

EVANS · F A R M ·

Winter 2020/2021

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Welcome to Delaware County – Home of.....YOU!

Written by: Jeff Benton, Delaware County Commissioner

Why is Delaware County such a great place? It's really about the people: The people who live, work and visit here. And the people here in Delaware County government who serve them.

In 2019, Delaware County continued to see the kind of growth and prosperity that has made it a leader, not just in central Ohio, but in the state of Ohio and beyond. And by all indications, that growth will continue in the coming decades.



From a mostly rural county in 1990 with a population of 67,000 people, the county has grown to include a dynamic mixture of rural, suburban and even urban areas with over 210,000 residents as of year-end 2019.

The Evans Farm project is a perfect example of the kind of smart, innovative growth that we welcome here. It is a unique, collaborative venture that features a “new urbanism” concept with a beautiful, walkable community in the center of our County.

This kind of population growth shows that people want to live here because we offer the quality of life they expect and deserve. Our residents bring a lot to the plate themselves. They care about their health and the overall health of their community, as evidenced by our latest award for being the “Healthiest County” in Ohio in 2019 -for the 5th year in a row!

Education also is extremely important to our residents. All four of the school districts in the county rank within the top third of school districts in the state. And Delaware County is the only county in Ohio where more than 50 percent of our adult residents have a bachelor's degree or higher.



*Walking in a Winter
Wonderland*



Economically, we also have a great story to tell. At a median annual income of over \$104,000 per household, we rank highest in Ohio and 34th in the entire country. Also, we consistently have one of the lowest unemployment rates in the State, the latest being 3.2%.

We have residents who hold themselves to very high standards and who, in turn, expect the best from their public servants.

As one of your County Commissioners, I have focused on developing detailed long-term plans for transportation, sewer, economic development and the County’s facilities so that we can be sure that we best serve our residents, businesses and visitors. This is how we can be sure we achieve the smart growth that we all want and expect.

We have plans to spend in excess of \$400 million on road improvements over the coming decade. We carefully developed plans to spend nearly \$200 million to expand sewer capacity in the next 10 years.

Working with numerous key partners, our economic development plans have us focused on attracting carefully selected industries with good jobs paying high wages to Delaware County in the coming years to better balance our commercial vs residential tax base and allow more residents to work AND live here. The cornerstone of this growth strategy is the new Berlin Business Park, a 2,000-acre project along Routes 36/37 in Berlin Township, which is being developed to provide the aesthetically pleasing business growth in this largely undeveloped corridor.

We also are in the midst of renovating the Historic Courthouse and the former Delaware Area Career Center north campus (to be called the Byxbe Campus in honor of Delaware’s founder) to provide better and more efficient service to our residents and businesses and repurpose community buildings.

All this is possible because of the work and cooperation of numerous people — residents, business owners, developers, school districts, and other local, state and federal government agencies.

From law enforcement to sewer service, from roads and bridges to social services, from the courtroom to the construction site, we serve everyone to the very best of our abilities.



We are fortunate to live in a very special, vibrant, growing community. We look forward to working hard to make sure that continues.

Congratulations to Commissioners Benton & Merrill on their recent re-election. Best wishes!



Improvements in 2020

The past year has been extremely eventful at Evans Farm. There have been several positive strides in the development that is starting to shape the larger vision of the community. Certainly, COVID has affected us as a development and community and we recognize and pray for all of our friends and families who have been affected, but we choose to look back on a successful year of positives.

Earlier this year, Delaware County released building permits on Section 2A, which opened 26 of our smaller lots for purchase. Some of these we expect to see houses started within the next few months. Continuing from Section 2A, our contractors have recently completed the asphalt base for streets and infrastructure in Section 2B & C which would open an additional 36 lots this winter.

Over the next several months, you will begin to see apartment living develop in the Market Place section of Evans Farm. Evans Farm Apartment Living will feature a combination of distinctively designed large one, two- and three-bedroom apartments. The design will focus initially around three concepts – The TOWNHOMES: A townhome style apartment; The FLATS: A garden style apartment located above the vibrant commercial floor; and The COVE: A ranch style apartment designed with the empty nester in mind. Some of the unique features are large penthouse Flats with patios, townhomes with private patio and a two-car garage, 10' ceilings, high-end interior finishes, stainless steel appliances, solid surface flooring, secure and managed high-speed Wi-Fi throughout the community and much more. The commercial first floor is 85% leased with committed businesses from Yabo's Tacos, An American Bistro, Mercer Optometry, State Farm Insurance, and 3 Pillar Design Studio. There are several other in the works. The construction on these buildings is expected to be complete in winter 2021/2022.

The housing market has been booming for quite some time now! In 2020, we reached over 60 occupied homes with a total of 137 lots in Section 1 in contract. That leaves 5 lots that are not in contract in Section 1. In Section 2, a total of 98 out of 126 lots are in contract. So, to date, we have 33 lots available in Sections 1 & 2, with several spec homes available for purchase.

In addition to this exciting growth, the Evans Farm Jennings Sports Complex is slated to begin construction in 2021. There will be seven baseball/softball diamonds and four soccer/multi-use fields with artificial turf. The Jennings Sports Complex will be located between the existing Piatt Road and railroad tracks, along the western part of Evans Farm, south of Shanahan Road.



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Built Around You.

Year in Review - Events

In spite of COVID, our Evans Farm community has had an eventful 2020. Below are some events from 2020 we were able to organize/host.

Evans Farm partnered with the Worthington Kilbourne High School Student of the Year Campaign to raise funds for the Leukemia and Lymphoma Society. An event was held at the 3 Pillar Homes Parade Homes. Over \$27,000 was raised by Evans Farm partners through monetary donations, silent auction bids, and other miscellaneous efforts. The Students of the Year were able to raise over \$85,000 during their campaign.



Three crafting events were hosted by Evans Farm in partnership with Midwest Makery. These events attracted local residents to create a truck doorhanger with interchangeable pieces, a custom front porch sign or a wintery front door hanger. There were laughs and fun had by all of the participants. Additional crafting event are expected to be organized in 2021 – watch for updates.

Columbus Cars and Coffee organized Horsepower at Evans Farm which attracted approximately 50 exotic and classic automobiles. The showcased cars lined both sides of Evans Farm Drive and included a Lamborghini, McLaren, Ford GT's, Ferrari, Maserati, Thunderbird, and numerous other unique automobiles. We are hopeful that this will become an annual event sponsored by U.S. Bank and Pure Equity.



A few months ago, over 20 residents joined together to plant approximately 120 trees in Evans Farm's parks. This Half Arbor Day event allowed the residents to plant trees grown at the Evans Farm nursery/greenhouse and then tag the trees with their names on it. A variety of trees were added to Central Park (in the center of Evans Farm Drive boulevard) and surrounding the east lake in Deer Park.