

# COMMUNITY DESIGN CHARRETTE OF THE CHET HOLIFIELD FEDERAL BUILDING

FINAL REPORT: JANUARY 21ST, 2022



Front of Chet holifield federal building



# COMMUNITY DESIGN CHARRETTE OF THE CHET HOLIFIELD FEDERAL BUILDING

FINAL REPORT: JANUARY 21ST, 2022

## TEAM

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### GROUP HISTORIC ARCHITECT

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Source: Them Too Productions

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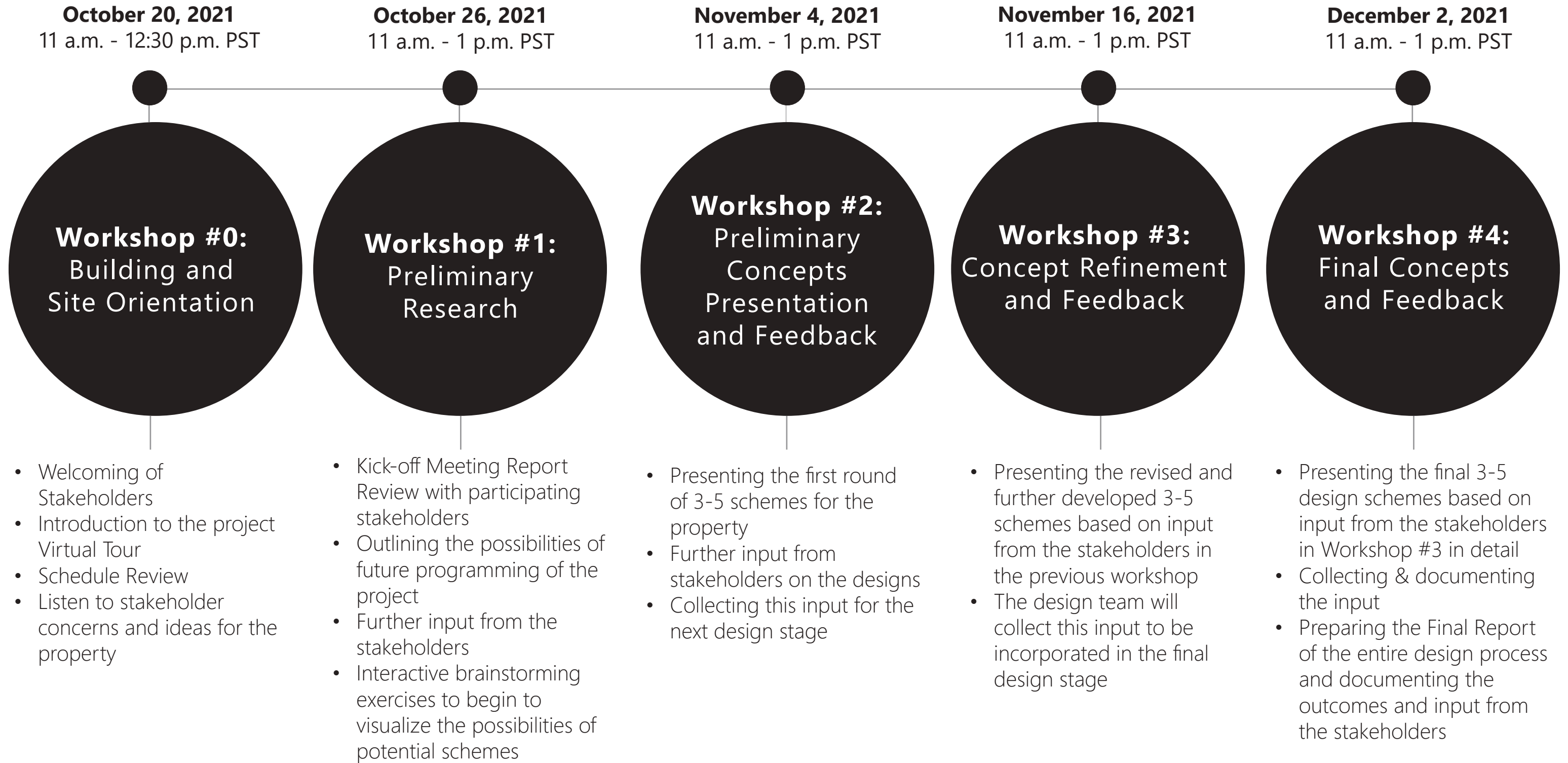
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# PROJECT INTRODUCTION

01

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CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE



# CHARRETTE SCHEDULE

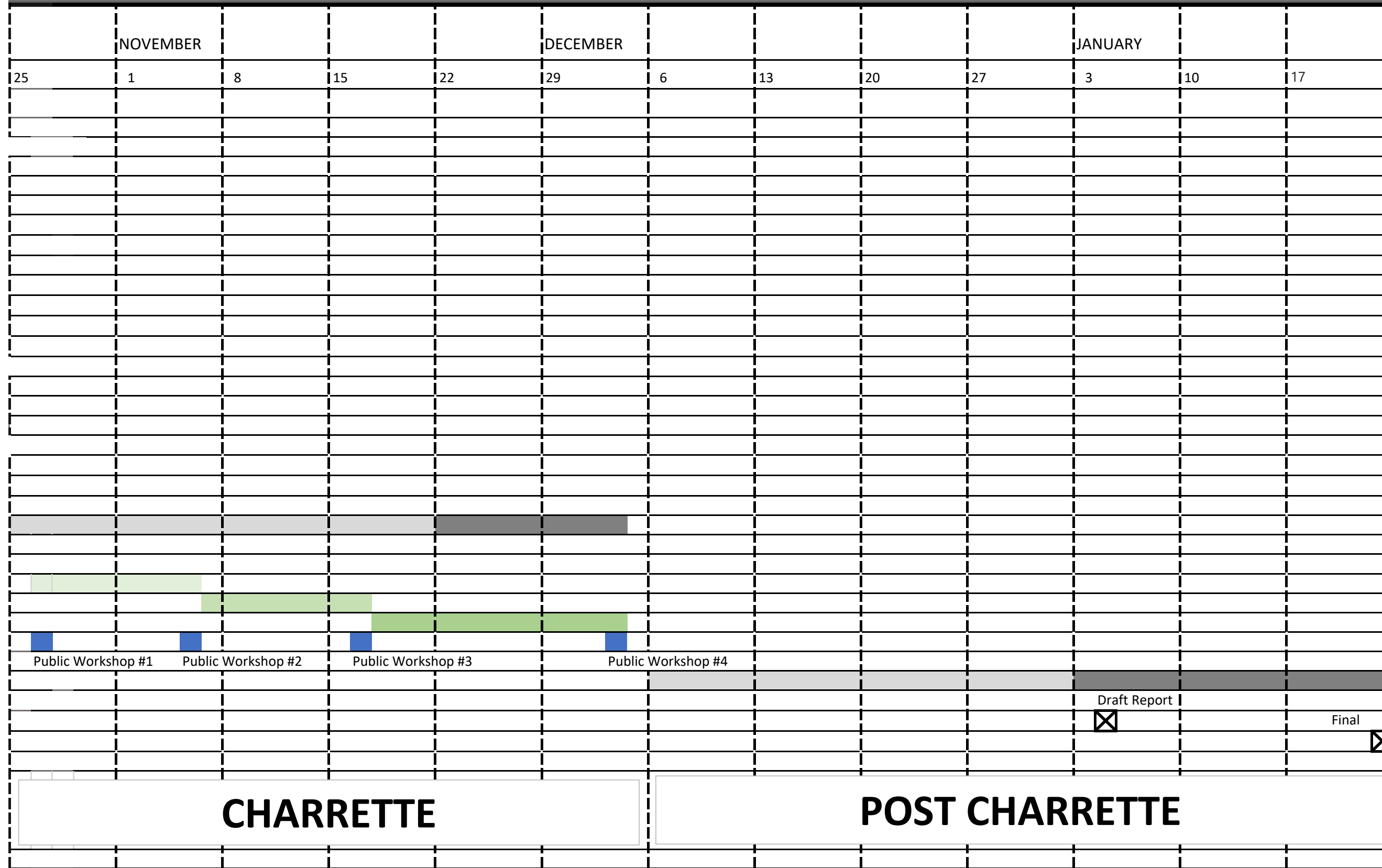
# PROJECT INTRODUCTION

COMMUNITY DESIGN CHARRETTE		SEPTEMBER				OCTOBER		
		6	13	20	27	4	11	18
CHET HOLIFIELD FEDERAL BUILDING, LAGUNA NIGUEL, CA								
GRIFFIN ENRIGHT ARCHITECTS / ARG / ARUP								
<b>A. Kick-Off Meeting w/ GSA</b>								
	1 Project Start-up Meeting	14-Sep	20-Sep					
	2 Charrette Roadmap							
	3 Schedule							
<b>B. Project Assessment and Organization Tasks</b>								
	1 Stakeholder Identification and Analysis	24-Sep						
	2 Stakeholder Outreach and Engagement Plan	1-Oct						
	3 Project Objectives and Measures	1-Oct						
	4 Assist GSA's Office of Strategic Comm. with Communications Plan	1-Oct						
	5 Public Kick-off Meeting	12-Oct						
<b>C. Stakeholder Research and Involvement Tasks</b>								
<b>D Base Data Research and Analysis</b>								
	1 Base Data Research and Analysis							
	2 Virtual tour materials	23-Sep	28-Sep	12-Oct	20-Oct			
	3 Pre-charrette Project Brief							
<b>E Charrette</b>								
	1 Charrette Logistics							
	2 Organization, Education, Vision							
	3 Initial Ideas Development							
	4 Preferred Concept Synthesis							
	5 Plan Development							
	6 Public Presentations	26-Oct	4-Nov	16-Nov	2-Dec			
<b>F Post-Charrette Phase</b>								
	1 Public Communication							
	2 Draft Report				4-Jan			
	3 Final Report				21-Jan			
		<b>PRE-CHARRETTE</b>						

Public Kick-off Meeting

# CHARRETTE SCHEDULE, CONTINUED

# PROJECT INTRODUCTION



**CHARRETTE**

**POST CHARRETTE**



## INTRODUCTION

Designed by Architect William Pereira, the Chet Holifield Federal Building has seven stories and is one million square feet. Constructed between 1968-1971, Laguna Niguel was undeveloped when the ziggurat structure first appeared. Identified as a brutalist/late-modernist style building, it is locally known as the "Ziggurat". The Chet Holifield Federal Building was determined eligible for listing in the National Register of Historic Places in 2015 for its association with architect William Pereira and the rarity of the ziggurat architecture.

The Community Design Charrette of the Chet Holifield Federal Building was a series of public workshops. This Charrette grew from GSA's commitment to leveraging GSA federal real estate actions to support community goals. GSA has determined to sell the property, given the investment required for continued use. As GSA is disposing of the building, consultation under Section 106 of the National Historic Preservation Act was opened to explore alternatives to avoid, minimize, or mitigate potential adverse effects to historic properties. Ongoing discussions with the participating consulting parties led GSA to conclude there was a need to understand the possibilities for this property after federal ownership.

In performing this study, GSA aimed to collaborate with stakeholders and consider community goals to identify potential development concepts for the property, including adaptive reuse and demolition/construction. Further, GSA aimed to solicit feedback regarding the financial viability of these concepts.

The workshops were attended by community members, developers, historic preservationists, and others. Each phase was a collaborative effort to help identify a potential future for the site. The schemes ranged from the adaptive reuse of the building to its full demolition, with some hybrid schemes in between. This was an informal, collaborative process with members of the public. GSA has no role in rezoning the site or developing the property after the sale. However, the insight from these sessions can help to inform the future of the property.

## DESIGNING THE SCHEMES

Tasked with developing multiple master planning schemes, the design team delivered five different schemes for the Chet Holifield Federal Building site. Many members of the community felt passionately that the Chet Holifield Federal Building should be torn down. Alternatively, many members of the community felt passionately that the building should be saved and repurposed. Conscious of these different opinions, the design team presented and developed schemes including full demolition, adaptive reuse and hybrid solutions. These schemes were presented to the public across multiple workshops. The schemes were developed relative to the feedback of community members who attended the workshops. Attendees were polled about the needs and wants of the local community. Feedback from these polls was used to refine and finalize the five different schemes. Through the process of gathering and discussing live feedback, community members with opposing views were able to convene on certain matters such as green space on the site and potential program types.





Source: Them Too Productions

## **COMMUNITY ENGAGEMENT**

Each of the five workshops were open to the public, advertised through the Orange County Register, GSA social media channels, and the GSA public website. Registration for the workshops was managed through Eventbrite. The workshops were run on the online meeting platform, Zoom. Participants were asked to mute their microphones but invited to write their questions and comments in the chat. Various stakeholders, identified by the GSA Office of Real Property Utilization & Disposal and the GSA Office of Historic Preservation, including the City of Laguna Niguel, were invited to register for the workshops. GSA's goal was to provide an avenue for the public to participate and provide feedback, not to conduct a deep community engagement process. A more comprehensive and inclusive engagement process (including more diverse avenues for participating in terms of time of day, digital access and language barriers) may be desired by the city or future developers.

## **SOLICITING FEEDBACK**

Attendees of the public workshop could submit live feedback using the online interactive polling software, Mentimeter. As an anonymous data collector, Mentimeter assigns a number to each individual, maintaining the privacy of their identities. The Mentimeter polls included a variety of different questions, including yes/no, multiple choice, ranking, and free response questions. Where appropriate, certain questions enabled participants to enter more than one response. Each workshop began with an initial set of questions inquiring about the demographics of the active participants and their interest in the project. Workshop participants self-identified as local community members, local business owners, developers, historic preservationists, and non-GSA affiliated government employees. As an alternative to Mentimeter, participants were invited to submit feedback through the chat, or through email to [r9events@gsa.gov](mailto:r9events@gsa.gov). Workshop moderators routinely addressed the questions and comments from the chat during the live presentations. Feedback received from these sessions do not constitute a scientific sample, and provide only a snapshot of how participants on the call responded.

## **FUTURE OF THE PROPERTY**

The prospective and new owners of the building are responsible for doing their own due diligence, for developing their own designs, and for formulating their own opinions about the financial viability, market conditions, and suitability of this property as an investment. This report contains statements about costs and financial viability, however these statements do not guarantee future costs, profitability, nor any lack thereof.

# VIDEO TOUR

# PROJECT INTRODUCTION



### VIDEO TOUR

In an effort to help all participants understand the existing site better, a video tour of the property and the building (exterior and interior) was filmed and edited by the video production company, Them Too. Seven minutes long, the short film was streamed at the first public workshop, and was made available to members of the public via this link: <https://youtu.be/FJVR5nu-49w>

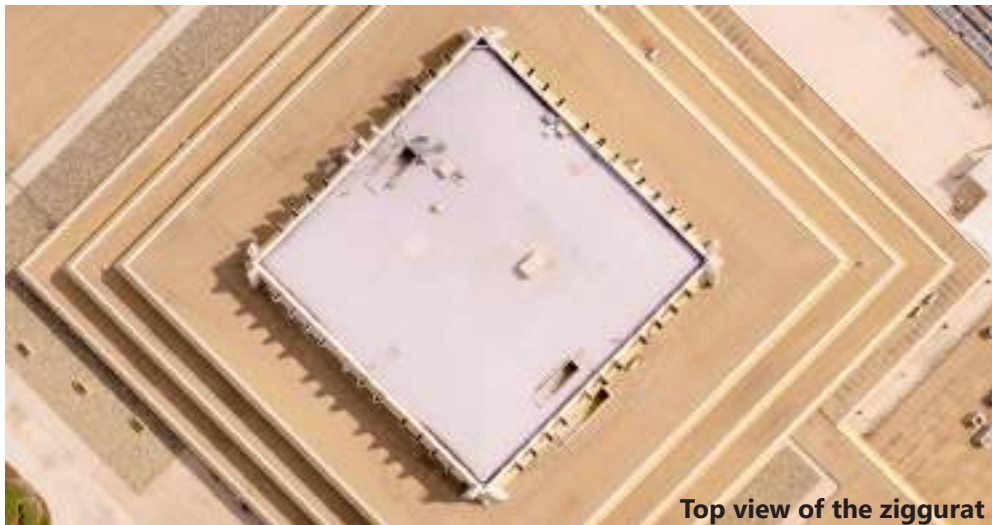
### FILM NARRATIVE

Built between 1968 and 1971, the Chet Holifield Federal Building was initially designed to house the aerospace firm North American Rockwell Corporation for its corporate offices and as a manufacturing facility. This then- quiet and undeveloped Orange County parcel was chosen by Rockwell because it wanted an area of land that would be private and secure.



The building is situated on two parcels totaling approximately 89 acres of land bordered by Avila Road, Alicia Parkway, and El Lazo Road. The property's size and access offer a unique development opportunity within the highly desired South Orange County community of Laguna Niguel, one of California's first master-planned communities. The predominant land use surrounding the property include a mix of retail stores, small offices, and residential homes. Major employers within one mile of the Property include Costco, Walmart, Home Depot, and Kohl's.

The Chet Holifield Federal Building is over 1 million gross square feet.



Source Image: Them Too Productions

CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE

# VIDEO TOUR

# PROJECT INTRODUCTION



Existing lobby



Indoor signage



Parking lot landscaping



Glazing and facade of ziggurat



Basketball court amenities



Aerial of Chet & the greater Laguna Niguel area

## FILM NARRATIVE, (continued)

Located on the opposite side of Avila Road lies a detached chiller plant, water cooling tower and above ground thermal energy storage tank capable of holding 1 million gallons.

Designed by master architect William L. Pereira, the structure is an excellent example of a Brutalist Style of architecture, which is distinguished by weighty, massive forms; rough, exposed concrete surfaces; broad, expansive wall planes, and recessed windows.

Locally known as the "Ziggurat", the building's form takes on a similar appearance to ziggurats found in ancient Mesopotamia. This 7 story building is constructed of angled, painted, precast pebble-textured concrete panels. It also has a lateral force-resisting system consisting of concrete shear walls and single-level concrete moment frames.

Due to its relationship to Pereira and the rarity of its architectural style and type, the property has been determined eligible for listing in the National Register of Historic Places. The U.S. General Services Administration (GSA), as the "landlord to the federal government", has managed the building since the 1970s. Now GSA is working to sell the property in accordance with applicable law.

The Chet Holifield Federal Building has served its purpose for Federal mission needs and it is no longer financially viable as a Federal building. GSA is preparing to sell the building and associated property, offering a unique redevelopment opportunity of the largest remaining land parcel available in the local community.

Source Image: Them Too Productions

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# **SITE ASSESSMENT**

**02**



## ECONOMIC/ FISCAL CONDITIONS

The economy of Laguna Niguel employs 34.2k people. The largest industries in Laguna Niguel are Professional, Scientific, & Technical Services (4,426 people), Health Care & Social Assistance (4,093 people), and Retail Trade (3,583 people), and the highest paying industries are Management of Companies & Enterprises (\$250,001), Manufacturing (\$108,102), and Utilities (\$107,083).

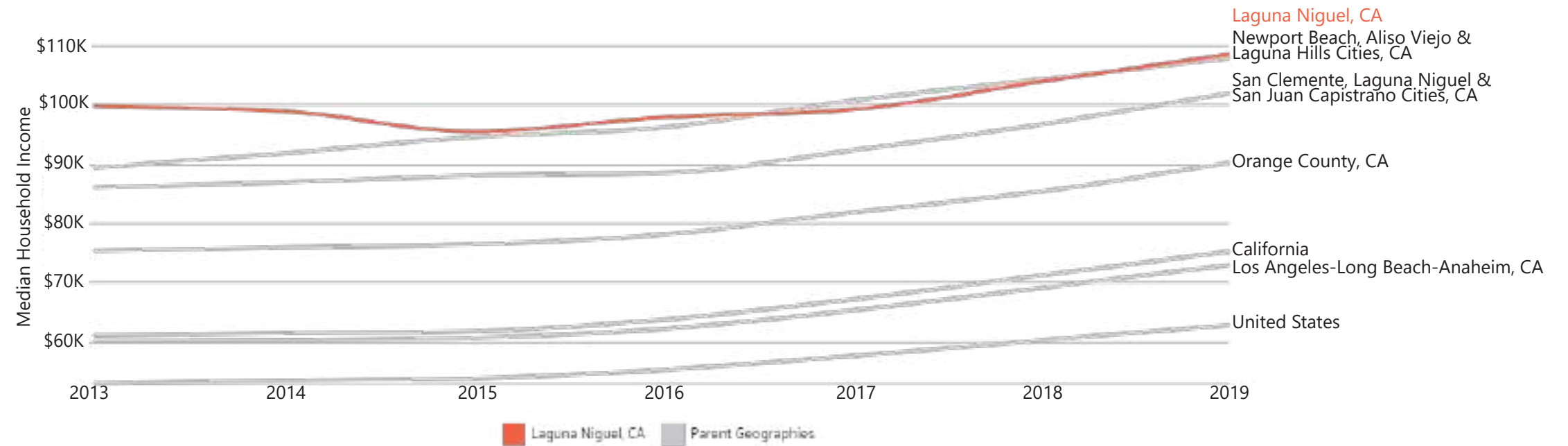
Data from the Census Bureau ACS PUMS 5-Year Estimate.  
Photo courtesy of: cwdriver.com

Image Source: City of Laguna Niguel

**MEDIAN HOUSEHOLD INCOME**

**\$108,537**      **4.45%**  
 2019 VALUE      1 YEAR GROWTH  
 ± \$4,982      ± 5.76%

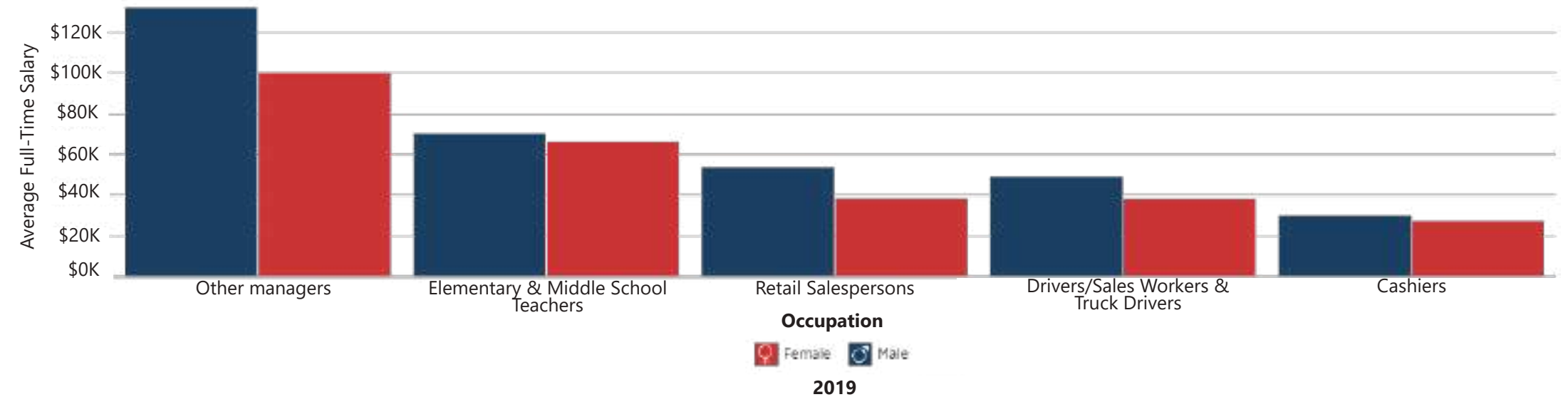
Households in Laguna Niguel have a median annual income of \$108,537, which is more than the median annual income of \$65,712 across the entire United States. The following chart shows how the median household income in Laguna Niguel compares to that of its neighboring and parent geographies.



**WAGE BY GENDER IN COMMON JOBS**

**\$78,556**      **\$62,156**  
 AVG. MALE SALARY      AVG. FEMALE  
 IN CA      SALARY IN CA  
 ± \$756      ± \$629

In 2019, full-time male employees in California made 1.26 times more than female employees. This chart shows the gender-based wage disparity in the 5 most common occupations in California by number of full-time employees.



Data from the Census Bureau ACS PUMS 5-Year Estimate.

EMPLOYMENT BY INDUSTRIES

**\$108,537** **4.45%**  
 2019 VALUE 1 YEAR GROWTH  
 ± \$4,982 ± 5.76%

The most common employment sectors for those who live in Laguna Niguel, are Professional, Scientific, & Technical Services (4,426 people), Health Care & Social Assistance (4,093 people), and Retail Trade (3,583 people). This chart shows the share breakdown of the primary industries for residents of Laguna Niguel.

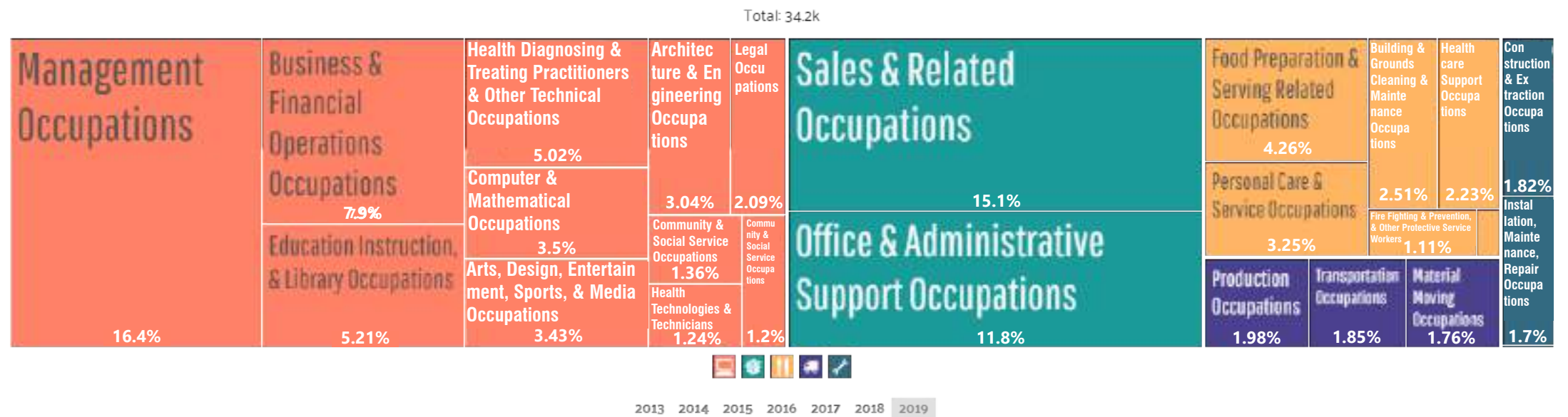


EMPLOYMENT BY OCCUPATIONS

**34.2k** **0.217%**  
 2019 VALUE 1 YEAR GROWTH  
 ± 1,302 ± 5.37%

From 2018 to 2019, employment in Laguna Niguel grew at a rate of 0.217%, from 34.1k employees to 34.2k employees.

