

Van Aken District Development Sites



SHAKER HEIGHTS

Development Sites



Shaker Heights seeks development proposals for three remaining sites within the Van Aken District, an infusion of downtown energy at the City's busiest intersection and multimodal light rail/bus hub. All 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:

Laura Englehart
 Director of Economic Development
laura.Englehart@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.

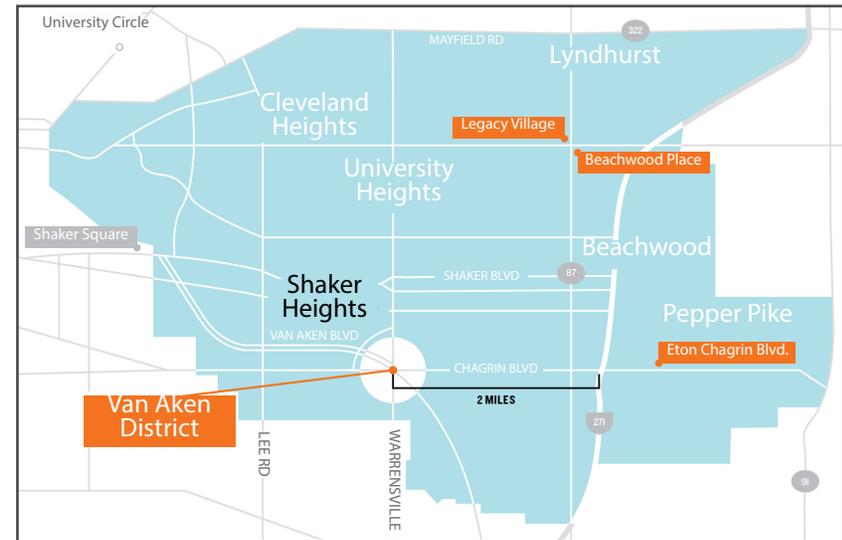
Available Sites



- Completed
- City-owned site
- Privately-owned site
- Roads
- 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 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)
- 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
- In August 2022, the developer of the Van Aken District broke ground on Phase 2, a 228-unit apartment building located on Farnsleigh Rd. at Van Aken Blvd., expected to open in mid-2025.

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 the annual Memorial Day parade.

