

City of Plainwell Priority Redevelopment Sites



“The Island City”



PRIORITY SITE #1

Plainwell Paper Mill – Building Complex



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022

Site Name: Plainwell Paper Mill – Building Complex

MIPlace: www.miplace.org/redevelopment-ready-sites/plainwell/

Address: 211 N. Main Street

City: Plainwell

County: Allegan

Zip Code: 49080

Type of Space: Flex, Business Park, Mixed Use, Light Industrial, Manufacturing

Parcel/Lot Size: 9.21 acres

Current Zoning: Central Business District (CBD)

Availability: Sale or Lease

Sale Terms: Negotiable

Property/Building Description:

The property consists of ten historic buildings (National Register of Historic Places), eight of which are available and situated on 9.21 acres. The property is located on the eastern part of a 36-acre superfund site; the former Plainwell Paper Mill Company. In order to serve as redevelopment anchors, the City relocated City Hall to an existing building in the mill complex and Public Safety to a vacant building within the 36-acre site. The property is within the City's Brownfield Redevelopment Authority. The square footage of each building is:

Building 2:	23,232 sq. ft.
Building 3:	28,160 sq. ft.
Building 10:	24,360 sq. ft.
Building 11A:	9,200 sq. ft.
Building 11:	18,200 sq. ft.
Building 12:	48,840 sq. ft.
Building 15:	8,000 sq. ft.
Building 16:	7,600 sq. ft.



Development Considerations:

Redevelopment Ready Community

Brownfield /Tax Increment Financing Area (TIF)

Desired Development Outcomes:

The City is interested in partnering with a developer who shares our vision of a vibrant mixed-use development.

Municipal Contact:

