

**Downtown
Anaheim**

Anaheim, CA

**Colony
Park**

**Packing
District**

I-5

2007 ft

Google

Packard Building

Farmers Park

Packing House

ANAHEIM PACKING DISTRICT

The Anaheim Packing District is a three parcel site with two significant historic buildings that is part of the Colony Historic District in Anaheim, the oldest city in Orange County, California. The Anaheim Citrus Packing House, the last remaining packing house in the city, was originally home to the Sunkist Company. Built in 1911 at the edge of downtown Anaheim and along the Southern Pacific rail line, the Packing House, which is listed on the National Historic Register, was a hub of commerce for the area. Local farmers arrived to unload trucks of freshly picked citrus to begin the process of washing, grading and eventual packing into wooden crates. Once completed, the crated and labeled citrus would be loaded onto rail cars parked on the side of the building to be shipped nationwide.

Although unlisted on the National Historic Register, the Packard Building is considered a locally significant historic structure and was formerly a Packard car showroom. This mission revival building was built in 1925 and was designed with an open and light filled interior typical of car showrooms. Both the Packard Building and the Packing House are reminders of southern California's agricultural and transportation heritage as well as examples of the mission revival architectural style that were popular in Southern California at the time.

The empty lot between the two buildings is being redeveloped along with the two historic structures to create a unified three block retail, restaurant and market oriented district that is part of the City of Anaheim's master plan for revitalizing the downtown area of the city. Ken Smith Landscape Architect collaborated with a multi-disciplinary design team, retail developers and city officials to create an urban district that preserves the historic structures while making adaptive reuse improvements and creating a landscape oriented setting linking together indoor and outdoor use areas. The team worked closely with historic preservation consultants and SHPO (State Historic Preservation Office) officials to sensitively integrate new uses into the historic structures. The design and material vocabulary of new improvements emphasizes durable historic materials such as wood, steel and concrete. A historic rail spur was recreated and two flat bed cars were installed in a historically correct location to be used as outdoor dining terraces for the building's restaurants.

The project includes six outdoor dining terraces, two outdoor fireplaces a lawn area, seating and substantial plantings. Plantings include Valencia Orange and other agricultural related plants such as grape, olive and rosemary, community vegetable plots and a palette of native and adapted plants to the California climate. Shade structures were incorporated into the design to provide comfort as part of the sustainability program for the project. Porous joint paving for storm water infiltration and dark sky lighting were other components of the sustainability features.

ROLE OF KSLA:

WORKSHOP: Ken Smith Landscape Architect

Site and Landscape Design through construction administration.

The project team included:

City of Anaheim - Owner

The LAB Holding - Retail Developer

Brookfield Homes - Historic Buildings Restoration Developer

30th Street Architects – Architect for Historic Buildings Restoration

MASS Architecture - Architect of Restaurant Pavillion

Tom Kundig, Olson Kundig Architects - Architect of Restaurant Pavillion

Fusco Engineering – Civil Engineering

Structural Focus – Structural Engineering

Linwood Engineering - MEP

TIMELINE:

2010-2013

PROJECT OWNER

City of Anaheim in cooperation with the LAB Holding

REFERENCE:

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Community Investment Manager

Community Development Department

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ANAHEIM ORANGE AND LEMON ASSOCIATION. ANAHEIM, CAL.

Packing House, 1923

Packing House, 2010



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Developer helps save historic packinghouse

By ERIC CARPENTER

THE ORANGE COUNTY REGISTER

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ANAHEIM – A historic – and dilapidated – citrus packinghouse downtown will get new life as part of a housing plan approved by the city Tuesday night.

The City Council, acting as the redevelopment agency, unanimously backed a concept that calls for construction of 88 condominiums and the refurbishment of the boarded-up packinghouse, which will be converted into a large restaurant or other commercial use.



Anaheim approved a plan to redevelop an area of downtown with 88 condos and, in the process, save an historic former citrus packing house located at the corner of S. Anaheim Blvd. and E. Santa Ana St.

