



# C. Holifield Building- Update

GSA DISPOSITION - BOB BUNYAN MARCH 2022

# Disposition Background

- ▶ December 2016 – General Services Administration (GSA) effort to resolve major infrastructure deficiencies at Chet Holifield building
- ▶ 2017 – Costs and logistics preclude continuing reinvestment
- ▶ 2017- 2020 – GSA develops alternative space solutions, prepares EIS
- ▶ April 7, 2021 – EIS final public comment period ends
- ▶ 2Q2021 – Final Environmental Impact Statement ROD
- ▶ Second Half 2021 – GSA implements decision
- ▶ **First Half 2022 – Design charrette completed and report released**
- ▶ **Second Half 2022 – Section 106 NHPA decision on historic covenant**

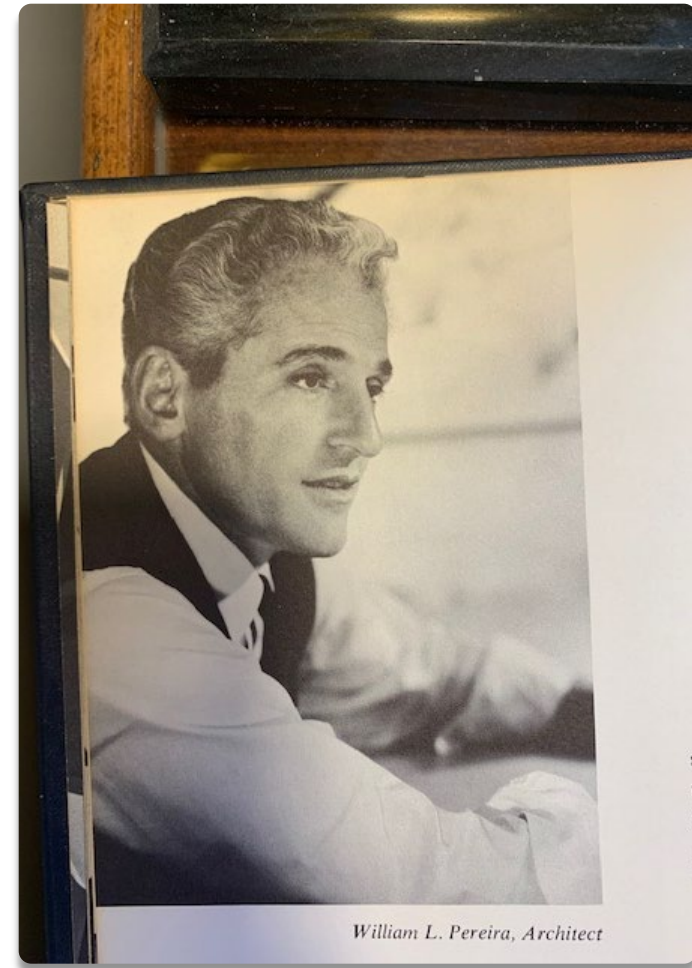
# Chet Holifield Building

- ▶ Chet Holifield: U.S. Representative from California 1943-1974
- ▶ 1974: Holifield retires and building named in his honor
- ▶ Construction: 1968-1970 by North American Rockwell for the Aerospace & Systems Group
- ▶ Never occupied and sold to U.S. government in 1974
- ▶ One million square feet, 92 total acres
- ▶ Tenants: IRS, U.S. Immigration and Customs Enforcement; U.S. Customs & Border Protection; California Service Center for U.S. Citizenship/Immigration



