

Beechmont and Asbury

Anderson Township, OH



The infill, mixed use site at Beechmont Avenue and Asbury Road showcases Bayer Becker's ability to provide design on a constantly changing project. When first imagined, the project featured a new prototype BW3 restaurant and First National Bank. However during design a two story, 20,636 square foot stand alone medical building was added to the project, changing the site's layout and overall design. Because of the medical building's location on the site, alternative designs for detention had to be created. To help create space for the new building, Bayer Becker's project team redesigned the site's detention to occur underground.

To help meet the client's request of access to the site from Beechmont Avenue, a main thoroughfare in Anderson Township, Bayer Becker prepared a Traffic Impact Study (TIS) for the site as well as an Access Variance Request relative to the proposed access on Beechmont Avenue. The resulting access from Beechmont Avenue into the project was designed to the Ohio Department of Transportation's (ODOT) standards. In addition to ODOT, site design standards for Hamilton County, Anderson Township, Metropolitan Sewer District and the Greater Cincinnati Water Works also had to be met. In addition to multiple jurisdictions, Bayer Becker worked with multiple clients on the project. Each tenant, BW3, First National and the medical office building, represented by Duke Realty, were coordinated with both individually, as well as part of the overall project.

Bayer Becker's multi-discipline design for Beechmont and Asbury will help revitalize the Beechmont Avenue corridor. When completed the project will serve as the eastern anchor of the township's downtown segment, developed in conjunction with an updating of Anderson Township's master plan for the corridor which features buildings nearer the street to welcome pedestrians.



Project Stats

Client:	Brandicorp
Location:	Anderson Township, OH
Year:	2011
Market:	Mixed Use
Project Size:	5.00 Acres

Services Provided:

- ### SURVEYING SERVICES
- ALTA Surveys
 - Boundary Surveys
 - Construction Layout & Staking
 - Easement Exhibits & Descriptions
 - GPS Control Surveys
 - Legal Descriptions
 - Location Surveys

CIVIL ENGINEERING SERVICES

- Erosion Control Planning, Permitting & Inspection
- Grading & Earthwork Analysis
- Hydrologic & Hydraulic Analysis
- Post-Construction Storm Water Quality Best Management Practices
- Site Development
- Storm Water Collection System
- Storm Water Control Facilities
- Storm Water Pollution Prevention Plans
- Waste Water Collection System

TRANSPORTATION ENGINEERING SERVICES

- Access Management Plans
- Traffic Impact Studies

LANDSCAPE ARCHITECTURE & PLANNING SERVICES

- Planting Plans
- Zoning consultation