The most common job groups, by number of people living in Laguna Niguel, are Management Occupations (5,589 people), Sales & Related Occupations (5,158 people), and Office & Administrative Support Occupations (4,040 people). This chart illustrates the share breakdown of the primary jobs held by residents of Laguna Niguel.



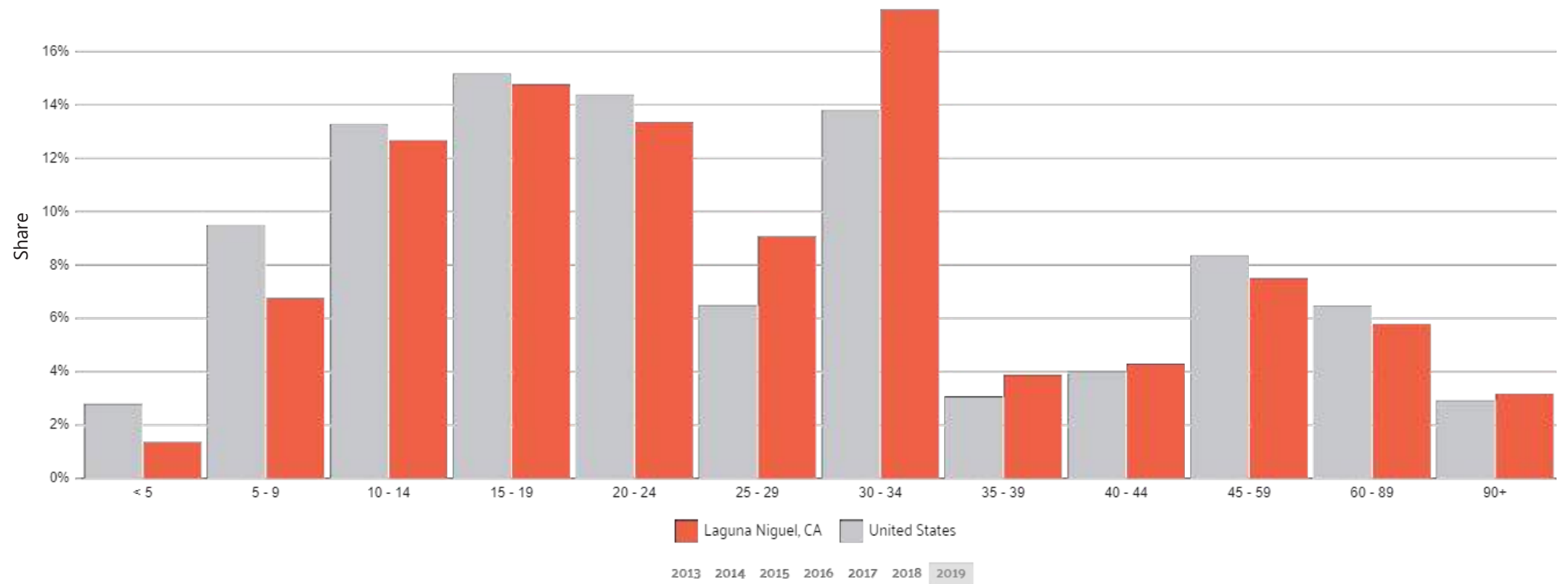
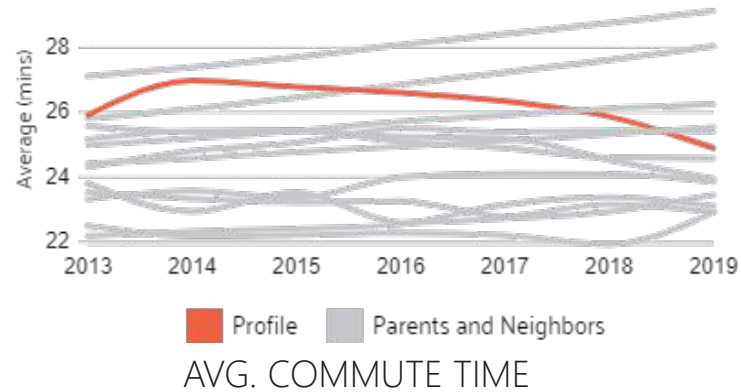
Data from the Census Bureau ACS 5-year Estimate.

COMMUTE TIME

**24.9 minutes**

AVG. TRAVEL TIME

Using averages, employees in Laguna Niguel have a shorter commute time (24.9 minutes) than the normal US worker (25.5 minutes). Additionally, 3.16% of the workforce in Laguna Niguel have "super commutes" in excess of 90 minutes.

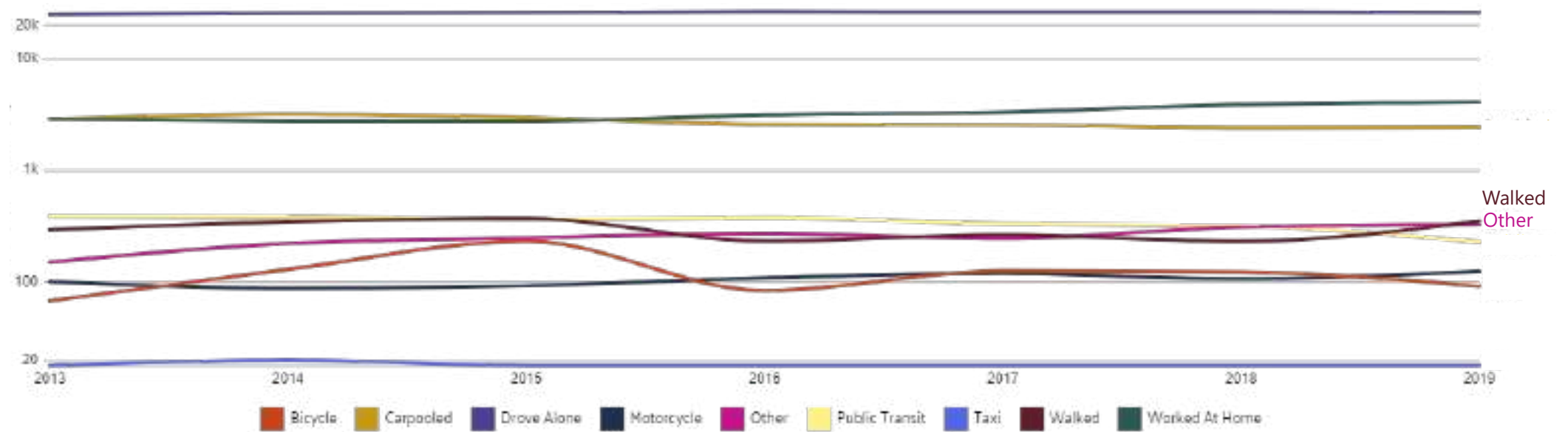


COMMUTER TRANSPORTATION

In 2019, 77.2% of workers in Laguna Niguel drove alone to work, followed by those who worked at home (12.1%) and those who carpooled to work (7.27%).

The following chart shows the number of households using each mode of transportation over time, using a logarithmic scale on the y-axis to help better show variations in the smaller means of commuting.

Data from the Census Bureau ACS 5-year Estimate.



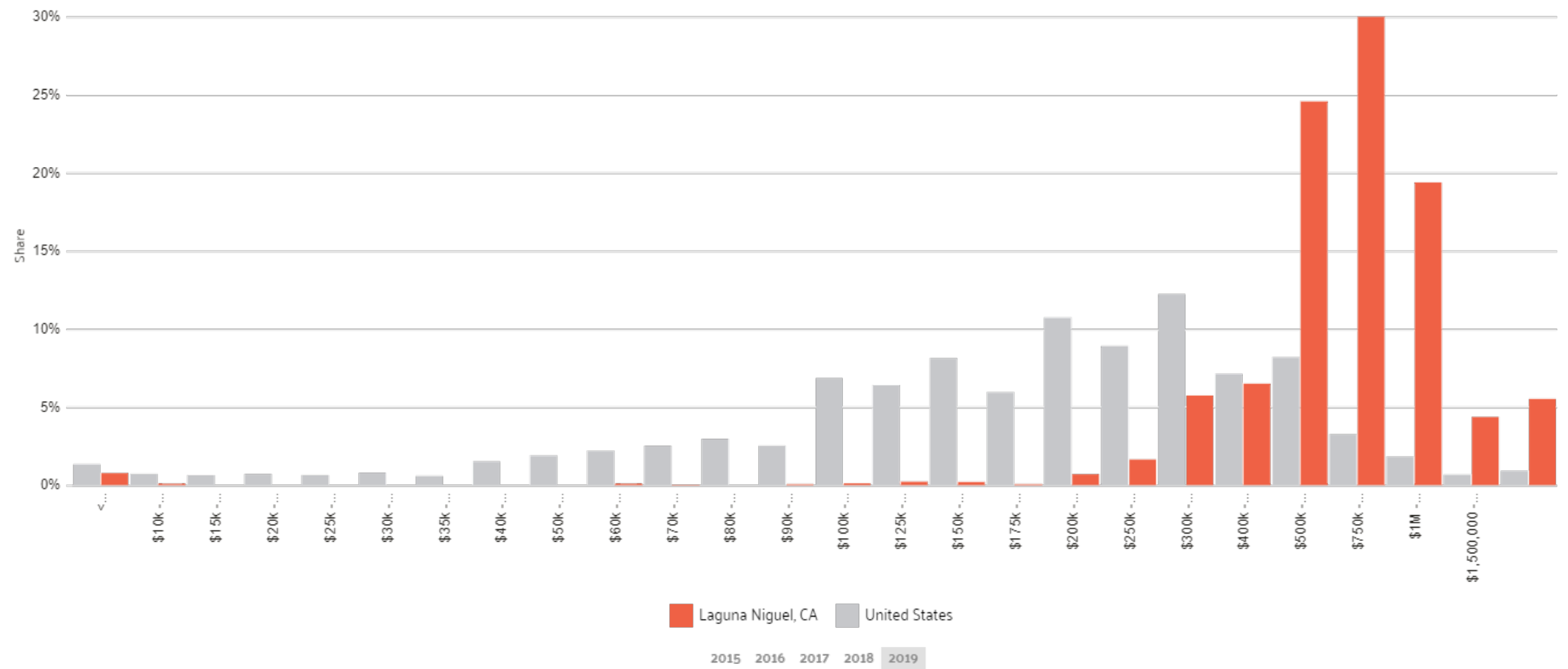
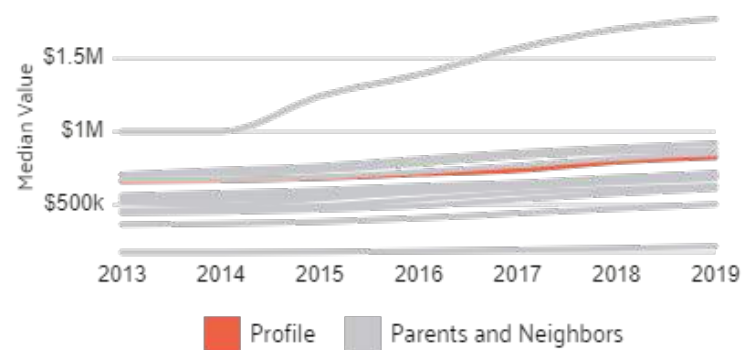


PROPERTY VALUE

**\$827,100**     **\$795,300**  
 2019 MEDIAN     2018 MEDIAN  
 ± \$15,843     ± \$18,006

In 2019, the median property value in Laguna Niguel grew to \$827,100 from the previous year's value of \$795,300.

The following charts display, first, the property values in Laguna Niguel compared to it's parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Laguna Niguel the largest share of households have a property value in the \$750k - \$1000k range.



**2021-2029 Regional Housing Needs –  
Laguna Niguel**

Very Low*	Low	Moderate	Above Mod	Total
348	202	223	434	1,207

\*50% of the Very Low Income need (174 units) is assumed to be ELI units  
Source: SCAG 2021

**Income Categories and Affordable Housing Costs, 2021 –  
Orange County**

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely Low	\$40,350	\$1,009	*
Very Low	\$67,250	\$1,681	*
Low	\$107,550	\$2,689	*
Moderate	\$128,050	\$3,201	\$500,000
Above moderate	Over \$128,050	Over \$3,201	Over \$500,000

Assumptions: Based on a family of 4 and 2021 State income limits; 30% of gross income for rent or principal, interest, taxes & insurance; 5% down payment, 4% interest, 1.25% taxes & insurance, \$350 HOA dues

Notes:

\*For-sale affordable housing is typically at the moderate income level

Source: Cal. HCD; JHD Planning LLC

**2021-2029 HOUSING NEEDS**

The total additional housing need for the City of Laguna Niguel during the 2021-2029 planning period is 1,207 units. This total is distributed by income category as shown in the table.

It should be noted that the extremely-low-income category is included within the very-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

**HOUSING AFFORDABILITY  
CRITERIA**

The Income Categories and Affordable Housing Costs, 2021 Table shows affordable rent levels and estimated affordable purchase prices for housing in Orange County (including Laguna Niguel) by income category. Based on state-adopted standards, the maximum affordable monthly rent (including utilities) for extremely-low-income households is \$723, while the maximum affordable rent for very-low-income households is \$1,204. The maximum affordable rent for low-income households is \$1,926, while the maximum for moderate-income households is \$2,559.

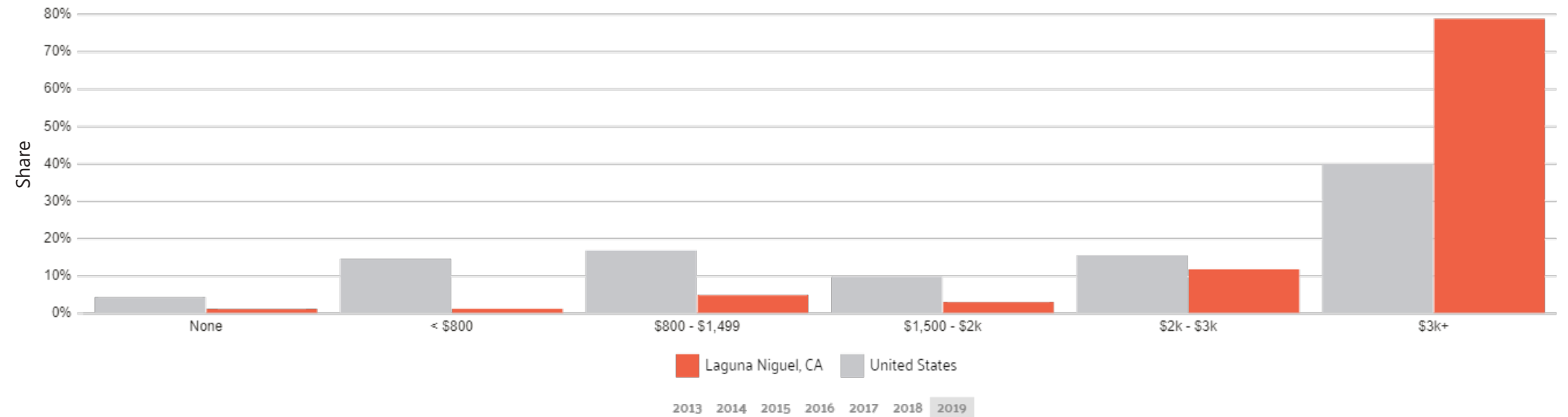
Data from the Laguna Niguel 2014 Housing Element Adopted

PROPERTY TAXES

**\$3K+**

AVG. RANGE

This chart shows the households in Laguna Niguel distributed between a series of property tax buckets compared to the national averages for each bucket. In Laguna Niguel the largest share of households pay taxes in the \$3k+ range.



RENT VS OWN

**69%**

2019

HOMEOWNERSHIP

**70%**

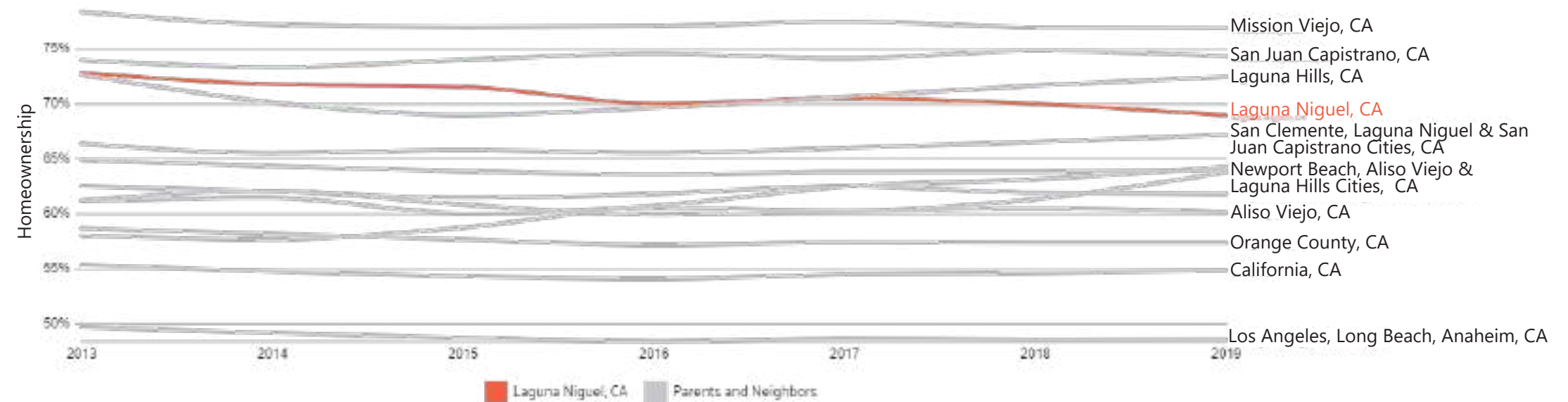
2018

HOMEOWNERSHIP

In 2019, 69% of the housing units in Laguna Niguel were occupied by their owner. This percentage declined from the previous year's rate of 70%.

This percentage of owner-occupation is higher than the national average of 64.1%. This chart shows the ownership percentage in Laguna Niguel compared it's parent and neighboring geographies.

Data from the Census Bureau ACS 5-year Estimate.





**POPULATION**

Total Population: **67,208**  
Growth Rate 2010-2022: **6.71%**  
Projected Growth Rate 2022-2027: **1.82%**  
Average Household Size: **2.59**  
Median Age: **45.66**  
Average Household Income: **\$178,711**



**HOUSING**

Number of Dwelling Units: **27,01**  
Owner Occupied: 18,740 **72.53%**  
Renter Occupied: 7,069 **27.47%**  
  
Median Home Price: **\$1,076,278**



**BUSINESS**

Total Employed: **35,784**  
Self-employed Workers: **6,903**  
Civilian - Unemployed: **1,333, 2.35%**  
  
Largest Employers (Public-Sector):  
Costco Wholesale Corporation: **577 employees**  
Capistrano Unified School District: **317 employees**  
Albertson's LLC: **380 employees**  
  
Largest Employers (Private-Sector):  
Homeland Security: **1,553 employees**  
Smart & Final Stores, Inc.: **305 employees**



**EDUCATION**

Some College: **19.61%**  
Associate Degree: **8.55%**  
Bachelor's Degree: **33.20%**  
Master's Degree: **14.13%**  
Doctorate Degree: **33.20%**

Data from Laguna Niguel 2022 Demographic Overview  
Collected from sources including: US Census, ESRI, GCR Marketing Network, Claritas, HDL, and City, State & County data.

### RACE & ETHNICITY

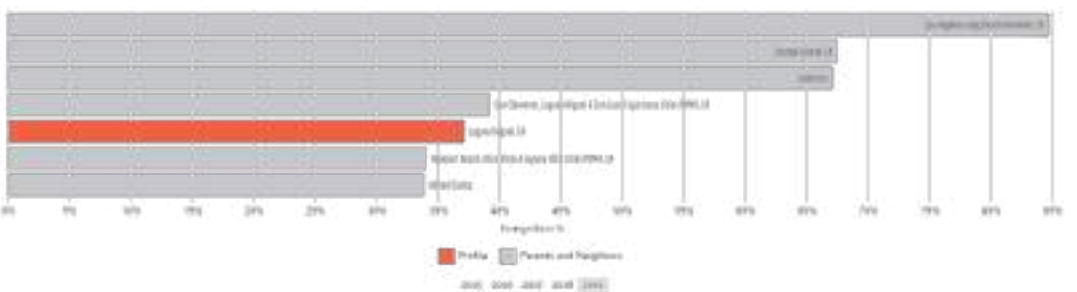
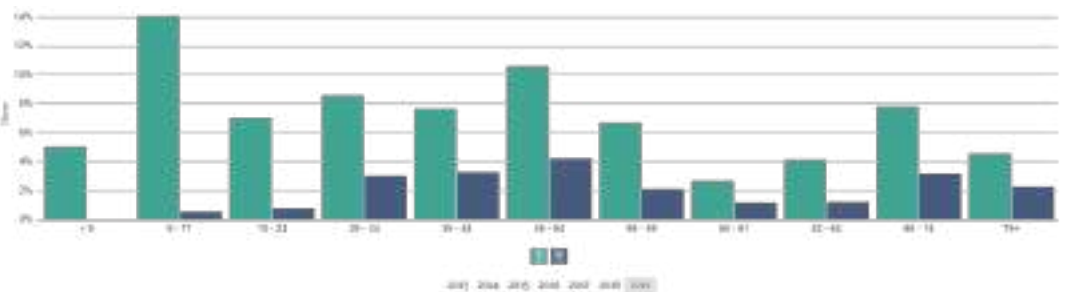
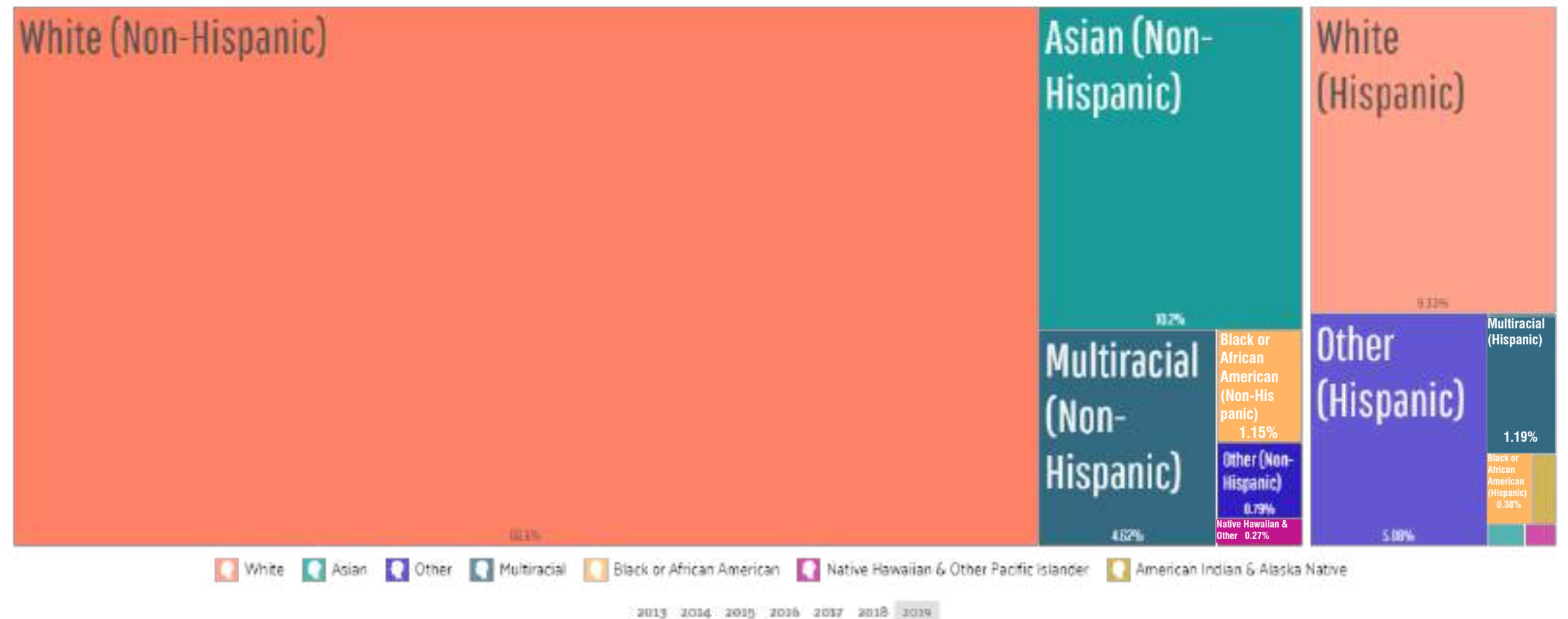
THE 3 LARGEST ETHNIC GROUPS IN LAGUNA NIGUEL

1. White (Non-Hispanic)  
43.8k ± 1.03k
2. Asian (Non-Hispanic)  
6.73k ± 602
3. White (Hispanic)  
6.14k ± 1.19k

In 2019, there were 6.51 times more White (Non-Hispanic) residents (43.8k people) in Laguna Niguel than any other race or ethnicity. There were 6.73k Asian (Non-Hispanic) and 6.14k White (Hispanic) residents, the second and third most common ethnic groups. 16.4% of the people in Laguna Niguel are Hispanic (10.8k people).

The following chart shows the 7 races represented in Laguna Niguel as a share of the total population.

