

Application to Deerfield Township Board of Trustees

For the establishment of a

Designated Outdoor Refreshment Area District at Deerfield/Deerfield Towne Center



The Office of the Fiscal Officer for the Deerfield Township, Ohio respectfully submits the following application to the Deerfield Township Board of Trustees to approve and enact a Designated Outdoor Refreshment Area in the Township in accordance with O.R.C. 4301.82

Submitted: _____

By: _____ Dan Corey, Fiscal Officer

I. Introduction and Submittal of Application

Section 4301.82 of the Ohio Revised Code authorizes townships with populations more than thirty-five thousand (35,000) to create Designated Outdoor Refreshment Areas or “DORAs” up to three hundred twenty (320) contiguous acres or one-half square mile.

In order to consider the creation of a DORA, the Fiscal Officer must file an application with the Board of Trustees which meets certain statutory requirements outlined below. The application filing must be advertised for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days, after initial publication of the notice, The Board of Trustees may approve or disapprove of the application by ordinance or resolution.

The creation of a Designated Outdoor Refreshment Area will serve as an economic tool to attract patrons to the District at Deerfield and the Deerfield Towne Center and highlight the area as a destination for dining and entertainment.

The purpose of this application is to request that the Board of Trustees create and approve a Designated Outdoor Refreshment Area (DORA) in Deerfield Township. The application includes the following sections:

- A map of the proposed Designated Outdoor Refreshment Area (320 acres or less)
- A statement of the nature and type of establishments in the proposed area
- A statement verifying that not less than four liquor permit holders are included in the area
- Evidence that the land use in the Designated Outdoor Refreshment Area is in accord with the township’s Master Plan
- Proposed requirements that ensure the public health and safety in the Designated Outdoor Refreshment Area
- Dates and hours of operations

Section 1. Map of Proposed DORA, not exceeding 150 contiguous acres

Please refer to **Exhibit A** attached. Exhibit A includes a map of the proposed Designated Outdoor Refreshment Area. The proposed Designated Outdoor Refreshment Area is 92.8 acres in size which is well below the requirements of the area being 150 acres or less.

Section 2. Nature and Types of Establishments located within the DORA

Please refer to **Exhibit B** attached. Exhibit B outlines the establishments and types located within the Designated Outdoor Refreshment Area. The proposed DORA consists primarily of businesses in the form of boutiques, retail, restaurants and financial and insurance establishments.

Section 3. List of Qualified Permit Holders

Please refer to **Exhibit C** attached. Exhibit C outlines the establishments within the Designated Outdoor Refreshment Area that currently have a D liquor permit which is the necessary permit required to participate in a Designated Outdoor Refreshment Area. In accordance with O.R.C. 4301.82(B)(3) the DORA will encompass not fewer than four qualified permit holders. The

Deerfield Township has identified 22 qualified permit holders that are included in the DORA.

Section 4. Evidence that Use of Land within DORA are in accord with Deerfield Township's Comprehensive Plan

Deerfield Township updated its Comprehensive Plan in 2015 and is currently undergoing the process to update the plan in 2019. The Comprehensive Plan states that one of the top public priorities is to “Promote the Mason-Montgomery Corridor as the heart of commerce in the township and encourage the promotion of this area with further development of its interconnected, walkable network of streets and paths”. A majority of the property located in the identified area of the Mason Montgomery Corridor is zoned for General Business PUD and is called out in the Comprehensive Plan as a town center-mixed use character area as outlined in **Exhibit D**. This designation's objective is to maintain, enhance, and grow the Mason Montgomery Corridor as a vibrant, mixed use gathering place and cultural center with an emphasis on retail, arts and entertainment uses. The Mason Montgomery Corridor maintains a highly pedestrian focused environment through building and streetscape.

The creation of a Designated Outdoor Refreshment Area around the Deerfield Towne Center and District at Deerfield aligns with the township's Comprehensive Plan and objective to make this area a popular destination for dining and entertainment within Deerfield Township.

