

THE INDUSTRIAL PROPOSAL

444

HEBRON RD
REDEVELOPMENT
PROPOSAL

- 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 intends to remake the property as a solar manufacturing plant, aiming to provide environmental and community benefits.

SITE HISTORY

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 industrial proposal suggests that a solar manufacturing plant be built where the pre-existing Meritor building was located. This solar manufacturing plant is to be self-generated by the solar panels created on site, as those panels can be placed on ~90% of the 750,000 square feet of roof over this immense structure. This plant is exactly what Heath and the surrounding community needs, as it will bring creativity and innovation along with more reliable jobs to the local population.

Developing the solar manufacturing market in Ohio would be possible through our new plant because of increased competition. This could potentially lower prices since we want to make solar energy more affordable, as other companies would then attempt to follow suit. Ohio already has 110 solar manufacturers and prices in the state have fallen 32% in the last 5 years, so our new site would only add to these numbers positively.



STRENGTHS

- The creation of about 375 new jobs in Heath
- Within a 10-hour truck delivery radius to large metropolitan areas like New York, Washington, Atlanta, St. Louis, Chicago, and Toronto
- Demonstrate sustainable development on a brownfield
- Incorporating solar panels on the property would decrease utility costs and could generate extra revenue

CHALLENGES

- Project timeline
- Lack of trained potential employees

SITE GRAPHIC



SOLAR SITE CAPACITY

- Capable of producing 24,150 MWh annually, spanning over:
 - 21.3 acres of brownfield
 - 17 acres over roof
 - 9.98 acres of solar canopy
- Site would only use 10% of total energy generated



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

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.



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