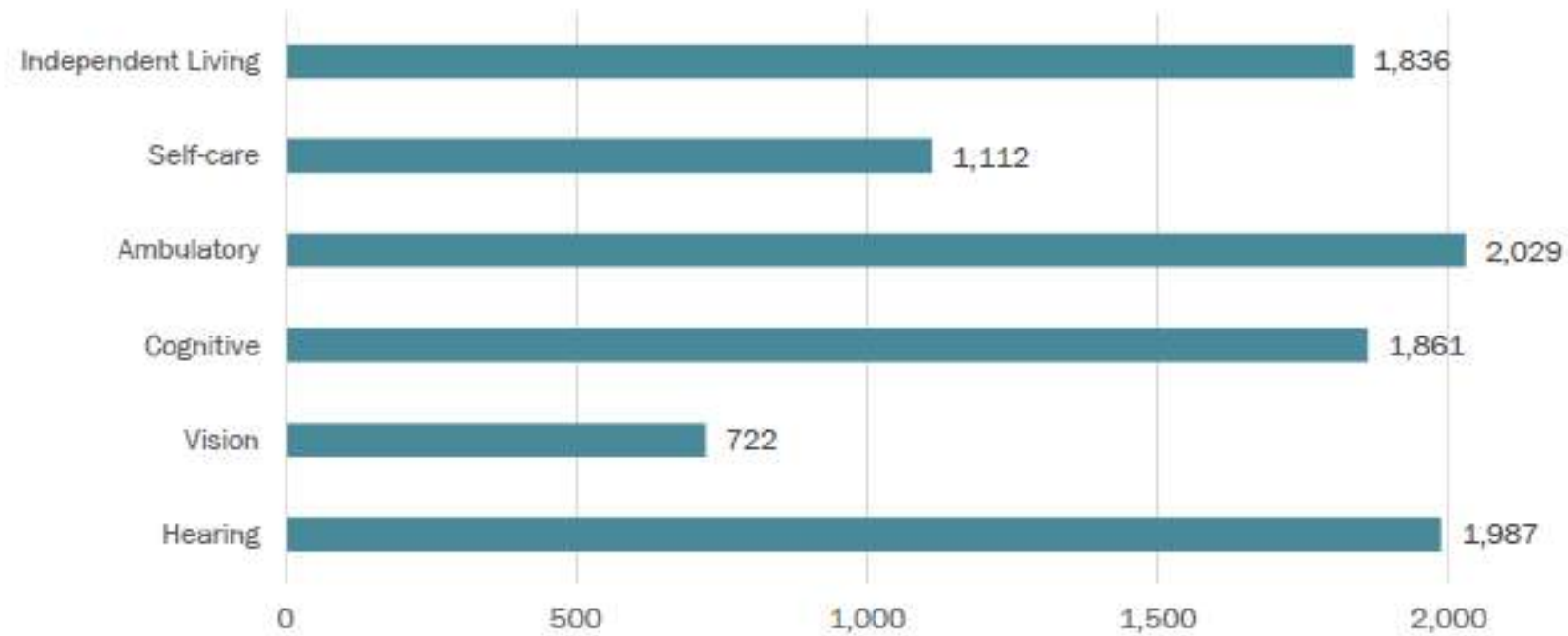
Data from the Census Bureau ACS 5-year Estimate.



AGE BY NATIVITY

FOREIGN-BORN POPULATION

**Disabilities by Type –  
Laguna Niguel**



American Community Survey 2014-2018 5-year estimates.

**Elderly Households by Income and Tenure**

Income category, relative to surrounding area:	Owner	Renter	Total	Percent of Total Elderly Households:
	< 30% HAMFI	605	240	845
30-50% HAMFI	870	190	1,060	14.8%
50-80% HAMFI	1,195	265	1,460	20.3%
80-100% HAMFI	525	85	610	8.5%
> 100% HAMFI	2,975	225	3,200	44.6%
<b>TOTAL</b>	<b>6,170</b>	<b>1,005</b>	<b>7,175</b>	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

**PERSONS WITH DISABILITIES**

The most recent available Census data reported that approximately 2,970 people between 16 and 64 years of age, or about 7.2% of the working age population, reported a work-related disability. Of those aged 65 and over, 941 (about 17.1%) reported some form of physical disability. Reported disabilities included persons whose disability hinders their ability to go outside the home (3.8% of the working age population and 16.9% of the senior population).

**ELDERLY**

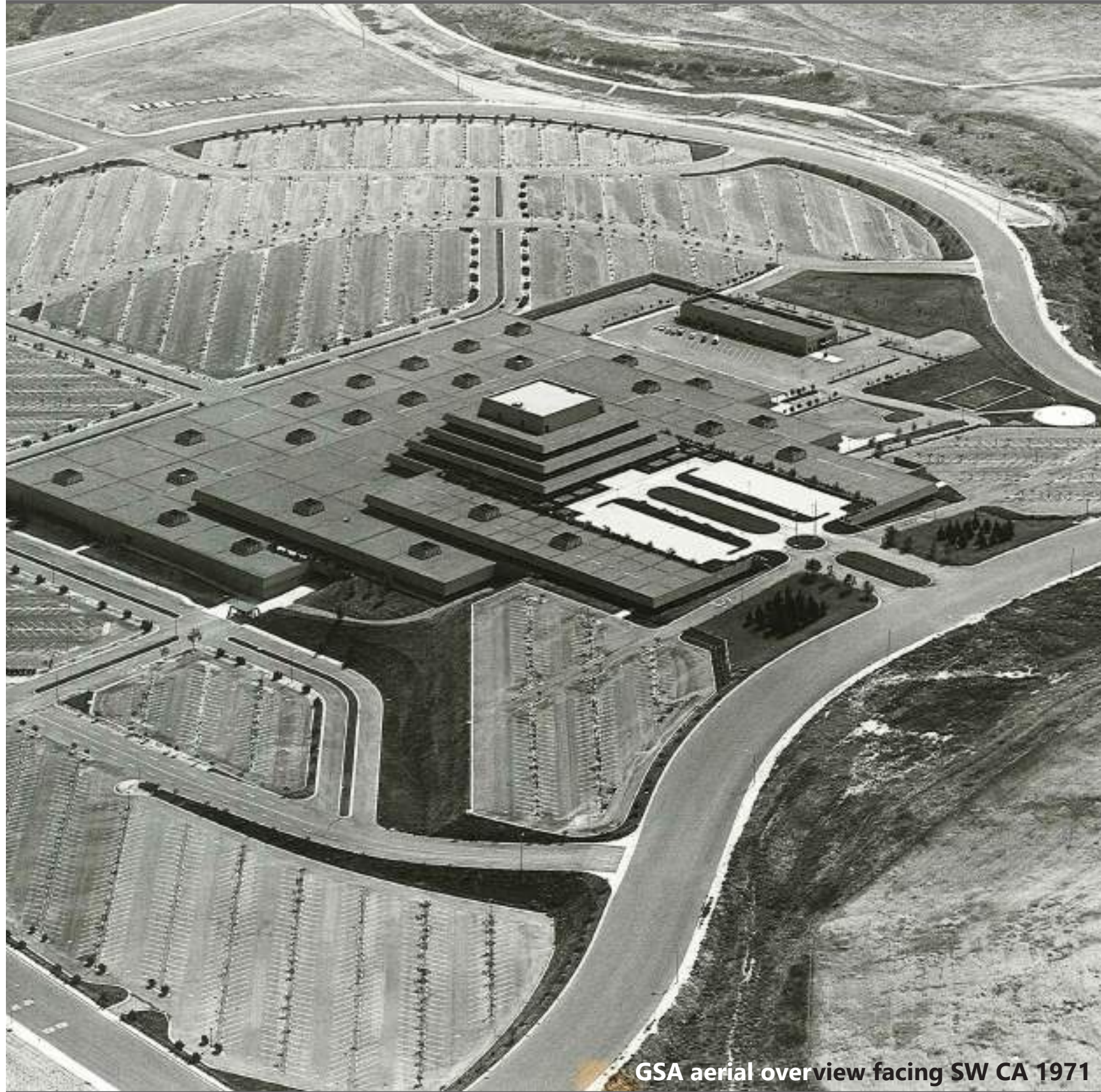
Recent Census Bureau estimates reported that of Laguna Niguel’s 7,175 households, 11.8% earn less than 30% of the area median income (compared to 24.2% in the SCAG region) and 26.6% earn less than 50% of the area median income (compared to 30.9% in the SCAG region).

Many elderly persons are dependent on fixed incomes or have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

**HOMELESS PERSONS**

The most recent Orange County “Point-in-Time” survey of the homeless population for which data is available was conducted in January 2019. That survey estimated that there were approximately 6,860 homeless persons in Orange County, of which 2,899 were sheltered and 3,961 were unsheltered. Of those, 7 unsheltered persons and 3 sheltered persons were reported in Laguna Niguel.

Data from the Laguna Niguel 2014 Housing Element Adopted

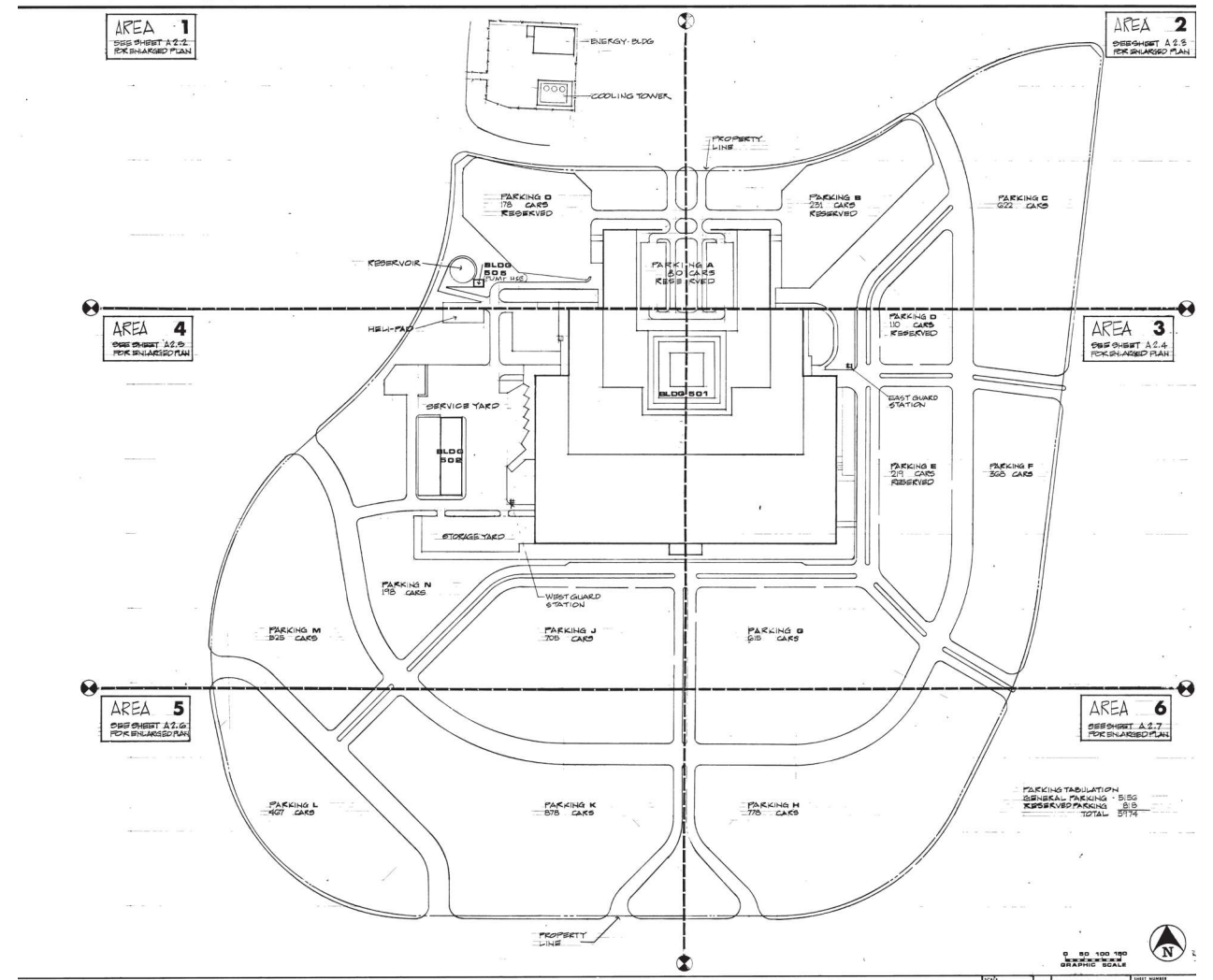


GSA aerial overview facing SW CA 1971



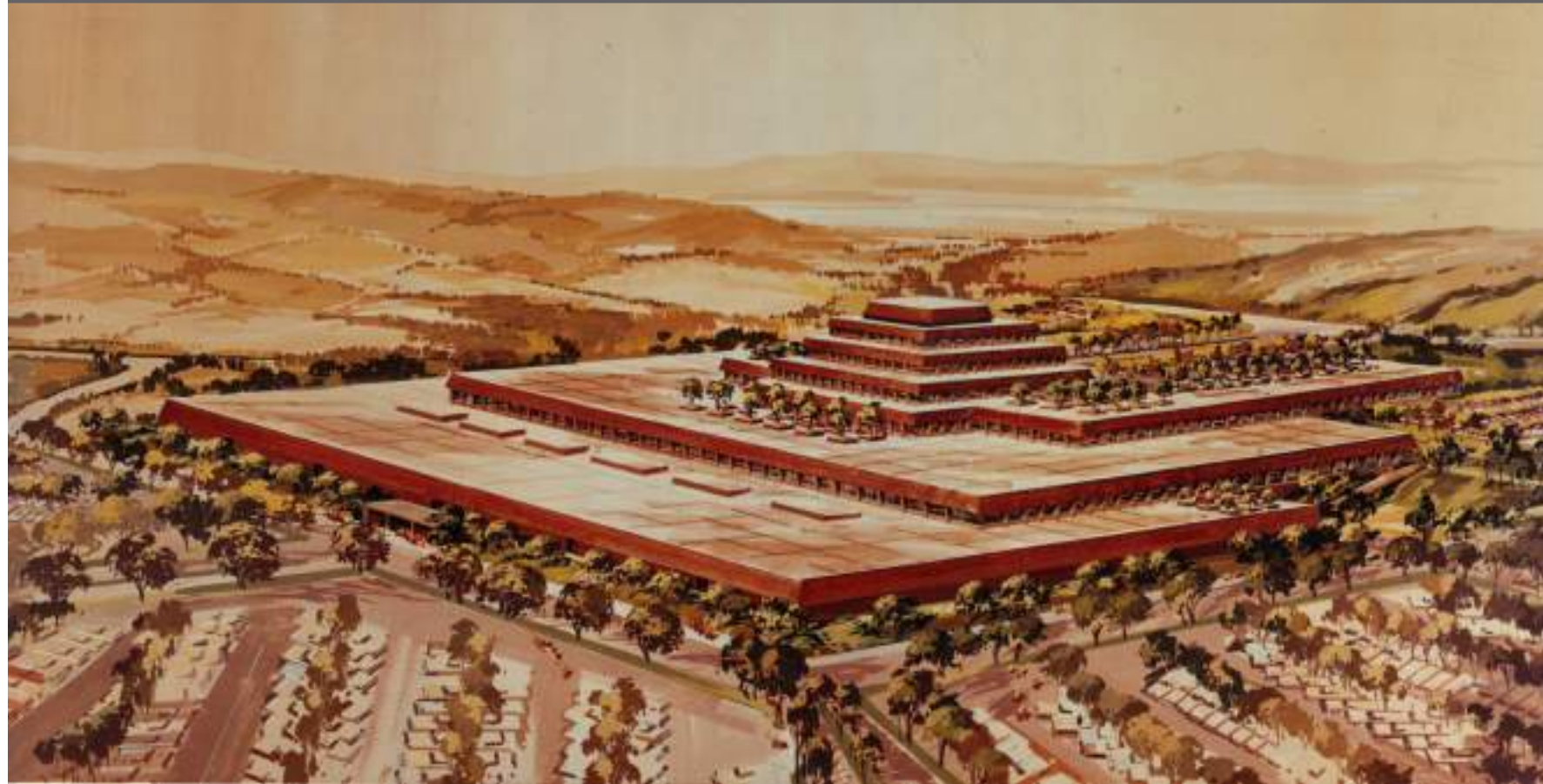
**AUTONETICS - A DIVISION OF NORTH AMERICAN ROCKWELL CORP.**

**LAGUNA NIGUEL FACILITY BLDG. 501  
502 & 505**



Original as-built site plan, July 29, 1968.

Source Image: GSA



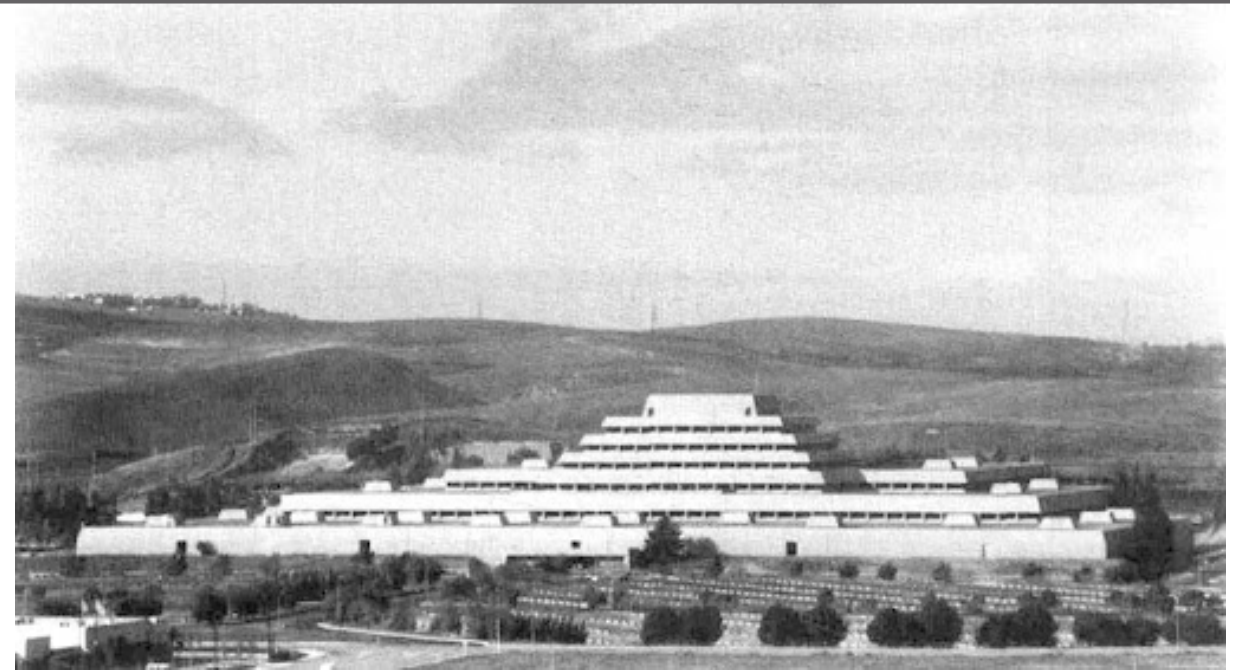
William Pereira rendering, 1968. Source: GSA

The Chet Holifield Federal Building



Source: GSA

The Chet Holifield Federal Building under construction.



The Chet Holifield Federal Building ca. 1971 looking north. (Source: The Journal of San Diego History Volume 38 No. 2)



The genealogical research room located on the first floor, ca. 1974. (Source: The Journal of San Diego History Volume 38 No. 2)



**YEAR BUILT** ..... 1968-1971

**ARCHITECT** ..... WILLIAM L. PEREIRA

**SITE AREA** ..... 89-ACRE

**BUILDING AREA** ..... APPROX 1-MILLION  
GROSS SQUARE FEET

**BUILDING STORIES** ..... 7 STORIES

**ADDRESS** ..... 24000 Avila Rd,  
Laguna Niguel,  
CA 92677

**ARCHITECTURE** ..... BRUTALISM  
**STYLE**



Aerial building overview to west, ca.1971. Source Image: GSA

Data Source: GSA



323 MILLION FACILITY—Architect's rendering shows Autonetics' Laguna Niguel facility, which will house 7,300 employees. Construction will begin in October, with completion set for late 1969. William L. Pereira is the architect.

### Autonetics Plant to Be Largest of Its Kind \$14.7 Million Paid for 540 Acres of Land

Stake-stepped on a Laguna Niguel site, a seven-story North American Rockwell Corp. building is expected to become the largest single electronics manufacturing center under one roof, according to plans announced by NARC and architect William L. Pereira. The 1 million-square-foot facility will house about 7,300 employees of the corporation's Autonetics Division when it is occupied in late 1969 by data systems personnel.

### North American Seeks to Trade Empty Plant for Federal Lands

#### Negotiations for \$23 Million Laguna Niguel Facility in 'Tentative Exploration' Stage; Officials to Tour Site

BY JOHN GREGORY Times Staff Writer

North American Rockwell Corp. has offered to exchange its empty, \$23 million Laguna Niguel plant for surplus government land. Federal officials are exploring the offer. Representatives from various federal departments will tour the 1-million-square-foot facility Tuesday to determine whether they are interested in it as a future home for their activities. A spokesman for North American Rockwell in Los Angeles said the plant has been taken off the market, meaning the company is "not actively seeking buyers while the Government Services Administration takes a look at it." He said the government agency has been the first prospect interested in the 95-acre site since Fluor Corp., a Los Angeles-based oil refinery and engineering company, canceled a plan last April to buy the property. "Tentative Exploration" Thomas Hannon, West Coast regional administrator for GSA, the agency which handles government land and buildings, said Friday in



\$25 million white elephant . . . lonesome aerospace facility in Laguna Niguel

### Lonesome ziggurat

LAGUNA NIGUEL, Calif. — Rockwell International's futuristic \$23 million aerospace facility has been sitting empty for three years surrounded by parking lots meant for the cars of 7,000 employees who never came to work. The giant seven-story plant, built in 1966, was designed to house Rockwell's aerospace operations, but between the time it was started in 1966 and finished two years later, the Rockwell turned to the federal government. And Luck here was in Houston. The General Services Administration kind, Rockwell wanted a trade in which the government would get the Laguna Niguel building and Rockwell would get surplus Defense Department property in one house in Los Angeles County. Laguna Niguel is in Orange County, 30 miles south of Los Angeles. Why has it taken the House committee so much longer to act on the proposed trade than its Senate counterpart? "We have been at a stalemate since the proposed

So far, not many Pharoahs have been lining up to put in their bids on the giant pyramid-shaped Ziggurat in Laguna Niguel.

### Little Interest Shown in Giant Ziggurat 'Pyramid for Sale,' but Market Seems Like a Desert

By JOHN O'DELL, Times Staff Writer

The federal government has decided to sell its huge and costly empty Chet Holifield Building in Laguna Niguel and to promote the sale it has launched a worldwide advertising campaign with an uncharacteristic light touch. "Pharaoh Wasted . . . Pyramid for Sale," the advertisements begin. Being solicited are sealed cash bids on the seven-story, 1-million-square-foot building widely known as the "Ziggurat" because of its resemblance to the pyramid-shaped ancient Mesopotamian temple of the same name. It's a rocky theme. But there might have been a bit more truth in the advertising had the General Services Administration selected a slogan more along the lines of "Lopsided, White Elephant for Sale," because the building is so large that it has not merely empty

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Federal officials have spent more than \$250,000 advertising the sale of the Chet Holifield building in Laguna Niguel. **GSA rejects all ziggurat bids, reconsiders sale** THE GOLDEN SET ALIVE

A \$23 million facility is expected to become the largest single electronics manufacturing center. Construction is to start in October 1968.

North American Rockwell Corp. offered to exchange empty building for surplus government land. The federal government interested in total occupation of the building, rather than assuming part of it or leasing space to outsiders.

Rockwell made multiple attempts to find an industrial buyer with no luck, the building was then turned to the federal government. GSA and Rockwell negotiated a trade in which the government would obtain the Laguna Niguel building and Rockwell would get the surplus Defense Department property.

Federal officials in San Francisco have rejected all bids recently received for the federal building. Federal officials aren't sure what to do. They may rebid the building, put it up for auction, try selling it through competitive negotiations or just keep the property.

