



Request For Purchase and Development Proposals

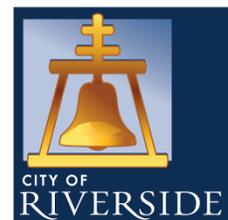
3102 MAIN STREET

Southeast Corner of First and Main Streets
A 15,700 Square Foot Project Site

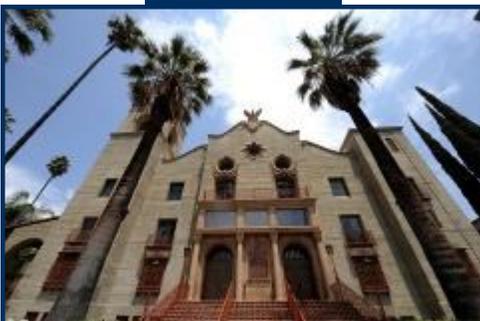
A Unique Adaptive Re-use of a Historic Gas Station
in Downtown Riverside

Issued by: Successor Agency to the
Redevelopment Agency of the City of Riverside

Issue Date: SEPTEMBER 30, 2015
Due Date: DECEMBER 30, 2015

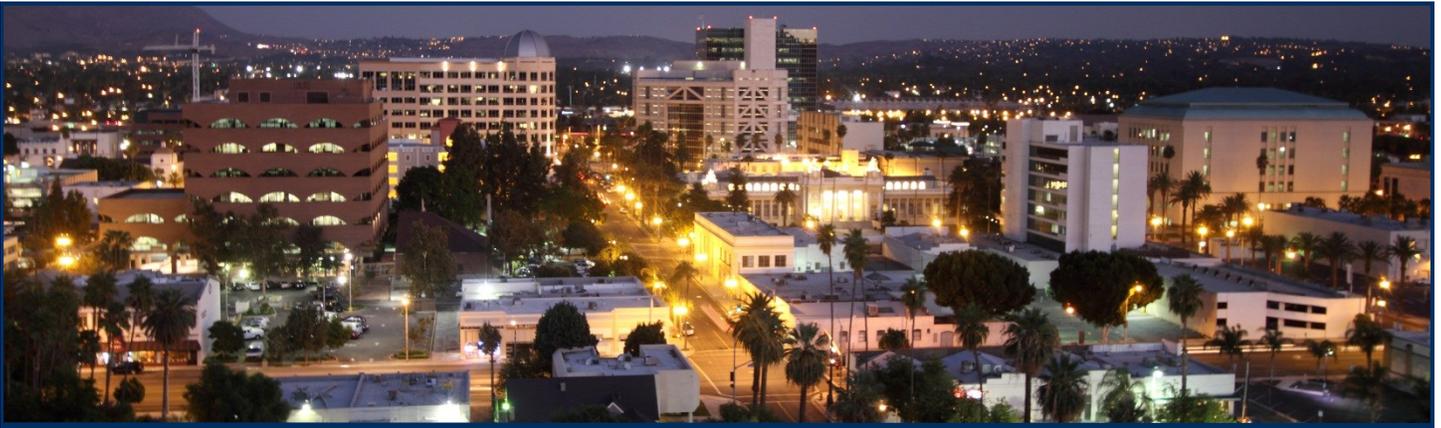


RiversideCA.gov



Contents

01	Introduction
03	The Opportunity
04	The Project Site
06	Demographic Information
07	Purchase Price & Terms
08	Developer Conditions
09	Preferred Development
10	Sample Development Concept
11	Request for Purchase & Development Proposals
12	Development Experience
13	Financial Strength, Project Timeline & Preferred Development
14	Selection Process
15	Inquiries
16	Instructions & Schedule
	EXHIBIT A: Legal Description & Plat Map
	EXHIBIT B: DPR Historic Survey Form
	EXHIBIT C: Utility & Easement Maps



CITY OF RIVERSIDE

Incorporated in 1883, Riverside is a Charter City with a unique blend of historic charm and modern city features. While rich in history, Riverside is investing in the future and has invested billions of dollars in infrastructure improvements to serve residents and businesses well into the future. The uniqueness of Riverside comes from its people, “Riversiders”, and the strong collaborative partnerships that exist among civic, cultural, educational, and business leaders.

The award-winning City of Riverside is located approximately 60 miles (97 km) east of Los Angeles. The City is ranked #1 among all Inland Southern California cities in virtually every economic indicator; including number of jobs, number of businesses and assessed valuation. With a population of 314,034 people as of January 1, 2014, the City is ranked the 59th-largest city in the United States. The City is the 12th largest city in California, the 6th in Southern California, and the largest city in the Inland Riverside-San Bernardino-Ontario metropolitan area of Southern California. The City continues to be recognized for its ongoing achievements and has received numerous awards.



Some of the awards and recognition that Riverside has received include: No. 1 City for Small Business by Inc. Magazine (2014), No. 8 Coolest City in America by Forbes (2014), No. 1 for Job Growth in 2013 (ASU), No. 2 Spot for Tech in the U.S. (2013), 2012 Intelligent Community Site of the Year, and 2011 Can-Do City (Newsweek).

Riverside has seen tremendous investment over the last 10 years resulting in an increasingly affluent and educated population and diversified industry clusters; all vital qualities for economic stability and long-term prosperity. As an important financial and professional center, Riverside offers the support of many legal, accounting, brokerage, architectural, engineering and technology firms as well as banking institutions.

Riverside is home to four internationally recognized universities and colleges which support an estimated 50,000+ students. The University of California, Riverside, California Baptist University, La Sierra University, and Riverside Community College, offer specialized training, research partnerships, and a high-technology environment to support emerging and innovative companies. Businesses in Riverside benefit from excellent freeway and rail access, high-speed fiber optic telecommunications, reasonable land and building costs, City owned electrical and water systems and a large general aviation airport.

Riverside enjoys a rich heritage which is reflected in the City's architecture, cuisine, culture, and civic life. Riverside has evolved from a quiet agricultural colony into a dynamic, active city and is a hub for higher education, technology, commerce, law, finance and culture. Riversiders enjoy many artistic venues from excellent film, dance and symphony to art, museums, and theater which add a layer of depth to the City experience.



The Opportunity

Located adjacent to 1.47 acres of vacant land between First Street and Third Street in Downtown Riverside, the site, at the southeast corner of Main Street and First Street, offers a development opportunity for an adaptive re-use of an original, prototype style Texaco gas station designed by world-renowned industrial designer Walter Dorwin Teague.

The City of Riverside as Successor Agency to the Redevelopment Agency of the City of Riverside (Successor Agency) is pleased to offer an exciting opportunity for the purchase and subsequent development of the property located at 3102 Main Street and 3654 First Street, also identified as Assessor's Parcel Numbers 213-031-002 and 003 (Property). The Property consists of two (2) parcels totaling approximately 15,700 square feet including a historic former gas station at the southeast corner of First and Main Streets, as shown on the attached Location Map (Exhibit A).

