

Lake Orion Lumber Yard

Site Analysis and Project Goals

11/15/2024

Use as basemap

MDOT (who did you speak with?) would ideally like to see the driveway aligned



Leo's is open to shared parking. Leo need # of spaces.



NOTES:

- Please duplicate this basemap slide as needed to create multiple maps
- Please use shapes, arrows, and text boxes to provide description and context on what has been discussed, proposed, requested, envisioned, etc. Helpful to include names of contacts/companies.
- Precedent images are also helpful and can be dropped into blank slides w/ a quick note or header

What type of information am I looking for in this first round?

- Situation with adjacent property? If/when acquisition is possible? This seems like it is critical to the design but if it can't happen you do not want to back yourself into a corner
- What are the (2-3) development concepts?
- Phasing of projects (if everything can't happen at the same time)
- Public space vs. leased/revenue generating space
- Preferred vehicular entrances and connections to paths
- How much parking is needed. I understand everything can be negotiated but we need a starting point or range to work from
- More details on desired uses (use type, square footage and/or occupancy, time of day/day of week)
- Conversations with MDOT, EGLE, WRC, Paint Creek Trail, Brownfield, etc. regarding use limitations or engineering directives that impact site design. What is their timeline for review ?



OFFICE SPACE

PAVILION SPACE

S BROADWAY ST

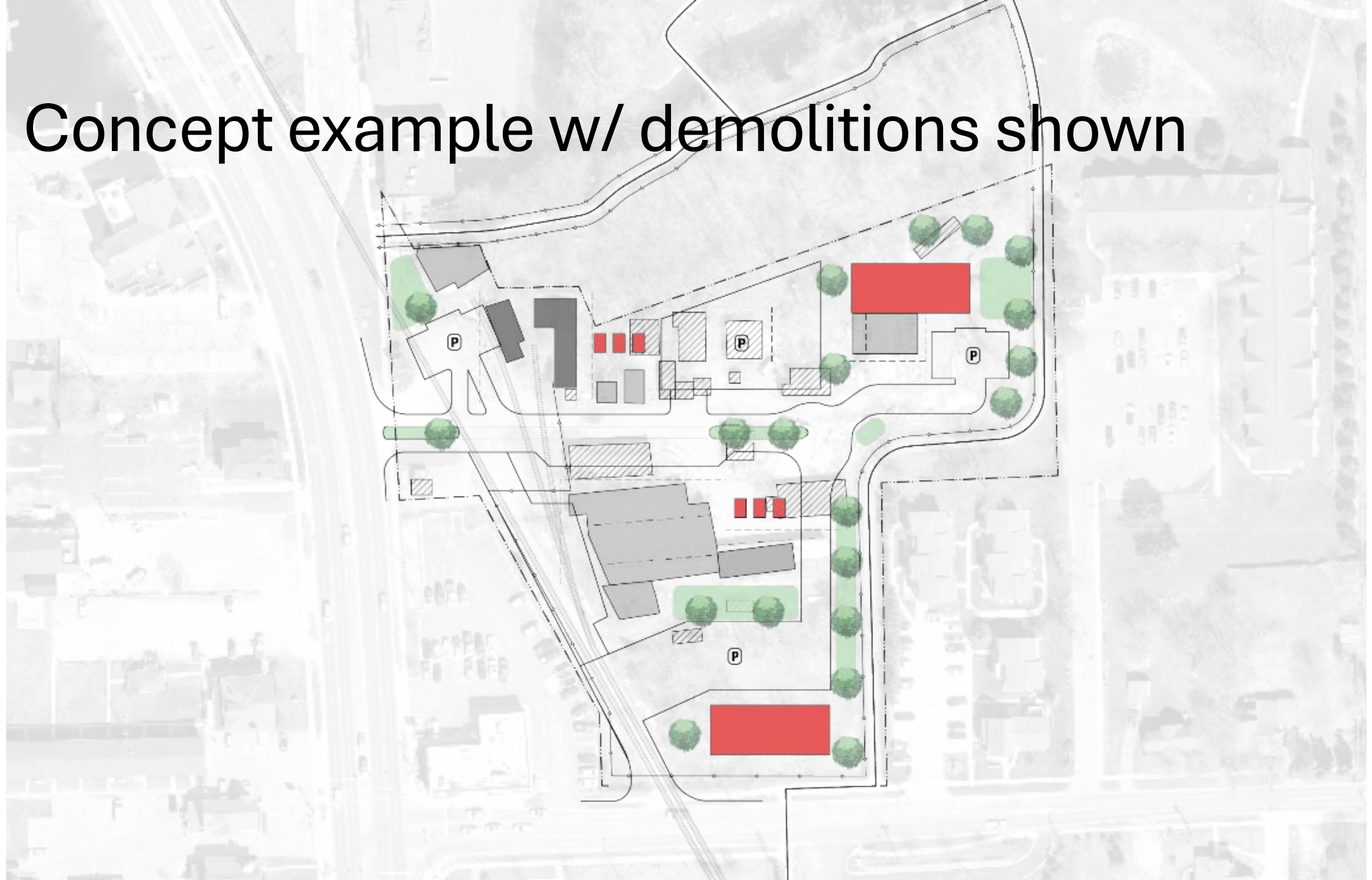
EVENT SPACE

ATWATER ST

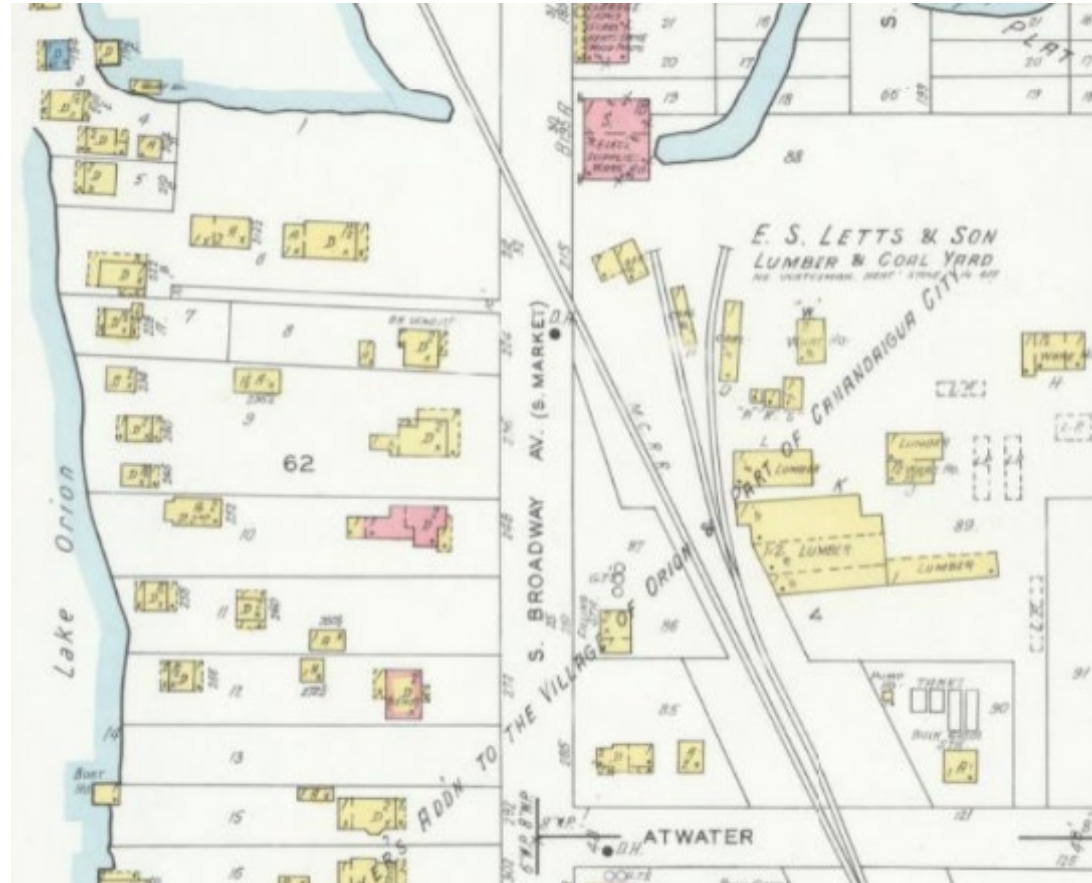
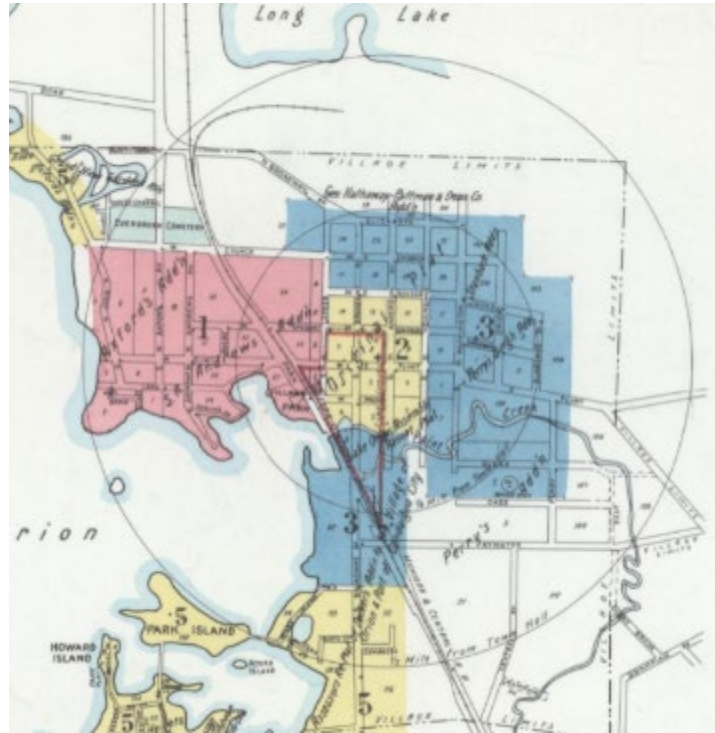
Concept example



