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JOURNAL

"We think about [water] from an entire system perspective. And what that allows us to do is then think about, 'Well, where's the innovation? Where do we have gaps in that whole flow? Or where can we provide products [that] are better solutions to that?'" says Brian King, Executive Vice President of Product Management and Marketing for ADS. "That's where our innovation has come from."

ADVANCED DRAINAGE SYSTEMS

P 10

EPSTEIN CONSTRUCTION

Global design/build firm gives pork processing company a stronger foothold in the industry with expanded headquarters

ALPINE RESIDENTIAL

Developer works on diverse pipeline of mixed-use projects

Meeting Buyer Demand

New master-planned community near Houston offers large lots, generous green space and recreation



Prairie Legacy Partners

PRINCIPAL
Kirk Pfeffer

LOCATION
Houston, Texas

Rooted Development

CEO
Peter Houghton

LOCATION
Katy, Texas

A brand-new master-planned community is taking shape on the west side of Houston, Texas. Lakeview, a development of Prairie Legacy Partners, will span nearly 1,200 acres and offer future homeowners ample land and recreational space.

The land Lakeview's built on has been in Prairie Legacy Partners' Pfeffer Family for more than 70 years. The family brought on Rooted Development, an experienced master-planned community developer, as the development consultant for Lakeview. Together, the two native Texan groups are using their decades of real estate experience to meet an unmet need in the region.

The team broke ground on Phase 1 of Lakeview in March of 2022. This 240-acre segment of development has 107 estate homes on expansive 1- and 2-acre lots. Lakeview will also be home to a 45-acre lake, parks, playgrounds and walking trails. The community is located between Interstate 10 and Highway 290, offering easy access to major retail and neighborhood services. The master-planned community is zoned to Waller Independent School District.

Between its community amenities, lot sizes and location in a burgeoning area, Lakeview will offer a unique blend of natural beauty and luxury living.



META PLANNING + DESIGN

At META, we aim to provide exemplary service to our clients through the development of high-quality design and land planning services. Collaboration and innovation are key elements in our design process, which allows us to approach every project with creative solutions to meet our clients' goals. META Planning + Design specializes in all phases of land development from site feasibility to schematic design and platting. Our hands-on approach ensures that every project is carefully evaluated and thoroughly reviewed at every level of the design process.

"We are not aware of another development in the greater Houston area like Lakeview, with 1-acre-plus lots, 25 percent of surface area in lakes, a premium-quality park, signage and landscaping—all with first-class deed restrictions and architectural controls," says Kirk Pfeffer, Principal at Prairie Legacy Partners.

INTEREST IN LARGER LOTS

One of the key selling points for Lakeview is its larger lot sizes. Although the Waller/Katy area is growing rapidly, most available homes or plots are on the smaller side. The 1- and 2-acre estate lots at Lakeview will offer homebuyers additional space, with side setbacks providing at least 30 feet between neighbors. The additional land area can accommodate pools, gardens, greenhouses, outdoor firepits, storage buildings or other backyard recreation.

"When I was developing and selling lots in Cinco Ranch and Bridgeland, homebuyers would constantly ask about buying 1-acre lots. I used to laugh silently, as our largest lots for our highest-priced custom homes were usually a third- to half-acre, and most 1-acre lot projects were low-end, unplanned and would never appeal to our buyer," says Peter Houghton, CEO of Rooted Development. "I never imagined that I would one day be applying those same high master-planned standards to a community of 1-acre lots that finally responds to what buyers have always asked me for."

The architectural theme of the community follows a ranch style, with an emphasis on a mix of brick, stone and cementitious siding. Most homes will have three- or four-car garages.

Homebuilders for Phase 1 include David Weekley Homes, Jamestown Estate Homes, K. Hovnanian Homes and Sitterle Homes. These



Every Successful Development Starts with a Plan

- CONSULTATION • SITE ANALYSIS • RESEARCH & ANALYSIS • CONCEPTUAL PLANS •
- SCHEMATIC DESIGN • COMMERCIAL SITE PLANS • DETAILED LOTTING PLAN •
- PLATTING • BOX / PAD FIT EXHIBITS •
- RESIDENTIAL / COMMERCIAL GUIDELINES • ARCHITECTURAL REVIEW •
- AGENCY COORDINATION / ENTITLEMENT / ZONING •
- MARKETING GRAPHICS • BUILDER / SECTION EXHIBITS •

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estate homes are expected to sell between the mid-\$400,000s and \$1+ million.

In addition to its homebuilder partners, Prairie Legacy Partners and Rooted Development have recruited best-in-class team members like Costello Engineering and KGA DeForest Landscaping. META Planning + Design LLC was a key land planning partner on the development.

GREEN BUILDING AND RECREATION

Lakeview's large lot sizes are lowering the project's density, with less than one lot per acre overall. The developers have also included several important sustainability elements throughout Lakeview, including the use of roadside swales to replace concrete pipe for the community's drainage system and the inclusion of native landscaping.

"Our entire development is a green initiative. Instead of the typical concrete desert, which most subdivisions are, our 1- and 2-acre lots provide much more green space than any development in our area," says Pfeffer. "We are also utilizing native plants to contribute to our ecosystem and have 55 acres of lakes in our first phase alone. In addition to numerous 'typical' trees and landscaping, Phase 1 will include transplanting 70 live oak trees of approximately 9-inch diameter."

Additionally, Lakeview will offer a range of natural and outdoor recreation opportunities. The community's central 45-acre lake will be stocked for catch-and-release fishing. Two additional lakes flank the main en-

try. Residents will also enjoy a central park with community gathering spaces and trails, parks and lakeside corridors winding through beautiful landscaping.

Over the course of the development, the teams have encountered around a 40 percent increase in project costs due to COVID-19 and supply chain constraints. However, given the projected demand for the community, they forged ahead with Lakeview Phase 1. Already, the team is reaping the rewards.

"[I'm proud of] the families' commitment to a high-quality project and their business acumen that allowed them to bring in Rooted Development to provide a roadmap for master-planned community success," says Houghton. "We had over 300 people with online interest in Lakeview and have generated 22 home sales averaging \$650,000 prior to model construction."

There's even more in store for the Lakeview community. Phase 2 will include an additional 65 1-acre lots, with groundbreaking expected during the first half of 2024. Future phases of the initial 1,200-acre plan will be built according to market demand, potentially with smaller, half-acre lots. There is also potential for greater growth, with an expected expansion up to 2,800 total acres.

"[I'm most proud of] what Lakeview will be in 20 years," says Pfeffer. "Lakeview's commitment to upper-end quality, greenness and extraordinary lot size will make it the [premier upscale] master-planned community within a 10-mile radius." ■