Master Planning Committee: A Review Enrollment & Housing Development

October 31, 2024

Agenda

I. What is the problem, and what do we know about it?
   A. Enrollment, Housing Information & MSBA Updates
   B. How have we prepared for higher-than-projected enrollments? Strategies established by Master Facilities Plan
II. How might we update and/or expand upon our planned strategies for accommodating potential enrollment?
III. What will we do based on what we have learned?

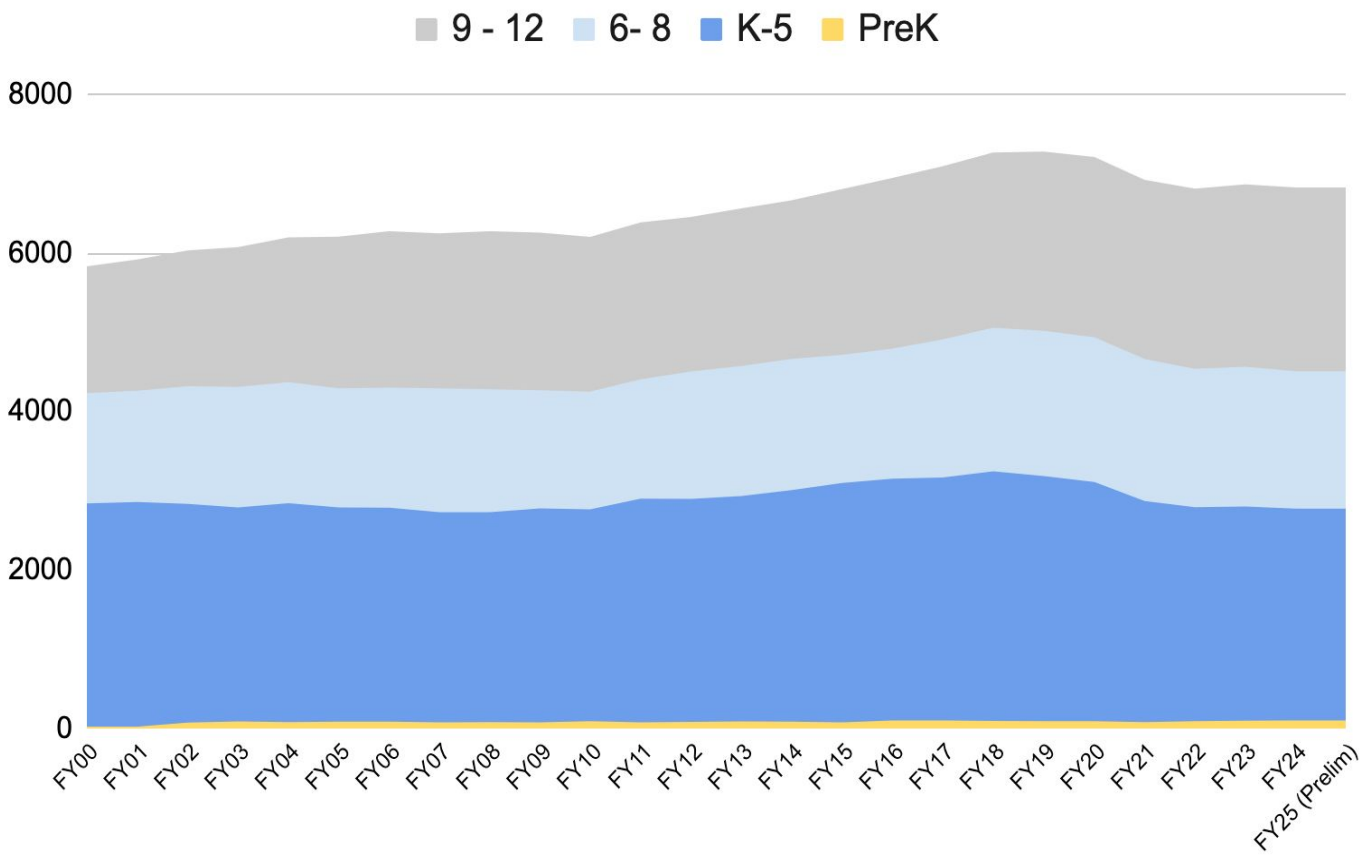
Enrollment by School and Grade

Total Enrollment: 6,772
- PK: 70
- K-5: 2,546
- 6-8: 1,737
- 9-12: 2,419

- Very small incoming K cohort (306). With the exception of 2020-21, haven't had an incoming K class this small since 1988-89
- Larger cohorts now moving through the secondary level
- High school enrollment remains well over the building's planned operating capacity for large core spaces

	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Lex. Children's Place	70														70
Bowman		54	78	65	76	74	83								430
Bridge		41	58	65	54	67	61								346
Estabrook		52	65	80	102	97	94								490
Fiske		39	44	47	59	60	76								325
Harrington		51	65	61	63	51	84								375
Hastings		69	96	81	114	95	125								580
Clarke								256	273	268					797
Diamond								323	298	319					940
Lex. HS											599	615	610	595	2419
Total	70	306	406	399	468	444	523	579	571	587	599	615	610	595	70

Source: Prelim October 1, 2024



While total (PK - 12) enrollment (**6,772 as of October 1**) is down modestly (-33 students compared to the previous year, there are important variations by grade span to be noted and accounted for in our planning.

