

The District at Deerfield

Deerfield Twp, OH



Project Stats

Client:	Silverman & Company
Location:	Deerfield Twp, OH
Year:	2022
Market:	Mixed Use
Project Size:	28.00 Acres

The District at Deerfield is a 28 acre mixed use project that includes 360 residential units, 95,000 square feet of office and retail, a 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 240 residential units, 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.

Because of the size of the project, a traffic impact study was completed for the development that is located between Mason-Montgomery Road and Wilkens Boulevard at Parkway Drive. As part of the study, our team conducted peak hour (morning, mid-day, and evening) turning movement traffic counts at nine intersections along Mason-Montgomery Road, Wilkens Boulevard, and Parkway Drive. Twenty intersections (internal and external to the site) were evaluated to determine the impacts of the proposed development and ultimately the roadway and/or signal improvements required of the proposed development 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.