

MEMORANDUM

DATE: November 15, 2024

TO: Matt Gibb
Janet Bloom
Lake Orion DDA

FROM: Alex Huff
Ron Campbell
MSOC Design Assistance, Oakland County

SUBJECT: Design Assistance for Lumber Yard Preservation and Redevelopment

Based on our site visit on July 24, 2024, and our recent meeting on November 6, 2024, we've outlined a process and framework for moving forward with conceptual site design and best practices for historic preservation for the Lumber Yard site. Design Assistance is a program of Main Street Oakland County provided to our local Main Street communities. Our work will help you with clarify the project scope, document the conceptual design, and support pre-entitlement work, while ultimately guiding your development of a Request for Proposals for architecture and engineering services to create the final drawings for municipal approvals. Please know that additional background information, regular communication, and participation from the Steering Committee will be integral to meeting your desired project timeline.

This memo includes information needed from Lake Orion DDA as well as strategic decisions that will need to be made regarding site strategy as they will impact the overall layout. We've outlined a general timeline and a recommended agenda for a kick-off meeting in January 2025.

At this time, we've received the following documents:

- Auger Klein Aller Architects Inc. (2023).Existing.Conditions.Study
- 2024 Community Showcase flyer

Project Timeline

- November 15 – Information exchange #1 between Lake Orion DDA and MSOC
- January 6 – Information exchange #2 between Lake Orion DDA and MSOC
- End of January – Steering Committee meeting #1 with basic concept
- End of February – Steering Committee meeting #2 include other partners/decision makers
- End of March – Steering Committee meeting #3 concept for RFP

Meetings

- Meeting schedule should be set at the kick-off meeting
- DDA Board of Directors meets every third Tuesday of the month at 6:30PM
- Suggesting fourth Thursday of the month 1-3PM as the Steering Committee meeting
- Teams/Zoom meetings may be used as alternate or for additional meetings

January Project Kick-off Agenda

- Introductions
- Project Descriptions: Goals and metrics
- Project Plan: Timeline, key milestones, deliverables
- Project Risks: Budget, Ownership, Approvals, Preservation unknowns
- Project Scope: Clarify MSOC's deliverables and ongoing work that will need to be carried out by the Lake Orion DDA
- Roles and Responsibilities: Meeting Attendance
- Next Steps

Design Assistance Getting Started

STEERING COMMITTEE

- How often and how long will they meet?
- Can you arrange for other representatives to attend Steering Committee meetings (such as the Village Bldg Dept, Fire Chief, Trail Manager, WRC rep, MDOT rep, Utilities, etc.)?
- Does the Village have a planning or engineering firm for on-going services? And can those individuals be included in these conversations?

DESIGN PRINCIPALS

- What does historic preservation mean for this project? (Rehabilitation, salvaging materials, preserving the original relationship between buildings) What do you plan to save? What do you wish to highlight? We do not recommend making new buildings look old.
- Do you wish to preserve the orientation of the site? For instance, preserve the diagonal sight line up the railroad line? Or preserve the east/west sight line that is the current drive?
- What are the gateway moments when entering the site? Vehicular and non-motorized
- Do you want to get views of the lake?
- How do you define these different zones within the site?

- Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:
<https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>

BUILDINGS / USES

- Office/Store – How big is this building (was it 1,200 sf)? What is the desired use? Desired additions? How does accessibility need to be addressed? Are there bathrooms currently?
- Main barn – How big is this building? Overall footprint? Does the construction of all the racks along the sides of the building limit reuse? What are we calling this building?
- Lumber racks – Do you envision adding more structures to increase the market?
- Other barn at the back – What are you saving in terms of the footprint? Are you adding on to this structure or stand allow? What are we calling this building?
- New pavilion – How big? How many? Dual use as parking?
- New commercial/mixed use – Building height? Building footprint? Total sq ft? Parking needs? Zero-lot line?
- Sheds – Two (2) existing from 1910 and 1917. How big? Accessibility issues? Do you want to add more? Do you want to move them?
- Public space – What elements are you looking for in the public space? You mentioned sculpture? Do you want anything for kids like an adventure playground (could be a future phase)?

ACCESS/CIRCULATION/PARKING

- Where does MDOT wish for the driveway to be?
- How does the Paint Creek trail feel about this driveway location? Concerned about conflicts between vehicles and bikes/pedestrians.
- How will vehicles circulate through the site?
- What's does the fire department require in terms of access?
- How much parking does Leo's need?
- How much parking does the site need? Understanding everything can be negotiated but need a starting point to work from.

SERVICE

- Where are electrical utilities coming in and what do you need for each building?
- Curb and gutter?
- Recommendations/review from the fire chief?
- How will trash be handled?
- Where is the service/delivery for each structure?

PROFESSIONALS/NETWORKING

- Review resources on the Michigan Barn Preservation Network website, specifically
 - o List of consultants: <https://mibarn.net/resources/architects-engineers-contractors/>

- Possibly reach out to Steve Stier for support from the technical committee (stephenstier@gmail.com)
- You may need to have one consultant for the new buildings/structures and a separate consultant for the barn renovation
- Reach out of other Michigan event barns to find a peer to learn from

SCOPE OF DAP WORK

- This needs to be defined (in progress)
- We will work in SketchUp and hand sketches. The conceptual plans will not be prepared in AutoCAD.
- Our goal is to help you work out the big issues with the site and understand the size/place/use of buildings and clearly communicate the guiding principles for the design.
- We will also guide you in preservation best practice and connect you with experts/consultants/resources as best we can.