

Council Meeting of
August 7, 2012

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

Members of the Council:

SUBJECT: Public Works – Review, provide direction and approve the final architectural design concept for Torrance Transit Park and Ride Regional Terminal

RECOMMENDATION

Recommendation of the Public Works Director that City Council review the architectural concept design, provide direction and approve the final architectural design, including site, floor plans and building material for the Torrance Transit Park and Ride Regional Terminal (FEAP 764) located at 465 Crenshaw Boulevard.

BACKGROUND/ANALYSIS

On June 5, 2012 during a City Council Workshop, Your Honorable Body reviewed various architectural concepts presented by RNL, design consultant, for the Torrance Transit Park and Ride Regional Terminal located at 465 Crenshaw Boulevard. RNL presented multiple preliminary architectural concepts, including building floor plans, pedestrian protection canopy elements and styles.

Based on the comments received at the June 5th workshop and multiple discussions with the staff and design team, the current plan represents a culmination of those efforts, which is being presented tonight. The architectural elements of the canopy coverings proposed enhance the pedestrian and “outdoor” experience within the Transit Center, while providing a signature element that will be pleasingly visible from Crenshaw Boulevard.

The revised concept also makes incremental changes to the original plan’s orientation of the public areas by incorporating the smaller retail stand alone building into the building housing the Transit Store. This change will create a centralized public open space area between the Drop Off and the Transit Center buildings.

The plan presented retains the general layout and flow for the center as discussed during prior Transportation Committee meetings and City Council workshops. With the Council's concurrence, the design team will continue to develop the plans to the 30% Advanced Conceptual Design level (the target for completing this contract's scope). Staff anticipates the completion of the 30% Advanced Conceptual Design at the end of September 2012. Staff is also working with the RNL design team to maintain a project 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.

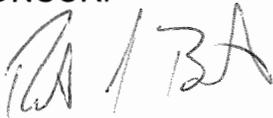
Respectfully submitted,

ROBERT J. BESTE
Public Works Director



By Ted Semaan
Engineering Manager

CONCUR:

