Council Meeting of
May 1, 2012

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

Members of the Council:

SUBJECT: City Council Transportation Committee – Approve Torrance Park and Ride Regional Terminal Masterplan Concept.

RECOMMENDATION:

Recommendation of the City Council Transportation Committee that City Council approve the Torrance Park and Ride Regional Masterplan Concept.

FUNDING: None required.

BACKGROUND AND ANALYSIS

The City Council Transportation Committee met on April 17, 2012 to review the Masterplan Concept of the Torrance Park and Ride Regional Terminal. The Masterplan Concept and Sustainability Goals are included in this item as Attachment B. Aaron Kelley from RNL presented and discussed the preferred concept evolution, various phases of the masterplan, functional flow, view perspectives, sitework such as plaza, landsape areas, roadways, and utilities. Mr. Kelley also discussed various architectural components such as structure of the transit center building, bridge, and elevators. A major component that is part of every Transit Center is the bus platform and transit building. The presentation included various sample sites for Committee consideration as staff and architects prepare for the actual design component of the site.

As part of the project, RNL prepared a preliminary probably opinion of cost which includes site work, parking, transit center, and unplanned contingencies. Mr. Kelley also discussed sustainability goals which as paramount to the physical planning of the site while taking into account factors such as zero waste, land balance, prosperity, resilience and beauty. Based on surveys of key stakeholders, the highest priority were zero energy, which will be achieved with designing to LEED (Leadership in Energy and Environmental Design) standards.

Upon review of the Masterplan Concept, the Transportation Committee members recommend that your Honorable Body approve the Torrance Park and Ride Regional Masterplan Concept.

Respectfully submitted,

CITY COUNCIL TRANSPORTATION COMMITTEE

Councilwoman Susan Rhilinger, Chair

Councilman Tom Brewer

Councilman Cliff Numark

Attachments: A) Transportation Committee Meeting Agenda of April 17, 2012
B) RNL Presentation of the Masterplan Concept

TORRANCE CITY COUNCIL
COUNCIL TRANSPORTATION COMMITTEE

AGENDA

DATE:	**April 17, 2012**
TIME:	**4:30 p.m.**
PLACE:	**City Hall** **West Annex Commission Room** **3031 Torrance Boulevard**
COMMITTEE MEMBERS:	Councilwoman Susan Rhilinger, Chair Councilman Tom Brewer, Member Councilman Cliff Numark, Member
STAFF:	Mary Giordano, Assistant City Manager Kim Turner, Transit Director Jim Mills, Transit Administration Manager Ted Semaan, Engineering Manager Aram Chaparyan, Assistant to the City Manager

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I. Welcome and Introductions — *Chair Rhilinger*

II. Torrance Transit Park & Ride Regional Terminal Project — Aaron Kelley
Presentation of Final Master Plan Report (Task 1 & 2) and — *RNL Associate Principal*
Review of:
- Preferred site plan
- Master Plan cost estimate
- Highlights of sustainability strategies

