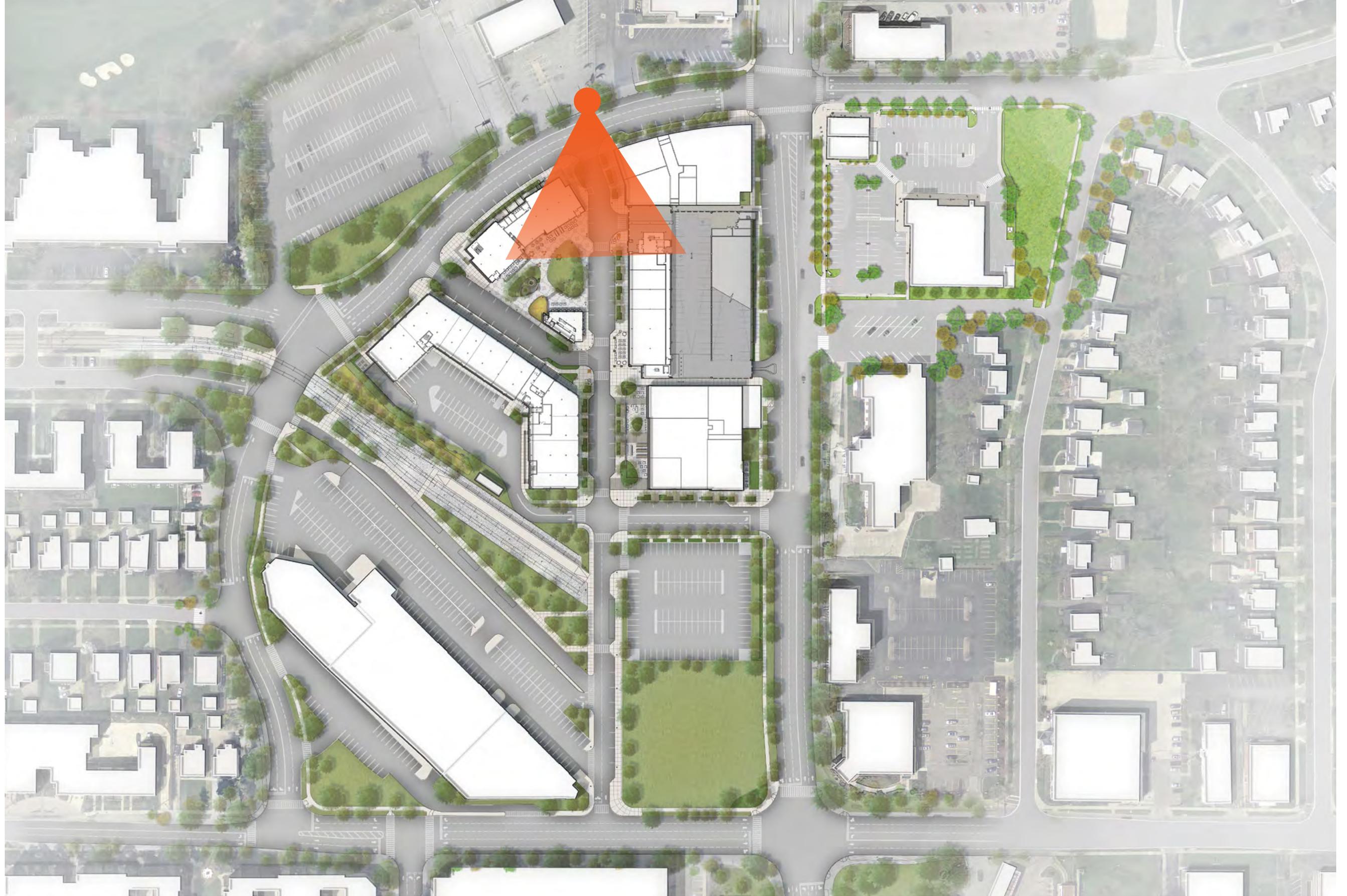




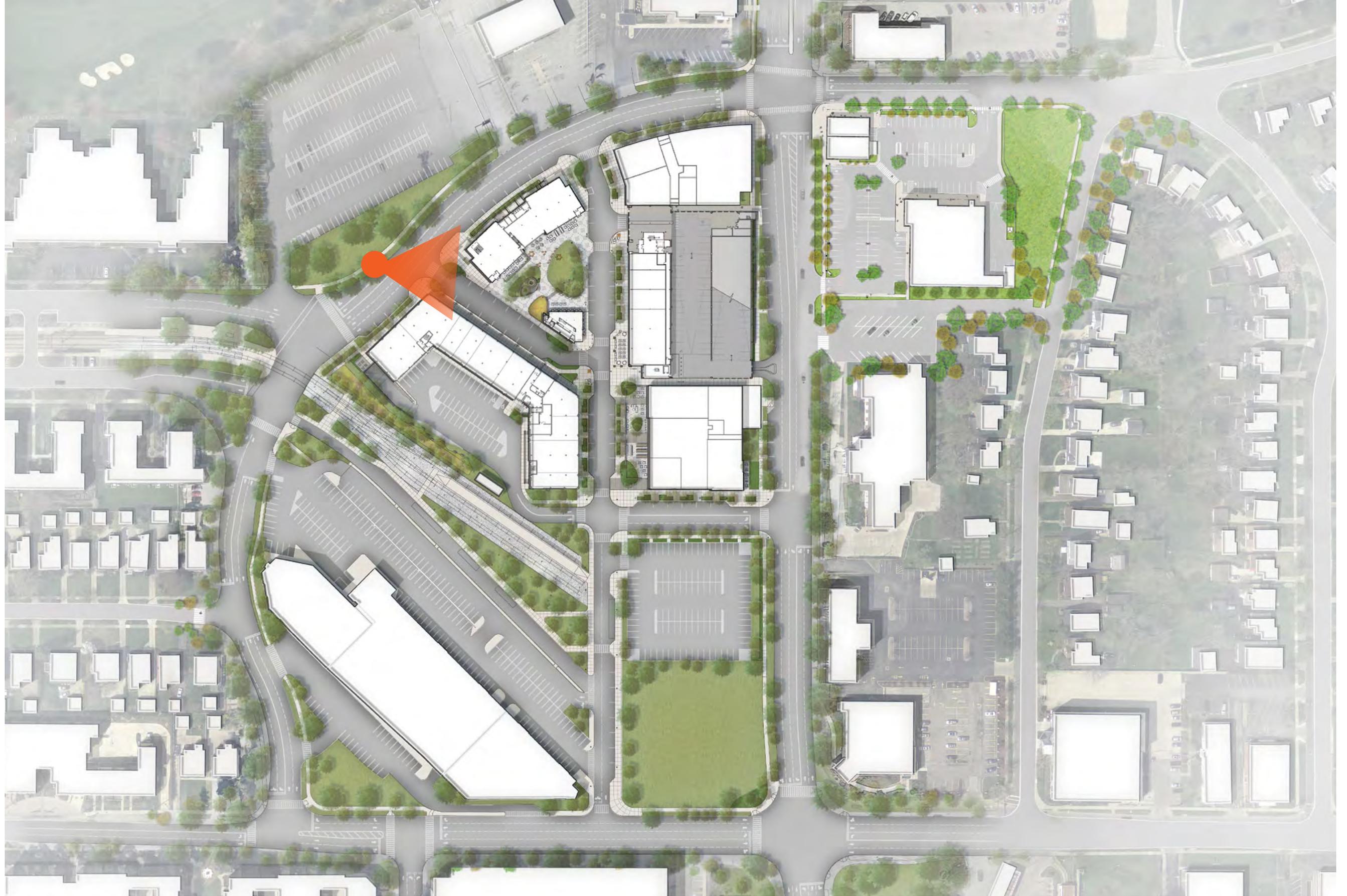


VAN
AKEN

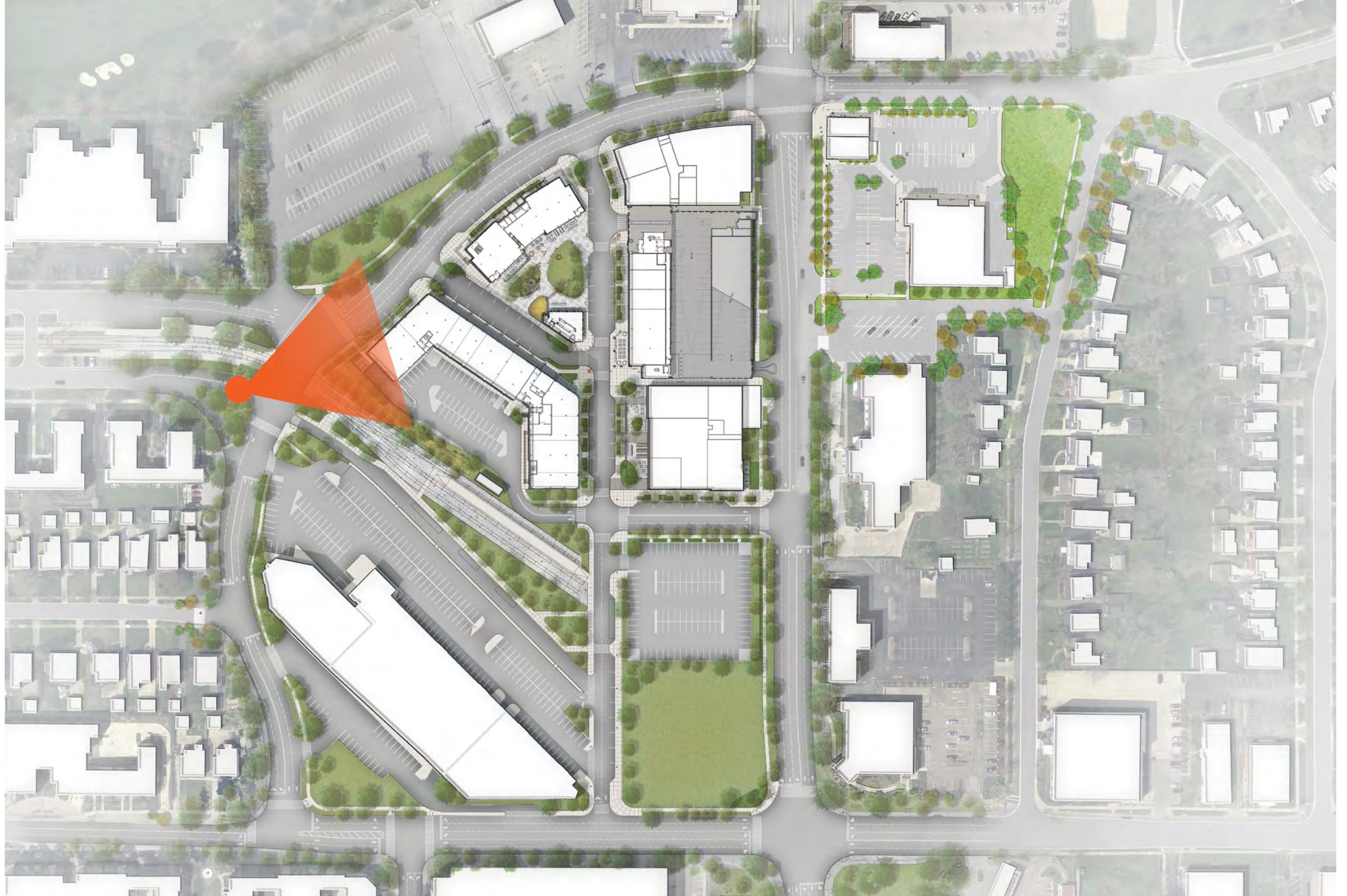