1968

1971

1973

1983

Source Image: GSA

# AERIAL SITE HISTORY

# SITE ASSESSMENT



1985



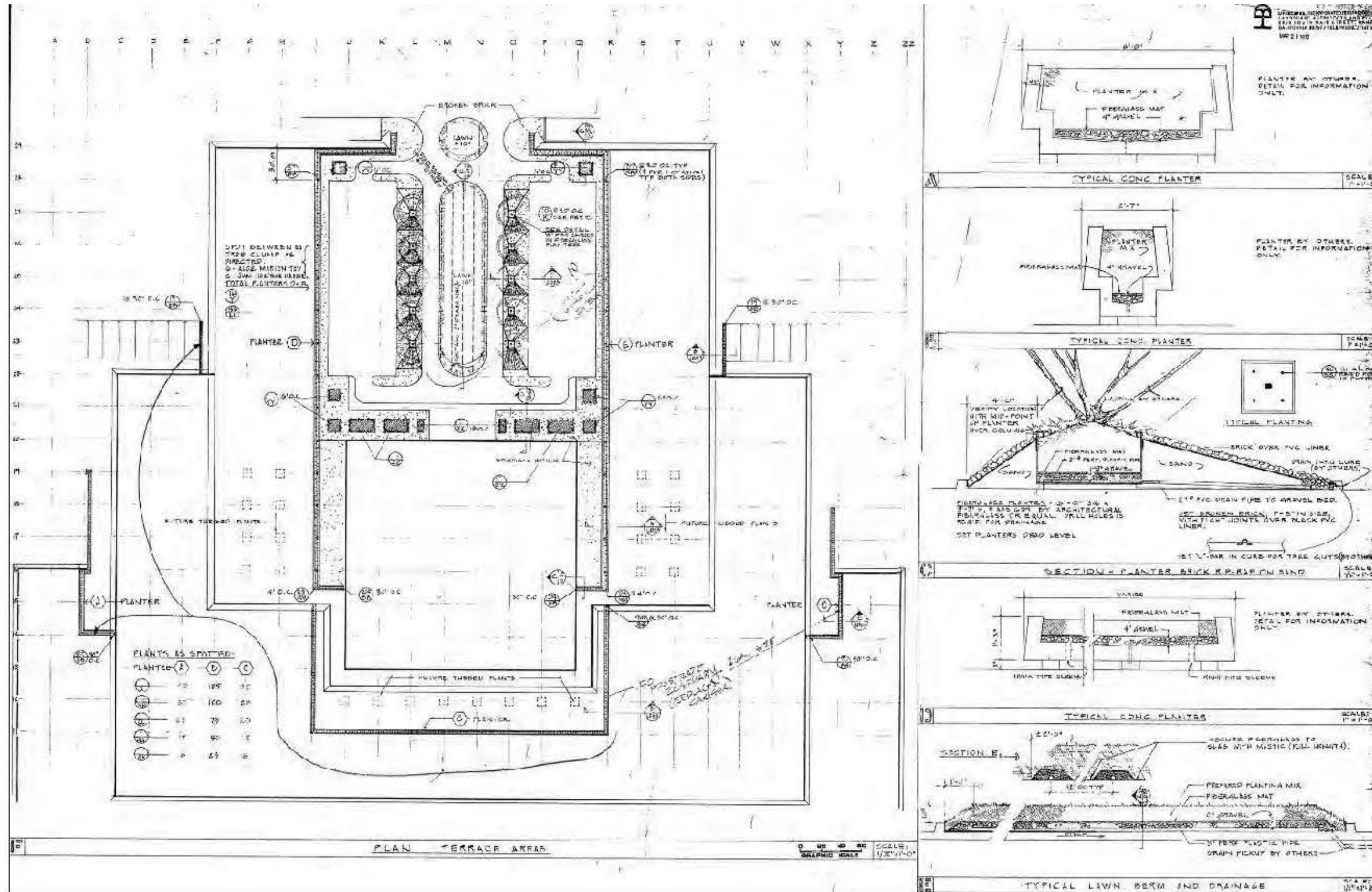
1994



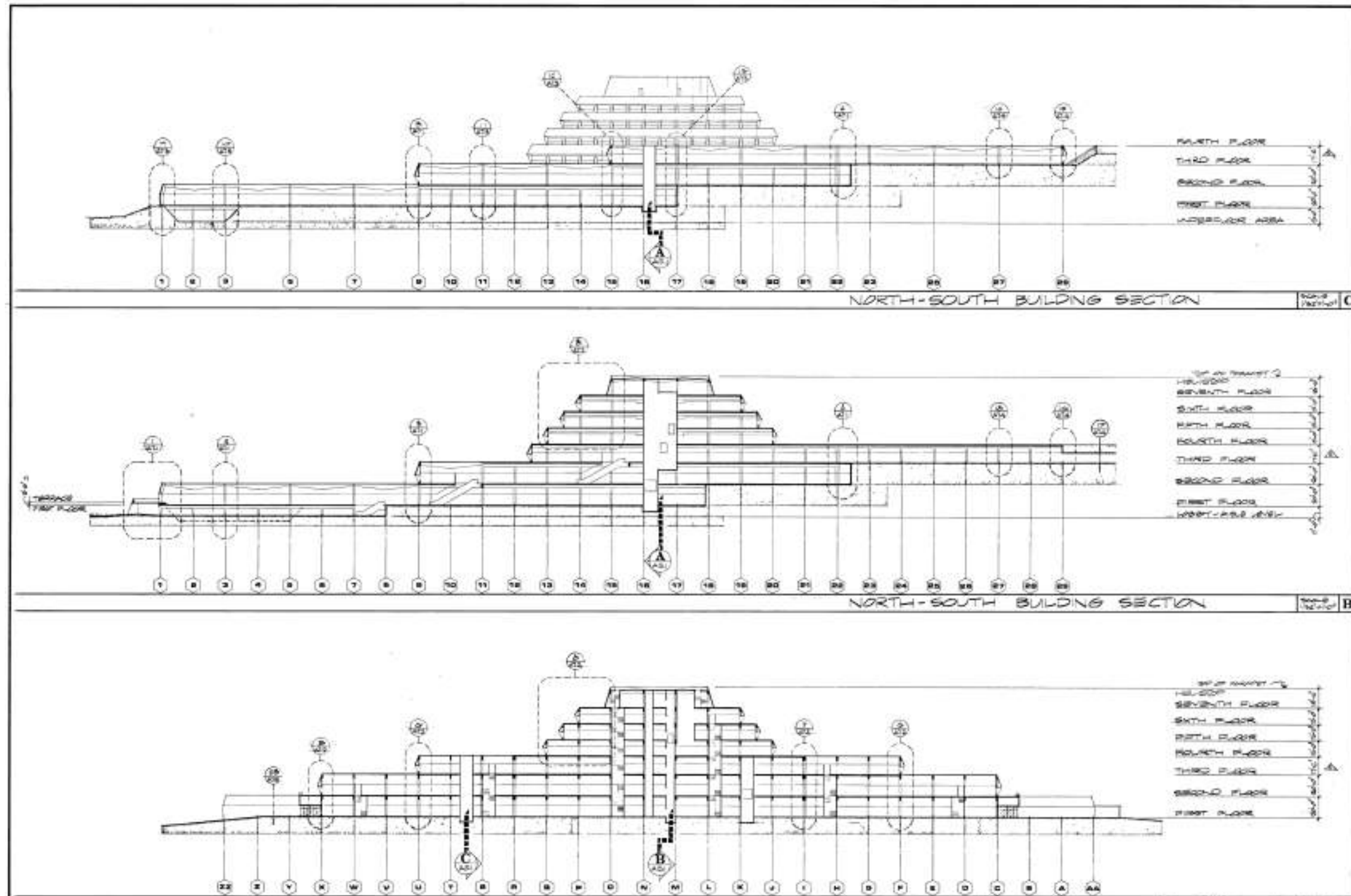
2010

Source: Google Earth

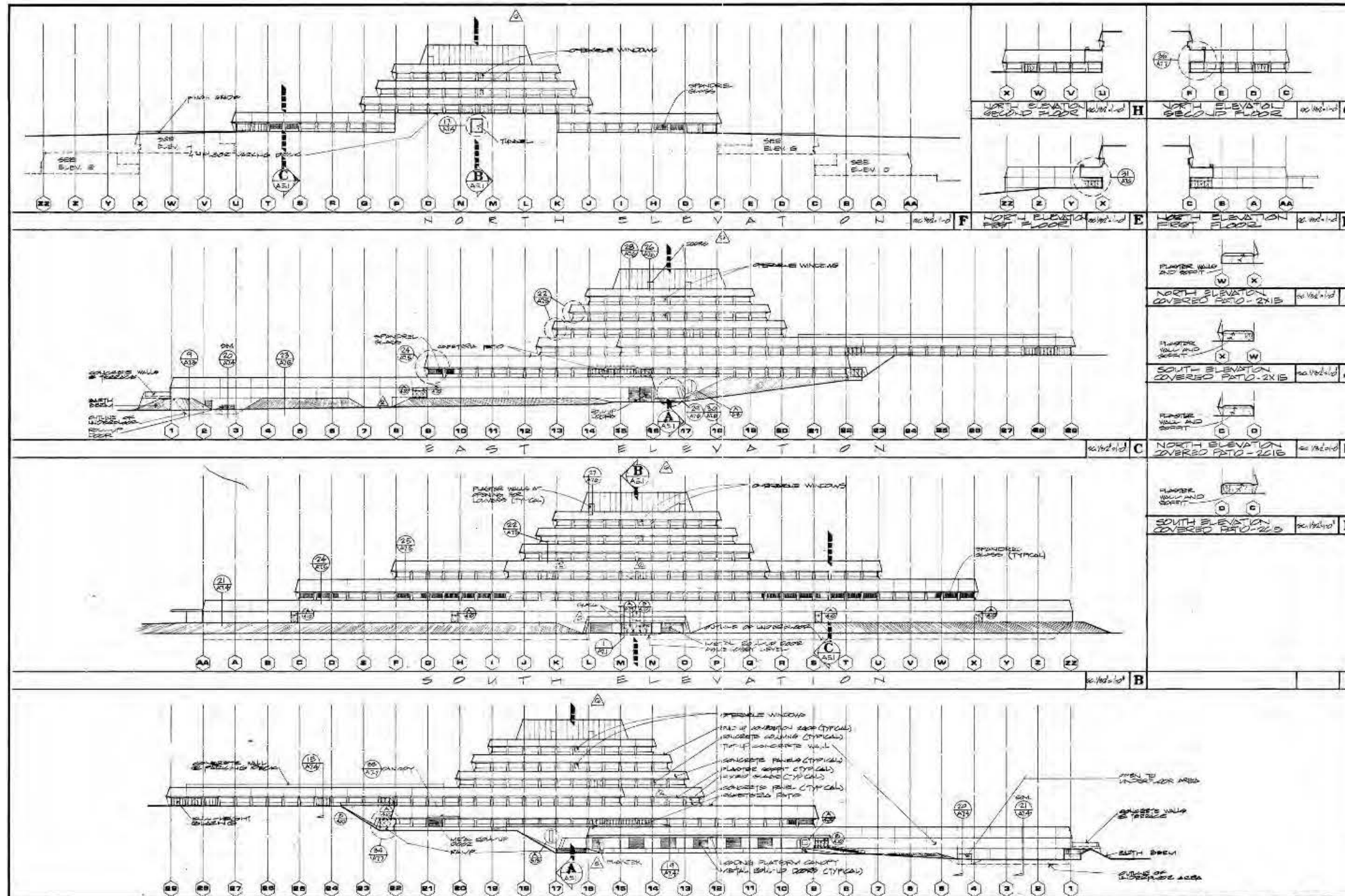
CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE



Original building roof plan showing the stepped ziggurat shape, July 29, 1968. Source: GSA



Original Section July 29, 1968. Source: GSA



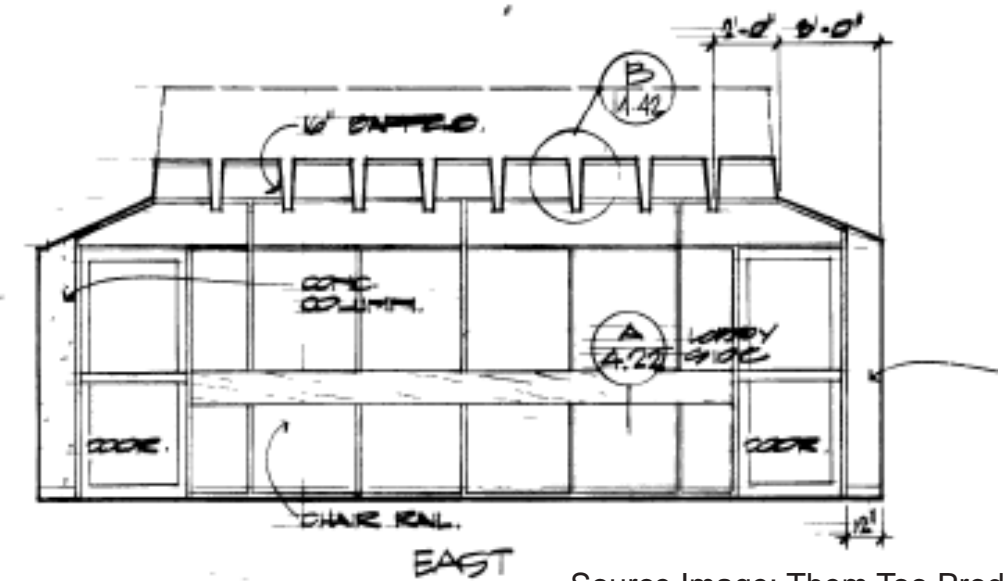
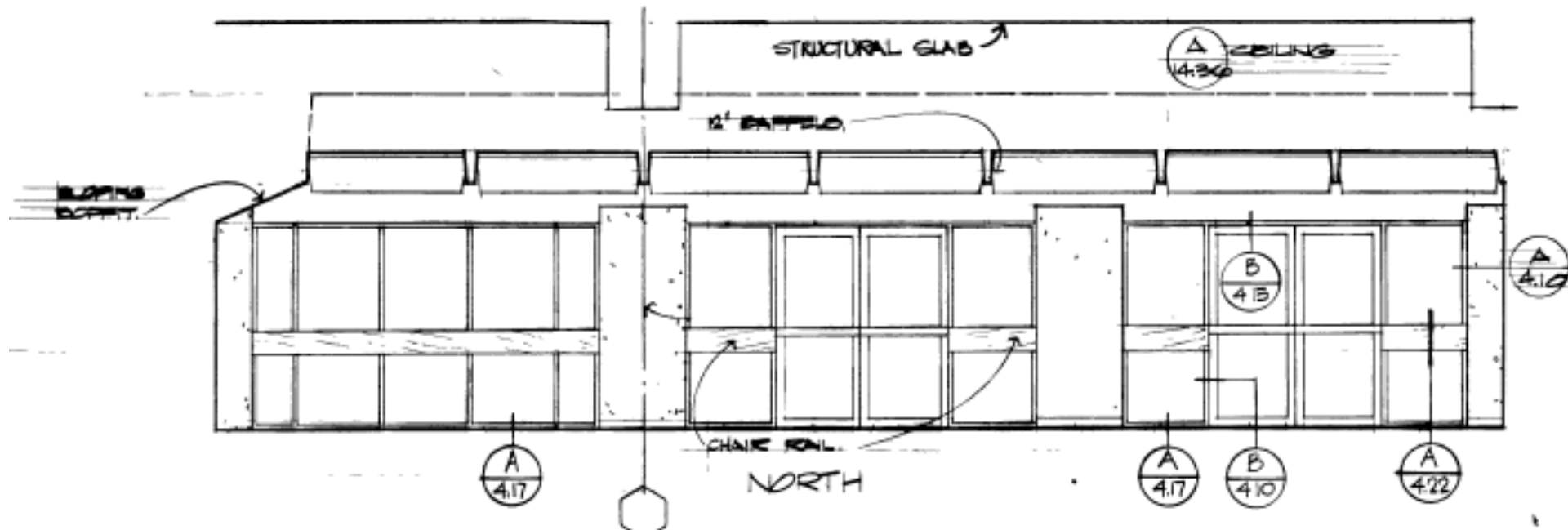
Original elevation July 29, 1968. Source: GSA



Original wood wall paneling and a decorative wood ceiling finish



4th Floor lobby



Source Image: Them Too Productions

# INTERIORS

# SITE ASSESSMENT



Corridors



Office Spaces



Source Image: Them Too Productions



CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE

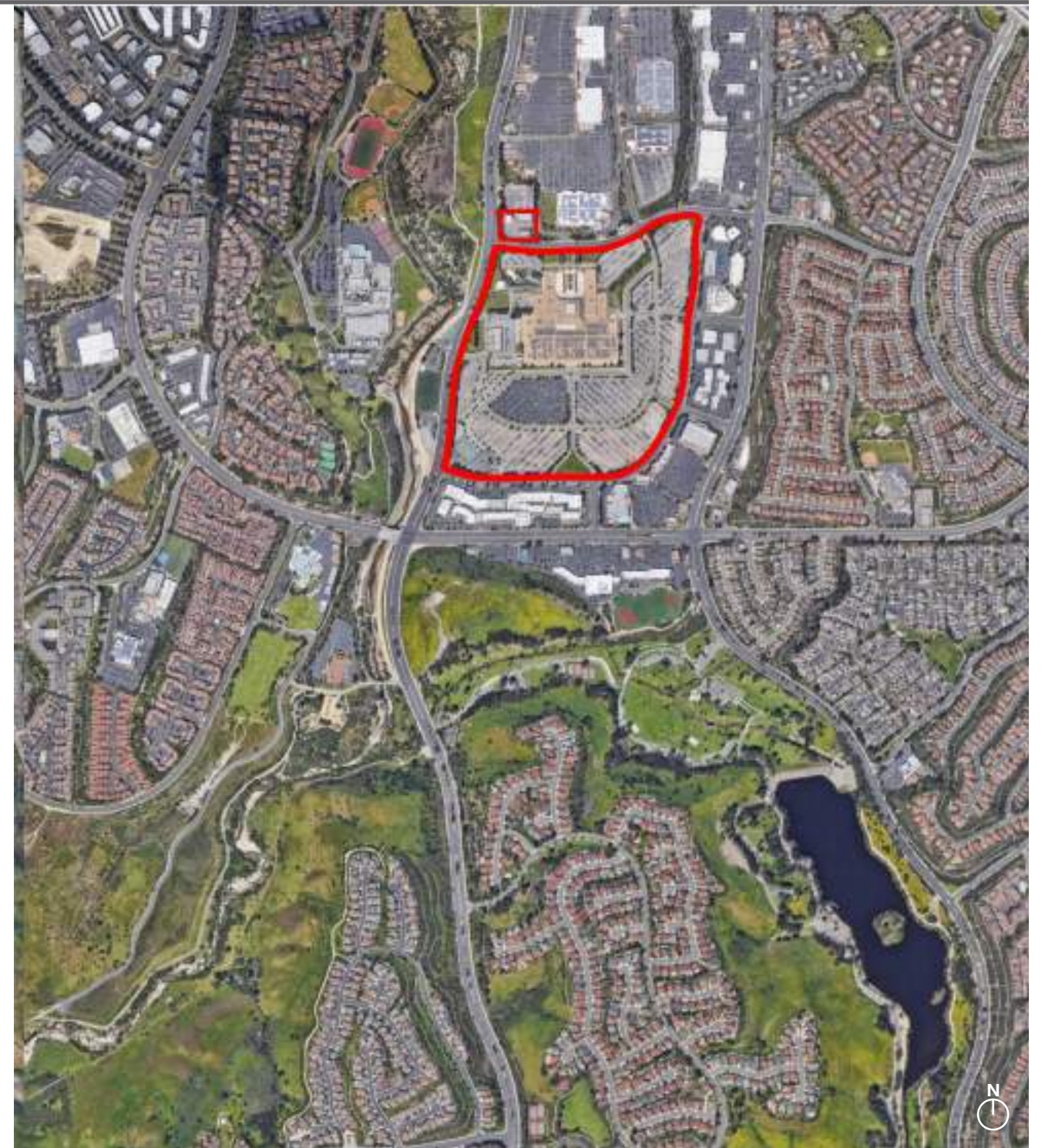


# 1971-2021 SITE DEVELOPMENT

# SITE ASSESSMENT



Aerial photo of the Chet Holifield Federal Building site shortly after the completion of construction in 1971. The land surrounding the site is undeveloped.

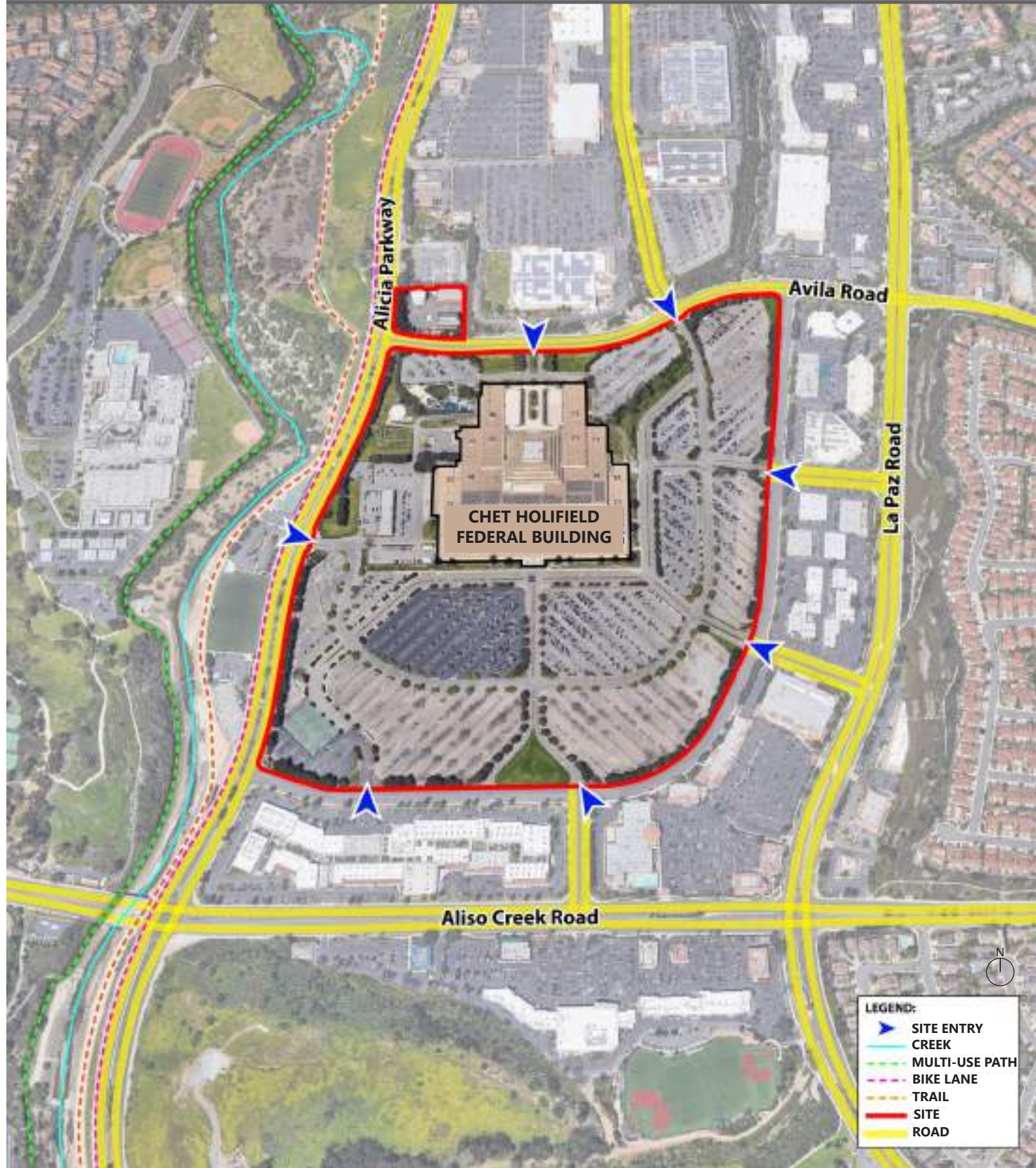


Aerial photo of the Chet Holifield Federal Building site currently.

Source Image: (Left) GSA (Right) Google Earth



CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE

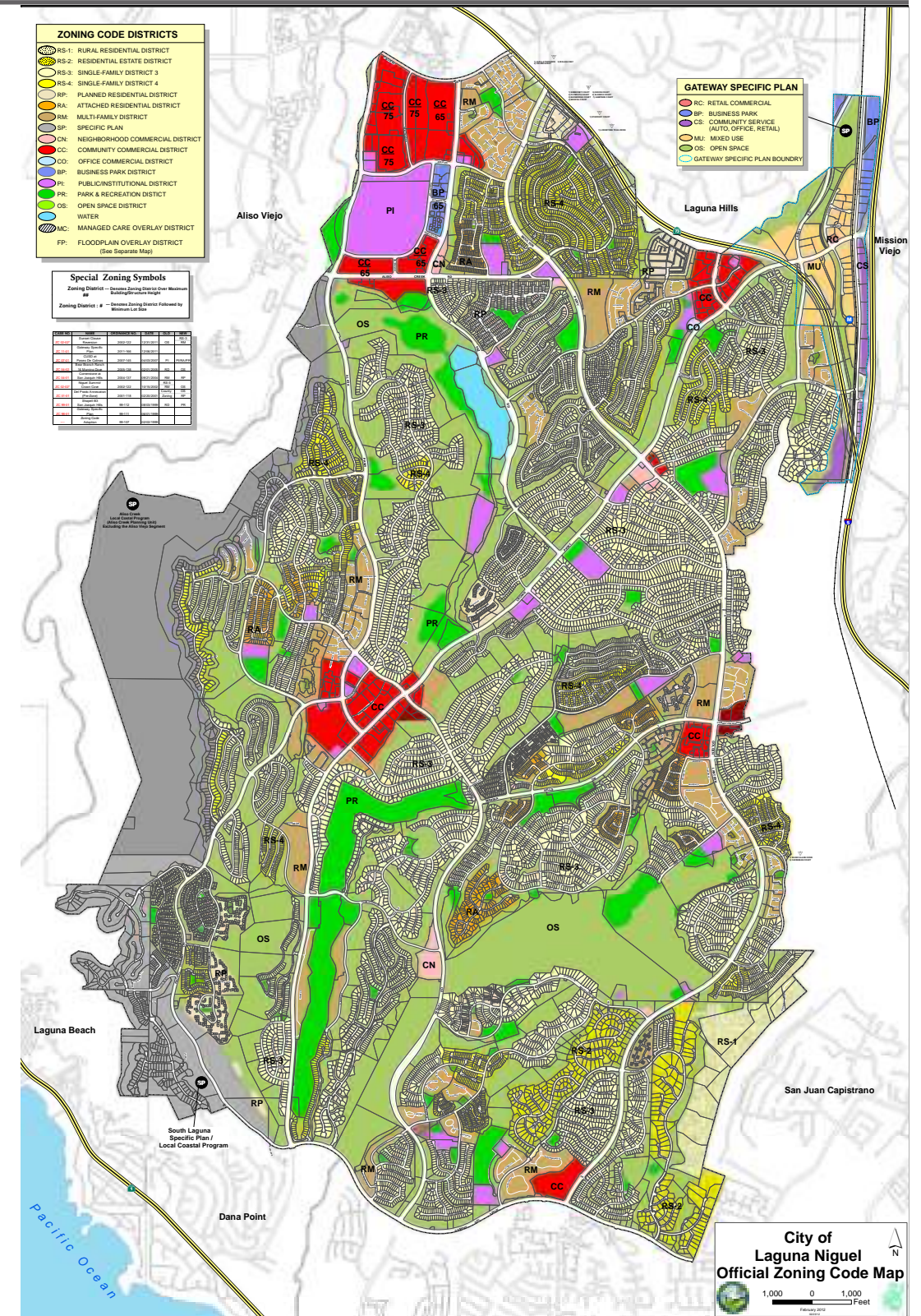
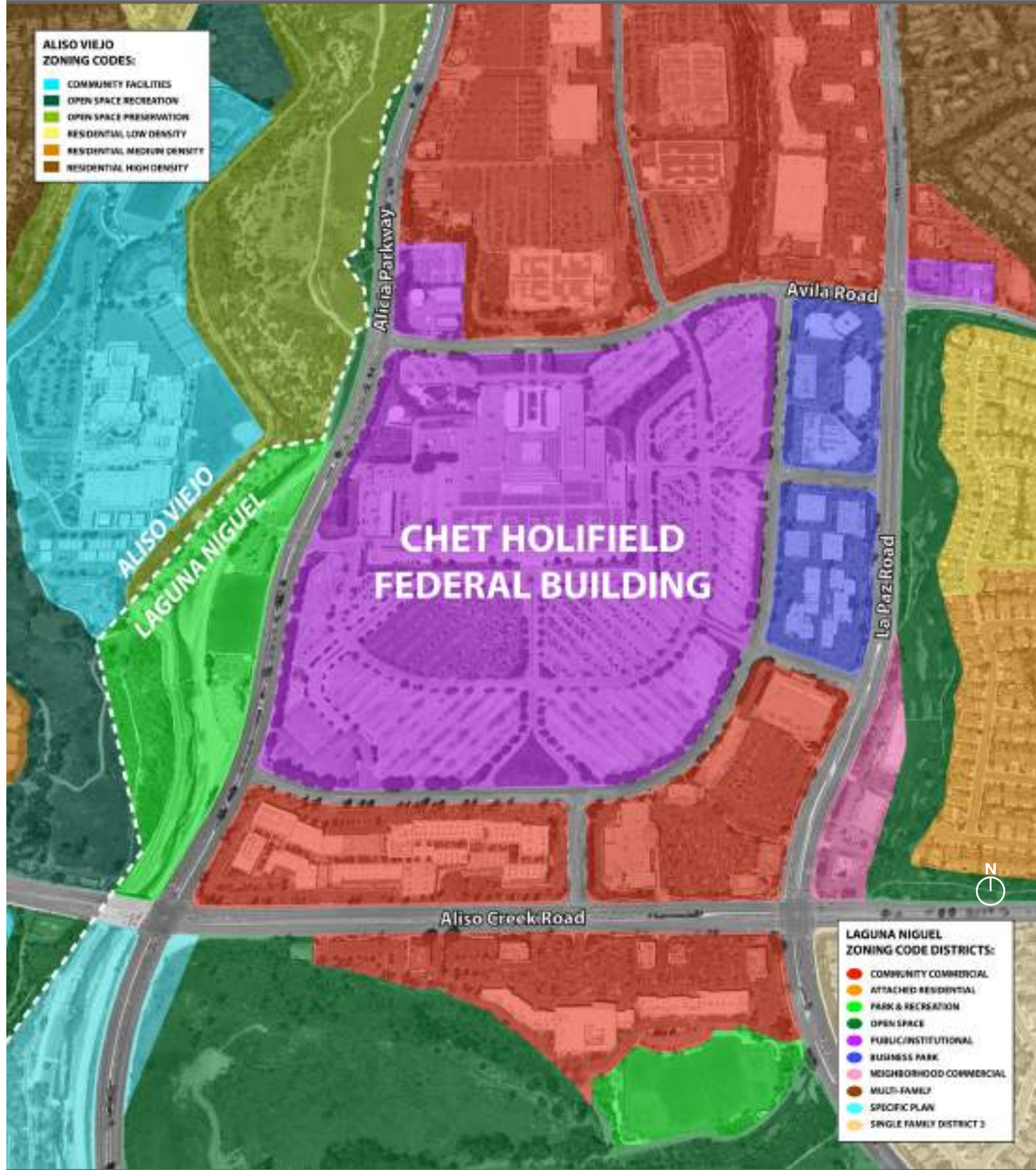


Source Image: Google Earth

CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE

# ZONING MAP

# SITE ASSESSMENT



Laguna Niguel Zoning Map, Source: City

CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE



Source Image: Google Earth

CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE



Source Image: Google Earth

CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE

# HISTORIC FEATURES

# SITE ASSESSMENT

As defined in GSA's 2019 Historic Structures Report for the Chet Holifield Federal Building, the building retains multiple character-defining features dating to its original construction. A character-defining feature, also referred to as a historic feature, is a physical aspect of a building's design, construction, or detail that is representative of its historically significant function, type, or architectural style. Historic features may include the overall shape of a building, its materials, craftsmanship, and decorative details and features, as well as the various aspects of the building's site and environment.