III. Public Comments

IV. Closing/Adjournment — *Chair Rhilinger*

RNL

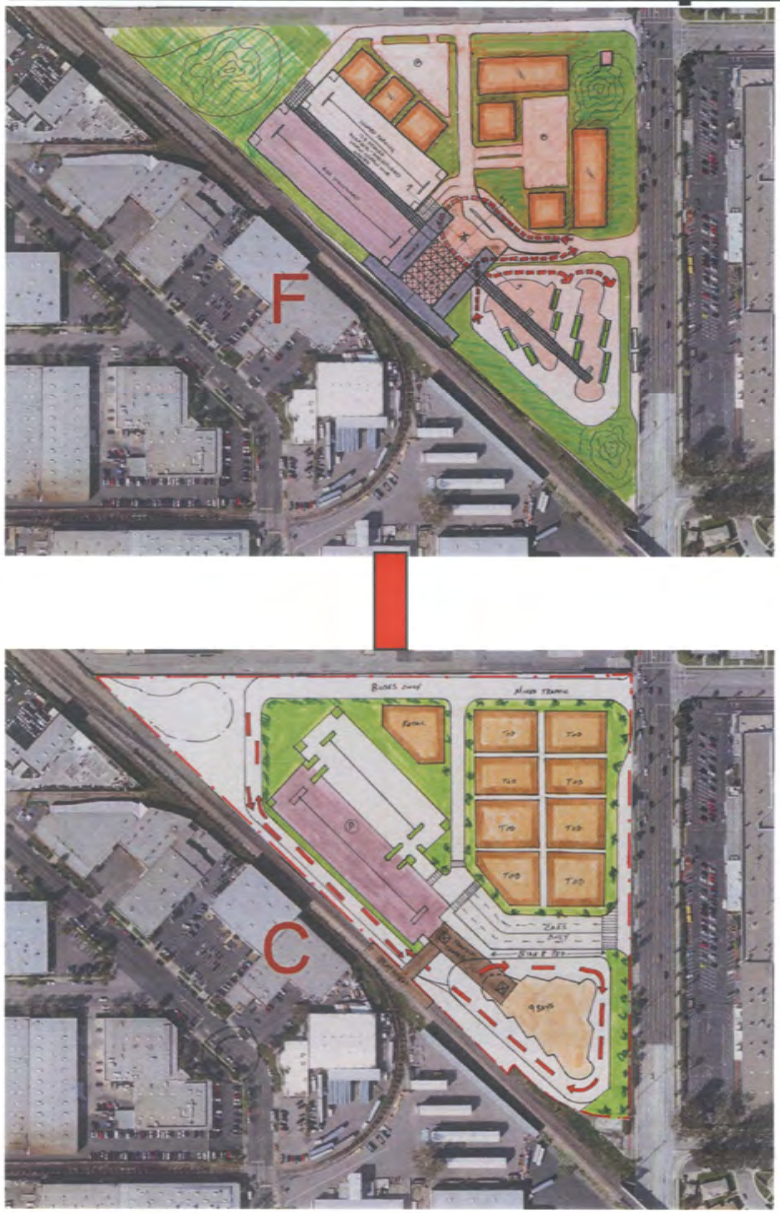
Torrance Transit

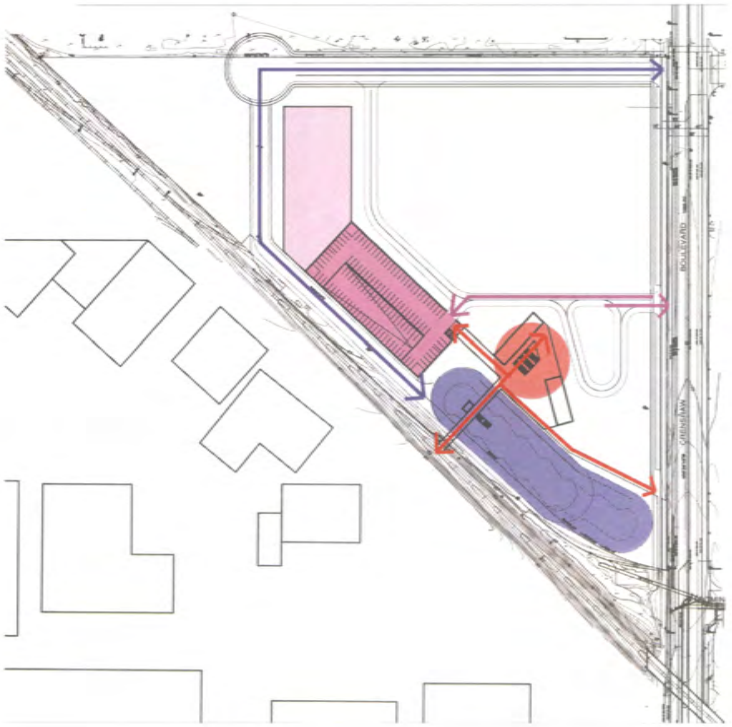
Park and Ride Regional Terminal – City Council Transportation Subcommittee