LEONARD ORTIZ, THE ORANGE COUNTY REGISTER, THE ORANGE COUNTY REGISTER

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The project is part of a city effort in recent years to bring upscale housing and more fashionable retail uses back to a downtown that had faded in recent decades.

The packinghouse, at the northeast corner of Anaheim Boulevard and Santa Ana Street, dates back to 1919, when it was occupied by the Anaheim Orange & Lemon Growers Association, which later became the Anaheim Valencia Orange Association.

Railroad tracks still run adjacent to the old packinghouse, which is now commonly known as the Anaheim Citrus Packing House.

With the decline of the citrus industry in Orange County, the building was converted to other uses – most recently as an ice-making factory. But it shut its doors earlier this decade and some residents began to wonder if the building could be saved.

No doubt it should be saved, said John O'Brien, vice president of urban infill for Brookfield Homes, the project developer.

Story Highlights

Anaheim will save 1919 building as centerpiece of new business-condo project.



Packard Building

Farmers Park



Packing House Interior



Packing House

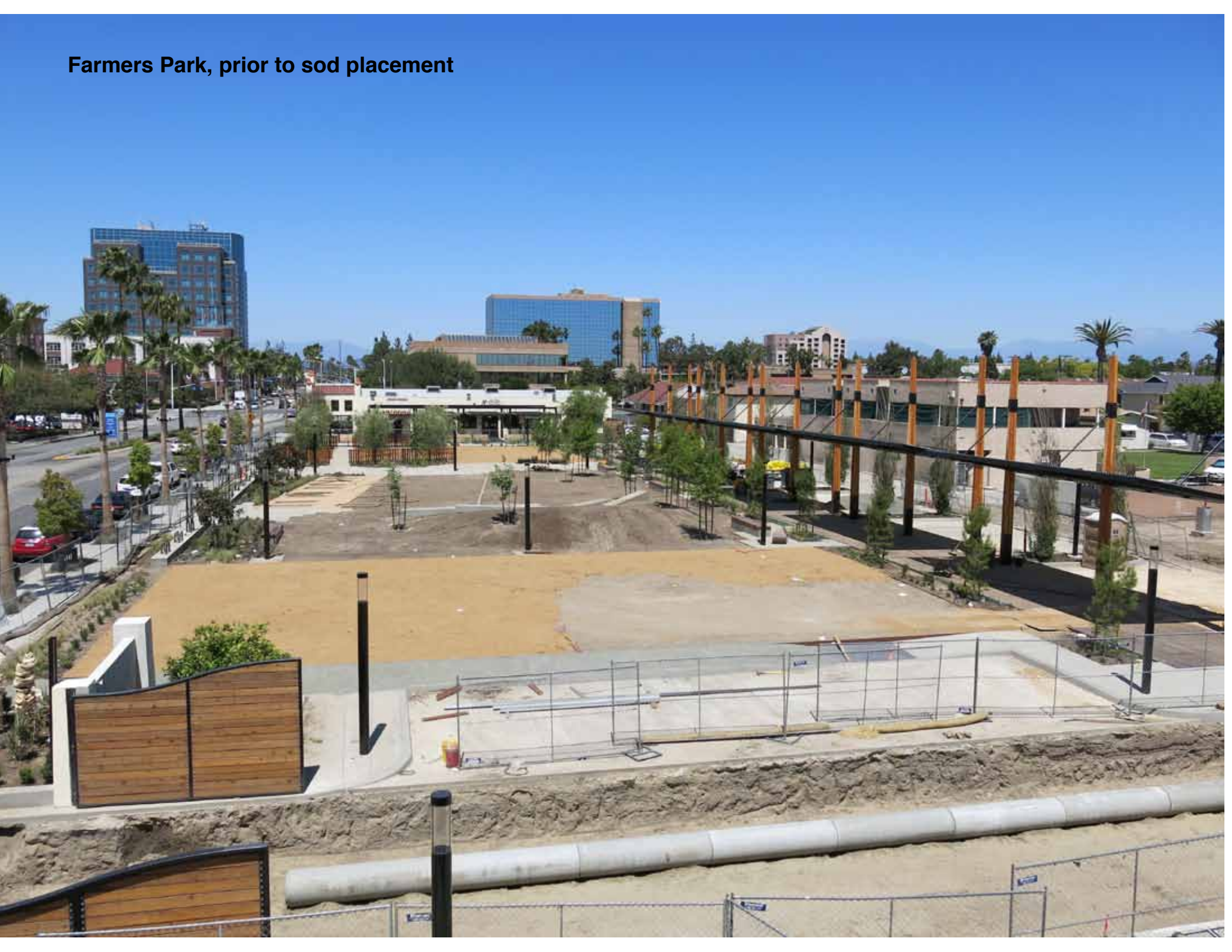
Packard Building



Packing House



Farmers Park, prior to sod placement







Farmers Park







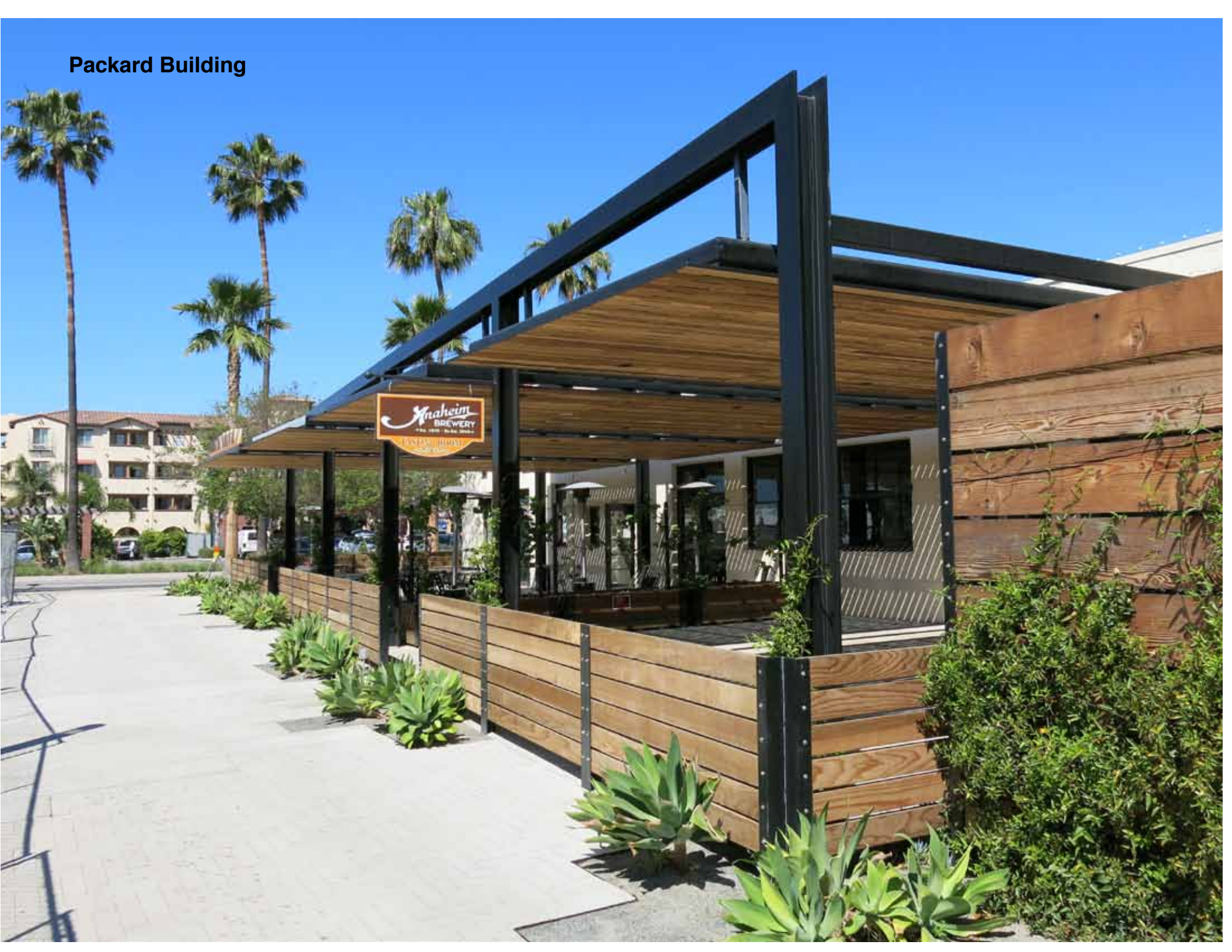


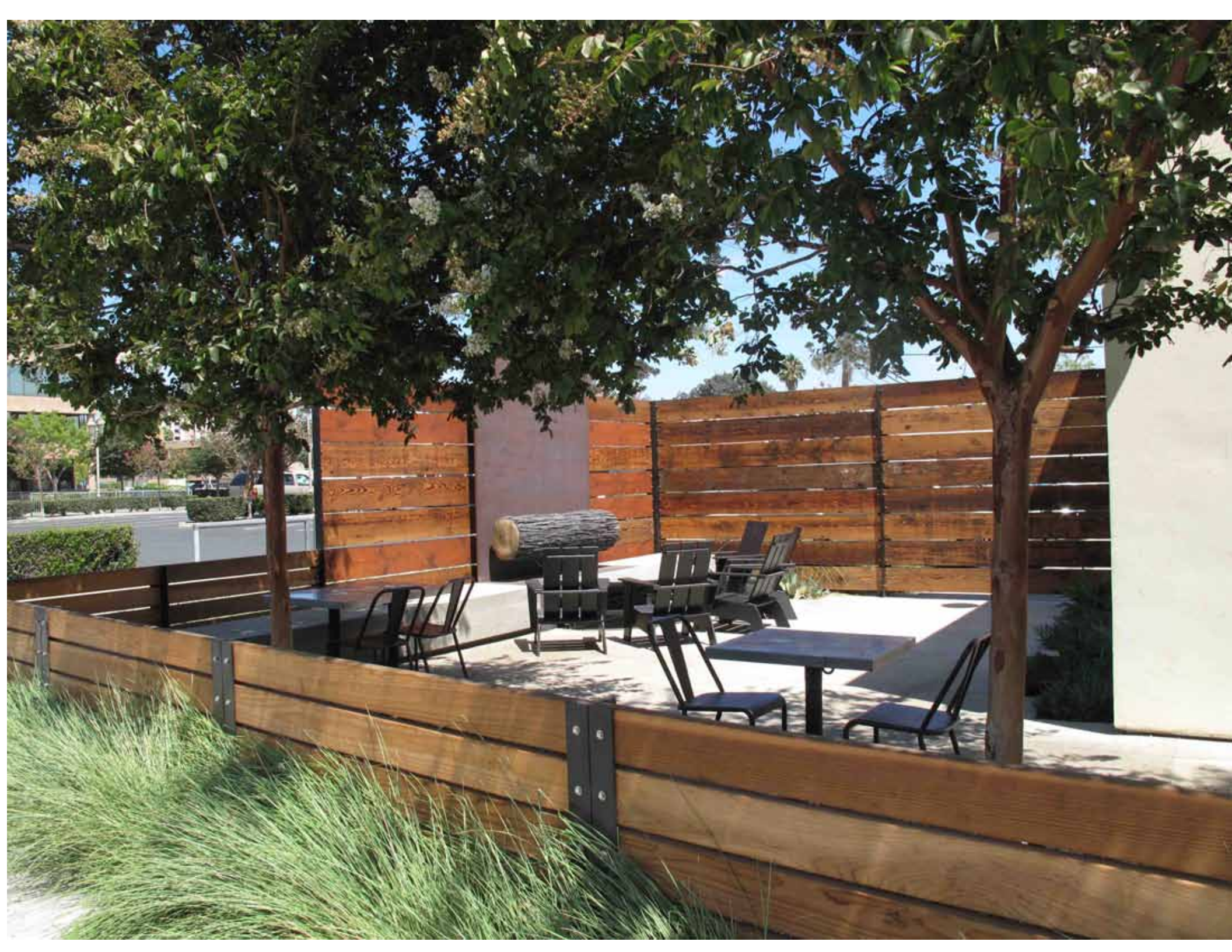


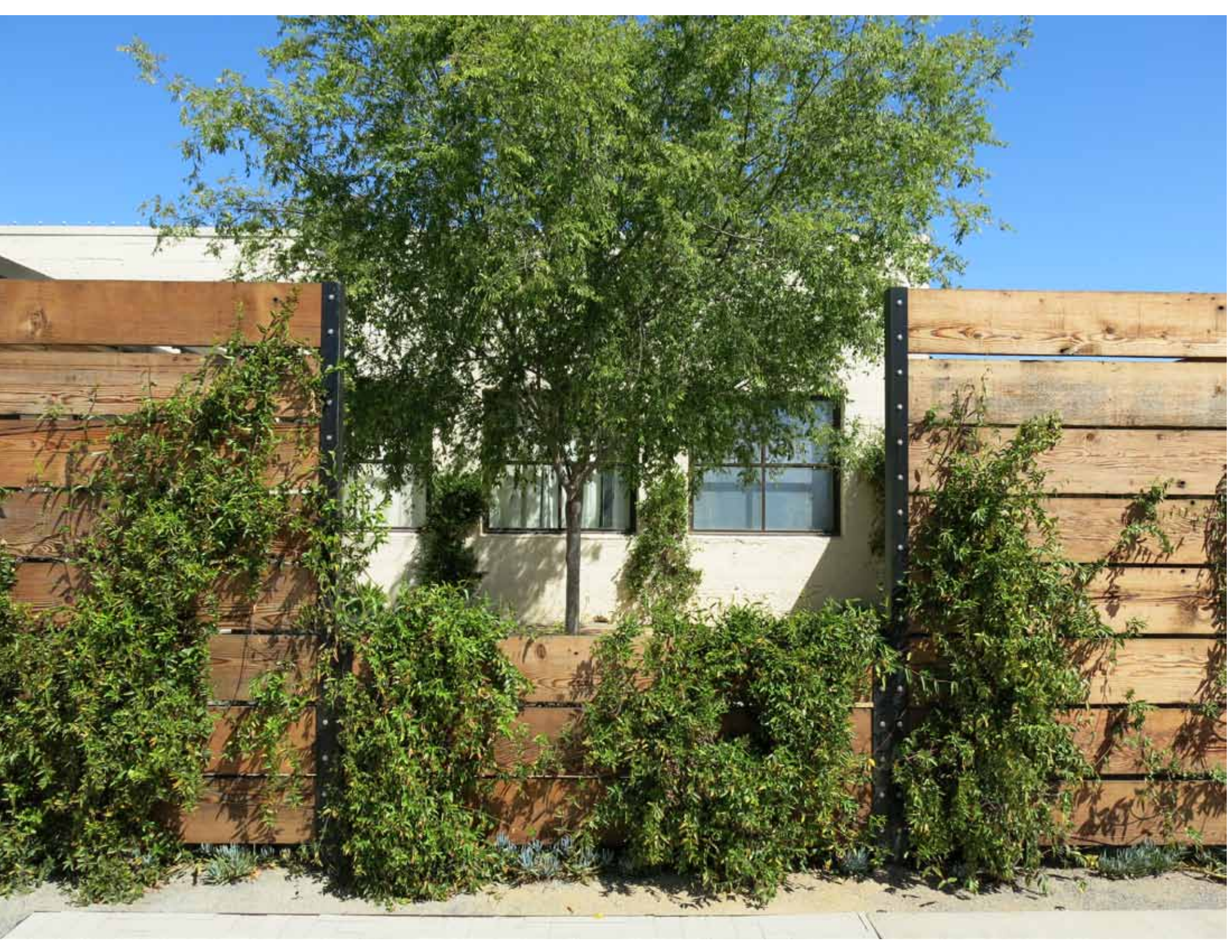




Packard Building









