

What?

The problem is that Pinckney's downtown area isn't desirable. It is missing that draw for visitors and for businesses to develop there. We are currently stuck in this cycle because without one, the other doesn't occur or succeed.

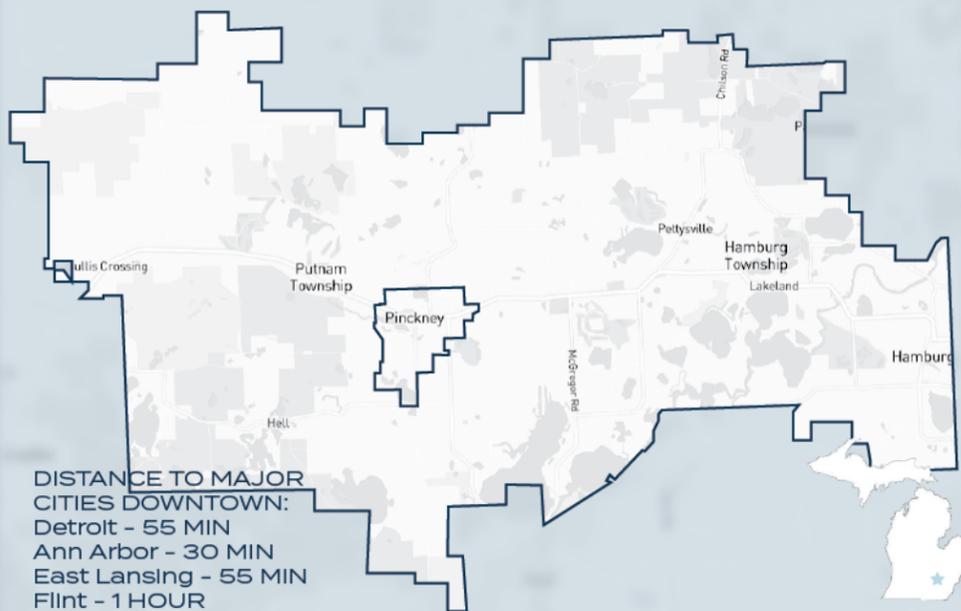
SEED

SOCIAL:

Gathering Spaces
Housing
Recreation/Play

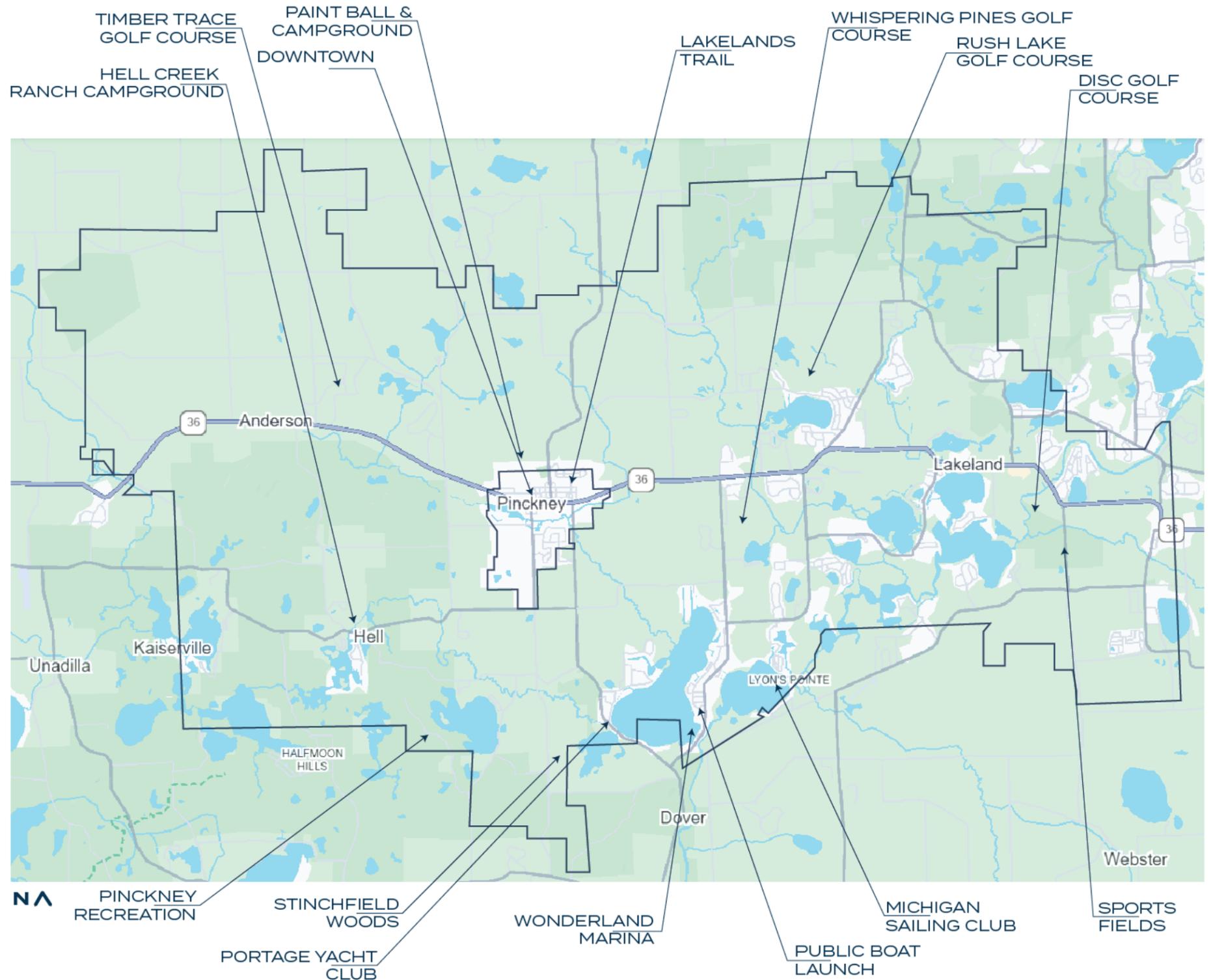
ECONOMIC:

Affordable housing
Economic Development



This is Pinckney, MI. Pinckney offers a unique blend of natural beauty, small-town charm, and convenient access to larger urban areas. Pinckney is conveniently located near Ann Arbor and Brighton, providing residents with the access to larger cities with more amenities. Nestled in the heart of the Pinckney, residents can enjoy an abundance of outdoor activities like hiking, fishing, and camping amidst scenic trails and serene lakes. It is ironic that with this many outdoor amenities and attractions the downtown area isn't strong and desirable and people tend to visit other towns.

This is a community in Livingston County made up of Hamburg and Putnam Township. This area is 64.9 sq. Miles and is where children attend Pinckney Community Schools. There are 25,701 people. The Village of Pinckney is where the downtown is. It is 1.6 miles with 1,950 people.



What?

Pinckney's Downtown and the natural amenities are quite a **distance apart**. Connection between these is lacking which poses several challenges for the community. People within our town and outside come to Pinckney for our recreation.

While many visitors enjoy outdoor activities, they often **overlook the downtown area**, which can limit local economic growth and community engagement. The **downtown lacks amenities** or attractions that resonate with natural landscapes and tend to overlook outdoor recreation. If people are in need of something for boating, fishing, or biking they can't find what they need in our downtown. The downtown doesn't promote or support the natural amenities.



What?

The downtown is primarily along 1 side of the street with a large green space and playground across. Within this area I have identified **7 vacant buildings**, 1 is set back from the downtown near the Lakelands Trail. The personal service makes up several salons or barbershops, dog clinic or grooming, multiple fitness locations, quilt shop, craft or small makers shop, a hardware store and two dentists. The food consists of two diners, chinese food, pizza place, small coffee shop and bakery.

Notable things: Some signage for old restaurants remain, the Pilates above Ace Hardware store doesn't have a sign on the front of the building, access to second story businesses are in the back and not inviting, sidewalks are in good condition and ADA accessible and street parking or parking lots are free.



Why?

Pinckney has been **missing representation of the local businesses**. The DDA fell apart after the recession and went underneath the Planning Commission. This meant many ordinances and rules changed for local businesses, and they weren't having representation through the planning commission.

Local business owners have recently been getting together to start making that change. The town is facing this circular problem of a missing draw for residents and no development occurring resulting in people still **not visiting**. People are often visiting the neighboring cities and their downtowns because they are **more developed** and offer many destinations including restaurants, shops, and activities.

Momentum needs to be created for the development here. Visionary and concepts will get the town excited for change and encourage others to invest in the development. My partners and I want to create a destination space in Pinckney.

People continue visiting or moving to Brighton or Howell, because they have more to offer than Downtown Pinckney and a variety of housing.

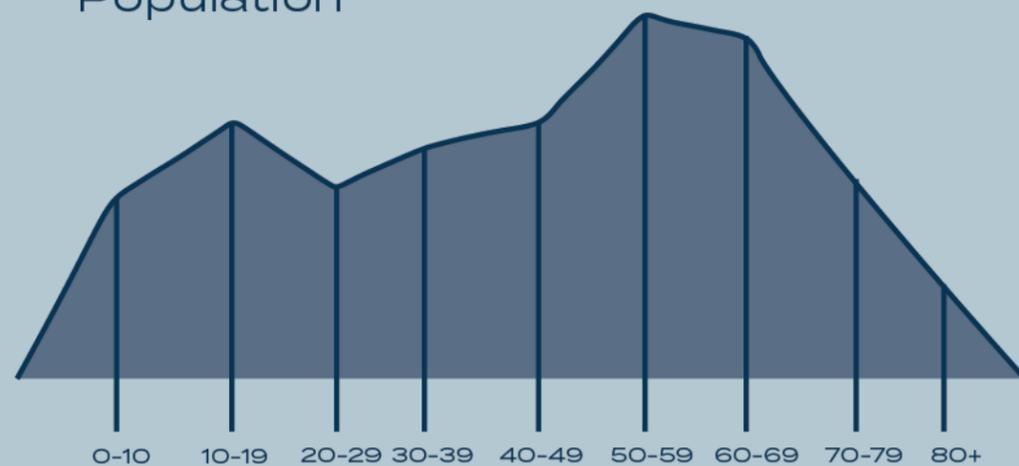
The downtown doesn't promote and support the natural amenities creating a connection between the two.