The Successor Agency conducted community meetings to obtain input from residents, property owners as well as business owners in drafting this Request for Purchase and Development Proposals (RFP). Based on the feedback received from the participants, the Successor Agency is seeking proposals from qualified developers for the re-use of the historic former gas station as a café or restaurant. The adjacent vacant land is also available for purchase on a separate RFP. The Successor Agency is seeking a medium-density multi-family residential development that provides residences around a courtyard or common green space for that site.

The Project Site



Originally constructed in 1936 by The Texas Company, now known as Texaco, the structure located at 3102 Main Street is likely one of a handful of gas stations remaining virtually unaltered from its original design in the country today, making it eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a Riverside Landmark. Please refer to the attached Exhibit B for more detail information regarding the historic nature of the Property.

The Property is situated at an excellent location that is within minutes from Downtown Riverside major destinations, including the Riverside Convention Center, the Fox Theater, the Mission Inn, the Metropolitan Museum and the Municipal Auditorium. The Property has easy access to the State Route 60 and 91 Freeways. Additionally, the Property is located within the Raincross District of the Downtown Specific Plan, which is intended to encourage opportunities for a variety of commercial, residential and entertainment uses.

The Successor Agency desires to seek a proposed development that consists of an adaptive re-use of this existing historic former gas station. Construction of the Property must be completed in a way that would encourage compatibility with the goals and policies of the City of Riverside for historically significant sites and structures. Additionally, the adaptive re-use of this site must be in compliance with the City's cultural and historic characteristics consistent with the City's General Plan and the Downtown Specific Plan.



A neighborhood café or restaurant use is envisioned for the Property and is an allowable use. The adjacent vacant land is available for purchase and development on a separate RFP.



Main Street Riverside



The Mission Inn Hotel & Spa



Riverside Convention Center

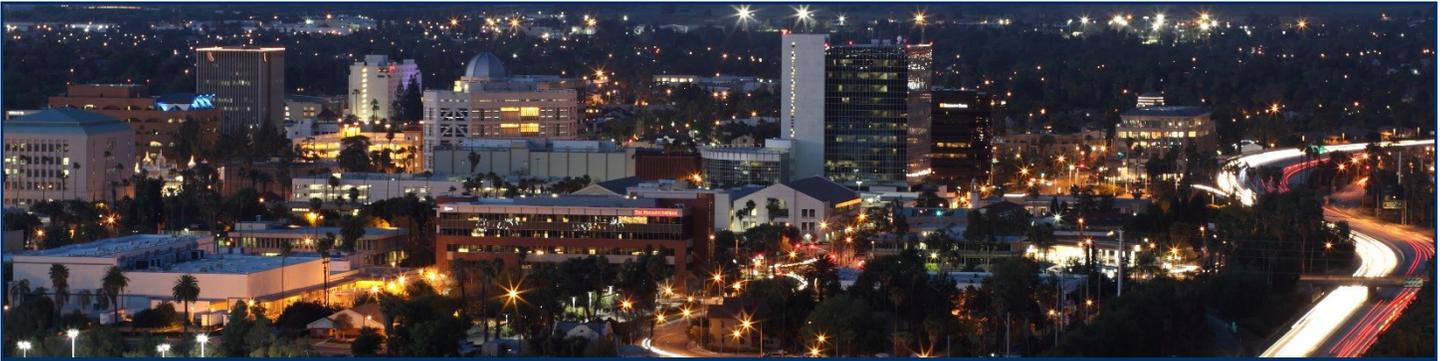
Fox Theater Performing Arts Center





Demographic Information (Source – ESRI)

Radius	3 Mile	5 Mile	
2019 Projected Population:	137,808	262,664	
2014 Population:	128,643	245,513	
2014 Median Age:	30.40	31.40	
Housing			
2019 Projected Households:	43,103	80,404	
2010 Census Households:	37,649	70,823	
2014 Avg. Household Size:	3.00	3.10	
2014 Owner Occupied Units:	19,547	41,800	
2013 Renter Occupied Units:	20,578	33,220	
Income			
2014 Avg. Household Income:	\$60,088	\$65,920	
2013 Med. Household Income:	\$43,526	\$49,186	
2014 Per Capita Income:	\$20,820	\$22,698	
2014 Households Earning Over \$100,000:	6,154	13,830	
Employment			
2014 Daytime Jobs:	6	56,537	92,882



Purchase Price & Terms

Purchase Price: The Property will be sold “as is” and at fair market value. Please note that the Department of Finance will require a fair market appraisal to support the sales price. The proposer will have an opportunity to consider the appropriate value prior to entering into a Purchase and Development Agreement once a proposer has been selected by the Successor Agency. Please also note that the Purchase and Development Agreement is subject to the approvals of the Successor Agency, the Oversight Board for the City of Riverside as Successor Agency (Oversight Board) and the Department of Finance.

Deposit Amount: Should the proposal be accepted by the Successor Agency, a deposit in the amount of 2% of the proposed purchase price, or \$5,000, whichever is greater, will be required. The selected developer shall submit the required deposit amount upon execution of a Purchase and Development Agreement. Please note that the deposit is non-refundable after 90 days from the effective date of an executed Purchase and Development Agreement.

Closing Costs: The Successor Agency shall be responsible for one-half of the cost of escrow charges and CLTA standard form policy of title insurance. The selected developer shall be responsible for all recording fees, transfer taxes, and cost of documentary stamps and one-half of the cost of escrow charges.



Developer Conditions

The following conditions will be imposed on the selected developer in the form of a Covenant, Condition, and Restrictions agreement, which will be recorded on the Property:

Proposed Use: The proposed use(s) for the Property must be compliant with all local, state, and federal code, laws and regulations.

Restricted Uses: The following uses are restricted for the Property:

- Adult-oriented business or adult entertainment establishment;
- Sale of alcohol, except as allowed by the City after review and approval and permitted by the appropriate governmental agency; and
- Sale of weapons.

Site Maintenance: The selected developer will, at his or her sole cost and expense, maintain the appearance and safety of the Property; remove all graffiti from the Property within 24 hours of its appearance; maintain in good order all landscape irrigation systems; and promptly remove and replace all dead and diseased landscaping material on the Property.

Transfer to Government Agency: The selected developer shall not sell, lease, convey, assign, or otherwise transfer fee interest in the Property to any governmental or non-governmental tax exempt entity that would result in the Property becoming exempt from the payment of real property taxes.



Preferred Use

The Successor Agency would consider a high quality adaptive re-use of the existing historic former Texaco gas station as a neighborhood café or restaurant. The adjacent vacant land is also available for purchase and development of a residential project on a separate RFP.

