



REAL ESTATE
BRIAN R. BALL

Higher-end houses, condos planned near Marysville

A partnership between Lutz Enterprises Ltd. and Capital Procurement Ltd. has broken ground on the first 31 lots of Walker Meadows, a 45-acre executive housing project south of the Timber Trails Golf Club in Marysville.

The first of the one-third to two-third-acre lots, priced into the \$80,000s, will become available to custom builders in November. The total development is expected to include 56 residences selling between \$300,000 and \$450,000.

Also at Walker Meadows, DayStar Development LLC of Columbus will construct 26 luxury condominiums of up to 2,400 square feet each. The condos in Windstone of Walker Meadows, which will start going up in January, are projected to cost between \$225,000 and \$325,000 apiece.

Walker Meadows, at the junction of Boerger Road and Route 38, has 11 reserved areas with a combined 8 acres for parks and woods preservation.

People's Bank of Marietta financed the development. Involved in the project are Page Engineering, Faris Planning & Design and Corna-Kokosing Construction.

Marysville Journal-Tribune

If it's for the good of Marysville and Union County ... We're for it!

FRIDAY, JULY 30, 2004

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Ground broken for Walker Meadows

By RYAN HORNS

Developers finally broke ground on Walker Meadows home and luxury condominium community Thursday afternoon.

The development, located where Route 38 and Boerger Road meet, is expected to provide much-needed executive housing to keep top level businesses leaders in the city. The 45-acre residential development will include 56 custom-built homes and 26 luxury condominiums by Daystar Development. Homes will be priced between \$300,000 and \$450,000, while condominiums will go for \$225,000 to \$325,000.

City officials, developers and neighbors surrounding the project were invited for the groundbreaking, Virginia Walker, whose family inspired the development's name, was also in attendance.

"Mrs. Walker actually grew up on this land," Walker Meadows developer Debbie Lutz of Lutz Enterprises said. Her partner in the project is Don Saul of Capital Procurement Ltd.

Marysville Mayor Tom Kruse said he couldn't miss coming out to the groundbreaking before heading out for a ride in the Goodyear blimp which is in town for Honda Homecoming. He said it has taken time and a lot of tedious work to get to this point but the city is proud of the result.

"Good things can happen when good people get together and cooperate," he said.

The development has been before Marysville Planning Commission and City Council several times since last year and has changed a great deal from its original design. The altered drafts had a lot to do with input from future neighbors of the project as well as from planning commission members who pushed for more green space and larger lots.

Lutz said that nearly eight acres of grassland

and four ponds were added to the project. Walking trails were also included.

She said the development would be built in two phases. The first phase will include the site development of 31 lots, expected to be completed by mid-November. The building of the homes will begin the same month. The construction of 26 condominiums is slated to begin in early January. Phase two of the project is slated to begin by the spring of 2006.

Lutz said lot sizes range from 1/3 to 2/3 of an acre, which will give builders and buyers the ability to construct the houses they want with ample land between estates.

According to Economic Development Director Eric Phillips, 37 percent of people who work in Marysville actually live in the city. The majority live in Columbus and commute. That is a fact they hope to change.

Phillips said he has begun selling the idea to businesses in the area to let them know about the future development and how it could benefit their employees.

Another aspect that will make Walker Meadows beneficial to the city, Lutz said, is that Marysville is the third fastest growing community in Ohio. This creates a big opportunity for housing diversity.

"There is a dire shortage of executive housing," she said.

Page Engineering in Marysville, Faris Planning and Design in Grandview and Corna-Kokosing in Westerville are all involved in the development. Financing was provided by Peoples Bank of Marietta.

Lutz said a sales office for Walker Meadows is located at 1040 Columbus Ave.

THE DAILY REPORTER

COLUMBUS' ONLY DAILY BUSINESS AND LEGAL NEWSPAPER - ESTABLISHED 1896

Local developers planning high-end subdivision for southern Union County

By JON GINGERICH
Daily Reporter Staff Writer

A group of Central Ohio developers have teamed up to create a luxury housing and condominium development near Marysville.

Ground will break Thursday on Walker Meadows, a 45-acre, 82-unit residential development located near Timber Trails Golf Course at the intersection of state Route 38 and Boerger Road.

The community, which lies between south Marysville and the city of Dublin, is slated to feature 56 luxury, custom-built homes that will be developed by a series of area home builders.