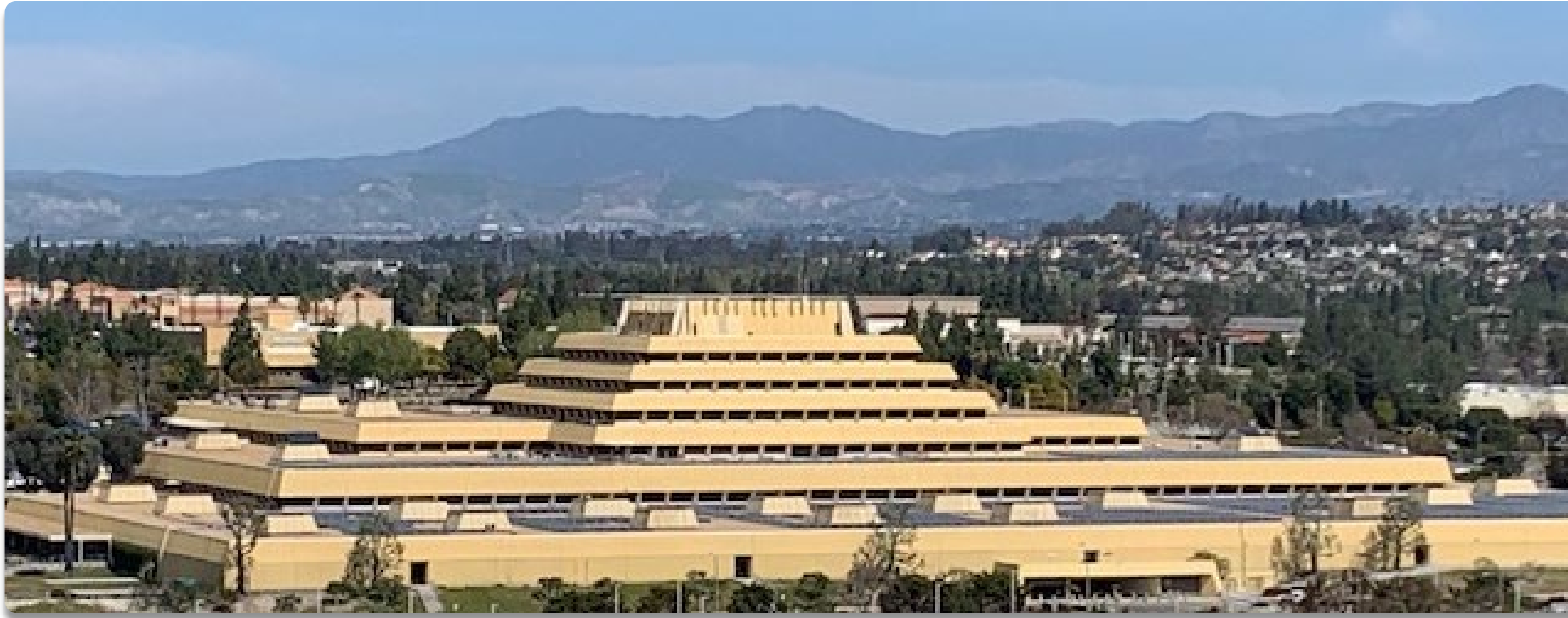
# William Pereira

- American architect known for futuristic designs of landmark buildings
- Unmistakable style helped define look of mid-20<sup>th</sup> century America
- Transamerica Pyramid, Pacific Life Headquarters, LAX theme building, UCI, LACMA, Disneyland Hotel, CBS Television City





Chet Holifield Building – Front Entrance  
24000 Avila Road Laguna Niguel, California



Ziggurat: Mesopotamian pyramidal stepped temple tower

1 million square feet 92 acres





## Architectural Style: Brutalist Modern Design

Weighty, massive forms, rough, recessed windows, exposed concrete surfaces



## Architectural Critique:

“It landed from mars approach to inserting a modern structure in its site”...or “invigorating futuristic and worthy of reappraisal”



# GSA Disposition

- ▶ One of the largest and easily recognizable buildings in Orange County
- ▶ Unlike any other building in the GSA inventory
- ▶ Significant underutilized space (designed for manufacturing)
- ▶ Problems: Mechanical, plumbing, electrical systems obsolete
- ▶ More Problems: ADA, seismic retrofit, asbestos, building code
- ▶ **Qualifies for historical preservation action: National Historic Preservation Act, Section 106**

# GSA EIS ALTERNATIVES

- ▶ Alternative #1:
- ▶ Construction new office building adjacent to CHFB for USCIS
- ▶ Relocate other tenants to other OC buildings
- ▶ Sell remainder of property to developer, other public agency
- ▶ Alternative #2: Preferred
- ▶ Relocate all tenants to other OC buildings
- ▶ Dispose of land and buildings to developer, other public agency
- ▶ Alternative #3: No project. GSA continues to operate building