Thornton Park Recreation Center, a major community anchor that draws 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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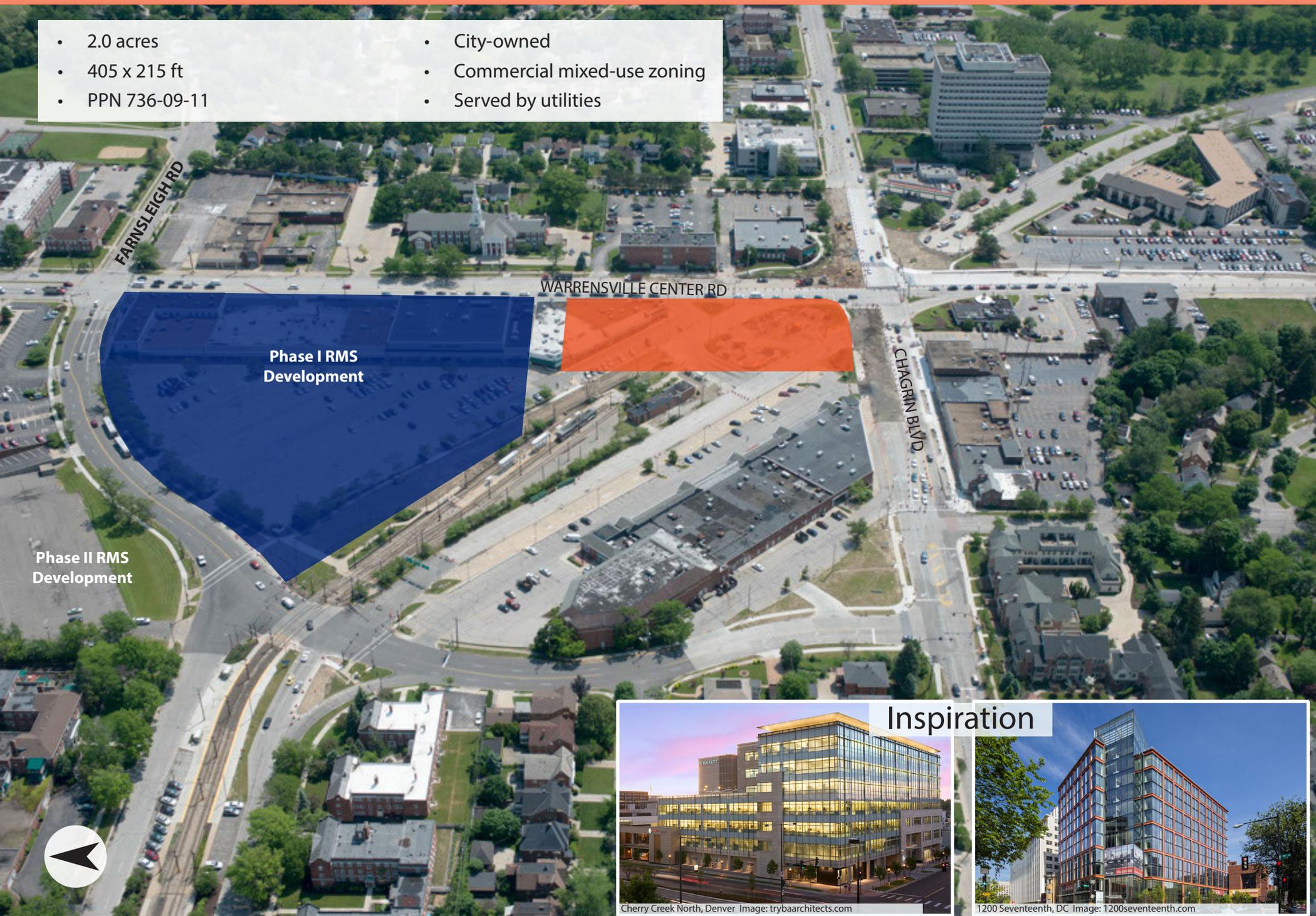
SHAKER HEIGHTS

