

MBTA Communities Act Zoning
Student Projections vs. Actuals 09/2024

◊ 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.
◊ The updated projections are consistent with the student generation rates that Needham has experienced over the last five years from the three largest multi-family housing developments in town.
◊ The Town conferred with McKibben Demographics, the consultant responsible for annual enrollment projections for the Needham Public Schools. McKibben agreed with the assumptions below.

RKG Projections (09/2024 update)	Units	Students
Base Plan - Likely Build	465	62
Base Plan - Full Build	1924	243
Neighborhood Housing Plan - Likely Build	1342	171
Neighborhood Housing Plan - Full Build	3350	422

Actuals: Children Attending NPS from Specific Developments	FY21	FY22	FY23	FY24	FY25	Average	Units	student generation rate per unit
Charles River Landing (300 2nd Avenue)	18	14	14	17	21	16.8	350	0.048
Kendrick (275 2nd Avenue)	46	50	58	50	45	49.8	390	0.128
Modera (700 Greendale Ave)	41	41	38	45	45	42	136	0.309
Total	105	105	110	112	111	108.6	876	0.124

Source: Needham Public Schools

Actuals: Unit Distribution	studio & one-bed	%	two-bed	%	three-bed	%	Total Units	
Charles River Landing (300 2nd Avenue)	244	70	106	30	0	0	350	25% affordable
Kendrick (275 2nd Avenue)	202	52	149	38	39	10	390	25% affordable
Modera (700 Greendale Ave)	19	14	103	76	14	10	136	25% affordable
Total	465	53%	358	41%	53	6%	876	

Source: Town of Needham

RKG Assumptions: Unit Distribution	studio & one-bed	55%	two-bed	35%	three-bed	10%		
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Source: CoStar (note: 10% studios, 45% one-beds)

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RKG Assumptions: Student Generation (this example is the Neighborhood Housing Plan Likely Build Out)	Unit Breakdown	Unit Breakdown: Detailed		% unit type assumptions	projected # units	RKG student rate	projected # students	Student Generation Rate per Unit
total number of units	1342	MARKET (87.5% of total units)	studio	10	117.43	0.00	0.00	
total market (87.5%)	1174.25		one bed	45	528.41	0.00	0.00	
total affordable (12.5%)	167.75		two bed	35	410.99	0.16	65.76	
			three bed	10	117.43	0.50	58.71	
				<i>Subtotal</i>	1174.25		124.47	
		AFFORD- ABLE (12.5% of total units)	studio	10	16.78	0.00	0.00	
			one bed	45	75.49	0.00	0.00	
			two bed	35	58.71	0.38	22.31	
			three bed	10	16.78	1.20	20.13	
				<i>Subtotal</i>	167.75		42.44	
				Total	1342		167	0.124
				w/rounding	1342		171	0.127

Sources: Student rates from Residential Demographic Multipliers, Needham Public Schools actuals. Assumptions affirmed by McKibben Demographics. Market vs. affordable % determined by the zoning language.