Who?

The lack of a vibrant downtown area is diminishing a sense of community and belonging among residents. This not only effects local engagement but also limits opportunities for economic growth, as an uninspired downtown fails to attract visitors or support local businesses.

Population



Local Businesses - Businesses struggle due to the lack of people. Many are closing down and can't stay open.



Community Organizations - Organizations are impacted by lower participation in community events and activities, making it difficult for organizations to connect with residents and foster community spirit.



Local Residents - Residents are visiting neighboring towns to get together with people or have a day to themselves because they have more to offer.



Young Adults/Young Families - They aren't staying here or moving here because there isn't an appeal to them and a sense of community to be involved in.



Developers - Businesses are often closing and people aren't moving here so developers are hesitant to invest in this area.



Traffic - The traffic isn't bad through the area.

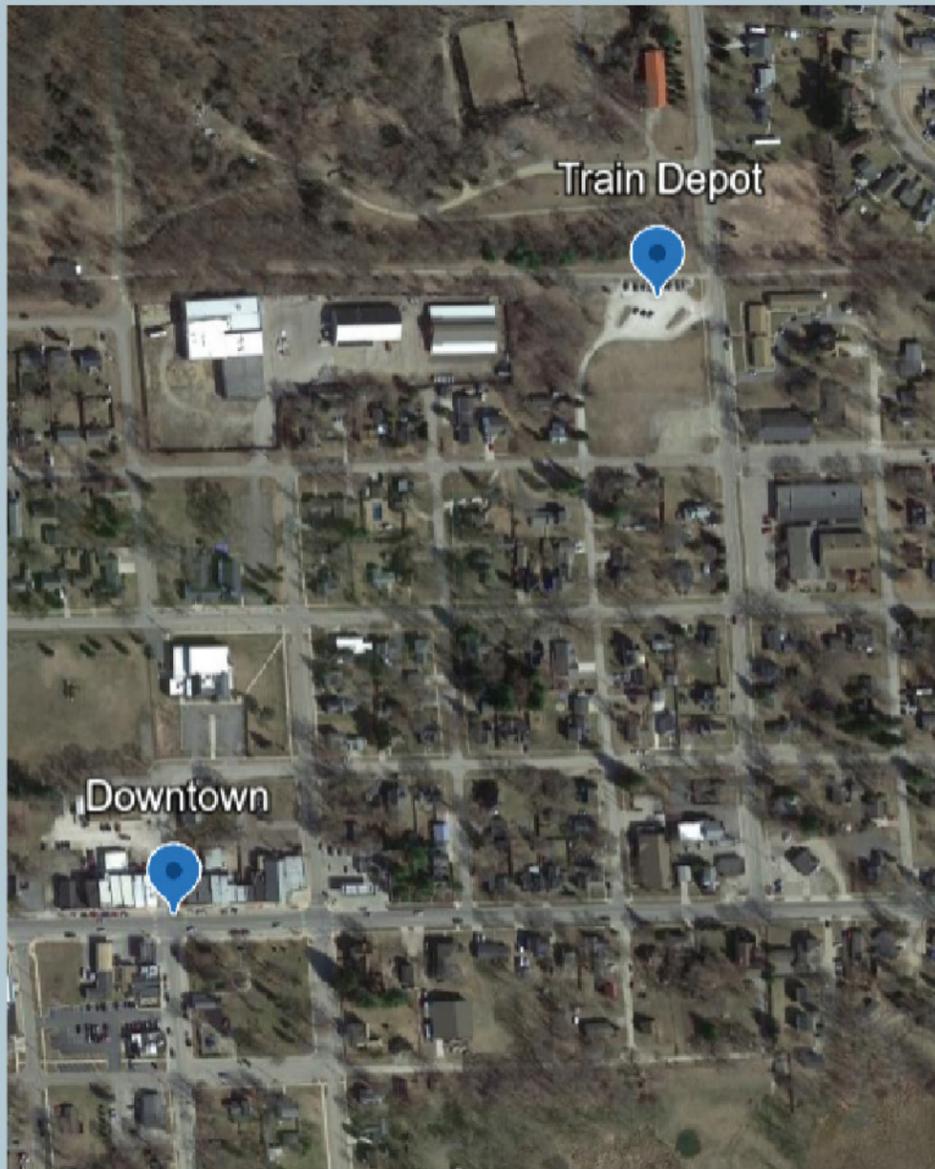


Visitors - Pinckney is lacking visitors. They are drawn to the natural amenities, but not the downtown area.

Where?

Destination Stop on Trail

- Depot renovation into a café
- Outdoor performance area
- Bike Rental



NA

After discussion with my team and focusing in on how we can start by design enticing people to come to Pinckney's Downtown and to create economic growth we have chosen this vacant building near the Lakeland Trail. It is in close proximity to the downtown and is a start to creating connection between businesses and natural amenities. This site was once the train depot and has been vacant for almost 50 years.

Historic Photos



In 1883 train tracks were laid through Hamburg and Pinckney. People and produce were coming and going daily thanks to the Grand Trunk Railroad. A variety of job needs started to spike and they were able to stock the general store with different items than they were before. This started to become a summer vacation spot. In 1947 the station was demolished and the freight house took its place until 1976. Today, it remains an empty unused building. Where the Grand Trunk Railroad was is the Lakelands Trail today. It is Part of a Rail-to-Trails project connecting cities across the state through walking, biking and even horseback riding.

Today



Site Context

What do we know about the area?

- DNR Owns the building and wants to help us and something done with the building
- Biking is big here & well known Should think of Pinckney as recreation and biking community
- New development for a single family home neighborhood beyond the Lakelands trail
- To the left is the lumber yard – the owner wants the building to become a rec center
- Campground beyond the trail they have a bar – create a connection
- Campground doesn't offer anything like performance or bands

Hurdles

- Get water and sewer to the Depot
- Cleaning the bats out
- Bike shops don't want to touch this space
- Need good grant writers to get money
- Preserve historically



Visibility

This building is visible from the street and the trail. It is just after a large section of woods along the road.

Beyond the Depot

There is a campground looking north. They do not have any performance venues or bands come.

Accessibility

The entrance is elevated to enter the space. A need for a wheelchair ramp is necessary.

Available Site Around

There is about 150 feet of space to the left of the building. There are trees there currently.

Vacant Space

The building space has been vacant and not touched. It is home to bats currently.

Parking

There is an existing dirt parking lot intended for trail users.

Restrooms

There is an existing outhouse adjacent to the parking lot and trail.

Mike Levine Lakelands Trail

39-mile-long trail from one end of Livingstong County and reaches Jackson and Ingham counties. Leads into Pinckney Recreation Area.

Trail Users

Used for walking, biking, horseback riding, and cross-country skiing.

Design Team

My partners and I meet weekly. I have shared progress and received feedback from them with their wants, visions and advice to help guide this project. We have walked through the program together, flow of the space, and additional elements to reach multiple age groups in this development. We also received community engagement through a survey asking for input. My partners have also shared my progress at the Planning Commission and DDA meetings.



Alayna Moricz

Alayna has a Bachelor's in Interior Design and is currently working as an Interior Designer at c2ae. She is a resident of Pinckney and grew up here. She has a special interest in the downtown area because it is missing that draw for visitors and businesses to develop. She often visits with friends at the nearby downtowns.



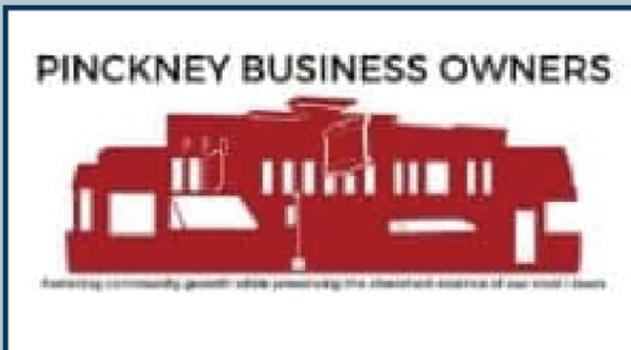
Jen Cooke

Jen is a local business owner of Exalt Fitness. She's currently an ad hoc member of the villages Planning Commission to have a voice amongst the local businesses. Her goal is to make small businesses flourish and support their community while enticing people to come to downtown Pinckney.



Jeff Buerman

Jeff is the Pinckney Village President. He wants to create change within a lot of sectors of our community. He's focused on making positive changes for the community and a goal to turn eyesores into icons.



Who?

A Trailside Cafe will be a start to many positive things in this community. It will encourage individuals to get out doors and benefit their well-being. The space will serve as a gathering space for locals, organizations, and attract visitors. Businesses will begin to thrive with the increase in vehicle and foot traffic. The hope is that this Trailside Cafe is a domino effect for more development in Downtown Pinckney.