April 17, 2012

RNL

Preferred Concept Evolution



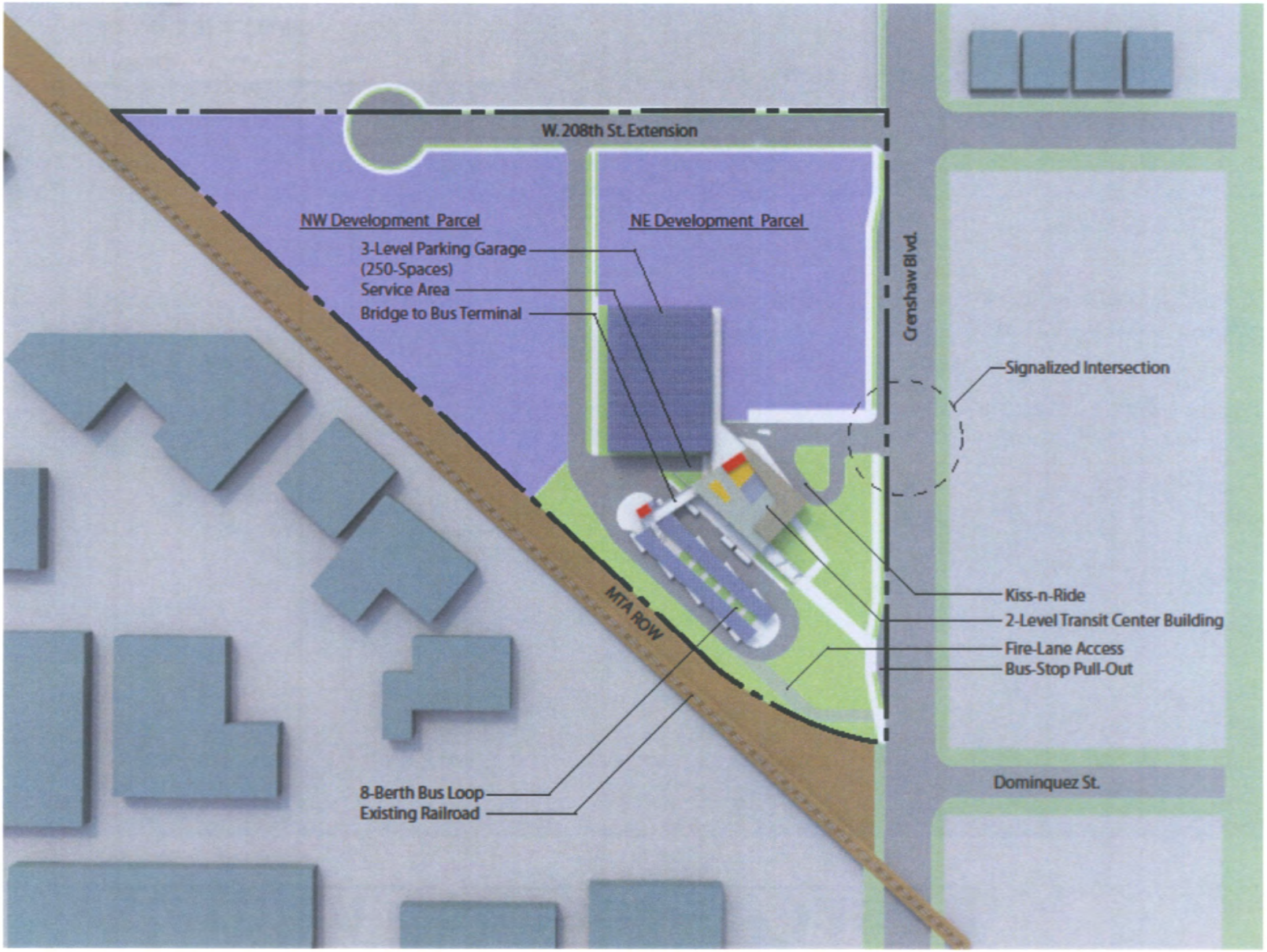


RNL

Masterplan Concept – Phase 2

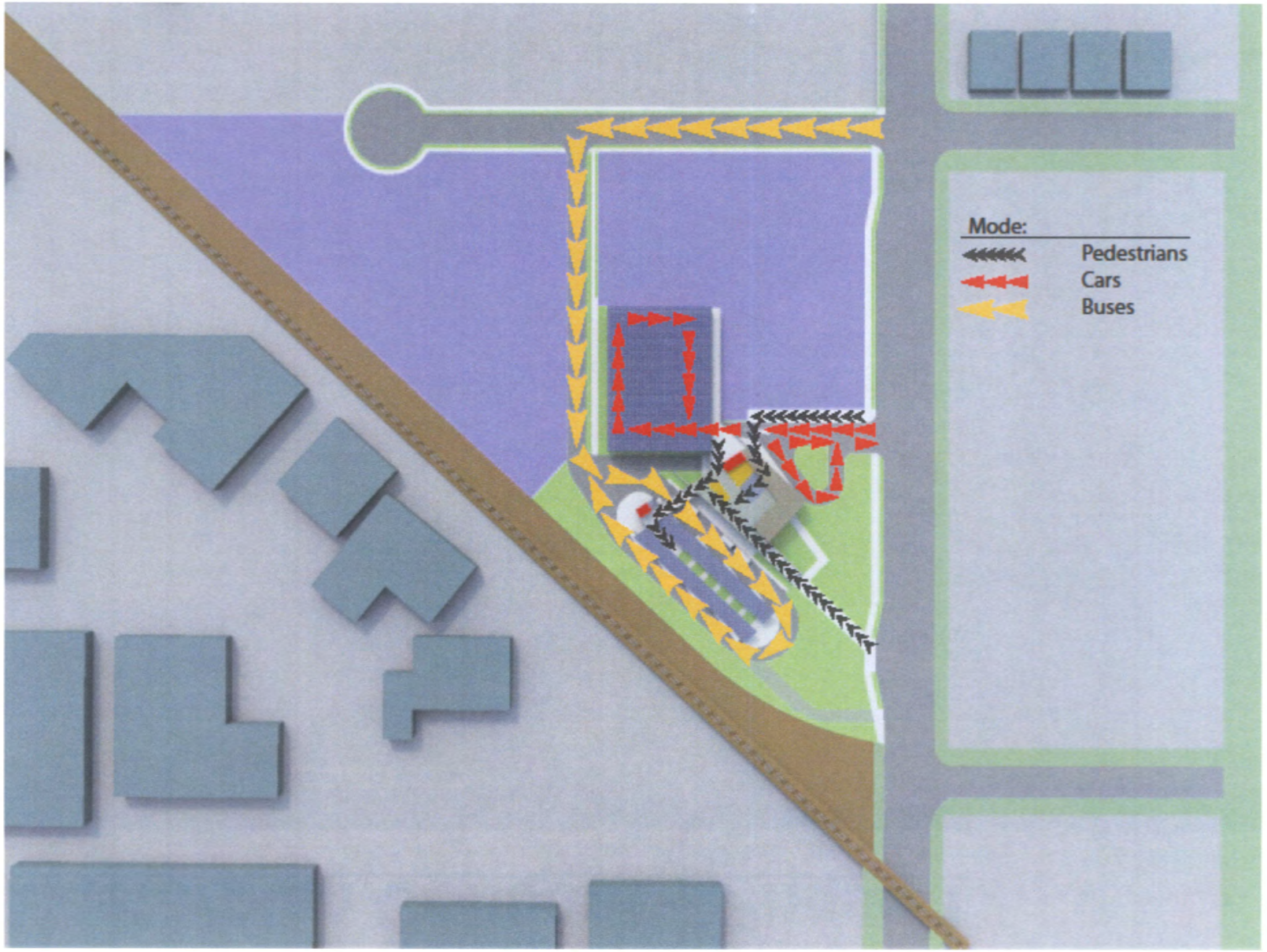
RNL

Masterplan Concept – Phase 1



RNL

Masterplan Concept – Functional Flow