BIALOSKY
CLEVELAND



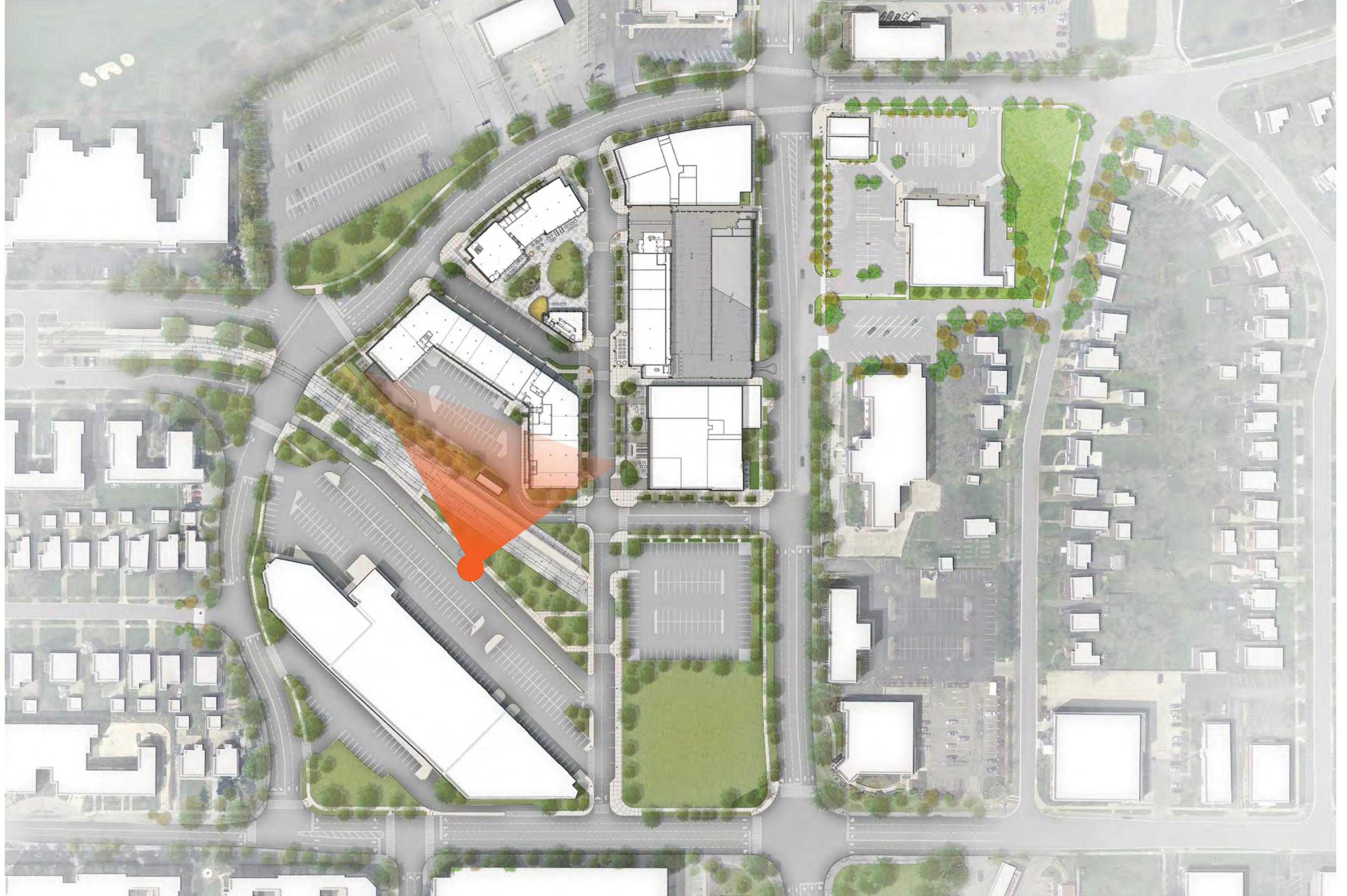




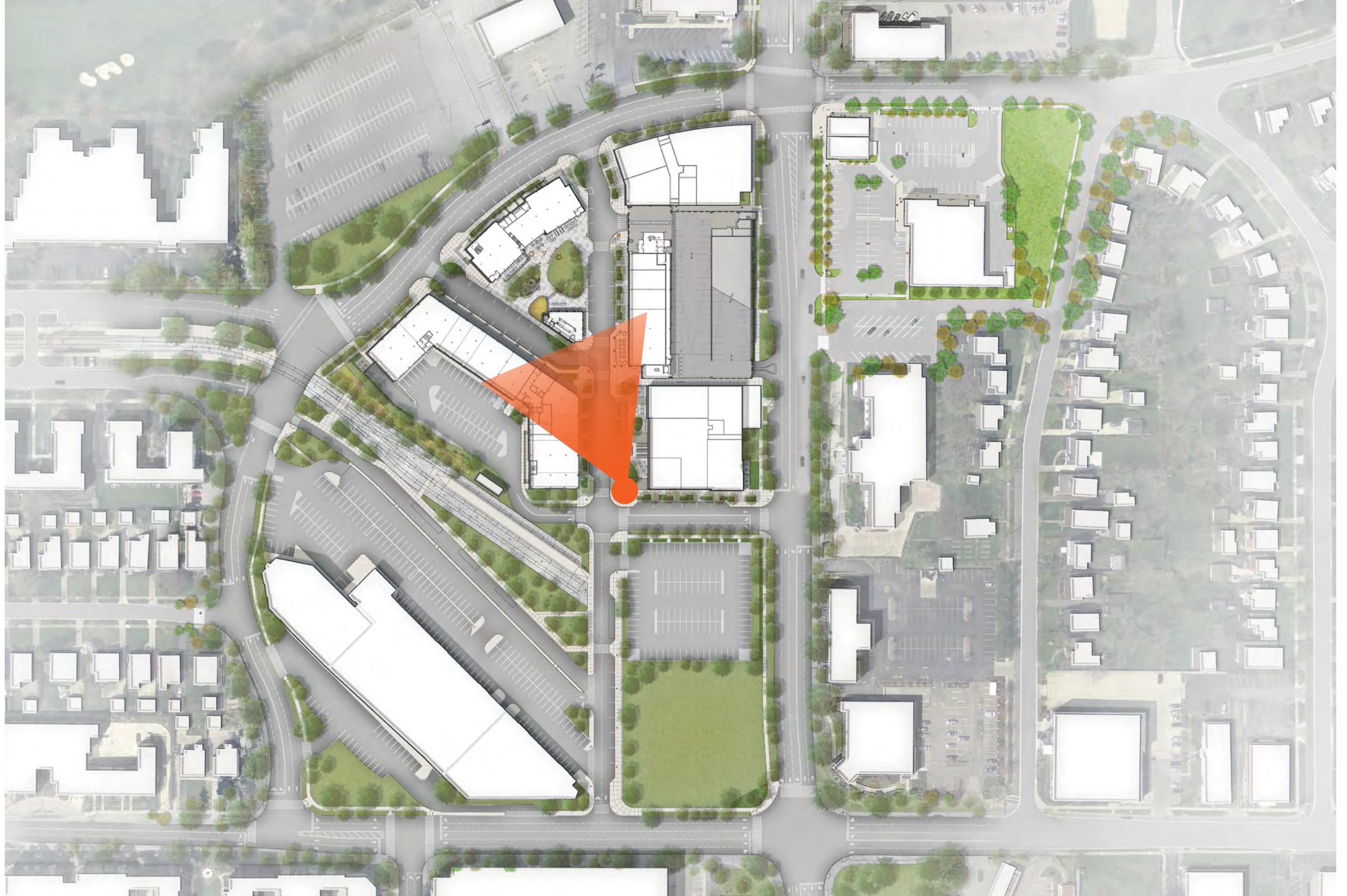