Not depicted: a peak of just over 9,600 students in 1969, when Lexington had 11 elementary schools, three middle schools and one high school. After which enrollment dropped precipitously over the next 2 decades.

Overall Enrollment Over Time

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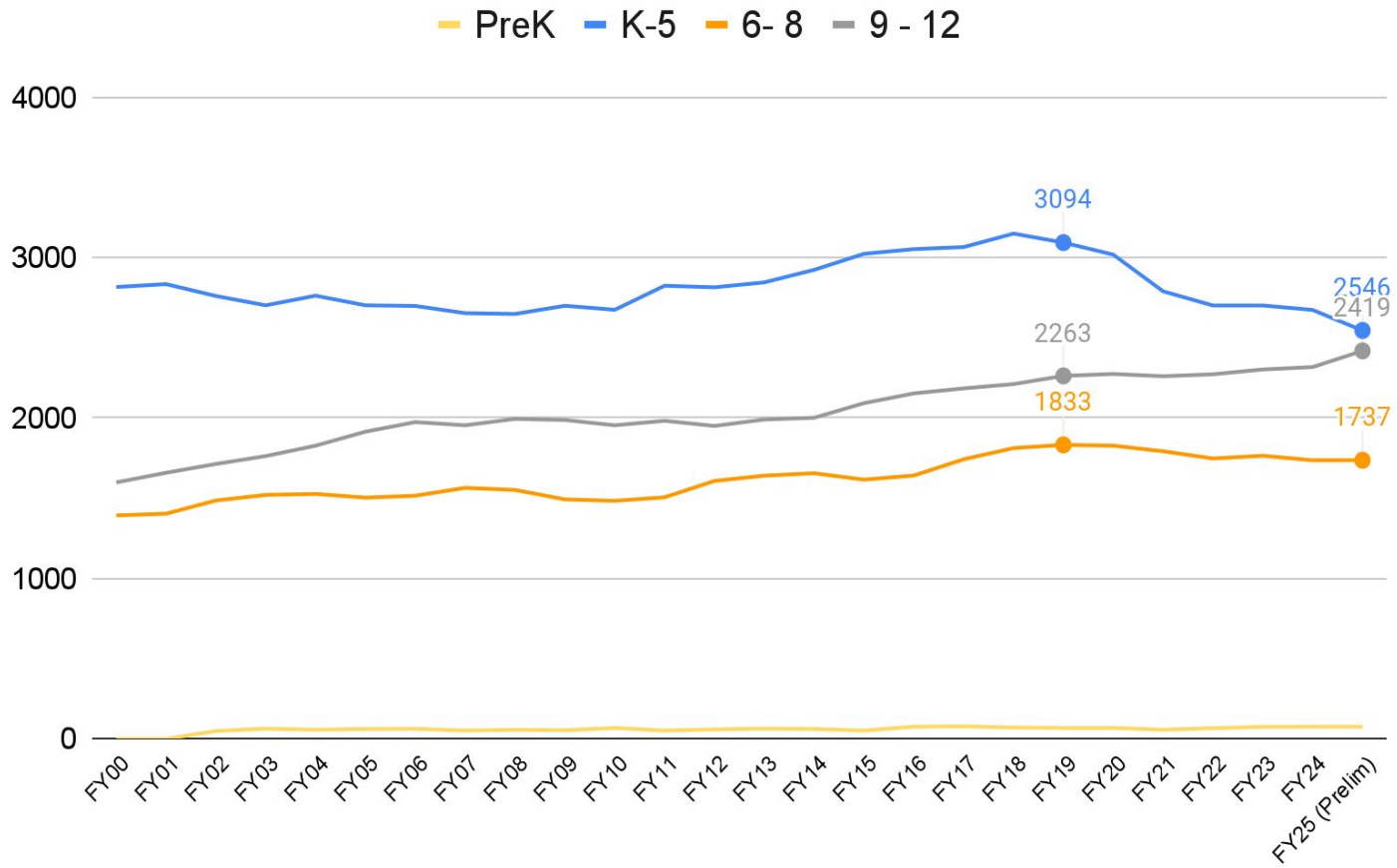
Overall by Grade Span Over Time

Rate and direction of enrollment change varies over time and by grade span

In sync with state and national trends, elementary and middle school enrollment declined significantly going into 2020-2021 corresponding with the timing of COVID-19 pandemic. There was no decline in high school enrollment.