# Schemes 1-5 Griffen Enright Architects

**Scheme #1: AN IMPROVED ZIGGURAT**

**Scheme #2: THE ZIGGURAT REPURPOSED**

**Scheme #3: THE PEDESTRIAN BELTWAY**

**Scheme #4: REDUCED CHET + PARK + TOWNHOMES**

**Scheme #5: A NEW MIXED COMMUNITY**

# Schemes 1-5: BUILDING SQUARE FEET

Program	As-Is Bld.	Scheme 1	Scheme 2	Scheme 3	Scheme 4	Scheme 5
Office	930,500	772,100	295,000	296,000	296,000	229,430
Residential				1,478,490	516,750	537,000
Retail			27,000	335,770		91,370
Restaurant			18,000		78,500	
Hotel				48,800		65,000
Entertainment			356,400			
Warehouse				634,500		
Ampitheater						27,940
Comm. Ctr						23,650





## SCHEME 1: AN IMPROVED ZIGGURAT

772,100 OFFICE IMPROVE PARKING LOT ADDITIONAL LANDSCAPING KEEP BUILDING

TOTAL: 772,100 S.F.





## Scheme 2: The Ziggurat Repurposed

296,000 OFFICE   27,000 RETAIL   18,000 RESTAURANTS   354,800 ENTERTAINMENT  
TOTAL: 699,400 S.F.



## SCHEME 3: THE PEDESTRIAN BELTWAY

296,000 OFFICE 1,478,490 RESIDENTIAL 335,770 RETAIL 48,800 HOTEL 634,500 WAREHOUSE

TOTAL: 2,793,560 S.F.



## SCHEME 4: REDUCED CHAT + PARK + TOWNHOMES

296,000 OFFICE 516,750 RESIDENTIAL 78,500 RESTAURANT REMOVE PORTION OF FIRST FLOOR

TOTAL: 891,250 S.F.





## Scheme 5: A NEW MIXED COMMUNITY

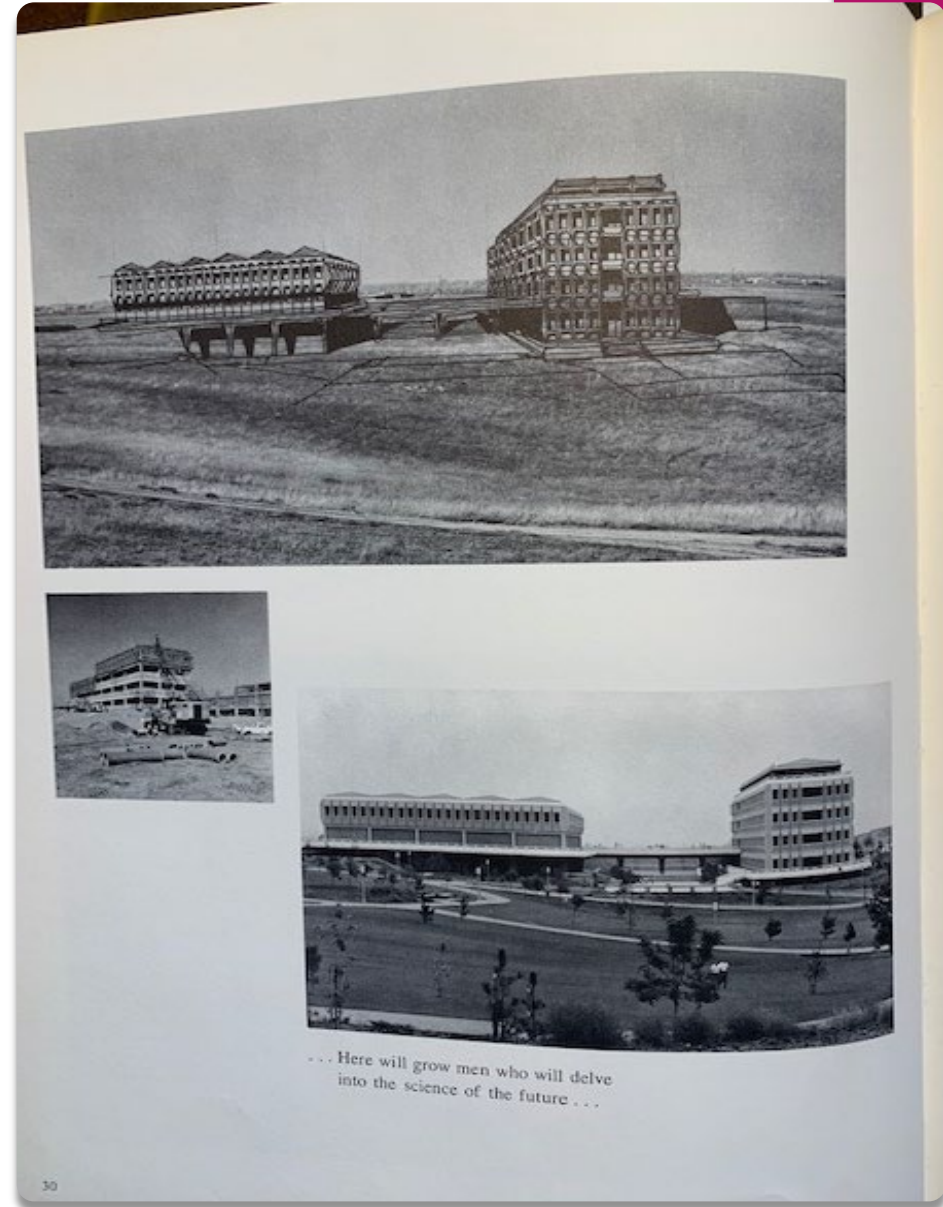
229,430 OFFICE 537,000 RESIDENTIAL 91,370 RETAIL 65,000 HOTEL, 27,940 AMPITHEATER 23,650  
COMMUNITY CTR

