

January 7, 2025

To: Mayor and Members of City Council
From: Sheryl M.M. Long, City Manager
Subject: **Ordinance – 2010 Beechmont Avenue Right-of-Way Dedication and Acceptance – Sieber Beechmont Holding, LLC**

202600021

Attached is an Ordinance captioned:

DEDICATING, ACCEPTING, AND CONFIRMING the dedication to public use of an approximately 0.0656-acre tract of real property as a portion of Beechmont Avenue, a public right-of-way for street purposes in the Mt. Washington neighborhood of Cincinnati.

STATEMENT

The proposed right-of-way dedication would facilitate the installation of an updated traffic signal at the intersection of Beechmont Avenue, Morrow Street, and Mears Avenue, within the Mt. Washington Neighborhood Business District—an intersection formally identified as a neighborhood priority for safety enhancements for more than a decade. Acceptance of this dedication also enables the City to pursue additional future public infrastructure improvements at this intersection, the final scope and design of which would be refined through collaborative community involvement.

BACKGROUND/CURRENT CONDITIONS

The Beechmont Avenue, Morrow Street, and Mears Avenue intersection has been a longstanding focus of neighborhood safety concerns. In 2015, the Mt. Washington Community Council secured a Neighborhood Business District Improvement Program (NBDIP) grant to fund a traffic study of the Beechmont Avenue business district; this study identified the intersection as a location that would benefit from targeted infrastructure improvements.

In 2024 the Mt. Washington Community Development Corporation secured a \$135,000 NBDIP grant to fund the installation of a new traffic signal at the intersection to promote safer navigation for drivers and pedestrians. Through the NBDIP award process, the City's Department of Community and Economic Development (DCED) confirmed with the Department of Transportation and Engineering (DOTE) that, contingent on City Council's acceptance of the proposed right-of-way dedication, DOTE would prepare the plans and specifications, construct the signal, and manage the construction process,

Sieber Beechmont Holding, LLC ("the property owner") controls the large, long-vacant parcel fronting this intersection: 2010 Beechmont Avenue. The property has remained

underutilized since the demolition of a former gas station on the site. Limited and unsafe access to the parcel from the intersection has been a contributing factor. The property owner hopes to activate this prominent gateway parcel at the entrance to the Mt. Washington Neighborhood Business District through the construction of a new commercial building, but an updated traffic signal is necessary to ensure safe access to the site and to support its redevelopment.

The property owner is proposing to dedicate approximately 2,858 square feet (0.0656 acres) of property along Beechmont Avenue as new City right-of-way. This dedication would allow for construction of the traffic signal as well as any future public infrastructure improvements identified by DOTE in collaboration with the neighborhood. In addition to improving safety at the intersection for motorists and pedestrians, the signal would enable this key parcel to be returned to productive use.

As future analysis determines additional roadway interventions are warranted and funding becomes available, further potential improvements at the intersection could be considered, including but not limited to the construction of left-turn lanes and improvements to curbs and sidewalks. The Mt. Washington Community Council has expressed interest in collaborating with DOTE on the design of any future improvements, particularly given the intersection's proximity to multiple neighborhood schools and the recently renovated Mt. Washington branch of the Cincinnati Public Library.

Accordingly, acceptance of the proposed right-of-way dedication would enable several outcomes: 1) DOTE's design, construction, and management of a new traffic signal at the Beechmont–Morrow–Mears intersection; 2) the ability to pursue future roadway enhancements, including potential widening of Beechmont Avenue to accommodate left-turn lanes; and 3) improved, signalized access to and from 2010 Beechmont Avenue.

DEVELOPER INFORMATION

The property owner, Sieber Beechmont Holding, LLC, is an Ohio limited liability company and single-purpose entity formed by members of Sieber Construction, Inc. to acquire and develop the vacant lot at 2010 Beechmont Avenue. This entity structure is standard practice for Sieber Construction, Inc.'s real estate development projects and ensures clear ownership, financing, and regulatory compliance throughout the project.

