Torrance Unified School District

Community Input Meetings regarding the Hamilton Site

May 1 & 9, 2024

TORRANCE
UNIFIED SCHOOL DISTRICT

Introductions

Dr. Keith Butler
Chief Business Officer

Sara Myers
Director | Communications

Why Hamilton, and Why Now?

Background

This has been looked at before. And now:

- Townhome project next door to Hamilton
- The condition and cost to fix Hamilton
- The fiscal picture for California school districts
- The need for improved facilities for our Transition students

No decision has been made. We want your input for the information we present to the Board.



Our Commitments

We have committed to, for ballfields:

- **Two ball fields each** for Little League and Softball, **in North Torrance**
- Likely at Lincoln Elementary and Magruder Middle, unless the City of Torrance utilizes park space
- **Not losing usable green space** for community use in North Torrance



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**
- **Two Board meetings for community comments**, likely June 17th and July 1st



Listening to Our North Community

Leaders Included:

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

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





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Potential Little League (Lincoln) and Softball (Magruder) fields



TORRANCE UNIFIED SCHOOL DISTRICT | SPORT FIELD STUDY

DATE: 2024 04 25

GRAPHIC SCALE IN FEET 0 15 30 60

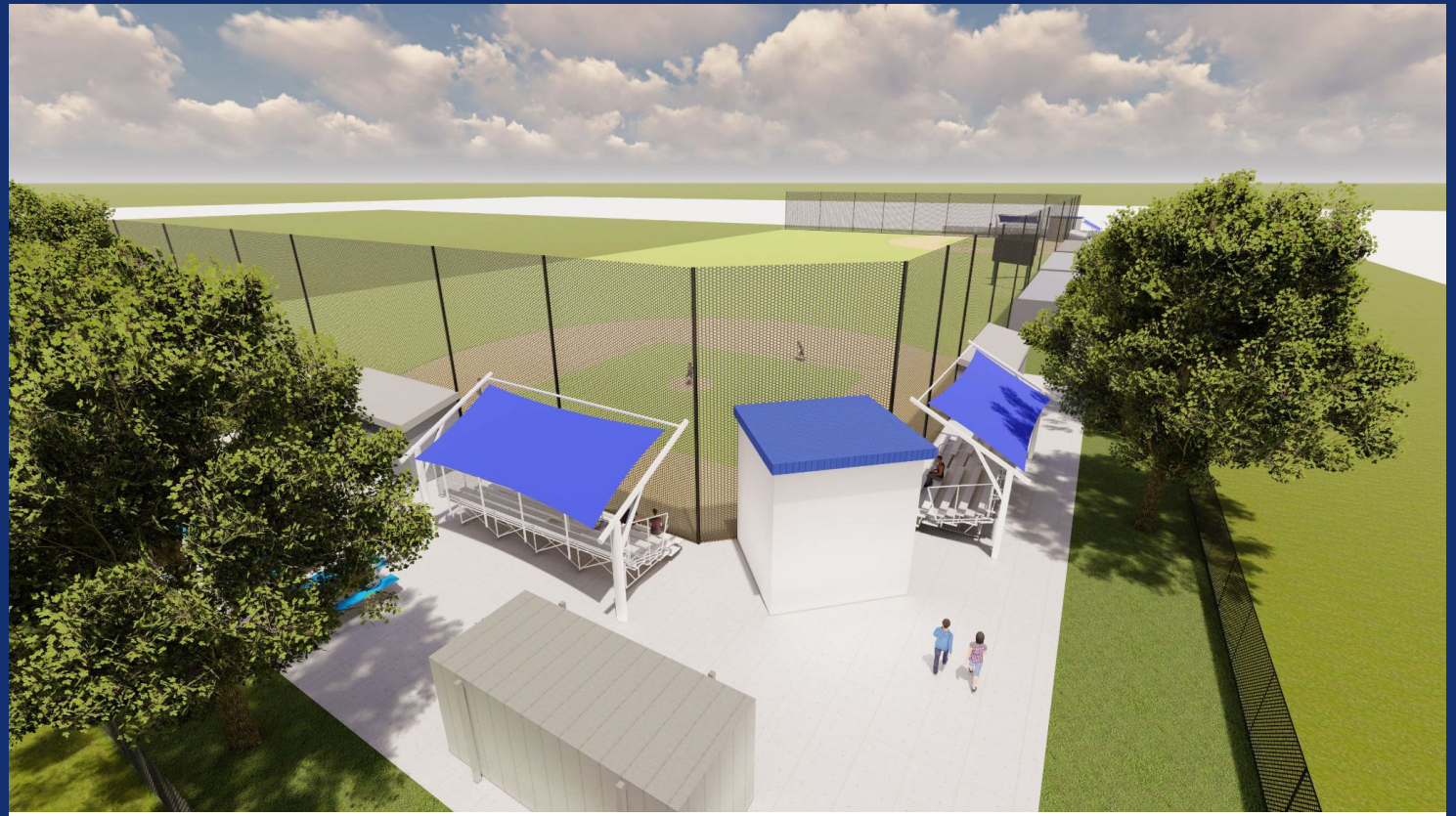
LINCOLN ELEMENTARY SCHOOL LITTLE LEAGUE POTENTIAL DESIGN

Kimley»Horn

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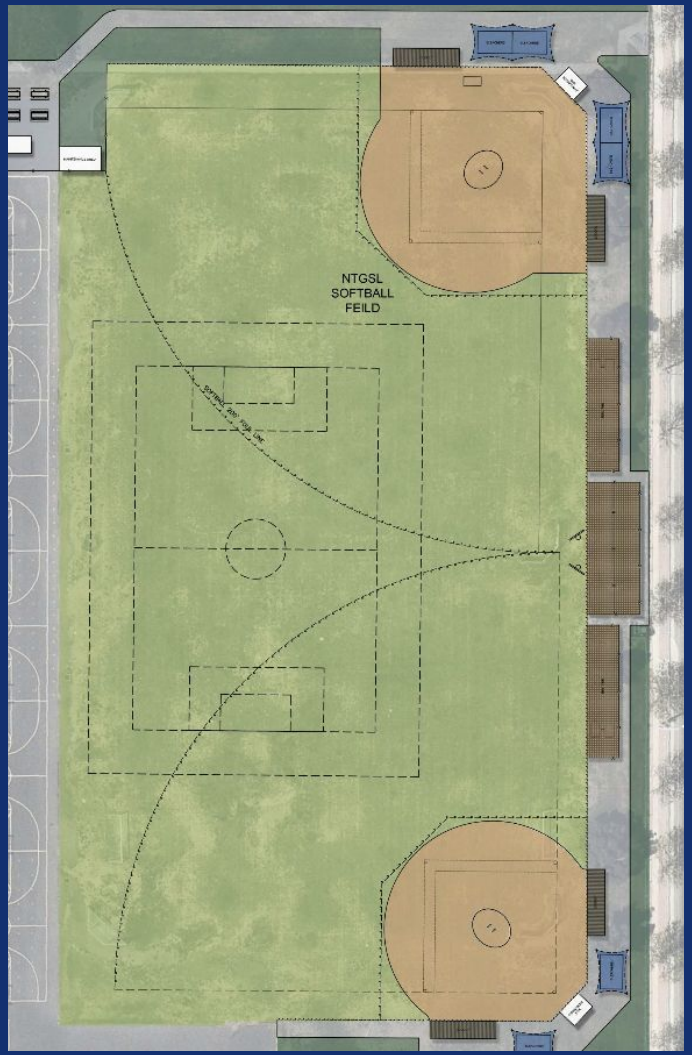
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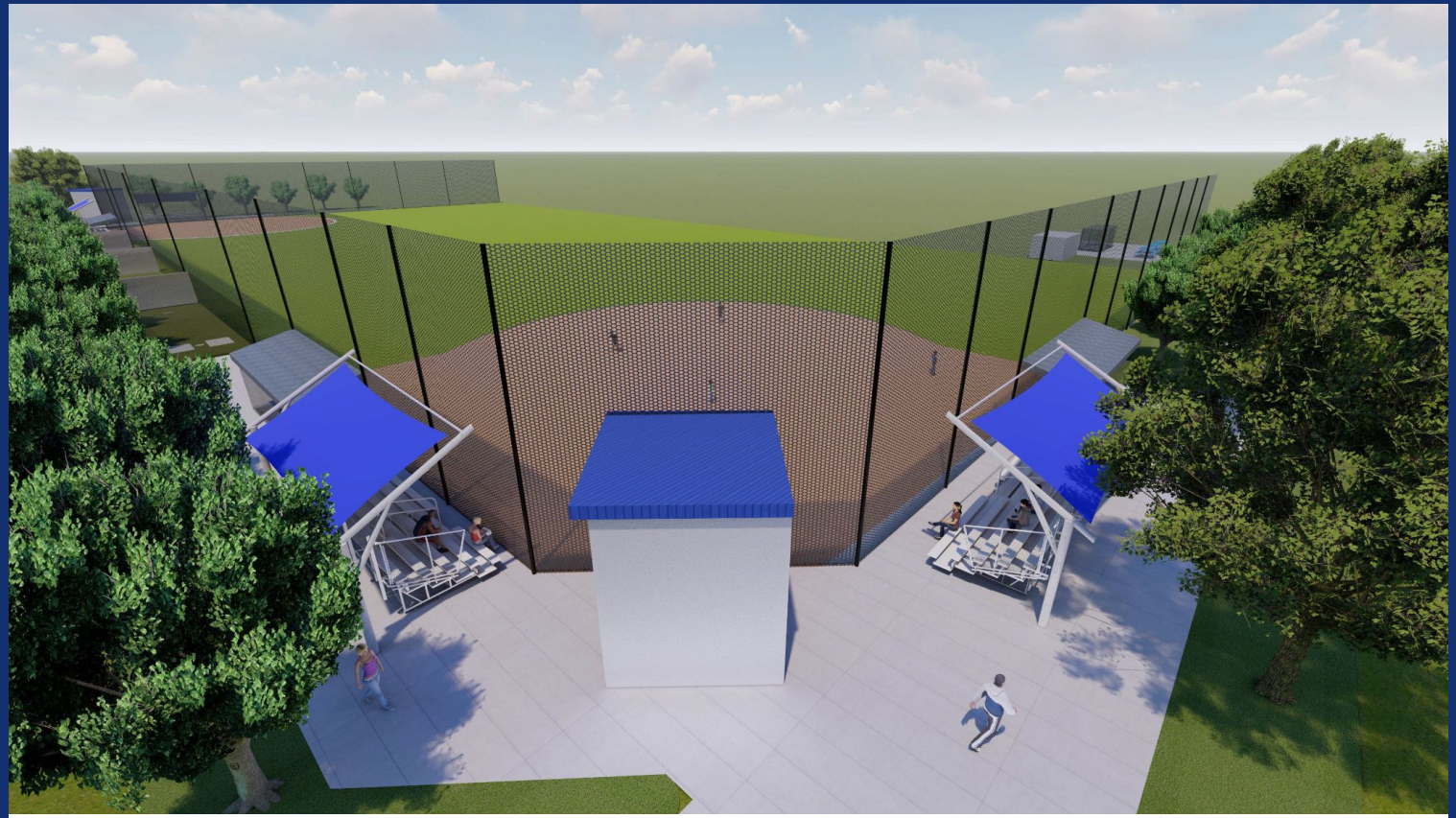
MAGRUDER MIDDLE SCHOOL SOFTBALL POTENTIAL DESIGN