Section 5. Proposed Requirements for Ensuring Public Health and Safety within the DORA

The District of Deerfield and Deerfield Towne Center Developments will be responsible for maintaining the appearance and public health within the DORA. Please see attached Sanitation Plans in **Exhibit E**. Exhibit E shows that there are currently 42 permanent trash receptacles within the District at Deerfield and Deerfield Towne Center that are serviced once per week (shown in red). The trash receptacles will be serviced by the respective property managers for each development. Additional collections will be done on an as needed basis.

For planned events in the DORA that may draw larger than normal attendance, portable restroom facilities will be provided at a central location within the DORA. Businesses with liquor permits within the DORA that are participating will be encouraged to allow general public access to their restroom facilities during the hours DORA is in effect.

Please see attached Safety Plan in **Exhibit F**.

Please see attached Boundary Signage Plan and design in **Exhibit G**. The township is proposing 19 areas where installation of boundary signage will be necessary to preserve public safety.

Section 6. Designated Hours of Operation

The Designated Outdoor Refreshment Area will be in operation from 6 p.m. to midnight Monday through Thursday and noon to midnight Friday through Sunday. Extended times for special events may be established by the Warren County Sherriff's Department and Township Administrator with the concurrence by a vote of the Board of Trustees. Such concurrence would

be made by motion.

Exhibit A – Map of proposed DORA



Exhibit B – Businesses in DORA

Company	Location	Company Type
Altar'd State	Deerfield Towne Center	Clothing Stores
buy buy Baby	Deerfield Towne Center	Clothing Stores
Charming Charlie	Deerfield Towne Center	Clothing Stores
chico' s	Deerfield Towne Center	Clothing Stores
Evereve	Deerfield Towne Center	Clothing Stores
Jos A. Bank	Deerfield Towne Center	Clothing Stores
Lane Bryant	Deerfield Towne Center	Clothing Stores
LOFT	Deerfield Towne Center	Clothing Stores
Soma	Deerfield Towne Center	Clothing Stores
Talbots	Deerfield Towne Center	Clothing Stores
White House Black Market	Deerfield Towne Center	Clothing Stores
Eng Lending	Deerfield Point	Finance and Banking
Huntington Bank	Deerfield Towne Center	Finance and Banking
Crunch Fitness	Deerfield Towne Center	Health and Fitness
SolidCore	Deerfield Towne Center	Health and Fitness
five below	Deerfield Towne Center	General Retail
Ulta Beauty	Deerfield Towne Center	General Retail
Sprint	Deerfield Towne Center	General Retail
Yankee Candle	Deerfield Towne Center	General Retail
Whole Foods	Deerfield Towne Center	Grocery Store
Ashley Home Store	Deerfield Towne Center	Home Goods
Bed, Bath, & Beyond	Deerfield Towne Center	Home Goods
claire's	Deerfield Towne Center	Jewelry Stores
James Wolf Jewelers	Deerfield Towne Center	Jewelry Stores
Regal Cinemas	Deerfield Towne Center	Movie Theater
Ambiance Nail Salon & Spa	Deerfield Towne Center	Personal Services
Becoming Mom	Deerfield Towne Center	Personal Services
Elements Massage	Deerfield Point	Personal Services
European Wax Center	Deerfield Towne Center	Personal Services
Faux Glo Studio	Deerfield Point	Personal Services
glamour eyebrow threading and spa	Deerfield Towne Center	Personal Services
Massage Envy	Deerfield Towne Center	Personal Services
PureConcept Salon+ Spa	Deerfield Towne Center	Personal Services
Roosters Men's Grooming Center	Deerfield Towne Center	Personal Services
Salon Lex	Deerfield Point	Personal Services
Sola Salon Studios	Deerfield Point	Personal Services
Pet People	Deerfield Towne Center	Pet Stores
Re/Max Preferred Group	Deerfield Point	Real Estate
Blaze Pizza	Deerfield Point	Restaurant
Bravo!	Deerfield Towne Center	Restaurant
DiBella's Subs	Deerfield Point	Restaurant
Duck Donunts	Deerfield Towne Center	Restaurant
Firebirds	Deerfield Towne Center	Restaurant
Frenchie Fresh	Deerfield Towne Center	Restaurant
Futta Bowls	Deerfield Towne Center	Restaurant
Jimmy John's	Deerfield Towne Center	Restaurant
Joella's Hot Chicken	Deerfield Towne Center	Restaurant
Maplewood	Deerfield Towne Center	Restaurant
McAlister's Deli	Deerfield Towne Center	Restaurant
No Bake Cookie Dough	Deerfield Towne Center	Restaurant
Panda Express	Deerfield Point	Restaurant
Panera Bread	Deerfield Towne Center	Restaurant
Piada Italian Food	Deerfield Point	Restaurant
Qdoba	Deerfield Towne Center	Restaurant
Foot Solution	Deerfield Towne Center	Shoe Stores
New Balance	Deerfield Point	Shoe Stores
Dick's Sporting Goods	Deerfield Towne Center	Sporting Goods