Local Businesses - Increased draw to stop can lead to higher sales and profitability. More customers visiting will create a sustainable downtown.



Community Organizations - Provides a space for these organizations to gather in their community.



Local Residents - Enhanced amenities and events decrease the need to travel to the nearby highly developed cities, creates a sense of community for engagement, and promotes getting outdoors and moving.



Young Adults/Young Families - Will be drawn to the area because of the increased appease to them and a sense of community to be involved in.



Developers - Create a need for providing missing middle housing, restaurants, activity spaces and more.



Traffic - With an increased draw and appease it could create more vehicle traffic and foot traffic on the trail as it becomes more popular.



Cyclist - Gives a resting point spot to re-energize and socialize during their bike ride.



Visitors - Visitors will be inticed to visit Pinckney and start exploring the downtown area nearby.



Campground User - Provides a direct connection to the trail and food amenity for those that stay. They will have easy access to food, drinks, and bike rental during thier sta.y.



Local Performers - Trailside Cafe will serve as a platform for local performers and artists to share their talent and bring the community together.



DDA - Creates a domino effect for more development and attractive features for the town.

Challenge

Function

This space will create a destination in Pinckney for local residents and visitors to gather. This space will create commonality among a variety of users.

Form

This existing vacant space will become a cafe destination spot along the trail. It will be preserved to hold some original qualities and design elements while adding on to the experience and making it more accessible.

Economy

The cost will be substantial and include clear out the building which is home to bats currently, renovation, and developing the surrounding site. The cost is quite large which we hope to work on writing grants and receiving donations for the project.

Time

The project will likely occur in phases. Creating a outdoor space for gathering while the building renovations will take time. Overtime this initial development will influence more development and connection FOR the community.

Mission:

It's imperative to the design team that the space becomes a destination to our village. By renovating this historic building, this will give new purpose to an existing structure while celebrating the history, create a gathering point for residents and people passing our town, and create momentum for other development.

Objectives:

1. Preserve and highlight the historical context of this building.
2. Promote connection to the campground and downtown.
3. Accommodate gathering during both day and night time and varying weather conditions.
4. Indoor and outdoor spaces should be accessible.
5. Promote flexibility for the seating.

Program:

Cafe

Current building space: about 1,500 sq. ft.

Restrooms (1-2)

- 64 sf each

Cafe Seating

- Flexible seating
- 600 sf

Service Counter

- Small food prep area
- Refrigeration
- Storage/appliances
- Register/counter space
- Bike rental space
- 200 sf

Storage

- 200 sf

History Corner

- Photos/information
- 100 sf

Patio/Deck

- Flexible seating
- Weather coverage
- 600 sf added on

Outdoor Performance

Have 150 feet of land to the left of the building.

Performance stage

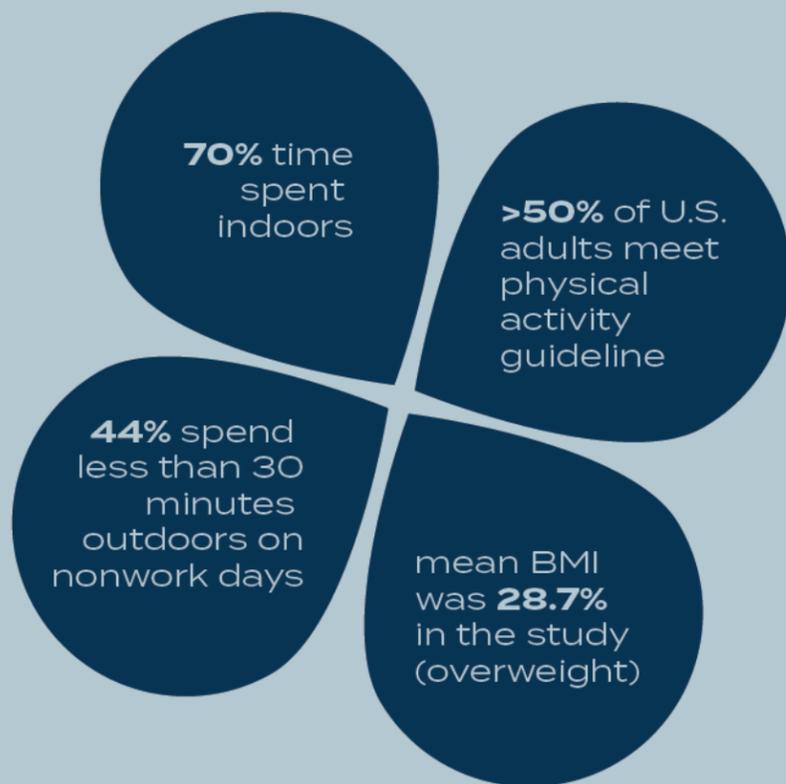
- Platform
- Coverage over platform
- Power
- 400 sf

Open area for gathering

- Picnic tables
- Lighting
- Chairs and side tables
- Bike storage and bike racks
- 800 sf

Research Study

This project is to start a chain reaction of development in this area and create a larger connection between downtown businesses and our natural amenities. A Trailside Cafe and bike will provide a rest area, and gathering space for trail users. It could also encourage more individuals to utilize the trail and be outside. These couple sources dive deeper into the benefit of increasing activity outdoors and create a sense of community and space for social interaction.



From Spaces to Societies: Exploring the Impact of Public Interior Design on Urban Social Interactions

To create a livable and sustainable urban community, it is crucial to **enhance social interactions** both in public urban spaces and within interior spaces, where people spend most of their time. Well-designed **interiors can promote positive social behaviors** and interactions, bridging the gap between the impact of public design and the role of interior design in fostering social engagement.

Social interactions are fundamental to **building community**; they occur when one person's actions prompt a response from another, creating mutual engagement. These interactions can happen across various settings, from intimate personal spaces to larger public areas. To cultivate a strong, cohesive community, it's important to start with smaller social units—such as intimate spaces, personal **zones**, and social distance zones—before expanding to broader public spaces.

The physical environment influences how people behave and interact. By designing spaces that **accommodate diverse age groups and activities**, communities can foster a sense of belonging and encourage intergenerational interactions. Key design elements like focal points, distinct zones, and thoughtfully crafted atmospheres can further enhance social engagement by making individuals feel comfortable, connected, and supported in the space.

<https://pmc.ncbi.nlm.nih.gov/articles/PMC6031452/>

Time Spent Outdoors, Activity Levels, and Chronic Disease among American Adults

Cancer, cardiovascular diseases, and metabolic conditions like obesity and diabetes account for **over 60% of global mortality**, with nearly 50% of deaths in 2012 attributed to these chronic health conditions. Obesity rates, which are linked to a variety of other diseases, have **nearly doubled since 1980**, and estimates suggest that sedentary behavior is on the rise, especially in the U.S. this growing trend highlights the importance of **reducing sedentary time** and increasing physical activity, which offers numerous health benefits, including reduced risks for cancer, chronic diseases, and improvements in blood pressure, bone strength, aerobic fitness, strength, endurance, as well as mental health, alleviating depression and anxiety.

Engaging in physical activity outdoors or in natural environments can **offer additional benefits**, such as improved mood, self-esteem, revitalization, energy, and social cohesion, while reducing blood pressure, stress, mental fatigue, and emotional tension. Research has shown that time spent outdoors is associated with increased physical activity and a decrease in sedentary behavior, particularly in youth. Time spent outdoors on workdays versus non-workdays differs, emphasizing the potential of **outdoor environments** as an effective means to encourage active lifestyles and reduce sedentary time. By focusing on the time spent in nature, rather than solely on structured exercise, we can more effectively motivate individuals to adopt healthier, more active habits.

https://www.e3s-conferences.org/articles/e3sconf/pdf/2024/65/e3sconf_escm2024_03008.pdf

