

CITY OF TORRANCE

INTEROFFICE COMMUNICATION

DATE: September 21, 2011

TO: Transportation Committee

VIA: Robert J. Beste, Public Works Director *RJB*

FROM: Ted Semaan, Engineering Manager

SUBJECT: **TORRANCE REGIONAL TRANSIT CENTER PROJECT – CONCURRENCE TO PURSUE PROPOSALS FOR PLANNING & DESIGN SERVICES**

In July 2011, the Metro Board adopted the early action list of Measure R funded projects. The projects included the Torrance Transit Park & Ride Regional Transit Terminal Project, AKA Regional Transit Center (RTC). City staff has been working diligently with Metro staff in drafting the Memorandum of Understanding (MOU) to formalize the monetary exchange agreement between the City of Torrance and Metro in the design, and ultimately construction, of the RTC.

On December 17, 2009 the City acquired the former PPG site, a triangular parcel of approximately 15 acres in size, nestled between Metro owned Burlington Northern Santa Fe (BNSF) railroad to the south and west, Dow Chemical to the north at 208th Street and Crenshaw Boulevard to the east.

The Torrance Regional Transit Center has been identified by the Torrance Transit Department as the future transit hub for Torrance Transit busses, as well as those from Metro, Gardena, Beach Cities and MAX (Municipal Area Express) transit operators. Transit operations' envisions the RTC to be a multi-level structure of approximately 10,000 square feet in size, surrounded by an eight-berth bus stop/lay-over space. The building will house ancillary uses such as a training facility on the upper level, a Transit Store, public restrooms, vending machines and/or snack shop, and a lounge with restrooms for the bus drivers.

Initial conceptual layouts were prepared for the Transit Department by Carpenter Sellers Del Gatto Architects out of Las Vegas, Nevada. This conceptual design was presented to and concurred by the Transportation Committee on Feb 24, 2011. With the approval of the Measure R Project List by the Metro Board, which included the Transit Center, a multi-departmental team started reviewing the different aspects of the project and to help facilitate its implementation.

As a component of this review, the consultant firm DCA Civil Engineering Group was contracted to survey the site and layout the conceptual design onto a scaled base drawing. In addition, DCA was tasked to investigate potential

subdivision of the entire parcel into market demand parcels and circulation network.

Upon review of the layout, staff identified prospective concerns and recognized the need for review of the conceptual layout by transit circulation and design experts. Staff met with several firms to discuss the prospect of this endeavor. Several potential flaws were identified, such as bottlenecks, circulation conflicts between busses and automobiles, potential delays in bus circulation, pedestrian conflicts with automobile and bus traffic and a disconnect with current needs for parking and accommodations to “current” users with the future parking structure.

Discussions precipitated in a recommendation to explore more viable solutions. Several of the firms stressed the need to explore the master planning of the entire site to:

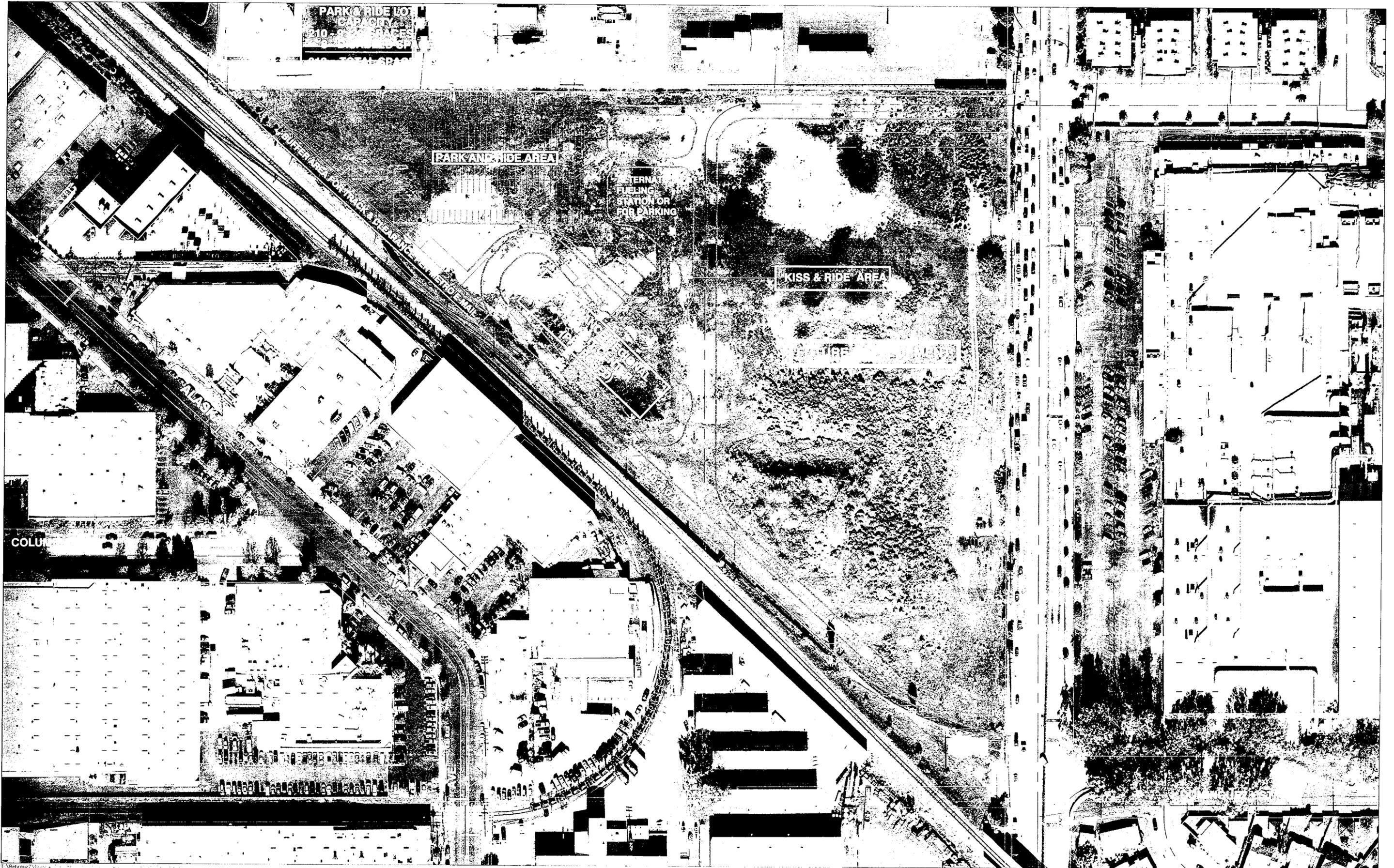
- Improve circulation for busses, automobiles and pedestrians;
- Reduce travel time of busses to and from the Transit Center for drop-off and pick-up of passengers;
- Increase street visibility and encourage the use of the RTC;
- Present an inviting and safe environment for RTC users with the increased visibility;
- The need to “be open minded” to consider alternative lay-out designs of the Transit Center in relationship to the remaining 10-acres;
- The need to identify the “look” and amicable function of the Transit Center with the remaining 10-acres; and
- Build a Transit Center that is pleasing to the City, is forward thinking in its functionality and successful for the duration of its lifespan.