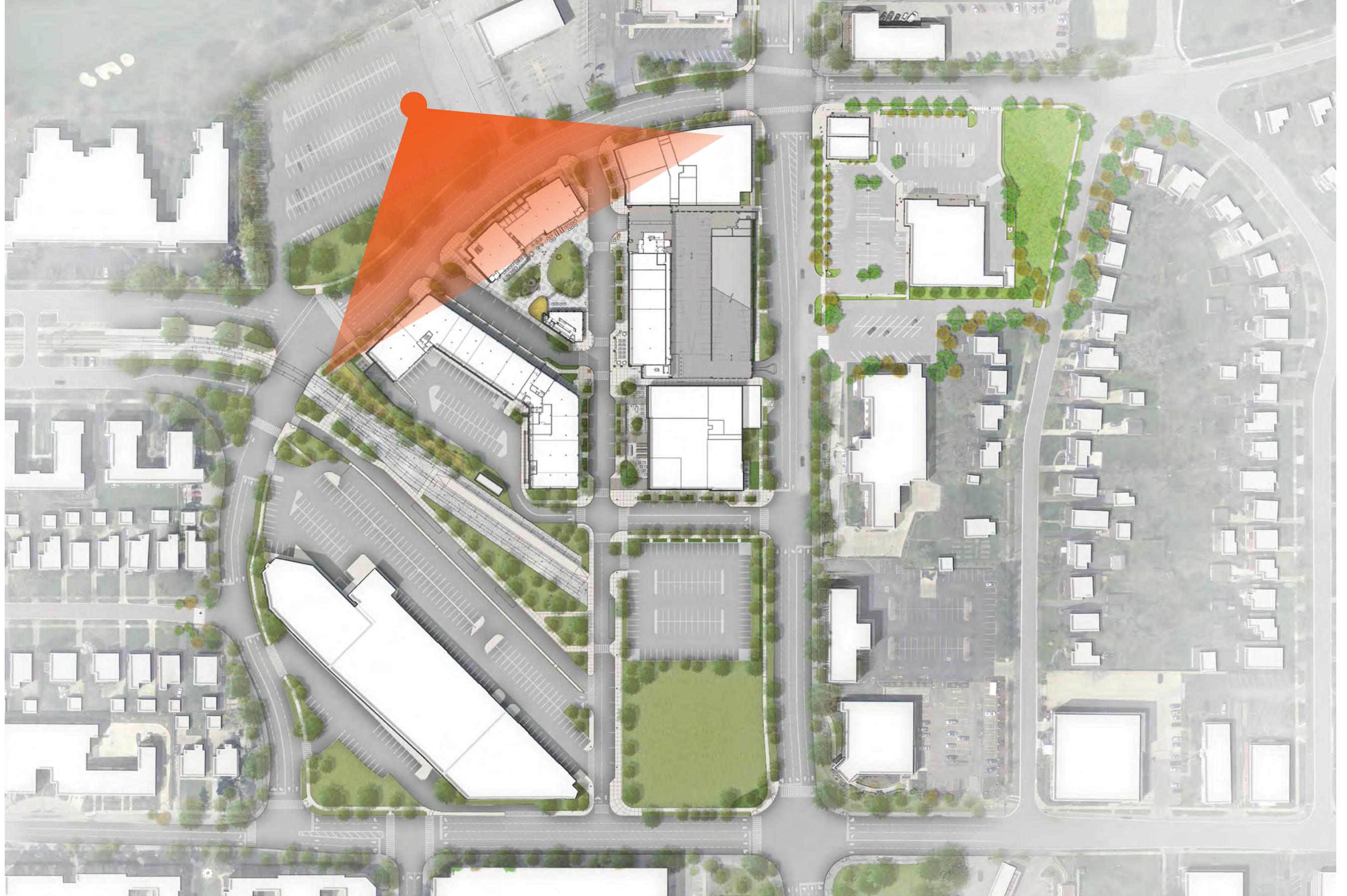




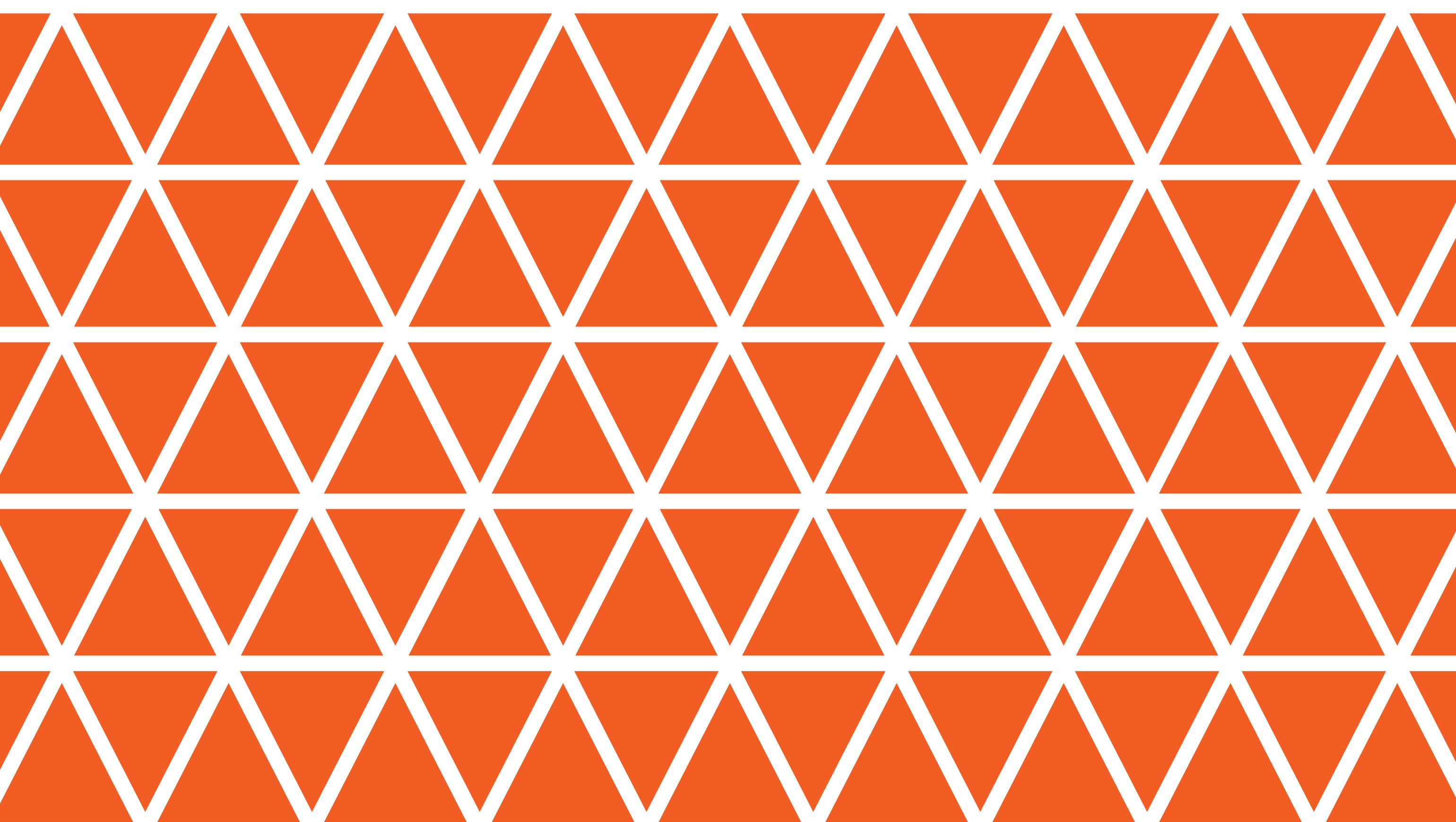


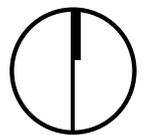












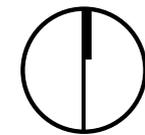
NOT TO SCALE



FARNSLEIGH ROAD

WARRENSVILLE CENTER ROAD

HELEN ROAD



0' 25' 50' 100'