More recently:

- Large decline in K- 5 elementary enrollment (-128 students)
- 6 - 8 middle school overall enrollment is flat and at the same level as 2023-2024
- Preliminary high school enrollment for FY25 is 2,419, a substantial increase from 2023-2024 (+101 students)



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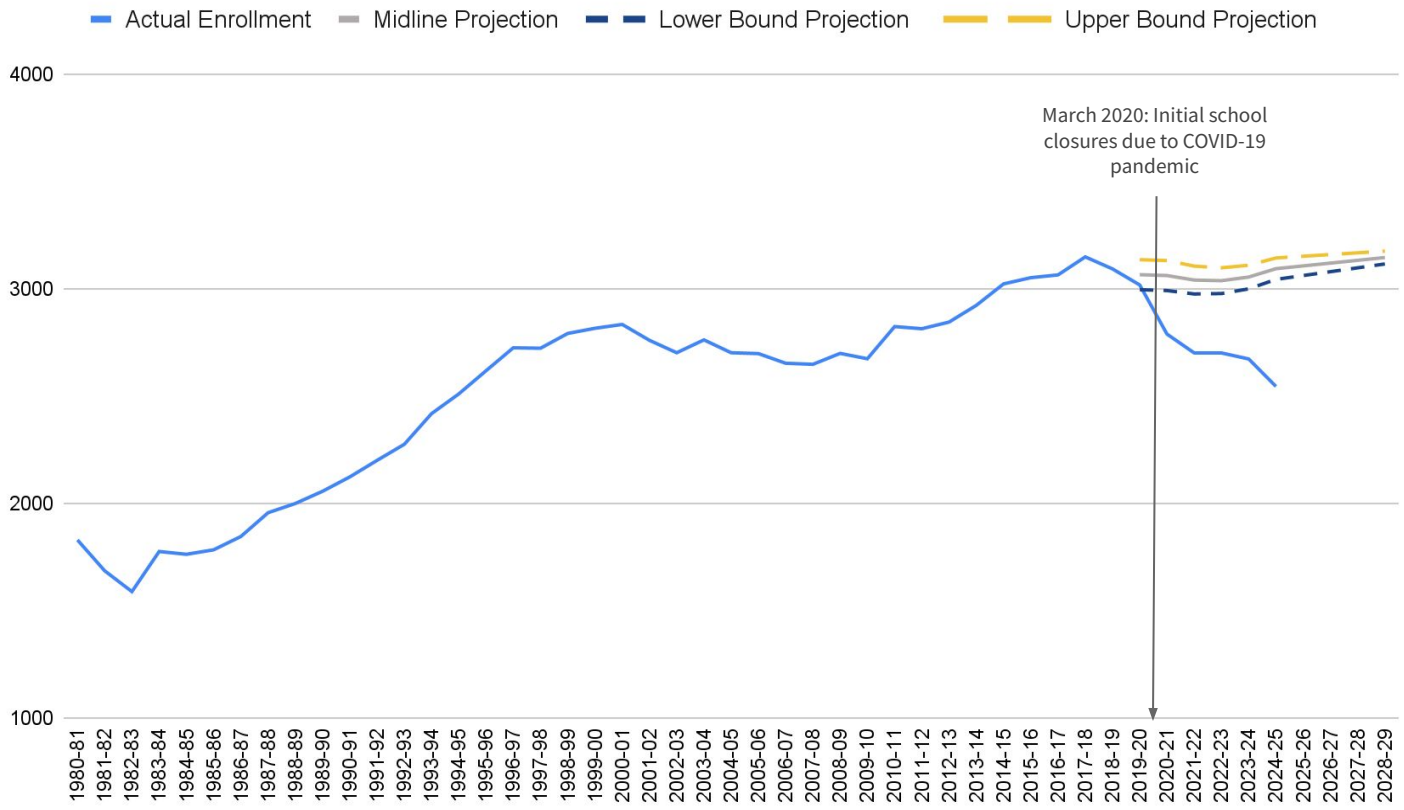

Year	Projection		Actual
2019-20	*3067*	*± 70*	**3019**
2020-21	*3063*	*± 70*	**2790**
2021-22	*3042*	*± 65*	**2702**
2022-23	*3039*	*± 60*	**2702**
2023-24	*3056*	*± 55*	**2674**
2024-25	*3095*	*± 50*	**2546**
2025-26	*3108*	*± 45*	
2026-27	*3121*	*± 40*	
2027-28	*3134*	*± 35*	
2028-29	*3147*	*± 30*	

Current Enrollment vs. Original MPAC Projections:
Elementary (K-5) 10 Year Projection