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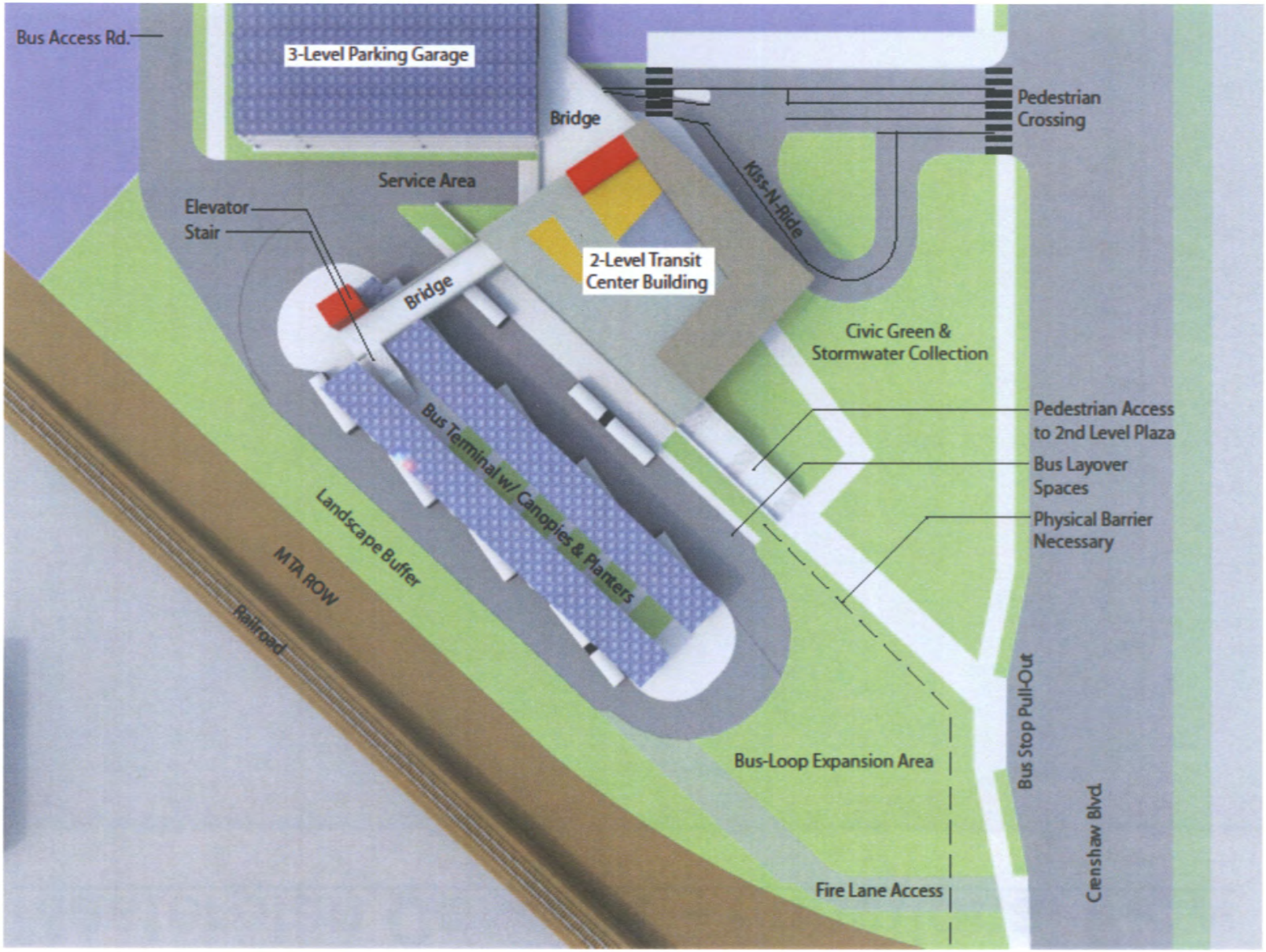
Masterplan Concept – Phase 1



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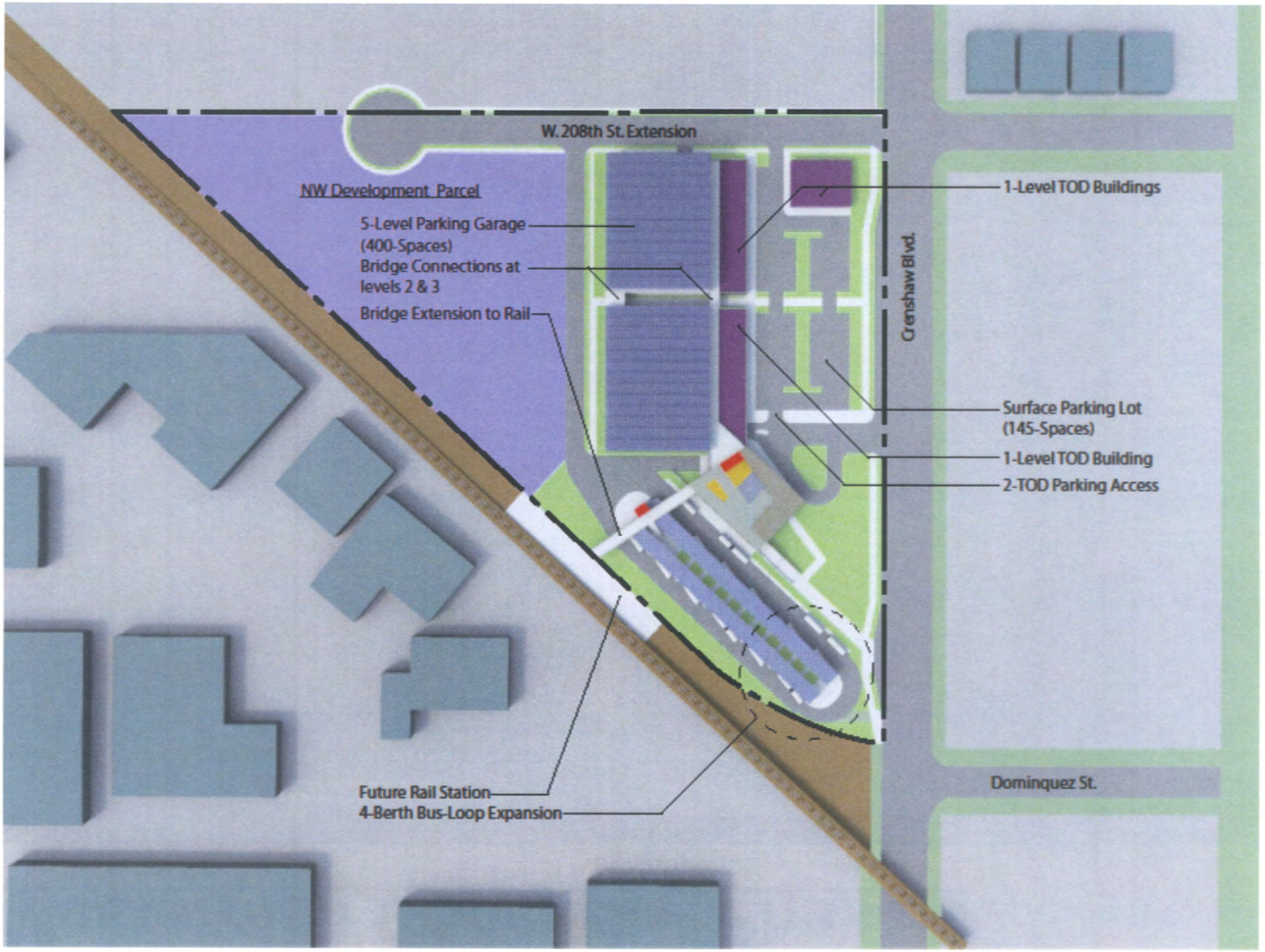
Masterplan Concept – Phase 2