Source Image: GSA

# HISTORIC FEATURES

# SITE ASSESSMENT

Historic exterior and interior features of the Chet Holifield Federal Building include (but are not limited to) large-scale elements like its monumental scale; stepped ziggurat form and massing; integral designed topography and landscape; flat roofs with broad, deep, mansard eaves; textured precast concrete panel cladding; horizontal bands of fixed aluminum windows; smooth concrete angled entry volumes; open roof decks; and the guard station and maintenance building ancillary structures. Smaller elements also express the building's original character, and include (but are not limited to) historic features like the configuration and finishes of the fourth floor main entry lobby; fully glazed aluminum double doors at secondary entries; the wood slat ceilings at the south entry and at escalator/elevator lobbies; and corridor configurations.



Source Image: GSA



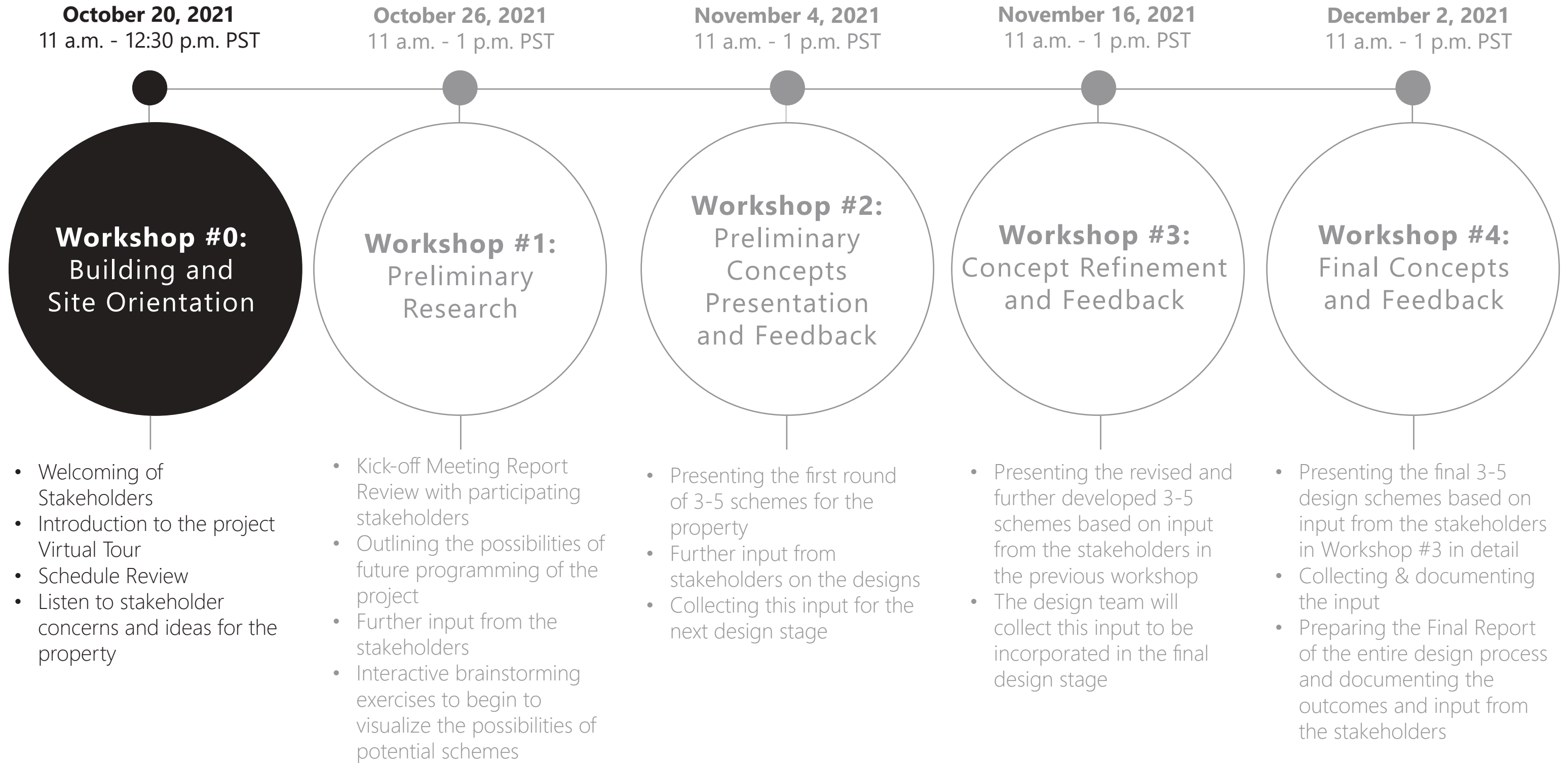
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# CHARRETTE WORKSHOPS

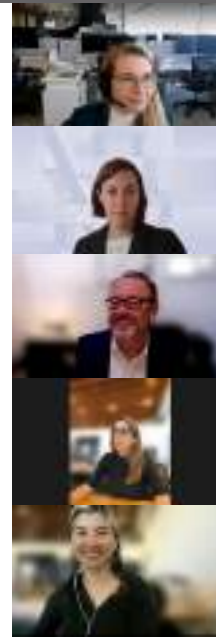
03

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CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE

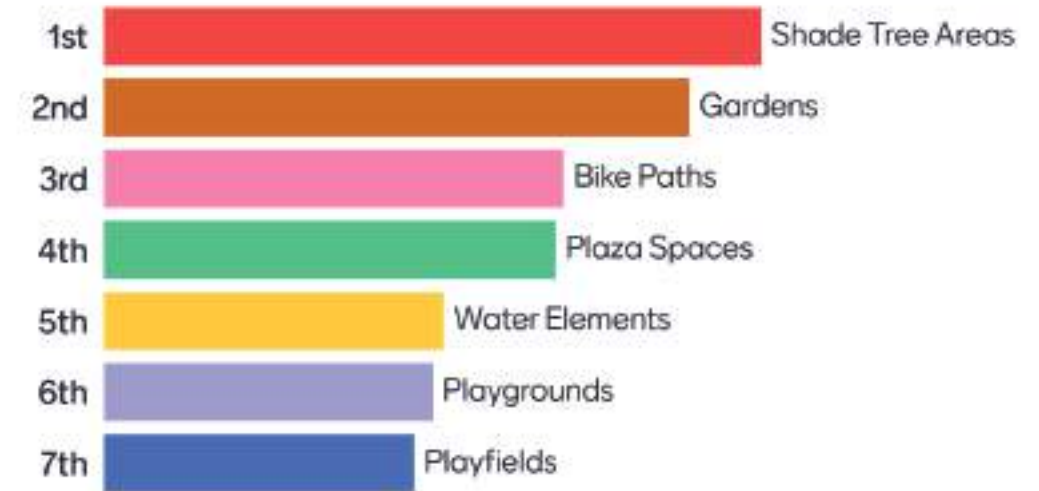


Have you ever been inside the Chet Holifield building?



If this site could incorporate open space, what elements would be most important to include?

Mentimeter

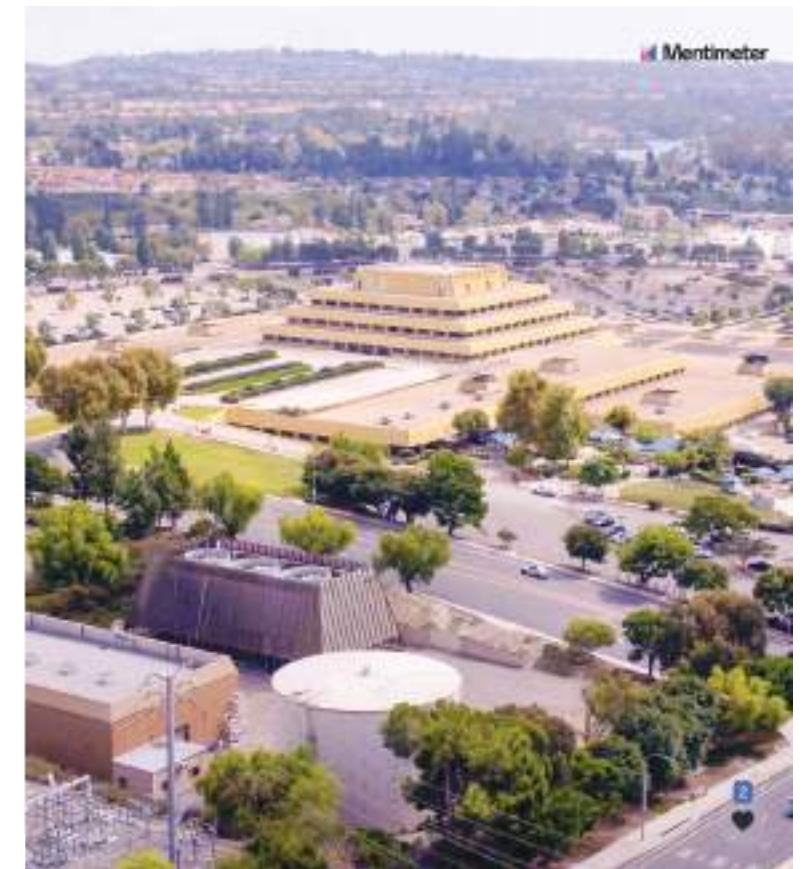


If not included on the prior list of open space elements, what could the community benefit from in this location?

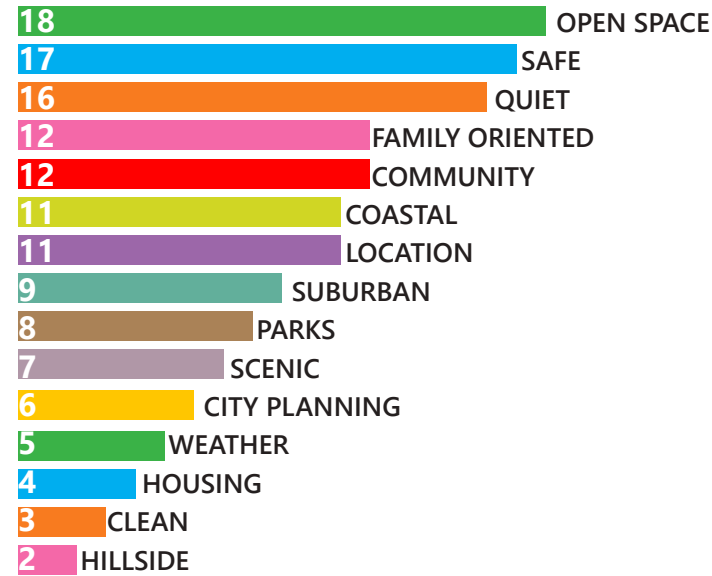
Mentimeter

Naturalized open space	Pickle ball courts, community garden, amphitheater	Gathering areas
Walking paths	Walk paths Picnic areas	Trails and paths which safely accommodate less, bikes, evokes and dog walkers
Somewhere that we don't have to see that ugly building.	Amphitheater	Shaded picnic tables
Fountain	Family recreation	Walking paths
walking path	Dog park	Outdoor art
Walk paths	private open space	Picnic areas

What is your relationship to this building?



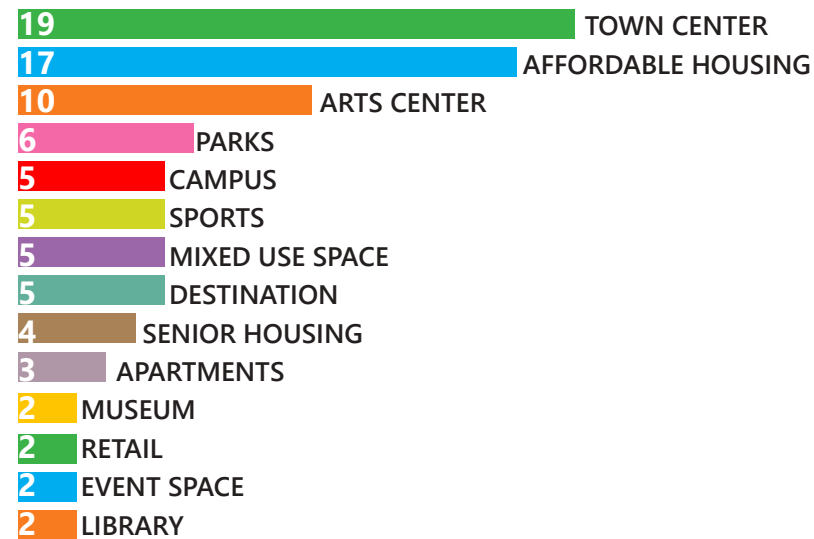
## WHAT DO YOU THINK MAKES LAGUNA NIGUEL UNIQUE?



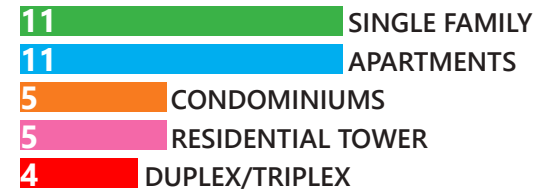
## WHAT DOES THE COMMUNITY NEED MORE OF?



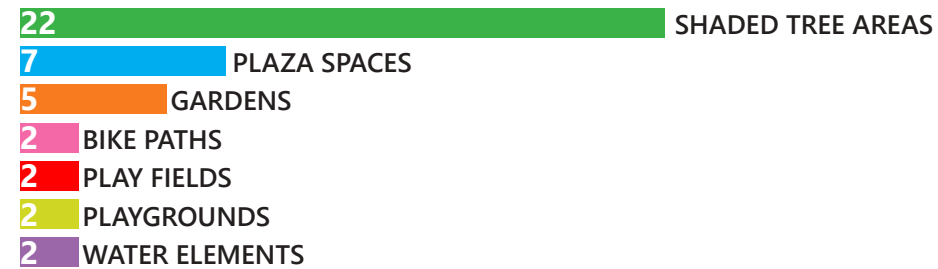
## IF NOT INCLUDED ON PRIOR LIST, WHAT COULD THE COMMUNITY BENEFIT FROM IN THIS LOCATION?



## IF RESIDENTIAL USE COULD BE CONSIDERED ON THIS SITE, WHAT TYPES ARE MOST NEEDED IN THE COMMUNITY?



## IF THIS SITE COULD INCORPORATE OPEN SPACE, WHAT ELEMENTS WOULD BE MOST IMPORTANT TO INCLUDE?



## IF NOT INCLUDED ON THE PRIOR LIST, WHAT COULD THE COMMUNITY BENEFIT FROM IN THIS LOCATION?



## HAVE YOU EVEN BEEN INSIDE THE CHET HOLIFIELD BUILDING?

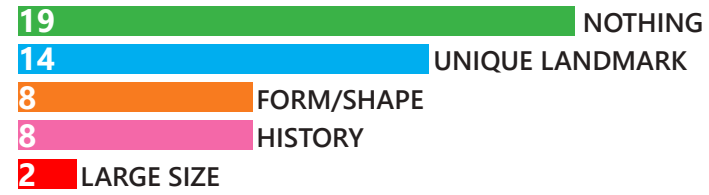


## CAN YOU SEE THE CHET HOLIFIELD BUILDING FROM YOUR BUILDING OR RESIDENCE?

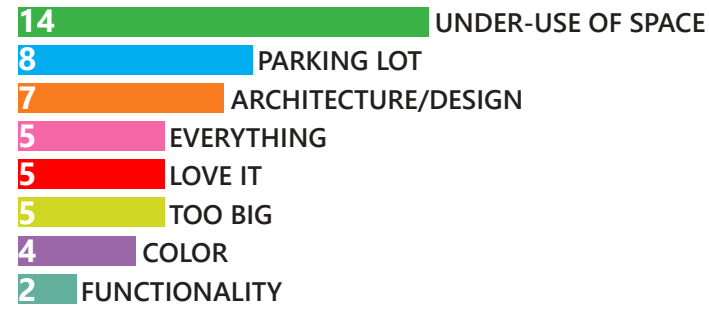


The numerical values above represent the approximate number of responses from active participants.

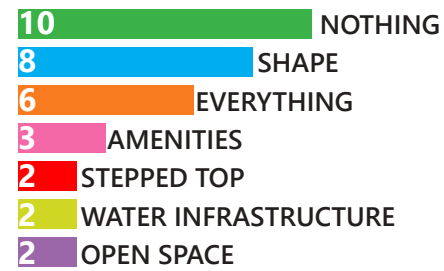
## WHAT DO YOU LIKE MOST ABOUT THE BUILDING?



## WHAT DO YOU LIKE LEAST ABOUT THE BUILDING?



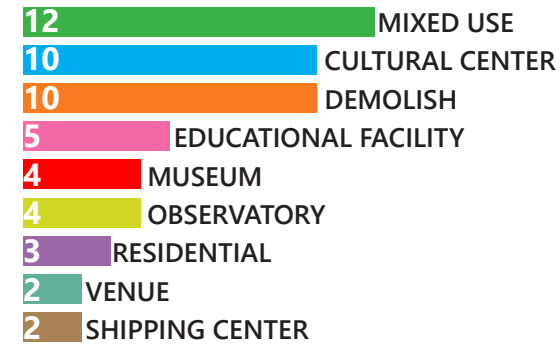
## IF YOU COULD KEEP ONE THING ABOUT THE BUILDING WHAT WOULD YOU KEEP?



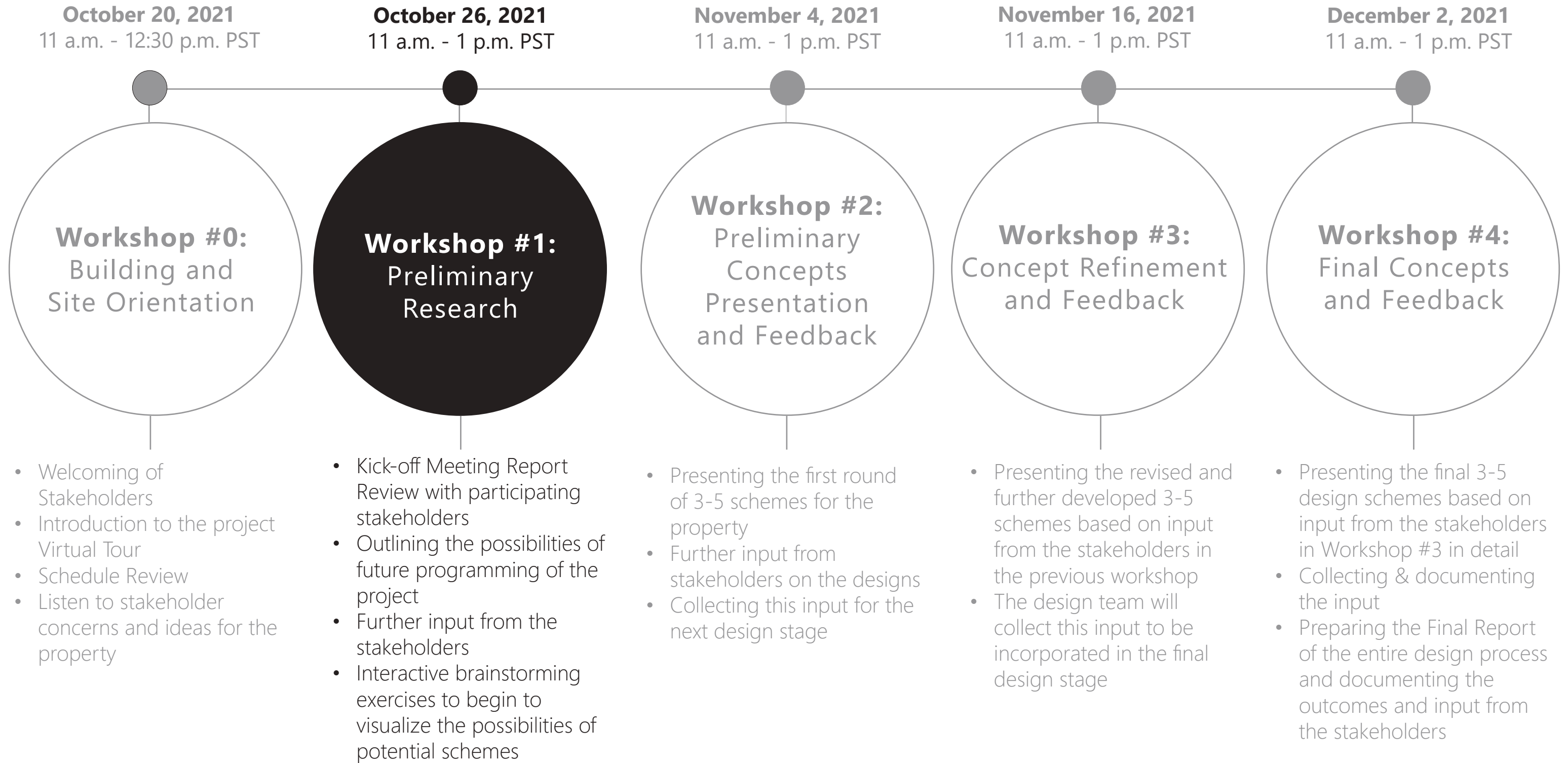
## IF YOU COULD CHANGE ONE THING ABOUT THE BUILDING WHAT WOULD YOU CHANGE?



## SHOULD THE BUILDING BE ADAPTIVELY REUSED, WHAT WOULD THE BEST USE FOR THE BUILDING BE?



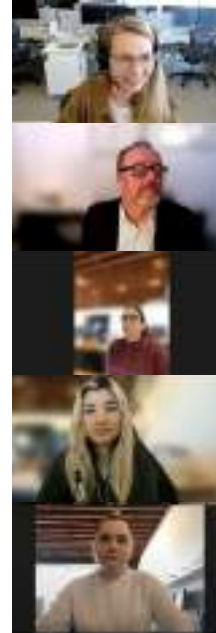
The numerical values above represent the approximate number of responses from active participants.



### Our Options

The design team is tasked with developing multiple Master Planning options for the site. We know that there are members of the community who feel passionately that the building should be torn down. We also know there are also members of the community who feel passionately that the building can be saved and repurposed.

- The design team will be pursuing design options that include:
- (1) full demolition
  - (2) saved & repurposed (adaptive reuse)
  - (3) hybrid solutions



Laguna Niguel City Center  
24 ACRES



Chet Holifield Federal Building  
89 ACRES



South Coast Plaza  
128 ACRES



Mentimeter

Place your pin on the park element you would most like to see in this location.

Mentimeter



Walking Trails



Amphitheatre



Picnic Areas



Fountains



Gardens

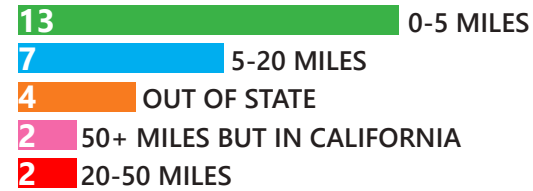


Tennis Courts

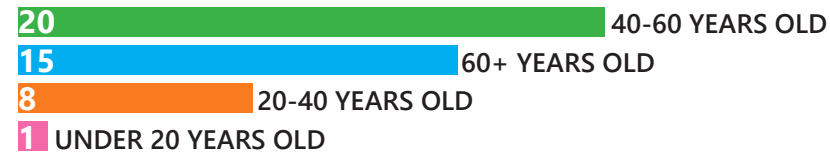
## ARE YOU A RESIDENT OF LAGUNA NIGUEL?



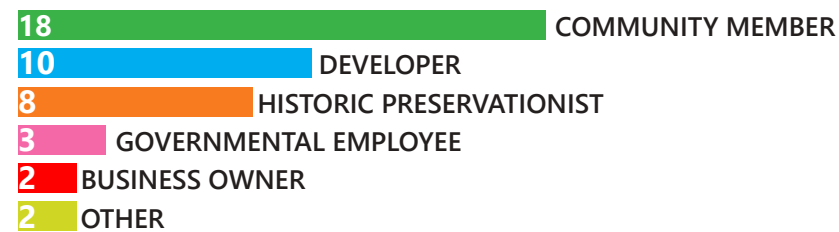
## IF YOU ARE NOT A RESIDENT OF LAGUNA NIGUEL, HOW FAR AWAY ARE YOU LOCATED?