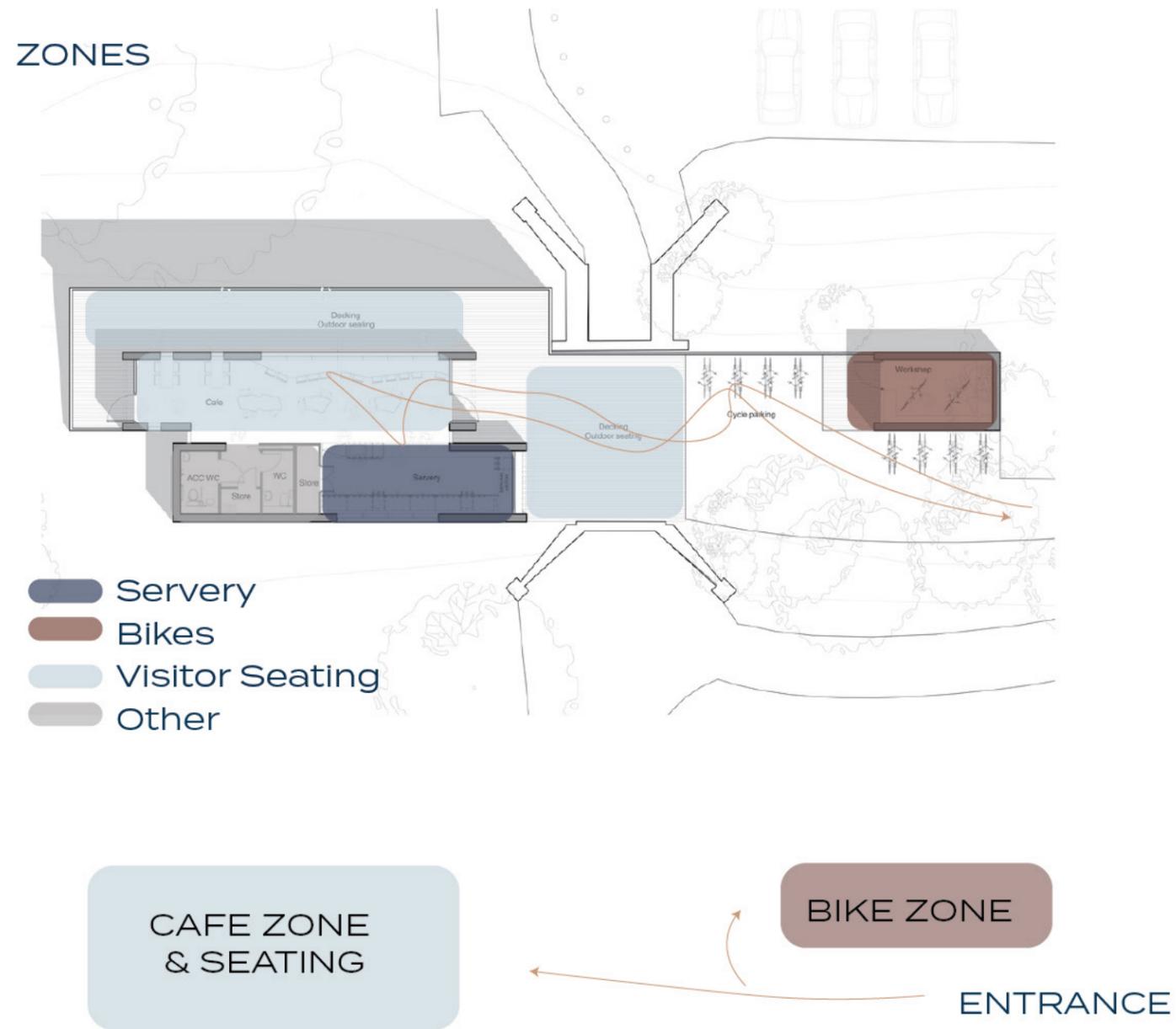
emphasize time spent outdoors = physical and emotional benefits

Case Study 1

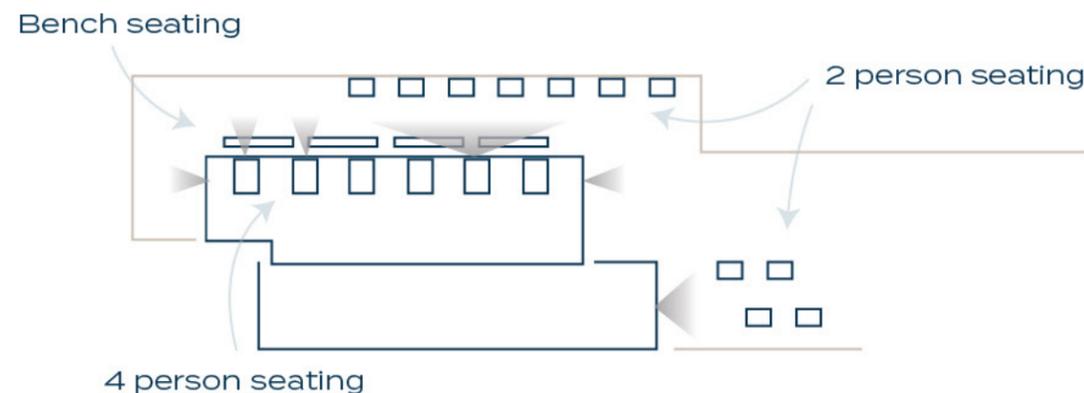
Handlebar Cafe

Location: Winchester, UK
Architects: Architecture PLB
Size: 86 meter squared
Year: 2019

This cafe **combines** trail activity and public gathering both inside and outdoors. **Zones** are created to keep the two activities separate while connecting them through a deck. Through materials, design elements, and shapes the cafe gives **tribute to the history** of the site - existing railway. The **views** of the outdoor scenery are important within this design. There are a multitude of large windows along where seating it and the railing system along the deck is glass.



SEATING & VIEWS



Case Study 2

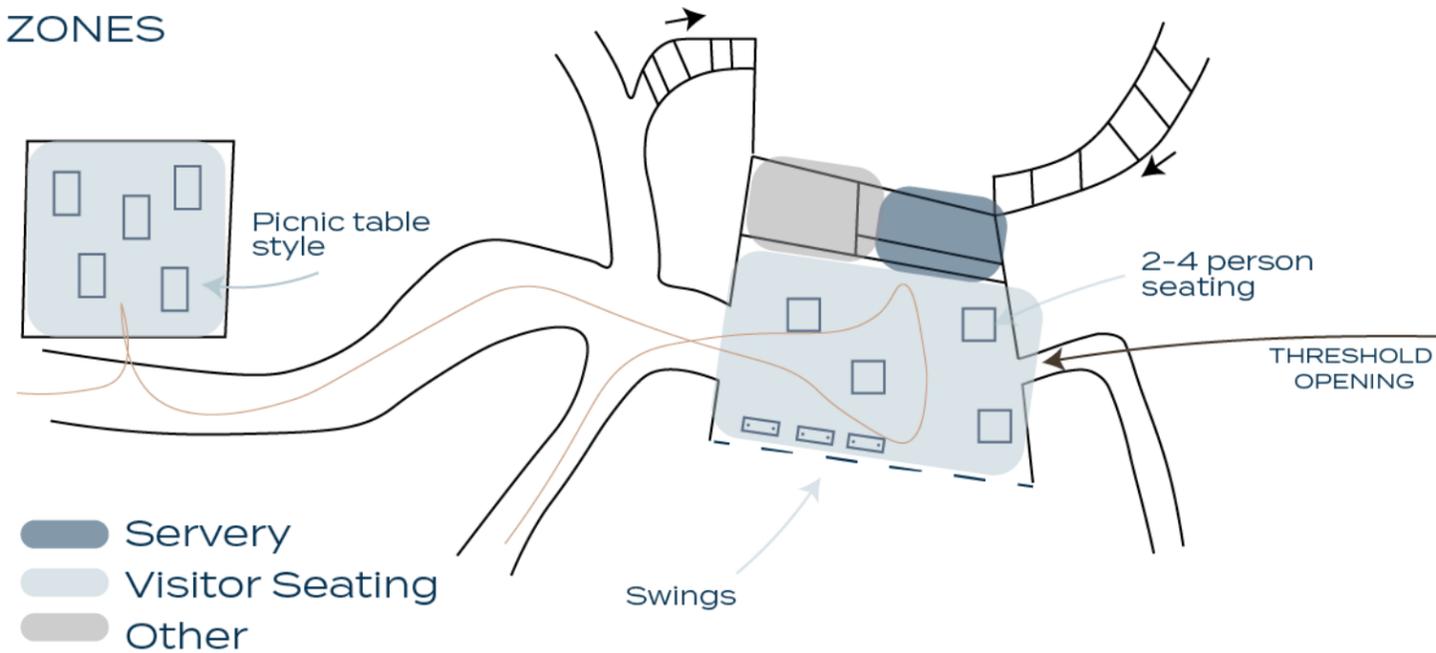
Airship Coffee

Location: Coler Mountain Bike Preserve Betonville, AK
Architects: Architecture PLB
Size: 86 meter squared
Year: 2019

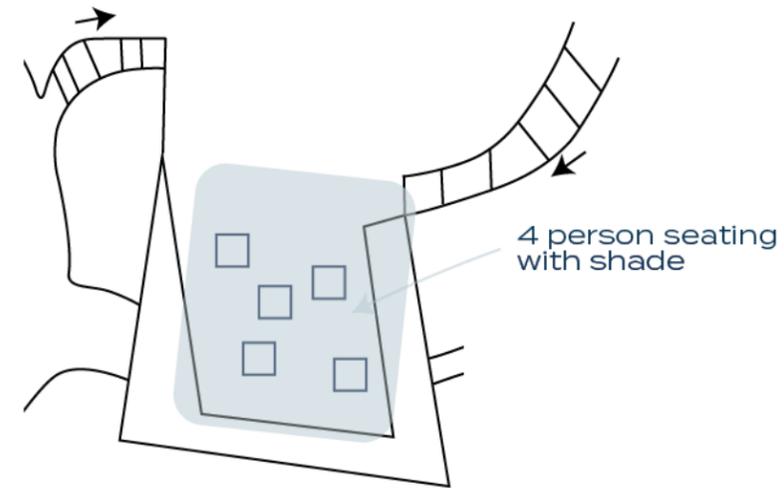
This community hub is only accessible by paved trails for walking or biking. This open air cafe has no door threshold to pass through from the outdoors to the interior of the hub. There are multiple gathering areas at **different levels**. Individuals can be immersed in the outdoors while being inside. The openings provide specific **views of the landscape** around.



