

Once a thriving orchard overlooking Lake Michigan in Manistee Township, Lakeview Orchards commanded its own stop on the railroad that bisects the property.

Economic pressures forced active fruit production to end and the client chose to develop the property as a conservation subdivision to lessen the impact on the rural character of the area and upon the land itself. The Johnson Hill Land Ethics Studio prepared a plan that clustered the housing and allowed much of the land to remain open. The intent was to design a community that responded to the site characteristics in such a fashion that distinct neighborhoods could be created. The site plan also takes advantage of views to Lake Michigan, and disturbs as little of the site as possible. Clustering the homes on smaller lots, generally ranging from 3/4 to 2 acres in size, 50% of the property is able to be conserved as common open space.

The completed project will include 250 single family detached homes on 573 acres of land, and a small town center that will utilize many of the existing farm buildings and recreation amenities throughout the development.



Lakeview Orchards

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