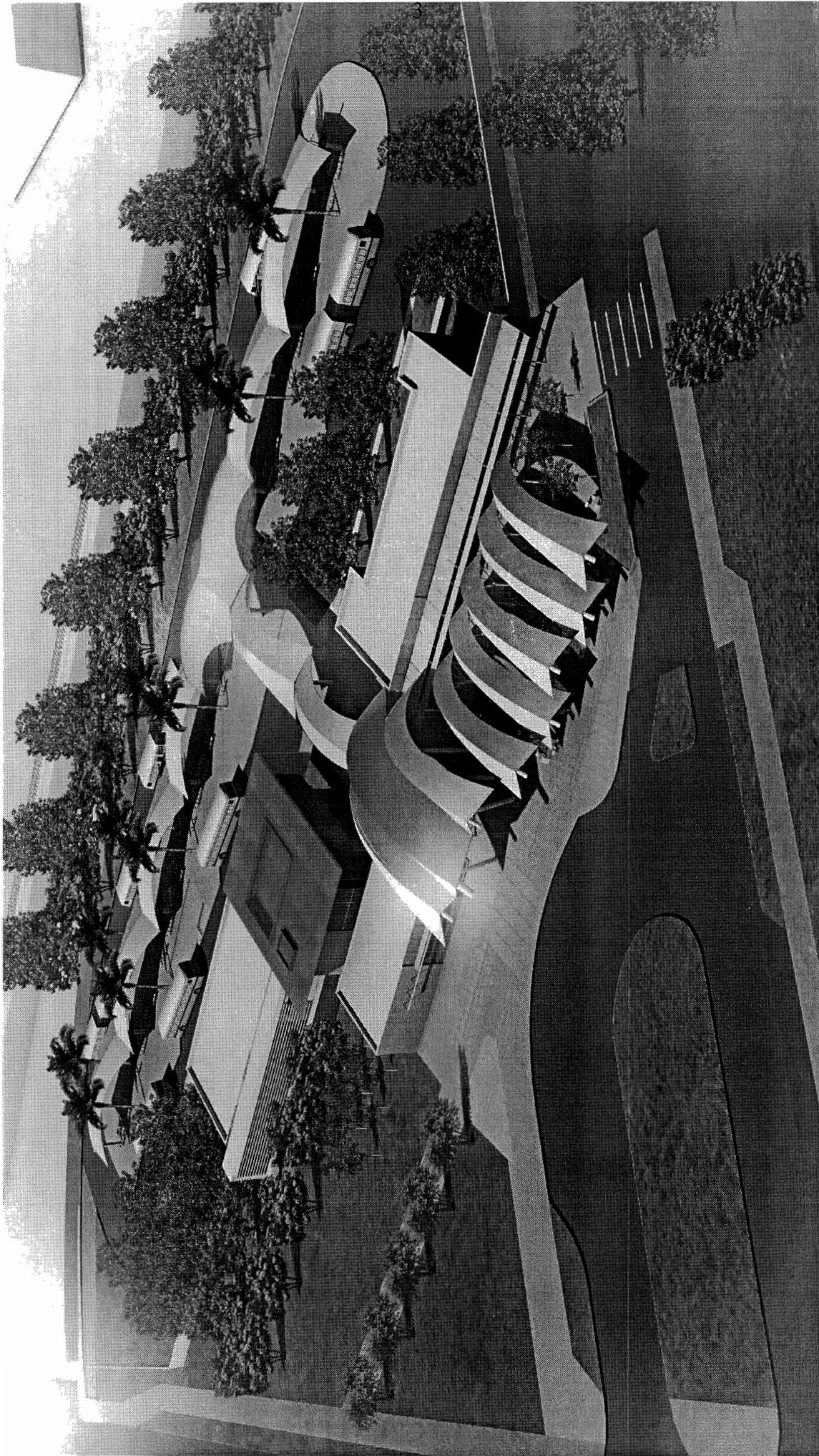


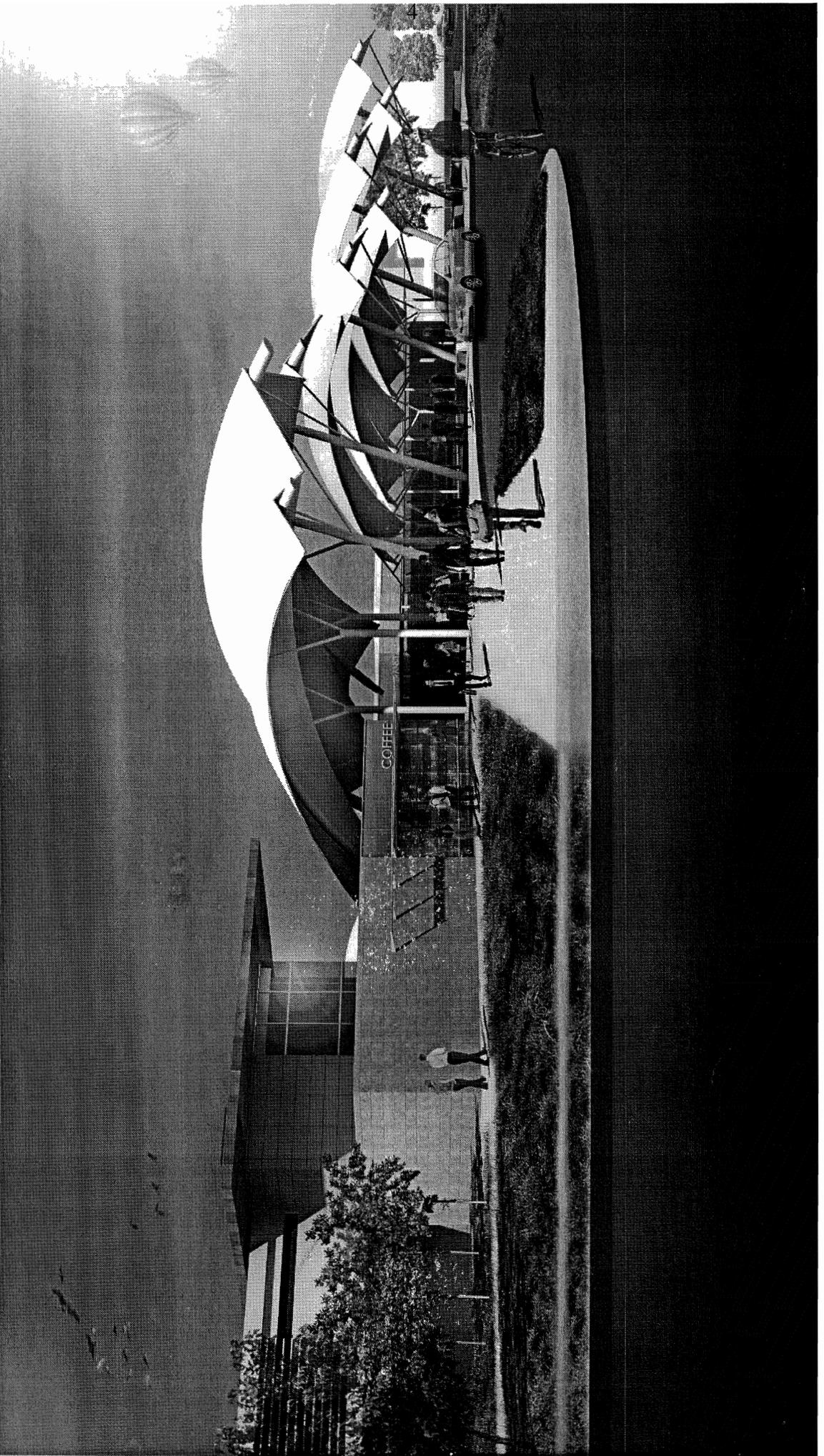
