Torrance Unified School District

Presentation to the Board & Community

July 8, 2024 7:00 p.m.

Why Now, and Why Hamilton?

Background

No decision has been made. We are continuing to listen to the community and there are several reasons we are looking at this issue now:

- In 2018 a District 7-11 Committee declared the Hamilton property as surplus, and not needed for K-12 educational purposes
- The fiscal picture for California school districts
- The condition and cost to fix Hamilton
- The need for improved facilities for our Special Education Transition students



What Could a Future Timeline Look Like?

Jul. 2024	Keep collecting input from the community
Aug. 2024	Board analyzes all input, discusses DRAFT Request for Proposal (RFP) for a developer
Sept. 3 and/or 16, 2024	If decision is made to proceed, finalize and then publish RFP
Nov. 2024	Consider RFP responses from developers
Dec. 2024 - Oct. 2026	Chosen developer work through entitlement process with the City of Torrance. Ground is broken once property is entitled. Little League and Girls softball move to new homes.

Financial Impacts

Costs to Keeping Hamilton:

- Estimated at $5.4 - $6.6 million to restore to a similar condition as is Levy, plus ongoing annual maintenance costs; either as is or if the property was leased.

Revenue from Repurposing Hamilton:

- Ongoing **annual revenue** of $550,000 - $800,000 from 40-60 new students moving into the approximately 150 new homes.
- Ongoing **annual revenue** of $500,000 - $1,000,000 from investment of residual proceeds from the property exchange

Why Not Another School?

Levy Adult School



- In significantly better condition due to hosting another school during modernization

Griffith Adult School



- Too small to be economically viable

Listening to Our North Community

Outreach Included:

- North Torrance Little League (NTLL)
- North Torrance Girls Softball League (NTGSL)
- Local neighbors and homeowners
- North-area PTA Leadership
- Adult Education Students
- Special Education Transition Program

Notes from these meetings are at:
tusd.org/hamilton





Outreach Activities To Date:

Feb 2024	Established a dedicated website for the project **tusd.org/hamilton** with regular updates for the public
March 19	Held feedback meeting with leadership of NTLL, NTGSL, NTNA
April 17	Held feedback meetings with leadership of NTLL, NTGSL, NTNA, Adjacent Neighbors of Hamilton
April/May	Engagement with our collective bargaining units
May 1 & 9	Large community meetings held at North High
April - July	Introduced an online tool, ThoughtExchange, and invited feedback
June	12,000 resident postcards with tonight's school board meeting info

ThoughtExchange Top Results To Date:



Fairness to North Torrance, plans for revenues



Loss of green space, legacy of fields



Major parking and traffic concerns, potential accidents



Overcrowding, height & density of new housing, impact to neighbors



Communication/ Transparency



Consider a Community Center or Sports Complex



Ball League Priorities/Requests:

1. No interruptions to the season, smooth transition
2. Four fields (2 for NTLL and 2 for NTGSL)
3. Real bathrooms vs. portable toilets
4. Secure, locked storage for equipment
5. Enough parking close to fields
6. Snack Bar
7. Ability for volunteers to work on the fields/facilities
8. Practice batting cages and pitching mounds
9. Lights for night practices and games
10. District to help market the Leagues

We Have Publicly Committed to the Leagues:

- **Two ball fields** each for Little League and Softball, in North Torrance
- Keeping **usable green space** for community use in North Torrance
- Partnership for the **uninterrupted transition** of the leagues to new fields



We have committed to, for the Hamilton Site:

- Promoting zoning that **respects property values**, green space and parking concerns
- Keeping **Torrance Adult School** programming **in North Torrance**
- Working with our **Special Education Dept.** and labor partners for **Transition facilities**
- Investing time and resources in a several month **community input process**



Our Investments In North Torrance

- **Early College Program** at North High, with El Camino College, to give a head start on earning college credits while in high school
- 8 **Career Technical Education** pathways at North High, including engineering, computer science, patient care, urban farming, building and construction trades, theater, music, and video production
- Matching resources for North High Robotics Lab





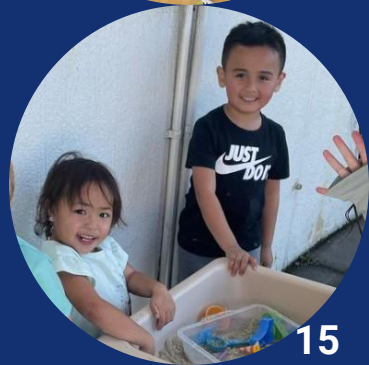


Additional Investments:

- Hosting NTLL and NTGSL for decades at Hamilton
- Dual Language Immersion at Carr Elementary
- 4 additional Early Education classrooms at Carr Elementary
- Further investment for NTLL and NTGSL







How Has Your Input Changed Staff Recommendations to the Board of Education?

