

Program Summary:

Birkdale Village transformed an underutilized green space within a mixed-use development into a community hub with tiny retail kiosks as a core component.

Program Statement:

This modern community hub relied on a collection of three small-scale building types to create an invigorated atmosphere within a large neutral ground with mature oak trees in an existing mixed-use development. The development was originally built in 2003 and needed a transformation to activate the outdoor spaces and encourage social interaction.

Two small retail kiosk buildings house a total of four tenants and further activate the public space. The focus for the design team was to minimize the impact of the new buildings on the outdoor spaces while referencing the materiality found in the existing buildings. This was accomplished by joining two kiosks into one longer building and using glass clerestories to float the roofs over the structures.

SP-230.01

Building Area: (sf)
1,440

Cost per Square Foot:
\$240

Construction Cost
\$345,600

Date of Completion:
September 2022

THE SITE

In 2022, ownership launched a revitalization project focused on enlarging and enhancing the public realm and implementing new experiential amenities.

A core upgrade was the activation of a once-empty greenspace called The Grove, now home to a Tiny Retail District including small retail kiosks.



**Coming Soon*

SP-230.03

RETAIL KIOSKS

Two independent retail structures were designed to accommodate four distinct specialty boutiques.

On each structure, two white box spaces with separate sloped roofs are adjoined by an accessible restroom. The resulting form is reminiscent of a butterfly roof, creating a moment of simple but elevated design. This design feature not only adds visual interest but allows for clerestories that maximize the infusion of soft, natural light into each intimate retail space.



SP-230.04

RETAIL KIOSKS

The material choices for these buildings were carefully selected to harmonize with the surrounding environment while reflecting the innovative nature of the new buildings.





SP-230.05

RETAIL KIOSKS

Despite their small size, the shoe box retail spaces feel surprisingly spacious and airy, thanks to the open layout, minimalist design and abundance of natural light.



SP-230.06

RETAIL KIOSKS

These small commercial spaces are important for incubating local businesses that often do not need or cannot afford a larger space.





SP-230.07

RETAIL KIOSKS

The kiosks show that small spaces can provide a high level of flexibility for multiple types of tenants. Planning for future reworking of each space provides ease and value to the project.



SP-230.08

RETAIL KIOSKS

Small buildings can be inherently more sensitive to their surroundings and designed to minimize their impact on the landscape.

Through careful attention to scale, footprint, materiality, and other site considerations, small buildings contribute to the preservation and enhancement of the natural environment, creating built forms that are in harmony with the landscapes they inhabit.

SP-230.09

A COLLECTIVE RESPONSE

The goal of the Birkdale Village project was to breathe life into an underutilized public space.

Each small-scale building contributes its unique character and function, forming a unified whole that enhances the overall experience of the space. The buildings are carefully positioned and designed to complement one another, creating a sense of rhythm and flow as one moves through the outdoor spaces.

Collectively, the structures work to establish a dynamic community center, where a variety of activities and functions coexist in harmony, striking a balance between the demand for retail density and the preservation of open space and natural elements.