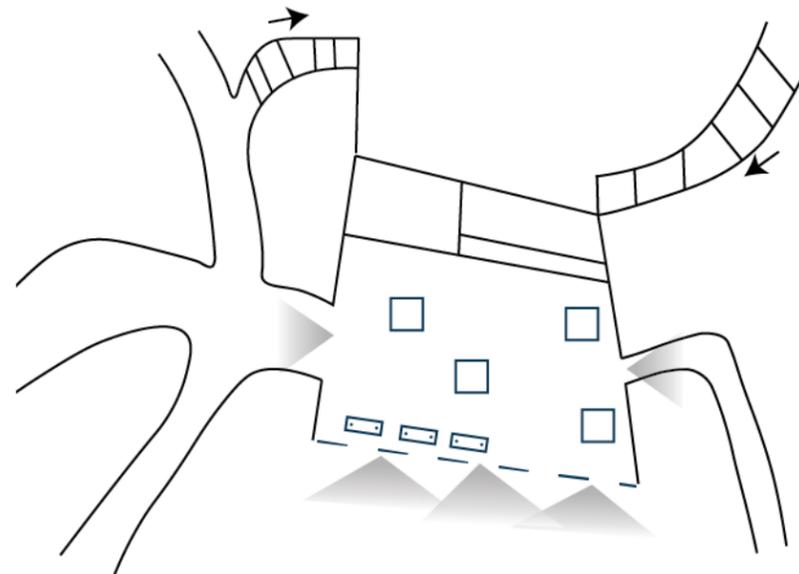
ZONES



ROOF TOP SEATING



SEATING & VIEWS



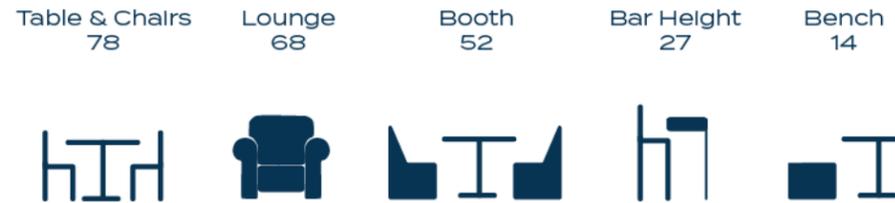
Community Engagement

I created a survey to gather feedback from the community. The survey had questions about the services, aesthetic, seating type and more. I posted it on my facebook page and a Pinckney Community page on facebook and people also shared the post. I received 100 responses within just 2 days of the survey being shared. This survey had 119 responses.

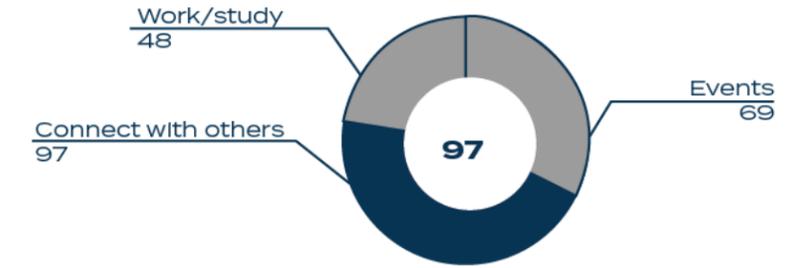
Many of these questions were check boxes because individuals could agree with multiple of the options and an other option.

The Nature concept won with 72 votes. When asked what is missing from local cafes many reported **outdoor seating**, entertainment, activities for children, variety of healthy food options not just snacks, comfortable environment and seating to provide a **place to gather**.

What type of seating would you like in a cafe?



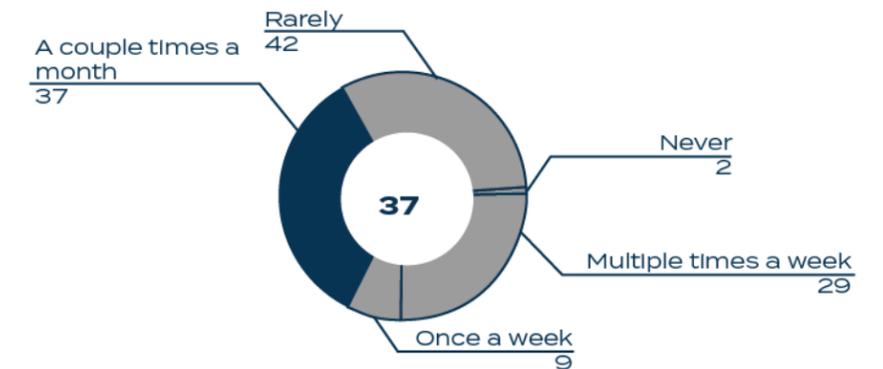
What role do you like a local cafe to play in the community?



When asked what a barrier was to riding a bike 39 people reported not enough bike lanes or safe routes throughout Pinckney, 24 said **lack of proper equipment** and 10 said lack of rentals. Other people also stated different reasons like **lack of time, transporting** their bike, or even motivation.

In terms of bike rentals, **96 people** would be interested in short term rentals (hour or daily) and 12 interested in one-way rentals where they can leave it somewhere else (the next highest data collected).

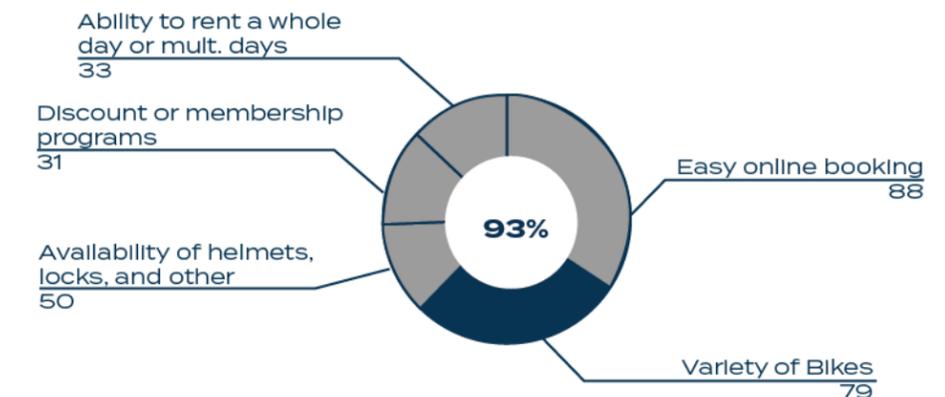
How often do you use the Lakeland Trail?



What types of bikes would you be interested in?
*there was an other option with very few/variety of opinions



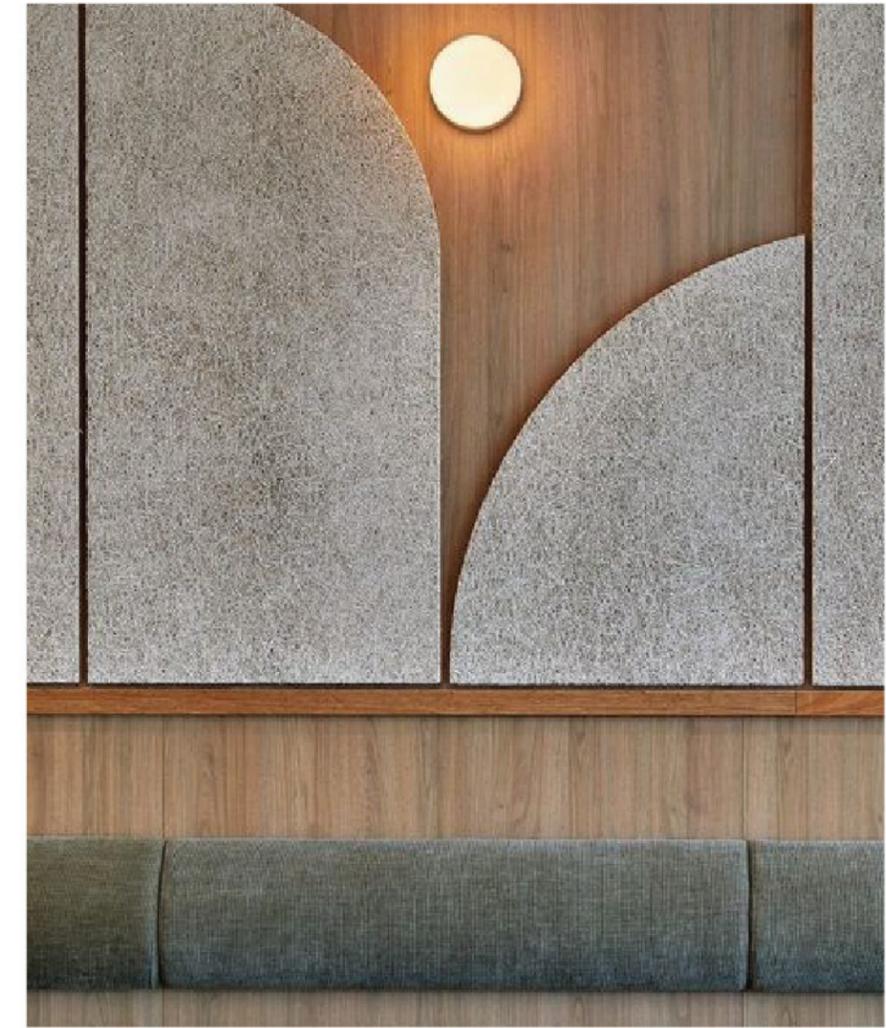
What would make a bike rental service more appealing?



Design Concept

I created 3 concepts: Historic, Modern and Nature. Feedback from my partners was interest in the nature concept because it further **supports** the **connection of a retail space to the natural amenity** of the trail. This concept in the survey also had the most votes. This will be used going forward.

The space features abundant greenery to evoke a sense of tranquility and connect the outdoors with the interior of this space. Natural materials dominate the aesthetic, including reclaimed wood, stone accents, and organic textiles, fostering a warm and inviting atmosphere. Large windows blur the boundaries between the interior and the lush outdoor environment. The color palette is inspired by nature, incorporating earthy tones like deep greens, warm browns, and soft neutrals that evoke a calming vibe.



Inspiration

In addition to what has been mentioned and decided on we would like to add an element tailored to **children**. My partners and I had a discussion about it and after the survey a handful of respondents included advice about including something for children to do.

