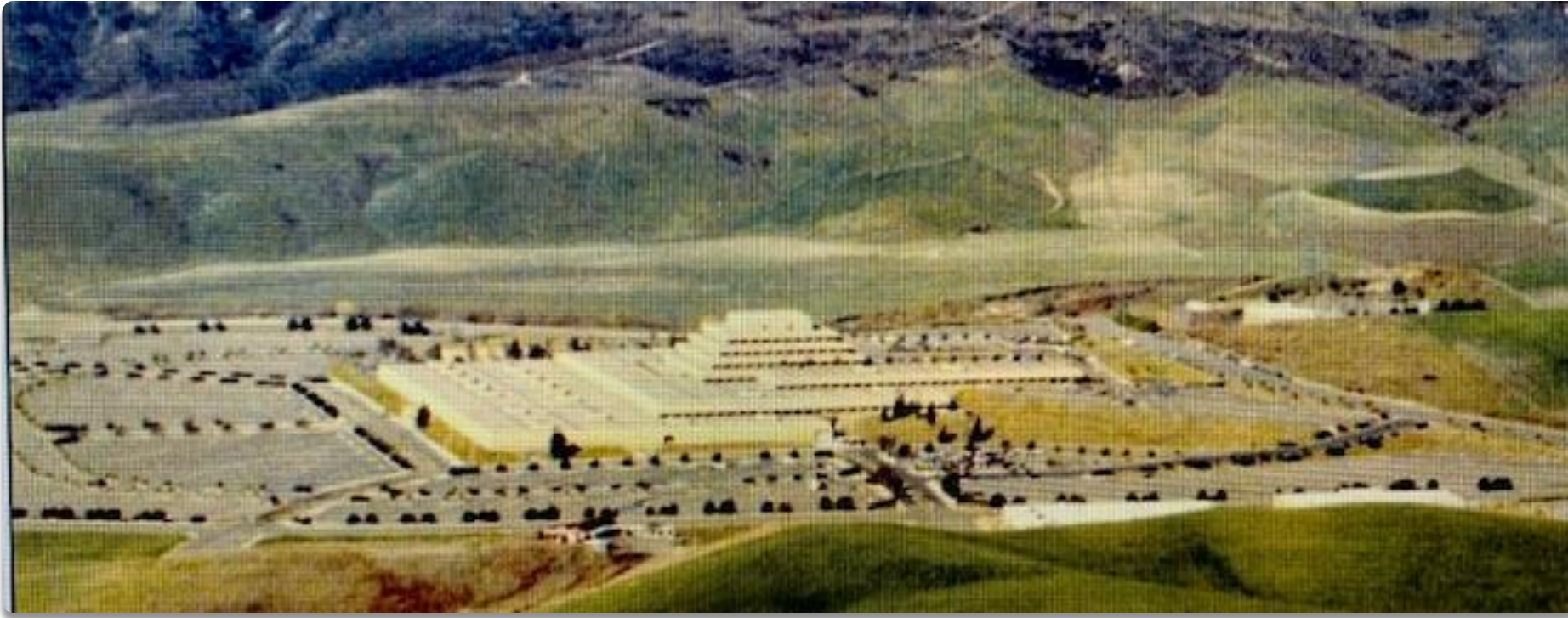


ZIGGURAT Building 2023

PRESENTED BY: BOB BUNYAN

January 2023



ZIGGURAT 1971- LAGUNA NIGUEL



Ziggurat: Mesopotamian pyramidal stepped temple tower

Chet Holifield Building

- **Chet Holifield: U.S. Representative from California 1942-1974**
- **1974: Holifield retires and building named in his honor**
- **Construction: 1968-1970 by North American Rockwell**
- **Never occupied & traded to U.S. government 1974**
- **7 Levels - 1,054,000 s.f. - 4,777 parking - 7,500 employees**
- **Managed by GSA (GENERAL SERVICES ADMINISTRATION)**
- **Tenants: IRS, U.S. Immigration and Customs Enforcement; U.S. Customs & Border Protection**

