

EVANS · F A R M ·

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Editor: Kristin Piper, Sustainability Director

Smart Growth in Delaware County

Written by: Bill Bishop, Delaware County Finance Authority Chairman



It is truly amazing to drive down Lewis Center Road and see the incredible progress being made at Evans Farm.

To me, it's a continual reminder of how we can do things right in Delaware County. This mixed-use development will be a shining star of how to blend a community with homes, apartments, commercial ventures, and recreation.

As the chairman of the Delaware County Finance Authority, I can tell you that we are always on the lookout for projects that are going to enrich the lives of the residents of Delaware County while also preserving our values. We know that we have something special here with our quality of life, our excellent schools and wonderful communities.

And, we want to make sure we maintain that quality of life.

With that being said, it is extremely important that we continue our Smart Growth initiatives throughout the county. So, what exactly does that mean?

First of all, we want to control the growth. If we don't control the growth, the growth will control us. Smart Growth is our policy of taking proactive steps to encourage the right type of development that will provide financially for the needs of the residents and schools, while creating an environment that meets the needs of our communities.

Evans Farm is an excellent example of Smart Growth. A cohesive plan was laid out and followed. Thus, we're creating a great community with housing and amenities that support our local values and needs.

But that's only one example of Smart Growth. There are several other examples that I can point to in Delaware County.



One is the Rt. 23 Corridor overlay. This Smart Growth plan will help guide development along our critical north-south corridor. The overlay designates the zoning in advance of development. The result was a great blend of zoning for residential, commercial and light industrial development that meets the needs of the community. By doing this, we can take the guess work out of the equation because we know the types of residential and business development that will fit into the plan.

In my opinion, there will come a day when the Rt. 23 Corridor will be developed and compared to Bridge Park in Dublin. It's going to be incredible. The overlay guarantees the Smart Growth about which I was speaking.

Another great example of Smart Growth is the new Berlin Business Park, which runs along Rts. 36/37 in Berlin Township. It begins just east of the Delaware City limits and extends nearly to I-71. This 1,800-acre business park is going to be Central Ohio's premier business corridor.

While the Rt. 23 Corridor is a mixture of commercial and residential use, the Berlin Business Park is a mixture of various businesses that will include light industrial, distribution, medical and business offices, and retail. Again, the business park has been zoned for the types of businesses we want to see along that corridor.

This development will bring tax dollars to the Olentangy Local School District without adding additional roof tops and more students to the system. Bringing commercial development is critical to reducing the tax burden on our families.

One aspect of Smart Growth that cannot be overlooked is the community involvement and input. The Delaware County Office of Economic Development engaged the community when putting these overlay plans together, seeking input so that we could achieve plans that would satisfy the greatest number of residents.

Why is Smart Growth supremely important? Because in most cases, you only get one bite at the apple. It's imperative that we get it right for the future of our county.

According to the recent U.S. Census, Delaware County's population increased by more than 20 percent in the last decade, adding 35,005 residents. The word is out. Delaware County is a great place to live and work.



We know the growth is going to continue in Delaware County and we can't stop it. But what we can do is influence the growth with Smart Growth initiatives that help us preserve our community's values, like what has been done at Evans Farm.

Bill Bishop is a longtime friend of Evans Farm & the chairman of the Delaware County Finance Authority.



Orange Township Community Gardens

Starting as a pilot project, Orange Township approached Evans Farm about the opportunity to provide land for community gardens. The garden plots were available for the residents in Orange Township with a total of 50 plots offered. The Evans Farm developers were thrilled to be a part of this township driven partnership and this project that extends outside the Evans Farm neighborhood. Not only did it reach other residents in Orange Township, as we welcome them into our neighborhood, but there are cooperative garden plots that will support People In Need of Delaware County. The donation of freshly grown produce will help hundreds of people in our larger community.

For a full article reported by ThisWeek, please visit <https://www.evansfarmoh.com/news-events/>



Luxury Apartment Living

In the Winter 2020/2021 newsletter, there was information regarding the Townhomes, Flats and Cove apartments in Evans Farm. As things have progressed on all three of these amenities, we would love to share additional information.

With only a short walk to our local shops, restaurants and businesses, the first residents for the Townhome apartments should be able to move into their new luxury apartments in mid-July with the next building only 2 weeks behind. Every two weeks, another building will become available for new residents.

The 1-, 2- and 3-bedroom garden apartments are situated above the retail businesses and restaurants. The Flats are scheduled to become available in January 2022.

The Cove, which features 1- and 2-bedroom ranch style apartments are around the corner from the newly developed Evans Farm marketplace. The first residents for the Cove are expected to occupy their apartments in May of 2022.



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740.548.0113 • 1550 Lewis Center Rd., Suite B, Lewis Center, OH 43035 • EvansFarmOH.com