FARNSLEIGH ROAD

NEW DECORATIVE STREET WALL

NEW WOOD FENCE

.5 ACRE DEVELOPMENT SITE

EXISTING MASONRY SCREEN WALL

NEW MASONRY SCREEN WALL

HELEN ROAD

NEW DECORATIVE STREET WALL

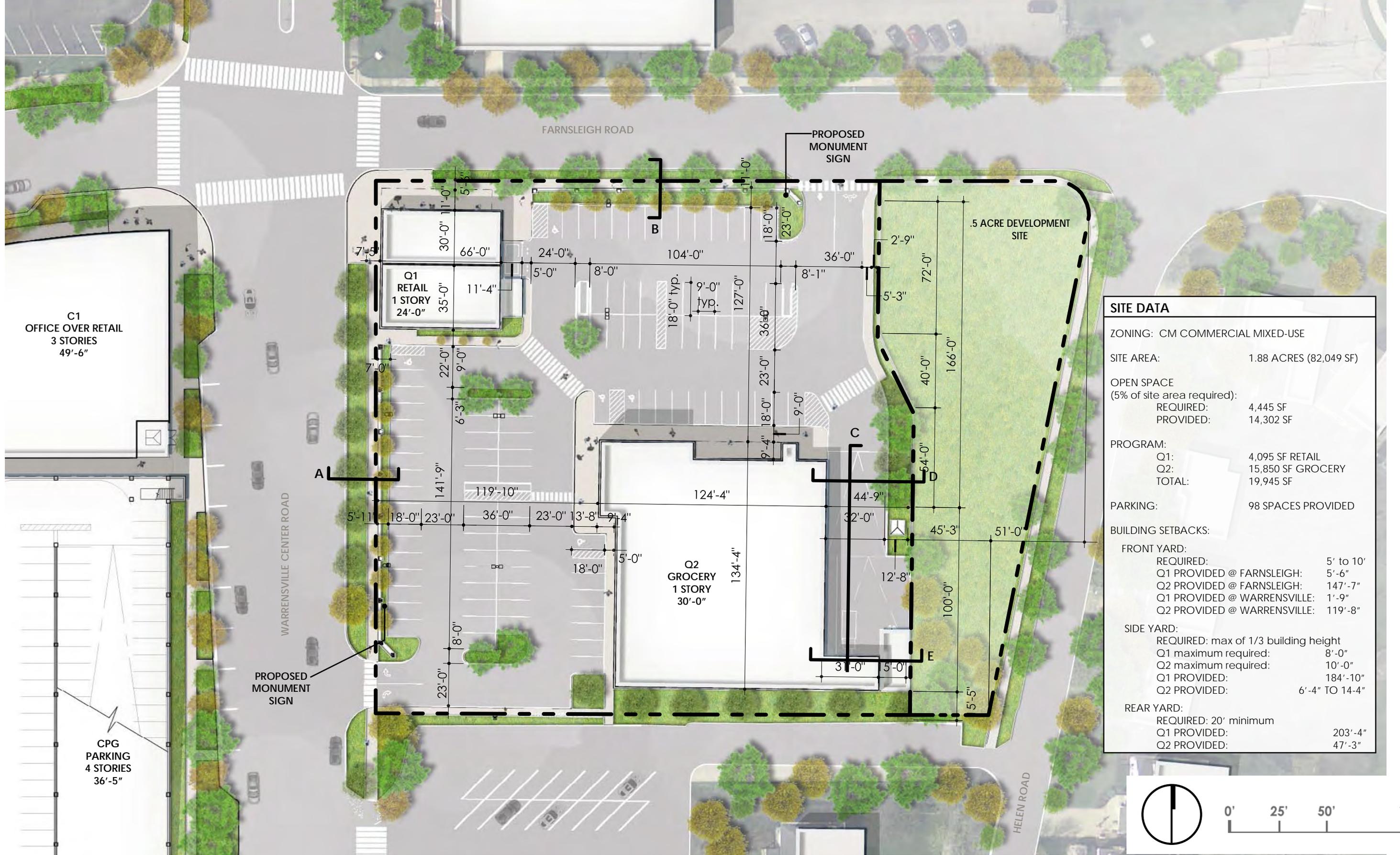
Q1
RETAIL
1 STORY
24'-0"

Q2
GROCERY
1 STORY
30'-0"

C1

WARRENSVILLE CENTER ROAD

CPG



SITE DATA	
ZONING:	CM COMMERCIAL MIXED-USE
SITE AREA:	1.88 ACRES (82,049 SF)
OPEN SPACE (5% of site area required):	
REQUIRED:	4,445 SF
PROVIDED:	14,302 SF
PROGRAM:	
Q1:	4,095 SF RETAIL
Q2:	15,850 SF GROCERY
TOTAL:	19,945 SF
PARKING:	98 SPACES PROVIDED
BUILDING SETBACKS:	
FRONT YARD:	
REQUIRED:	5' to 10'
Q1 PROVIDED @ FARNBLEIGH:	5'-6"
Q2 PROVIDED @ FARNBLEIGH:	147'-7"
Q1 PROVIDED @ WARRENSVILLE:	1'-9"
Q2 PROVIDED @ WARRENSVILLE:	119'-8"
SIDE YARD:	
REQUIRED:	max of 1/3 building height
Q1 maximum required:	8'-0"
Q2 maximum required:	10'-0"
Q1 PROVIDED:	184'-10"
Q2 PROVIDED:	6'-4" TO 14'-4"
REAR YARD:	
REQUIRED:	20' minimum
Q1 PROVIDED:	203'-4"
Q2 PROVIDED:	47'-3"