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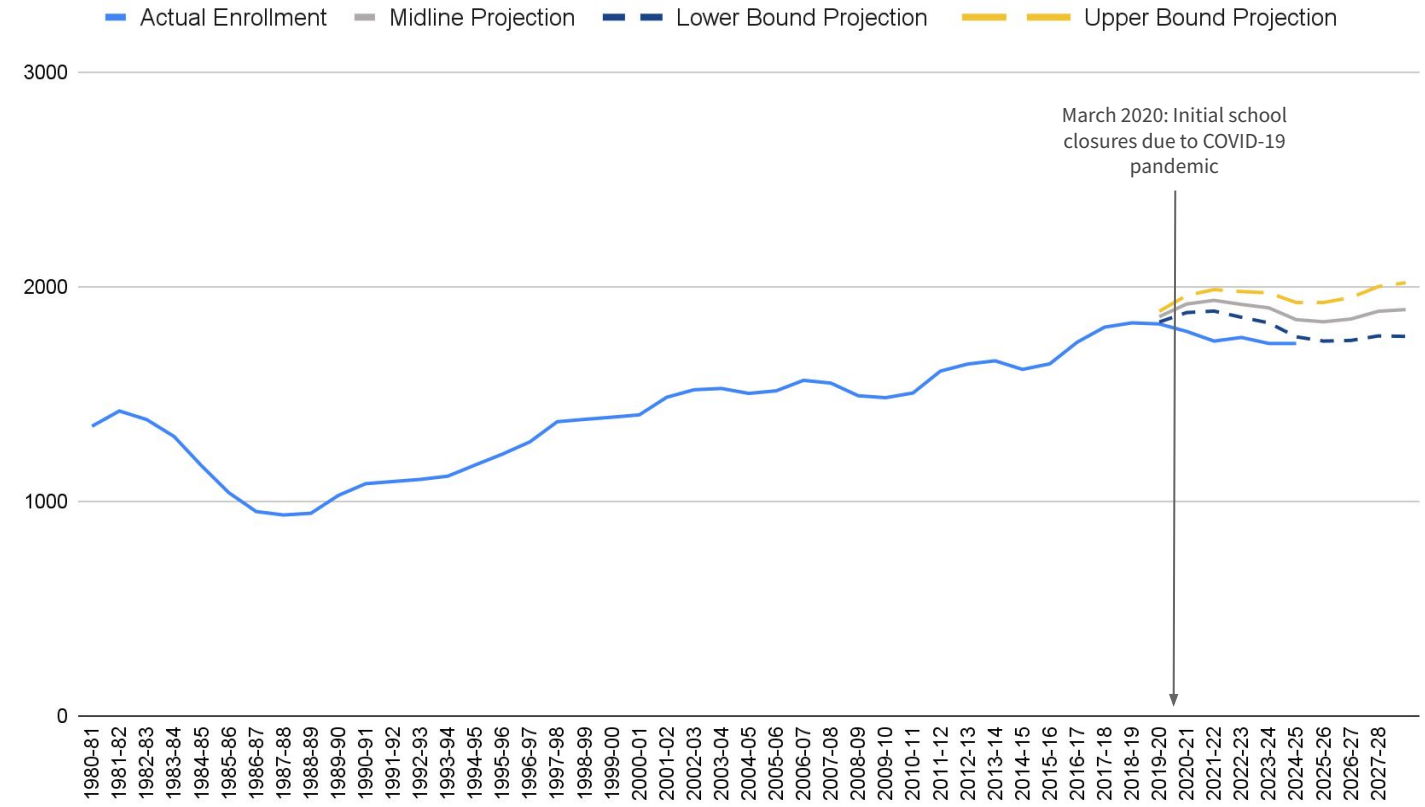

Year	Projection		Actual
2019-20	1862	± 25	**1828**
2020-21	1921	± 40	**1793**
2021-22	1938	± 50	**1748**
2022-23	1919	± 60	**1765**
2023-24	1903	± 70	**1737**
2024-25	1848	± 80	**1737**
2025-26	1838	± 90	
2026-27	1851	± 100	
2027-28	1887	± 115	
2028-29	1895	± 125	

Current Enrollment vs. Original MPAC Projections:
Middle (6-8) 10 Year Projection

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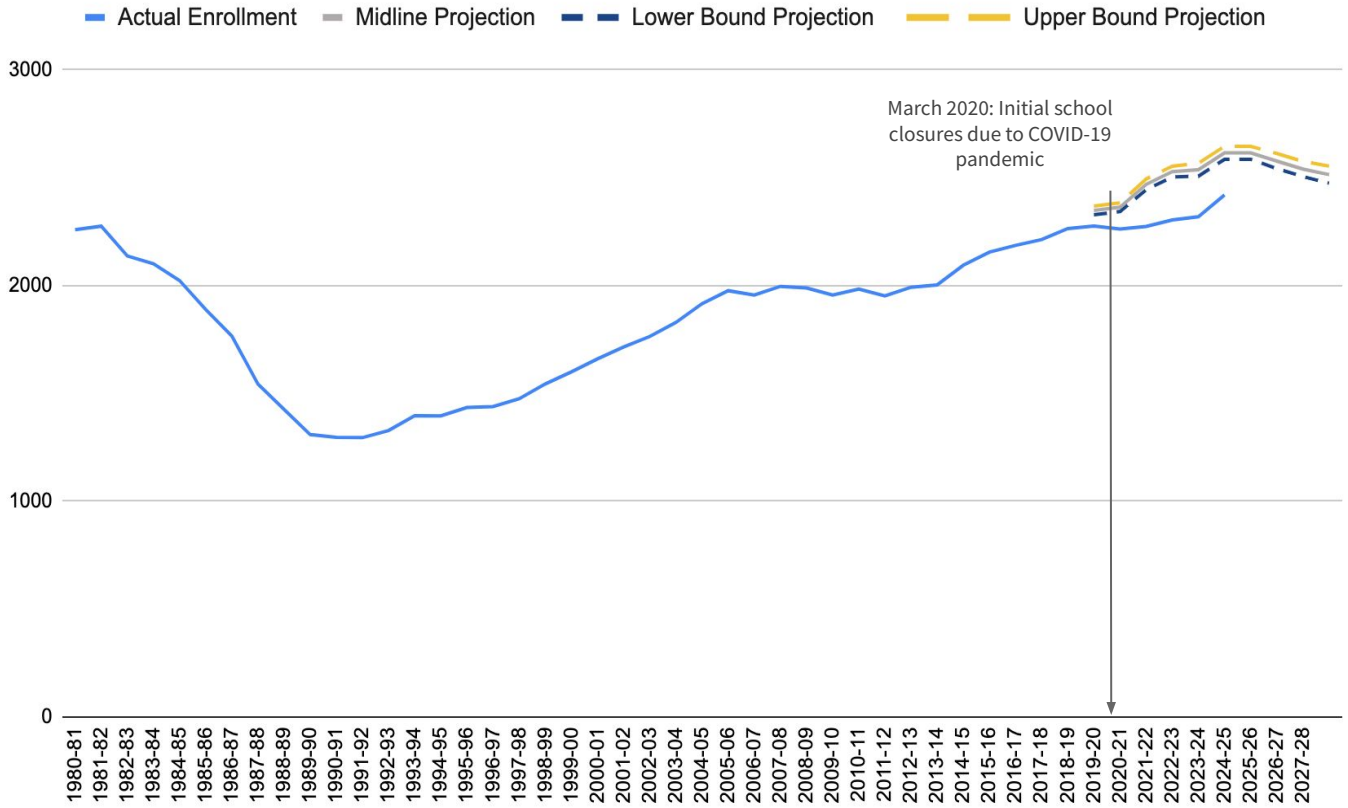