We are thinking of something that would be near the outdoor performance area. Something that is interactive, education, and about nature.

While parents may be gathering over some food, children are able to stay active and busy.

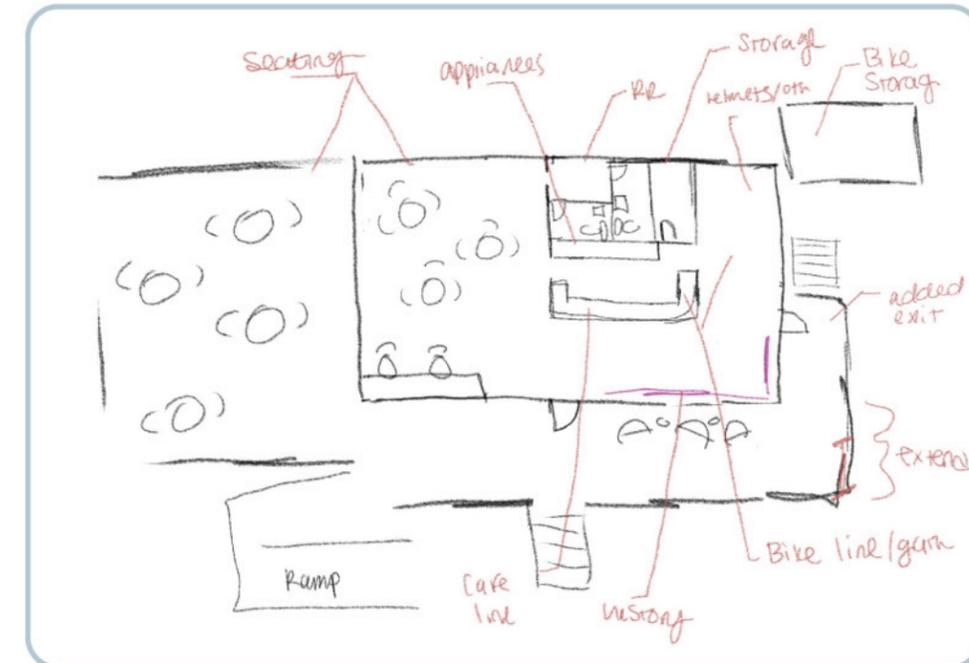
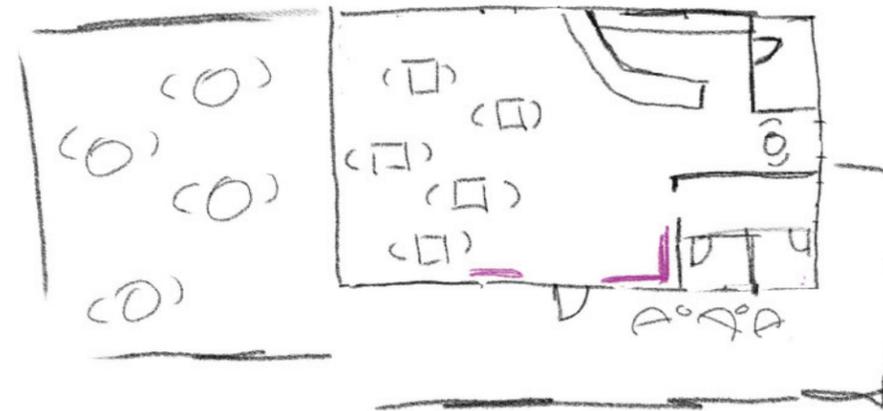
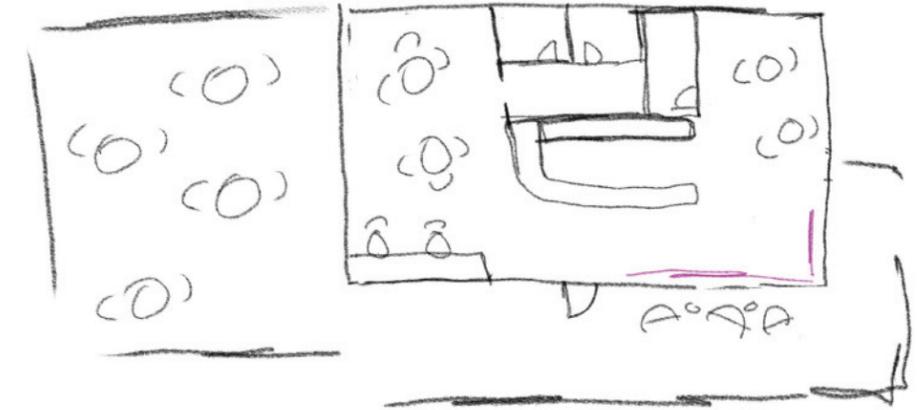
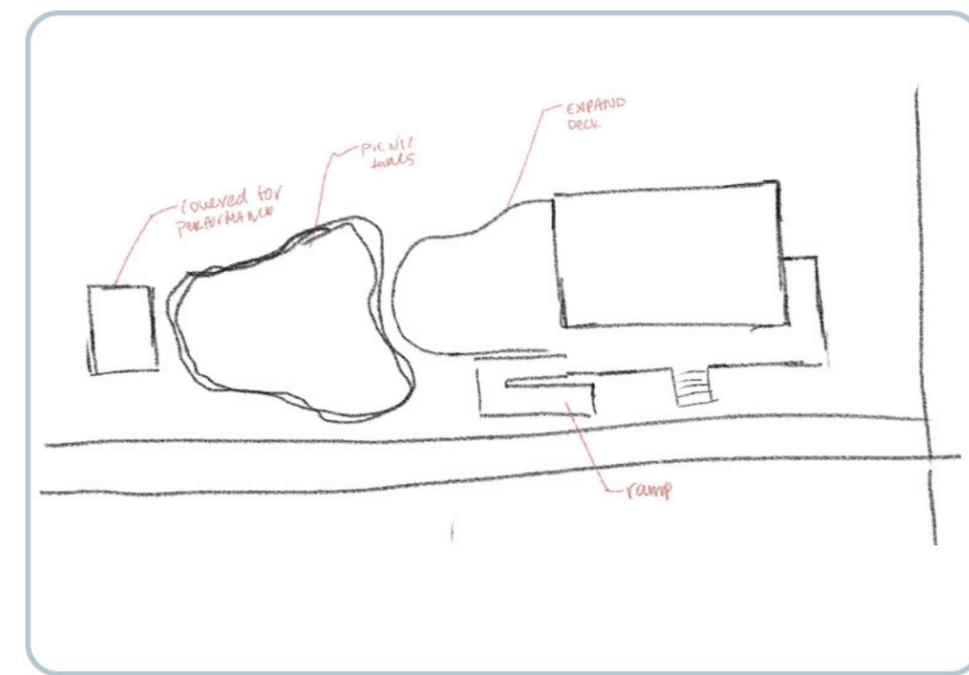
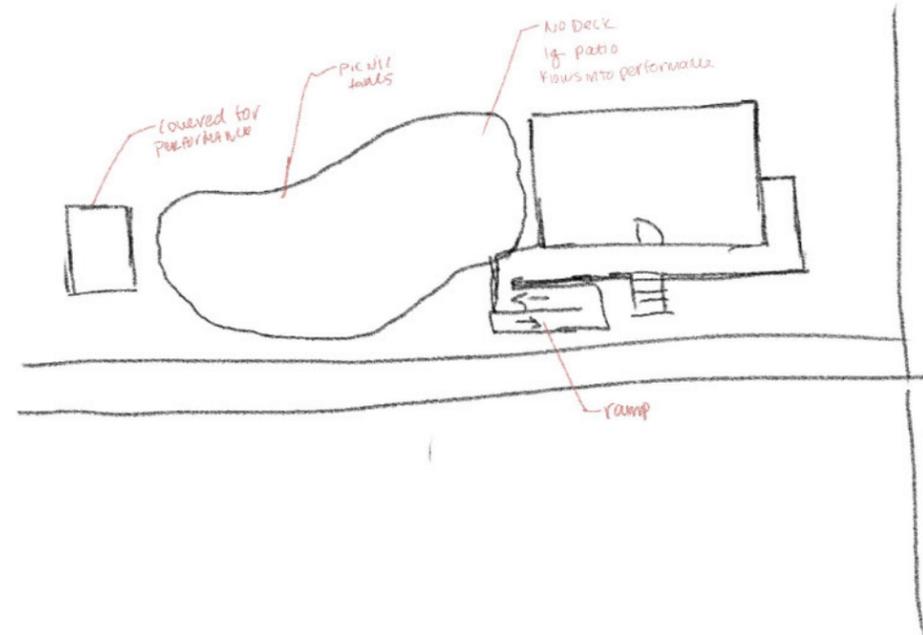
These are also inspirational images of the cafe and performance area. Natural material, possibly vintage mismatch furniture, and lots of windows for natural light and views.



Initial Sketches

The elements of the Trailside Cafe include: indoor and outdoor seating, a deck, outdoor performance area, cafe and bike rental service counter, restroom, bike storage, children's engagement and a history corner.

