

Van Aken Development & Easements



Luke Palmisano, President, RMS

Joyce Braverman, Planning Director, City of Shaker Heights

Planning & Development Committee

Greater Cleveland Regional Transit Authority



- **RMS Development Overview**
- **City Permanent Easement**
- **RMS Access Easement**

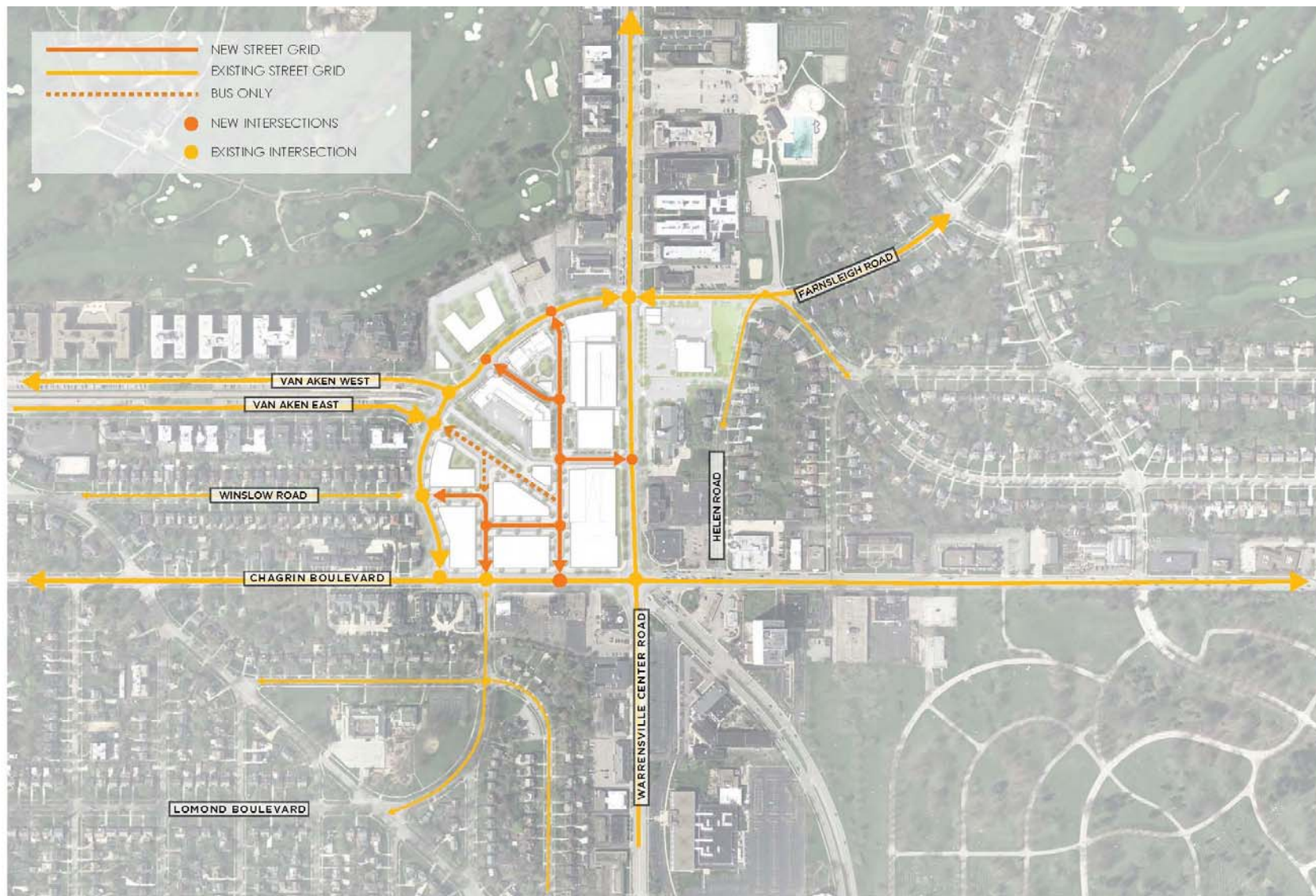


SHAKER HEIGHTS, OH

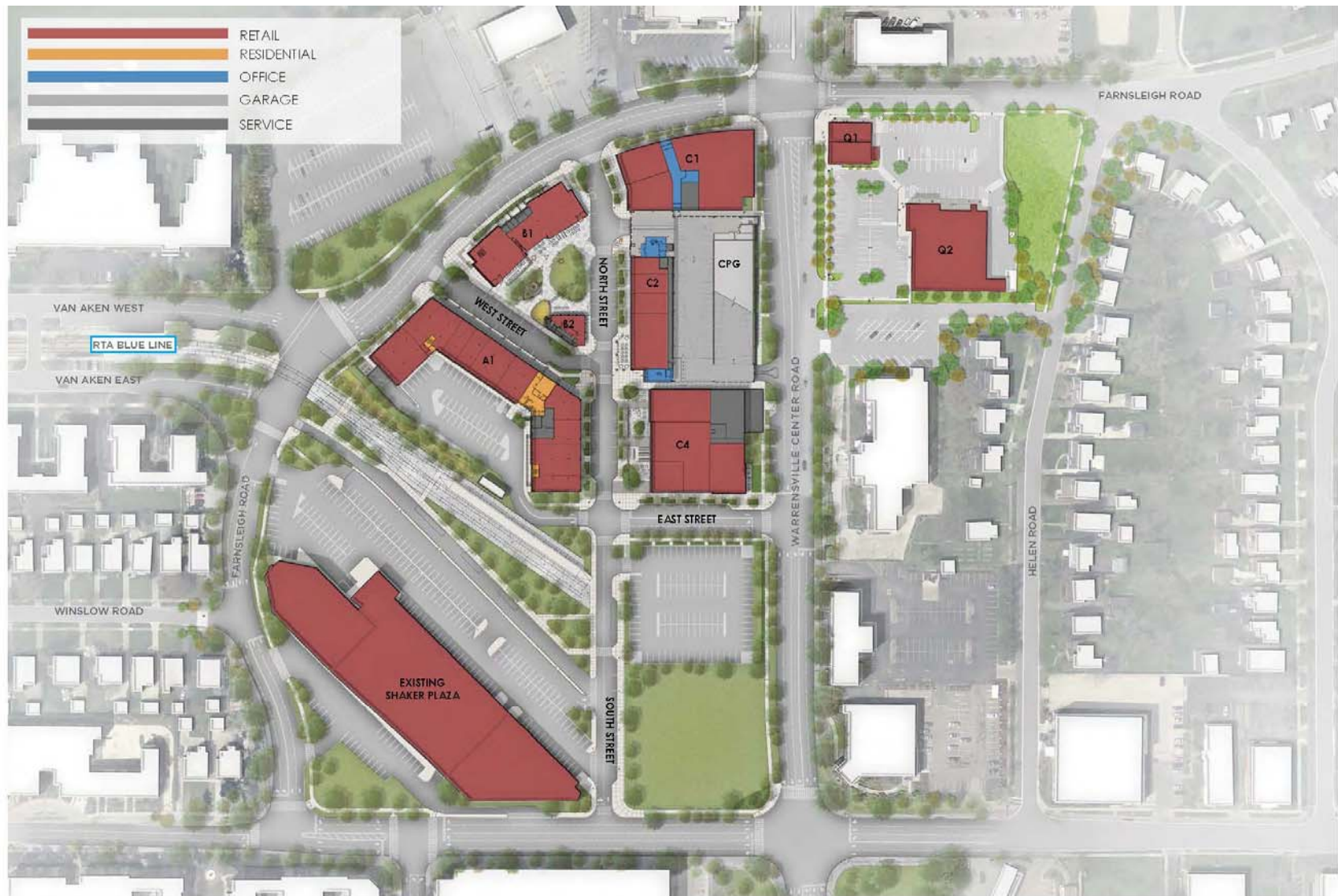
A historic city in
search of a historic
downtown.