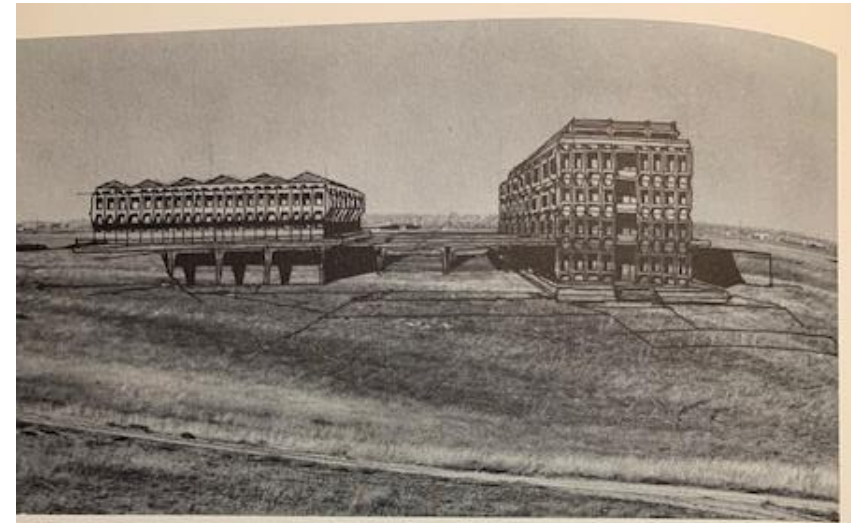
William Pereira



PEREIRA DESIGNS

SOCIAL SCIENCE AND COMPUTER
SCIENCE

UCI CAMPUS 1964



... Here will grow men who will delve
into the science of the future.