Site C

3470 Warrensville Center Road

Potential: Mixed-Use

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



Phase II RMS
Development

Phase I RMS
Development

Inspiration



Cherry Creek North, Denver Image: trybaarchitects.com



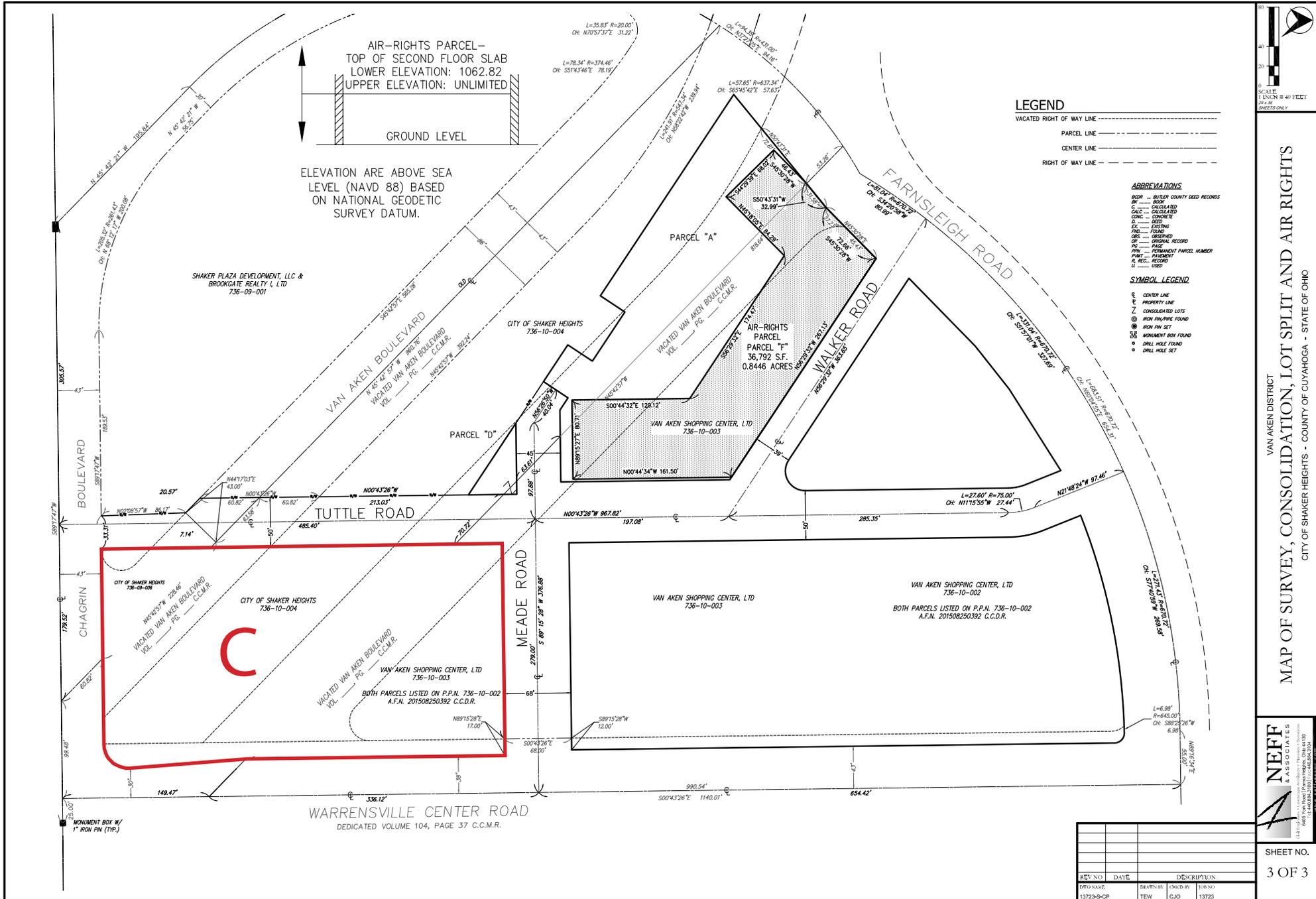
1200 Seventeenth, DC Image: 1200seventeenth.com



Site C

3470 Warrensville Center Road

Potential: Mixed-Use



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) 255-1100
 www.neffcivil.com

SHEET NO.
3 OF 3

REV NO.	DATE	DESCRIPTION
DRW NAME	DATE BY	CHECK BY
13729-S-CP	TEW	CJO
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
- Adjacent surface parking may be available for use or additional development