Walker Meadows is a joint effort between local developers Debbie Lutz, of Lutz Enterprises Ltd., and Don Saul.

The lots that will be developed for the homes are unusually large for a subdivision — averaging 19,934 square feet — and ranging in size from one-third to two thirds of an acre with a minimum width of 100 feet, giving a total density for the community of approximately 1.79 homes per acre.

Lot prices are expected to begin in the low \$60,000s, and while no builders have been formally announced for the project, the project's developers said several "well-established and well-respected custom home builders" have expressed an interest in purchasing lots in the community.

Walker Meadows will also feature 26 luxury condominiums, built by Columbus — based. DayStar

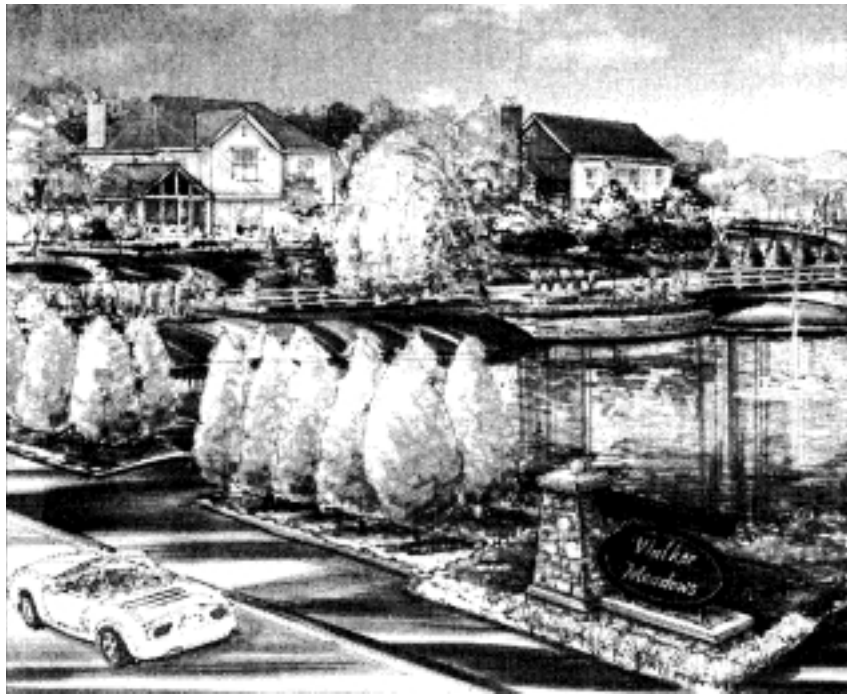
Development. Condos will range in size from 1,600 to 2,400 square feet and are expected to start in the \$240,000's.

Columbus-based Corna/Kokosing will begin performing infrastructure work for the site next week, performing site removal and preparation duties, as well as site grading and installing the subdivision's sewer and sanitary lines.

Page Engineering performed civil engineering duties for the site and Faris Planning & Design LLC performed layout planning and landscape architecture for the community, which involved planning the subdivision plots as well as tree planting and adding lighting fixtures to the community.

Lutz presented the final preliminary draft for the development of the community to the Marysville Planning Commission in January, where she told commission members that the community is meant to target the top 5 percent of income earners in the Marysville area.

According to Todd Faris, owner of Faris Planning and Design, the developer's penchant for a unique aesthetic quality for the com-



Ground will break this week on Walker Meadows, an 82-unit residential development in southern Marysville that is being built by a team of area developers.

munity reinforces this lifestyle.

"It's going to be a pretty high-end subdivision, which is something I don't usually see anymore," he said.

Faris said aesthetically, the community would be characterized by its large parcels of greenspace and surrounding tree lines and water features.

Besides adjacent Timber Trails Golf Course, greenspace for the community totals 18 percent of the entire development, with 7.7 acres of greenspace parceled out into 11 "reserve areas" for the community. Treed lots and partially wooded areas would overlook Timber Trails,

and a series of activity trails is designed to run through the community.

Faris said the development would also hold no less than four retention ponds, each with a cascading water fountain.

"They had a pretty big budget for dressing up the frontage of the community with ponds, fountains, decorative walls, lots of planted material, and custom design work. It's just really neat. They really pushed us with the design. You usually don't get that anymore."