

# Plainwell Paper Mill Demolition Phase II

## Project Description and Progress Summary

November 23, 2020



# Plainwell granted \$5.1M to demolish old paper plant buildings

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PLAINWELL, MI — The city of Plainwell was granted \$5,100,000 in Community Development Block Grant (CDBG) funds to assist in the final phase of blight elimination related to the Plainwell Paper Mill, the Michigan Strategic Fund (MSF) reports.

The project will be the final phase of demolishing the remaining “non-contributing” historic buildings that exist on the former Plainwell Paper Mill site.

The obsolete mill located at 200 Allegan Street is on 36 acres along the Kalamazoo River and directly adjacent to downtown.

At one time, the mill had contributed 18% of the city of Plainwell’s tax base and employed 400 workers, MSF said. The mill discontinued operation and formally declared bankruptcy in 2000, MSF said.

The closure of the mill created challenges for the community due to the loss of tax base, according to the MSF, and it continues to be a challenge for the community. The city of Plainwell purchased the mill in 2006 to ensure that it is redeveloped in line with the community’s goals that include developing a regional asset by creating jobs, housing, recreational opportunities, and increased services, MSF said.

City Manager Erik Wilson said officials have spoken with potential developers in the past, and there are always two roadblocks they hit when considering developing the site: cleanup of the site and demolition.

The grant is good news for the community, he said, and creates a timeline for the two issues to be completed this year, putting the redevelopment on an “expedited timeline.”

At its closure, the mill consisted of 39 structures, of which 13 have been determined feasible for adaptive reuse.

The remaining 26 blighted buildings were selected for demolition. These were identified based on non-adaptability, health, and safety considerations.

The city purchased the site for \$483,956 and has invested in excess of \$2.5 million in the redevelopment of the site, MSF said.

Plainwell City Hall is currently housed at the site, in a building at 211 Allegan Street.

Wilson said the building where city hall is located, and others, will not be demolished.

Upon completion of an analysis of the site and its structures, a two-phase approach was developed with the Environmental Protection Agency (EPA). Over the past ten years, clean-up activities on the site have been occurring with nearly \$6 million of funding coming from Weyerhaeuser Corporation, the responsible party.

“We want the community to benefit from its redevelopment beyond just a real estate deal,” Wilson said.

The city plans to expand the river walk and create recreation opportunities along the river, with a plan to make parts of the property open to the public, he said.

“We want the community to enjoy the mill,” he said.