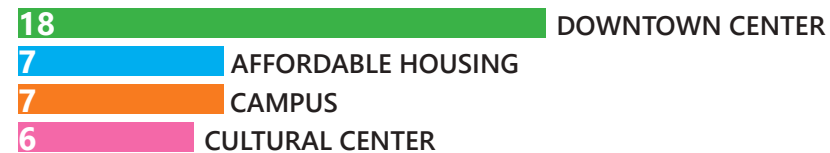
## WHAT IS YOUR AGE RANGE?



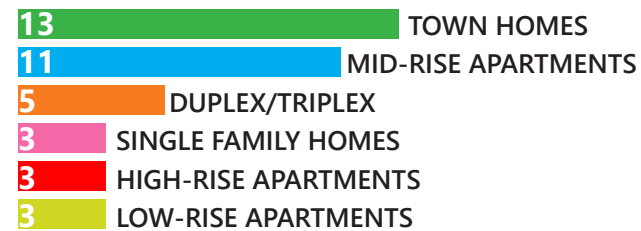
## WHAT BEST DESCRIBES YOUR INTEREST IN THE CHET HOLIFIELD BUILDING?



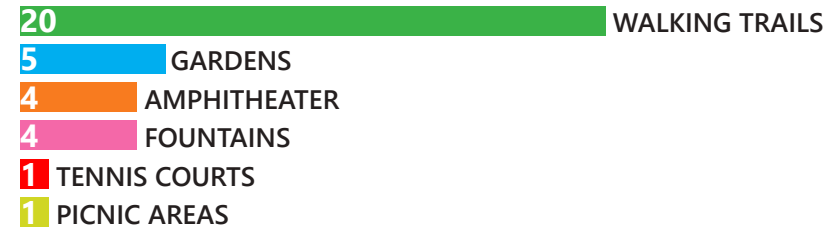
## WHAT USE TYPE IS MOST NEEDED IN YOUR COMMUNITY?



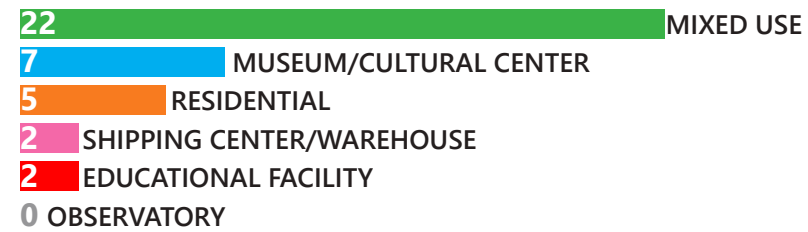
## WHAT RESIDENTIAL TYPE DOES THIS COMMUNITY NEED MORE OF?



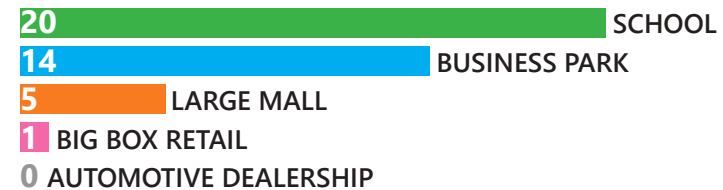
## WHAT PARK ELEMENT WOULD YOU MOST LIKE TO SEE IN THIS LOCATION?



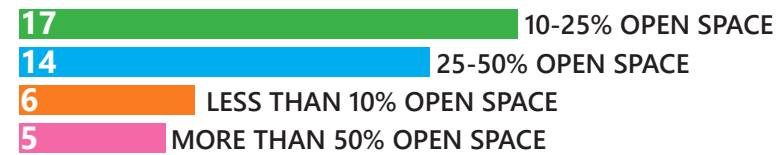
## OF THESE PROGRAMS YOU MENTIONED IN THE LAST WORKSHOP, WHICH IS YOUR FIRST CHOICE FOR THE ADAPTIVE REUSE OF THE BUILDING?



## OF THESE OTHER LARGE SINGLE USES OF THE PROPERTY, WHICH WOULD YOU MOST PREFER?



## HOW MUCH OPEN SPACE DO YOU THINK THE SITE SHOULD HAVE?



The numerical values above represent the approximate number of responses from active participants.







**Scheme 1**  
AN IMPROVED ZIGGURAT



**Scheme 2**  
THE ZIGGURAT REPURPOSED



**Scheme 3**  
THE PEDESTRIAN BELTWAY



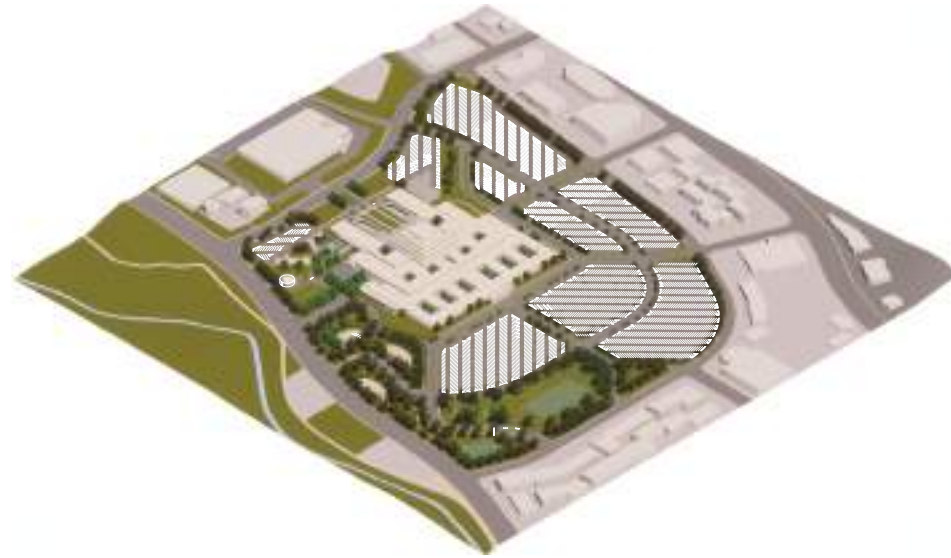
**Scheme 4**  
REDUCE CHET+PARK+SINGLE FAMILY



**Scheme 5**  
A NEW MIXED USE COMMUNITY



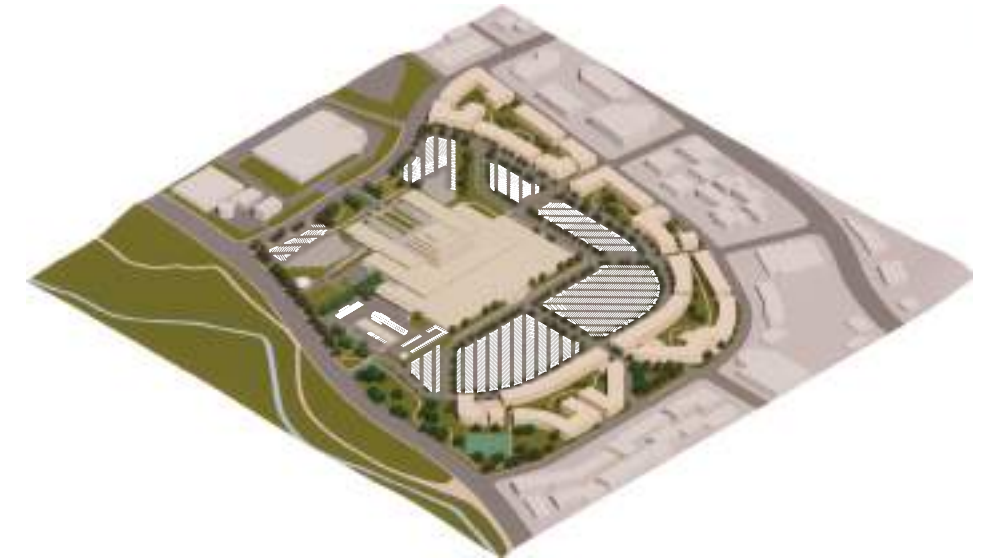
**Scheme 6**  
THE GARDEN CAMPUS



**Scheme 1**  
AN IMPROVED ZIGGURAT



**Scheme 2**  
THE ZIGGURAT REPURPOSED



**Scheme 3**  
THE PEDESTRIAN BELTWAY



**Scheme 4**  
REDUCE CHET+PARK+SINGLE FAMILY

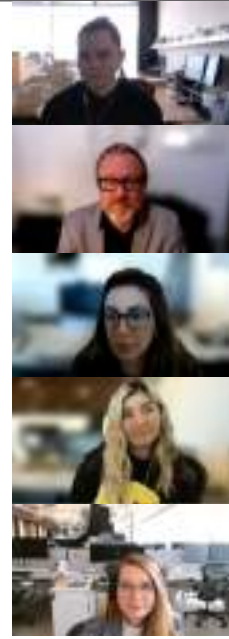
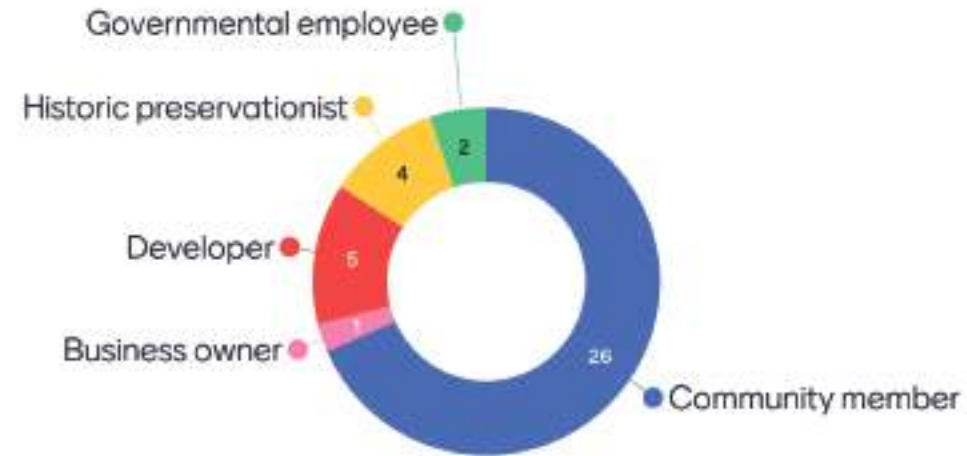


**Scheme 5**  
A NEW MIXED USE COMMUNITY



**Scheme 6**  
THE GARDEN CAMPUS

What best describes your interest in the Chet Holifield building?



What elements of Scheme 3 - The Pedestrian Beltway do you like?



Feedback from participants regarding Scheme 3 elements:

- Courtyard and pathways
- Housing will have to be consistent with Sacramento mandates - so be careful
- Like apartments over retail
- There's so much green space and walking trails at the base of the property of Also Creek Road that goes into Also Canyon community Park and Also Trail so I'm curious as to why we need more walking space
- Good use of building except 1 and 2 will need to be more than warehouse. Also believe adding mixed use buildings a good idea. Particularly for making property work.
- Apartment, mixed use, pathways
- Warehousing and the traffic from it



- COURTYARD HOUSING
- MAIN QUAD
- PARKING STRUCTURES
- DORMITORIES
- ATHLETIC FACILITIES

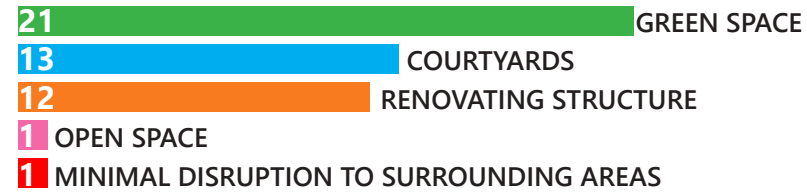
TOTAL GROSS AREA  
1,456,000 SF

Aerial View  
Scheme 6 - THE GARDEN CAMPUS  
CHFB removed and New Campus Plan

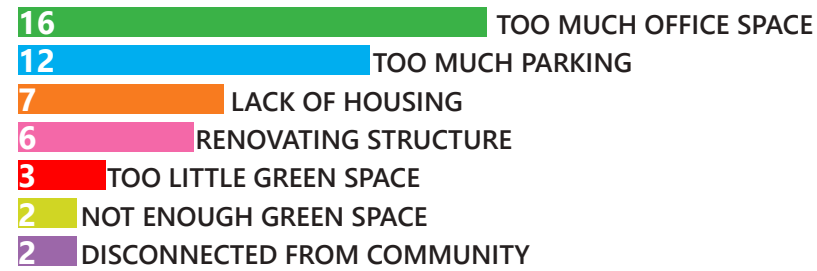
Between the two adaptive reuse schemes, which do you think is more viable?



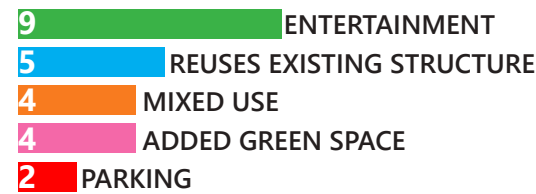
## WHAT ELEMENTS OF SCHEME 1-AN IMPROVED ZIGGURAT DO YOU LIKE?



## WHAT ELEMENTS OF SCHEME 1-AN IMPROVED ZIGGURAT ARE YOU NOT A FAN OF?



## WHAT ELEMENTS OF SCHEME 2-A ZIGGURAT REPURPOSED DO YOU LIKE?



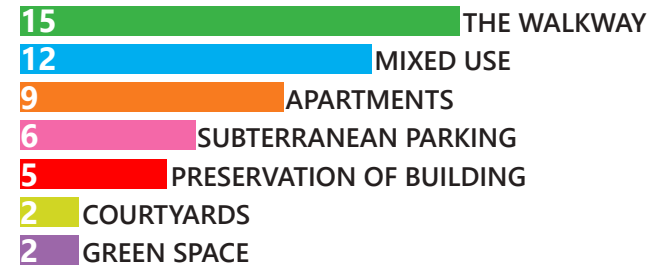
## WHAT ELEMENTS OF SCHEME 2-A ZIGGURAT REPURPOSED ARE YOU NOT A FAN OF?



## BETWEEN THE TWO ADAPTIVE REUSE SCHEMES, WHICH DO YOU THINK IS MORE VIABLE?



## WHAT ELEMENTS OF SCHEME 3-THE PEDESTRIAN BELTWAY DO YOU LIKE?



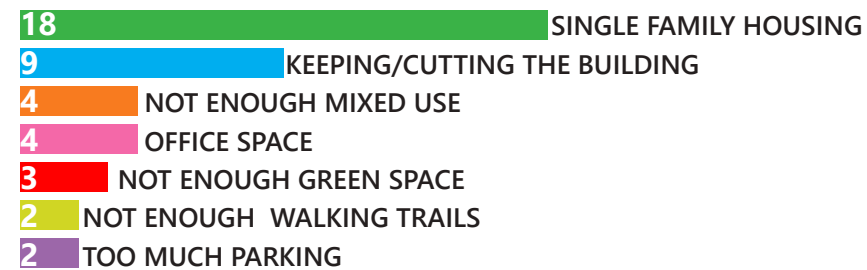
## WHAT ELEMENTS OF SCHEME 3-THE PEDESTRIAN BELTWAY ARE YOU NOT A FAN OF?



## WHAT ELEMENTS OF SCHEME 4-REDUCE CHET + PARK + SINGLE FAMILY DO YOU LIKE?

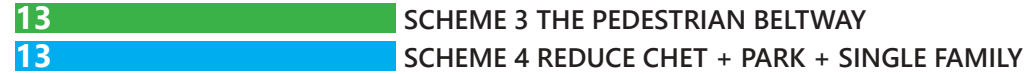


## WHAT ELEMENTS OF SCHEME 4-REDUCE CHET + PARK + SINGLE FAMILY ARE YOU NOT A FAN OF?



The numerical values above represent the approximate number of responses from active participants.

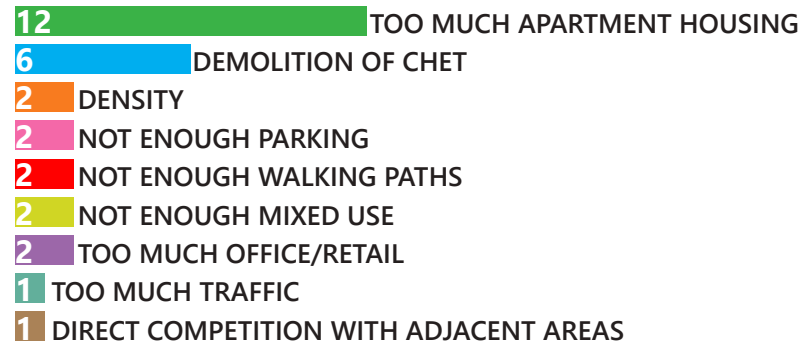
## BETWEEN THE TWO HYBRID SCHEMES, WHICH DO YOU THINK IS MORE VIABLE?



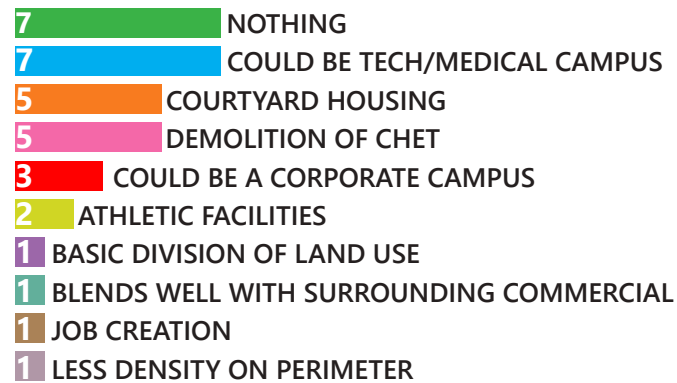
## WHAT ELEMENTS OF SCHEME 5-A NEW MIXED COMMUNITY DO YOU LIKE?



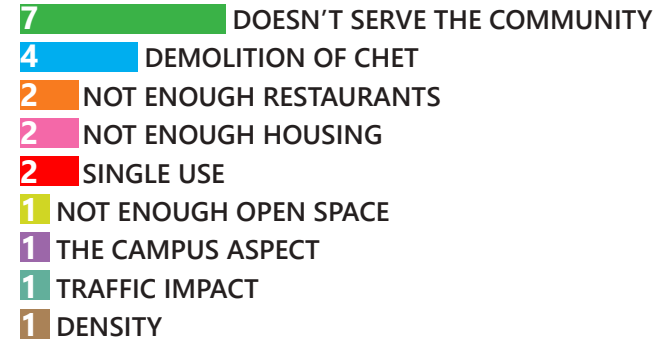
## WHAT ELEMENTS OF SCHEME 5-A NEW MIXED COMMUNITY ARE YOU NOT A FAN OF?



## WHAT ELEMENTS OF SCHEME 6-THE GARDEN CAMPUS DO YOU LIKE?



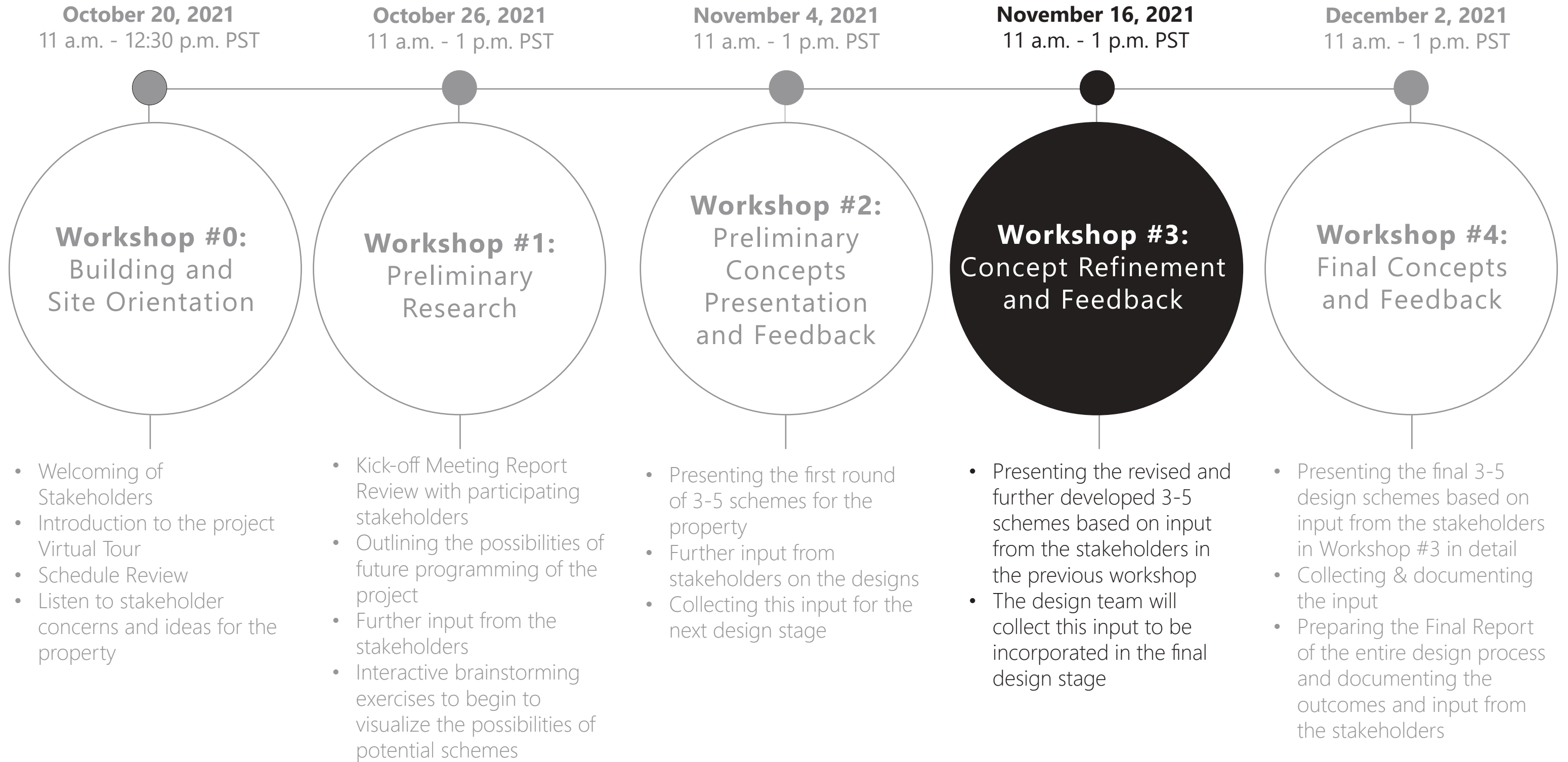
## WHAT ELEMENTS OF SCHEME 6-THE GARDEN CAMPUS ARE YOU NOT A FAN OF?



## BETWEEN THE TWO DEMO SCHEMES, WHICH DO YOU THINK IS MORE VIABLE?



The numerical values above represent the approximate number of responses from active participants.





**Scheme 1**  
AN IMPROVED ZIGGURAT



**Scheme 2**  
THE ZIGGURAT REPURPOSED



**Scheme 3**  
THE PEDESTRIAN BELTWAY



**Scheme 4**  
REDUCE CHET + PARK + TOWNHOUSE



**Scheme 5**  
A NEW MIXED USE COMMUNITY





**Scheme 1**  
AN IMPROVED ZIGGURAT



**Scheme 2**  
THE ZIGGURAT REPURPOSED



**Scheme 3**  
THE PEDESTRIAN BELTWAY

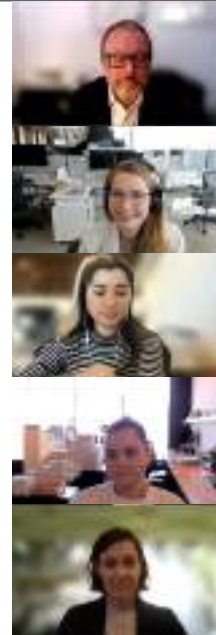


**Scheme 4**  
REDUCE CHET + PARK + TOWNHOUSE

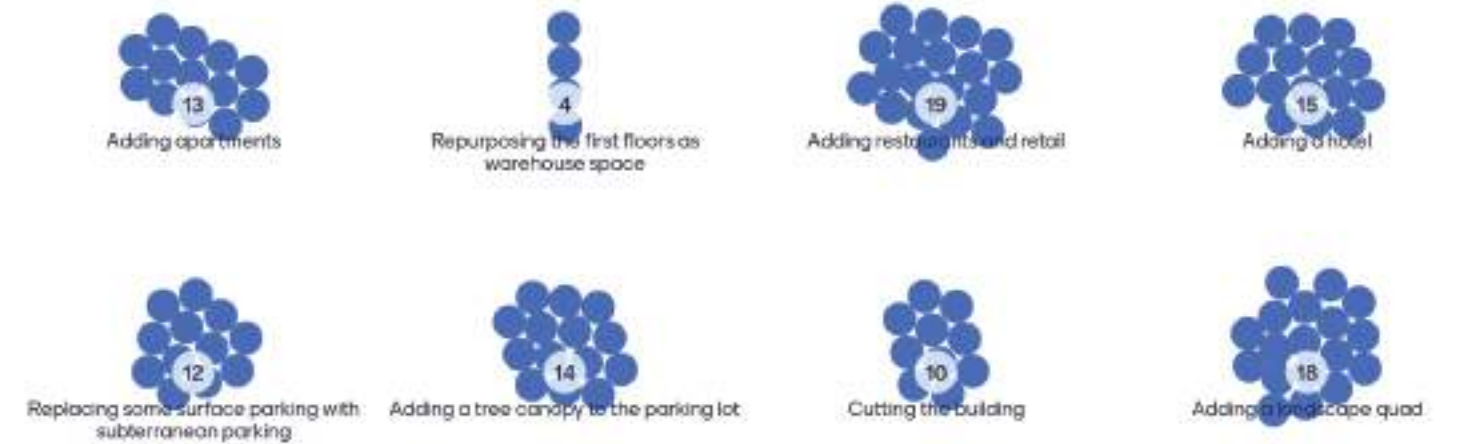


**Scheme 5**  
A NEW MIXED USE COMMUNITY

What elements of the adaptive reuse schemes do you like the best?



What elements of the hybrid schemes do you like the best?



What do you think of the partial demo of the existing building?