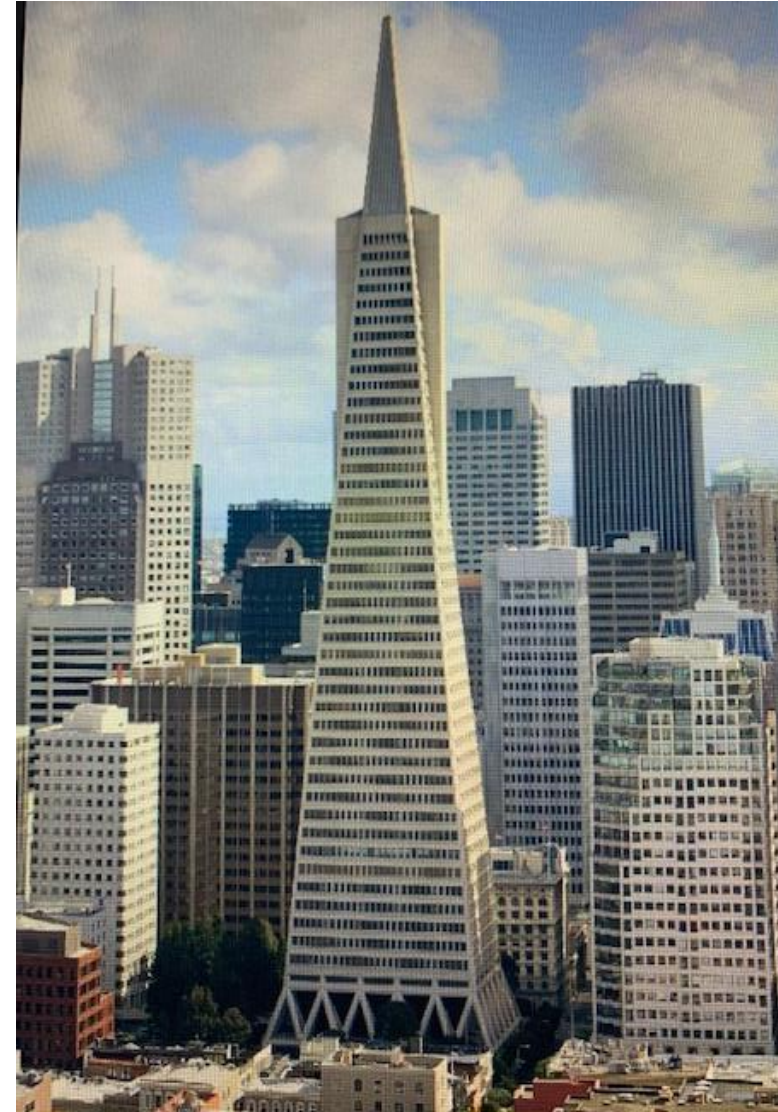
PEREIRA DESIGNS

PACIFIC MUTUAL HEADQUARTERS - NEWPORT BEACH 1972

PEREIRA DESIGNS

TRANSAMERICA PYRAMID – 1972

SAN FRANCISCO





Architectural Style: Late Modern/Brutalist

DISPOSITION HISTORY TO-DATE

- **2016 – GSA: major infrastructure deficiencies at Chet Holifield**
- **2017 – Costs and logistics preclude continuing reinvestment**
- **September 2021 – Final Environmental Impact Statement ROD**
- **October 2021 – Community workshops/design charettes**
- **December 2021 – Workshops completed, report released**
- **May 2022 – GSA prepares sale schedule**

GRIFFEN ENRIGHT DESIGN CHARETTES

- **FOUR COMMUNITY WORKSHOPS: OCTOBER - DECEMBER 2021**
- **VIRTUAL MEETINGS: ASSESS STAKEHOLDER IDEAS & CONCERNS**
- **RESIDENTS, DEVELOPERS, PRESERVATIONISTS, GOVT. EMPLOYEES**
- **FINAL REPORT RELEASED FEBRUARY 2022 BY GSA**

Schemes 1-5

GSA Design Charettes

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



SCHEME 1: AN IMPROVED ZIGGURAT
772,100 OFFICE IMPROVE PARKING LOT ADDITIONAL LANDSCAPING



Scheme 2: Ziggurat Repurposed

296,000 OFFICE 27,000 RETAIL 18,000 RESTAURANTS 354,800 ENTERTAINMENT



SCHEME 3: PEDESTRIAN BELTWAY

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



SCHEME 4: REDUCED CHET +PARK + TOWNHOMES

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



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

National Historic Preservation Act: 106

- **REQUIRES FEDERAL AGENCIES TO IDENTIFY AND ASSESS THE EFFECTS ITS ACTIONS MAY HAVE ON HISTORIC BUILDINGS**
- **CRITERIA FOR EVALUATION:**
 - A- Associated with events making significant contribution to our history
 - B- Associated with lives of significant persons in the past
 - **C- Embody distinctive characteristics of period, type or method of construction, represent works of a master, or high artistic values**
 - D- Yielded or may yield information important in history

Ziggurat Qualifications

- GSA CONCLUDES ZIGGURATE QUALIFIES FOR PRESERVATION

“The exceptional quality of its monumentally scaled Late Modern Brutalist ziggurat design, as well as its prominence within the very small pool of comparable resources and its association with William L. Pereira, qualify the North American Rockwell headquarters as a National Register eligible property.”

LAGUNA RIDGE – For Sale

- ZIGGURAT OFFICIALLY LISTED FOR SALE 12-1-2022
- ONLINE AUCTION: [RealEstateSales.gov](https://www.RealEstateSales.gov)
- MINIMUM BID: \$70,000,000
- START DATE: March 7, 2023 (Tuesday)
- END DATE: April 12, 2023 (Wednesday)
- PRESERVATION EASEMENT REQUIREMENT

KEY SALE TERMS

- TOTAL ACREAGE: 89 ac
- RESERVATION AREA: 52 ac until December 31, 2024
- PRESERVATION AREA: 26 ac
- REGISTRATION DEPOSIT: \$300,000
- PROPERTY CONDITION: AS-IS
- ZONING: PUBLIC INSTITUTIONAL (PI)

DISPOSITION SCHEDULE

- December 1, 2022: Advertises property for sale
- January 31 – March 22, 2023: Property inspection
- March 7, 2023: End of bid period
- Closing Date: 120 calendar days after bid acceptance
- **Hypothetical Schedule:** Bid acceptance May; Escrow closing December; city rezoning 2025; Groundbreaking 2027; Ziggurat open to public 2029