Exhibit C – Businesses with Liquor Licenses

<u>Business Name</u>	<u>DBA</u>	<u>Business Address</u>	<u>Permit Type</u>	<u>Permit Number</u>
CALIMIRA LLC	DBA RUSTY BUCKET	5035 DEERFIELD BLVD, MASON, OH 45040	D5	11924580065
CALIMIRA LLC	DBA RUSTY BUCKET	5035 DEERFIELD BLVD, MASON, OH 45040	D6	11924580065
FIREBIRDS OF MASON LLC		5075 DEERFIELD BLVD, MASON, OH 45040	D5	2485425
FIREBIRDS OF MASON LLC		5075 DEERFIELD BLVD, MASON, OH 45040	D6	2485425
FOODFIRST GLOBAL RESTAURANTS INC	DBA BRAVO CUCINA ITALIANA	5045 DEERFIELD BLVD, MASON, OH 45040	D5I	09272000080
FOODFIRST GLOBAL RESTAURANTS INC	DBA BRAVO CUCINA ITALIANA	5045 DEERFIELD BLVD, MASON, OH 45040	D6	09272000080
JJA MAPLEWOOD DEERFIELD LLC	DBA MAPLEWOOD KITCHEN AND BAR	5065 DEERFIELD BLVD, MASON, OH 45040	D5	4179934
JJA MAPLEWOOD DEERFIELD LLC	DBA MAPLEWOOD KITCHEN AND BAR	5065 DEERFIELD BLVD, MASON, OH 45040	D6	4179934
JRTA FRENCHIE FRESH LLC		5595 DEERFIELD BLVD UNIT C120, MASON, OH 45040	D5	4183095
JRTA FRENCHIE FRESH LLC		5595 DEERFIELD BLVD UNIT C120, MASON, OH 45040	D6	4183095
REGAL CINEMAS INC	DBA DEERFIELD TOWNE CENTER STADIUM 16	5500 DEERFIELD BLVD, MASON, OH 45040	D5	72682100010
REGAL CINEMAS INC	DBA DEERFIELD TOWNE CENTER STADIUM 16	5500 DEERFIELD BLVD, MASON, OH 45040	D6	72682100010
WFM WO INC	DBA WHOLE FOODS MARKET	5805 DEERFIELD BLVD, MASON, OH 45040	D1	93297520020
WFM WO INC	DBA WHOLE FOODS MARKET	5805 DEERFIELD BLVD, MASON, OH 45040	D2	93297520020
WFM WO INC	DBA WHOLE FOODS MARKET	5805 DEERFIELD BLVD, MASON, OH 45040	D6	93297520020