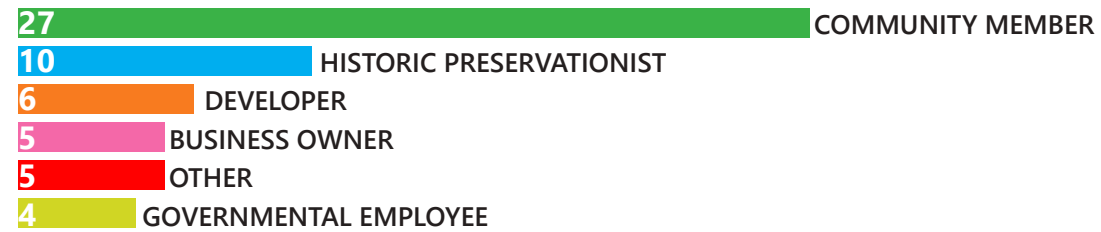
What types of companies could you envision using this office space and the courtyards?



## ARE YOU A RESIDENT OF LAGUNA NIGUEL?



## WHAT BEST DESCRIBES YOUR INTEREST IN THE CHET HOLIFIELD FEDERAL BUILDING?



## SCHEME 1: AN IMPROVED ZIGGURAT (ADAPTIVE REUSE)

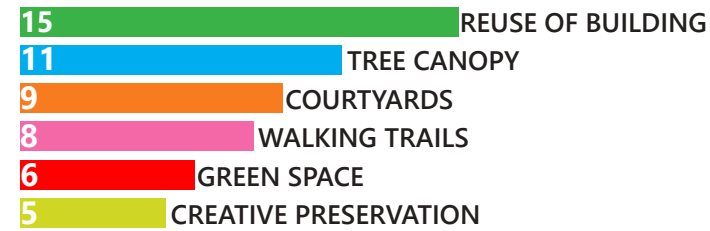
### WHAT TYPES OF COMPANIES COULD YOU ENVISION USING THIS OFFICE SPACE AND THE COURTYARDS?



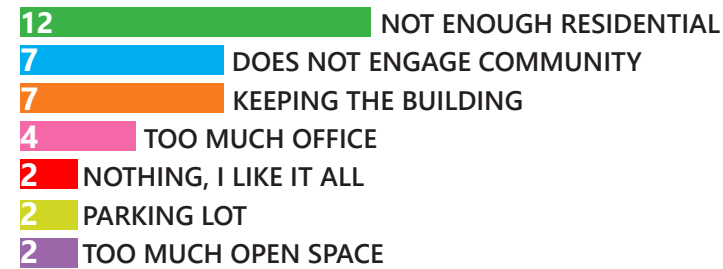
### WHAT WOULD YOU BE EXCITED TO USE OR THINK WOULD BE POPULAR IN THIS NEW GREEN SPACE AROUND THE PERIMETER?



## WHAT ELEMENTS OF SCHEME 1 DO YOU LIKE?

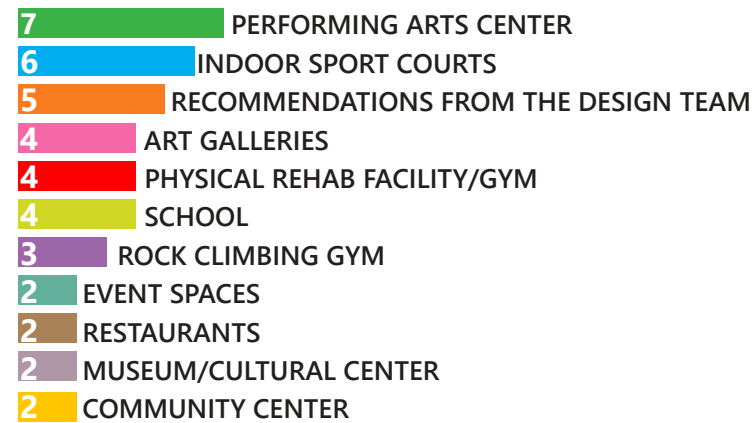


## WHAT ELEMENTS OF SCHEME 1 ARE YOU NOT A FAN OF?



## SCHEME 2: A ZIGGURAT REPURPOSED (ADAPTIVE REUSE)

### WHAT BUSINESSES COULD YOU ENVISION IN THIS NEW ENTERTAINMENT SPACE?



## WHAT ELEMENTS OF SCHEME 2 DO YOU LIKE?

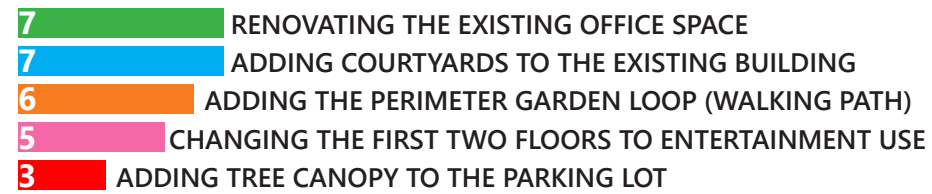


The numerical values above represent the approximate number of responses from active participants.

## WHAT ELEMENTS OF SCHEME 2 ARE YOU NOT A FAN OF?



## WHAT ELEMENTS OF THE ADAPTIVE REUSE SCHEMES DO YOU LIKE THE BEST?



## SCHEME 3: THE PEDESTRIAN BELTWAY (HYBRID)

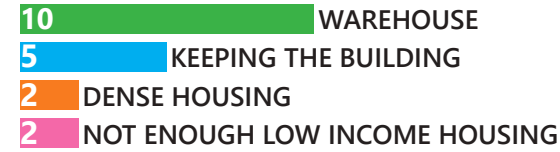
### WHAT TYPES OF RESTAURANTS, RETAILS, AND HOTELS COULD YOU SEE THRIVING HERE?



### WHAT ELEMENTS OF SCHEME 3 DO YOU LIKE?



## WHAT ELEMENTS OF SCHEME 3 ARE YOU NOT A FAN OF?

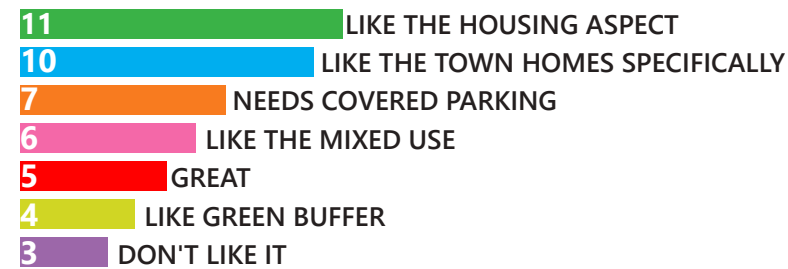


## SCHEME 4: REDUCE CHET + PARK + TOWN HOMES (HYBRID)?

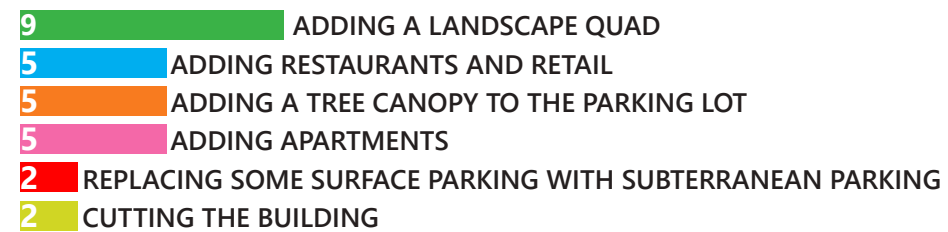
### WHAT DO YOU THINK OF THE PARTIAL DEMO OF THE EXISTING BUILDING?



### WHAT IS YOUR REACTION TO THE NEW TOWN HOMES?



### WHAT ELEMENTS OF THE HYBRID SCHEMES DO YOU LIKE THE BEST?



The numerical values above represent the approximate number of responses from active participants.

## SCHEME 5: A NEW MIXED COMMUNITY (DEMO)

WHAT TYPES OF EVENTS COULD YOU ENVISION THE AMPHITHEATER AND GREEN SPACE BEING USED FOR?



WHAT BUSINESS COULD YOU SEE IN THIS NEW MIXED USE DEVELOPMENT?



WHAT ELEMENTS DO YOU LIKE ABOUT SCHEME 5?



WHAT ELEMENTS OF SCHEME 5 ARE YOU NOT A FAN OF?



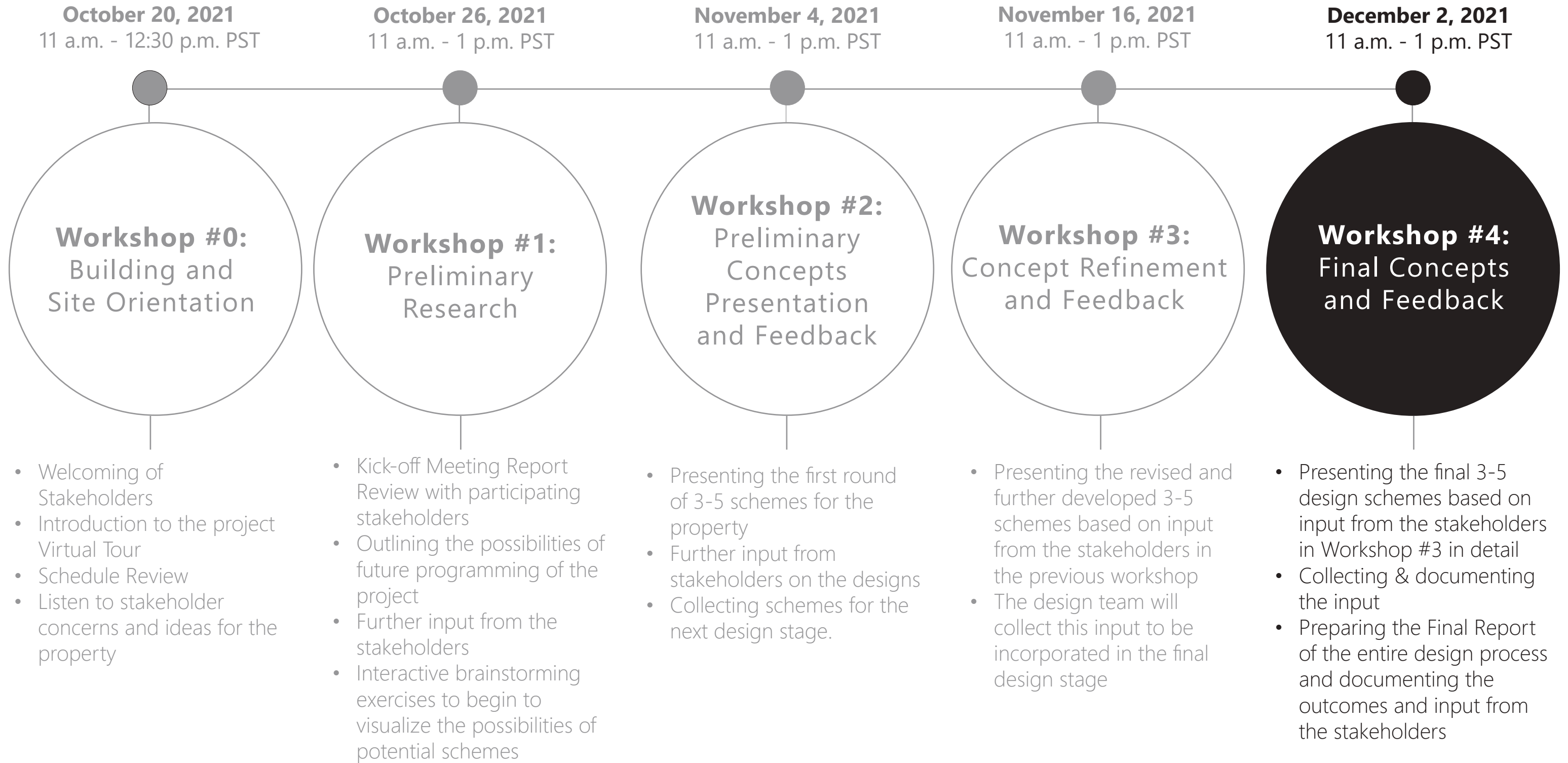
WHAT ELEMENTS OF THE DEMO SCHEME DO YOU LIKE THE BEST?



IF THE BUILDING WERE TO BE DEMOLISHED, WOULD YOU LIKE TO SEE A MEMORIAL INCORPORATED INTO THE DESIGN (EX. INFO KIOSK, PLAY STRUCTURE, ETC.)?



The numerical values above represent the approximate number of responses from active participants.



**SCHEME 1 AN IMPROVED ZIGGURAT**

By cutting courtyards into the first, second and third floor of the Chet Holifield Federal Building, this scheme brings light and life into existing office spaces. The parking lot is improved by planting a new tree canopy and adding shade and greenery around the building. Pedestrian pathways line the perimeter of the site, newly landscaped with trails and gardens.



SCHEME 1 AN IMPROVED ZIGGURAT ROOF PLAN

# WORKSHOP #4 - SCHEME 1 AN IMPROVED ZIGGURAT

## CHARRETTE WORKSHOPS

SCHEME 1 AN IMPROVED ZIGGURAT AXON

**REHABILITATED  
OFFICE SPACE**

772,100 SF.

**NEW  
COURTYARDS  
IN FLOORS  
1,2&3 FOR  
CREATIVE  
OFFICE SPACE**

**PERIMETER  
GARDEN  
LOOP WITH  
PEDESTRIAN  
PATHWAYS**

**PARKING**  
3,090 SPACES

**TREE CANOPY  
AT PARKING  
LOT**

**ADDITIONAL  
PARK/  
RECREATION  
AREAS**







**FIRST FLOOR  
OFFICE SPACE**  
331,200 SF.

ZOOM IN AXON FLOOR 1



**SECOND  
FLOOR  
OFFICE SPACE**  
180,900 SF.

**NEW  
COURTYARDS  
IN FLOORS  
1,2&3 FOR  
CREATIVE  
OFFICE SPACE**

ZOOM IN AXON FLOOR 2



ZOOM IN AXON FLOOR 3



ZOOM IN AXON FLOOR 4



ZOOM IN AXON FLOOR 5



ZOOM IN AXON FLOOR 6



ZOOM IN AXON FLOOR 7



ZOOM IN AXON OVERALL



SCHEME 2 THE ZIGGURAT REPURPOSED ROOF PLAN

**SCHEME 2 THE ZIGGURAT REPURPOSED**

Maintaining the tree canopy and perimeter garden loop of the previous scheme, this rehabilitation focuses on the interior of the Chet Holifield Federal Building. Floors one, two and three are repurposed to accommodate entertainment programs including new restaurants, entertainment and retail. The tall ceiling heights of the existing building easily fit basketball courts, a movie theater, rock climbing gym, bowling alley and more.

# WORKSHOP #4 SCHEME 2 THE ZIGGURAT REPURPOSED

## CHARRETTE WORKSHOPS

SCHEME 2 THE ZIGGURAT REPURPOSED AXON



**PERIMETER  
GARDEN  
LOOP WITH  
PEDESTRIAN  
PATHWAYS**  
**TREE CANOPY  
AT PARKING  
LOT**

**PARKING**  
3,215 SPACES

# WORKSHOP #4 - SCHEME 2 THE ZIGGURAT REPURPOSED

# CHARRETTE WORKSHOPS



- HEALTH CLUB  
43,200 SF
- BASKETBALL COURT
- LASER TAG  
27,000 SF
- MOVIE THEATRE  
82,000 SF
- RETAIL  
27,000 SF
- ROCK CLIMBING  
34,200 SF
- BOWLING  
82,000 SF

ZOOM IN AXON FLOOR 1



- ART GALLERIES  
90,000 SF
- BASKETBALL COURTS
- RETAIL  
15,000 SF ea.
- TWO RESTAURANTS  
@ 9,000 SF ea.
- ROCK CLIMBING
- SKYLIGHT PHOTOVOLTAIC SOLAR PANELS

ZOOM IN AXON FLOOR 2



ZOOM IN AXON FLOOR 3



ZOOM IN AXON FLOOR 4



ZOOM IN AXON FLOOR 5



ZOOM IN AXON FLOOR 6



ZOOM IN AXON FLOOR 7



ZOOM IN AXON OVERALL



SCHEME 3 THE PEDESTRIAN BELTWAY ROOF PLAN



SCHEME 3 THE PEDESTRIAN BELTWAY ZOOM IN AXON

### SCHEME 3 THE PEDESTRIAN BELTWAY

A hybrid scheme, this proposal combines the adaptive re-use of the Chet Holifield Federal Building with new construction. New mixed-use buildings are on the south and east sides of the site. The new buildings have restaurants and retail spaces on the ground floor. A pedestrian pathway passes between these new shops and eateries. The pathway passes between the new construction and extends around the site, forming a continuous loop. Above the ground floor, the new buildings become housing, topped with solar panels and rooftop gardens. Additionally, a 150 room boutique hotel sits on the southwest corner of the site.



- Residential
- Retail
- Hotel

SCHEME 3 THE PEDESTRIAN BELTWAY GROUND PLAN



# WORKSHOP #4 - SCHEME 3 THE PEDESTRIAN BELTWAY

# CHARRETTE WORKSHOPS

SCHEME 3 THE PEDESTRIAN BELTWAY AXON

SCHEME 3 THE PEDESTRIAN BELTWAY AXON

## OFFICE SPACE

296,000 SF

## WAREHOUSE

634,500 SF

## APARTMENT

1,640 UNITS

## PHOTOVOLTAIC SOLAR PANELS

## ROOF GARDENS

## TREE CANOPY AT PARKING LOT

## HOTEL

150 ROOMS

## GROUND FLOOR RESTAURANTS & RETAIL

286,600 SF

## SUBTERRANEAN PARKING



CHET HOLIFIELD FEDERAL BUILDING | 24000 AVILA ROAD | CHARRETTE



SCHEME 4 REDUCE CHET + PARK + TOWN HOMES ROOF PLAN



SCHEME 4 REDUCE CHET + PARK + TOWN HOMES ZOOM IN AXON

**SCHEME 4 REDUCE CHET + PARK + TOWN HOMES**

By cutting the Chet Holifield Federal Building, this scheme effectively reduces the land use of this historic property while retaining the character of the ziggurat. The first and second floors are cut back to the edge of the ziggurat, leaving an empty footprint where the building was demolished. Newly landscaped trees, paths and open grass fields transform the footprint into a public quad garden. A paved plaza extends out to connect the garden to Chet, providing outdoor seating for the restaurants which occupy the remaining area at this level. Paved entrances at the east and west side of the building lead to an indoor parking lot on the second floor. Both the restaurant and parking levels feature a new glass facade, bringing light into Chet where it was cut. At the south end of the site, courtyard town homes are nestled in between the quad gardens and recreational areas. Again, pedestrian pathways loop around the site and a tree canopy covers the parking lot.

SCHEME 4 REDUCE CHET + PARK + TOWN HOMES  
AXON

RESTAURANTS

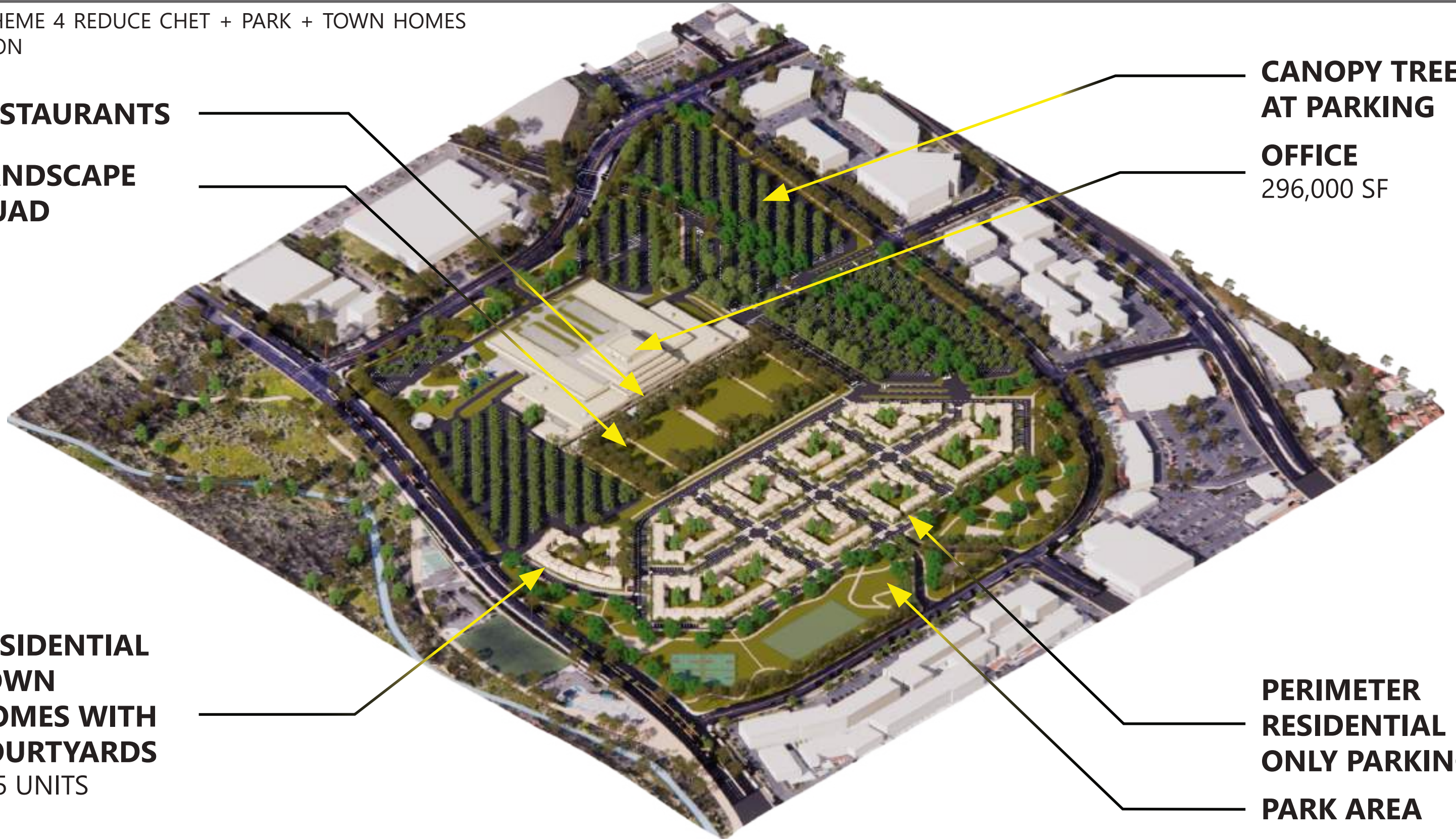
LANDSCAPE  
QUAD

RESIDENTIAL  
TOWN  
HOMES WITH  
COURTYARDS  
265 UNITS

CANOPY TREES  
AT PARKING

OFFICE  
296,000 SF

PERIMETER  
RESIDENTIAL  
ONLY PARKING  
PARK AREA





RESTAURANTS  
78,500 SF

QUAD GARDENS

ZOOM IN AXON FLOOR 1



INDOOR PARKING  
181,945 SF

ZOOM IN AXON FLOOR 2



ZOOM IN AXON FLOOR 3



ZOOM IN AXON FLOOR 4



ZOOM IN AXON FLOOR 5



ZOOM IN AXON FLOOR 6



ZOOM IN AXON FLOOR 7



ZOOM IN AXON OVERALL



SCHEME 5 A NEW MIXED COMMUNITY ROOF PLAN



SCHEME 5 A NEW MIXED COMMUNITY ZOOM IN AXON

**SCHEME 5 A NEW MIXED USE COMMUNITY**

In this demolition scheme, Chet is completely removed from the site. An outdoor amphitheater serving the local community nestles itself into the blank hillside. In addition to the amphitheater, a new community center creates a local destination for public gatherings. Mixed use buildings trace across the site, topped with lush rooftop gardens to mitigate the impact of new construction. These mixed-use buildings accommodate housing, retail and offices, with public plazas and walking trails crossing around and between them. At the west edge of the site, office buildings with ground floor parking act as a buffer between the mixed-use community and La Paz Parkway.



SCHEME 5 A NEW MIXED COMMUNITY GROUND PLAN



SCHEME 5 A NEW MIXED COMMUNITY ZOOM IN AXON

- Residential
- Retail
- Hotel

SCHEME 5 A NEW MIXED COMMUNITY AXON

**OUTDOOR  
AMPHITHEATER  
IN HILLSIDE  
COMMUNITY  
CENTER**

**OFFICE  
BUILDINGS  
AND GROUND  
FLOOR  
PARKING**

**RESIDENTIAL  
930 UNITS**

**PHOTOVOLTAIC  
SOLAR PANELS**

**OFFICES  
1,530 UNITS**

**RETAIL  
17 UNITS**

**HOTEL  
200 ROOMS**





# WORKSHOP #4 - SQUARE FOOTAGES

# CHARRETTE WORKSHOPS

PROGRAM	EXISTING BUILDING		SCHEME 1		SCHEME 2		SCHEME 3		SCHEME 4		SCHEME 5	
	AREA	PARKING	AREA	PARKING	AREA	PARKING	AREA	PARKING	AREA	PARKING	AREA	PARKING
OFFICE	930,500 SF	4,777	772,100 SF	3,090	296,000 SF	1,184	296,000 SF	1,184	296,000 SF	2,078	229,430 SF	918
RESIDENTIAL							1,478,490 SF	2,870	516,750 SF	600	837,030 SF	1,785
RETAIL					27,000 SF	216	335,770 SF	1,679			91,370 SF	457
RESTAURANTS					18,000 SF	206			78,500 SF	840		
HOTEL							48,880 SF	200			65,000 SF	200
ENTERTAINMENT					358,400 SF	1,675						
WAREHOUSE							634,500 SF	634				
AMPITHEATER											27,940 SF	244
COMMUNITY CENTER											23,650 SF	79
INDOOR PARKING									181,945 SF			
<b>TOTAL</b>	<b>930,500 SF</b>	<b>4,777 spaces</b>	<b>772,100 SF</b>	<b>3,090 spaces</b>	<b>699,400 SF</b>	<b>3,281 spaces</b>	<b>2,793,640 SF</b>	<b>6,567 spaces</b>	<b>1,073,195 SF</b>	<b>3,518 spaces</b>	<b>1,274,420 SF</b>	<b>3,683 spaces</b>
FLOOR AREA RATIO	0.24 FAR		0.20 FAR		0.18 FAR		0.72 FAR		0.28 FAR		0.33 FAR	
89 ACRES / 3,876,840 SF												
EXISTING PARKING	1,852,854 SF		1,309,107 SF		1,309,107 SF		878,783 SF		605,743 SF		105,215 SF	
NEW SURFACE PARKING	N/A		N/A		N/A		N/A		260,905 SF		718,215 SF	
SUBTERRANEAN PARKING	N/A		N/A		N/A		554,400 SF		N/A		66,670 SF	
NEW LANDSCAPE	N/A		543,100 SF		581,100 SF		535,700 SF		970,900 SF		1,484,100 SF	

## EXISTING BUILDING

As defined in GSA's 2019 Historic Structures Report for the Chet Holifield Federal Building, the building retains multiple character-defining features dating to its original construction. A character-defining feature, also referred to as a historic feature, is a physical aspect of a building's design, construction, or detail that is representative of its historically significant function, type, or architectural style. Historic features may include the overall shape of a building, its materials, craftsmanship, and decorative details and features, as well as the various aspects of the building's site and environment.