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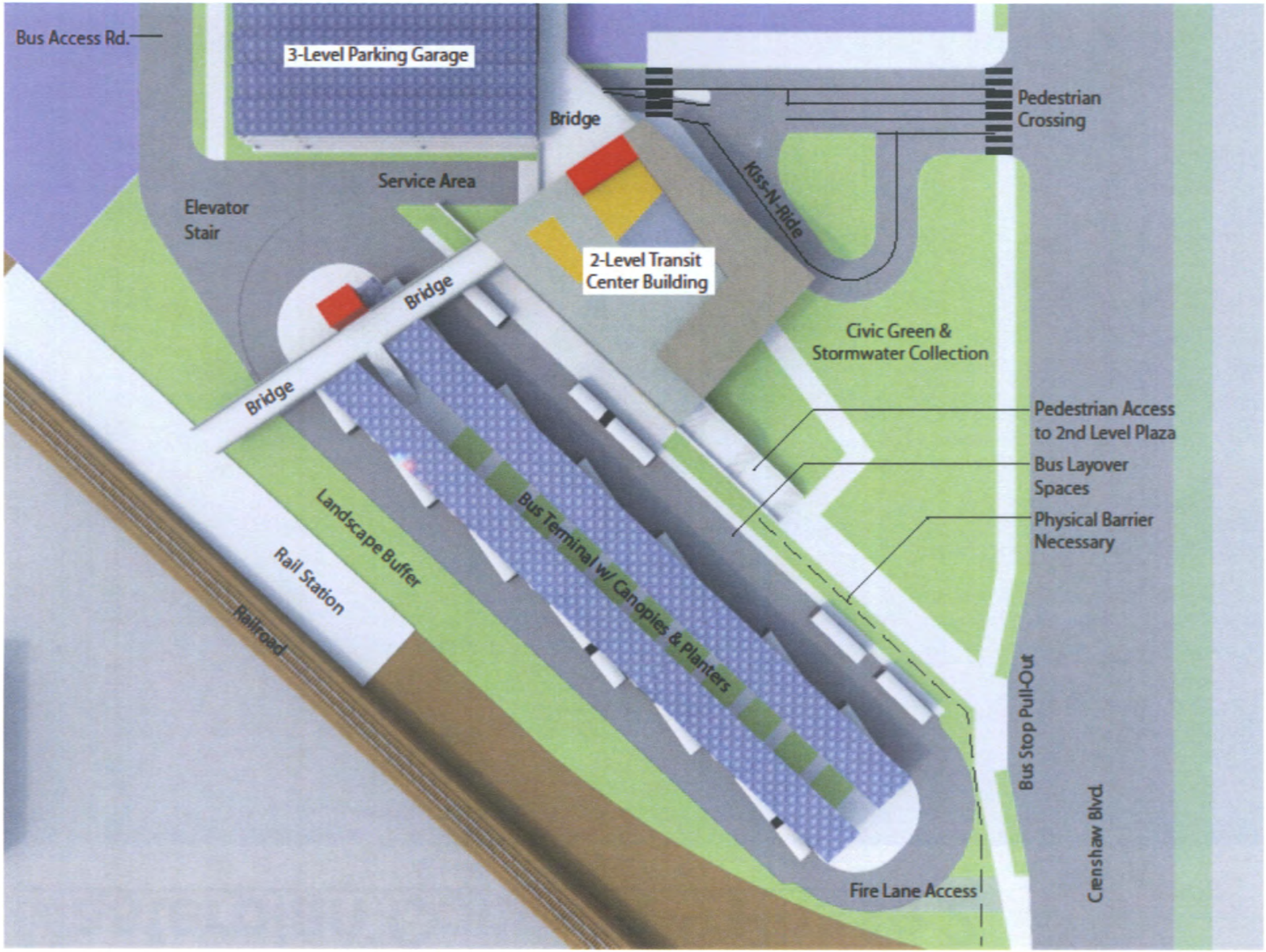
Masterplan Concept – Phase 2



