

# Hillwood High School Presentation

January 2017



METRO  
NASHVILLE  
PUBLIC  
SCHOOLS



# Opening Remarks



# Purpose of Tonight's Meeting

- Revisit the need for a new Hillwood High School
- Present the work that has been done on this project since 2014 and provide a summary of feedback that has been collected
- Review the three options for a new Hillwood High School
- Collect feedback on these three options (Public Participation later this evening)



# Current Conditions of Hillwood High School

David Proffitt, Director of Facilities Planning and Construction  
Chris Weber, Director of Student Assignment

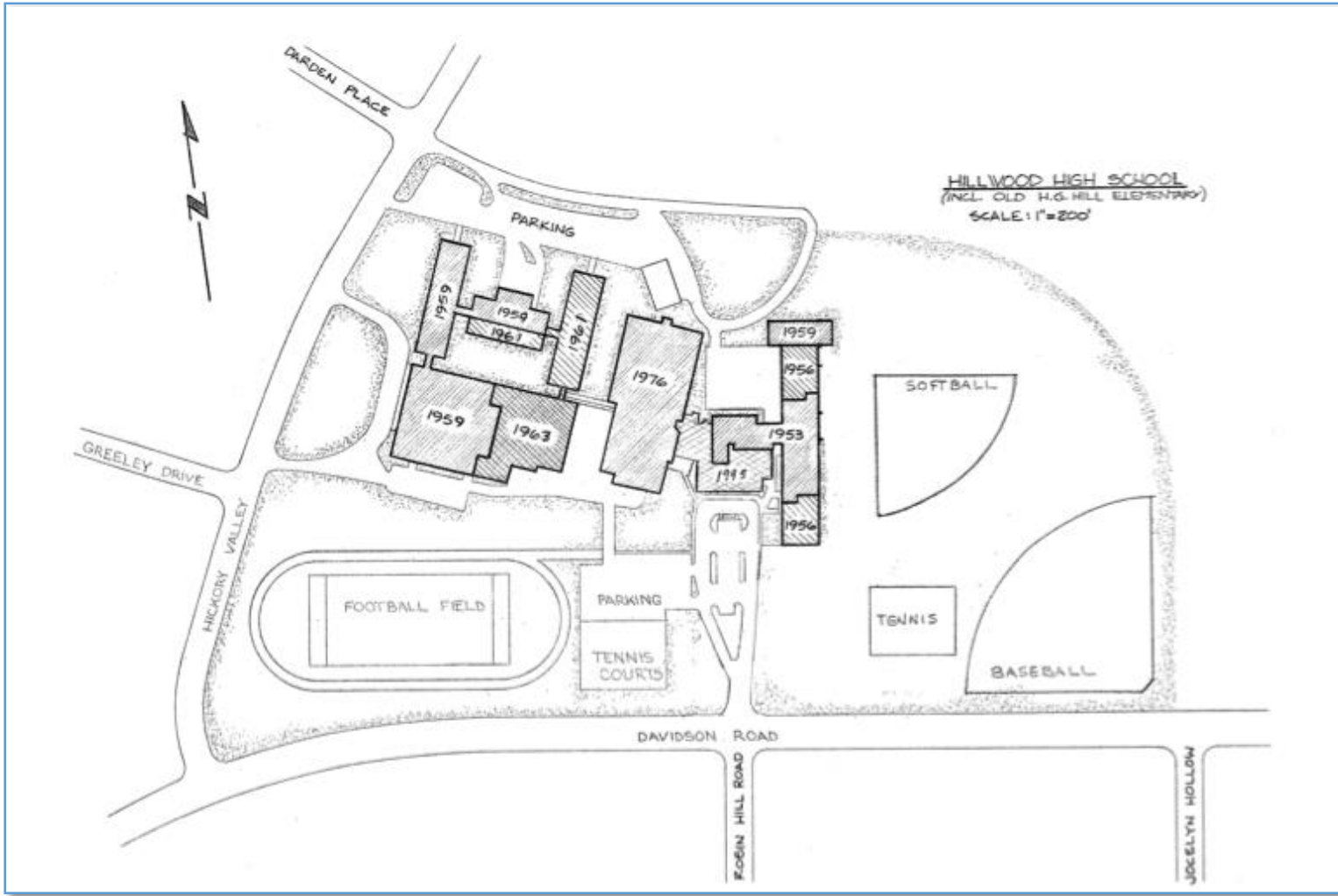


# Building Conditions

- Facility Assessment Score of 69.9
  - Average facility assessment score in the district is 81.5
  - Renovation of existing building would require complete building shell reconstruction.