Exhibit D – Character Areas

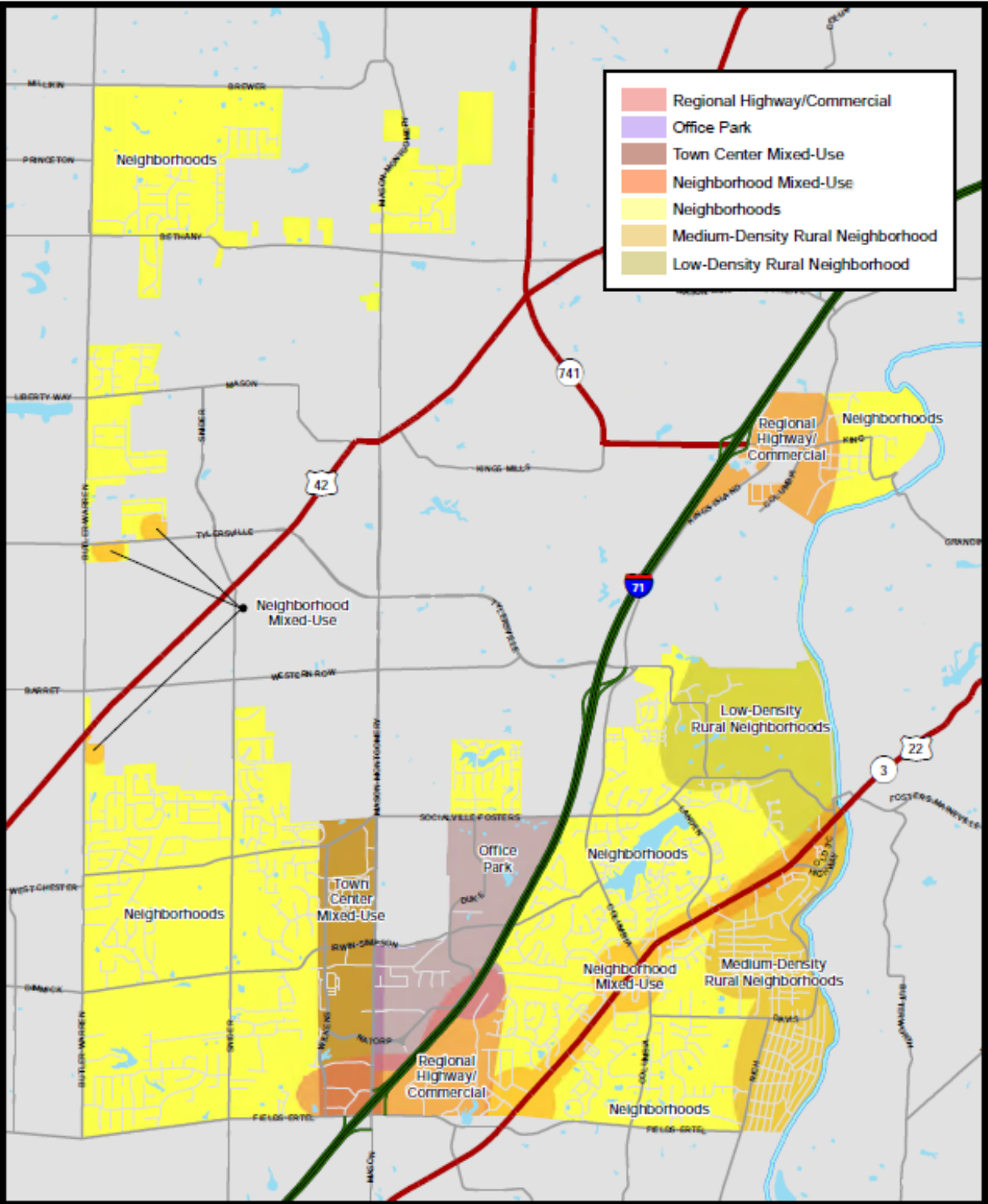


Exhibit E – Sanitation Plan

Sanitation Plan for the Deerfield Towne Center

Deerfield Towne Center is a vibrant community town center located in Deerfield Township in Ohio, an affluent and rapidly-growing suburb of Cincinnati. The reimagined center is home to a carefully curated collection of specialty retail, upscale grocery, restaurants and entertainment concepts. RPT Realty will contract with a local services company to empty the trash receptacles located around the property daily and more if needed. In house staff will also supplement this service. They will patrol the center on golf cart and/or on foot picking up trash daily. The receptacles will be located along gathering areas and at locations where people may be leaving the DORA. On site management will monitor traffic patterns and make adjustments as needed.