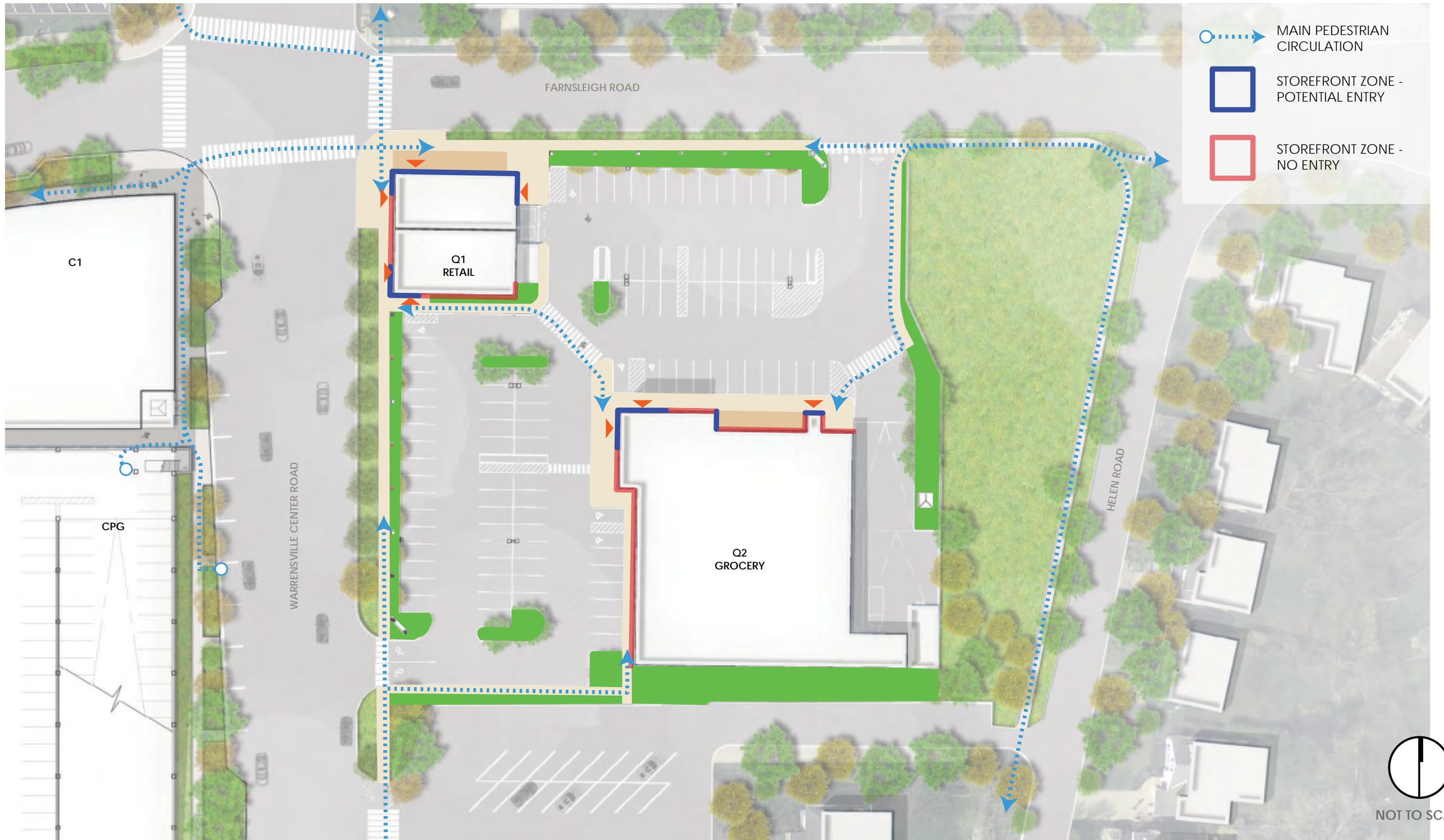




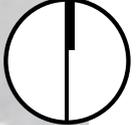
- LANDSCAPING
- PUBLIC PEDESTRIAN HARDSCAPE
- TENANT PATIO

LANDSCAPING:	7,546 sf
PUBLIC PEDESTRIAN HARDSCAPE:	6,589 sf
TOTAL OPEN SPACE:	14,135 sf (approx. 17% of site area)
TENANT PATIOS(not included above)	1,273 sf