- Configuration of existing school building
  - 12 building areas constructed over 42 years
  - Some portions not originally designed as a high school learning spaces. Configuration not conducive to modern educational practices.
- Cost to renovate exceeds 85% of the cost of a new building.

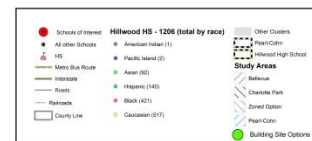
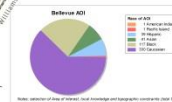
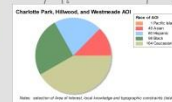
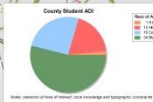
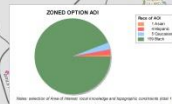
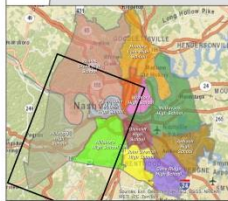


# Building Conditions





# Hillwood Cluster - HS Student Race



0 1.5 3 Miles

Produced by the Metropolitan Nashville Public Schools  
Student Assignment Services  
April 2016

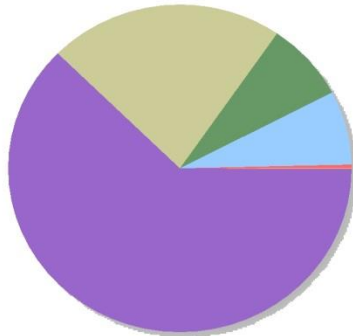
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# Hillwood Cluster - HS Student Race