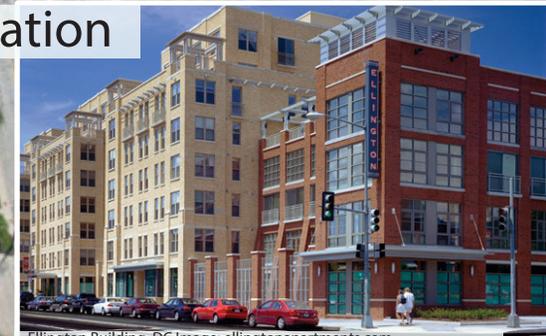
Phase I RMS
Development

Phase II RMS
Development



Cherokee Lofts, Santa Monica Image: theloftcompanyla.com

Inspiration



Ellington Building, DC Image: ellingtonapartments.com

Site F

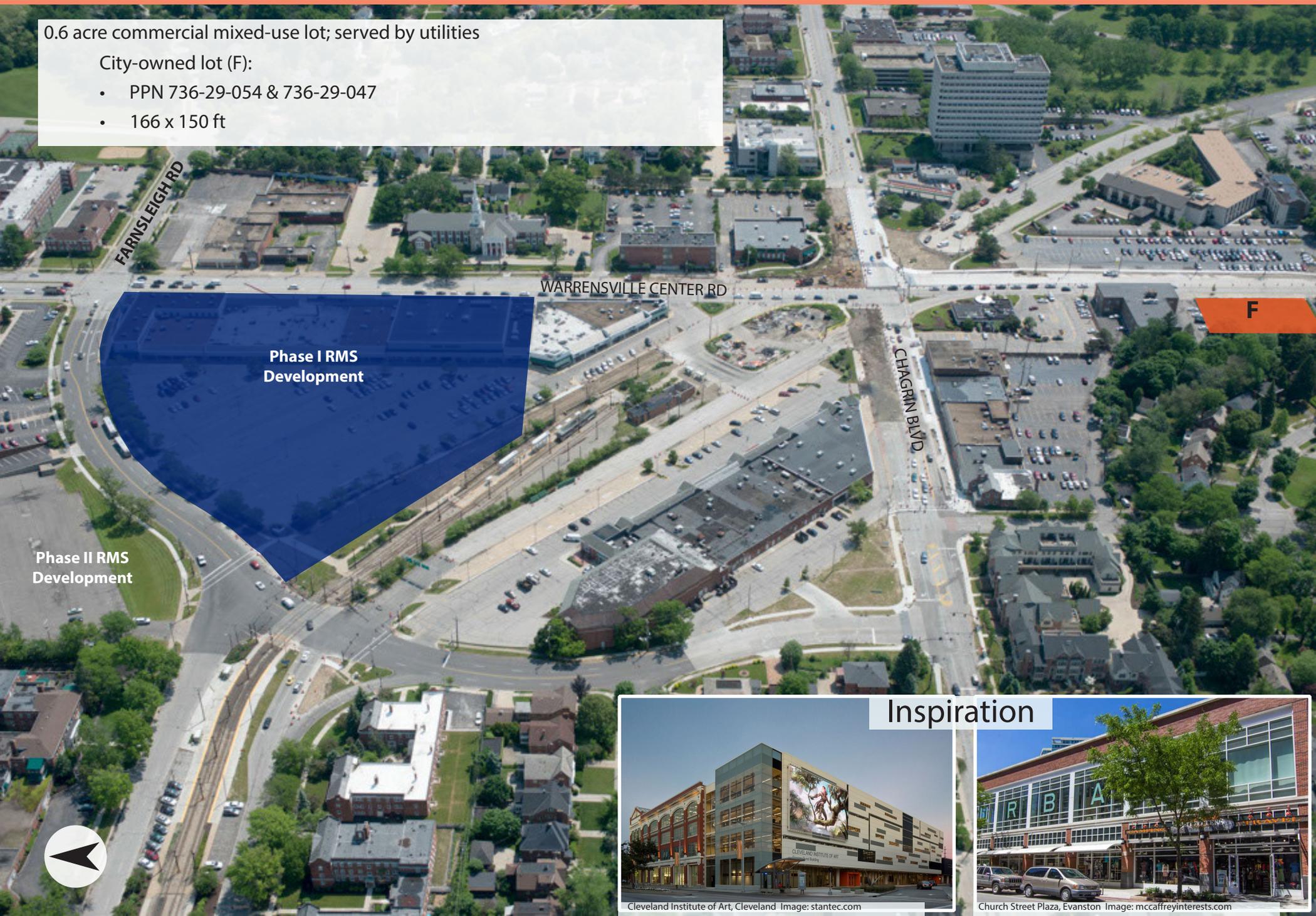
3550 Warrensville Ctr. Rd.

Potential: Retail-Anchored Office

0.6 acre commercial mixed-use lot; served by utilities

City-owned lot (F):