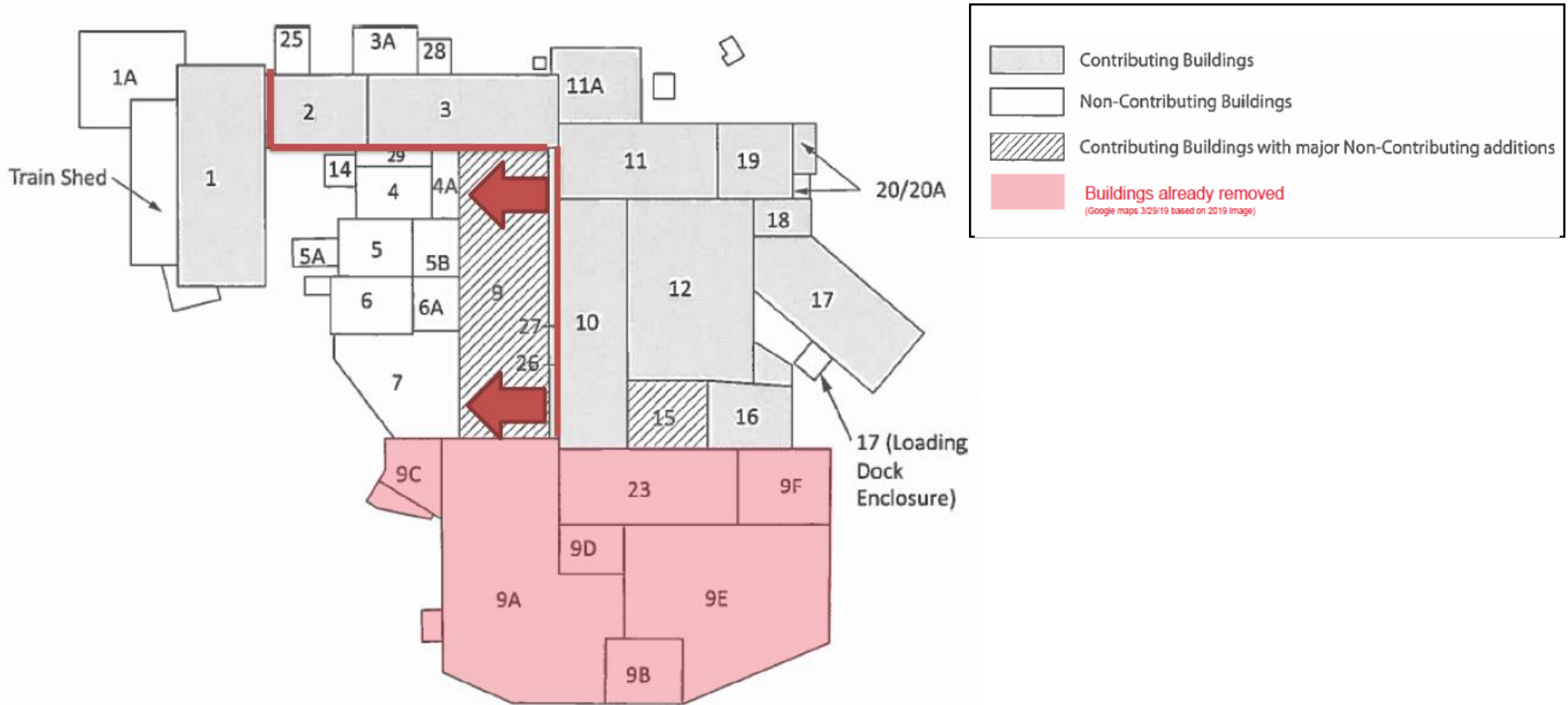
# Demolition Scope

Michigan Paper Company Mill Historic District  
Name of Property

Allegan County, Michigan  
County and State

Diagram D:

## MILL COMPLEX: CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS



# Demolition Scope



# Project Budget



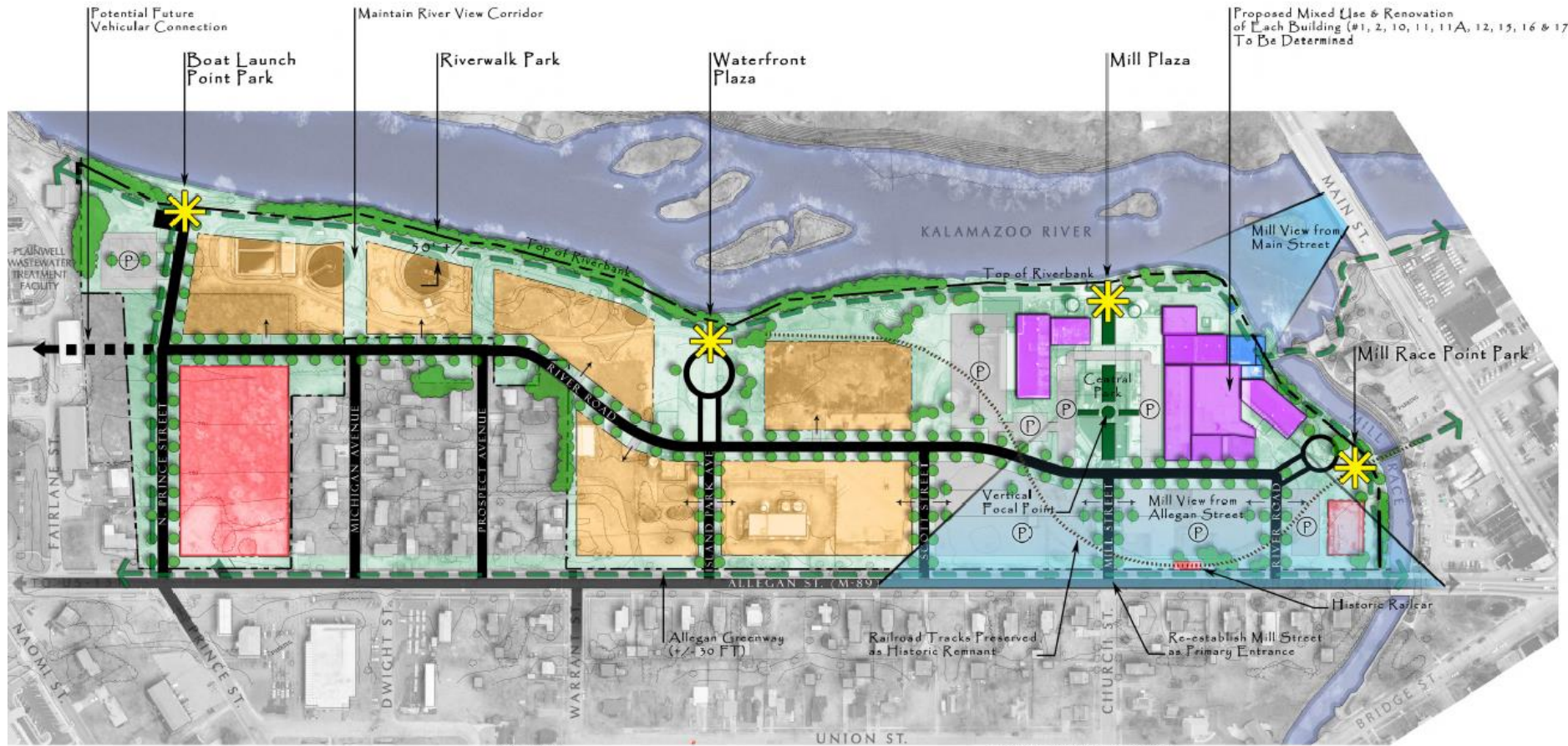
## Michigan Strategic Fund

The Michigan Strategic Fund (MSF) was created by P.A. 270 of 1984 and has broad authority to promote economic development and create jobs.

• Grant Amount -	\$5.1 Million (Not to Exceed)
• <u>Demolition -</u>	<u>\$3,699,250</u>
• <u>Contingency -</u>	<u>\$500,000</u>
• <u>Engineering &amp; Construction Oversight -</u>	<u>\$505,780</u>
• <u>Historical Architect-</u>	<u>\$12,610</u>
• <u>Structural Engineering-</u>	<u>\$14,000</u>
• <u>Air Monitoring-</u>	<u>\$39,000</u>
• <u>Surveyor-</u>	<u>\$5,000</u>
Total:	\$4,775,640

\*City match is 10%

# Concept Plan (2007)



Mill Steering Committee  
 Concept Plan  
 PLAINWELL PAPER MILL  
 200 ALLEGAN STREET  
 PLAINWELL, MI 49080

### LEGEND

- Commercial (Retail)
- Attached Residential Units (Owner Occupied)
- Open Space
- Significant Riverwalk Plaza
- Primary Pedestrian Circulation
- Future City Hall
- Mixed Use (Residential/Commercial/Office/Special Event Space)
- Primary Block Access Point
- P Parking
- Mill View Corridor

### PROGRAMMATIC NOTE:

\* The addition of a Public Safety building on the mill property is under consideration



**JJR** landscape architecture  
 urban design  
 civil engineering  
 environmental science  
 August 2007



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# Building 1



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# Buildings 1 and 1A



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# Building 1A



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# Building 1A



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# Looking East



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# Salvaging Beams –Building 1



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# Salvaging Beams –Building 1



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# Looking North



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# Salvaged interior and exterior bricks that will be used in the development



# Salvaged beams that will be used in the development



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# Salvaged beam that will be used in the development



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# Interior view of Building 9



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# Interior view of Building 3



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# East Side of Mill



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# Aerial



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# Aerial



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