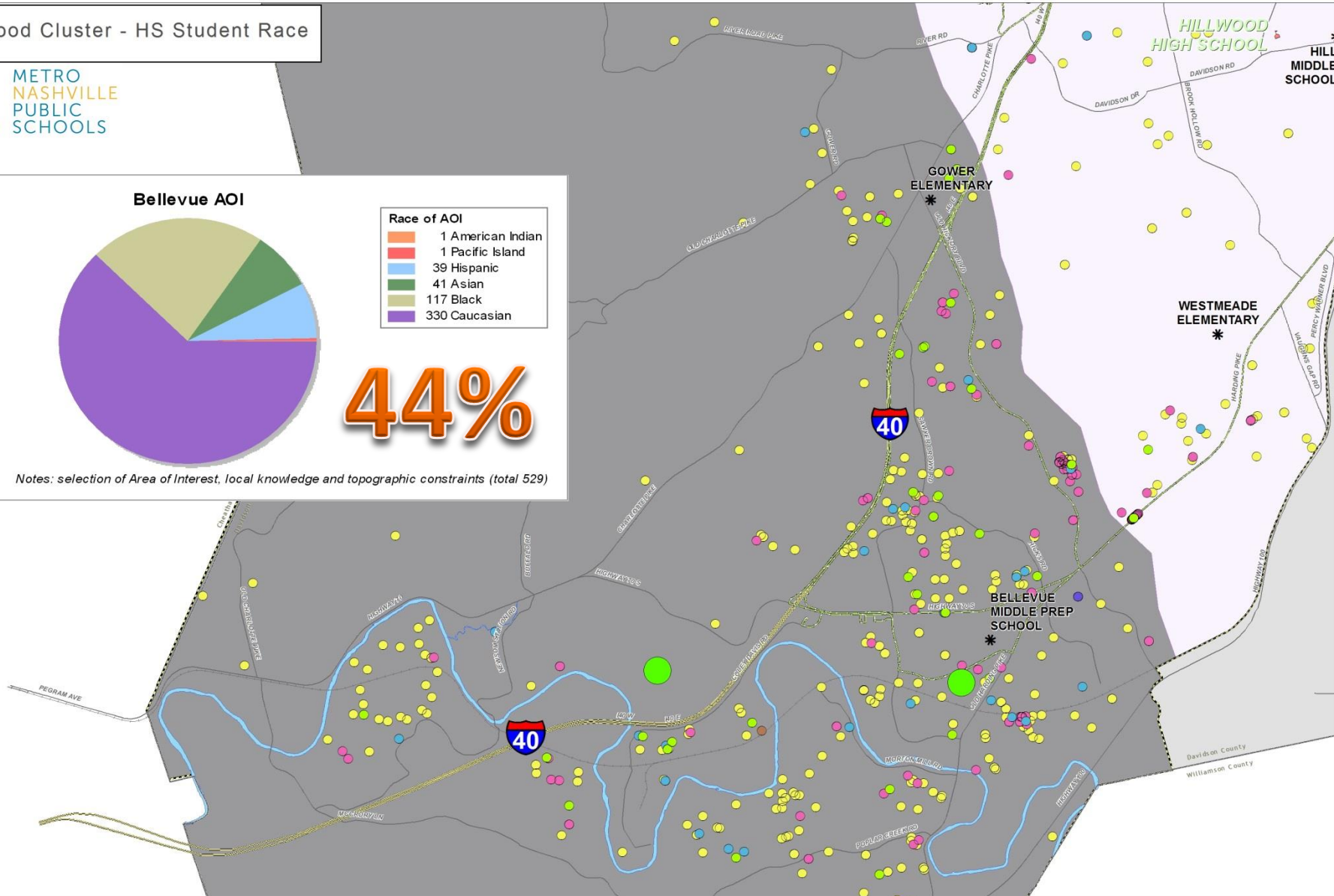
Bellevue AOI



44%

Notes: selection of Area of Interest, local knowledge and topographic constraints (total 529)

Race of AOI	
<span style="color: orange;">■</span>	1 American Indian
<span style="color: red;">■</span>	1 Pacific Island
<span style="color: blue;">■</span>	39 Hispanic
<span style="color: green;">■</span>	41 Asian
<span style="color: olive;">■</span>	117 Black
<span style="color: purple;">■</span>	330 Caucasian

