



CleanOhioFund

2009 Impact Awards



New office space at Linden Pointe on the Lateral, a former General Motors property.

Best Site Redevelopment in a Small Town or City

Winner: Al. Neyer, Inc.

Project: Linden Pointe
on the Lateral

Few things can drag down a small town or community like the blighting influence of a large, vacant industrial property. When smaller, less-populated places fade, the entire state fades with them. This is why

supporting projects such as the redevelopment of Linden Pointe on the Lateral represents an essential step in preserving Ohio's rich and varied place-based resources.

Al. Neyer, Inc., is the 2009 recipient of the Clean Ohio Impact Award for Best Site Redevelopment in a Town or Small City. This award recognizes a developer for a redevelopment on a Clean Ohio Revitalization or Assistance Fund project site outside the city limits of Akron, Canton, Cincinnati, Cleveland, Columbus, Dayton, Toledo, or Youngstown.

The site has seen industrial use since 1966 when the Globe-Wernicke Company began using the eastern portion of the property for the manufacture of furniture and steel safes. The Anchor Motor Freight Company used the western portion of the property

until 1950, when it was purchased by an auto dealership. Then, in 1966, General Motors purchased the entire site and demolished some of the buildings to construct a parking lot for its employees. GM continued its operations here until 1987, when it closed its local auto assembly plant. Since then, the stigma of contamination has been attached to the site, creating serious concern for anyone interested in reusing the property.

With the support of a \$750,000 Clean Ohio Assistance Fund grant, the effects of this stigma have finally been eliminated. The Linden Pointe on the Lateral project represents the kind of public-private partnership needed to revitalize long-vacant brownfield sites into centers of new economy commerce. Developer Al. Neyer, Inc. teamed up with the Port of Greater Cincinnati to conduct environmental assessments, acquisitions, and demolition activities at the site. To date, the pair has completed Phase I of the redevelopment plans, including the construction of 100,000 square feet of office space and 30,000 square feet of retail space. Best green practices during construction included recycling asphalt and leftover concrete infrastructure. Office leasing in 2008 was robust, totaling upwards of 75,000 square feet. The first tenant, SHP Leading Design, leased the entire top floor of the new building. For their commercial interior, they attained Leadership in Energy and Environmental Design (LEED) Gold certification.