Justin Lakamper, City Manager

City of Plainwell

269-685-6821

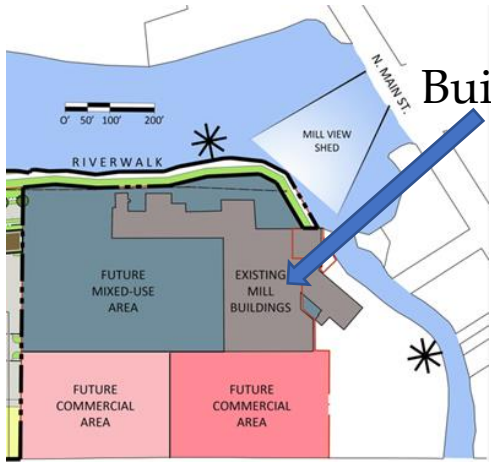
jlakamper@plainwell.org

www.plainwell.org/Government/Plainwell-Paper-Mill-Redevelopment.aspx

Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022



Building Complex

36-Acre Preferred Development Plan





BUILDING 2

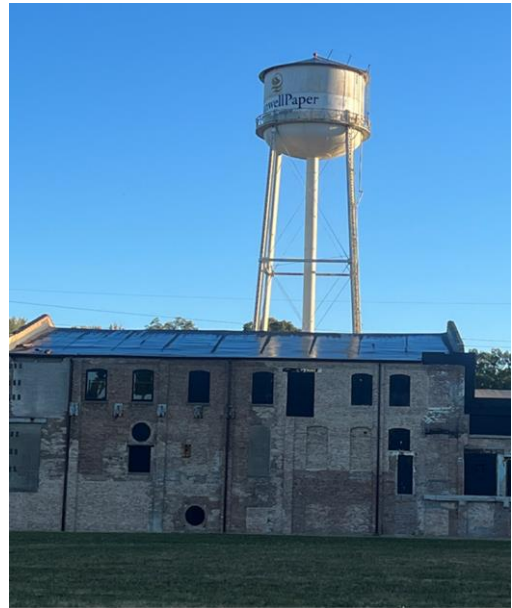
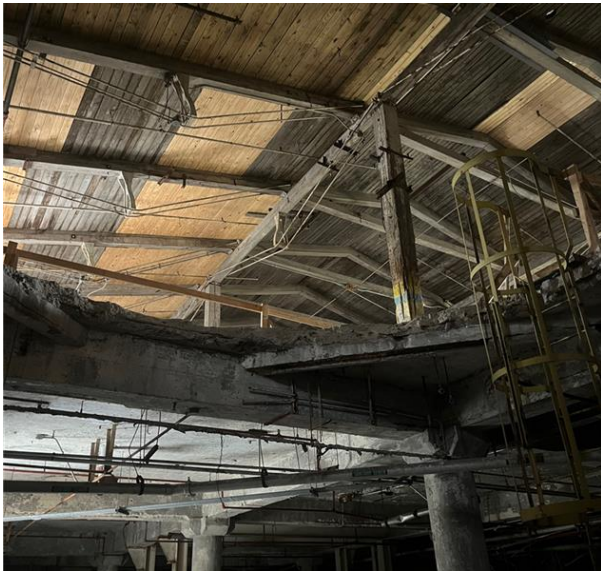
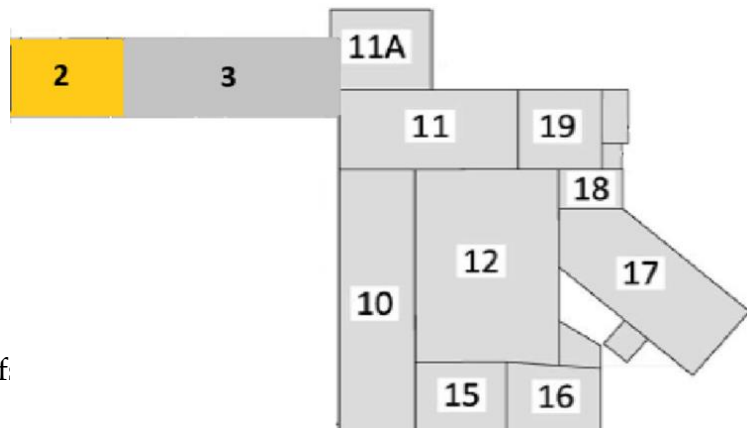
History

Building 2 was constructed in 1910 and was used as a cooker room.

Description

Building 2 is constructed out of masonry walls, concrete floors, and wood-gabled roof.

The building consists of two floors and a basement. Each floor is 7,744 sq. ft for a total floor area of 23,232 sq. ft.



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022

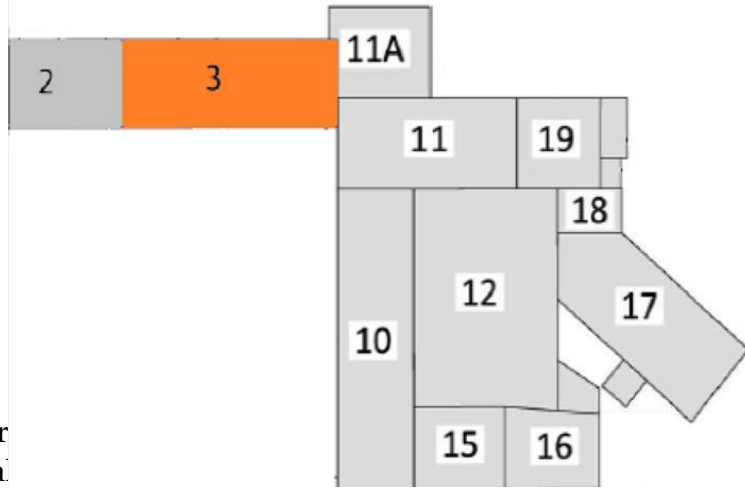
BUILDING 3

History

Building 3 was constructed in 1910 and was used as a beater room.

Description

Building 3 is constructed out of masonry walls, concrete floors, wood gabled roof. One floor plus basement. 14,080 sq. ft./floor and a total floor area of 28,160 sq. ft.