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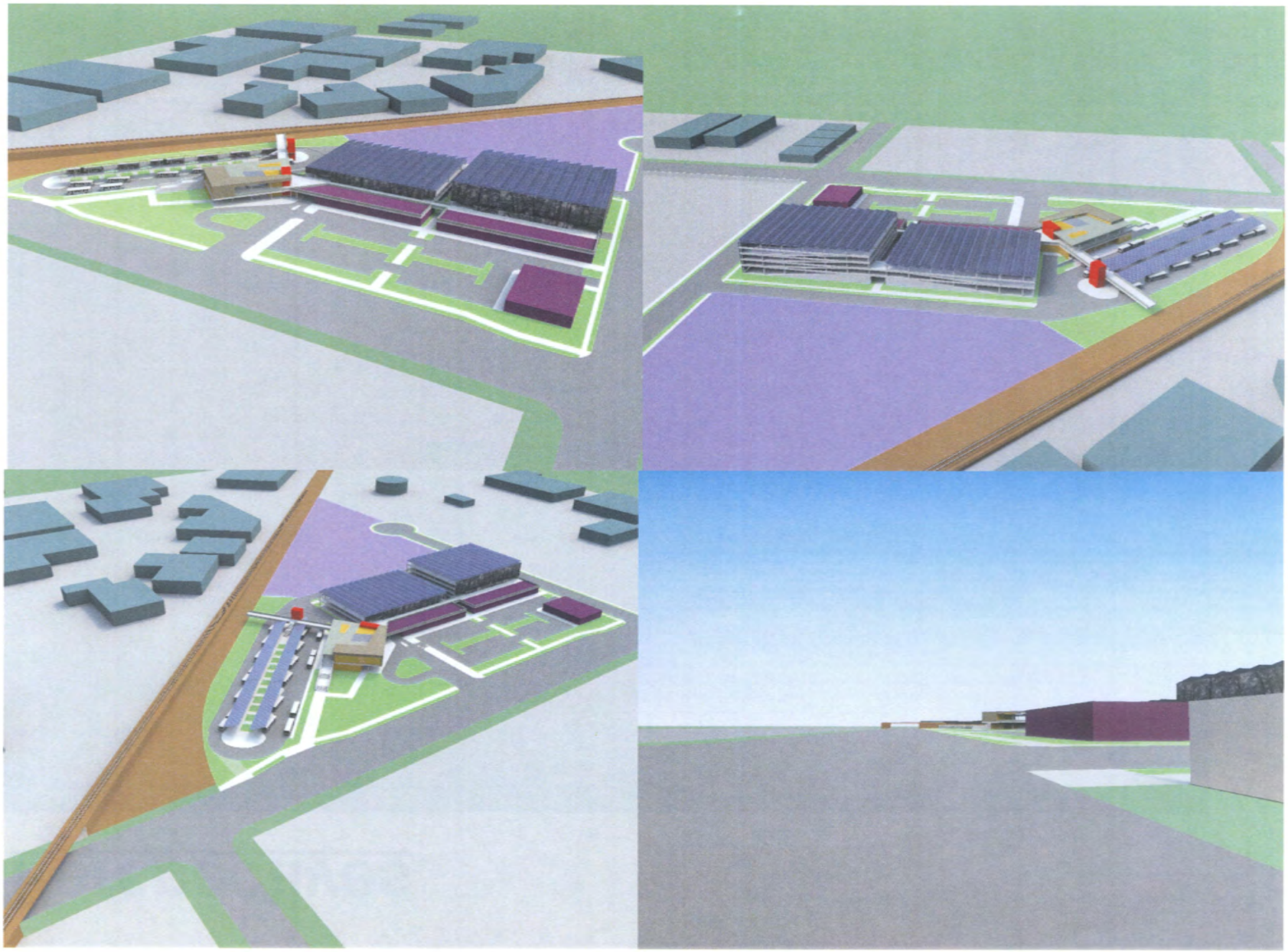
Perspectives



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Perspectives

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Sitework – Plaza, Landscape areas, Roadways, Utilities

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Parking Structure - Structure, Bridge & Elevators