Year	Projection		Actual
2019-20	2347	± 20	**2275**
2020-21	2362	± 20	**2261**
2021-22	2468	± 25	**2273**
2022-23	2527	± 25	**2303**
2023-24	2536	± 30	**2318**
2024-25	2614	± 30	**2419**
2025-26	2614	± 30	
2026-27	2576	± 35	
2027-28	2539	± 35	
2028-29	2513	± 40	

Current Enrollment vs. Original MPAC Projections:
High School (9-12) 10 Year Projection

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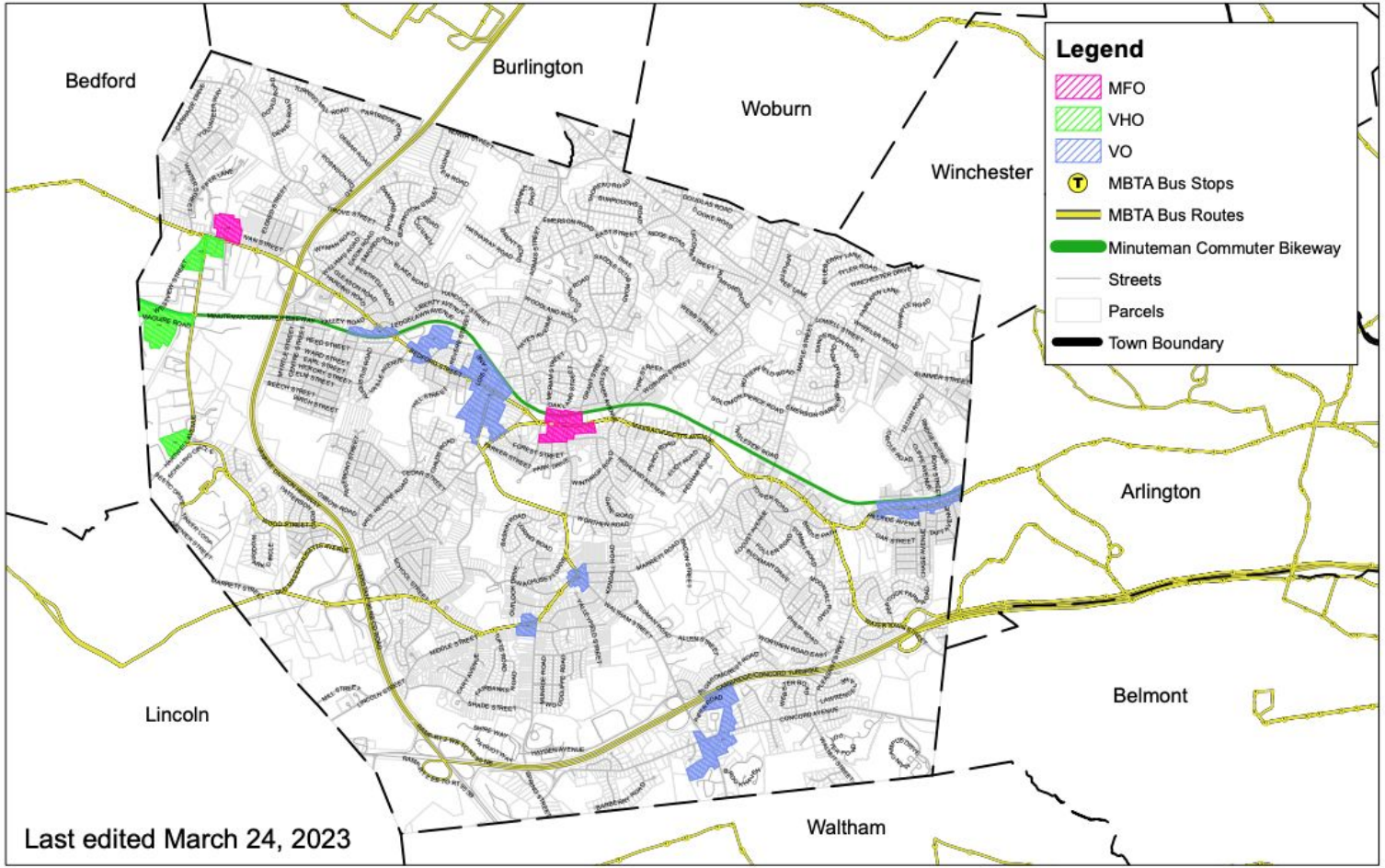
Multi-Family Zoning Requirements for MBTA Communities