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022

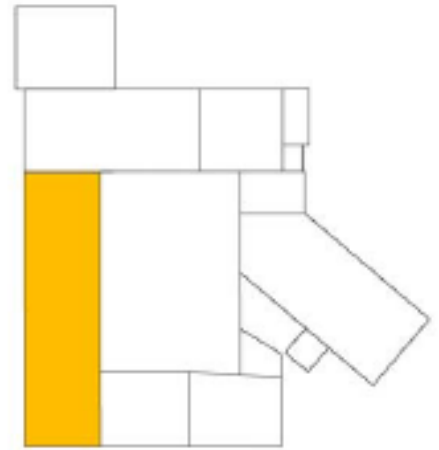
BUILDING 10

History

B10 was constructed in 1906 and used as the Machine Room.

Description

Building 10 has a basement and main level of 12,180 square feet each. The main floor is a reinforced concrete structural system with poured-in-place columns, beams, and slabs. There is one very large floor opening that appears to have been for a large piece of equipment. The roof is clear-span steel gable trusses with a timber roof deck.



Building 10 - Location Diagram



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022

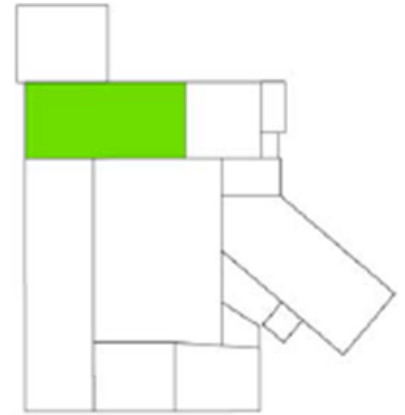
BUILDING 11

History

B11 was constructed in 1906 and then added onto in 1960. It was the Beater Room.

Description

Building 11 has a basement, main and second level of 9,100 square feet each. The structure is brick walls, concrete floor and steel beam roof structure with wood ceiling. The basement and main level were built in 1906 and in 1960; a high second level was added contiguous with B12's second level. The addition has few windows and the brick does not match the original. The walls were built on top of the masonry brick walls.



Building 11 - Location Diagram



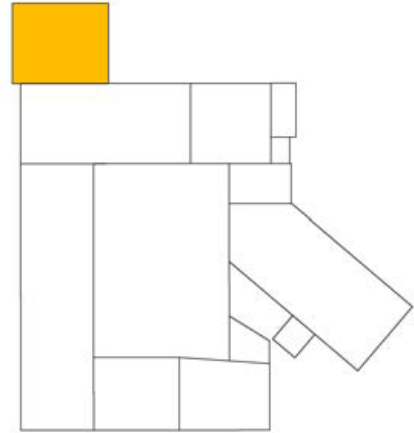
BUILDING 11 A

History

B11A was constructed in 1940 and used as the Maintenance Room.

Description

Building 11A has a basement and main level of 4,600 square feet each. The structure is brick walls, concrete floor, cast-in-place concrete foundations and structure at the basement level, and a steel truss roof structure with a wood ceiling. The east wall is bowing outward. Several of the concrete columns have significant cracking where they join to the beams of the main floor level. There is cracking of the north exterior wall around the centrally located double-wide door opening. The two concrete columns of the main floor with cracks at their joints with the supported beams are interior to and adjacent to this door opening.