The Property is in close proximity to major institutions, public facilities as well as landmark historic structures, including the famous Mission Inn, the popular Fox Theater Performing Arts Center, the newly renovated Riverside Convention Center, the Riverside City College, and the County, State and Federal Courts just to name a few.

The development standards for the Raincross District are designed to create and encourage a place of daytime, evening and weekend activity by providing a high activity pedestrian environment with a storefront emphasis at the street level. Within the Raincross District, there are numerous local and national historic landmarks that define the district's character; therefore, careful and compatible design of new development and appropriate adaptive re-use projects are important in maintaining the Raincross District's character and unique sense of identity. The intent of the Downtown Specific Plan is to create and encourage opportunities for retail, office, cultural, residential, and visitor services. The permitted retail uses in this district are intended to serve the specialty shopping needs of Downtown residents and employees, as well as citywide residents, regional shoppers, and tourists. The Raincross District encourages these uses to occur as both single use buildings and as mixed-use buildings. The selected developer must construct a project that is consistent with the design standards and guidelines of the Raincross District of the Downtown Specific Plan.

Sample Development Concept



The community meetings resulted in the support for an adaptive re-use of the existing historic former gas station property as a neighborhood café or restaurant and a multi-family residential development on the adjacent vacant lot (separate RFP). The concept above illustrates a medium-density housing community as an opportunity to diversify Riverside's housing stock, where families can live and interact with one another and conversation is spontaneous as part of their small community, adjacent to a pedestrian-oriented café or restaurant use.

The café or restaurant use is a creative way to re-use the property, providing an opportunity to encourage additional economic activity in the area, while the the multi-family residential development is a way to increase housing options and limit sprawl, preserving the character of existing neighborhoods. The Successor Agency is seeking proposals from qualified developers with credentials, relevant experience, and a willingness to undertake this unique project in a careful and coordinated manner with the full collaboration of the Successor Agency and City staff in the adaptive re-use of the Property.

Request for Purchase & Development Proposals



Each proposer is required to submit a proposal clearly addressing all of the requirements outlined in this RFP. The details shall be limited to twenty (20) pages and must include a single person who will be the primary contact for the proposer. Résumés and company qualifications and experience, and brochure data may be added to the 20-page submittal, provided this information is located in an Appendix at the back of the proposal.

Should the proposer have concerns about meeting any of the requirements in this RFP, the proposer shall include a clearly labeled subsection with individual statements specifically identifying any concerns and exceptions.

Though the proposer may submit a proposal organized according to his or her preference, the submittal must be clear and concise, and contain the following required information.

Please provide the information described below in your proposal. The responses must follow the order and reference the numbered categories provided below to facilitate the review and evaluation of the responses.

1. Development Narrative: The proposer shall provide a preliminary development narrative for the adaptive re-use of the Property, which shall include, but not be limited to, the type of use for the Property, a proposed layout for the Property including a site plan and conceptual elevations if applicable, a pro-forma including tenant improvements to adaptively re-use the Property, an anticipated investment amount, an estimated annual sales tax revenue, property tax revenue and number of jobs to be generated, a detailed list of intended users and projected occupancy dates, a long-term investment strategy, and an anticipated duration of holding period. If no intended user has been identified, please identify it as speculative.

Development Experience



2. Development Experience: The proposer shall provide a summary of qualifications and experience in developing complex projects that required interaction with a broad range of interested parties from both the public and private sectors.

The following information is required from the proposer:

- **Proposer Information:**

- ⇒ Identify the name(s), address(es), telephone number(s) and e-mail address(es) of the proposer and identify the single person who will be the primary contact for the proposer.
- ⇒ Identify the name, address, telephone number and e-mail address of the proposer's team members, including architect, general contractor, and historic preservation consultant (as applicable).
- ⇒ Describe experience in completing projects of the scale and complexity of the proposed development, **including demonstration of capacity and experience in adaptive reuse of historic properties.**

- **Project Reuse Concept:**

- ⇒ Provide a detailed description of the intended use, including the use proposed for the Property and proposed tenants.
- ⇒ Describe all proposed construction (including tenant improvements), rehabilitation and preservation work to be accomplished as well as estimated costs for completing the proposed work.

Financial Strength & Project Timeline



3. Financial Strength: The proposer shall provide bank and financial statements, lender pre-qualification letters or any other financial proof that can assist the Successor Agency in determining whether the developer has the capacity to secure the necessary financing or provide cash-on-hand to facilitate the purchase of the Property at the close of escrow and the subsequent development of the Property. The proposer shall also provide a list of assets for collateral he or she is willing to pledge (as necessary) for financing purposes.

4. Project Timeline: The proposer shall indicate whether the following requirements are acceptable or propose a different timeline for due diligence and construction period: 1) Due Diligence Period—It is anticipated that the selected developer will review the condition of the Property within ninety (90) days after opening of escrow. For your convenience, a site map depicting the location of existing Public Utilities facilities and easements has been included as Exhibit B. 2) Construction Period of tenant improvements—The proposer shall provide a timeline for the construction phase of the proposed re-use of the Property from the close of escrow including construction start and completion dates. It is preferred that construction of the proposed project be completed as soon as possible, but no later than one (1) year from the close of escrow. Please also include approach to regulatory approvals, including list of permits and approvals needed for proposed use and demonstrated ability to obtain such permits and approvals in a timely manner.

5. Preferred Development: The proposer shall indicate whether the proposed adaptive re-use is compliant with the Preferred Development detailed on Page 9. If not, the developer shall indicate why the proposed concept is better suited for the site.

Selection Process



The Successor Agency will conduct the selection process and is the final decision-maker regarding this selection. The Successor Agency reserves the right to reject any or all proposals at any time. The Successor Agency further reserves the right to request clarification or additional information from individual proposers and to request some or all proposers to make presentations to Successor Agency staff, community groups, or others.

Selection Criteria: The Successor Agency commits to interviewing the top two responsive proposers. The following criteria will be used for initial scoring purposes and to determine a proposer interview list:

- **Development Narrative (40%); Development Experience (30%); Financial Strength (10%); Project Timeline (10%); and Compliance with the Successor Agency's Preferred Development (10%)**

After the interviews, the Successor Agency will re-score the interviewee's proposal using the aforementioned scoring criteria. The subsequent re-scoring of proposals shall be the basis for the selection of a developer and a recommendation to the City Council, Successor Agency, Oversight Board and the Department of Finance for final approval.

All submittals in response to this RFP become public property and under the Public Records Act (Government Code § 6250 et. seq.) are public records. As such, all proposals may be subject to public review at least ten (10) days before selection and award. If a proposer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified. Personal information should be labeled as confidential and will remain so. Please note that under California law, price proposals to a public agency is not a trade secret.