TOTAL: 1,274,420 S.F.



# Preservation Question

- Saving stripped-down Modernist architecture not yet deemed classic?
  - Displays of raw, concrete muscles
  - Tear down of LACMA, L.A. Times
  - UCI architectural legacy?
  - Ziggurat design irrelevant?



# National Historic Preservation Act: 106

- ▶ REQUIRES FEDERAL AGENCIES TO IDENTIFY AND ASSESS THE EFFECTS ITS ACTIONS MAY HAVE ON HISTORIC BUILDINGS
- ▶ MUST CONSIDER PUBLIC VIEWS AND CONCERNS
- ▶ CRITERIA FOR EVALUATION:
  - ▶ Associated with events making significant contribution to our history
  - ▶ Associated with lives of significant persons in the past
  - ▶ Embody distinctive characteristics of period, type or method of construction
  - ▶ Possess high artistic values
  - ▶ Yielded or may yield information important in history

# Ziggurat Considerations

- ▶ ONE OF FEW REMAINING EXAMPLES OF BRUTALIST ARCHITECTURE
- ▶ ICONIC DESIGN OF A MASTER ARCHITECT
- ▶ EMBLEMATIC OF COLD WAR ERA IN AMERICAN HISTORY



# Historical Preservation Actions

- ▶ Nominated for National Register of Historic Places
- ▶ Section 106 process underway: identification and assessment of actions on historic buildings
- ▶ Gives public and interested parties chance to weigh in on actions before final decision is made
- ▶ Oshmahn Kadri, NEPA Project Manager, (415) 522-3617 or email to: [osmahn.kadri@gsa.gov](mailto:osmahn.kadri@gsa.gov)

# What's Next If No Historic Covenant

- ▶ GSA Record of Determination Completed mid-2021
- ▶ GSA prepares sale package, issues request for qualifications
- ▶ Eligible bidders issued sale package and invited to bid by deadline
- ▶ Bidder selected and GSA negotiates purchase and sale agreement
- ▶ Property escrow closes
- ▶ Buyer enters into formal rezoning process with City of Laguna Niguel
- ▶ Buyer begins formal due diligence (engineering studies, environmental analyses, zoning, etc.)