Sieber Construction, Inc. is a development and general contracting firm with more than 40 years of extensive experience in retail, commercial, and senior housing development. They have completed over 30 affordable senior housing communities, demonstrating a consistent capacity to deliver high-quality projects that benefit the communities they serve. 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. This project clearly demonstrated the company's ability to revitalize underutilized properties and integrate community-serving uses into its developments.

PROPOSED INCENTIVE

The Administration is proposing the approval of the proposed dedication and acceptance of 2,858 square feet (0.0656 acres) public right-of-way at 2010 Beechmont Avenue.

RECOMMENDATION

The Administration recommends approval of this proposed dedication and acceptance

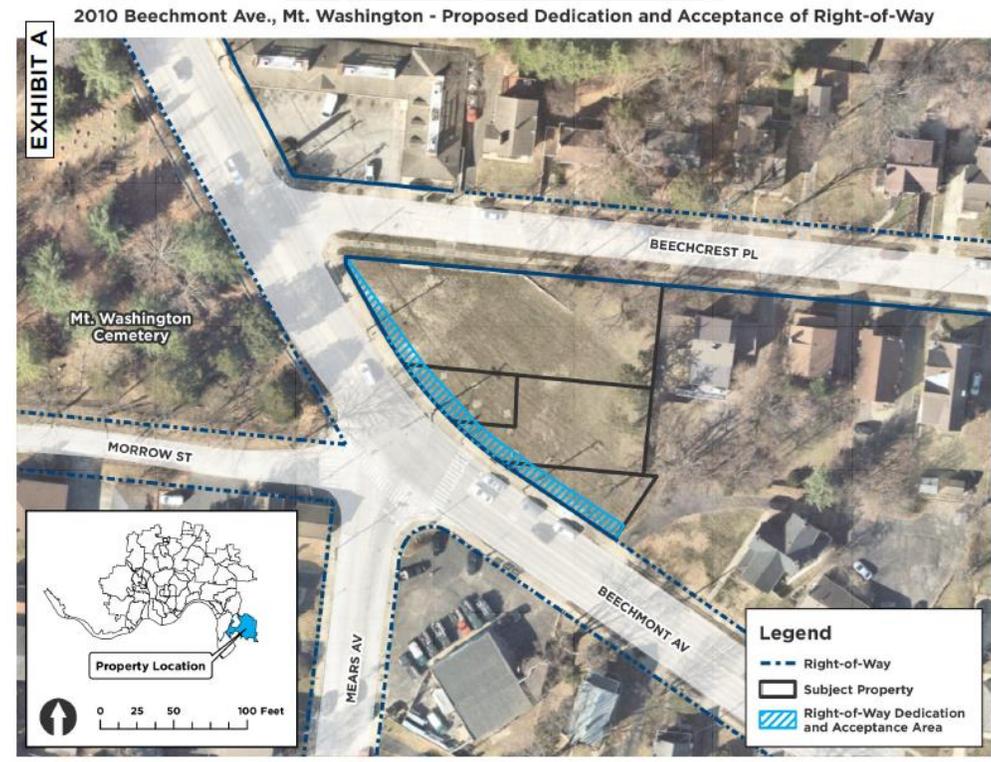
Attachment: Project Outline and Proposed Incentive

Copy: Markiea L. Carter, Director, Department of Community & Economic Development

Project Outline

Project Name	2010 Beechmont Avenue Right-of-Way Dedication and Acceptance – Sieber Beechmont Holding, LLC
Street Address	2010 Beechmont Avenue, Cincinnati, OH 45230
Neighborhood	Mt. Washington
Project Type	Right-of-Way Dedication and Acceptance
Private Investment	Developer Equity: \$0
Sq. Footage	2,858 sq ft – Commercial
Location and Transit	Walk Score: Transit Score:
Community Engagement	Mt. Washington Community Development Corporation introduced NBDIP project to the Mt. Washington Community Council on May 15, 2025. Following the Planning Commission Meeting, DCED attended the Mt. Washington Community Council Meeting on August 20, 2025, to answer questions and provide more information on the project.
Plan Cincinnati Goals	Connect Initiative Area Goal (p. 135)

Project Image and Site Map



Proposed Incentive

Property Transaction Types	Dedication and Acceptance of Right of Way
----------------------------	---