Building 11A - Location Diagram



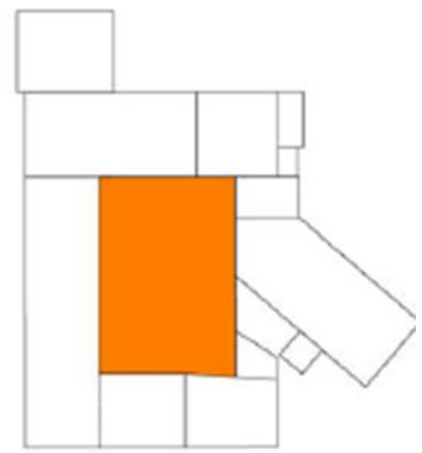
BUILDING 12

History

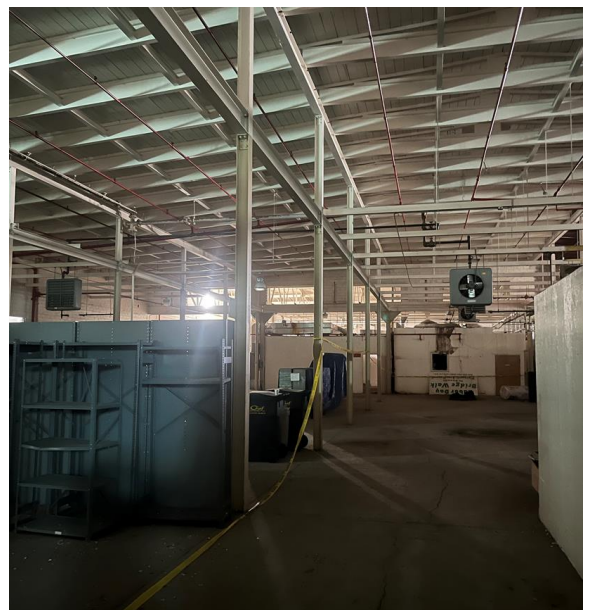
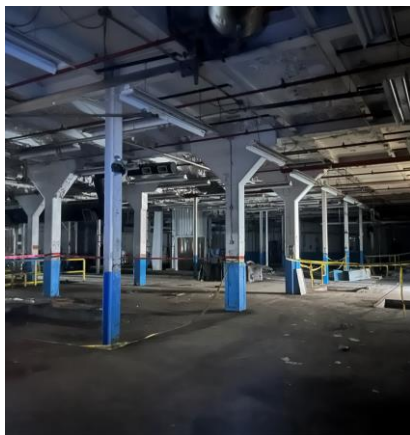
B12 was constructed in 1940 as a Finishing Room.

Description

Building 12 has a basement, main, and second level of 16,280 square feet each. The structure is clay tile and brick walls, concrete floors, concrete and steel interior structure and a wood roof on steel beams. The basement is currently chopped up with block walls and double the rows of columns as above. Many of the steel columns are non-original and appear to have been added to accommodate depressions added to the floor above. Some columns and beams supporting the main level appear to be concrete, however they are actually steel sections encased in concrete. The main floor deck above is a mixture of wood planks supporting a concrete topping, steel deck supporting concrete topping, and poured-in-place concrete deck. The main floor is mostly open with large bays. The floor has multiple openings, thickened slabs and reinforcing steel for the now-removed mill equipment. The second floor is much taller than the neighboring buildings. A portion of the space has been used for offices, but the majority of the floor is open with large bays. The small trapezoidal projection is closed off from the rest of the building and used most recently as offices. The windows on the main level have been bricked in, but are still discernible.