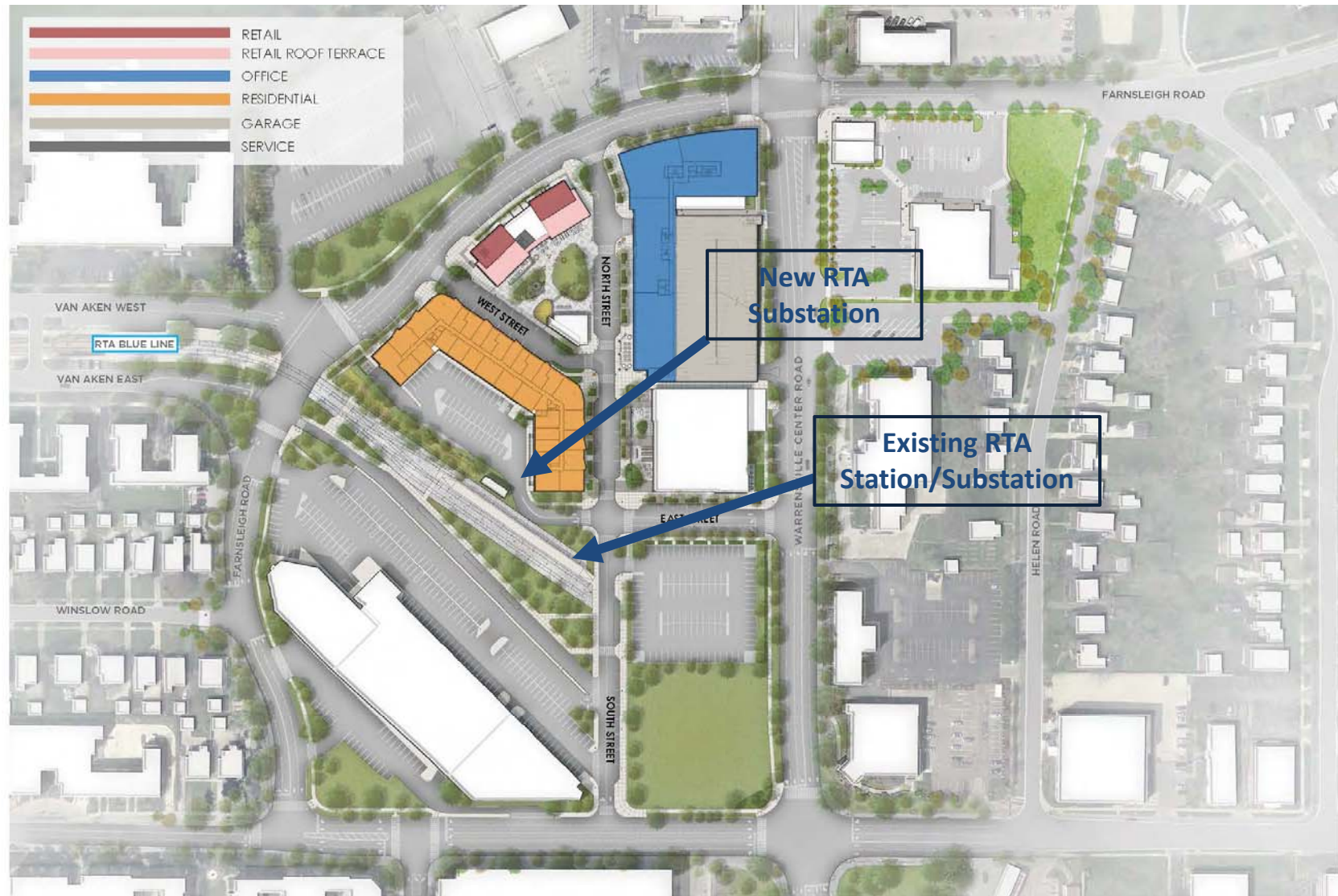
18 ACRES OF SITE CONTROL IN THE FIRST PHASE



DISTRICT VISIONING: "AN EXTENSION OF THE SHAKER NEIGHBORHOODS"



