TORRANCE UNIFIED SCHOOL DISTRICT

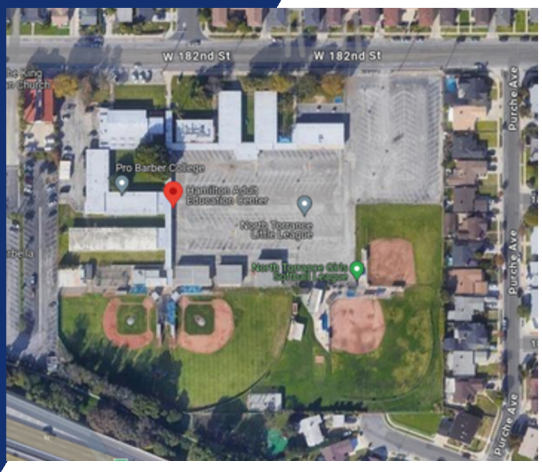
POTENTIAL DEVELOPMENT FOR THE HAMILTON SCHOOL SITE

JUNE 2025 UPDATE

Torrance Unified School District has been exploring the possibility of exchanging the Hamilton Adult Education site with a developer for the past several years.

After significant due diligence, an open community engagement process, and an extensive review of proposals from eight developers, we are now presenting a proposal from **Trumark Homes** to the Board of Education for consideration.

If approved at the **June 16, 2025** Board meeting, Trumark Homes will collaborate with Hamilton neighbors and the City to construct residential homes on the Hamilton site.



Trumark's proposal and the received value will successfully address important concerns:

North Torrance Little League (NTLL) will be able to move to a beautiful new facility at El Nido Park, thanks to a separate agreement with the City and $10.63M investment



North Torrance Girls Softball League (NTGSL) will share a brand new softball complex at North High, including new fields and full lighting, thanks to a $10M District investment:



Should the Board of Education decide to move forward, typical timelines, including due diligence, escrow, and working with the City for the Tentative Tract Map, would take approximately eighteen months. During this time, and until new ballfields are ready, Torrance Unified will continue to host league play so that no season is missed.

For more information
tusd.org/hamilton

If approved, Trumark Homes is committed to conducting meaningful outreach with Hamilton neighbors to address questions and concerns to ensure the new residential development meets City requirements and neighborhood needs. The outreach process includes:

Transparent Communication:
Workshops, informational sessions, and one-on-one discussions to ensure community members are well-informed and genuinely heard.

Collaborative Planning:
Actively incorporating community feedback into our designs to reflect local values, character, and needs.

Long-Term Engagement:
Staying actively involved beyond construction, supporting local schools, organizations, and neighborhood initiatives to nurture a lasting, positive impact.



"We recognize that the Hamilton School Site is more than a property—it is an integral part of Torrance's fabric. Our commitment is to honor and elevate this legacy by crafting a community that both enhances and seamlessly integrates into its surroundings. Our initial plan, subject to an environmental review process and working with the City to obtain a Tentative Tract Map, is for the residential development to have approximately 122 townhomes, with an additional 22 single-family residences along the eastern boundary of the site."

Founded in 1988, Trumark Homes has successfully developed and delivered thousands of homes across California, consistently earning recognition for thoughtful, high-quality neighborhoods. Recently, our Covina Bowl project received the prestigious

North America Multifamily Community of the Year

award from the National Association of Home Builders. This recognition underscores our commitment to innovative design, meticulous planning, and responsiveness to community needs. Integral to this approach is our commitment to extensive and meaningful community outreach. We believe genuine, open dialogue with neighbors and stakeholders is crucial for a successful project.



"We're genuinely excited about the opportunity to partner with Torrance Unified on the Hamilton project. At Trumark Homes, we don't just build houses— we enhance the lives of people by creating inspiring living environments"
- Trumark Team