Building 12 - Location Diagram



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022

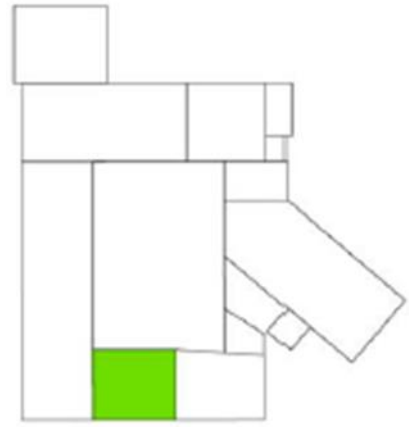
BUILDING 15

History

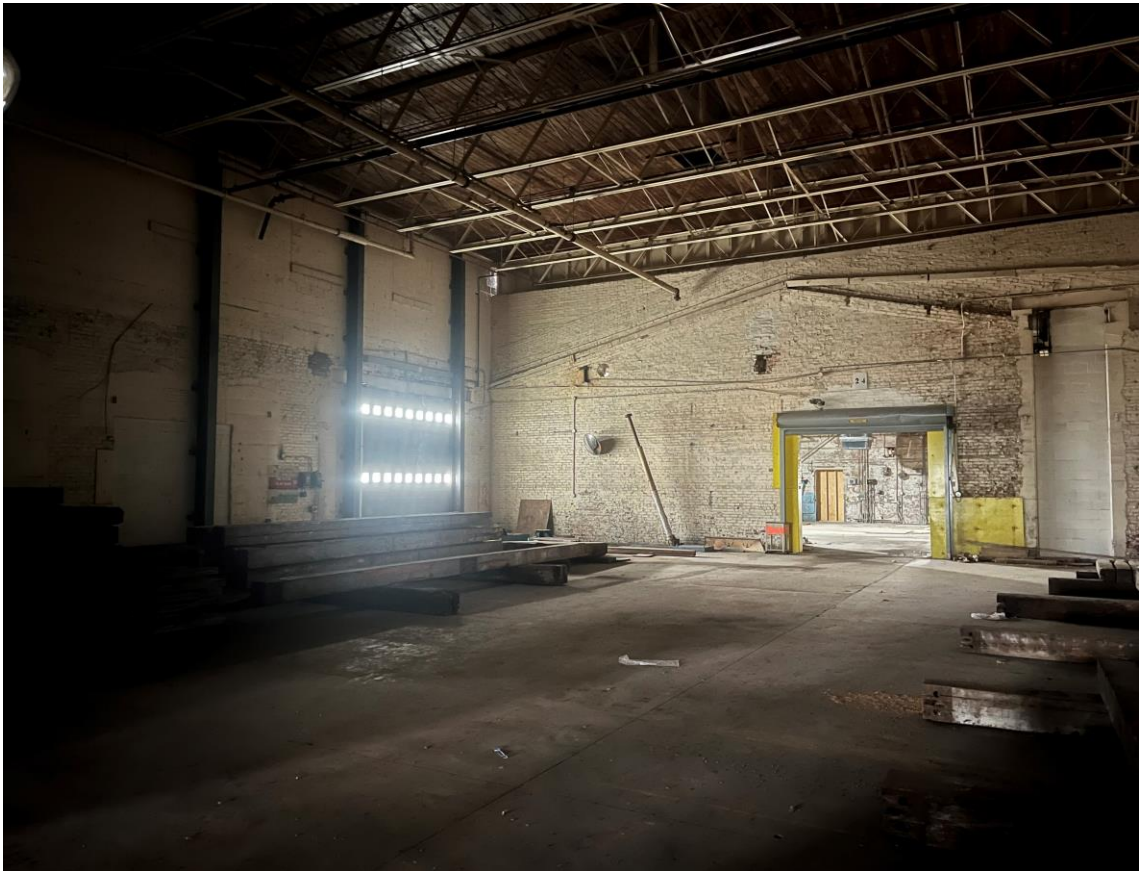
B15 was constructed in the 1940s and served as the Supercalender Room.

Description

Building 15 has a basement and main level of 4,000 square feet each. The structure is brick walls, a concrete floor (installed in 1990), and steel roof trusses with a wood deck. The building has been modified as evidenced by the shadow of a former roof line. Minimal historic material remains. The floor capacity of the main level is 1000# per square foot and because of this; the basement is currently chopped up with columns and massive concrete piers. The main floor is completely open, but there are no windows because of the adjacent buildings.



Building 15 - Location Diagram



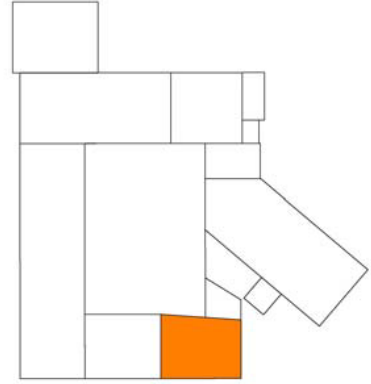
BUILDING 16

History

B16 was constructed in 1906 as a Finishing Room.