Inquiries



All requests for clarifications, changes, exceptions, deviations to the terms and conditions set forth in this RFP should be submitted in writing to:

Kaitlyn Nguyen

kpnguyen@riversideca.gov

To ensure fairness and avoid misunderstandings, **all communications must be in written format** and addressed **only** to the individual set forth above. Any verbal communications will not be considered or responded to. Written communications should be submitted via e-mail to the address provided above. All questions received by the due date will be logged and reviewed and if required, a response will be provided via an addendum to the RFP. **Any communications, whether written or verbal, with any City Councilmember or City staff other than the individual indicated above, prior to award of a contract by City Council, is strictly prohibited and the Developer shall be disqualified from consideration.**

Please note: The City of Riverside and the Successor Agency shall not be liable for any expenses, which may include, but are not limited to, preparation of the proposals or related information in response to this RFP; negotiations with us on any matter related to this RFP; and costs associated with interviews, meetings, travel or presentations incurred by any developer in relation to the preparation or submittal of the proposal. Additionally, we shall not be liable for expenses incurred as a result of our rejection of any submittals made in response to this RFP.

Instruction & Schedule



All proposals are due by or before 5:00 P.M. on December 30, 2015. This time and date is fixed and extensions will not be granted. We do not recognize the U.S. Postal Service, its postmarks or any other organization as its agent for purposes of dating the proposals. All proposals received after the deadline shown will be rejected, returned to sender and will not receive further consideration.

Questions may be submitted to kpnguyen@riversideca.gov by November 16, 2015 and responses will be posted to www.riversideca.gov/cdd/rfp.asp by November 23, 2015.

Mail (or hand-deliver) six (6) hard copies and one (1) electronic file of the proposal to:

City of Riverside
Community & Economic Development Department
Attn: Kaitlyn Nguyen
3900 Main Street, 2nd Floor
Riverside, CA 92522
kpnguyen@riversideca.gov

Please note: We reserve the right to amend, withdraw or cancel this RFP. We also reserve the right to reject all responses to this RFP at any time prior to an agreement being executed. Furthermore, we reserve the right to request or obtain additional information about any and all submittals.

EXHIBIT A: Legal Description & Plat Map

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, City of Riverside, and described as follows:

Parcel 1: 213-031-002

That portion of Block 1, Range 6 of the Town of Riverside, in the City of Riverside, as shown by map on file in Book 7 Page(s) 17, of Maps, Records of San Bernardino County, California, more particularly described as follows:

Beginning at the most northerly corner of said Block 1, Range 6;
Thence Southwesterly along the northwesterly line of said Block 1, Range 6, a distance of 105.00 feet to the most northerly corner of that certain parcel conveyed to Nicholas B. Leest and Evelyn R. Leest, husband and wife, by deed recorded February 19, 1947 in Book 817, Page(s) 349 of Official Records, said northwesterly line also being the southeasterly line of Main Street;
Thence southeasterly and parallel with the northeasterly line of said Block 1, Range 6, and on the northeasterly line of said parcel conveyed to Nicholas B. Leest and Evelyn R. Leest, a distance of 157.50 feet;
Thence northeasterly and parallel with the northwesterly line of said Block 1, Range 6, a distance of 50.00 feet;
Thence Northwesterly and parallel with said northeasterly line of said Block 1, Range 6, a distance of 35.00 feet;
Thence northeasterly and parallel with said northwesterly line of said Block 1, Range 6, a distance of 55.00 feet to a point on said northeasterly line of said Block 1, Range 6, said northeasterly line being the southwesterly line of First Street;
Thence Northwesterly along said northeasterly line of said Block 1, Range 6, a distance of 122.50 feet to the point of beginning;

Excepting therefrom that portion conveyed to the City of Riverside, per deed recorded March 11, 1909 in Book 280, Page(s) 142 of Deeds.