Concept example w/ demolitions shown



Sanborn Fire Insurance Map from Lake Orion, Oakland County, Michigan. Apr 1934



#	Use	Construction	En- closed	Habit- able	Condition
01	Storefront Building	Wood / Siding / Other	X	X	Fair, Re-storable
02	Storage Shed	Wood	X		Poor
03	Storage / Work Shed	Wood	X		Poor
04	Storage Shed	Wood	X		Poor
05	Storage Shed	Wood	X		Poor
06	Storage Shed	Wood	X		Poor
07	Storage Shed	Wood	X		Poor
08	Storage Shed	Wood	X		Poor
09	Storage Structure	Wood			Poor
10	Storage Shed (Connected)	Wood	X		Poor
11	Storage Shed (Connected)	Wood	X		Poor
12	Storage Shed (Connected)	Wood	X		Poor
13	Storage Shed	Wood	X		Poor
14	Storage Structure	Wood / Steel Roof	X		Poor
15	Storage Shed with Integrated Metal Container	Wood and Metal	X		Poor
16	Barn & Lean-to	Wood			Poor
17	Storage Structure	Wood / Steel	X		Poor
18	Storage Sheds	Wood	X		Poor
19	Storage Shed	Wood / Garage Door	X		Poor
20	Storage Structure	Wood			Poor
21a	Storage Structure	Wood			Fair, Re-storable
b	Storage Structure	Wood			Fair
22	Storage Structure	Wood			Poor
23	Storage Structure	Wood			Poor
24	Barn	Wood			Poor
25a	Barn	Wood	X		Poor
b	Barn Lean-to	Wood	X		Fair, Re-storable
c	Barn Lean-to	Wood / Steel Roof	X		Poor
26	Storage Structure	Wood	X		Poor
27	Storage Shed	Wood	X		Fair

Table 02: Existing Structures List

Rehabilitation: Building 01

- Structure number 01, the Lumberyard storefront is an approximately 1250 square foot building that could be renovated. Potential future uses for the building could include a small retail store or ice cream shop. In its current condition, a minimum probable budget of \$225,000 - \$250,000 would be required to make the structure occupiable for public use. The building currently has no ADA compliant access or restroom facilities on the main floor. The interior spaces of the building have not been updated in a number of years and require replacement or significant rejuvenation.



PHOTO 01-1 Lumber Yard Storefront Building - Usable Condition

Rehabilitation: Building 25

- A 3300 square foot portion of Building 25 (25a), and 1580 SF portion of building 21 could be renovated for a public-pavilion usage, something that was envisioned during the communities 2022 design charrette. Building 25 is a barn currently utilized for lumber storage and appears to have received new roof trusses in the past. The existing material barn, building 25, could be used as a large covered open-air event space. The existing structure is large with a 30' width and approximately 100' length.



Rehabilitation: Building 21

- The directly adjacent Building 21 is currently utilized for open-air material storage. The structure has undergone repairs in the past, providing an opportunity for renovation similar to the adjacent barn structure. The potential uses for this structure is limited due to its' short structural spans, 6'-10' wide. The short spans could become stalls utilized for farmers market vendors or event vendors.



Structure 21a: Storefront Building

Rehabilitation: Building 16

- Barn and lean-to



PHOTO 16-1 Barn and Lean-to - Poor Condition

Connecting the Lumber Yard to Downtown



Opening the Storefront Building up to the Paint Creek Trail



Preserving and Rehabilitating the Main Barn



Preserving the sightlines between the Barn and Lean-to and the Trail



Creating a market village incorporating
some of the existing sheds