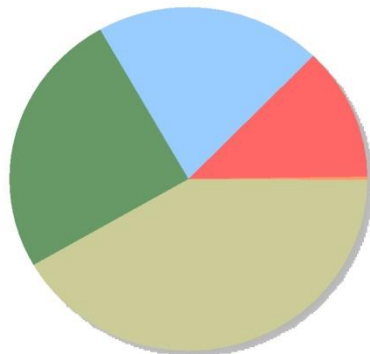




## Hillwood Cluster - HS Student Race

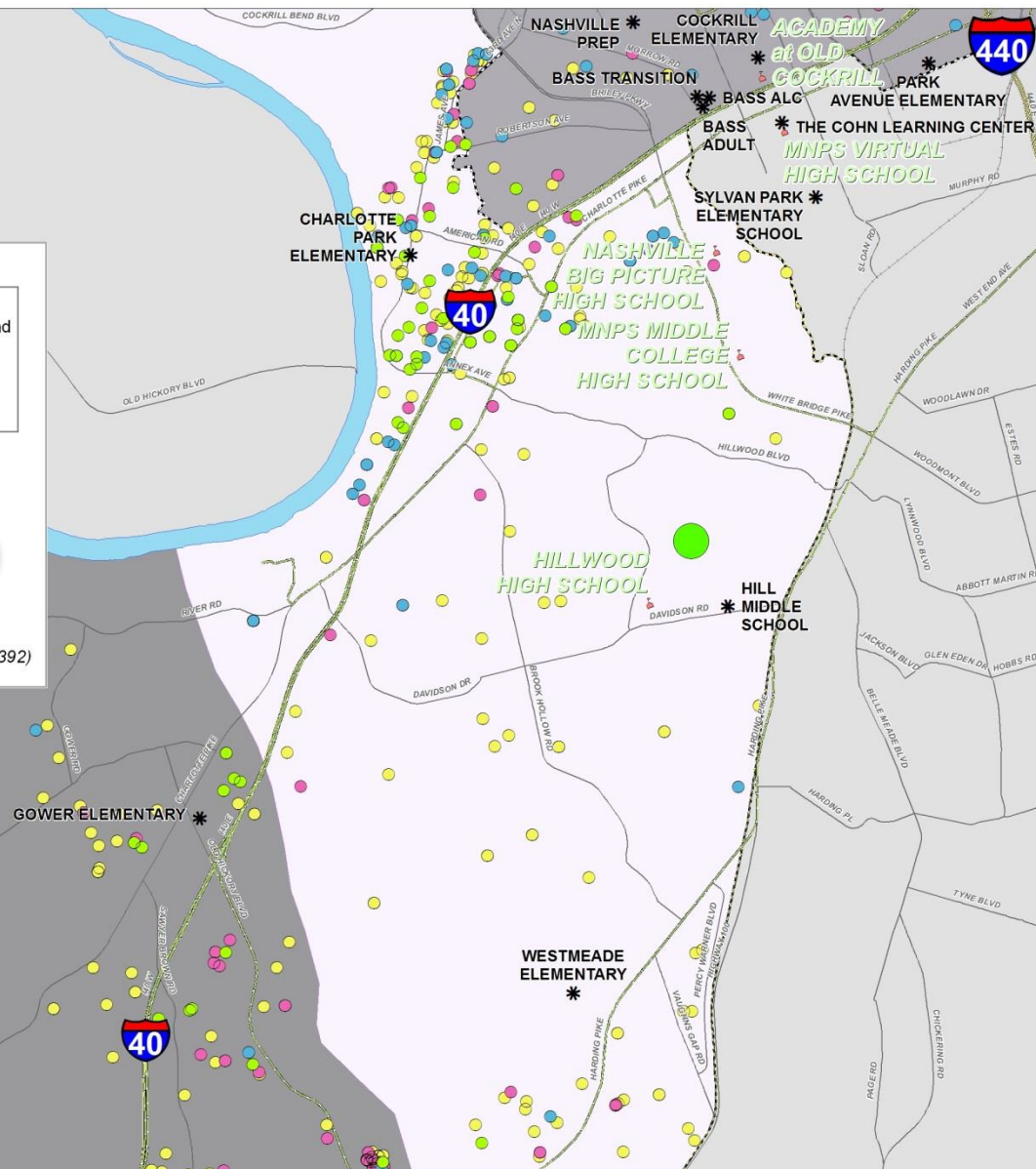


### Charlotte Park, Hillwood, and Westmeade AOI



**33%**

Notes: selection of Area of Interest, local knowledge and topographic constraints (total 392)

