THE
DESTINATION
PROPOSAL

444 HEBRON RD REDEVELOPMENT PROPOSAL

SITE HISTORY

For decades, the Meritor factory in Heath, Ohio was a linchpin in the economy of the region, giving many people a stable income and good skills training. Unfortunately, the plant is no longer in operation and the property is for sale. The site now sits at a crossroads, with the potential to stimulate more economic activity in the area. Across the street, the Newark Earthworks have applied for a World Heritage Site designation, which could bring plenty of activity to the immediate surroundings.

However, there are several environmental concerns with the site. The site contamination is compounded by the urgent need to address climate change, which means that any redevelopment proposal on this site should be focused on sustainability.

This proposal reflects the development of the Newark Earthworks, and intends to remake the property as a destination site for tourists at the Earthworks while providing environmental and community benefits

WHAT ARE THE EARTHWORKS?

The Newark Earthworks were built by the Hopewell people circa 100 B.C. to 500 A.D. and are the largest earthworks in Ohio. These prehistoric works span over several miles, consisting of geometric mounds of earth that are connected by parallel walls that were designed in retrospect to lunar cycles. The Ohio History Connection is currently seeking a World Heritage Site designation for this site as well as other related earthworks in Ohio.

MOVING HEATH FORWARD

ABOUT THE **PROPOSAL**

OVERVIEW

The business development proposal is a plan to pursue land use of the Meritor property to construct a multi-use space intended for audiences attracted to the Newark Earthworks.

The goal is to ensure that visitors of the anticipated World Heritage site of the Newark Earthworks will boost the amount of consumer activity and economic growth, while also recognizing the importance of the work of the Indigenous communities in the City of Heath.

DETAILS

- Earthworks museum
  - containing a souvenir shop
  - Interactive collections and modules that visitors can interact with during their visit
  - A segment or continuation of the actual Newark Earthworks, motivating visitors to take advantage of going to both spaces
- Six restaurants
- Ample car parking
- Green spaces

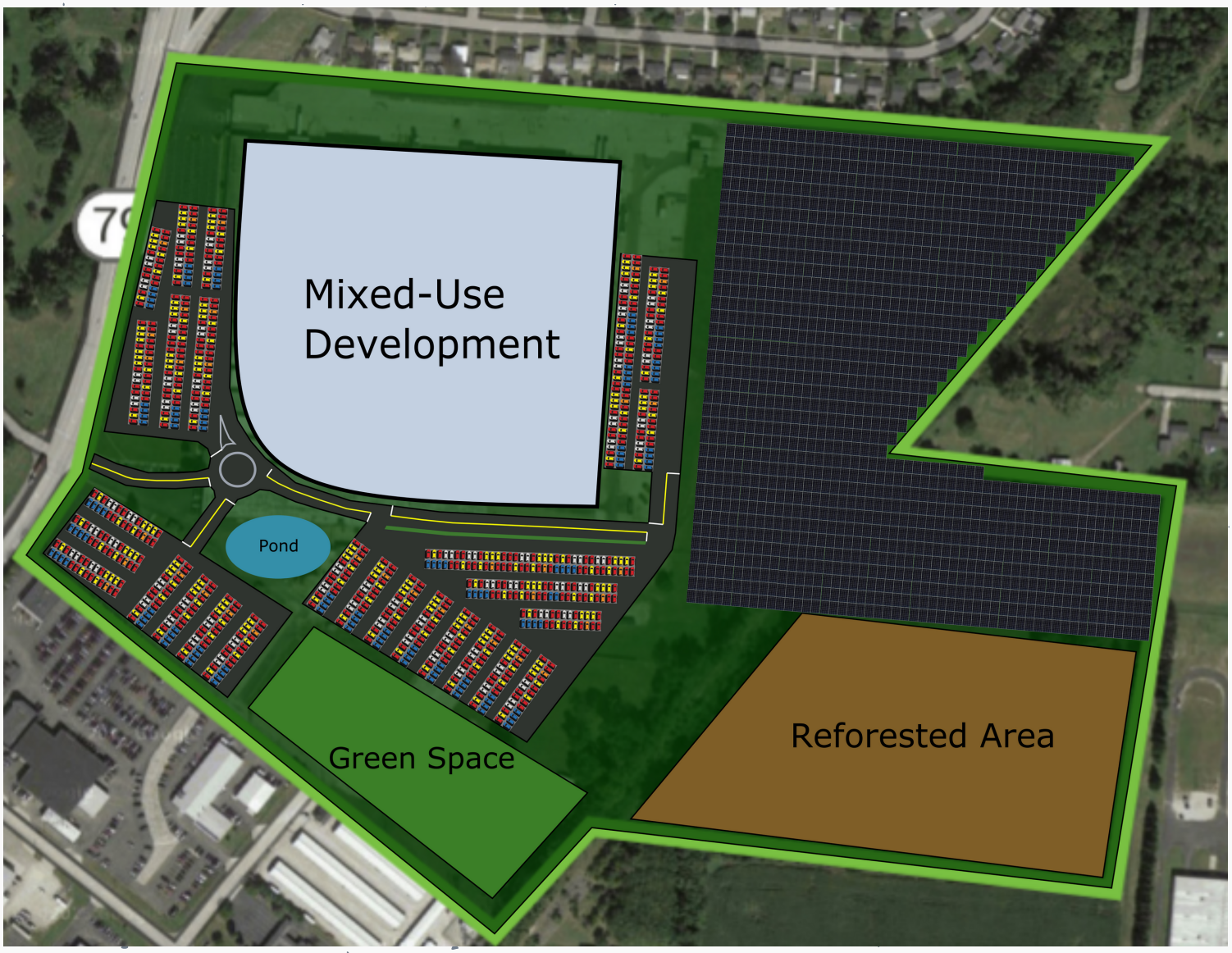
STRENGTHS

- Includes more local participation and activity of residents—gives residents more things to do in the community
- Illustrates the outstanding value of world heritage, the exhibition of cultural remains of American Indians that is important for the next generation
- Accessible food options within walkable distance
- Accessible Parking

CHALLENGES

- Lack of hotels on this specific exit; however, there are plenty within a 2 mile exit
- Limited public transportation to get to the Museum, being in a rural area

SITE GRAPHIC



SPACE

- Total property acreage: 78.27 acre (3,409,441.2 square feet)
- Proposed Earthworks museum: 261,360 sq. ft.
  - Souvenir shop: 43,560 sq. ft.
- Six restaurants: 79,860 sq. ft. each
- Parking: 217,800 sq. ft.
- Green Spaces: 130,680 sq. ft.
- Remaining space for solar installation: approx. 871,200 sq. ft.

The site is a prime example of potential brownfield redevelopment through solar installation. In order to engage the community in sustainable practices further, the proposal also includes the installation of an interactive solar demonstration piece. Solar would be the most efficient way to utilize the site, especially in the areas where utilization is limited due to contamination or other factors.

This would result in a development that is committed to sustainability through its production and use of renewable energy, which offsets the carbon footprint of the activities that take place on the site.

ONSITE SOLAR OVERVIEW

The proposal involves three main installations of photovoltaic panels on the site:

- Ground-mounted panels, located on the eastern portion of the site where most of the contamination is located
- Canopy structures over parking lots on the site
  - involves fewer challenges in terms of installation method, as there is no risk of releasing contamination
  - added benefit of shade for parked cars
- Rooftop installation
- Capable of producing 24,150 MWh annually, spanning over:
  - 21.3 acres of brownfield
  - 17 acres over roof
  - 9.98 acres of solar canopy

ONSITE SOLAR

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