Dates:
October 31, 2019

DISCLAIMER
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Owner:

RPT Facility, L.P.
22464 Mason - Montgomery Rd., Suite 200
Cincinnati, OH 45244

Deerfield Towne
Center
Deerfield Township,
Ohio
Color Number:
B15.01

Waste Control
Exhibit

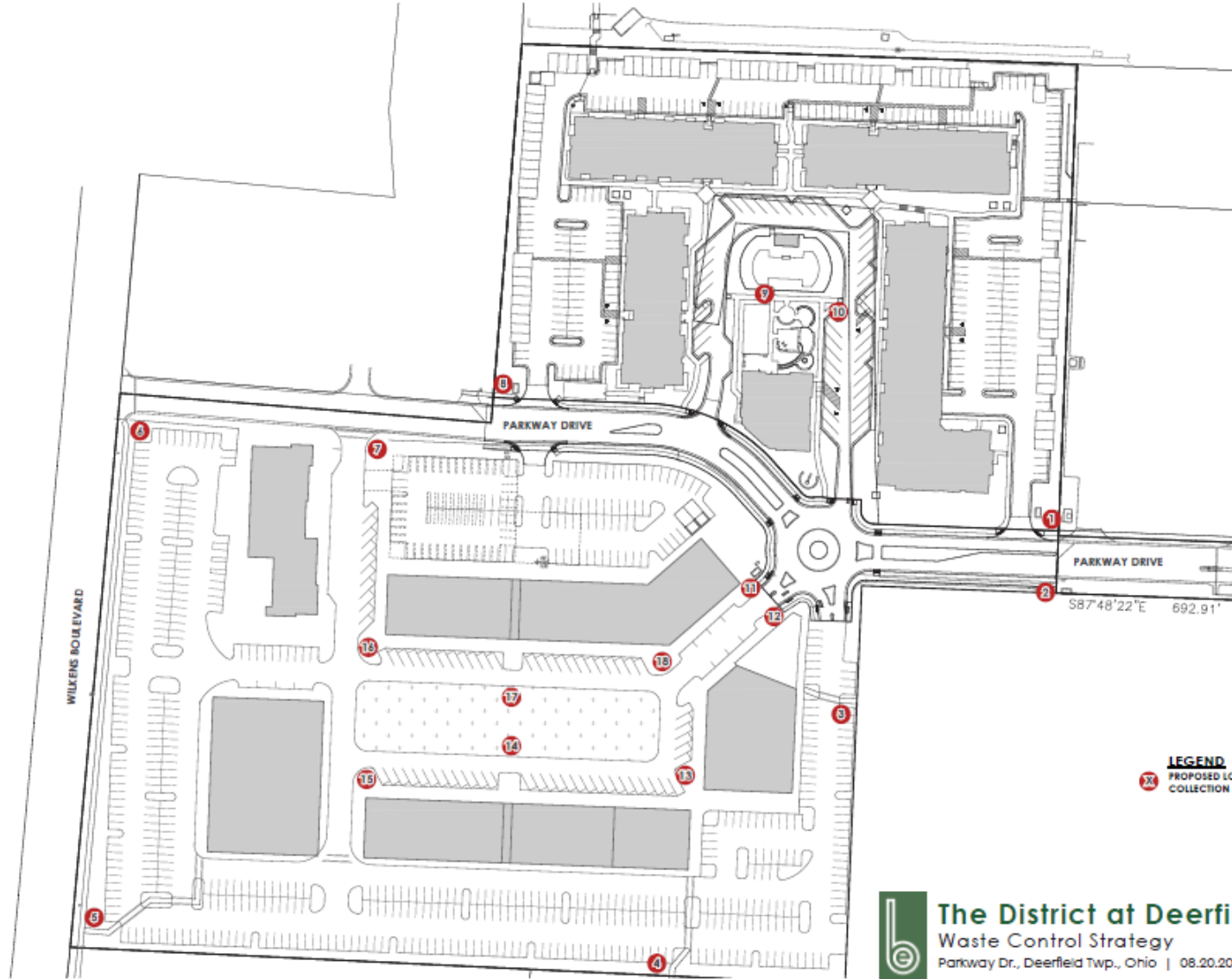


Exhibit E – Sanitation Plan Continued

Sanitation Plan for the District at Deerfield

The District at Deerfield consists of two phases. Phase I will be the One Deerfield Apartments. The maintenance staff for the apartments will empty the trash receptacles located on their property daily or more often if needed.