Preservation Area
Chet Holifield Building
26.37 Acres

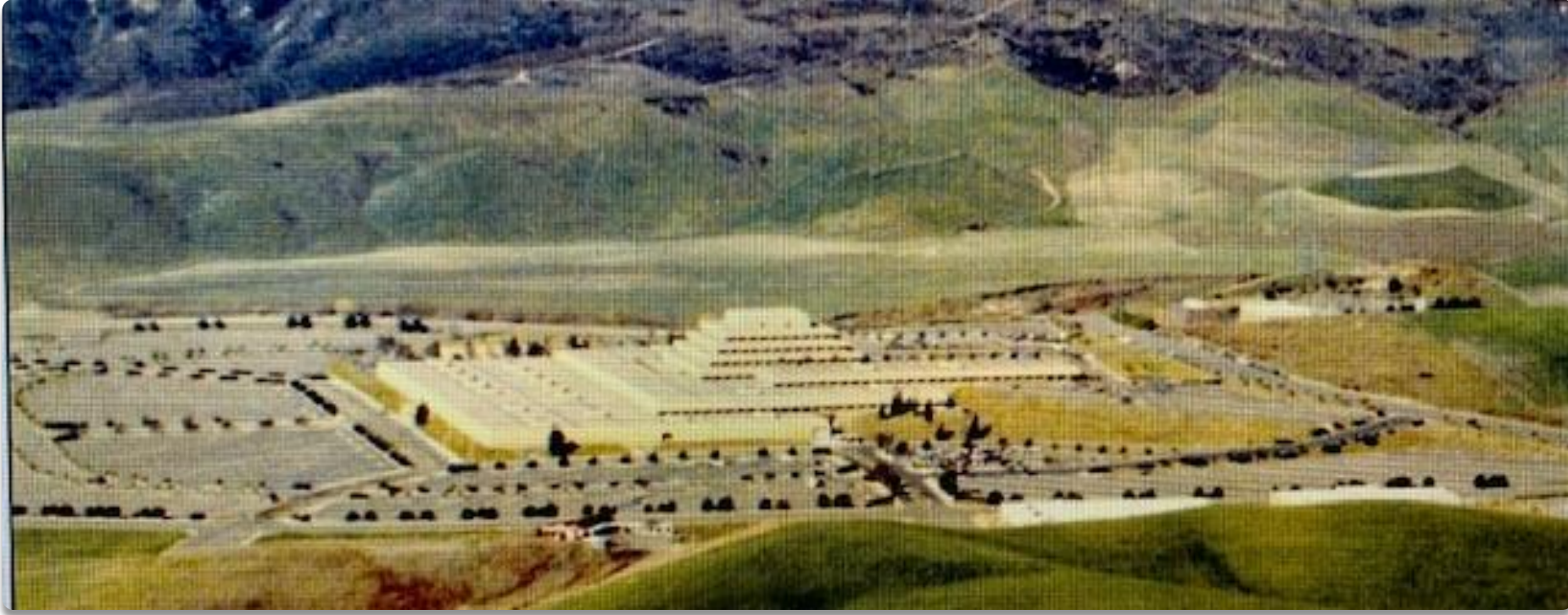


HISTORIC PRESERVATION EASEMENT

- ENTIRE BUILDING + AVILA PARKING AREA – 26.37 AC
- PURCHASER/ASSIGN: a) Select easement holder b) Repair, maintain, preserve property c) allow public access
- EASEMENT HOLDER REQUIRED –California Preservation Foundation, National Trust for Historic Preservation, Trust for Architectural Easements
- PRESERVATION AREA PLANS: 60 months from easement conveyance to easement holder

LOCAL LAND USE AUTHORITY

- CHFBL “blight” on city – lack of maintenance; unpermitted uses, etc.
- Immediate remediation of property conditions
- Welcomes “dynamic proposals for preservation and reuse” of CHFBL
- Goals: 1) Resolution of municipal code deficiencies 2) Expand local economy 3) Beneficial addition to City’s land use plan
- Development plan consistent with preservation and reuse of CHFBL
- Before sale closing: 1) Due diligence 2) Complete entitlement work
- Suggested “adverse effect” with mitigation measures



THANK YOU!