To achieve this objective, staff would like to present this concept to the Transportation Committee. Once concurred to, staff would start the solicitation process through the Request for Proposals (RFP) process to select a Transit Center design firm with the expertise to address the concerns above. In doing so, the firm will need to have the vision to create several conceptual layouts. The conceptual plans will go through the review and approval process of the Transportation Committee and City Council and allow for the project to submit for environmental review and land use entitlements. Then the consultant will start to create the 30% design plans that will encapsulate the essence of the City into a set of drawings that will be “bid” through the “design-build” process.

Staff is seeking comments and direction from the Committee.

Attachments:

- A. Conceptual Plans on an Aerial Background created by Staff;
- B. Draft Conceptual Plans created by DCA Civil Engineering Group; and
- C. Draft Conceptual Timeline for Project Design and Construction



PARK & RIDE LOT
CAPACITY
210 STAGES
32,000 TOTAL SPACE

PARK AND RIDE AREA

INTERNATIONAL
FUELING
STATION OR
FOR PARKING

KISS & RIDE AREA

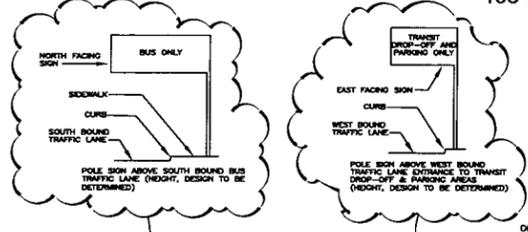
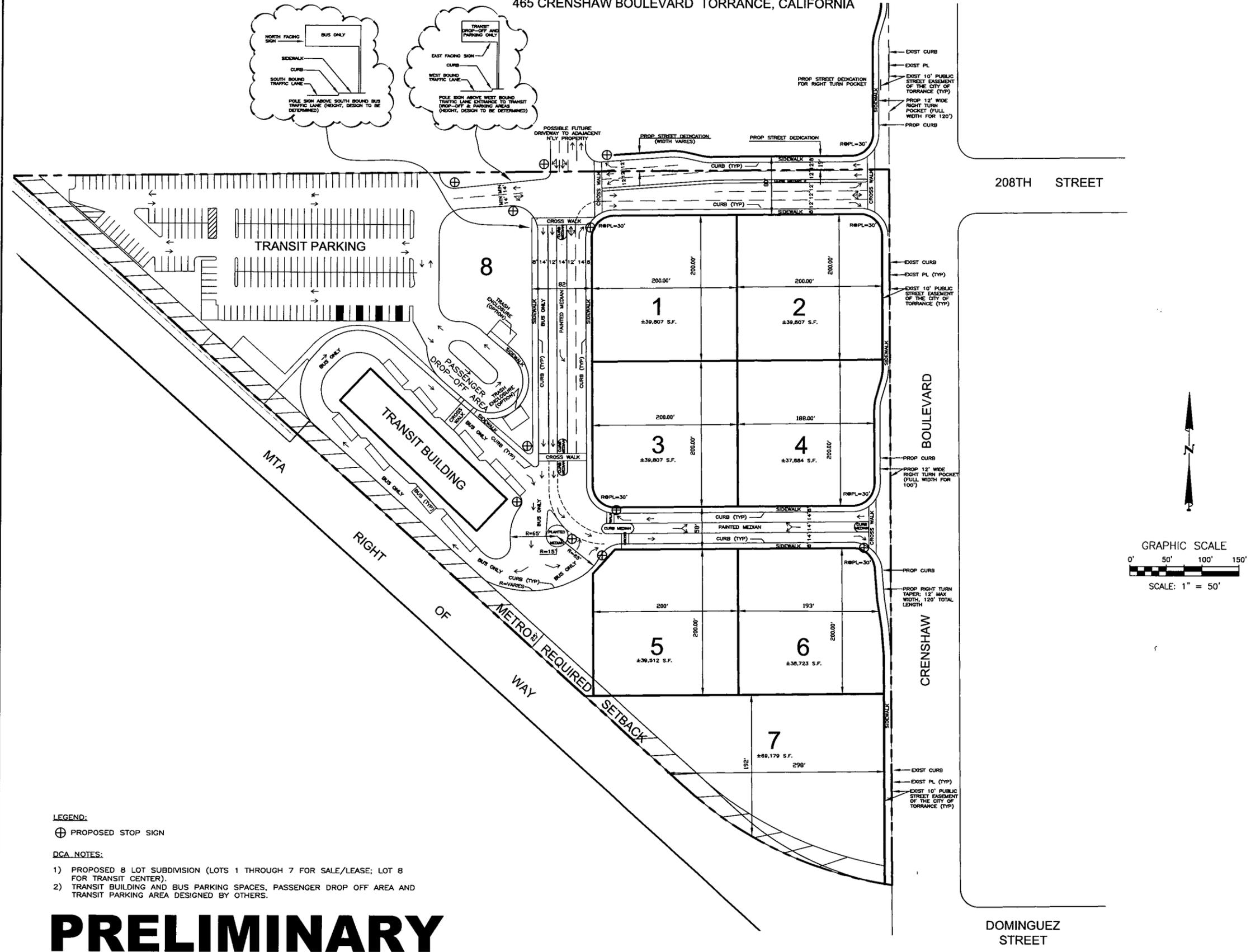
ALASKA

COLUMBIA

BENTLEY

TORRANCE TRANSIT CENTER

465 CRENSHAW BOULEVARD TORRANCE, CALIFORNIA



LEGEND:
 ⊕ PROPOSED STOP SIGN

DCA NOTES:
 1) PROPOSED 8 LOT SUBDIVISION (LOTS 1 THROUGH 7 FOR SALE/LEASE; LOT 8 FOR TRANSIT CENTER).
 2) TRANSIT BUILDING AND BUS PARKING SPACES, PASSENGER DROP OFF AREA AND TRANSIT PARKING AREA DESIGNED BY OTHERS.

PRELIMINARY

REVISION	NO.	DATE
PLANS PREPARED BY: DCA CIVIL ENGINEERING GROUP 11111 CRENSHAW BOULEVARD, SUITE 100, TORRANCE, CA 90503 PLANS PREPARED UNDER THE DIRECTION OF: NAME: ROSE # DATE:		