PHASE 1 FIRST FLOOR RETAIL



UPPER FLOOR PROGRAM



AERIAL OF PHASE 1 LOOKING SOUTH

RMS Flythrough



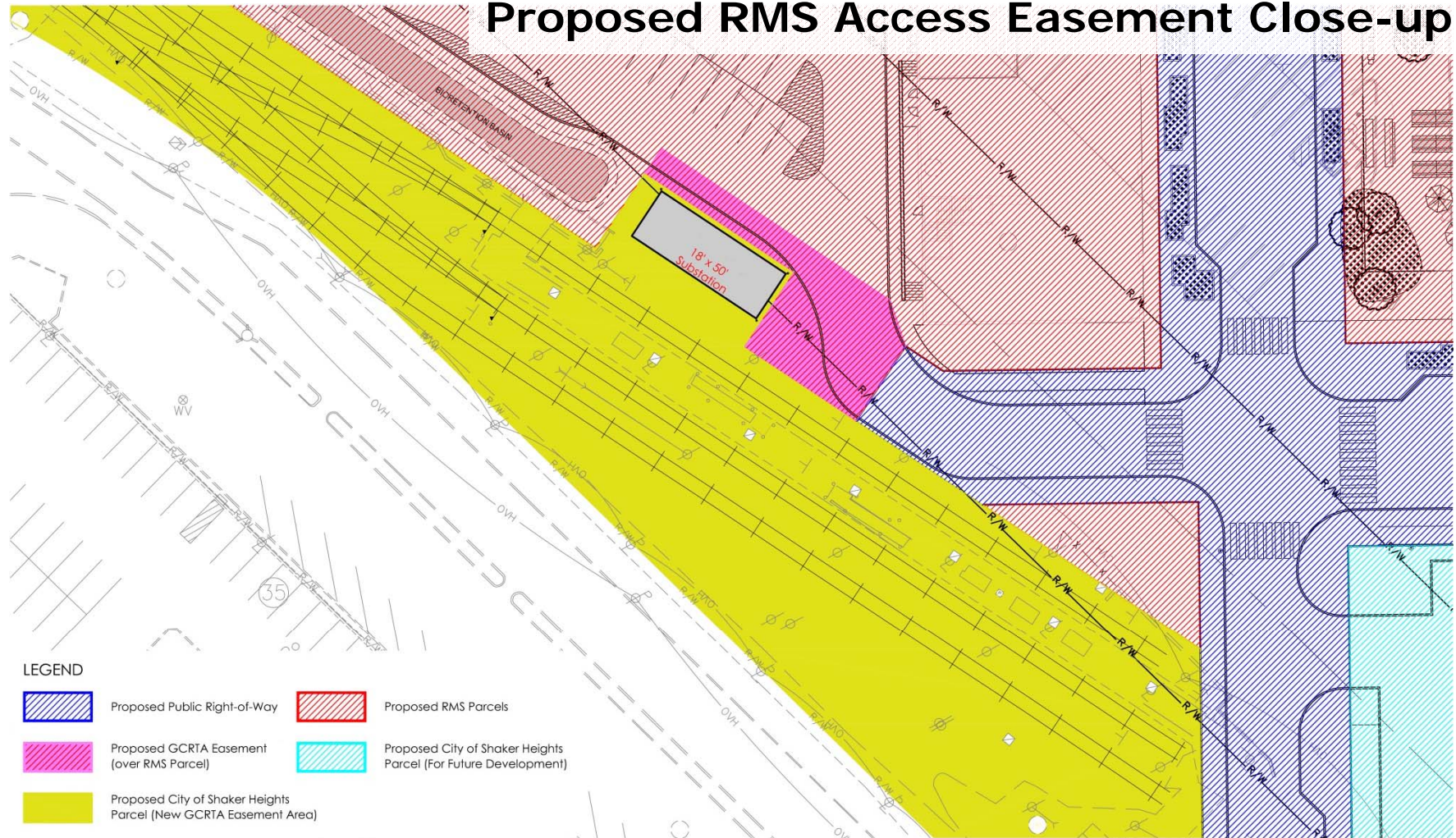
City Permanent Easement

- Transfer Agreement
- Plat and Text Changes
- Substation Relocation






Previous Easement



Proposed RMS Access Easement Close-up



LEGEND

- | | | | |
|---|--|---|---|
|  | Proposed Public Right-of-Way |  | Proposed RMS Parcels |
|  | Proposed GCRTA Easement (over RMS Parcel) |  | Proposed City of Shaker Heights Parcel (For Future Development) |
|  | Proposed City of Shaker Heights Parcel (New GCRTA Easement Area) | | |

RTA EASEMENT DIAGRAM C REV

BIALOSKY
CLEVELAND

1 **RTA EASEMENT DIAGRAM**
1" = 30'-0"



Issue/Date:
Project Title:
Project Location:
Drawing Title:

05/04/2016
VAN AKEN DISTRICT
SHAKER HEIGHTS OHIO
PARTIAL SITE PLAN

Schedule

June 2016: RTA Board acts on easements
Shaker Heights Council acts on
easements

August 2016: Demolition begins

Spring 2018: Development opens
Substation relocation complete

RECOMMENDATION

- Staff recommends that the Planning and Development Committee approve both resolutions approving the Permanent Easements from the City of Shaker Heights and from the Van Aken Shopping Center LDT.