

June 10, 2026

To: Mayor and Members of City Council
From: Sheryl M.M. Long, City Manager
Subject: **Emergency Ordinance – Portion of 5445 Beechmont Avenue Right-of-Way Sale – Mt. Washington Community Development Corporation**

202601965

Attached is an Emergency Ordinance captioned:

AUTHORIZING the City Manager to execute any and all agreements and documents and take such other steps as may be necessary to vacate and sell approximately 0.6306 acres of public right-of-way known as Beechmont Avenue in the Mt. Washington neighborhood of Cincinnati, to the Mt. Washington Community Development Corporation, subject to the reservation of easements and a declaration of restrictions, in order to facilitate the Mt. Washington Community Development Corporation's development of an affordable senior housing facility on its adjacent site.

STATEMENT

The proposed right-of-way (ROW) sale along Beechmont Avenue in the Mt. Washington Business District would enable the construction of a four-story, 54-unit affordable senior housing development. Parking will be positioned behind the building, requiring a portion of the proposed development to fall within the ROW proposed for sale.

BACKGROUND/CURRENT CONDITIONS

In 2024, the Mt. Washington Community Development Corporation (MWCDC) applied for and secured a Quick Strike Acquisition Fund grant through HomeBase Cincinnati for the acquisition of the adjacent property: 5391-5455 Beechmont Avenue. As a condition of this funding award, MWCDC must meet project milestones to develop affordable housing on the site.

In response to feedback provided through the Coordinated Report process (CR #87-2024), the site plan will position the parking lot behind the development. As a result, the building footprint will fall within the 0.6036-acre portion of ROW proposed for sale. The proposed sale of ROW will allow the development to comply with applicable setback minimum requirements.

The City's Real Estate Services Division has determined, by a professional appraisal, that the fair market value of the Sale Property is \$7,900.00, which purchaser has agreed to pay.

DEVELOPER INFORMATION

MWCDC is a local nonprofit organization that was established in 2015. The organization has identified three key areas of focus: (1) business district vitality, (2) housing and neighborhood stability, and (3) connectivity and community access. In its 11 years of operation, Mt. Washington CDC has successfully completed projects that advance these focus areas, including the acquisition, stabilization, and renovation of the historic Ice and Beer property into a neighborhood café (Sebastian Bakehouse), the construction of a public business district parking lot, and the implementation of a business district façade improvement program along Beechmont Avenue.

MWCDC will partner with Sieber Construction, a development and general contracting firm with more than 40 years of extensive experience in retail, commercial, and senior housing development. The locally-based firm has shown a strong commitment to the Mt Washington neighborhood, most recently redeveloping the former bank building (2202–2206 Beechmont Avenue) in the neighborhood business district into their corporate headquarters; they simultaneously renovated and leased a portion of the building to the Cincinnati Public Library for their new branch. As a partner, Sieber Construction is committed to revitalizing underutilized properties and integrating community-serving purposes into its developments.

PROPOSED INCENTIVE

The Administration is proposing the sale of the proposed 0.6036 acres of public right-of-way at 5445 Beechmont Avenue. The transaction includes an amendment to the existing Quick Strike covenant on the adjacent property (5391-5455 Beechmont Avenue). The restrictions will apply to the entire site, including the ROW property.

RECOMMENDATION

The Administration recommends approval of this proposed sale for \$7,900, which is the FMV determined by professional appraisal through the City’s Real Estate Services Division.

Attachment: Project Outline and Proposed Incentive

Copy: Brandon Rudd, Deputy Director, Office of Strategic Growth

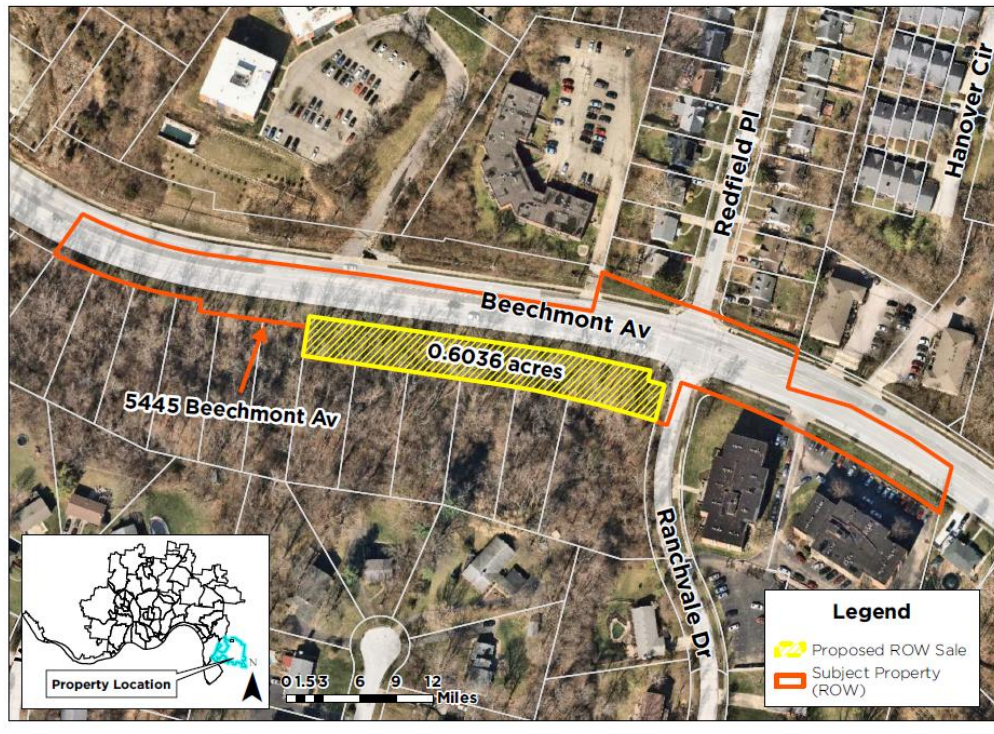
Project Outline

Project Name	Portion of 5445 Beechmont Avenue Right-of-Way Sale – Mt. Washington Community Development Corporation
Street Address	5445 Beechmont Avenue, Cincinnati, OH 45230
Neighborhood	Mt. Washington
Project Type	Right-of-Way Sale
Private Investment	Developer Equity: \$0
Sq. Footage	0.6036 acres
Location and Transit	Walk Score: 29 Transit Score: 28

Community Engagement	Sieber Construction introduced the project to the Community Council in January 2025. In March 2025, Sieber Construction and DCED facilitated a meeting with the community before the Community Council meeting that night. Sieber Construction met with the neighborhood again in September and October 2025 to share updates based on recirculated CR feedback.
Plan Cincinnati Goals	Live Initiative Area Goal (p. 164 & p. 169)

Project Image and Site Map

Proposed Sale of City-owned Right-of-Way at 5445 Beechmont Ave in Mount Washington



Proposed Incentive

Property Transaction Types	Sale of Right of Way
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