Phase II will be a mixed-use development with retail, apartments and a hotel. There will be established prior to the first business opening, an association among the business that will maintain the shared and public areas. A management company will be employed to oversee the association and take responsibility to maintain these areas. The management company will employ inhouse employees and or outside contractors to empty the trash receptacles daily and more often during special events. The receptacles will be located along gathering areas and at all locations where people may be leaving the DORA. Signs will be posted next to the receptacles to inform pedestrians to dispose of beverages before exiting the area. The sanitation plan will be installed in phases as each area opens for business.



LEGEND
 (X) PROPOSED LOCATION OF CUP
 COLLECTION / LITTER RECEPTACLE



The District at Deerfield Phase 3
 Waste Control Strategy

Parkway Dr., Deerfield Twp., Ohio | 08.20.2019 15-0114/A

Exhibit F – Safety Plan

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public safety within the Designated Outdoor Refreshment Area (DORA) are as follows:

Law Enforcement Responsibilities

The Warren County Sheriff's Office will be responsible for providing law enforcement services within the DORA, as they do throughout all of Deerfield Township.

The on-duty supervisor shall ensure that appropriate attention is provided to the DORA during the hours of operation. In the event a larger than normal number of people are in the DORA, the on-duty supervisor may assign additional deputies, bike and/or foot patrols to specifically address any safety concerns. Private security guards may be used at times to supplement but should not be considered as an alternative for deputies. All private security guards are paid by the District of Deerfield and Deerfield Towne Center developments

For planned events in the DORA that may draw larger than normal attendance, the District of Deerfield and Deerfield Towne Center developments will be required to coordinate with the Warren County Sheriff's Office to establish proper staffing levels for the event. All costs for additional deputies as required by the Warren County Sheriff will be paid for by the District of Deerfield and Deerfield Towne Center developments.