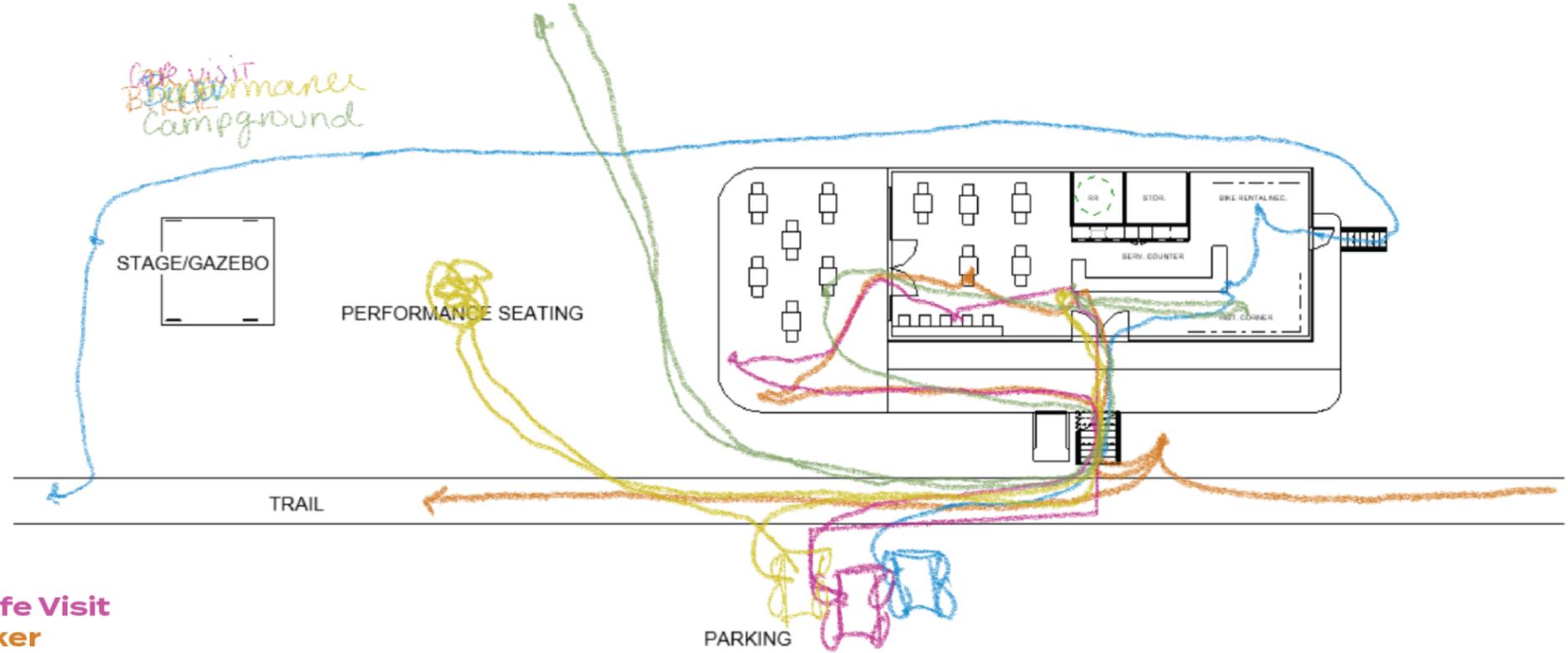
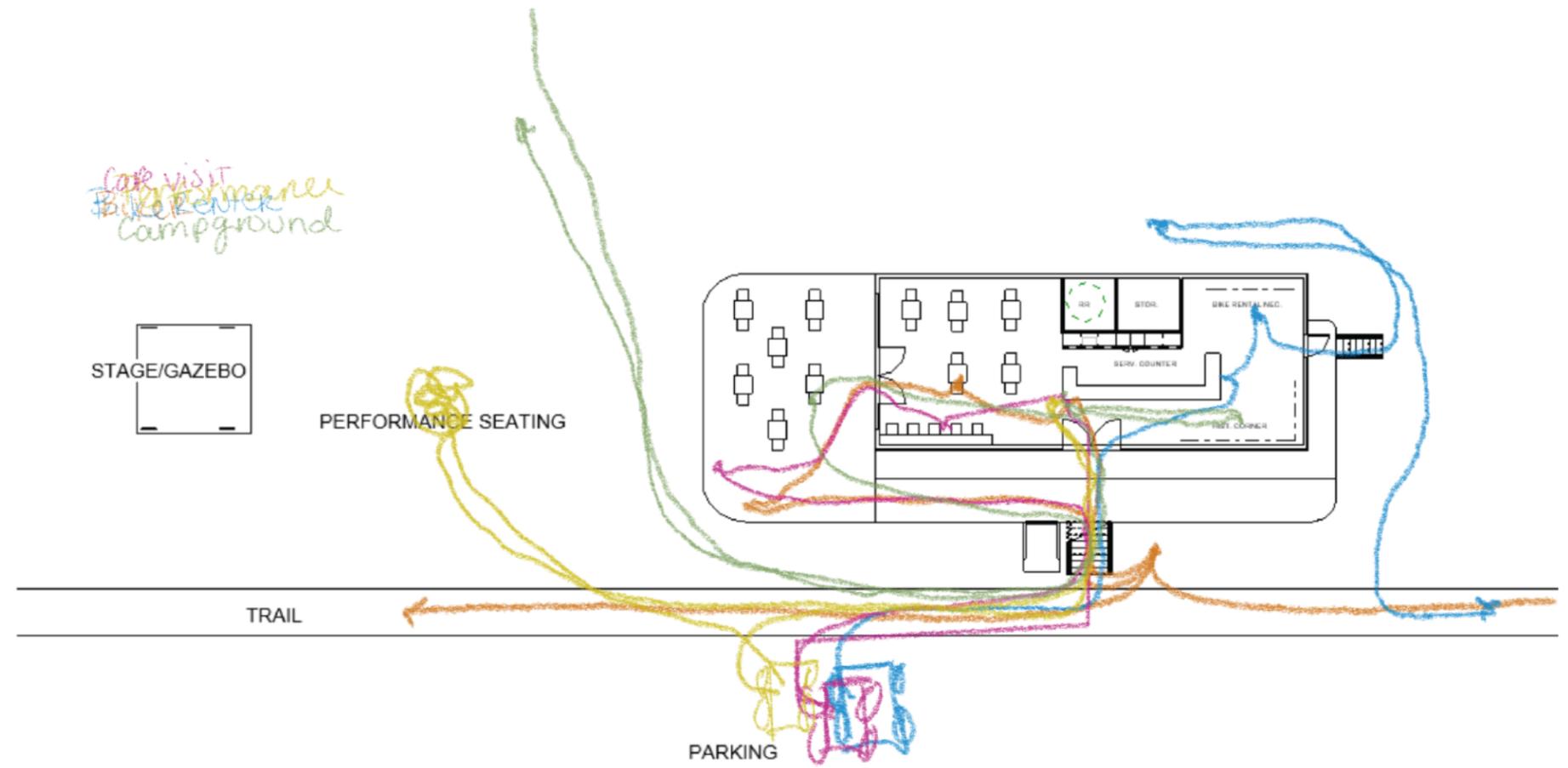
After many discussions and iterations we have finalized on spacing of the interior. The **service counter visible** right when an individual enters the space. To use the restroom they pass through the space. There are two **zones**: cafe zone on the left and bike rental zone on the right. There is also an **additional door** added to the east and west facade leading to the deck and to where the bikes will be. Storage is still being considered where it is located. Location of staircases is being analyzed as well as a decisions over a **ramp** or a chair lift for less footprint.



Plan Studies

I developed user flows to understand where the different visitors are going to and moving throughout the space as well as major cross sections. By creating these different flows I was able to draw multiple conclusions where additional design decisions can fix.

1. An **additional stair case** off of the deck will reduce the traffic the front entrance is receiving.
2. We want to avoid blocking the east facade by **bike storage** because that is the view from the main road. Storage could be incorporated underneath the continued wrap around deck or built onto the **north facade** of the building without blocking views through added windows.
3. It was also discussed to utilize a **chair lift** over a ramp because the ramp takes up a large footprint on the site.



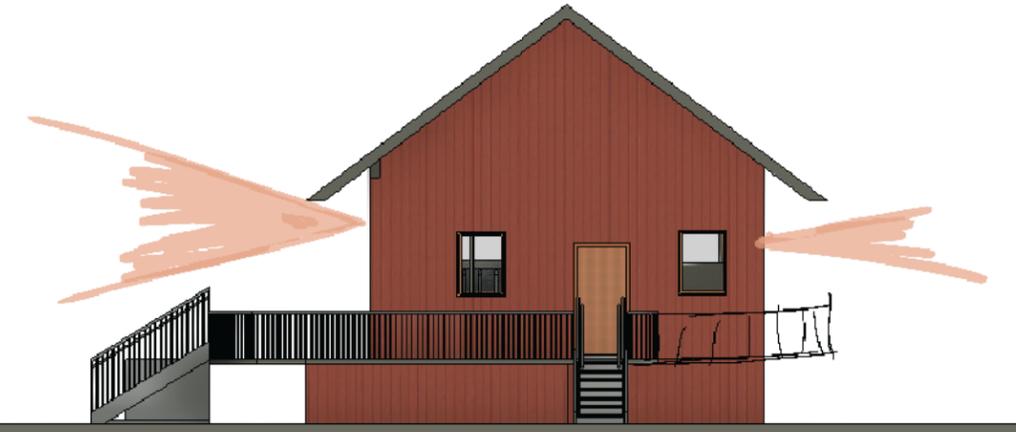
Cafe Visit
Biker
Bike Renter
Campground
Performance Seating

Plan Studies

Entrances and views are really important with the site. It connects individuals to the outdoors which is really important for people's **well-being**. This space provides an individual with the opportunity for food, relaxation, activity, and **immersed in nature**. Two sides look out at the trees and outdoor gathering space while the two others look at the side road and parking lot. The building currently has zero windows. Addition of **windows** will provide maximum views to the outdoors for individuals to enjoy and **natural light** to flood the space. Storage was being considered at this point and where to best place it: attached to the north facade or built underneath the deck. Under the deck will be hard to access.

