

Project Narrative

Project Overview

The Lumber Yard at Paint Creek reimagines one of Lake Orion's most significant historic properties as a multi-functional public marketplace, cultural venue, trailhead destination, and extended retail diversity of the Downtown. The project seeks to preserve the site's historic character while activating it with new uses that serve residents, visitors, and regional trail users.

Key Components

- Main Barn: Restored as a flexible event space capable of hosting markets, performances, weddings, and community gatherings.



- Farmers Market Pavilion: Open-air structure adapted from the historic lumber racks to provide vendor stalls for produce, flowers, and artisans.



- Trailhead & Canopy Structure: Repurposed supply house canopy supporting trail users with rest, shade, and bike-wash amenities.



- Commercial / Coal Office Building: White-box renovation for: Bakery, Bike shop, Coffee, Boutique Hotel and Retail



- Outdoor Spaces: ADA-accessible decks, landscaped gathering areas, performance stage, art installations, and native plantings.



Vision & Community Benefits

- **Historic Preservation:** Adaptive reuse of century-old structures, respecting the character of the lumber yard while bringing it into modern community use.
- **Economic Activation:** Supports local vendors, artisans, and small businesses while drawing new visitors to downtown.
- **Public Gathering:** Creates Lake Orion's first dedicated public market and event barn.
- **Connectivity:** Enhances the Paint Creek Trailhead with services and direct connection to downtown businesses.
- **Sustainability:** Emphasis on native plantings, low-maintenance landscaping, and flexible multi-season uses.

Why a PUD?

The PUD approach provides a framework to deliver the unique combination of uses, historic preservation objectives, and community benefits that conventional zoning cannot accommodate.

Benefits of PUD Approach

- **Design Flexibility:** Allows integration of event, retail, vendor, and public spaces on a single historic site.
- **Public Benefit:** Provides amenities (market pavilion, trailhead, event barn) that align with DDA and Master Plan goals.
- **Preservation:** Enables adaptive reuse of existing historic structures without rigid dimensional standards that would otherwise inhibit reuse.
- **Parking & Circulation:** Provides phased and flexible parking solutions to balance site activation with long-term needs.
- **Consistency with Master Plan:** Advances goals of placemaking, downtown activation, historic preservation, and trail connectivity.