

MBTA Communitas Act Zoning
School Capacity Analysis 09/24

- ◊ In September 2024, RKG Associates updated student enrollment projections to (1) apply a more conservative student generation rate to 2-bedroom units and (2) to account for increased unit capacity in the Avery Square Business District due to a change in the allowed building size.
- ◊ Below, the updated projections are put into context of the Needham Public Schools' Master Plan to understand potential capital impacts.
- ◊ The School Committee's preferred master plan scenarios (C1a and C2 below) would accommodate the student projections for both the Base Plan and the Neighborhood Housing Plan Likely build outs at the elementary and middle school levels.
- ◊ The student projections from the Neighborhood Housing Plan Likely Build Out would exceed Needham High School capacity (1800 seats) by 11 students (or < 1%).

Data & Assumptions	Elementary	Middle	High School	Sources
McKibben peak enrollment projections through 2039	2628	1349	1725	McKibben Report, Dec 2023; elementary peak is 2038-39, middle peak is 2030-31, high school peak is 2034-35
RKG student projections (see tables below)				Updated analysis 09/2024
% NPS student enrollment by level (2024-25)	46%	23%	30%	McKibben Report, Dec 2023
Addition of RKG projections to McKibben peak enrollment	Assumes ALL students generated from zoning enter elementary school at the same time.	Assumes ALL students generated from zoning enter middle school at the same time.	Assumes HALF students generated from zoning enter high school at the same time.	This is a conservative application of the projections compared to the actual % students enrolled by level in NPS. Adding all RKG projections to middle school is particularly conservative, but provides added certainty as feasibility for this project is underway.
Enrollment Capacity under School Master Plan Scenario C1a: Renovate Pollard for grades 6-8, High Rock becomes a 6th elementary school, Mitchell renovated as 3-section school	2854	1624	1800	Dore & Whittier (school master plan consultant)
Enrollment Capacity under School Master Plan Scenario C2: Same as C1a scenario except Mitchell renovated as 4-section school	2983	1624	1800	Dore & Whittier (school master plan consultant)

BASE PLAN LIKELY BUILD	Elementary	Middle	High School
McKibben peak enrollment projection (FY25-39)	2628	1349	1725
additional RKG enrollment projection	62	62	31
Total Enrollment Projection	2690	1411	1756
School Master Plan C1A Capacity	2854	1624	1800
C1A Capacity vs. total enrollment projection	164	213	44
School Master Plan C2 Capacity	2983	1624	1800
C2 Capacity vs. total enrollment projection	293	213	44

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BASE PLAN FULL BUILD	Elementary	Middle	High School
McKibben peak enrollment projection (FY25-39)	2628	1349	1725
additional RKG enrollment projection	243	243	122
Total Enrollment Projection	2871	1592	1847
School Master Plan C1A Capacity	2854	1624	1800
C1A Capacity vs. total enrollment projection	(17)	32	(47)
School Master Plan C2 Capacity	2983	1624	1800
C2 Capacity vs. total enrollment projection	112	32	(47)

NEIGHBORHOOD HOUSING PLAN LIKELY BUILD	Elementary	Middle	High School
McKibben peak enrollment projection (FY25-39)	2628	1349	1725
additional RKG enrollment projection	171	171	86
Total Enrollment Projection	2799	1520	1811
School Master Plan C1A Capacity	2854	1624	1800
C1A Capacity vs. total enrollment projection	55	104	(11)
School Master Plan C2 Capacity	2983	1624	1800
C2 Capacity vs. total enrollment projection	184	104	(11)

NEIGHBORHOOD HOUSING PLAN FULL BUILD	Elementary	Middle	High School
McKibben peak enrollment projection (FY25-39)	2628	1349	1725
additional RKG enrollment projection	422	422	211
Total Enrollment Projection	3050	1771	1936
School Master Plan C1A Capacity	2854	1624	1800
C1A Capacity vs. total enrollment projection	(196)	(147)	(136)
School Master Plan C2 Capacity	2983	1624	1800
C2 Capacity vs. total enrollment projection	(67)	(147)	(136)