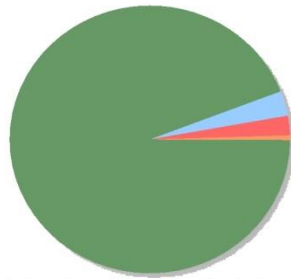




## Hillwood Cluster - HS Student Race



Zoned Option AOI



14%

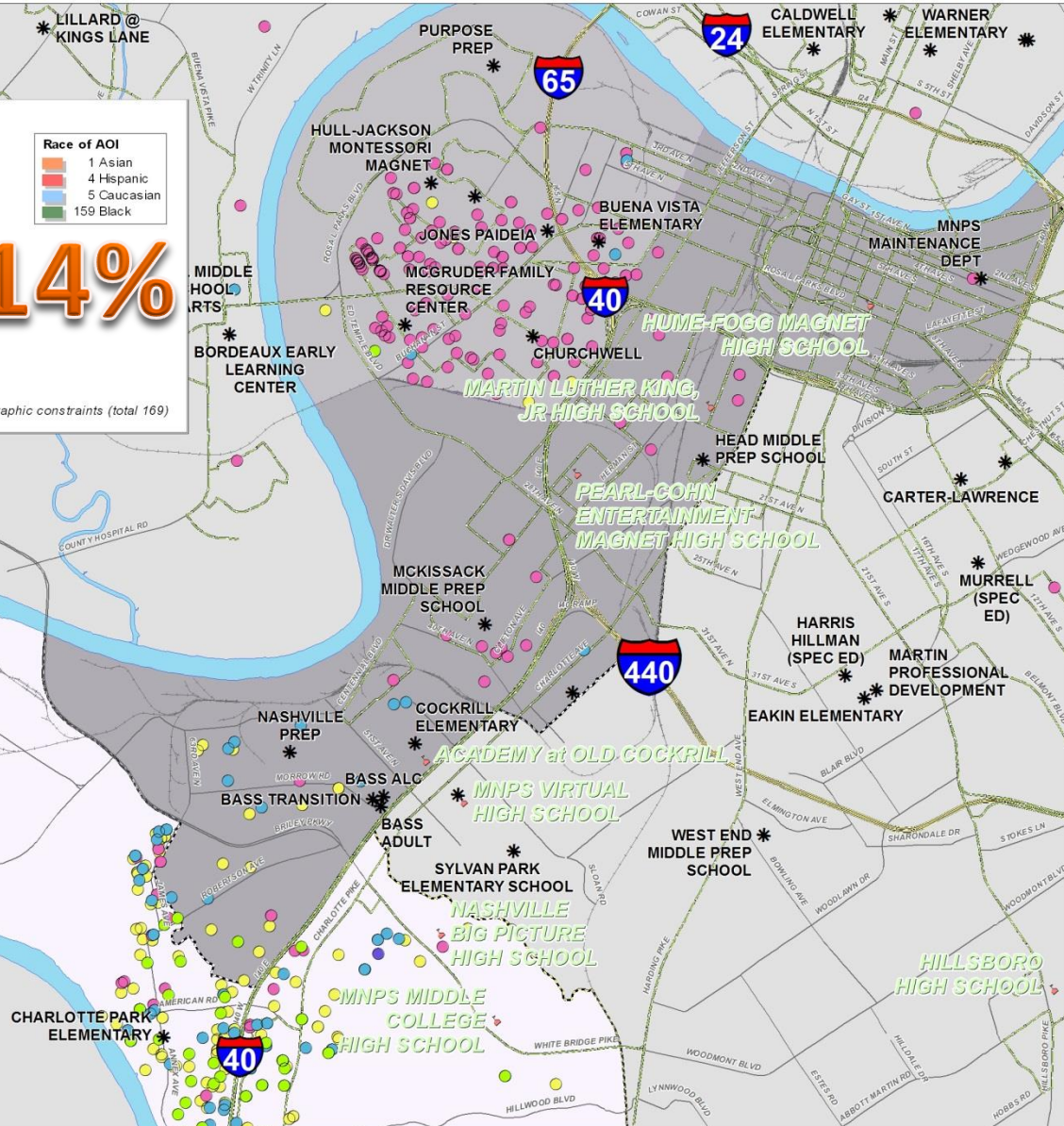
Notes: selection of Area of Interest, local knowledge and topographic constraints (total 169)

Pearl-Cohn AOI



4%

Notes: selection of Area of Interest, local knowledge and topographic constraints (total 52)





## Hillwood HS\Hope Park Church Study

1 Mile Radius														
Hope Park								Hillwood						
Tier	Zoned		Other MNPS		Private		Total	Zoned		Other MNPS		Private		Total
ES	163	79.1%	7	3.4%	36	17.5%	206	8	4.8%	15	9.0%	144	86.2%	167
MS	51	48.6%	28	26.7%	26	24.8%	105	6	4.3%	10	7.2%	123	88.5%	139
HS	42	43.3%	28	28.9%	27	27.8%	97	8	3.1%	10	3.8%	242	93.1%	260
Total	256	62.7%	63	15.4%	89	21.8%	408	22	3.9%	35	6.2%	509	89.9%	566

