



Marina and Condominiums



Park and waterfront access

It only takes one site...



Former Star Watchcase manufacturing building

to achieve multiple goals



Marina



Park and condominiums

Brownfield Redevelopment Grants: Creating progress from decay

Before



Former Star Watchcase manufacturing building

After



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Quick Facts:

GRANT RECIPIENT:	City of Ludington
PROJECT NAME:	Former Star Watchcase
STREET LOCATION:	South Rath Avenue Ludington, MI
GRANT AMOUNT:	\$855,700
AMOUNT SPENT:	\$796,923
GRANT AWARDED:	September 9, 1993
PROJECT STATUS:	Completed 2001

History, Project Information, Economic Creation, and Unique Project Spotlight

SITE HISTORY AND OWNERSHIP: The property was formerly operated by the Star Watchcase Company, which manufactured the gold cases for pocket watches. The company used the facility for metal stamping, plating, cleaning, and polishing processes from 1905 to 1981. The property was given to the city by a subsequent owner in 1984. It was used by the city for storage of equipment until the grant was awarded in 1993. An \$855,700 Site Reclamation Grant was awarded to the city of Ludington in 1993 to define the nature and extent of contamination, to develop a remedial action plan, and for final remedial action.

GRANT-FUNDED ACTIONS: The former Star Watchcase manufacturing building was demolished using grant funds in order to allow access to the contaminated soils beneath the building. Contaminated soils underwent thermal treatment on-site to remediate soil contamination. Purge wells are located on the property to protect Pere Marquette Lake, on which the site is located, and adjacent Lake Michigan from contaminated groundwater. A pumping system was installed at the property to direct contaminated groundwater to the city's sewage treatment plant. A liner was installed over areas where contamination remains to prevent human contact with contaminated soils after development. The liner is covered with clean soil to protect the cap and allow for landscaping of the site.

REDEVELOPMENT: Harbor Front LLC has constructed residential condominiums on the property adjacent to a marina. Retail and office buildings will be added as a demand is identified. The developers invested approximately \$8 million in the project.

UNIQUE PROJECT SPOTLIGHT: Harbor Front residents and marina users can watch the Lake Michigan Car Ferry, docked adjacent to the property, enter and leave port.

For addition questions related to this project please contact:

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