TORRANCE TRANSIT CENTER 465 CRENSHAW BOULEVARD TORRANCE, CALIFORNIA SITE PLAN		
PROFESSIONAL STAMP		
DATE:	06/28/11	
SCALE:	AS SHOWN	
DESIGNED:	CSC / KMR	DRAWN: TCKMR
SHEET NO:	1	
SHEET 1 OF 1 PROJECT NO: 11-1265.000-1265		

PROJECT: 11-1265.000-1265, Site Plan, Planning, Shop, CIVIL ENGINEER, CS/OT, Doherty, L, Inc.

Torrance Transit Park & Ride Regional Terminal Project

Task	FY 2011 - 12				FY 2012 - 13				FY 2013 - 14				FY 2014 - 15			
	Q1	Q2	Q3	Q4												
PLANNING																
Prepare Concept Report																
Prepare Feasibility Study																
Prepare Project Study Report																
Intelligent Transportation System (ITS)																
Feasibility Study																
Concept Exploration																
PRELIMINARY DESIGN																
Prepare Detailed Design Plans																
Prepare Detailed Construction Plans																
Prepare Project Cost Estimate																
Intelligent Transportation System (ITS)																
Concept of Operations																
System Requirements																
High Level Design																
PA&ED																
Prepare Environmental Document																
Document Type: Environmental Impact Report																
Scoping																
Technical Studies																
Draft Environmental Document																
Final Environmental Document																
Community Outreach																
Secure Project Approval																
Intelligent Transportation System (ITS)																
Categorical Exemption Filing																
PS&E																
35% PS&E																
SOLICITATION (BID/PROPOSAL)																
Develop Solicitation Package																
Solicitation Response																
Evaluations																
Selection																
Board Approval																
Contract Award																
Fully Executed Contract																
CONSTRUCTION																