Ideas We Have Changed During This Process:

Move NTLL to Lincoln Elementary and NTGSL to Magruder Middle	Now, those are backups. Ideally move NTLL to El Nido Park, and NTGSL to share significantly improved space at North
Potentially all townhomes at the Hamilton site.	Now, a developer condition to have single family homes as a buffer on the East side.
Only one replacement park in Hamilton development	Working to develop “pocket parks” at Carr Elementary and Lincoln Elementary
Transition Program to move to North	Transition Program to move to Levy campus with upgraded facilities

Current Ballfield Plans

Potential Ballfield New Homes:

Little League

Preferred at El Nido Park

Backup is Lincoln Elementary

Girls Softball

Preferred at North High School

Backup likely not needed, however Lincoln Elementary first, then Magruder Middle





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TORRANCE UNIFIED SCHOOL DISTRICT | SPORT FIELD STUDY

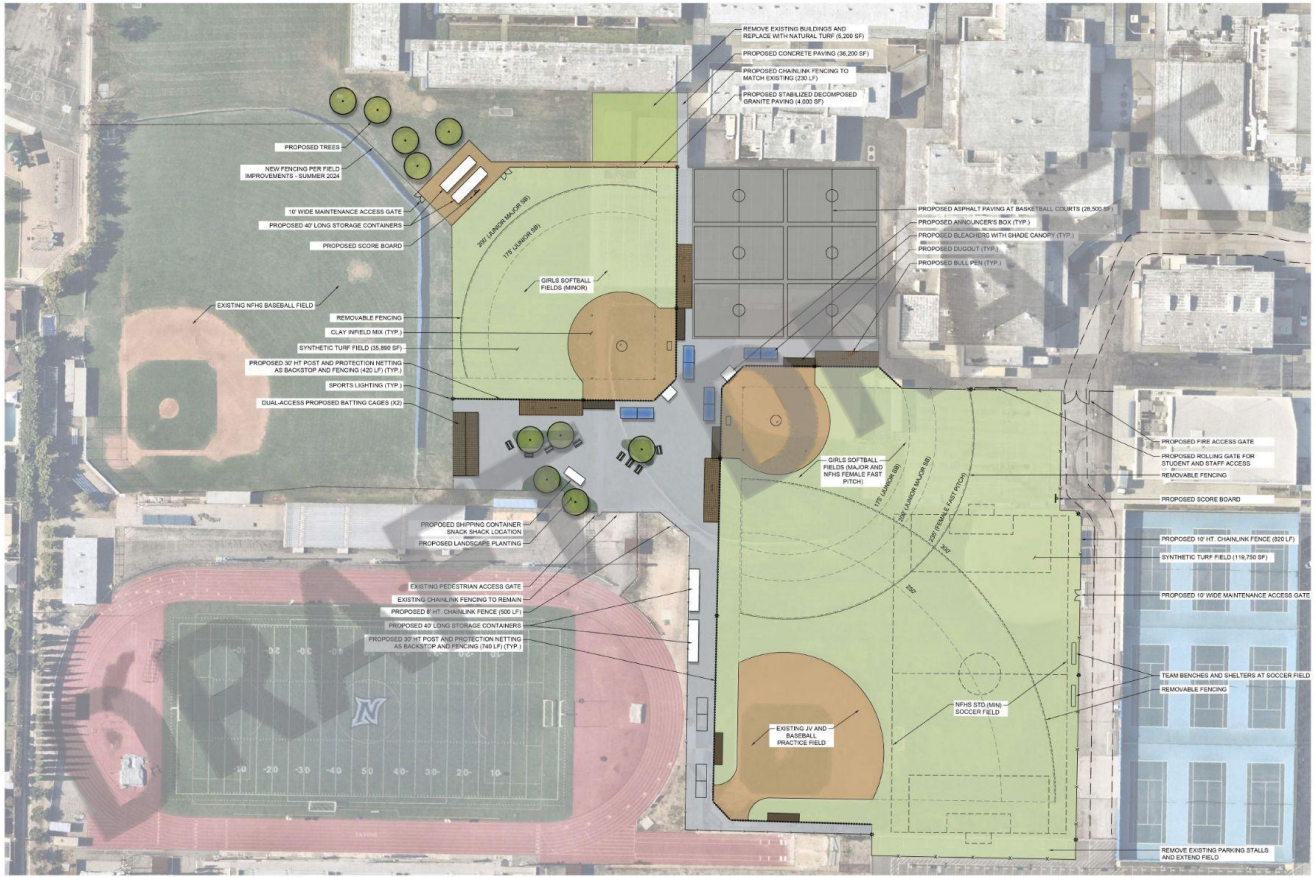
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LINCOLN ELEMENTARY SCHOOL LITTLE LEAGUE POTENTIAL DESIGN

