

Council Meeting of
May 15, 2012

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Public Works – Provide direction regarding the updated preliminary architectural concept for Torrance Transit Park and Ride Regional Terminal

RECOMMENDATION

Recommendation of the Public Works Director that the City Council review the updated preliminary architectural concept continued from the May 1, 2012 City Council meeting, Item 12F, and provide direction regarding Torrance Transit Park and Ride Regional Terminal (FEAP 764) located at 465 Crenshaw Boulevard.

BACKGROUND/ANALYSIS

On May 1, 2012, Your Honorable Body reviewed various preliminary architectural concepts presented by RNL for the Torrance Transit Park and Ride Regional Terminal located at 465 Crenshaw Boulevard. RNL presented multiple preliminary architectural concepts, including building floor plans and massing models.

Your Honorable Body provided significant feedback and direction to the project design team such as relocation of retail spaces to the second (transit store, direct pedestrian access from parking structure and path to transit terminal) level, protection of pedestrians from natural elements such as rain and wind, minimizing traversing multiple stairs from the Commuter Drop Off Zone to the bus terminal, and consideration of escalator system(s).

Based on the comments received and multiple discussions with the staff team and design team a new revised plan is being proposed. The revised plan incorporates the May 1st comments pertaining to the framework of spaces and represents the primary organization of programmed spaces and the overall shape and orientation of the transit center and public open spaces. The revised concept also makes some fundamental changes to the original plan in that the orientation of the public areas has been modified bringing it to the first floor. This shift allows for better circulation and flow into the building and eliminates the “up and over” requirement for passengers coming from the facility to the bus area. Further, the revision also eliminates the requirement for escalators saving at least \$500,000 or more in overall building costs.

The plan being delivered remains a general layout and flow for the center. If the concept is approved then architectural finish materials and fenestrations, such as doorway and window openings, will be further developed and brought forward at a later date for City Council review and approval. Staff is tentatively scheduling a Workshop with the Council on June 5, 2012. After further refinements from the Workshop, staff will return with a presentation to your Honorable Body at the end of June. The target for completing this contract's scope, 30% Advanced Conceptual Design plans, is the end of September 2012, with a projected cost in line with the project's overall budget of \$21,000,000.

Staff is requesting that Your Honorable Body receive the presentation, review the material presented and provide direction to the project team and City's consultant on the revised architectural concept.

Respectfully submitted,

ROBERT J. BESTE
Public Works Director



By Ted Semaan
Engineering Manager

CONCUR:



Robert J. Beste
Public Works Director



LeRoy J. Jackson
City Manager

- Attachments: A. Revised Architectural Concept Presentation – Material Available
Monday, May 14, 2012
B. May 1, 2012 City Council Item 12F

MATERIALS AVAILABLE MONDAY

Council Meeting of
May 1, 2012

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Public Works – Provide direction regarding preliminary architectural concepts for Torrance Transit Park and Ride Regional Terminal

RECOMMENDATION

Recommendation of the Public Works Director that the City Council provide direction regarding the various preliminary architectural concepts of the Torrance Transit Park and Ride Regional Terminal (FEAP 764) located at 465 Crenshaw Boulevard.

BACKGROUND/ANALYSIS

On December 22, 2011, Your Honorable Body awarded a contract to RNL for the Advanced Conceptual Design of the Torrance Transit Park and Ride Regional Terminal located at 465 Crenshaw Boulevard.

Design services started in February 2012 with a discussion and understanding of the City's expectations, parameters, LEED (Leadership in Energy and Environmental Design) priorities, space needs and design charrettes. Various meetings encompassing these topics have been held with both the Council Transportation Committee and the community. Project management and oversight has been accomplished utilizing a multi-departmental team approach comprised of members from the City Manager's Office, Transit, Community Development and Public Works departments.

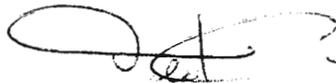
On Tuesday, April 3, 2012, your Honorable Body conducted a Workshop on the Transit Center site layout. The workshop included presentations of different design concepts. The presentation included the pros and cons of each layout. An in depth discussion followed with questions and comments intended to provide feedback to staff and the consultants to develop the preferred design for the transit center. After the Workshop, the design team further developed the preferred layout to a conceptual design for review and approval at the April 17th meeting of the Council Transportation Committee.

On Tuesday, April 17, 2012, RNL presented and received concurrence from the Council Transportation Committee on the Masterplan Concepts, project phasing, and initial Probable Opinion of Cost and Sustainability Goals with preliminary LEED assessment. RNL will continue to refine these items as the project moves forward.

Tonight, RNL will be presenting multiple preliminary architectural concepts, including building floor plans and massing models. Staff is requesting that Your Honorable Body receive the presentation, review the material presented and provide direction to the project team and City's consultant on the preferred concept. This is the next step in the overall process of creating the transit center and will assist in further developing the design process.

Respectfully submitted,

ROBERT J. BESTE
Public Works Director

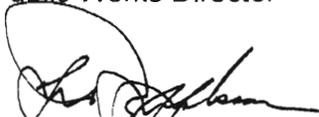


By Ted Semaan
Engineering Manager

CONCUR:



Robert J. Beste
Public Works Director



LeRoy J. Jackson
City Manager

Attachments: A. Preliminary Architectural Concepts Presentation – Material Available
Monday April 30, 2012