Robert J. Beste
Public Works Director

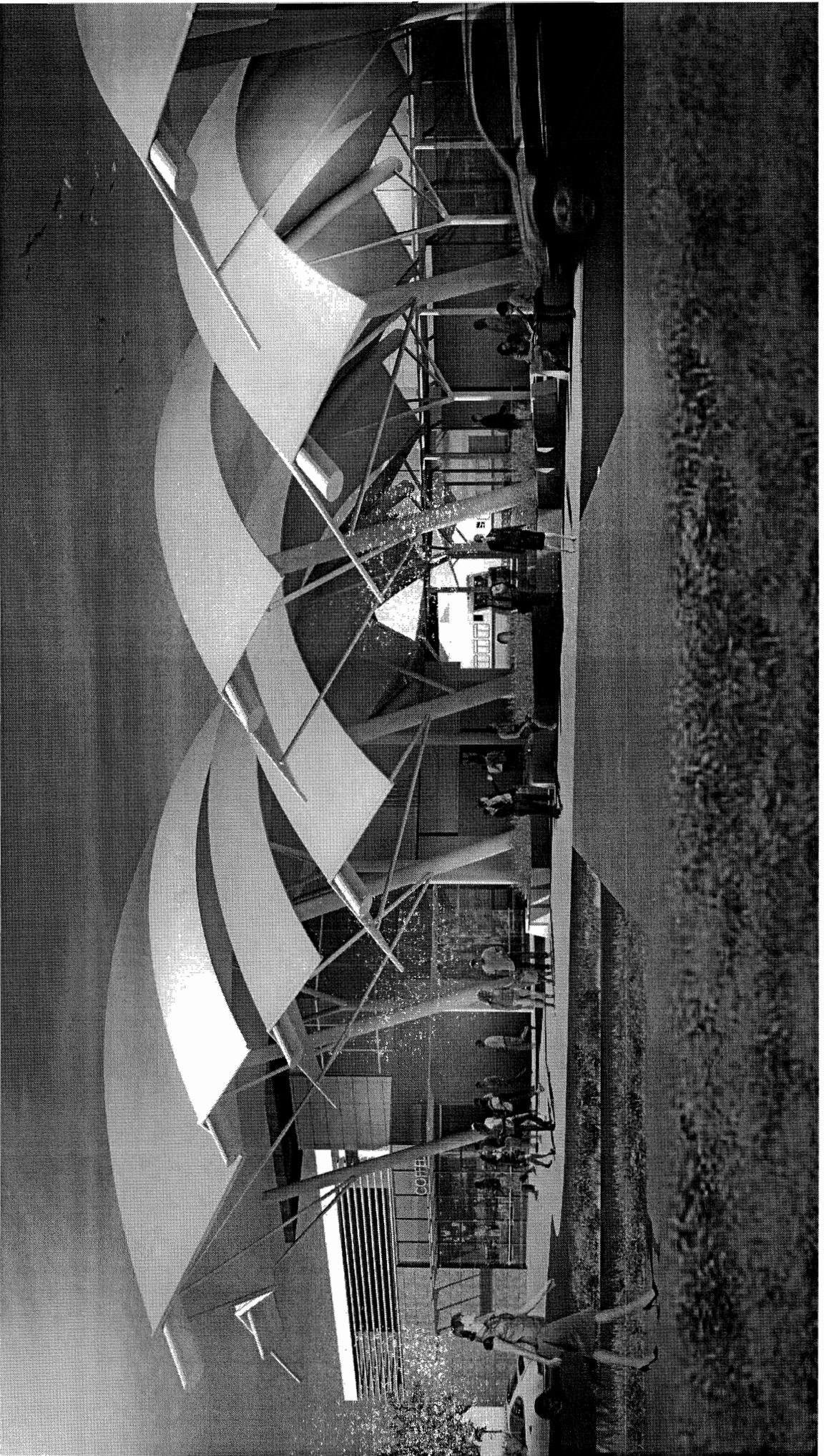