- In 2020, the Zoning Act was amended by Legislature to promote the production of multifamily housing within walking distance of public transportation to address the severe regional housing shortage.l
- As a community serviced by the MBTA, Lexington was required to create by-right multi-family zoning (see here and here for more information)
- Overlay District Zoning was adopted by Annual Town Meeting on April 12, 2023 (see also next slide)

Village & Multi-Family Overlay Districts



Proposed and Approved Housing Development (as of October 30, 2025)

Location	# of Units of Existing Site	# of Total Units Proposed	Planning Board Review Current Status	School Assignment Areas (Map)	Current Est. Completion
28 Meriam St. & 32 Edgewood	2	10	Approved (as of 5/8/2024)	Fiske/Diamond	late 2025 - early 2026
89 Bedford Street	2	30	Approved (as of 8/14/2024)	Hastings/Diamond	late 2025 - early 2026
5-7 Piper Road	2	46	Approved (as of 10/9/2024)	Bowman/Clarke	2027
231 Bedford St	0	7	Proposal Before Planning Board	Estabrook/Diamond	
331 Concord Ave		200	Proposal Before Planning Board	Bowman/Clarke	
17 Hartwell Avenue	0	312	Proposal Before Planning Board	Estabrook/Diamond	
217, 229, 233, 241 Mass Ave	4	46	Proposal Before Planning Board	Harrington/Clarke	
185, 187-189 Bedford Street		25	Proposal Before Planning Board	Hastings/Diamond	
3,4,5 Militia Drive		319	Proposal Before Planning Board	Hastings/Diamond	
Other Known Housing Developments					
North & Lowell		40	Not Applicable	Fiske/Diamond	TBD

- 3 housing developments (86 units) have been approved so far, with completion expected between 2025 and 2027
- Potential of additional 909 units of housing across multiple projects currently under review
- 40 units of additional affordable housing also planned (Lexington Affordable Housing Trust)

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Housing development is one of a number of factors that may impact LPS enrollment.

Some common student enrollment questions that arise in the context of new housing development include:

1) How many students reside in similar existing housing developments?
2) How do enrollment rates vary by housing type (e.g. apartments vs. condominiums)?
3) How do enrollment rates vary by bedroom count?
4) Given current housing development plans, what might enrollment look like if prior student density rates within housing types/configurations were to occur again?

LPS is in the process of exploring these questions: A preliminary analysis

Preliminary review of student density (i.e. how many LPS students are present per housing unit) among a sample of housing developments in Lexington. So far we find…

- On average, we find that student density is higher in apartments than in condominium units.
- Student density rates vary by bedroom count and tend to be the highest in 3-bedroom housing units
- Suggests both housing type (apartment vs. condominium) and bedroom configuration are characteristics to be considered as we explore the potential impacts of new housing development on LPS enrollment.

How can this information helps us plan - For example:

- Among 756 potential new housing units across 5 developments for which we have bedroom counts -- potential for 417 units with 1 bedroom/studios, 272 units with 2 bedrooms and 67 with 3 bedrooms.
- When we multiply these bedroom configuration counts by historic student density rates for high school students based on bedroom count, we find a potential for 42 to 119 LHS students residing in these future housing units.
- This range can be use to supplement existing student enrollment projections (while also considering expected completion dates & location of housing)

All the while also keeping in mind - housing is but one of many factors driving enrollment

Preliminary 2025-2026 Enrollment Projections

Some notes about LPS Projections

You can read more about our general methodology here.