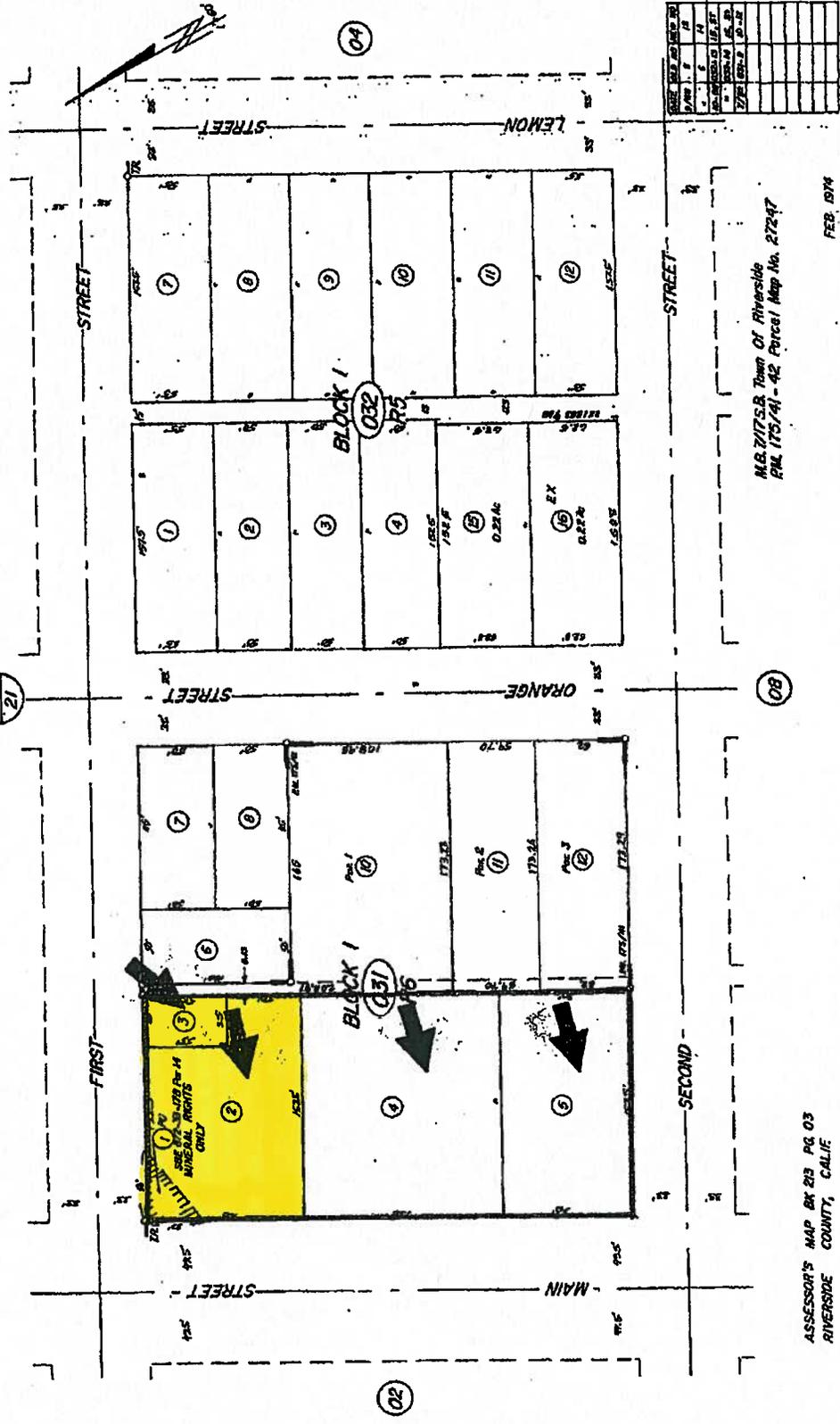
Parcel 2: 213-031-003

The southeasterly rectangular 35 feet of the northeasterly rectangular 55 feet of the northwesterly rectangular 157.5 feet of Lot(s) 6 of Block 1, Range 6 of the Town of Riverside, as shown by map on file in Book 7 Page(s) 17, of Maps, Records of San Bernardino County.

TRA. 002-041 213-03

POR. CITY OF RIVERSIDE
(BLOCK 1, RANGE 5 & 6, POR. T.2S. R5W)

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



M.B. 2/17/58 Town Of Riverside
P.M. 175/91 - 42 Parcel Map No. 27247

ASSESSOR'S MAP BK 213 PG. 03
RIVERSIDE COUNTY, CALIF.

FEB. 1974

THIS MAP IS FURNISHED AS A MATTER OF ACCOMMODATION ONLY AND NO LIABILITY IS ASSUMED BY ITS ATTACHMENT TO THE POLICY OF TITLE INSURANCE OF STEWART TITLE GUARANTEE COMPANY.

IMPORTANT: This is not a plat or survey. It is furnished as a convenience to locate the reference to streets and other and No liability is assumed by reason of reliance hereon.

Stewart Title Co.

EXHIBIT B: DPR Historic Survey Form

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S, 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Texaco Service Station (former)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Riverside East

Date: May 17, 2012

c. Address: 3102 Main Street

City: Riverside

Zip: 92507

e. Other Locational Data: APN 213-031-002-4

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located on the southeast corner of Main Street and First Street and contains the one-story former Texaco Service Station constructed in 1936. The service station is oriented toward Main Street; it is set back from the sidewalk and surrounded on three sides by surface parking. The building is Streamline Moderne in style, rectangular in plan, with a flat roof and smooth stucco cladding. The green and white color scheme is part of the original design. The northern bay of the primary (west) façade has a flat, projecting canopy supported by metal posts, with rounded corners and speedlines that continue around all four façades of the building. The pedestrian entrance is contained in this volume, and consists of a single, wood slab door with transom. Fenestration consists of steel sash, divided light windows that wrap the corners; the glazing appears to have been replaced. The southern portion of the primary (west) façade contains two automobile service bays; the openings have been boarded over. The original, free-standing sign is at the northwest corner of the property at the sidewalk. The "Texaco" sign has been removed, but the standard, lighting, and signboard remain.

*P3b. Resource Attributes: HP6 – 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) View looking South (March 2013)

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1936, building permit

*P7. Owner and Address:

*P8. Recorded by:

Historic Resources Group
12 S Fair Oaks Ave, Ste 200
Pasadena, CA 91105

*P9. Date Recorded:

March 20, 2013

*P10. Survey Type:

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Group, *Citywide Modernism Intensive Survey*, September 2013.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Texaco Service Station (former)

B1. Historic Name: Texaco Service Station

B2. Common Name: None

B3. Original Use: Commercial/auto

B4. Present Use: Vacant/not in use

***B5. Architectural Style:** Streamline Moderne

***B6. Construction History:**

The building was completed in 1936. The window glazing appears to have been replaced.

***B7. Moved?** No Yes Unknown **Date:**

Original Location:

***B8. Related Features:**

B9a. Architect: Walter Dorwin Teague

b. Builder:

***B10. Significance: Theme:** Modern Architecture

Area: Riverside

Period of Significance: 1936

Property Type: Commercial/auto

Applicable Criteria: C/3/c,d

The former Texaco Service Station at 3102 Main Street is an excellent example of a Streamline Moderne service station in Riverside. It was designed by noted industrial designer Walter Dorwin Teague. Teague's revolutionary concept of corporate identity defined the course of modern industrial and commercial marketing. In 1935, Teague designed the entire Texaco brand system and the first rollout of service stations, which were soon built across the nation. Constructed in 1936, the building at 3102 Main Street is an example of one of the first wave of Teague Texaco Stations to appear on America's city streets, and is likely one of a handful remaining, unaltered, in the country today.

The Streamline Moderne architectural style emerged in the United States in the 1930s and is often considered to be an extension of Art Deco, although with a more pure expression of modernity. Where Art Deco was rich, brightly colored, and highly ornamented, Streamline Moderne was sparse, stripped down and monochromatic. Rounded corners, horizontal bands, and smooth surfaces give Streamline Moderne buildings the appearance of being smoothed and rounded by aerodynamic forces. The prime movers behind the Streamline Moderne style such as Raymond Loewy, Walter Dorwin Teague, Gilbert Rohde, and Norman Bel Geddes all disliked Art Deco, seeing it as falsely modern. The Texaco Station exhibits significant character-defining features of the Streamline Moderne architectural style, including horizontal massing, flat roofline and flat canopy, smooth stucco exterior, curved corners, steel sash windows, and grooved moldings (or speedlines).

See Continuation Sheet.

B11. Additional Resource Attributes:

***B12. References:**

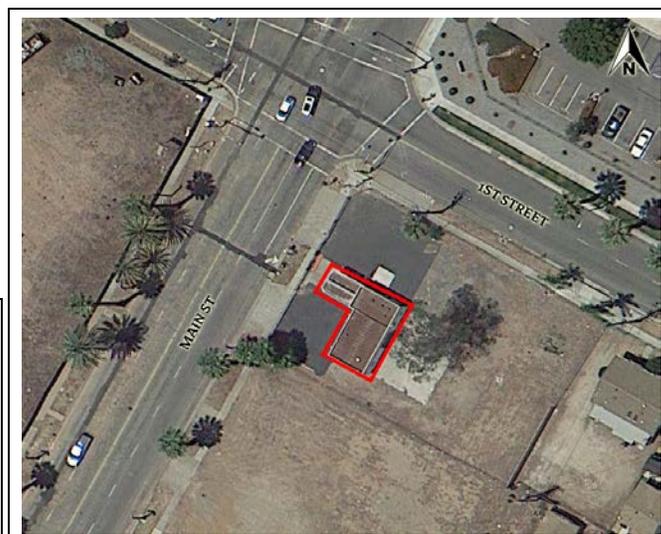
See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Christine Lazzaretto

***Date of Evaluation:** March 20, 2013

(This space reserved for official comments.)



