

# The District at Deerfield

## Deerfield Twp, OH



Project Stats	
Client:	Silverman & Company
Location:	Deerfield Twp, OH
Year:	2022
Market:	<a href="#">Mixed Use</a>
Project Size:	28.00 Acres

The District at Deerfield is a 28 acre mixed use project that includes 362 luxury residential units, 95,000 square feet of office and retail, a 150 room hotel, and a central public park that ties it all together. In preparing the master plan, our team studied options for the layout and configuration and assisted the client through reviews for the phase one apartments, known as One Deerfield. This part of the project includes a clubhouse and outdoor amenity area with a pool, gaming lawn, outdoor kitchen, study nook, beer garden, wine garden and fire pit. The garden design provides an organized space that is defined by lush plantings and seat walls.

Phase two is under construction and will feature Pins Mechanical, 50 West Brewing, and numerous local favorite restaurants centered around a community gathering green space.

Because of the size of the project, a traffic impact study was completed for the development. As part of the study, our team conducted peak hour turning movement traffic counts at nine intersections along Mason-Montgomery Road, Wilkens Boulevard, and Parkway Drive. Twenty intersections were evaluated to determine the impacts of the proposed development and ultimately the roadway and/or signal improvements required to mitigate such impacts.

Bayer Becker also prepared plans for the Parkway Drive Extension project that bisects the District at Deerfield site for Deerfield Township. The roadway consists of three lanes including left turn lanes at various intersections/driveway and landscaped medians between. The team provided typical roadway design services such as horizontal and vertical alignments, typical sections, drainage (curb and gutter, closed storm sewer), cross sections, grading plans for the surrounding site, intersection details, traffic control, etc. Additionally, the project included roundabout design, a joint utility trench, landscaping plans, detailed turning movement review, (AutoTURN analysis), and detailed intersection sight distance analysis.

**The District of Deerfield Phase Two 3D Model:** <https://tinyurl.com/BBTheDistrictAtDeerfield>