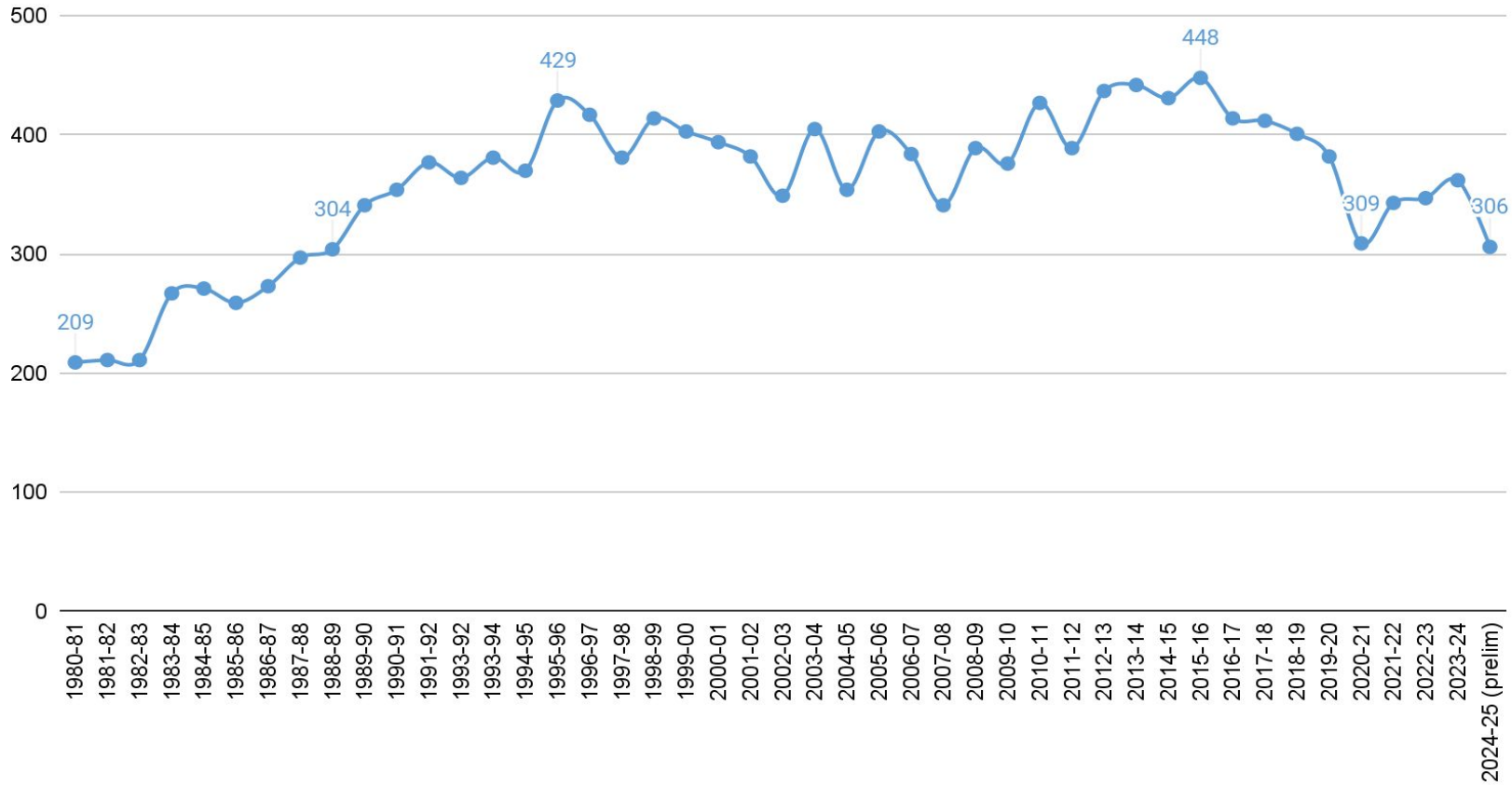
This round will also attempt to take into current housing information we current have as described here. *We will update these estimates as we process more enrollment and housing data.*

General limitations to keep in mind:

- Takes into account information (e.g housing development) we have currently; should be updated as we receive more information
- Regardless of model used, if new variables not present or accounted for in historical data are introduced (e.g. a global pandemic or other natural disaster, economic recession, significant housing changes) that have an impact on enrollment, enrollment projections based on this data are unlikely to hold.

These are preliminary projections

- Will be updated with final October 1 numbers
- Need to revisit confidence intervals
- Complete additional analysis of housing/enrollment information; use update students density rates
- Confirm any additional details we can about known housing developments



Kindergarten Enrollments Over Time

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	K->1	1->2	2->3	3->4	4->5	5->6	6->7	7->8	8->9	9->10	10->11	11->12
2014-15	1.100	1.064	1.054	1.042	1.061	1.047	1.011	1.034	0.969	0.996	1.004	1.027
2015-16	1.109	1.074	1.048	1.012	1.040	1.032	1.020	1.026	0.960	1.013	1.004	0.987
2016-17	1.100	1.052	1.065	1.067	1.067	1.059	1.044	1.037	1.002	1.013	0.991	1.002
2017-18	1.191	1.067	1.064	1.061	1.029	1.086	1.036	1.028	0.987	1.043	0.998	0.991
2018-19	1.133	1.032	1.049	1.047	1.025	1.042	1.011	1.016	0.972	1.023	0.993	0.995
2019-20	1.130	1.086	1.057	1.020	1.029	1.017	1.010	1.024	0.948	0.988	0.970	0.963
2020-21	1.068	1.060	1.000	0.989	0.984	0.984	0.977	1.000	0.935	0.987	0.985	1.008
2021-22	1.178	1.081	1.029	1.024	1.017	0.996	1.042	1.007	0.922	0.995	0.973	0.974
2022-23	1.175	1.124	1.082	1.075	1.031	1.046	1.042	1.056	0.980	1.026	0.987	0.993
2023-24	1.075	1.134	1.066	1.050	1.026	1.052	1.000	1.057	0.954	1.005	1.000	0.993
2024-25	1.122	1.062	1.028	1.014	1.042	1.061	1.014	1.035	0.987	1.032	1.027	1.008

A **progression rate** captures how many students in a given cohort progress to the next grade; can also be a helpful summary of the net impact of in- and out-migration and also used to build future projections.