*Recorded by: Historic Resources Group

*Date: March 20, 2013 ■ Continuation □ Update

Significance Statement Continued.

Walter Dorwin Teague (1883-1960) was a world-renowned industrial designer. Born and raised in Indiana, he moved to New York City in 1902. He supported himself by painting signs and drawing for catalogue companies while attending the Arts Students League of New York. After touring Europe and working as a magazine illustrator, he joined a group of individuals interested in establishing industrial design as a separate occupation. As the first president of the American Society of Industrial Designers (now IDSA), Teague was a valued designer for companies such as Kodak, Ford, and Boeing, and is celebrated for his streamlined approach, which was concurrently reflected in modern architecture. He is known for pioneering designs in many industries, including photography, communications, transportation, fashion, building, automotive, and space exploration. Teague's, and later the Teague Corporation's, most well-known designs include: the Kodak Brownie and Bantam Special cameras; Polaroid's Land Camera - the first to develop its own film; passenger trains for New York Transit Association; the famous UPS truck design; the first sleeper cabin cross country truck; crew quarters for NASA; and the Boeing 777.

The Texaco Service Station retains sufficient integrity to convey its historic significance. It appears eligible for listing in the National Register of Historic Places at the local level of significance, the California Register, and as a local landmark. It is eligible under the Modern Architecture theme as a rare example of Streamline Moderne commercial architecture in Riverside, and as a rare, unaltered example of Texaco corporate architecture that was originally developed in 1935. It is eligible under the Architects of Modernism theme as a local example of the work of internationally renowned industrial designer Walter Dorwin Teague.

References.

City of Riverside Building Permits.

City of Riverside Modernism Context Statement, prepared for the City of Riverside by Christopher A. Joseph & Associates, Los Angeles, CA, November 2009.

County of Riverside Property Information Center.

Mermilliod, Jennifer. "Cultural Resources Survey Preliminary Findings for 3102 Main Street," July 23, 2007.

Riverside County Land Information System (LIS).

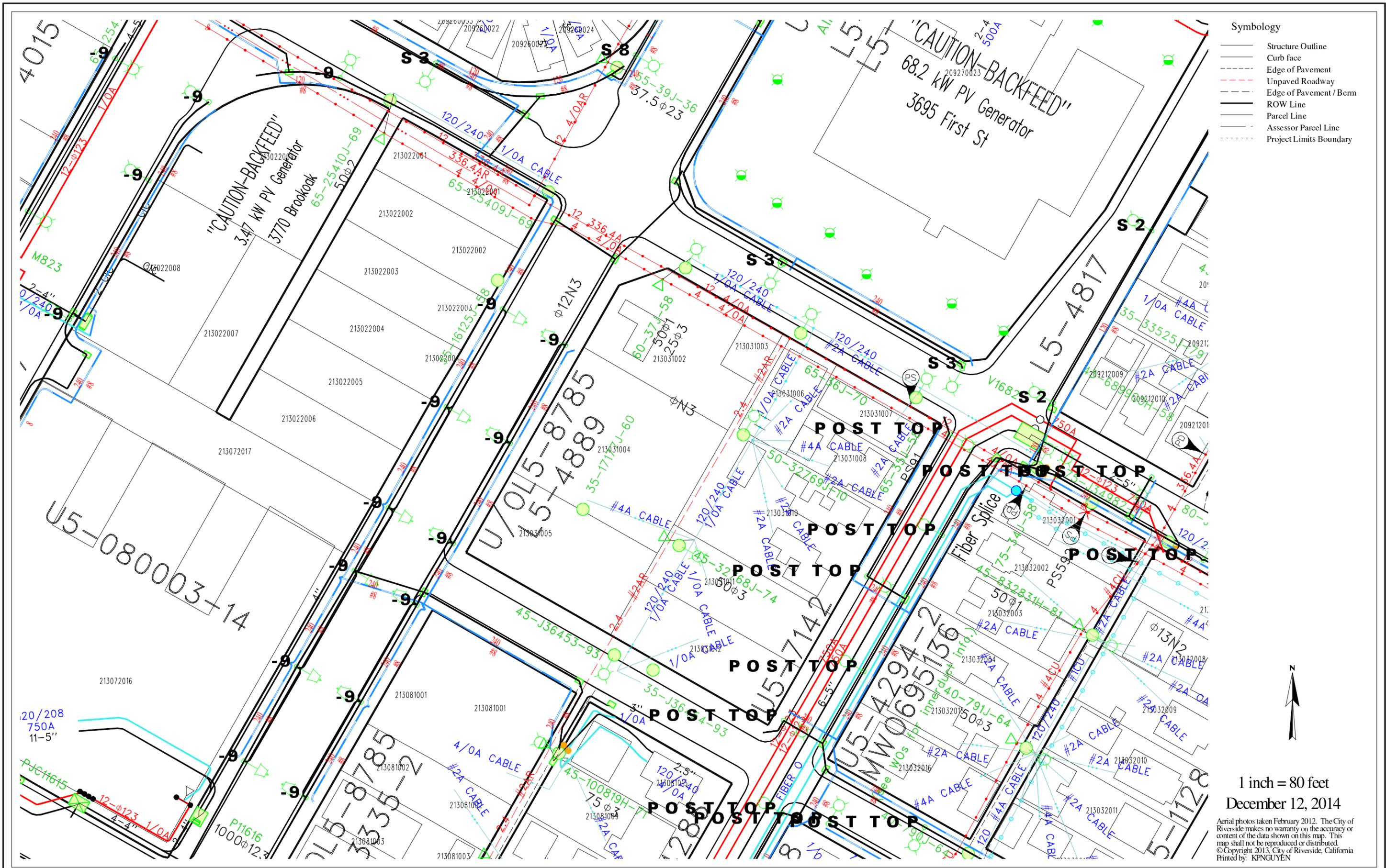


View looking East (March 2013)