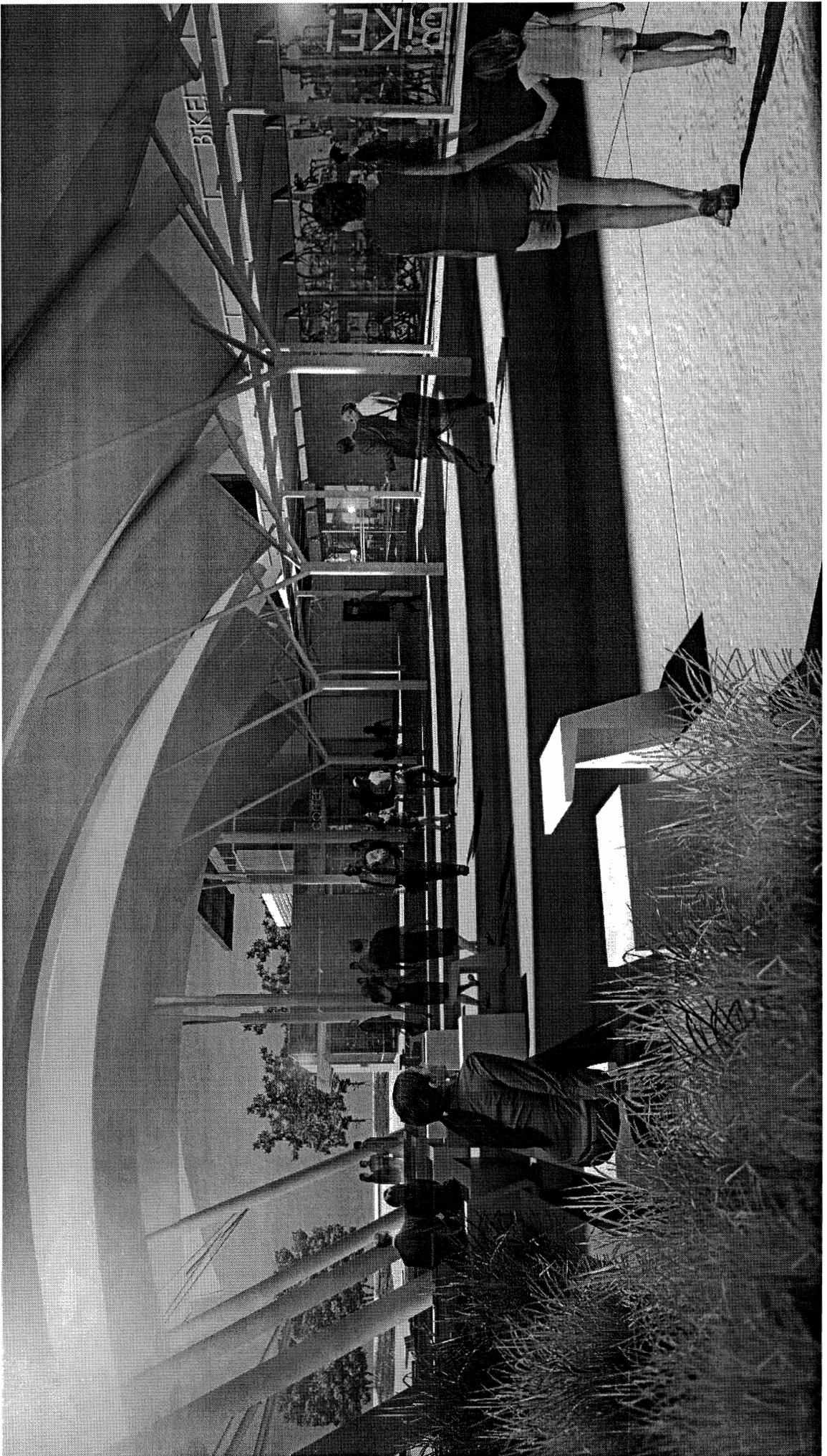
LeRoy J. Jackson
City Manager

