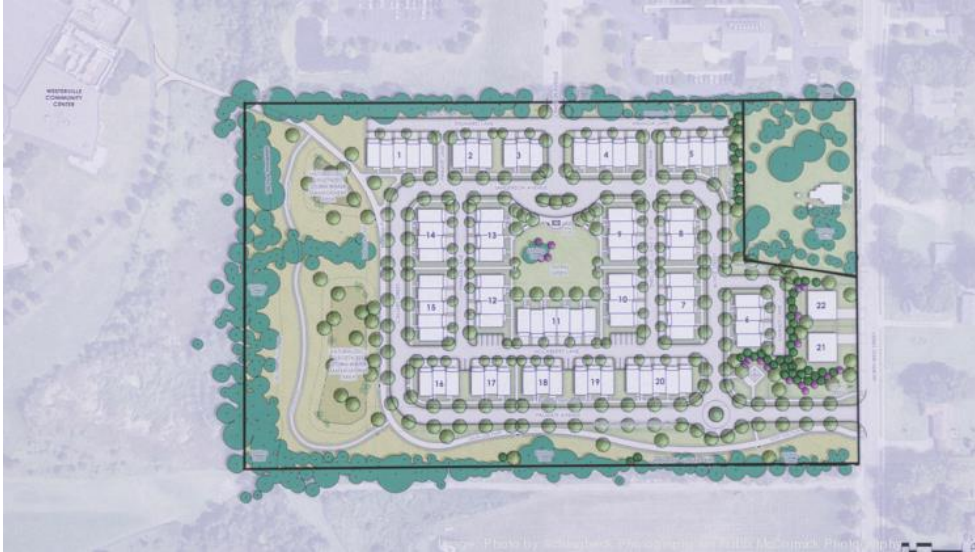


# Pulte Homes breaks into Westerville market with new nature-focused townhome development



By [John Bush](#) — Staff reporter, Columbus Business First, Dec 6, 2022

Central Ohio's largest homebuilder is breaking into a new market with the construction of a nature-focused townhome development in Westerville.

Dublin-based Pulte Homes recently began work at Towns on the Greenway, its first project in the northern Columbus suburb. Located at 343 N. West St. in northern Westerville, the three-story townhomes will be built on a former family farm. The owner of the farm, the Brown family, previously entrusted a portion of its land to the city for a community center, which is next to the new housing development.



A site map shows where Towns on the Greenway will be located in relation to the Westerville Community Center and other nearby amenities.

"Now the Brown family's land will continue its new use as great housing," Westerville City Manager Monica Ireland said.

Towns on the Greenway will consist of 84 single- and multi-family units, as well as an existing single-family residence that will be retained and incorporated into the development. Ireland described the development as "the birth of a new neighborhood...which doesn't happen all the time in Westerville."

"This is an opportunity for us to warmly welcome new residents to Westerville at a time when demand for housing is as high as it's ever been," she said. "Making lives better is our focus, and matches with Westerville's amenities and our commitment to being a 'city within a park.'"



A rendering of the townhomes at Towns on the Greenway.

Along with bringing new housing to Westerville, Towns on the Greenway will have a direct connection to the rest of the community via a pedestrian bridge and trail connector to more than 50 miles of trails already located in the city.

The pedestrian bridge will connect to the Westerville Community Center and Alkyre Run trail. This portion of the project represents a nearly \$600,000 investment, which will be paid for by both the city and Pulte Homes. The developer expects to build the bridge as part of the first phase of construction in 2023.

A multi-use path also will connect from the west side of the pedestrian bridge to Alkyre Run and the community center. The east side of the bridge will connect to West Street through the housing development. The nearly \$83,500 investment, again paid for by both the city and developer, is expected to be constructed as part of the general site development. City documents state the path will be built "at an appropriate phase of the development," though it does not list a specific timeline.

The project has garnered the attention of Rapid 5, [a new nonprofit whose goal is to create the largest inter-connected park system in the country](#). While Rapid 5 is not an official partner on Towns on the Greenway, it was part of a recent groundbreaking for the project and is a strong supporter of its connection to the local trail system.



A groundbreaking ceremony was recently held for Towns on the Greenway.

"We applaud the city of Westerville in being a model for other communities with its vision of a city within a park," Rapid 5 said in an emailed statement to *Columbus Business First*. "Rapid 5 is all about connecting people with nature and one another. This new pedestrian bridge is literally connecting people right to nature."

Rapid 5 learned about the new pedestrian bridge at a meeting with the city in November. The nonprofit was then invited to speak at the groundbreaking event, where it focused its comments on green space access and the pedestrian bridge connecting residents of all ages and abilities to recreation facilities, parks, wetlands and waterways.

Rapid 5 has partnered with the city of Westerville and 80 other communities to help connect residents with nature.

"With this site, we can uniquely activate green space and waterways by involving Rapid 5," Irelan said. "Two of the five waterways in Rapid 5's plan are in Westerville, so this represents a time we can look at how development and community can work together to create signature spaces for the whole community to enjoy."