Detail of Signage

EXHIBIT C: Utility & Easement Maps

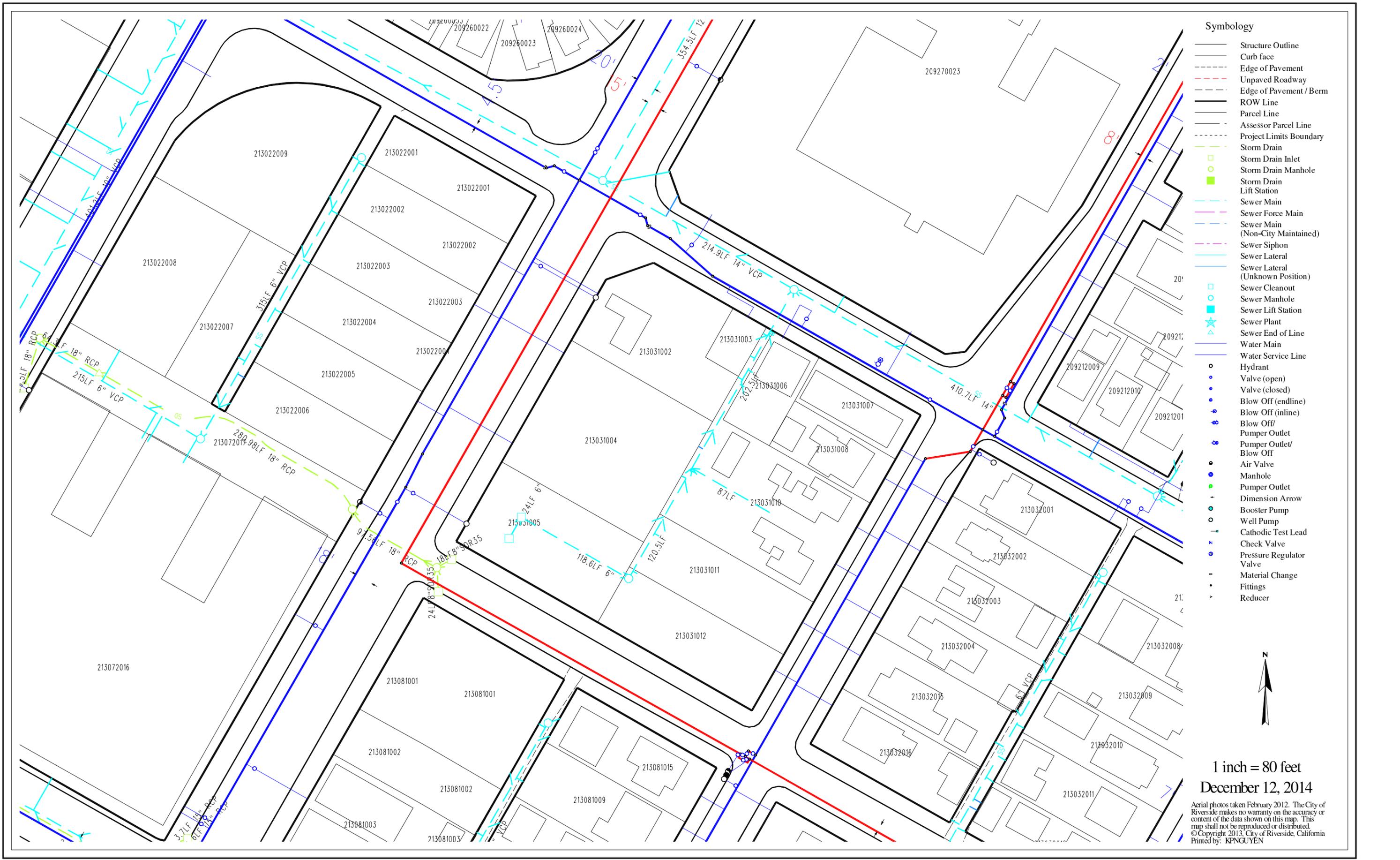


- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - - - Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary



1 inch = 80 feet
 December 12, 2014

Aerial photos taken February 2012. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 2013, City of Riverside, California Printed by: KPNGUYEN