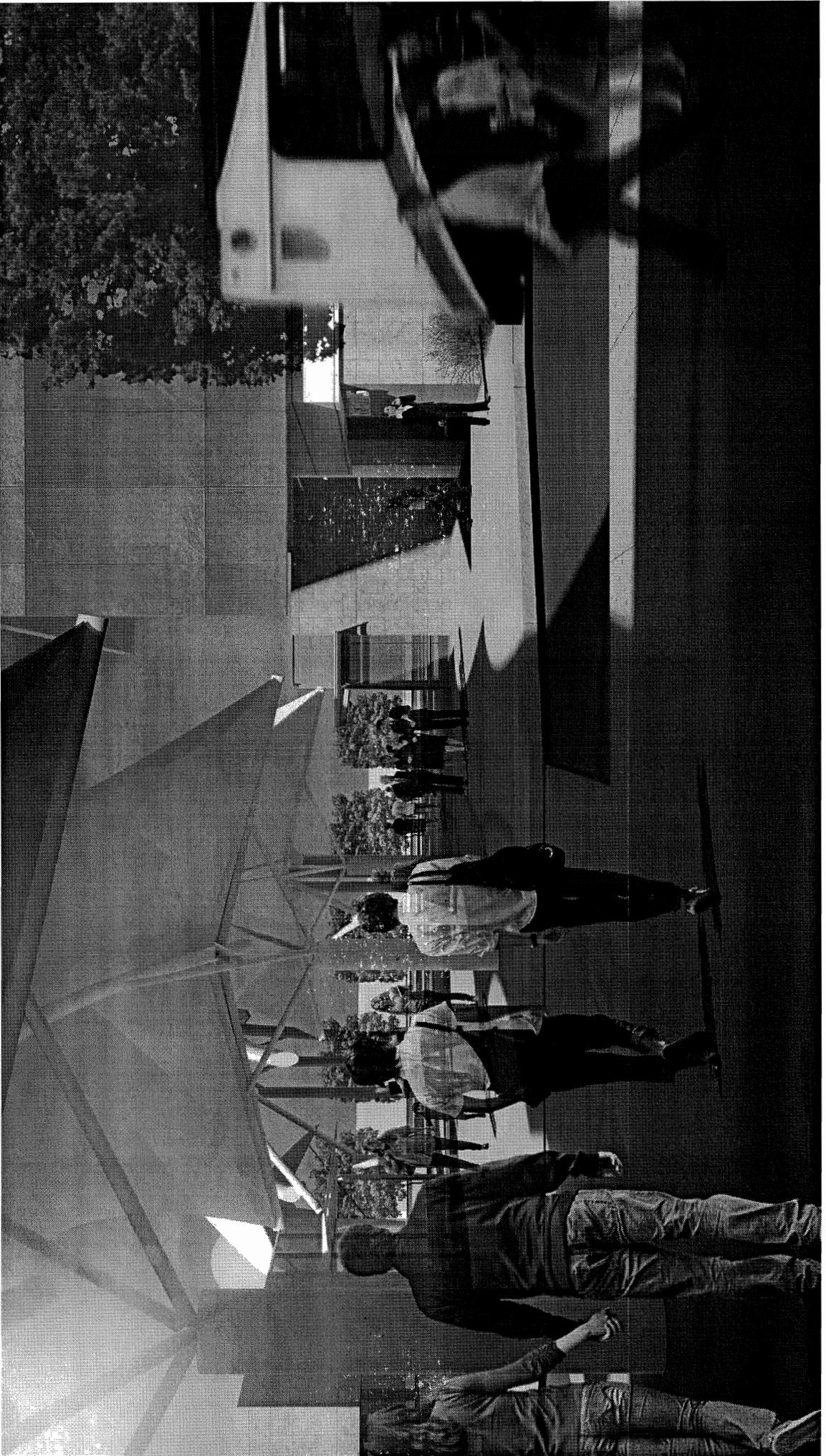
Attachments: A. Revised Architectural Concept Presentation