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GRAPHIC SCALE IN FEET

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MAGRUDER MIDDLE SCHOOL SOFTBALL POTENTIAL DESIGN

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 50 100 200

DAHLIN

JOB NO. 698_003
DATE 02/02/2024

N

March 15, 2024



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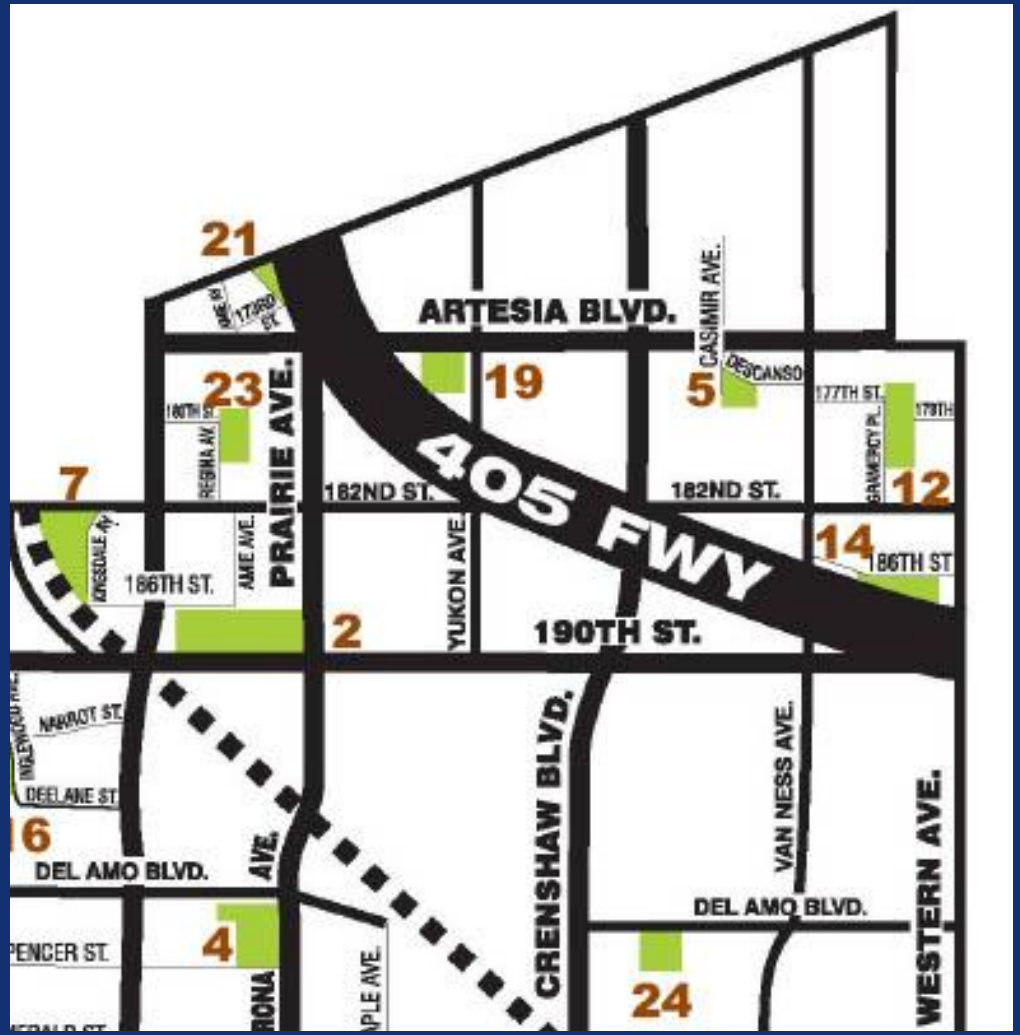
City of Torrance Parkland

MAP OF CITY PARKS

1. Alta Loma Park
2. Columbia Park
3. De Portola Park
4. Delthorne Park
5. Descanso Park
6. Discovery Park
7. El Nido Park
8. El Prado Park
9. El Retiro Park
10. Entradero Park
11. Greenwood Park
12. Guenser Park
13. Hickory Park
14. La Carretera Park
15. La Paloma Park
16. La Romeria Park
17. Lago Seco Park
18. Los Arboles Park
19. McMaster Park
20. Miramar Park
21. Osage Park
22. Paradise Park
23. Pequeno Park
24. Pueblo Park
25. Riviera Park
26. Sea Aire Park
27. Seaside Heroes Park
28. Sunnyglen Park
29. Sur La Brea Park
30. Torrance Park
31. Victor Park
32. Walteria Park
33. Wilson (Charles H.) Park


ARTESIA BLVD.
405 FWY
182ND ST.
186TH ST.
190TH ST.
PRAIRIE AVE.
YUKON AVE.
CRENSHAW BLVD.
WESTERN AVE.
VAN NESS AVE.
DEL AMO BLVD.
TOWERS ST.
ANZA AVE.
HAWTHORNE BLVD.
SPENCER ST.
EMERALD ST.
TORRANCE BLVD
LEE ST.
CARSON ST.
PALOS VERDES BLVD.
SEPULVEDA BLVD.
OCEAN AVE.
CABRILLO AVE.
LOMITA BLVD.
MAYOR
NEWTON
PACIFIC COAST HWY.
ROLLING HILLS RD.
CRESTRIDGE DR.
CRENSHAW BLVD.
ARLINGTON AVE.
236TH ST.
232ND ST.
230TH ST.
238TH ST.
242ND ST.
220TH ST.
177TH ST.
MADRONA AVE.
MAPLE AVE.
JUNIPER AVE.
VISTA DEL PRADO
CALLE MIRAMAR
VIA COLUSA
VIA DEL COLLADO
PASEO DE LA PLAYA
ANDRE MORIER DR.
ENTRADERO DR.
ALTA LOMA DR.
DEL LAKE ST.
NAHKOT ST.
ONEIDA AVE.
ORANGE AVE.
GREENWOOD AVE.
MARCELINA AVE.
ANDERSON ST.
CRENSHAW BLVD.
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Your Input Matters:
Are there any questions on the maps?

Your Input Matters: Collecting Your Thoughts

ThoughtExchange

tejoin.com

409-858-187

As we move forward with repurposing the Hamilton School property, what are some important things we need to consider?



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