 NOT TO SCALE



-  MAIN PEDESTRIAN CIRCULATION
-  STOREFRONT ZONE - POTENTIAL ENTRY
-  STOREFRONT ZONE - NO ENTRY


NOT TO SCALE



NOT TO SCALE



SERVICE LAY-BY ZONE

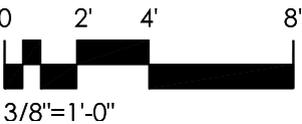
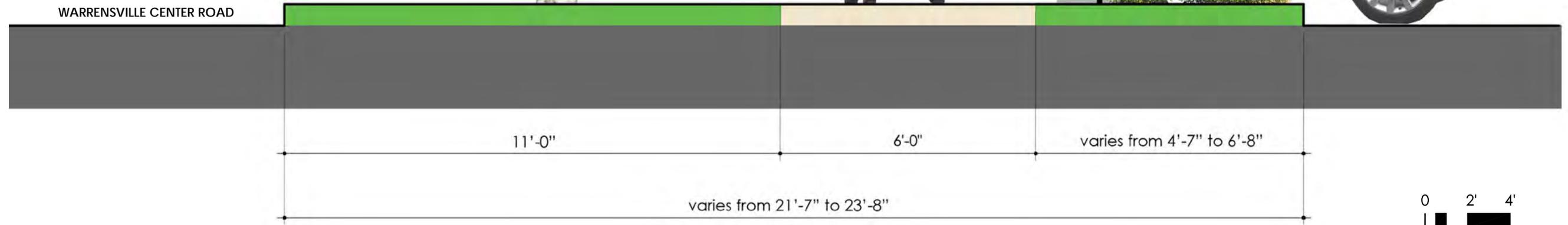
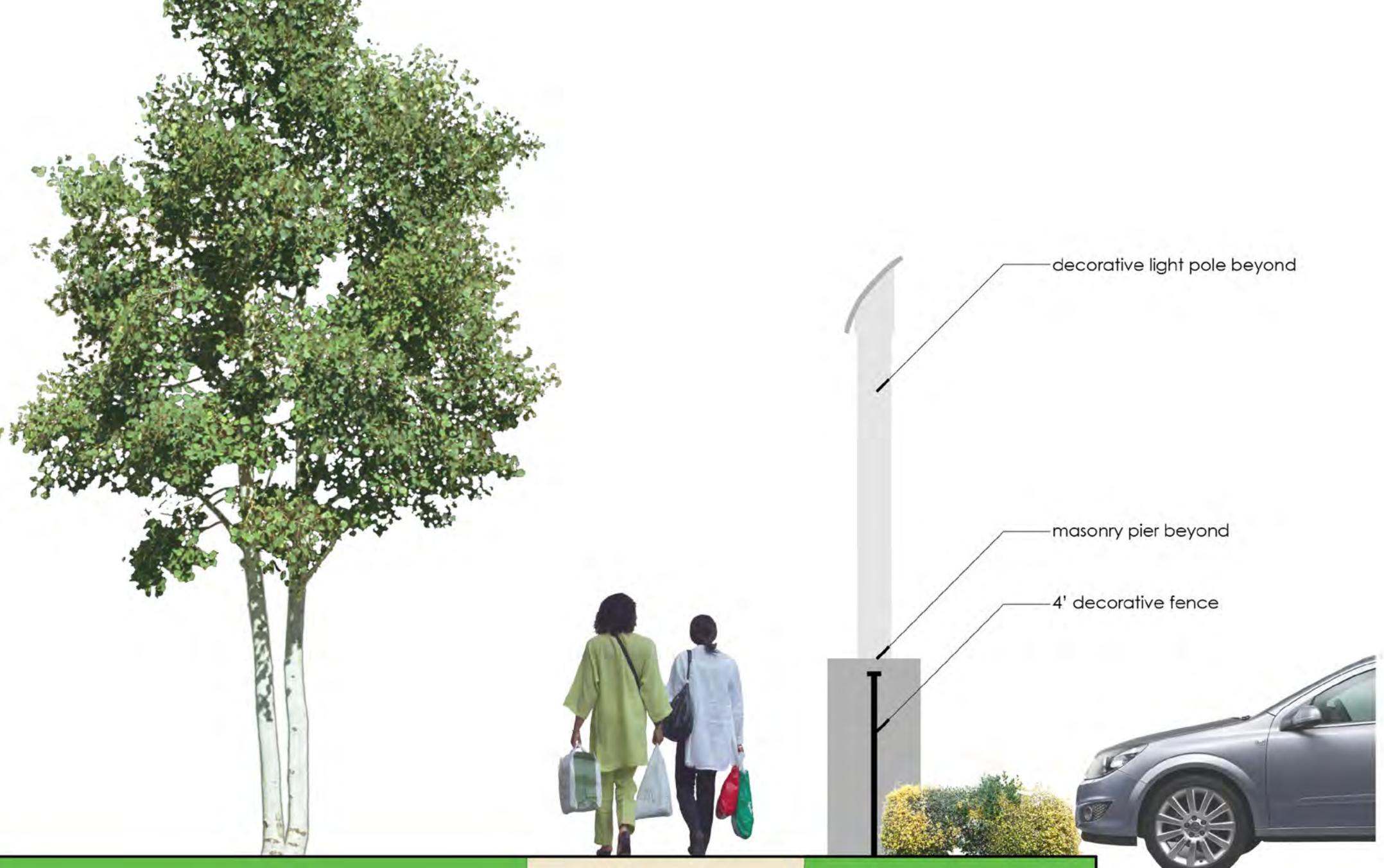
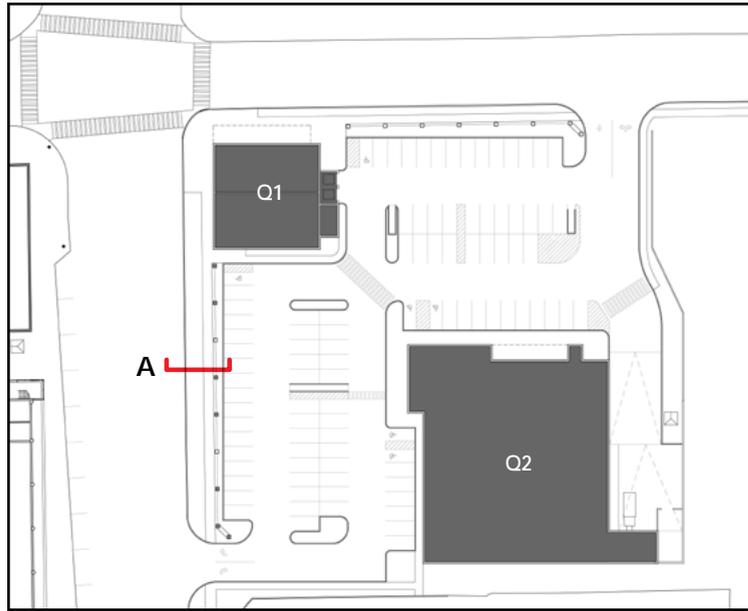
INTERNAL SERVICE ROOM

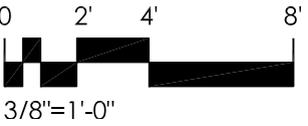
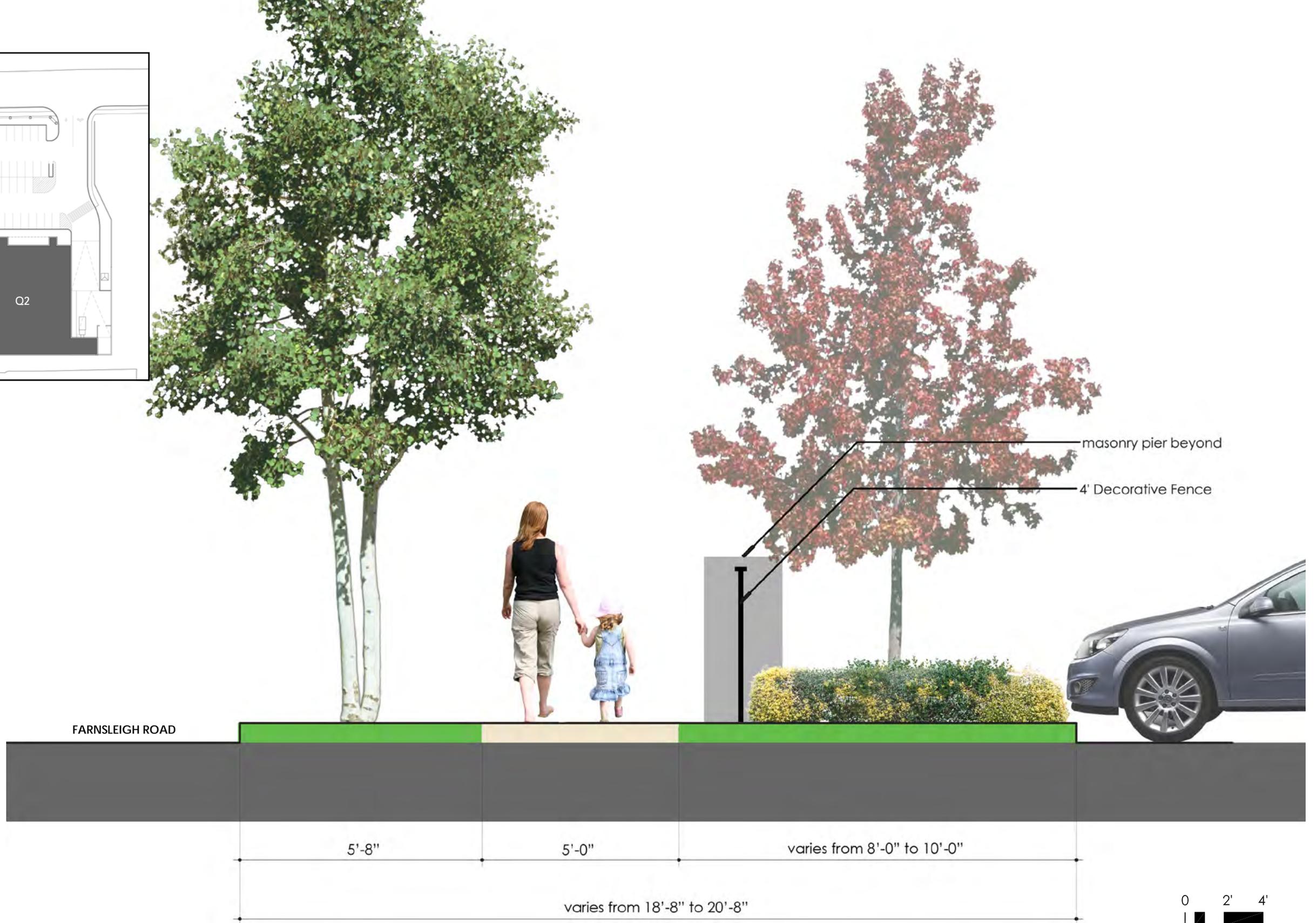
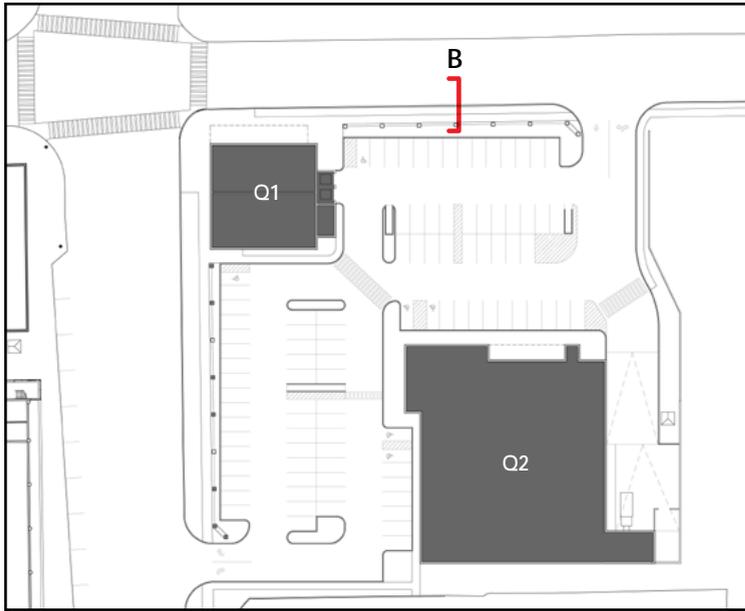
PATH OF TRAVEL

