

CiTISCAPES®

NEWPORT EDITION

Martin's Gate

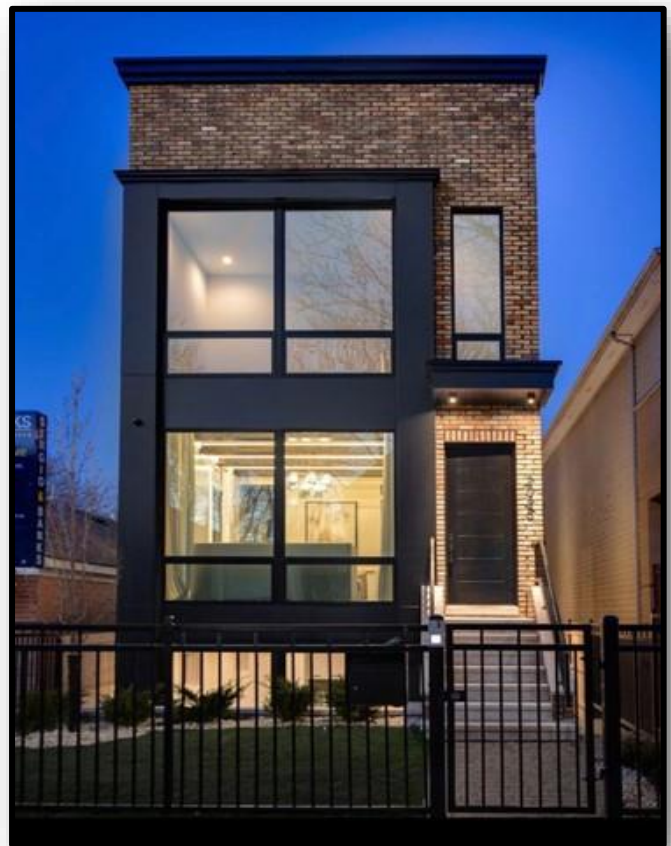
2022 FACT SHEET

CiTISCAPES® is the registered trade name for the single-site new home showcase produced by the Home Builders Association of Greater Cincinnati. CiTiSCAPES® is the sister show to Cincinnati's HOMEARAMA® and CiTiRAMA® home shows. The 2022 show will mark the 2nd year for CiTiSCAPES®. The show regularly attracts thousands of enthusiastic Cincinnatians. CiTiSCAPES® 2022 will be co-produced by the *Home Builders Association of Greater Cincinnati and the Building Industry Association of Northern Kentucky* and the show will be held for the first time ever in Newport, Kentucky. The show will feature a variety of architectural styles. Show homes will range in price from \$850,000 and up. The homes will average 2,619 square feet and include an attached 2-car garage and a roof deck. Show builders include Ashford Homes, LLC; HBA Demonstration Homes, LLC; Homes By Gerbus, Inc.; and, Redknot Homes.

The Martin's Gate Neighborhood project is the development of a 4.23-acre site into 58 lots for attached and detached for-sale single family homes. The site is located on a hillside in south Newport that overlooks downtown Newport and has excellent Cincinnati skyline views. This site's re-development will create an exciting new urban village in Newport close to many of Northern Kentucky's urban attractions and amenities and has suburban conveniences such as garage parking.

The development site is located along the north and south sides of W 13th Street, from Central Avenue on the southwest, and extends to 14th Street on the southeast. It is separated from the dense historic residential neighborhood to the north in Newport's basin by elevation and a railroad track. The site's northern edge is the border of a hillside neighborhood of single-family homes built between the 1800s and the 1960s. In recent years, this area of Newport has experienced significant interest by residential buyers. Because of the extraordinary views available on the hilltop, single family homes on the streets immediately adjacent to the project site have undergone significant renovations in recent years, and many new homes have been built nearby to capitalize on the view.

The CiTiSCAPES® portion of the project will consist of 18 lots for detached single family homes on the north side of 14th Street. The remaining 40 lots are located on the north side of 13th Street and the south side of 14th



Street. They will be retained by the developer, who will construct attached townhouse-style units (duplexes) and sell them to individual home buyers. There are three different floor plans for the townhouses with square footage ranging from 2,830 – 3,190 and sale prices range from \$500,000 - \$600,000. The project's housing design theme is very attractive in that the units are contemporary yet contain design elements and scale appropriate for their urban setting.