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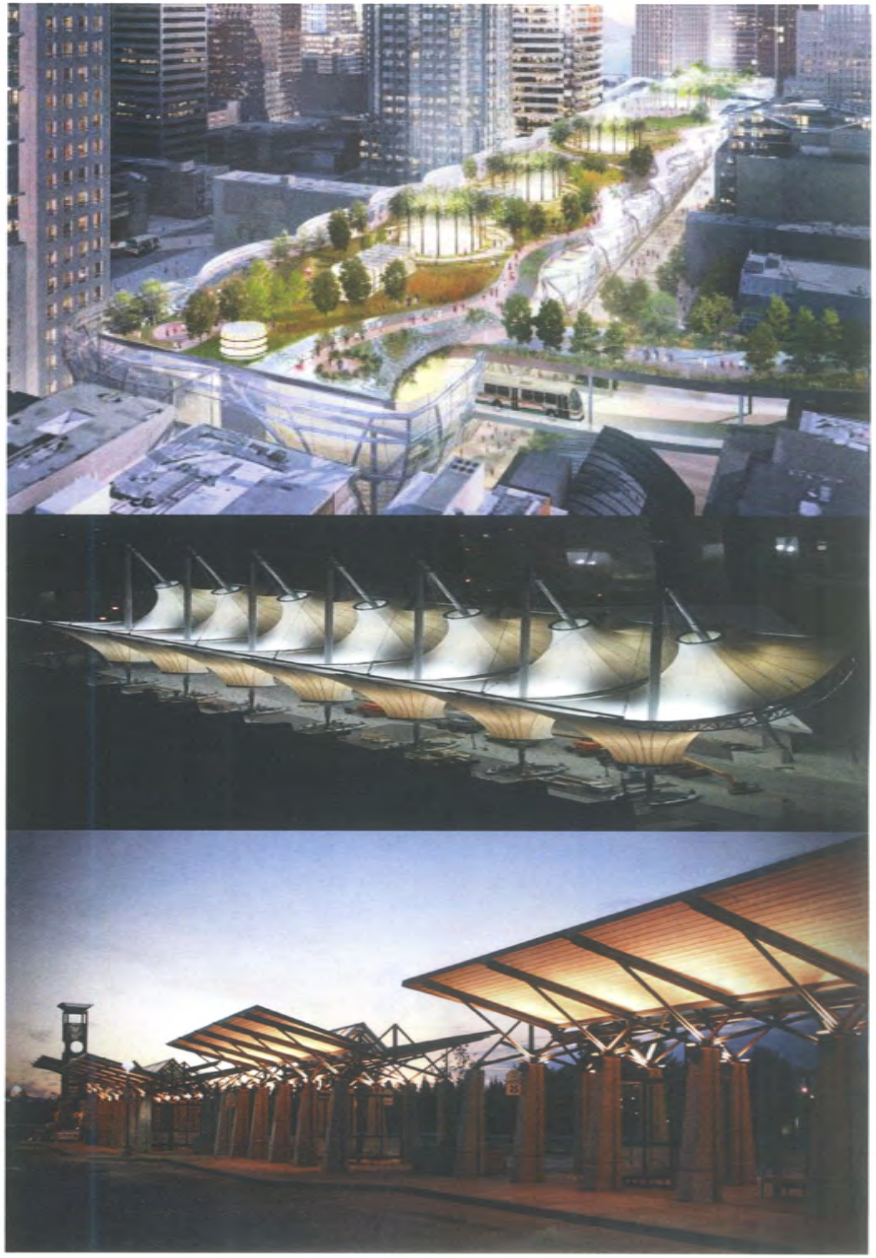
Transit Center - Bus Platform & Transit Building



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Probable Opinion of Cost

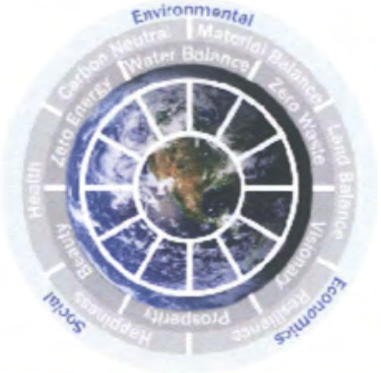
Sitework -	$6.3 million
Parking -	$7.8 million
Transit Center -	$8.2 million
Subtotal	**$22.5 million**
Soft Costs -	$3.9 million
Total	**$26.4 million**

RNL

Sustainability Goals

DESIGN FOR one EARTH

One Earth



Values

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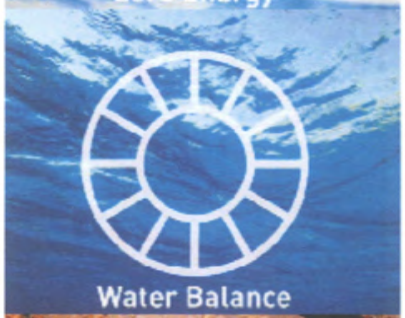
Sustainability Goals

1. Calculate the carbon footprint related to building operations, vehicle miles, building construction, building materials, and site landscaping.
2. Offset site carbon for post construction.

1. Create a net-zero ready facility.
2. Achieve 40% savings over baseline energy efficiency without using renewable energy.



1. 100% stormwater retention for average rainfall.
2. All landscape irrigation from non-potable water sources.

1. Design for a 50-year building based on "Canadian Standards Association (CSA) Standard S478-95 (2001) Guideline on Durability".
2. Specify no Red List materials or chemicals as defined by Living Building Challenge 2.0.

RNL

Sustainability Goals

1. Exceed 75% construction waste recycling.
2. Exceed 20% recycled content materials.

1. Achieve LEED Credit for urban heat island effect, non-roof and roof credits.
2. Utilize a native and naturalized plant palette for 80% of the landscaped areas.

1. Maximize the value of residual land.
2. Increase transit ridership through intermodal integration.

1. Create a framework for future expansion to the Green Line and parking garage.
2. Increase structural design performance.

RNL

Sustainability Goals

1. Create an environmental showcase for the community.
2. Integrate the community in the design process.

1. Allow no pedestrians and vehicular traffic crossing.
2. Create safe public spaces using CPTED (Crime Prevention Through Environmental Design) standards.