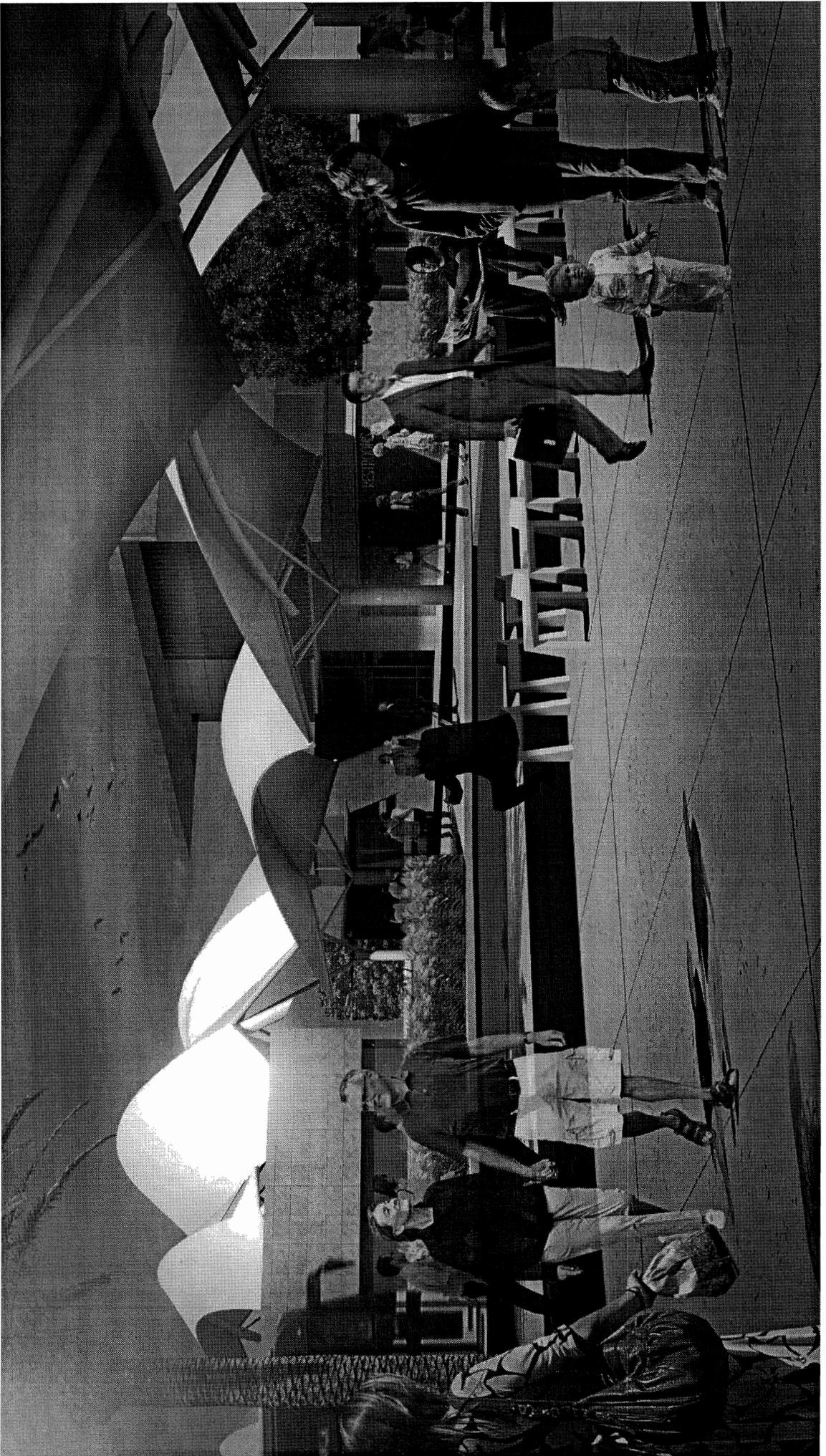


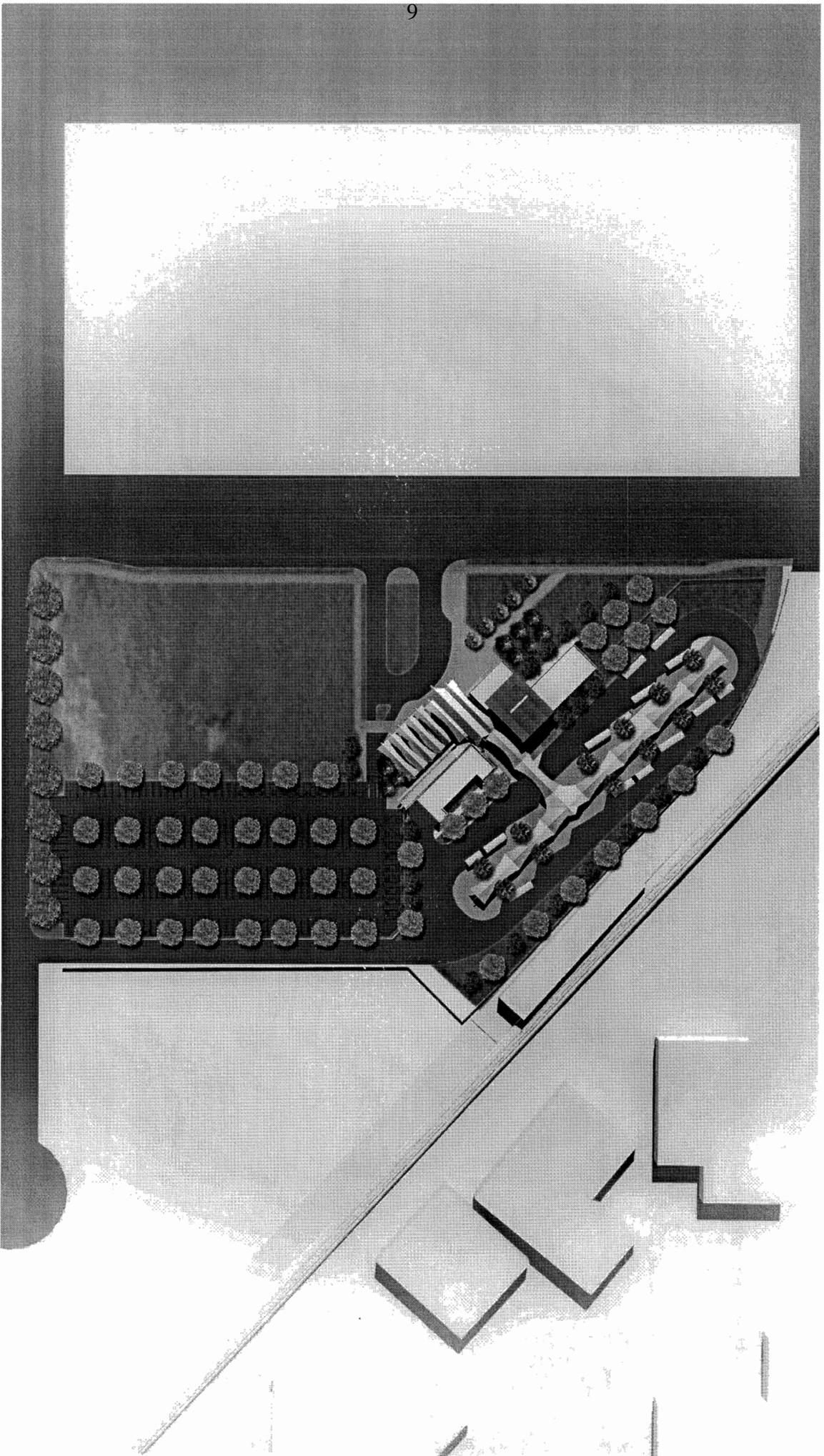


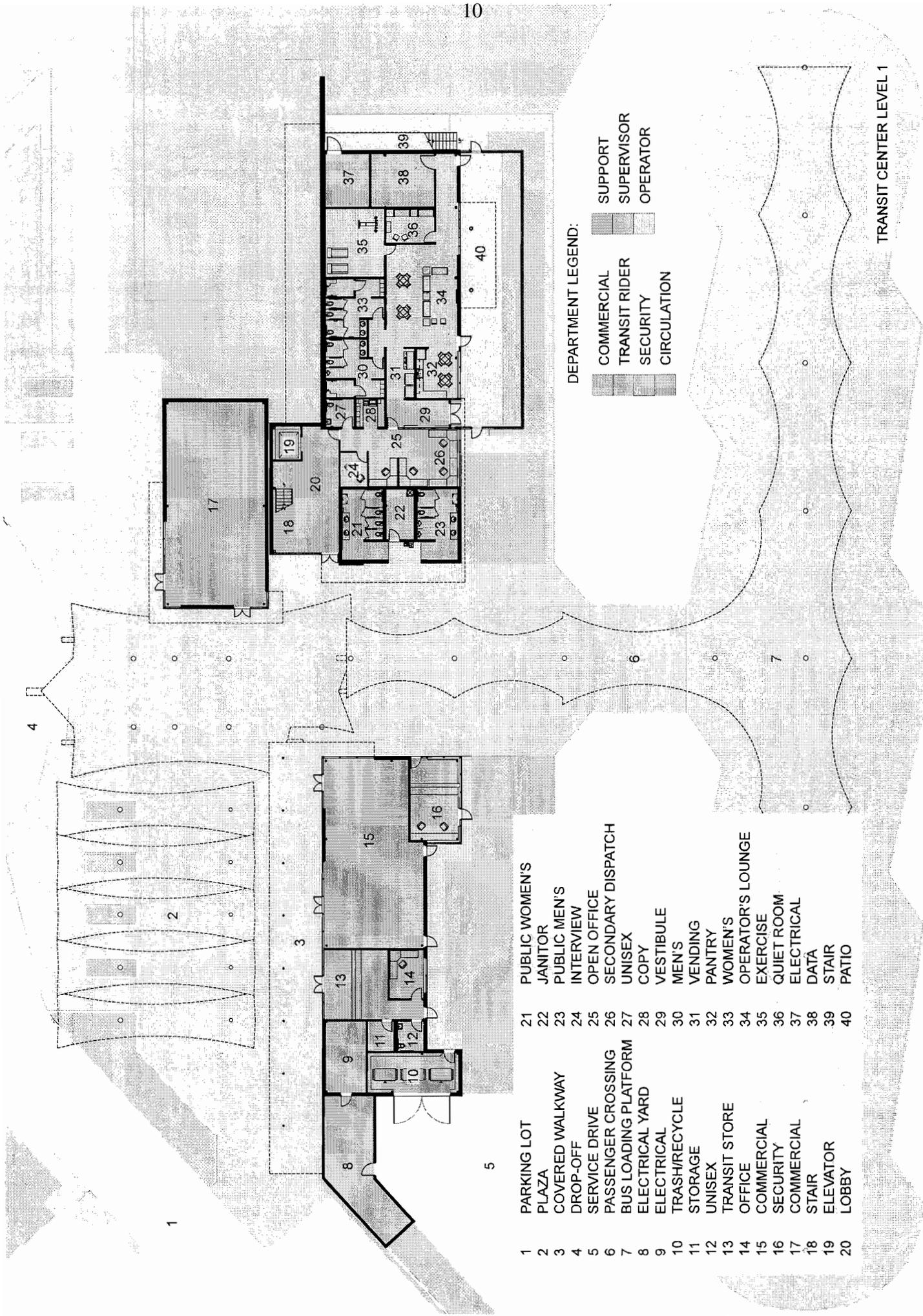










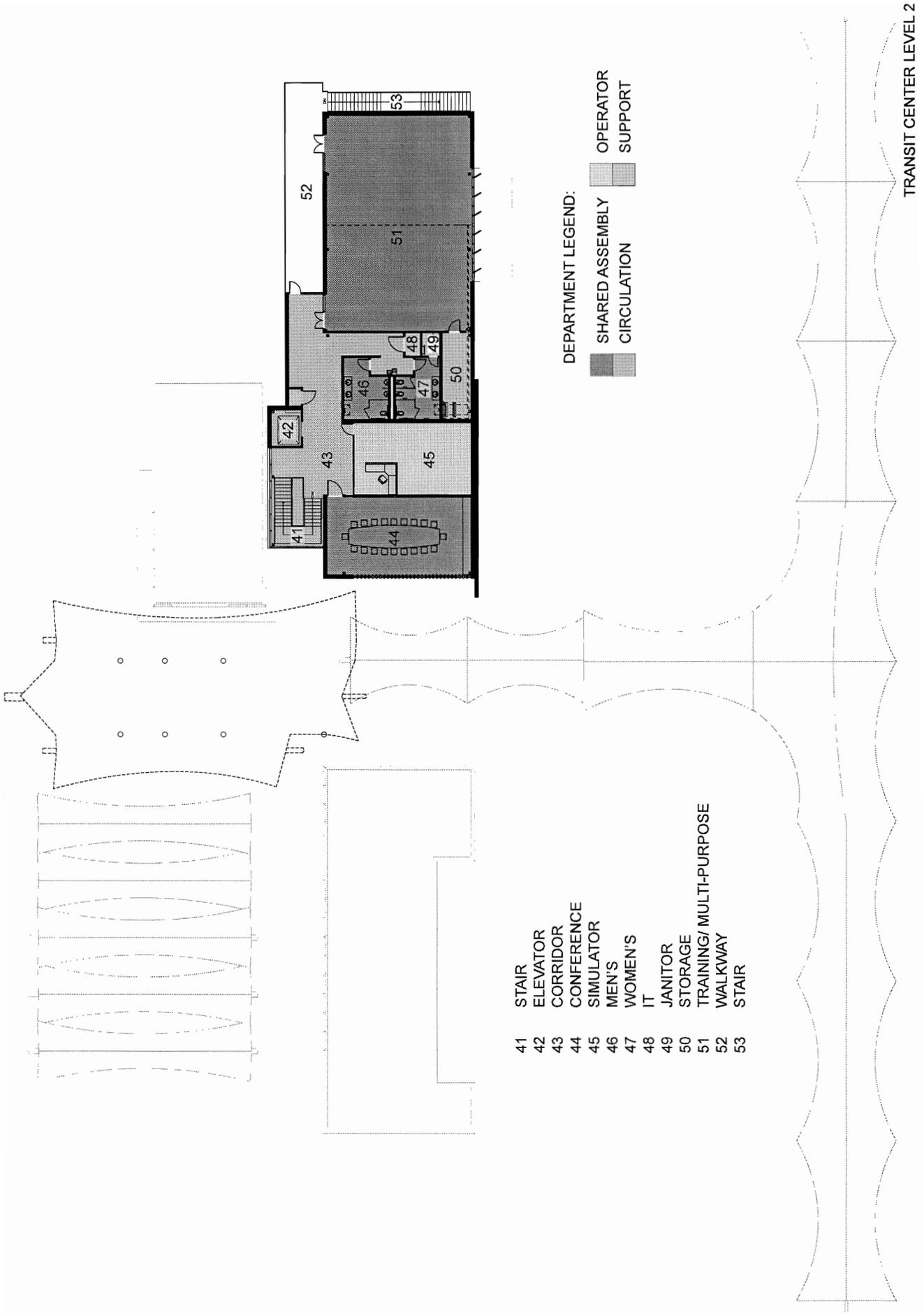


- 1 PARKING LOT
- 2 PLAZA
- 3 COVERED WALKWAY
- 4 DROP-OFF
- 5 SERVICE DRIVE
- 6 PASSENGER CROSSING
- 7 BUS LOADING PLATFORM
- 8 ELECTRICAL YARD
- 9 ELECTRICAL
- 10 TRASH/RECYCLE
- 11 STORAGE
- 12 UNISEX
- 13 TRANSIT STORE