Historic exterior and interior features of the Chet Holifield Federal Building include (but are not limited to) large-scale elements like its monumental scale; stepped ziggurat form and massing; integral designed topography and landscape; flat roofs with broad, deep, mansard eaves; textured precast concrete panel cladding; horizontal bands of fixed aluminum windows; smooth concrete angled entry volumes; open roof decks; and the guard station and maintenance building ancillary structures. Smaller elements also express the building's original character, and include (but are not limited to) historic features like the configuration and finishes of the fourth floor main entry lobby; fully glazed aluminum double doors at secondary entries; the wood slat ceilings at the south entry and at escalator/elevator lobbies; and corridor configurations.

## SCHEME 1

Scheme 1 retains all of the building's exterior and interior historic features and most of the overall site's historic features. It removes the maintenance building and converts some surface parking to recreation and park areas. Adding interior courtyards with fenestration to the building's formerly windowless first floor does not impact the character-defining original windowless facades, as they are "punched" through the first floor roof.

## SCHEME 2

Scheme 2 retains all of the building's exterior and interior historic features, and most of the overall site's historic features. It removes the maintenance building and converts

some surface parking to recreation and park areas. The addition of skylights to the building's first floor does not impact the character-defining flat roof lines or original windowless façades.

## SCHEME 3

Scheme 3 retains all of the building's exterior and interior historic features, and most of the overall site's historic features. It converts some surface parking to new residential, retail, restaurant, and hotel construction, and some to recreation and park areas.

## SCHEME 4

Scheme 4 partially retains the building's exterior and interior historic features, and most of the overall site's historic features. It removes the maintenance building and converts some surface parking to new residential construction and recreation/park areas. At both the exterior and the interior of the building, all changes are related to the removal of the southern portion of the first floor. This removal alters the building's stepped massing, removes the south concrete angled entry volume with wood slat ceiling, and incorporates extensive fenestration at the new south façade at the first floor. At the building's interior, the wood slat ceiling at one first floor escalator bank is removed, and the configuration of main corridors and escalator banks are altered.

As Scheme 4 involves partial demolition of the building and loss of the above historic features, substantial measures to mitigate the loss would be necessary.

## SCHEME 5

Scheme 5 demolishes the building and converts the site for new mixed-use construction, recreation areas, and park areas. As a result, no historic features are retained.

As Scheme 5 involves full demolition of the building and loss of all historic features, substantial measures to mitigate the loss would be necessary.

## GENERAL

While a detailed cost estimation was not part of the scope of work for the Chet Holifield Federal Building Community Design Charrette, some general assumptions regarding financial viability can be assumed based on the varying aspects of each scheme. It is understood that any future development would require developers working with the City of Laguna Niguel and the community to form new zoning and use guidelines. It is also understood that market research would need to be performed to assess the financial viability of the various uses represented in these schemes and that this study does not include that level of detail.

The prospective and new owners of the building are responsible for doing their own due diligence, for developing their own designs, and for formulating their own opinions about the financial viability, market conditions, and suitability of this property as an investment. This report contains statements about costs and financial viability, however these statements do not guarantee future costs, profitability, nor any lack thereof.

## SCHEME 1

This scheme proposes the complete rehabilitation of the existing building while maintaining its current use as an office building. Seismic, asbestos and lead based paint abatement are assumed to be part of the rehabilitation, and would also include partial demolition (-158,400 SF) of the structure to create light filled courtyards to improve the quality of the large floor plates on floors one through three. The gross office area is then reduced from 930,500 SF to 772,100 SF. This scheme also includes reducing the surface parking to 3,090 spaces and replacing with new landscaped area of 543,100 SF.

It is expected that the existing office building is greatly improved in terms of its rentable areas by the introduction of the light filled courtyards, improved accessibility, and general improved quality of the office areas. The ability to divide the building into varying areas of office spaces is expected to be able to cater to a wider variety of office tenants, from small businesses, to larger companies. A rehabilitation of the building of this type would have to consider land costs combined with possible remediation

of any hazardous material and structural upgrades in the financial analysis of possible rental income. This scheme reduces the total building area of the current site, from an FAR of 0.24 to 0.20, or a 20% area reduction.

## SCHEME 2

This scheme proposes the complete rehabilitation of the existing building while introducing new uses of entertainment, retail, and restaurant spaces on the 1st and 2nd floors of the existing building. Upper floors are maintained as the current use as an offices. Seismic and asbestos abatement are assumed to be part of the rehabilitation, and would also include partial demolition (-231,100 SF) of the structure to create skylights to improve the quality of the large floor plates. The gross office area is then reduced from 930,500 SF to 296,000 SF. Areas of new use include Retail (27,000 SF), Restaurants (18,000 SF), and Entertainment (358,400 SF). This scheme also includes reducing the surface parking to 3,281 spaces and replacing with new landscaped area of 581,100 SF.

It is expected that the existing office building is greatly improved in terms of its rentable areas by the introduction of the skylights, improved accessibility, and general improved quality of the building areas. The introduction of entertainment type uses offers an alternative to the single use of the project as an office building. It is expected that this scheme would offer a more diverse set of uses that could create a varied set of rentable spaces. The ability to divide the building into varying areas is expected to be able to cater to a wider variety of office tenants, from small businesses, to larger companies. A rehabilitation of the building of this type would have to consider land costs combined with possible remediation of any hazardous material and structural upgrades in the financial analysis of possible rental income. This scheme reduces the total building area of the current site, from an FAR of 0.24 to 0.18, or a 25% area reduction.

### SCHEME 3

This scheme proposes the complete rehabilitation of the existing building while introducing new construction of multi-use buildings along the perimeter of the site. The upper floors of the existing building are maintained as their current use as offices (296,000 SF). Seismic and asbestos abatement are assumed to be part of the rehabilitation and would also include the change of use of the lower floors to warehouse space (634,500 SF). The gross office area is then reduced from 930,500 SF to 296,000 SF. Areas of new construction include Residential (1,478,490 SF), Retail & Restaurants (335,770 SF), and Hotel (48,880 SF). This scheme also includes reducing the surface parking dedicated to the existing building to 1,818 spaces and replacing with new landscaped area of 535,700 SF. The new construction also includes 4,749 spaces of subterranean parking.

One advantage of this scheme is that the perimeter development of new construction could be developed separately from the existing building. The project could be phased depending on different timelines of rehabilitation of the current building vs. new construction. Of all of the schemes, this offers the most total building area on the site, combining a complete rehabilitation of the existing building with new construction. A rehabilitation of the building of this type would have to consider land costs combined with possible remediation of any hazardous material and structural upgrades in the financial analysis of possible rental income. The new buildings also include subterranean parking in order to meet the denser FAR of .72, which is a 300% increase in building area on the site.

### SCHEME 4

This scheme proposes the partial rehabilitation of the existing building while demolishing a significant amount of the 1st and 2nd floors (-374,555 SF). Upper floors are maintained as the current use as offices (296,000 SF) and a portion of the remaining lowest floor is rehabilitated to restaurant uses (78,500 SF), while the second floor is converted to covered parking (181,945 SF). Seismic and asbestos abatement are assumed to be part of the rehabilitation. New construction includes 296 units (516,750 SF) of residential town homes and 600 surface dedicated residential parking spaces.

This scheme reduces the amount of office space in the existing building significantly. By demolishing the more problematic larger lower floor plates of the existing building, the remaining rentable office areas are kept at the smaller upper level floor plates. These smaller floor plates have more natural light than the existing lower floor plates. The introduction of restaurants at the lower levels offers another alternative to the office use of the existing building.

A rehabilitation of the building of this type would have to consider land costs combined with possible remediation of any hazardous material and structural upgrades in the financial analysis of possible rental income. The new construction of residential town homes could also be phased depending on different timelines of rehabilitation of the current building vs. new construction. This scheme increases the total building area of the current site, from an FAR of 0.24 to 0.28, or a 17% area increase.

### SCHEME 5

This scheme proposes to demolish the entire 930,500 SF of the existing building and create a new mixed use development on the site. This includes 837,030 SF of residential apartment style (1,785 housing units), 91,370 SF of retail, 229,430 SF of office and 65,000 of hotel. A public community center is also included at 23,650 SF. New landscaped park areas of 1,484,100 SF, and surface parking areas 718,215 SF are also included.

At a total of 1,274,420 SF of new construction, this scheme results in an FAR of 0.33, which is a 37% increase from the current building. The significant amount of demolition would also include the retaining walls that the building currently contains as there is a series of stepped floor plates that navigate the total site grade differential of approximately 65 feet. This area would be completely regraded to form the central landscaped park area where the building currently resides. This scheme offers the greatest flexibility of any future development as it essentially creates a clean slate for differing masterplan strategies. Any future development, however, would have to consider site costs and demolition of the existing building vis-à-vis possible revenue from new construction.

Which scheme is the most responsive to community needs?



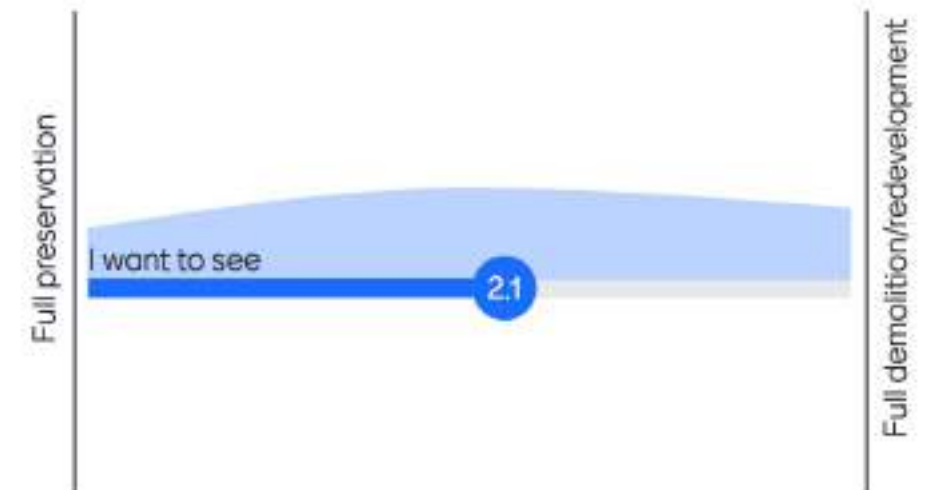
What one design element do you like the best?



How has your vision for the use of the building / site changed during this process?

- Whichever option is preferred, I was hoping to see more specifics on on-site stormwater capture. May be more opportunities with mixed use and less impervious space.
- The 'compromise' options are interesting. But a scheme 3.5 is needed, which would only chop off part of the 1st level extension, rather than chopping it all the way up to the ziggurat.
- The opportunity to create a "destination project" Not just blending into the existing uses.
- I still want affordable housing. It was nice to see many of the other options. This was a very open sharing. I felt that this was a very respectful and that you listened to the community. I hope Laguna Niguel will plan this as well.
- So much more appreciative that we have this valuable space in our community. The possibilities are endless.
- In all honesty, while this has been such a worthwhile study, I feel like one of the property's big identity characteristics - Alicia Parkway, was underutilized. Other than that, the holistic approach was necessary and will definitely be helpful.
- It opened my eyes to a lot of other options. Very interesting.
- A holistic approach that is adaptable to change is necessary, that accepts and welcomes a multitude of options. Making the approach a more organic approach to allow other uses to be allowed in the future is important.
- Full client.

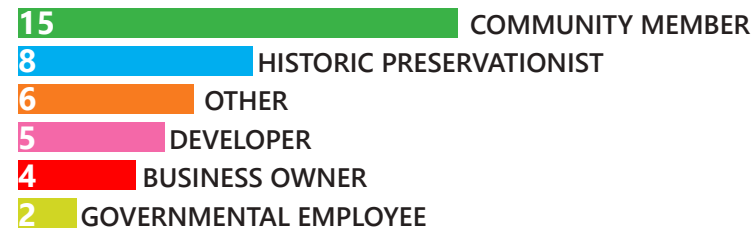
What future do you want to see for the building / site?



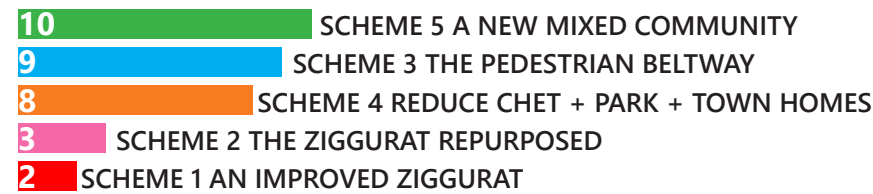
## ARE YOU A RESIDENT OF LAGUNA NIGUEL?



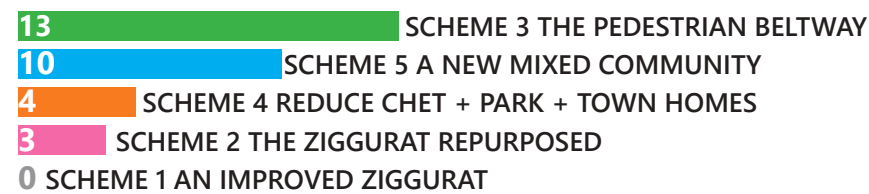
## WHAT BEST DESCRIBES YOUR INTEREST IN THE CHET HOLIFIELD FEDERAL BUILDING?



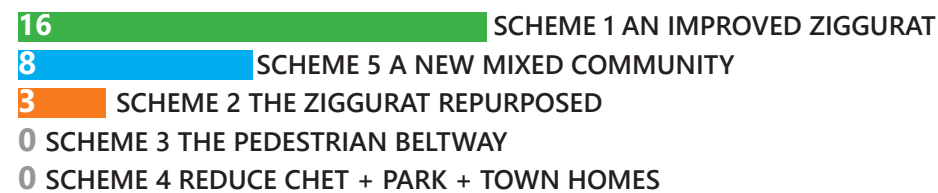
## WHICH SCHEME IS THE MOST RESPONSIVE TO COMMUNITY NEEDS?



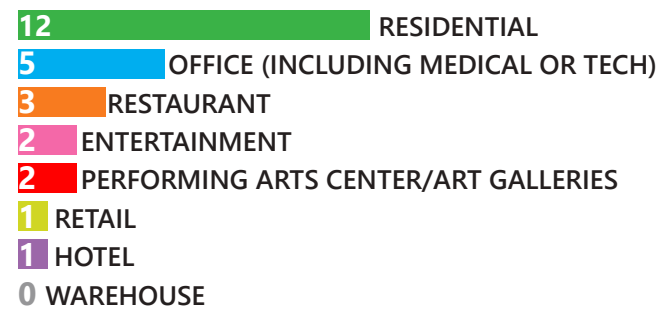
## WHICH SCHEME IS THE MOST FINANCIALLY VIABLE IN YOUR OPINION?



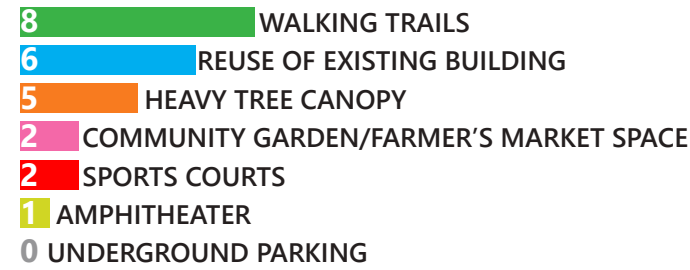
## WHICH SCHEME IS THE LEAST FINANCIALLY VIABLE IN YOUR OPINION?



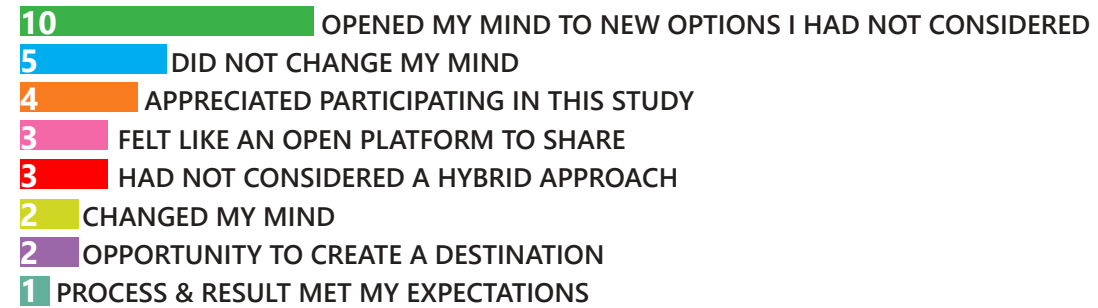
## WHAT ONE PROGRAM DO YOU LIKE THE BEST?



## WHAT ONE DESIGN ELEMENT DO YOU LIKE THE BEST?



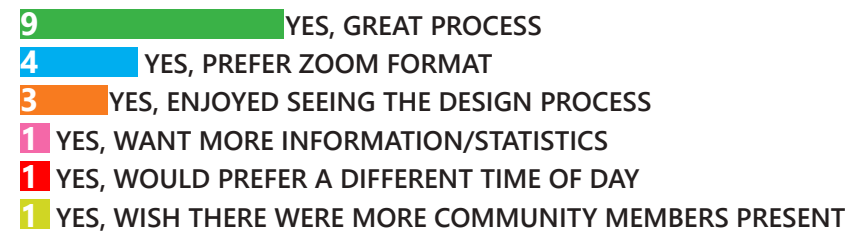
## HOW HAS YOUR VISION FOR THE USE OF THE BUILDING/SITE CHANGED DURING THIS PROCESS?



## WHAT FUTURE DO YOU WANT TO SEE FOR THE BUILDING/SITE?



## DO YOU FEEL YOU WERE ABLE TO MEANINGFULLY PARTICIPATE IN THIS COMMUNITY ENGAGEMENT PROCESS?



The numerical values above represent the approximate number of responses from active participants.

ARE YOU A RESIDENT OF LAGUNA NIGUEL?

5 NO

WHAT BEST DESCRIBES YOUR INTEREST IN THE CHET HOLIFIELD FEDERAL BUILDING?

5 DEVELOPER

1 HISTORIC PRESERVATIONIST

1 OTHER

WHICH SCHEME IS THE MOST RESPONSIVE TO COMMUNITY NEEDS?

3 SCHEME 5 A NEW MIXED COMMUNITY

1 SCHEME 3 THE PEDESTRIAN BELTWAY

1 SCHEME 4 REDUCE CHET + PARK + TOWN HOMES

0 SCHEME 2 THE ZIGGURAT REPURPOSED

0 SCHEME 1 AN IMPROVED ZIGGURAT

WHICH SCHEME IS THE MOST FINANCIALLY VIABLE IN YOUR OPINION?

3 SCHEME 3 THE PEDESTRIAN BELTWAY

2 SCHEME 5 A NEW MIXED COMMUNITY

0 SCHEME 4 REDUCE CHET + PARK + TOWN HOMES

0 SCHEME 2 THE ZIGGURAT REPURPOSED

0 SCHEME 1 AN IMPROVED ZIGGURAT

WHICH SCHEME IS THE LEAST FINANCIALLY VIABLE IN YOUR OPINION?

4 SCHEME 1 AN IMPROVED ZIGGURAT

1 SCHEME 5 A NEW MIXED COMMUNITY

0 SCHEME 2 THE ZIGGURAT REPURPOSED

0 SCHEME 3 THE PEDESTRIAN BELTWAY

0 SCHEME 4 REDUCE CHET + PARK + TOWN HOMES

WHAT ONE PROGRAM DO YOU LIKE THE BEST?

3 RESIDENTIAL

1 OFFICE (INCLUDING MEDICAL OR TECH)

1 RETAIL

0 ENTERTAINMENT

0 PERFORMING ARTS CENTER/ART GALLERIES

0 RESTAURANT

0 HOTEL

0 WAREHOUSE

WHAT ONE DESIGN ELEMENT DO YOU LIKE THE BEST?

2 HEAVY TREE CANOPY

1 WALKING TRAILS

1 SPORTS COURTS

1 REUSE OF EXISTING BUILDING

0 COMMUNITY GARDEN/FARMER'S MARKET SPACE

0 AMPHITHEATER

0 UNDERGROUND PARKING

HOW HAS YOUR VISION FOR THE USE OF THE BUILDING/SITE CHANGED DURING THIS PROCESS?

1 DID NOT CHANGE MY MIND

1 APPRECIATED PARTICIPATING IN THIS STUDY

1 OPPORTUNITY TO CREATE A DESTINATION

WHAT FUTURE DO YOU WANT TO SEE FOR THE BUILDING/SITE?

2 DEMOLITION/REDEVELOPMENT

2 HYBRID

0 FULL PRESERVATION

DO YOU FEEL YOU WERE ABLE TO MEANINGFULLY PARTICIPATE IN THIS COMMUNITY ENGAGEMENT PROCESS?

2 YES, GREAT PROCESS

1 YES, ENJOYED SEEING THE DESIGN PROCESS

1 YES, WANT MORE INFORMATION/STATISTICS

The numerical values above represent the approximate number of responses from active participants.

ARE YOU A RESIDENT OF LAGUNA NIGUEL?

- 7 NO
- 1 YES

WHAT BEST DESCRIBES YOUR INTEREST IN THE CHET HOLIFIELD FEDERAL BUILDING?

- 8 HISTORIC PRESERVATIONIST
- 2 COMMUNITY MEMBER
- 2 BUSINESS OWNER
- 1 DEVELOPER
- 1 OTHER
- 0 GOVERNMENTAL EMPLOYEE

WHICH SCHEME IS THE MOST RESPONSIVE TO COMMUNITY NEEDS?

- 3 SCHEME 2 THE ZIGGURAT REPURPOSED
- 2 SCHEME 3 THE PEDESTRIAN BELTWAY
- 1 SCHEME 4 REDUCE CHET + PARK + TOWN HOMES
- 1 SCHEME 5 A NEW MIXED COMMUNITY
- 1 SCHEME 1 AN IMPROVED ZIGGURAT

WHICH SCHEME IS THE MOST FINANCIALLY VIABLE IN YOUR OPINION?

- 3 SCHEME 3 THE PEDESTRIAN BELTWAY
- 2 SCHEME 2 THE ZIGGURAT REPURPOSED
- 1 SCHEME 4 REDUCE CHET + PARK + TOWN HOMES
- 1 SCHEME 5 A NEW MIXED COMMUNITY
- 0 SCHEME 1 AN IMPROVED ZIGGURAT

WHICH SCHEME IS THE LEAST FINANCIALLY VIABLE IN YOUR OPINION?

- 4 SCHEME 5 A NEW MIXED COMMUNITY
- 3 SCHEME 1 AN IMPROVED ZIGGURAT
- 0 SCHEME 2 THE ZIGGURAT REPURPOSED
- 0 SCHEME 3 THE PEDESTRIAN BELTWAY
- 0 SCHEME 4 REDUCE CHET + PARK + TOWN HOMES

WHAT ONE PROGRAM DO YOU LIKE THE BEST?

- 3 OFFICE (INCLUDING MEDICAL OR TECH)
- 2 RESIDENTIAL
- 1 RESTAURANT
- 1 PERFORMING ARTS CENTER/ART GALLERIES
- 0 ENTERTAINMENT
- 0 RETAIL
- 0 HOTEL
- 0 WAREHOUSE

WHAT ONE DESIGN ELEMENT DO YOU LIKE THE BEST?

- 2 REUSE OF EXISTING BUILDING
- 1 SPORTS COURTS
- 0 HEAVY TREE CANOPY
- 0 COMMUNITY GARDEN/FARMER'S MARKET SPACE
- 0 WALKING TRAILS
- 0 AMPHITHEATER
- 0 UNDERGROUND PARKING

HOW HAS YOUR VISION FOR THE USE OF THE BUILDING/SITE CHANGED DURING THIS PROCESS?

- 2 DID NOT CHANGE MY MIND
- 1 OPENED MY MIND TO NEW OPTIONS I HAD NOT CONSIDERED

WHAT FUTURE DO YOU WANT TO SEE FOR THE BUILDING/SITE?

- 2 FULL PRESERVATION
- 0 DEMOLITION/REDEVELOPMENT
- 0 HYBRID

DO YOU FEEL YOU WERE ABLE TO MEANINGFULLY PARTICIPATE IN THIS COMMUNITY ENGAGEMENT PROCESS?

- 1 YES, GREAT PROCESS
- 1 YES, PREFER ZOOM FORMAT
- 1 YES, WANT MORE INFORMATION/STATISTICS

The numerical values above represent the approximate number of responses from active participants.



So much more appreciative that we have this valuable space in our community. The possibilities are endless.

I initially thought that a complete demolition of the building was the only viable option and was pleasantly surprised by the options presented that included modification of the building as an entertainment venue.

I appreciated some of the interesting ideas that emerged - e.g. using the space for entertainment or arts. I had not considered a hybrid approach.

It being virtual allowed me to attend. Mr. Enright's presentation was very clear. Presenters and moderators were excellent. I just helped me imagine more clearly what is possible at this site.

The comments above represent a small snapshot of the closing remarks from workshop attendees.

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# APPENDIX

# 04

LIST OF PARTICIPANTS

APPENDIX

CATEGORY:	WORKSHOP #0	WORKSHOP #1	WORKSHOP #2	WORKSHOP #3	WORKSHOP #4
	10/20/2021	10/26/2021	11/04/2021	11/16/2021	12/02/2021
GSA	28	29	27	25	23
GEA (DESIGN TEAM)	4	4	4	5	4
ARUP (WORKSHOP TEAM)	2	2	2	2	2
ARG (HISTORIC ARCHITECTS)	3	3	1	2	2
WORKSHOP PARTICIPANTS	67	75	60	65	46
<b>TOTAL ATTENDEES</b>	<b>104</b>	<b>113</b>	<b>94</b>	<b>99</b>	<b>77</b>