The site is very convenient for residential shopping and service amenities, and regional entertainment attractions. It will benefit significantly from many recent and planned investments in its immediate vicinity:

- The **Newport Pavilion** shopping complex is a four-minute drive from the site. It contains almost 50 stores, including a Kroger Marketplace, Target, and many other retail stores such as Michaels, Dick's, and Ulta, plus several sit down, fast-casual, and fast food restaurants other service establishments.
- **Newport on the Levee** is a six-minute drive from the site and contains several regional entertainment attractions such as the Newport Aquarium and AMC Theatres. Previously owned by a West Coast investment group, the Levee was recently sold to a substantial local real estate development company, North American Properties, which has begun to make a significant investment in the complex.
- Unique shopping and entertainment districts in neighboring River Cities (historic **Fairfield Avenue** in Bellevue, **Mainstrasse**, and the **Pike and Madison District** in Covington) are less than ten minutes from the site.
- **Fountain Square**, the center of Cincinnati's central business district, riverfront parks, sports complexes, and art venues, is only ten minutes from the site.

In 2019, construction commenced on the 35-acre **Ovation site** in Newport, about seven minutes from the site. This mixed-use development will contain office buildings, residential units, hotels, and entertainment venues and generate between \$800M - \$1B in investment in the area. One of Ovation's anchors is a major music venue operated by AEG Presents/Promo West, currently under construction and is expected to open in Spring 2021.

The site also has excellent access to other major regional employment centers:

- The **St. Elizabeth** Ft. Thomas medical complex is only 1.7 miles, a five-minute drive from the site.
- The **University of Cincinnati and the Uptown** hospital area is only 7.2 miles, a 13-minute drive from the site.
- **Northern Kentucky University** is just 4.6 miles, a nine-minute drive from the site.

Martin's Gate is located in the Newport Independent School District which includes Newport Primary School, Newport Intermediate School, Newport High School, Newport Regional School and Newport School of Innovation. There are numerous parochial school options including St. Henry Elementary, Cornerstone Montessori School, Covington Catholic High School, Newport Central Catholic High School and Holy Trinity Jr. High School.

The project is being developed by a partnership comprised of individuals with specialized experience in developing, owning, and managing residential projects and subdivision developments. T.J. Ackermann is a third-generation developer specializing in multi-family apartment complexes and the development of upscale subdivisions. He was the president of the Home Builders Association of Greater Cincinnati in 2021 and will be Chairman of the Board in 2022. He also chairs the CiTiRAMA® and CiTiSCAPES® Committees, promoting the redevelopment of Greater Cincinnati's urban neighborhoods. Ralph Meierjohan is the Principal of the Meierjohan Building Group, which has developed over 35 residential communities throughout the Greater Cincinnati region. Ackermann and Meierjohan have worked together on residential projects for years. They partnered on the last four CiTiSCAPES® home show developments. They recently completed Walworth Junction, a 39-home community on an infill site in Cincinnati's historic East End neighborhood that hosted both the 2020 HOMEARAMA® and the 2021 CiTiSCAPES® new home shows.

Parking will be located on-site and nearby. ***The new home showcase will be held in September of 2022.***

Show Dates/Hours

Dates – September 2022

Hours - Monday – Thursday 4:00 PM – 9:00 PM; Friday – Sunday 12:00 Noon – 9:00 PM

Ticket Prices

Tickets are \$15.00 at the gate. Discount tickets are available online at www.cincycitiscapes.com or on the Cincinnati CiTiSCAPES® app for \$13.00. Children 12 and under are admitted for free if accompanied by an adult. No tickets sold or admittance to the show after 8:00 PM.

Directions

From I-75, I-71, or I-275 – Take I-471 South toward Newport, Kentucky, take KY-1892/Grand Avenue exit North to Monmouth Street, turn right onto Monmouth Street, turn left onto East 12th Street, turn left onto John Street, turn right onto East 13th Street, turn left onto Central Avenue, turn left onto West 14th Street and follow signs to CiTiSCAPES[®] parking.

GPS Address – 141 W 14th Street, Newport, KY 41071

Important Show Information

There is no charge for parking as the ticket price includes parking. Parking will be located both on site and off site.

Food Trucks will be available at CiTiSCAPES[®] on most days. Check the CiTiSCAPES[®] website www.cincycitiscapes.com for a schedule. Restrooms are available on site. Numerous events are being planned for CiTiSCAPES[®] 2022. All events will be listed on the CiTiSCAPES[®] website www.cincycitiscapes.com.

No strollers, wagons or child backpacks with metal frames are permitted in the show homes. No pets are permitted within the show site, except for service animals (*documentation is required for service animals*). We suggest that you wear gym shoes or flat shoes to CiTiSCAPES[®]. There is a considerable amount of walking at the show and there are steps in most of the homes.

CiTiSCAPES[®] Exhibit Tent

Check out the newest home products in the CiTiSCAPES[®] Exhibit Tent at the entrance to the show which will include 12 vendors.

CiTiSCAPES[®] is being co-produced by the Home Builders Association of Greater Cincinnati and the Building Industry Association of Northern Kentucky.



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