Farmers Park Olive Grove

Packing House



Packing House, Backyard



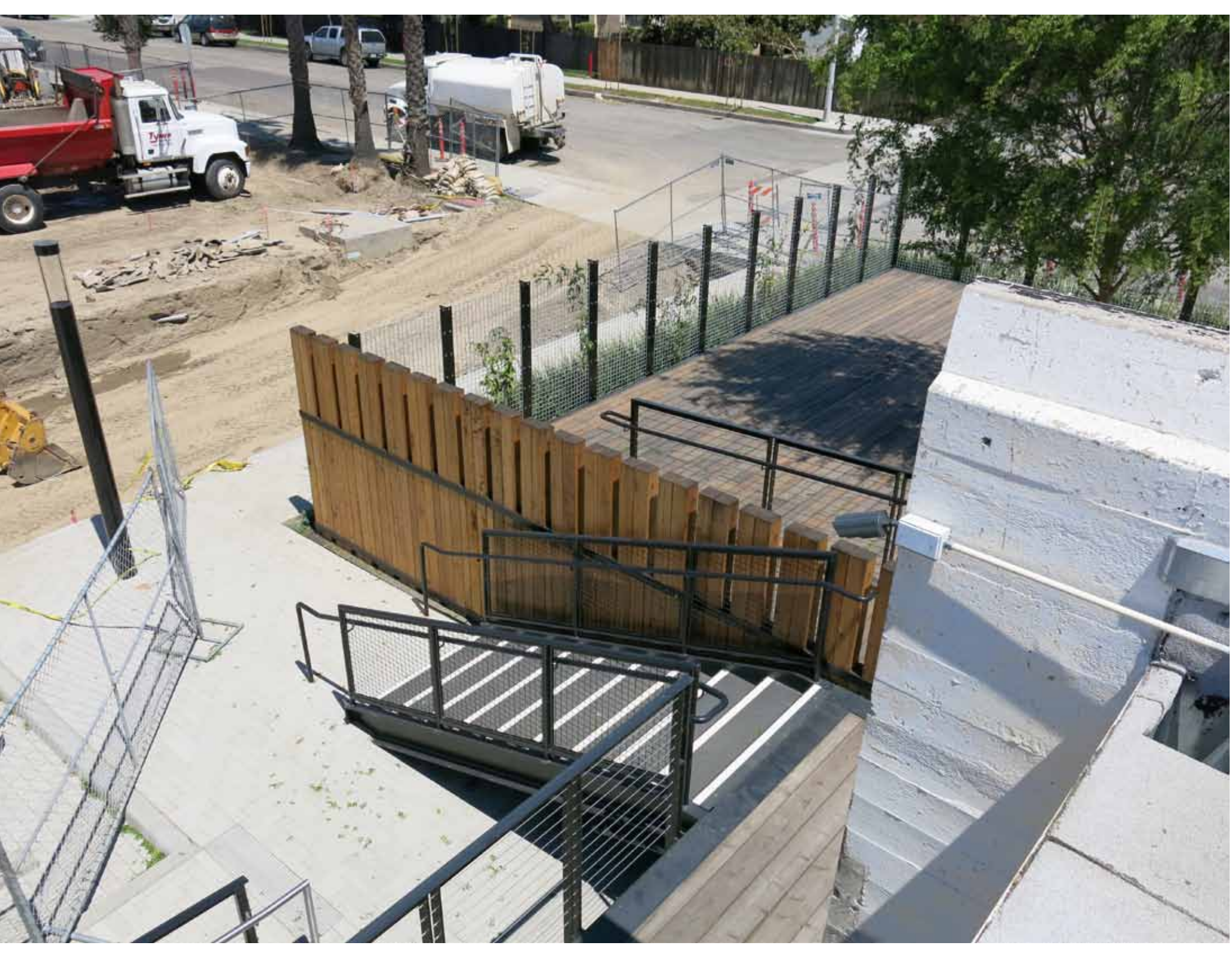


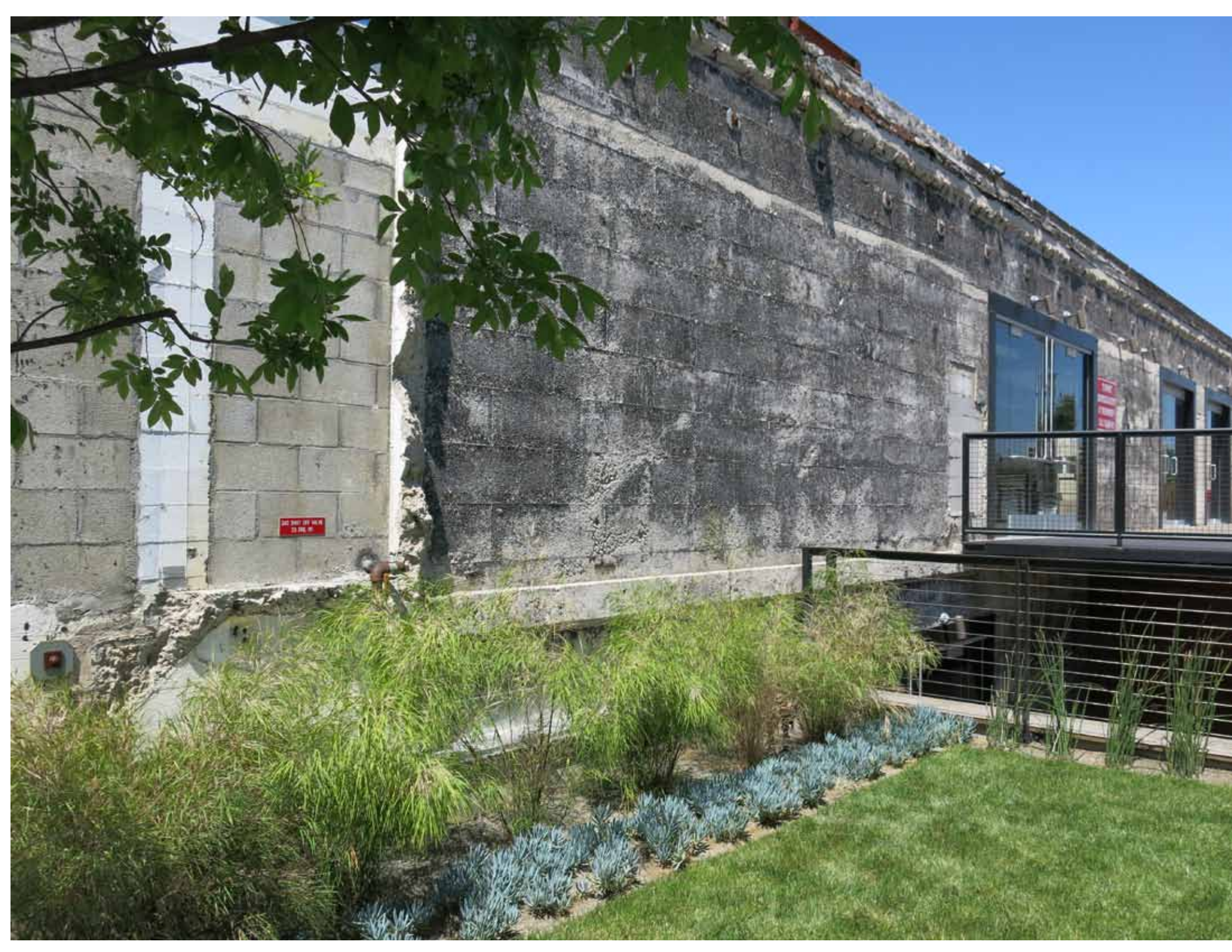




Packing House, Backyard Fireplace







DO NOT TOUCH
OR REMOVE

DO NOT TOUCH
OR REMOVE



**Packing House
Rail Cars Deck**

NO ENTRY
EMERGENCY
EXIT ONLY