- 14 OFFICE
- 15 COMMERCIAL
- 16 SECURITY
- 17 COMMERCIAL
- 18 STAIR
- 19 ELEVATOR
- 20 LOBBY
- 21 PUBLIC WOMEN'S
- 22 JANITOR
- 23 PUBLIC MEN'S
- 24 INTERVIEW
- 25 OPEN OFFICE
- 26 SECONDARY DISPATCH
- 27 UNISEX
- 28 COPY
- 29 VESTIBULE
- 30 MEN'S
- 31 VENDING
- 32 PANTRY
- 33 WOMEN'S LOUNGE
- 34 OPERATOR'S LOUNGE
- 35 EXERCISE
- 36 QUIET ROOM
- 37 ELECTRICAL
- 38 DATA
- 39 STAIR
- 40 PATIO

DEPARTMENT LEGEND:

- COMMERCIAL
- TRANSIT RIDER
- SECURITY
- CIRCULATION
- SUPPORT
- SUPERVISOR
- OPERATOR

TRANSIT CENTER LEVEL 1



- 41 STAIR
- 42 ELEVATOR
- 43 CORRIDOR
- 44 CONFERENCE
- 45 SIMULATOR
- 46 MEN'S
- 47 WOMEN'S
- 48 IT
- 49 JANITOR
- 50 STORAGE
- 51 TRAINING/ MULTI-PURPOSE
- 52 WALKWAY
- 53 STAIR

DEPARTMENT LEGEND:

- SHARED ASSEMBLY
- CIRCULATION
- OPERATOR
- SUPPORT