1.5 Mile Radius														
Hope Park								Hillwood						
Tier	Zoned		Other MNPS		Private		Total	Zoned		Other MNPS		Private		Total
ES	290	69%	13	3%	115	28%	418	60	18.7%	39	12.1%	222	69.2%	321
MS	96	37%	66	25%	101	38%	263	40	15.1%	33	12.5%	192	72.5%	265
HS	78	27%	83	29%	125	44%	286	36	9.1%	37	9.4%	321	81.5%	394
Total	464	48%	162	17%	341	35%	967	136	13.9%	109	11.1%	735	75.0%	980

### Notes

1 and 1.5 mile straight-line radius from Hillwood HS and Hope Park Church

1.5 mile radius for Hillwood HS was clipped at the cluster line with Hillsboro HS

Zoned - Attend zoned elementary, middle or high School

Other MNPS - Attend a optional school, open enrollment, magnet or charter

Private - Attend a private elementary, middle or high School

Private school data is from 2015-16



# Project Summary

Chris Henson  
Chief Operating Officer



# Project Summary

- Under consideration since 2014
  - Original site study completed in October 2014
- Community meetings
  - February 2015
    - Approx. 100 attendees
    - Takeaways: Explore all options to avoid selling the Hillwood campus to a developer, including renovating the existing high school
  - November 2015
    - Collected approx. 300 individual comments at four meetings
    - Takeaways: The community is divided on the best way to modernize Hillwood to benefit all students
  - July 2016 (hosted by Board Member Amy Frogge)
    - Nearly 200 attendees
    - Purpose: Announce Hope Park Church site as an option for relocation



# Project Summary

- In November 2015, Metro Schools provided four options to the Board:
  1. Renovate the existing Hillwood High School
  2. Build a new high school on the current Hillwood campus
  3. Relocate to the Bellevue Middle campus and build a new high school
  4. Relocate to the Bellevue Middle campus and build a new high school, a new middle school, and a new elementary school
- Board approved capital improvement budget request for design and planning two options:
  - Build new high school on current Hillwood Campus
  - Relocate to Bellevue Middle campus and build a new high school
- Hope Park Church site announced as an option in July 2016



# Hillwood High School Options

David Proffitt, Director of Facilities Planning and Construction  
Chris Weber, Director of Student Assignment



# OPTION 1: REBUILD ON HILLWOOD HS CAMPUS





# Rebuild on Hillwood HS Campus

- **Estimated cost:** \$76.6 million (no land purchase required)
- **Student capacity:** 1,600 students
- **Student assignment and transportation implications:** High school would remain centrally located to current Hillwood High School population (including those with a zoned option from a Pearl-Cohn cluster); nearest MTA stop is on Harding Pike



# Rebuild on Hillwood HS Campus

- **Construction considerations:**
  - Phased renovation
  - Students remain in current building during construction
  - Current building demolished after students relocate to new facility
- **Land use implications:** No existing municipal facilities would be impacted.
- **Additional considerations:**
  - Two-story high school
  - New tennis courts and soccer field
  - Baseball and softball fields would be displaced for two years.
  - Allows for potential of Westmeade ES to relocate to Bellevue MS campus



# OPTION 2: RELOCATE TO BELLEVUE MS





# Relocate to Bellevue MS

- **Estimated cost:** \$81 million (no land purchase required)
- **Student capacity:** 1,600
- **Student assignment and transportation implications:** High school would be closer to potential student population growth in the cluster and farther for students from Pearl-Cohn cluster; better MTA access



# Relocate to Bellevue MS

- **Land use implications:**

- The following would remain:
  - Red Caboose Park
  - Bell Garden would be reconfigured
- Relocate Bellevue Community Center (additional \$5 million)
- Relocate Fire Station 37 (additional \$4.5 million)
- Build a new parking garage to accommodate the new high school
- Colice Jeanne no longer used for through traffic

- **Construction considerations:**

- Hillwood students remain in current building during construction
- Current Hillwood High School available for other potential community use



# Relocate to Bellevue MS

- **Additional considerations:**
  - Three-story high school
  - Two-story parking deck
  - Baseball field would be located on an off-site facility
  - Eliminates possibility of relocating Westmeade Elementary to this campus