Kimley»Horn



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CITY OF TORRANCE & TORRANCE UNIFIED SCHOOL DISTRICT

NORTH HIGH SCHOOL | SOFTBALL FIELD POTENTIAL DESIGN

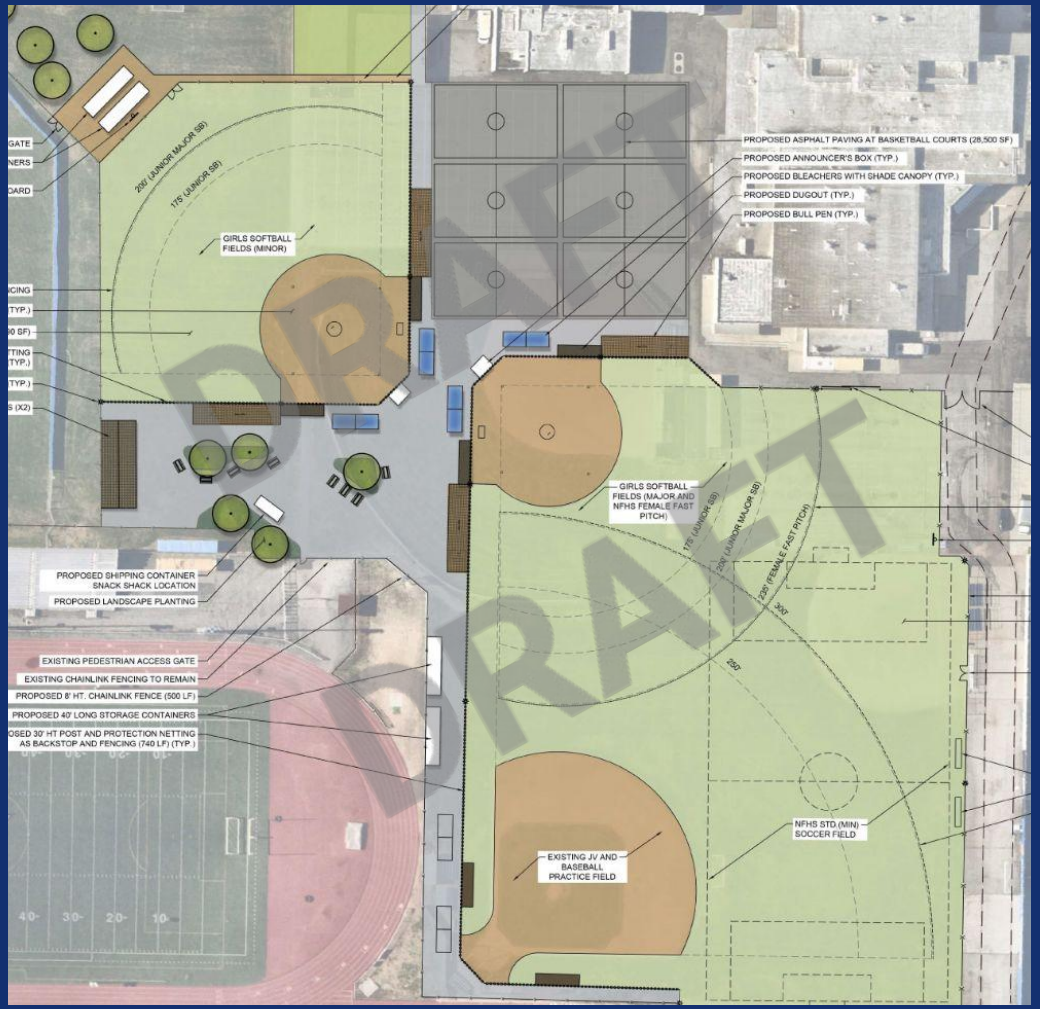
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GRAPHIC SCALE IN FEET 0 20 40 80

NORTH

Kimley»Horn

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Potential Hamilton Development

TORRANCE SCHOOL REDEVELOPMENT, TORRANCE, CA

TERRA REALTY ADVISORS

NOTE: This site plan study's purpose is to provide a preliminary estimate of commercial area (if any), unit and parking counts for the subject property, is conceptual in nature and was prepared based upon information provided by the client. It is understood that site constraints such as easements, dedications, and jurisdictional requirements such as certain zoning and other such development code criteria, may not have been know at the time the study was prepared. Therefore, the unit count, density, floor area ratio, and parking count may require revision once any previously unknown site information, zoning and development code requirements are incorporated into the site plan study. In addition, certain variances from the applicable zoning criteria may be required to implement the clients intended program.

TOWNHOMES (+ / - 7.6 ACRE):
128 UNITS (+ / - 1,600 SF)
+ / - 16.8 DU/ACRE
256 COVERED PARKING SPACES

SINGLE FAMILY CLUSTER (+ / - 2.4 ACRE):
22 UNITS
+ / - 9.2 DU/ACRE
44 COVERED PARKING SPACES

+/- 70 ADDITIONAL SURFACE SPACES

Landscape Areas:

1.	Park Area:	.5 acres +/-
2.	All other area NIC SFD	1.8 acres +/-
3.	Total Proposed Common L/S	2.3 acres +/-

PROPOSED SITE PLAN

0 50 100 300

DAHLIN

JOB NO. 698_003
DATE 02/02/2024

N

March 15, 2024





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ThoughtExchange #2 - Open Until July 15



tejoin.com

904-486-152

What are your thoughts or questions about the potential plans to exchange the Hamilton school for housing and move the North Torrance ball fields to another location?

Your Continued Input Matters!



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