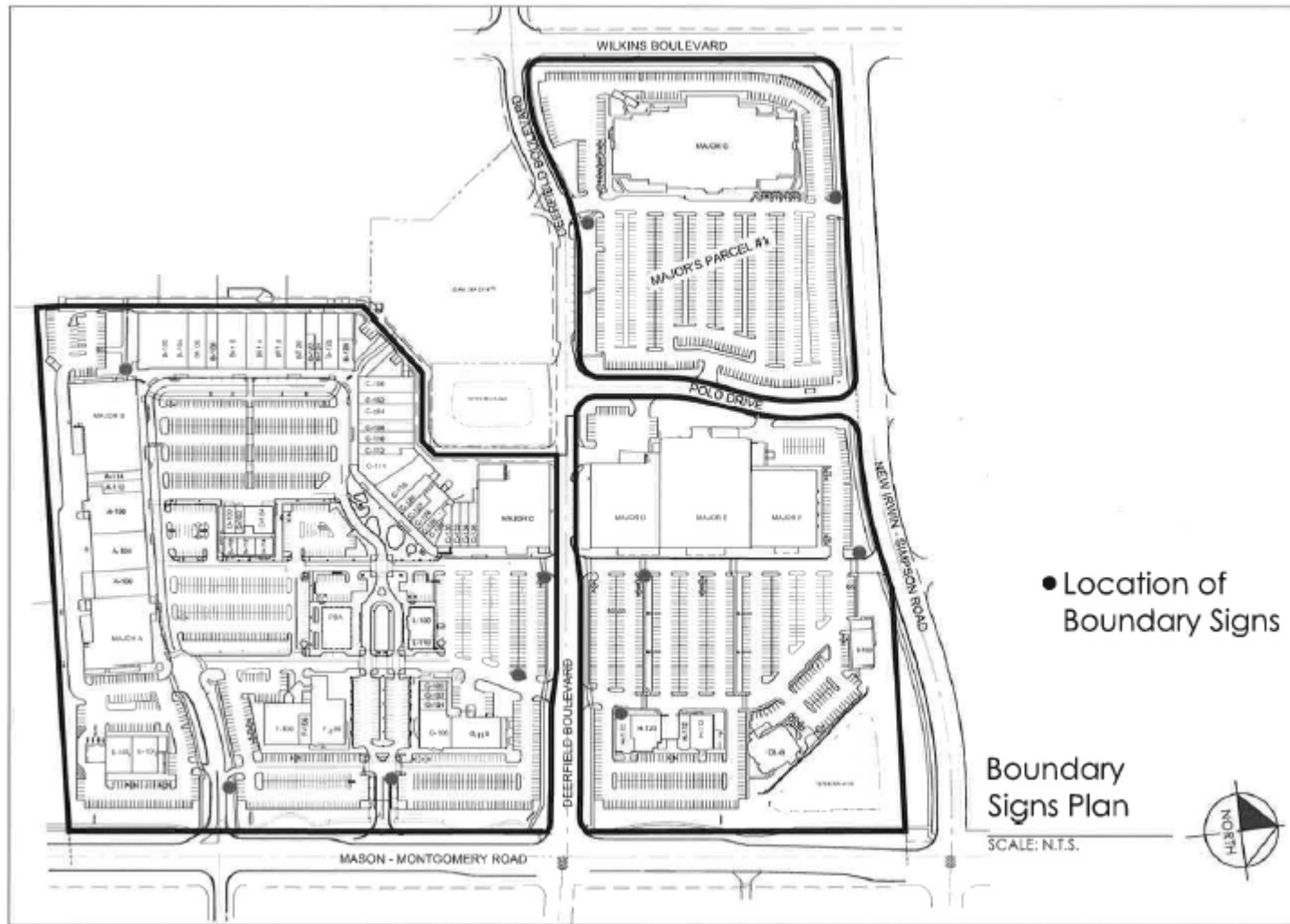
Fire/EMS Responsibilities

The Fire Department will be responsible for providing Fire, Rescue, and EMS within the DORA. Station 56 is located approximately one (1) mile from the closest boundary of the DORA and is 1.8 miles to the furthest boundary. Estimated response time would be between three and four minutes to any area within the DORA.

For planned events in the DORA that may draw larger than normal attendance, the Fire Chief may stage personnel and/or equipment in a location within or near the DORA to allow for an immediate response. All costs for additional fire, rescue, and EMS staff as required by the Deerfield Township Fire Department will be paid for by the District of Deerfield and Deerfield Towne Center developments.

Exhibit G – Boundary Signage Plan

Below are maps indicated the proposed boundary signage.



● Location of
Boundary Signs

**Boundary
Signs Plan**

SCALE: N.T.S.



Dates:
October 31, 2019

DISCLAIMER

ALL DRAWINGS & SPECIFICATIONS AND ANY
NON-CONFORMING CHANGES ONLY AND SHALL NOT BE
USED IN CONSTRUCTION. CONTRACTOR SHALL VERIFY
EXACT LOCATION OF ALL UTILITIES AND
OBSTRUCTIONS PRIOR TO CONSTRUCTION. RPT SHALL NOT BE
RESPONSIBLE FOR DAMAGE TO OR DESTRUCTION OF ANY
UTILITIES OR OBSTRUCTIONS. RPT IS NOT
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Owner:

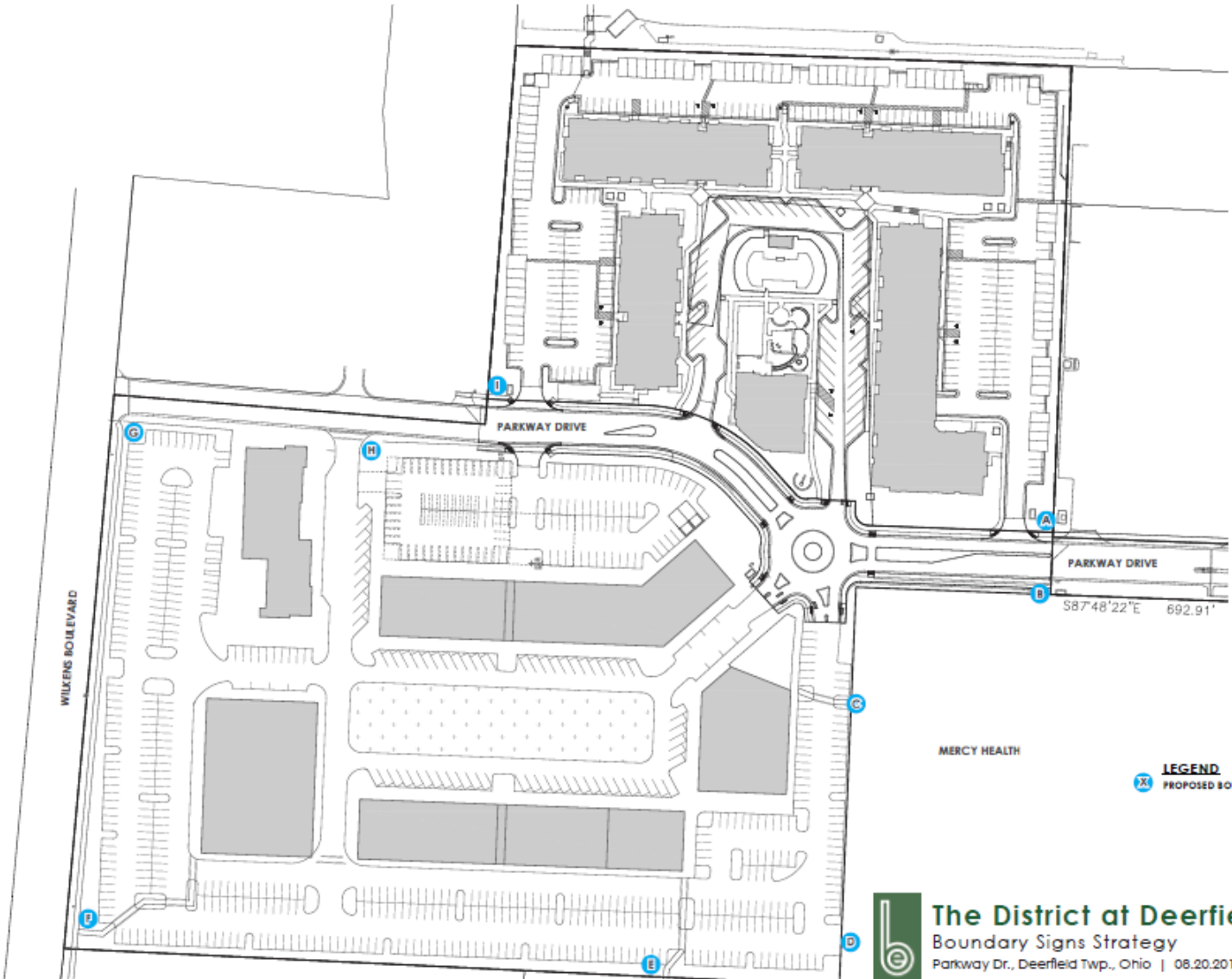
RPT Realty, L.P.
12000 Deerfield Parkway, Suite 200
Deerfield, OH 43015

**Deerfield Towne
Center
Deerfield Township,
Ohio**

Center Number:
815.01

**Boundary Signs
Exhibit**





LEGEND
X PROPOSED BOUNDARY SIGNS

The District at Deerfield Phase 3
Boundary Signs Strategy
Parkway Dr., Deerfield Twp., Ohio | 08.20.2019 15-0114/A