Description

Building 16 has a basement and main level of 3,800 square feet each. It has exterior masonry-bearing walls and a heavy timber roof and floor structure. The roof is a gable roof and has a bituminous roof membrane that is old and heavily patched. In the lower level, some timber columns have been replaced by steel wide flange columns. It appears there are two hydraulic lifts on the main floor of Building 16 that raise and lower rectangular floor panels. The main floor has a concrete surface, but a wooden deck. Brick piers on the exterior face were partially removed. The basement is currently chopped up with columns. The main floor is very open with a single row of columns. Some window openings are bricked in but discernible and the wood roof structure is exposed. The building is in fair condition with some minor water infiltration. The roof may need a new membrane.



Building 16 - Location Diagram



PRIORITY SITE #2

Plainwell Paper Mill – Vacant Land



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022

PROPERTY INFORMATION

Site Name: **Plainwell Paper Mill – Vacant Land**

MIPlace: Coming Soon

Address: 200 Allegan Street

City: Plainwell

County: Allegan

Zip Code: 49080

Type of Space: Residential

Parcel/Lot Size: 14.95 acres

Current Zoning: Central Business District (CBD)

Availability: Sale or Lease

Sale Terms: Negotiable

Property/Building Description:

The property consists of two legal parcels comprising a portion of the former Plainwell Paper Site. The two parcels total 14.94 acres of developable land fronting the Kalamazoo River and are located adjacent to Plainwell's City Hall and Public Safety building. The property provides an opportunity to bring desirable residential development to the community, including housing formats that are underrepresented in the local market.



The subject site is located at the western gateway to Plainwell's historic downtown district. The portion on offer includes over 500 feet of linear frontage on Allegan Street (M-89) and extends nearly 2,000 feet along the Kalamazoo River at the rear. The City has reserved a narrow parcel of land extending along the riverbank for future extension of the riverfront trail system. The historically significant portions of the Paper Mill Complex – which closed permanently in 2000- have been retained on the site and repurposed as Plainwell's City Hall, Public Safety headquarters, and private office space.

Development Considerations:

Redevelopment Ready Community

Brownfield /Tax Increment Financing Area (TIF)

Desired Development Outcomes:

The City is interested in partnering with a developer who shares our vision of high-quality residential development.

Municipal Contact:

Justin Lakamper, City Manager

City of Plainwell

269-685-6821

jlakamper@plainwell.org

www.plainwell.org/Government/Plainwell-Paper-Mill-Redevelopment.aspx

Plainwell is an equal-opportunity provider and employer

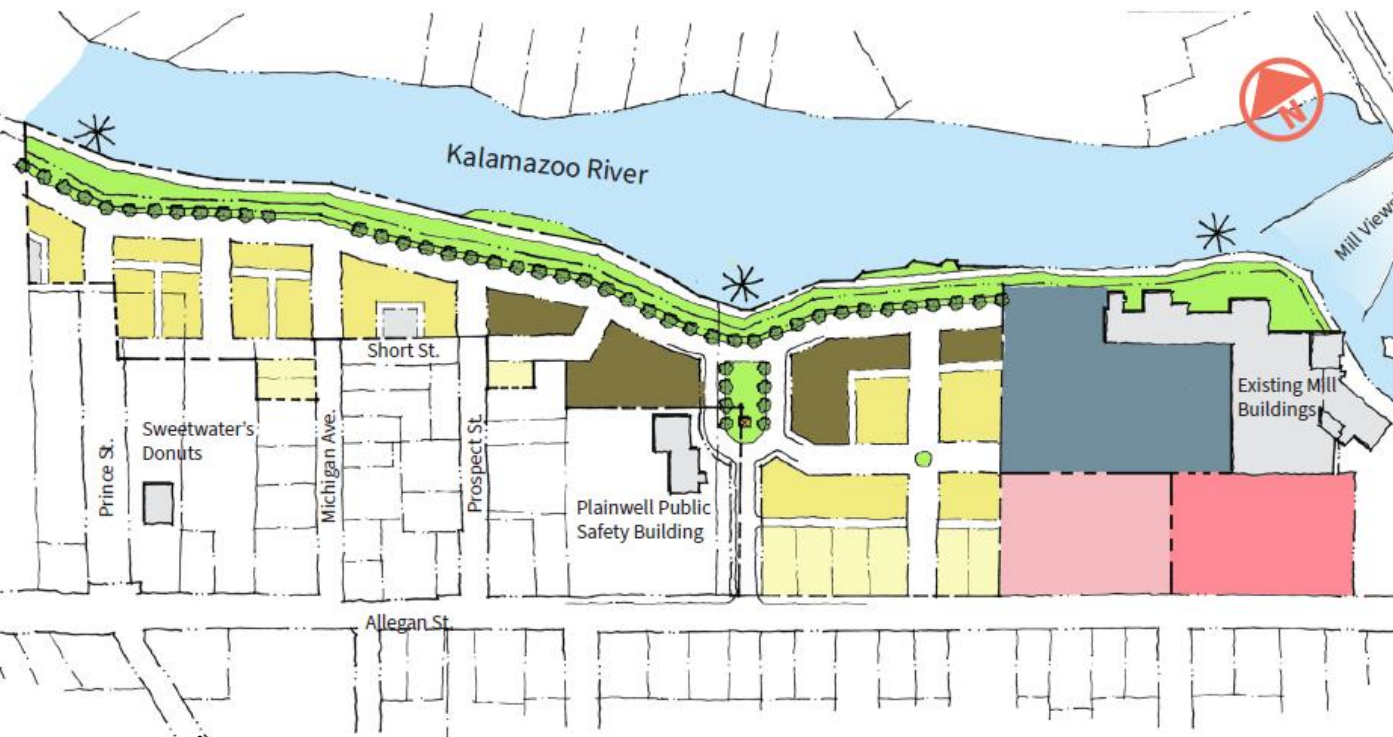
www.Plainwell.org

Updated 11/2022



Current Ownership

- Parcel 1 “Mill Building Complex” - 9.21 Acres
- Parcel 2 “Vacant Area” - 6.77 Acres ←
- Parcel 3 “Public Safety Building” – 2.88 Acres
- Parcel 4 “Riverfront Area” – 2.64 Acres
- Parcel 5 “Vacant Area” – 8.17 Acres ←
- Parcel 6 “City Hall” – 14,100 Square Feet



Concept Plan

Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022



Plainwell is an equal-opportunity provider and employer
www.Plainwell.org
Updated 11/2022



PRIORITY SITE #3

Industrial Park Expansion



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022

PROPERTY INFORMATION

Site Name: Industrial Park Expansion

MIPlace: Coming Soon

Address: Lincoln Pkwy – Gray St.

City: Plainwell

County: Allegan

Zip Code: 49080

Type of Space: Industrial

Parcel/Lot Size: 52.2 Acres

Current Zoning: Industrial (I)

Availability: Sale or Lease

Sale Terms: Negotiable



Property/Building Description:

The 52.2-acre parcel is planned for nine industrial sites ranging from 5 to 7 acres in size.

Currently, there are no utilities or road frontage except what is present on Lincoln Pkwy (to the south). Unit 1 and 2 could be serviced from Lincoln Pkwy. The City is working with various stakeholders to extend utilities and infrastructure into the property.

Development Considerations:

Redevelopment Ready Community

Desired Development Outcomes:

The City is interested in partnering with a developer who shares our vision of high-quality industrial development.

Municipal Contact:

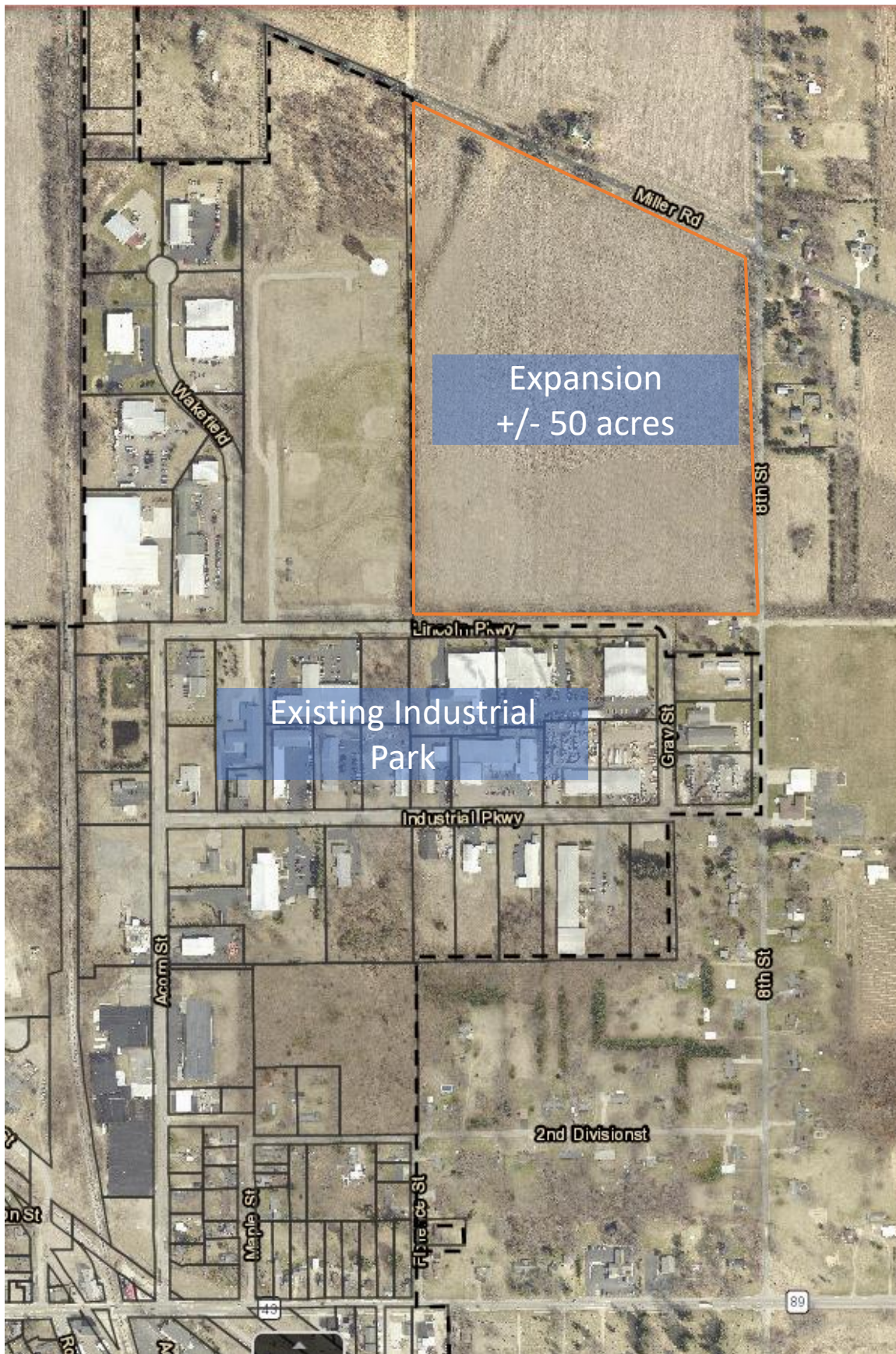
Justin Lakamper, City Manager
City of Plainwell
269-685-6821
jlakamper@plainwell.org

www.plainwell.org/Government/Plainwell-Paper-Mill-Redevelopment.aspx

Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022



Existing Industrial
Park

INQUIRY #: 6627539.8

YEAR: 2016

— = 500'



Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022



View of the Subject Property Looking South



View of the Subject Property Looking West

Plainwell is an equal-opportunity provider and employer

www.Plainwell.org

Updated 11/2022



View of the Subject Property Looking East



View of Adjacent Properties to the East



View of Adjacent Property to the North|



View of Adjacent Property to the West