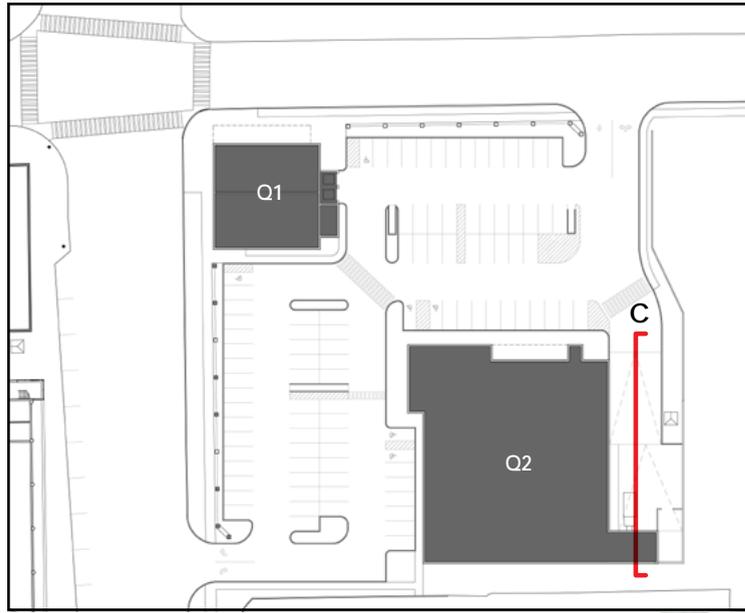


NOT TO SCALE









Fresh Market
massing behind
section cut

t.o. parapet
EL. 26'-0"

6' board
on board
screen wall

8' masonry
screen wall

6' recycling enclosure

Fresh Market
service dock

finished floor
EL. 0'-0"

btm. of dock
EL. -4'-0"

5% slope

1% slope

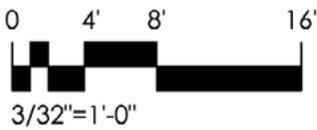
12'-0"

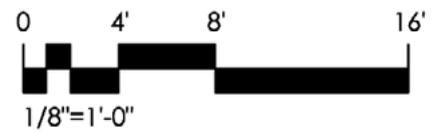
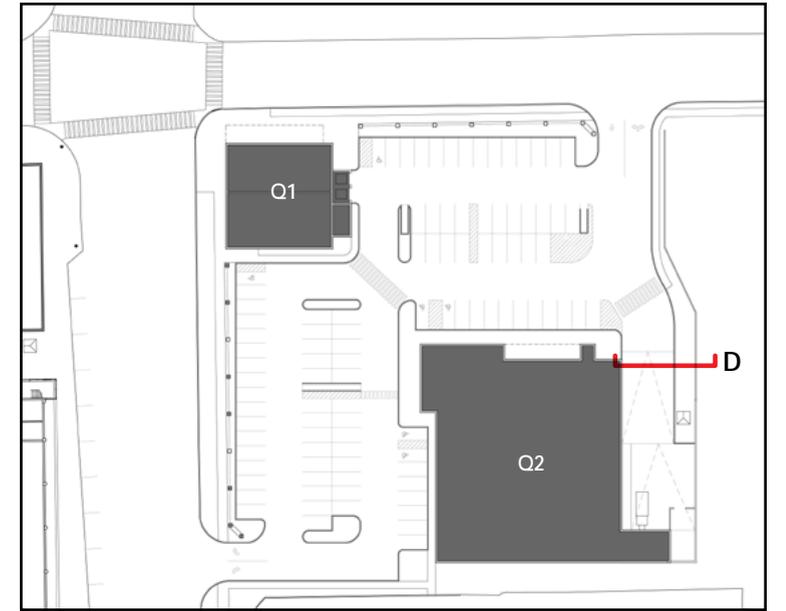
56'-8"

50'-4"

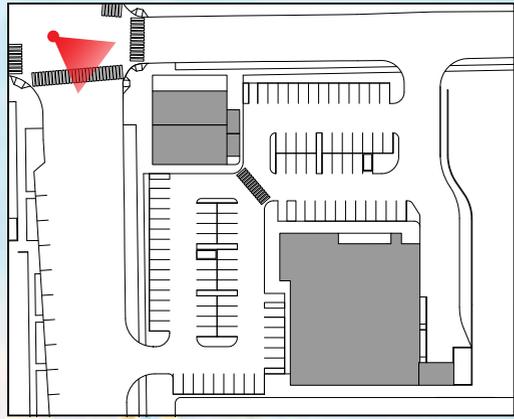
2'-8"

109'-8"









THANK YOU!

