

SHORT NARRATIVE

The Roost is the renovation of a collection of formerly blighted pre-war buildings and an abandoned filling station -- transformed into an eclectic mix of shops, eateries, and housing. In addition to the refurbishment of a craftsman bungalow duplex, a 1930's era auto shop, and a two-story barn, three repurposed shipping containers function as a bar and restaurant. They are arranged to create an active and inviting outdoor dining venue. The Roost is considered one of the first shipping container projects in Orange County and it serves as a public living room for the local community and a destination for visitors.

Adaptive Reuse
Completion: 2016
Commissioned
Santa Ana, CA



LONG NARRATIVE

The Roost near downtown Santa Ana is a sustainable, adaptive reuse project that reflects a passion for craft, culture, and community. This small scale, mixed-use development serves as a hub of activity and the neighborhood's new "living room." The existing abandoned two-story barn, 1930's era commercial building and craftsman bungalow duplex were creatively modernized and repurposed. A dilapidated gas station that once occupied the corner has been replaced by three re-purposed cargo containers, organized to create an outdoor dining area. In fact, the Roost is considered one of the first projects in Orange County to utilize shipping containers and has become both a local and visitor destination. Within these structures are now residential units, retail shops, food and beverage vendors and workspace for the community to access.

Located in the Urban Neighborhood zone, the Roost is positioned on the corner of a residential corridor that provides a link to the existing downtown area and the Santa Ana Regional Transportation Center. Ample bike parking is incorporated into the site for residents, employees and customers. Each structure is surrounded by private and shared open space that creates an inviting atmosphere for the community and residents. The storefronts open onto the street and feature lighting, signage and outdoor seating, which help to activate the corridor.

A weed-covered empty lot is now a decomposed granite parking lot with railroad ties to designate parking stalls, intended to minimize solar heat gain and allow for water infiltration. Along the street edges, a series of parkway bio-swale gardens filter pollutants and minimize runoff to the street by capturing stormwater. Wherever possible existing trees were preserved and augmented with drought tolerant native plants. Additional shade trees nestle the buildings into the landscape and provide year round color and interest. Pressed tin ceiling tiles from "The Shop", a former 1930's auto service garage, were repurposed as exterior wall cladding for a new restroom building. In addition to the abundant planting, warm woods, string lighting and vintage inspired environmental graphics soften the industrial character of the existing conditions.

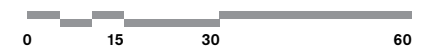
The Roost has a diverse roster of tenants: a beer garden and kitchen that creates a hip and vibrant environment, an ice cream shop with a unique variety of flavors, a yoga and meditation studio, and a florist who specializes in distinctive floral arrangements and lives in the loft above her store. Within the ice cream shop is a pop-up coffee and tea cart catering to bicycle and vehicular commuter traffic during the week. The bar serving the beer garden features 13 craft brews, a wide selection of wine and a rotating menu that incorporates artisanal foods to tie in with the unique design and local character.

The Roost features a dynamic mix of structures that blend into and enhance the context of the surrounding area. The site has been transformed from a group of blighted structures and dirt lots, serving as a catalyst for local renovation and contributing to the vibrant and artistic identity of the neighborhood.



Site/Floor Plan

SCALE 1" = 30'





Concept Diagram







Lavenders

09





609









ROOST

BEER GARDEN
GELATO
FLOWERS
YOGA

613

PROTECTED BY
EPIC
BILLY EPIC
PHOTOGRAPHY