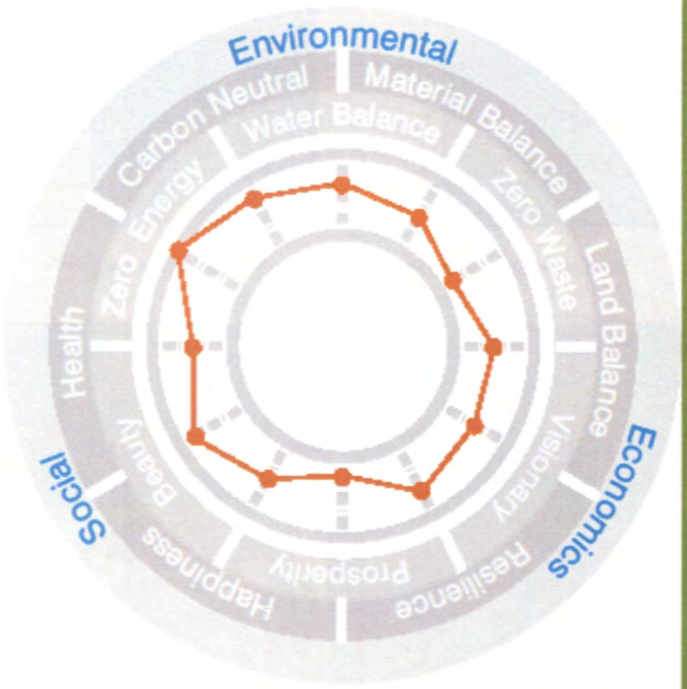
1. Create a connection to the outdoors via daylighting, natural ventilation and outdoor working and playing spaces.
2. Develop a Transit Center with a civic presence full of internal beauty.

1. Create an experiential space and an 'oasis' for the neighborhood.
2. Encourage physical activity by promoting stair use and providing a staff fitness center and public outdoor workout areas.

RNL

Sustainability Goals

One Earth



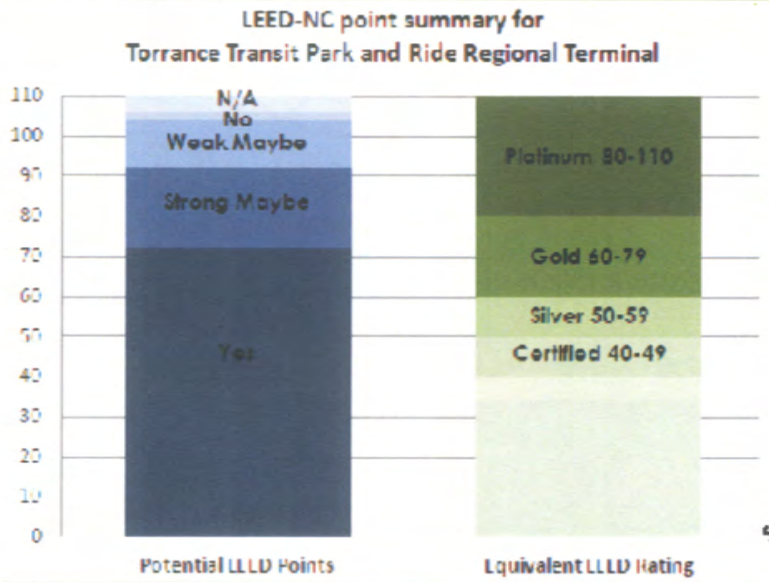
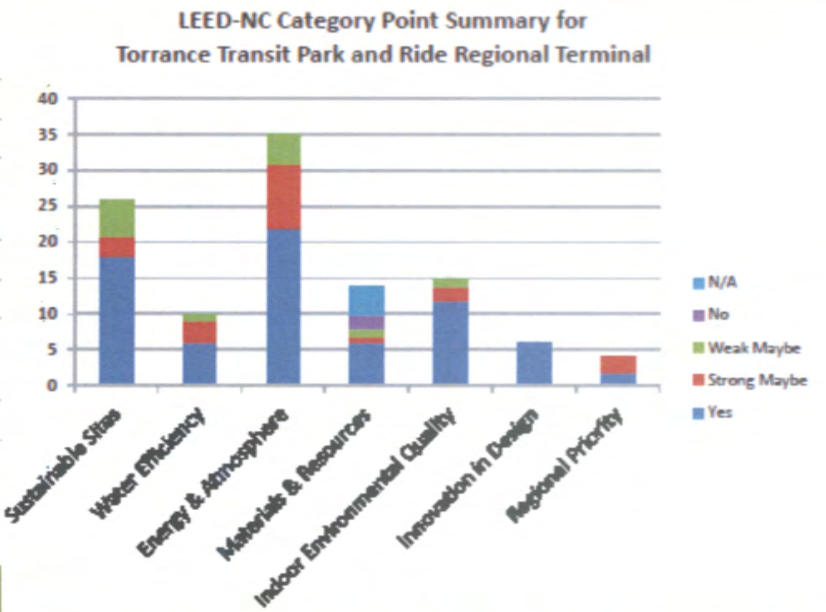
Profile

ONE EARTH VALUE	LOW VALUE	HIGH VALUE	MEDIAN VALUE
01 CARBON	0	5	3.0
02 ZERO ENERGY	0	7	4.0
03 WATER BALANCE	0	5	2.5
04 MATERIALS BALANCE	0	4	2.0
05 ZERO WASTE	0	3	1.0
06 LAND BALANCE	0	7	2.0
07 PROSPERITY	0	3	1.0
08 RESILIENCE	0	10	2.5
09 VISIONARY	0	7	2.0
10 HEALTH	0	8	2.0
11 BEAUTY	0	6	3.0
12 HAPPINESS	0	6	2.0

HIGHEST PRIORITY: 02 ZERO ENERGY
LOWEST PRIORITIES: 05 ZERO WASTE & 07 PROSPERITY

RNL

Sustainability Goals

Yes	Strong Maybe	Weak Maybe	No	N/A
72	20	12	2	4

Current Project Yes's = Gold
Goal: Platinum