# OPTION 3: RELOCATE TO HOPE PARK





# Relocate to Hope Park Church

- **Estimated cost:** \$90.8 million (land purchase + building costs)
- **Student capacity:** 1,600
- **Student assignment and transportation implications:** High school would be closer to potential student population growth in the cluster and farther for students from Pearl-Cohn cluster; the closest MTA bus stop on US-70S, east of the I-40 underpass



# Relocate to Hope Park Church

- **Land use implications:**
  - Some modifications would be made to US-70S to add right turn lanes into the campus entrance
- **Construction considerations:**
  - Hillwood students remain in current building during construction
  - Current Hillwood High School available for other potential community use



# Relocate to Hope Park Church

- **Additional considerations:**
  - Three-story high school
  - All new sports facilities on site
  - Allows for potential of Westmeade Elementary to be relocated to Bellevue Middle campus
  - Ample parking
  - Site allows for potential Metro Parks partnership to create a new park



# Diversity Study

Chris Weber  
Director of Student Assignment



# Student Diversity Study

- Conducted by Leonard B. Stevens in June 2016
- Findings
  - Current Hillwood students live in roughly equal proportions north and south of the current school.
    - 51% - Charlotte Park and Pearl-Cohn areas
    - 44% - Bellevue
    - 5% - Other areas
  - Without zoned option students, Hillwood enrollment would be smaller and less diverse (50% white, 27% black).
  - Relocating the school to the south end of the cluster would move it farther away from its black students and closer to areas of white students.



# Student Diversity Study

- Summary of conclusions:
  - District needs to consider where all students live who are entitled to attend Hillwood HS.
  - District should seek to locate the school where it is reasonably central to all students.
  - District should give significant weight to how a school location impacts the school's diversity.
  - District should make a decision that affirms its commitment to preserve, support and further diversity.
  - This project is an opportunity for the district to reevaluate how to strengthen attractiveness of the Hillwood cluster to zoned and zoned option families.



# Student Diversity Study

- Overall recommendation: Rebuild Hillwood High School at its present site.
- Justification:
  - Data and enrollment projections do not suggest that a relocation would benefit a majority of the students.
  - No study has been conducted to support the idea that relocating to Bellevue would attract more zoned students.
  - Relocation poses a high risk of losing diversity.



# Traffic Study on Hope Park

David Proffitt  
Director of Facilities Planning and Construction



# Traffic Study on Hope Park

- Conducted by RPM Transportation Consultants, Inc. in July 2016
- Purpose: Analyze the traffic impact of building a new school at the Hope Park Church site
- Conclusion: Traffic impact would be manageable by implementing several recommendations:
  - Extend 40mph speed limit on US-70S by 1,050 feet
  - Install school entrance warning assemblies on US-70S
  - Restrict on-street parking on Hooten Hows Road
  - Add turn lanes on US-70S
  - Other similar improvements to improve traffic conditions in surrounding area



# Community Feedback

Janel Lacy  
Director of Communications



# Feedback on Option #1: Rebuild on Hillwood HS

- In favor
  - School is more accessible to students who live in the north end of the cluster
  - Least expensive option to build a new school
  - No impact on municipal facilities
  - Keeps the school and all athletic facilities on one campus
- Opposing
  - Only accessible by car – long bus rides and limited options for walking to school
  - Far away from students who live in Bellevue
  - Similar costs to relocating the school



# Feedback on Option #2: Relocate to Bellevue MS Campus

- In favor
  - Closer to students who live in Bellevue
  - Will attract more families who are relocating to Williamson County
  - No swing space needed during construction
  - Better public transportation options
- Opposing
  - Farther away from families in Charlotte Park and Pearl-Cohn areas
  - Affects Colice Jeanne Road
  - Athletic fields will be separate from school and will make it too hard for some students to participate



# Feedback on Option #3: Relocate to Hope Park Church

- In favor
  - Closer to students who live in a growing area of the Hillwood cluster
  - Increases opportunity for Bellevue area parents to be involved at the school
- Opposing
  - Farther away from families in Charlotte Park and Pearl-Cohn areas
  - More difficult for students who use MTA to travel to and from school



# Board Discussion

Jana Carlisle  
Chief of Staff



# Considerations