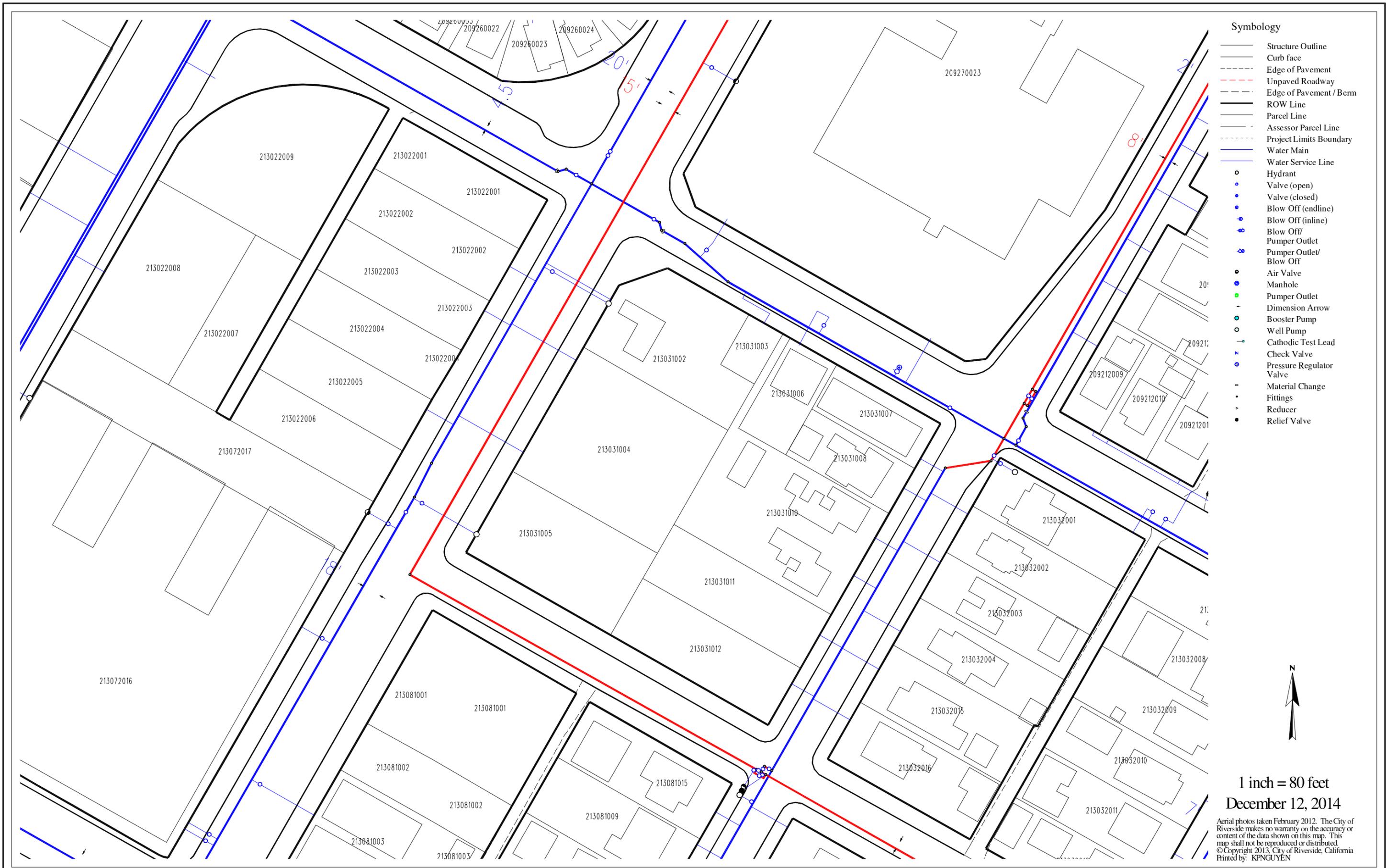
Symbology

- Structure Outline
- Curb face
- - - Edge of Pavement
- - - Unpaved Roadway
- - - Edge of Pavement / Berm
- ROW Line
- Parcel Line
- Assessor Parcel Line
- - - Project Limits Boundary
- Storm Drain
- Storm Drain Inlet
- Storm Drain Manhole
- Storm Drain Lift Station
- Sewer Main
- Sewer Force Main
- Sewer Main (Non-City Maintained)
- Sewer Siphon
- Sewer Lateral
- Sewer Lateral (Unknown Position)
- Sewer Cleanout
- Sewer Manhole
- Sewer Lift Station
- ★ Sewer Plant
- △ Sewer End of Line
- Water Main
- Water Service Line
- Hydrant
- Valve (open)
- Valve (closed)
- Blow Off (endline)
- Blow Off (inline)
- Blow Off/ Pumper Outlet
- Pumper Outlet/ Blow Off
- Air Valve
- Manhole
- Pumper Outlet
- Dimension Arrow
- Booster Pump
- Well Pump
- Cathodic Test Lead
- Check Valve
- Pressure Regulator
- Valve
- Material Change
- Fittings
- Reducer



1 inch = 80 feet
December 12, 2014

Aerial photos taken February 2012. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 2013, City of Riverside, California Printed by: KPNGUYEN

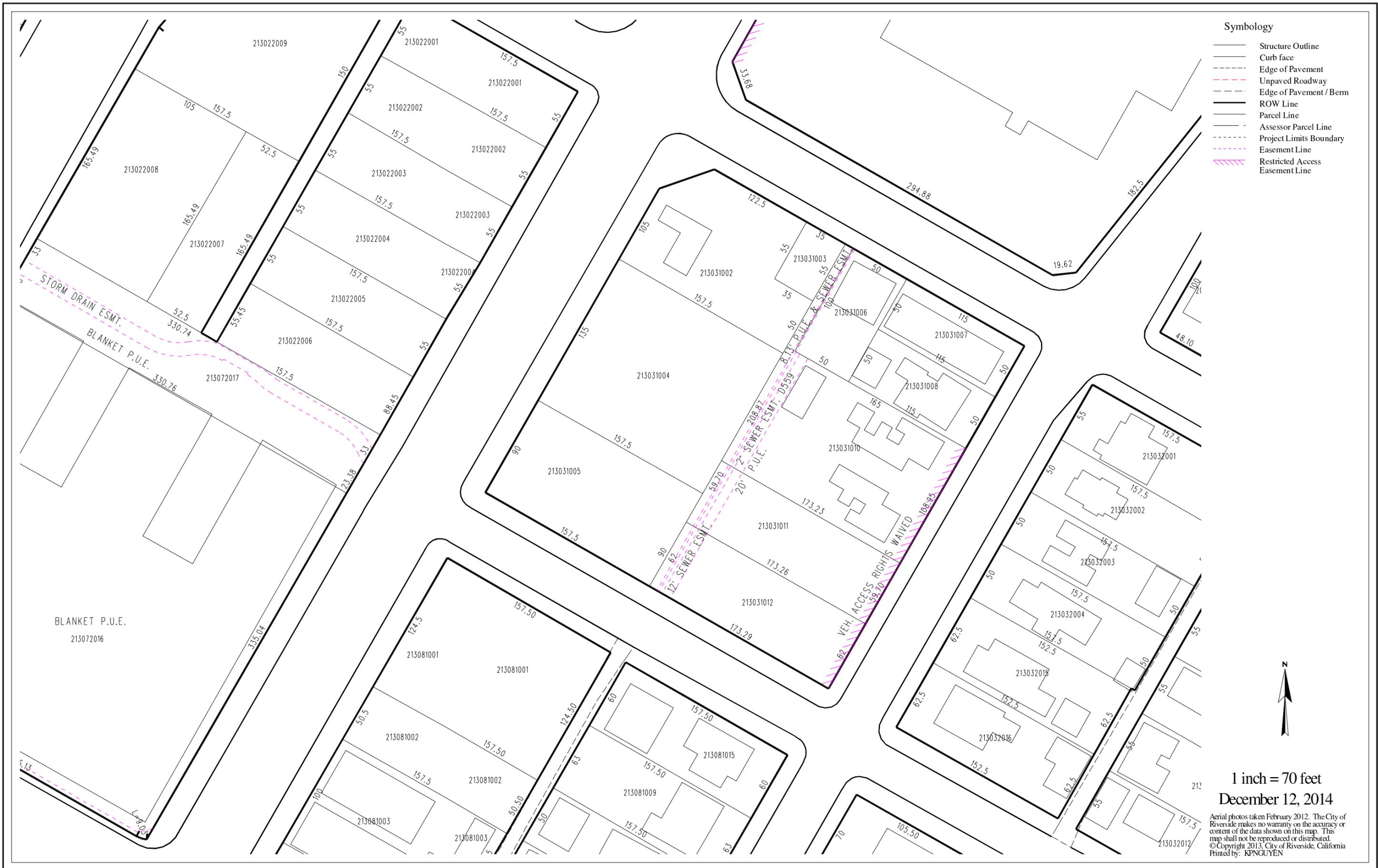


- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - . - . Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary
 - Water Main
 - Water Service Line
 - Hydrant
 - Valve (open)
 - Valve (closed)
 - Blow Off (endline)
 - Blow Off (inline)
 - Blow Off/ Pumper Outlet
 - Pumper Outlet/ Blow Off
 - Air Valve
 - Manhole
 - Pumper Outlet
 - Dimension Arrow
 - Booster Pump
 - Well Pump
 - Cathodic Test Lead
 - Check Valve
 - Pressure Regulator Valve
 - Material Change
 - Fittings
 - Reducer
 - Relief Valve



1 inch = 80 feet
 December 12, 2014

Aerial photos taken February 2012. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 2013, City of Riverside, California Printed by: KPNGUYEN



- Symbology**
- Structure Outline
 - Curb face
 - - - Edge of Pavement
 - . - . Unpaved Roadway
 - - - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor Parcel Line
 - - - Project Limits Boundary
 - - - Easement Line
 - ▨ Restricted Access Easement Line



1 inch = 70 feet
December 12, 2014

Aerial photos taken February 2012. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 2013, City of Riverside, California Printed by: KPNGUYEN