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



Phase I RMS
Development

Phase II RMS
Development

F



Inspiration



Cleveland Institute of Art, Cleveland Image: stantec.com



Church Street Plaza, Evanston Image: mccauffreyinterests.com

Site F

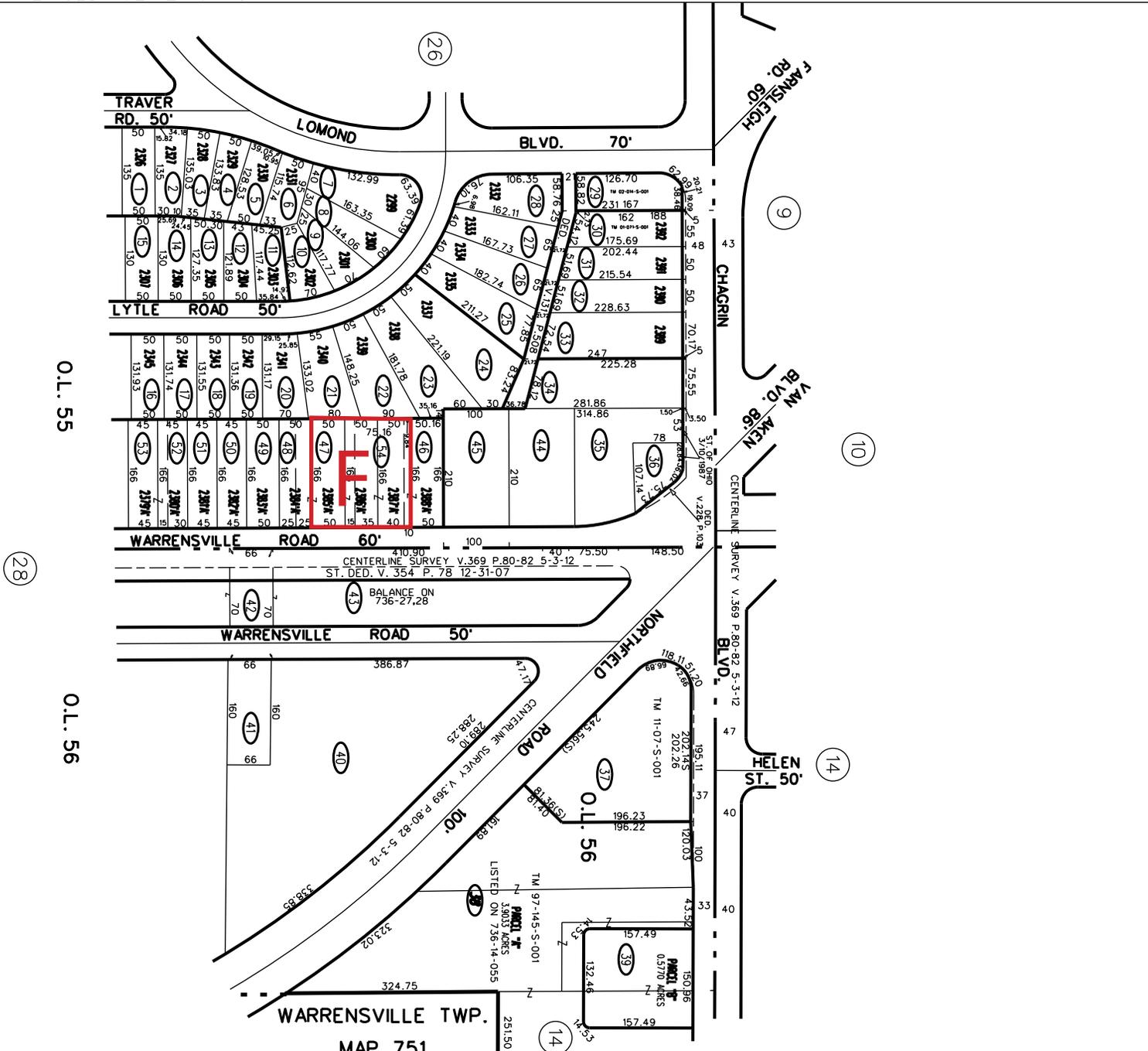
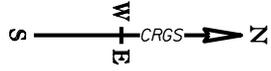
3550 Warrensville Ctr. Rd.

Potential: Retail-Anchored Office

DRAWN: DECEMBER 1990 REVISED: 02-12-13 AC

SCALE: 1"=100'
50 0 100 200

SHAKER HTS. MAP 736



VAN SWERINGEN CO'S SUBD. NO.24 V.72 P.6 to 11
 REALLOTMENT OF VAN SWERINGEN CO'S SUBD. NO.24 V.96 P.10 to 13
 RESUBD. PART VAN SWERINGEN CO'S NO.24 SUBD. and REALLOTMENT V.116 P.14 to 15
 PLAT OF SURVEY, CONSOL. AND PART. V.372 P.39 2-13-13

Van Aken DIST.

For more information:
thevanakendistrict.com
shakeronline.com/331/Van-Aken-Redevelopment

Want to bring your business to the District?
Laura Englehart, Director of Economic Development
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216.491.1334