Wrap around deck with storage below

PARKING LOT



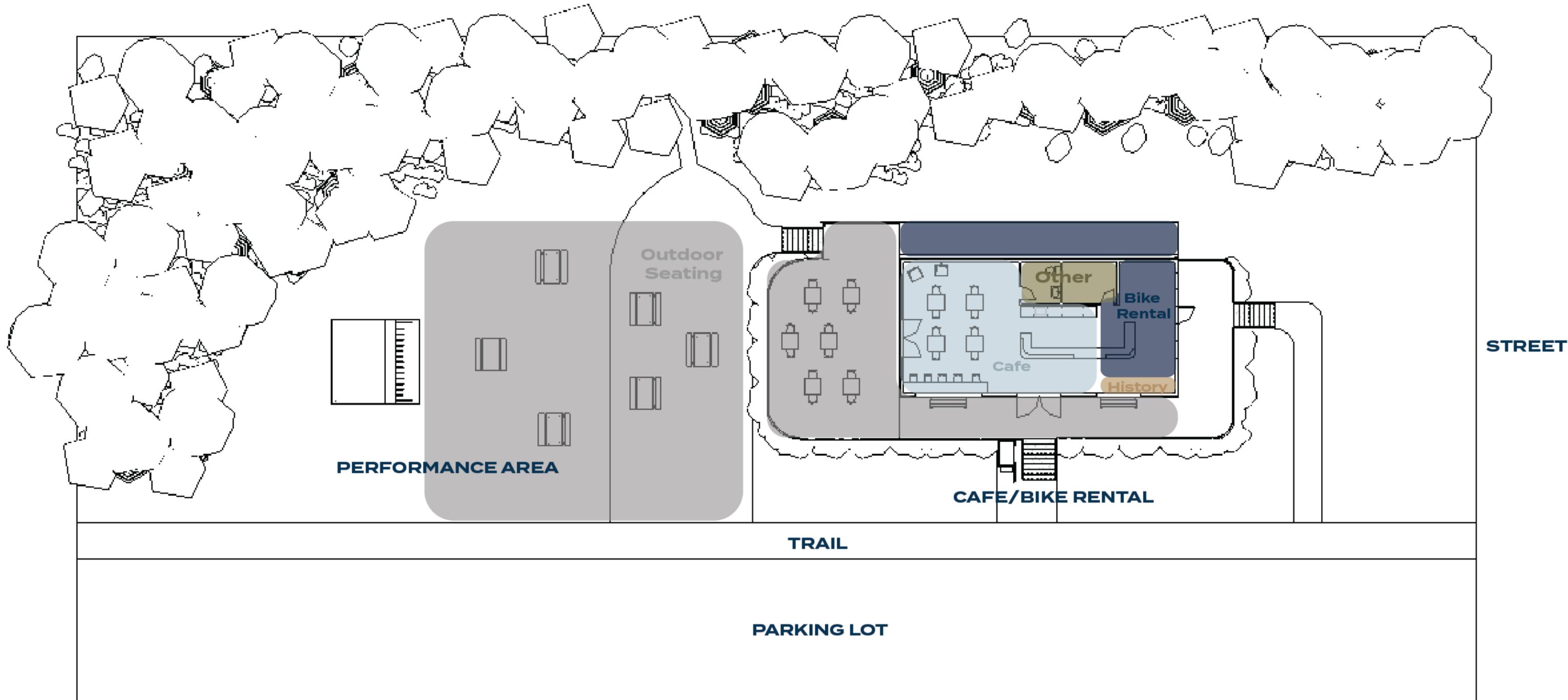
Storage on the North facade

PARKING LOT



Plan and Views

Planning of the space was driven by different **zones**. This keeps the bike rental portion and the cafe separate within the same space, similar to my **case study 1**. The interior is open so an individual can stand almost anywhere in the interior and be able to see outwards to the west at the performance area.



Plan and Views

From case studies I chose to iterate with large windows to create views inward and outward. This further creates a **strong connection** between the indoor and outdoor space around.

My partners LOVED the full glazed wall, but had a concern about the original structure remaining.

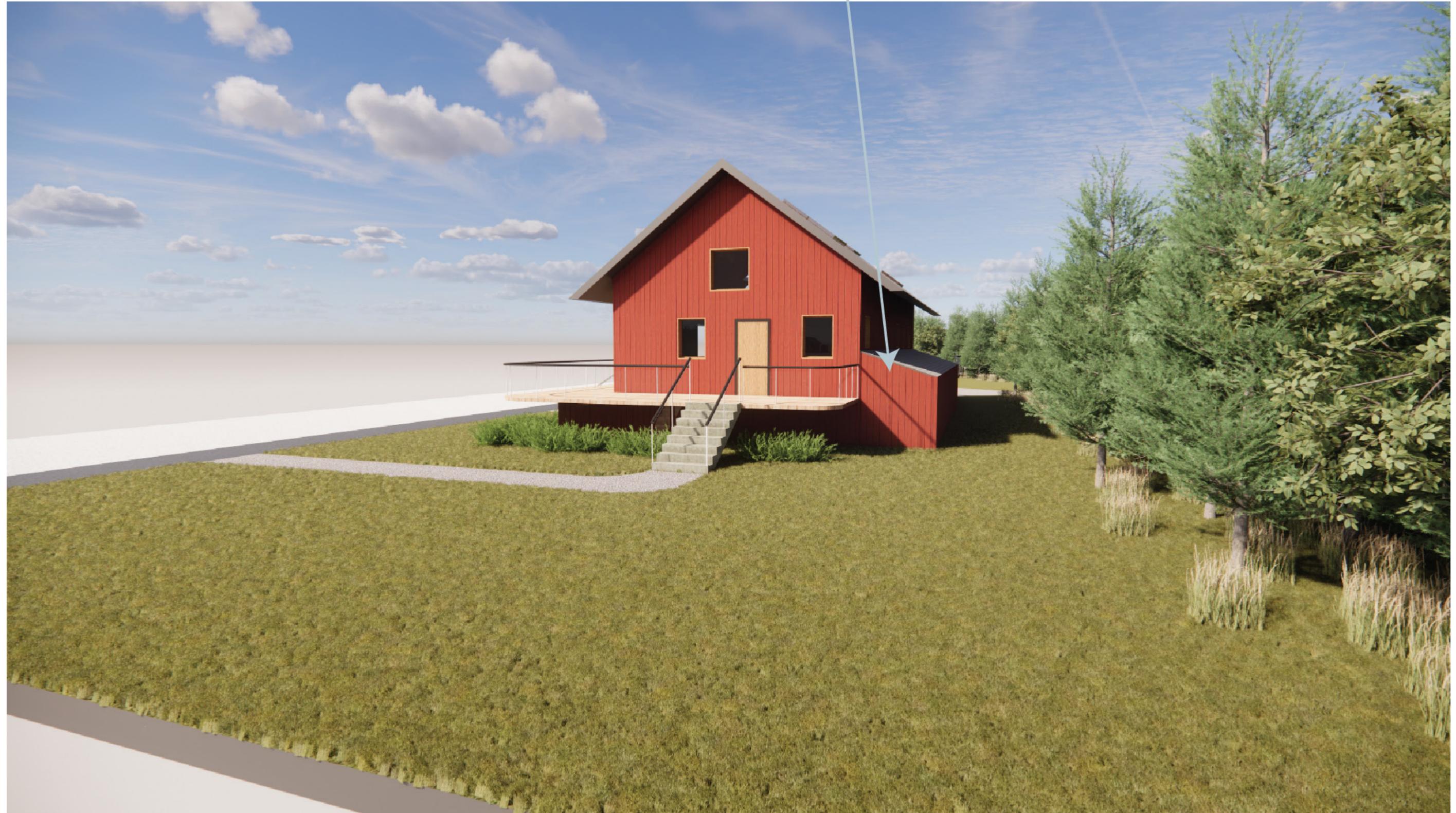


This partial glazed wall reaches those same goals while keeping this facade intact. An additional window was added above for more views and light to come in.



Plan and Views

Attaching the bike storage on the north facade, the Trailside Cafe is not blocked at all. When people drive by will continue to clearly see this building.



Plan and Views

The Trailside cafe draws in a variety of people, keeps them here, and encourages social interaction while promoting health and the outdoors.



Pathways are added to the entrances. A permeable material will be used. It will be natural and ADA compliant.

Resources

<https://www.michiganrailroads.com/stations-locations/111-livingston-county-47/1287-pinckney-mi>

<https://www.flickr.com/photos/auvet/4522130028>

<https://www.historypbw.org/railroads/>

<https://explorebrightonhowellarea.com/profile/lakelands-trail-state-park/>

<https://ms-pyc.com/midwest-sailing/boats/>

<https://www.alltrails.com/trail/us/michigan/stinchfield-woods-nature-trail>

<https://equestriantrailfinder.com/michigan/pinckney-recreation-area/>

<https://www.whisperingpinesgolfandbanquets.com/#>

https://www.facebook.com/HellSurvivors/photos_by

<https://pmc.ncbi.nlm.nih.gov/articles/PMC6031452/>

https://www.e3s-conferences.org/articles/e3sconf/pdf/2024/65/e3sconf_escm2024_03008.pdf

Jen Cooke & Jeff Buerman

