

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

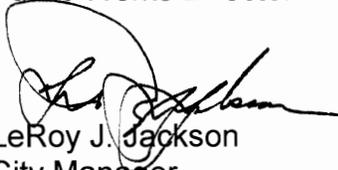


By Ted Semaan
Engineering Manager

CONCUR:



Robert J. Beste
Public Works Director



LeRoy J. Jackson
City Manager

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