- Value higher than 1 = cohort increasing in size
- Value lower than 1 = cohort decreasing in size

A look 2024-2025 progression rates:

- **Still seeing:** progression rates tend to be higher at the elementary level (K-5) & lowest progression rate at the 8 to 9 transition
- **Some recent shifts** higher progression rates in high school grades after 8 to 9 transition

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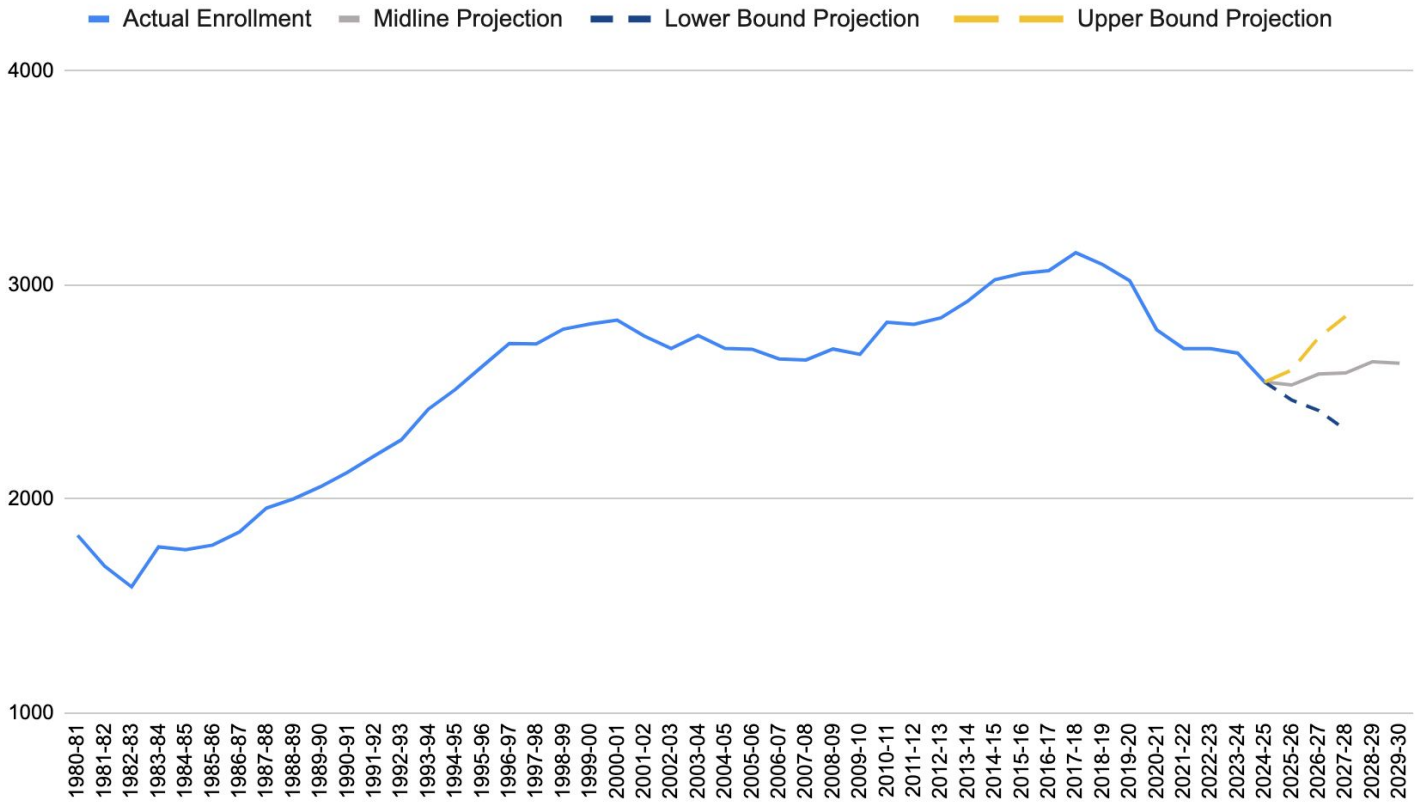

Year	Prelim Projection	
2025-26	2532	± *70*
2026-27	2583	± *170*
2027-28	2588	± *265*
2028-29	2641	± *TBD*
2029-30	2634	± *TBD*

Preliminary 2024-2025 **Elementary (K-5) 5 Year Projection**

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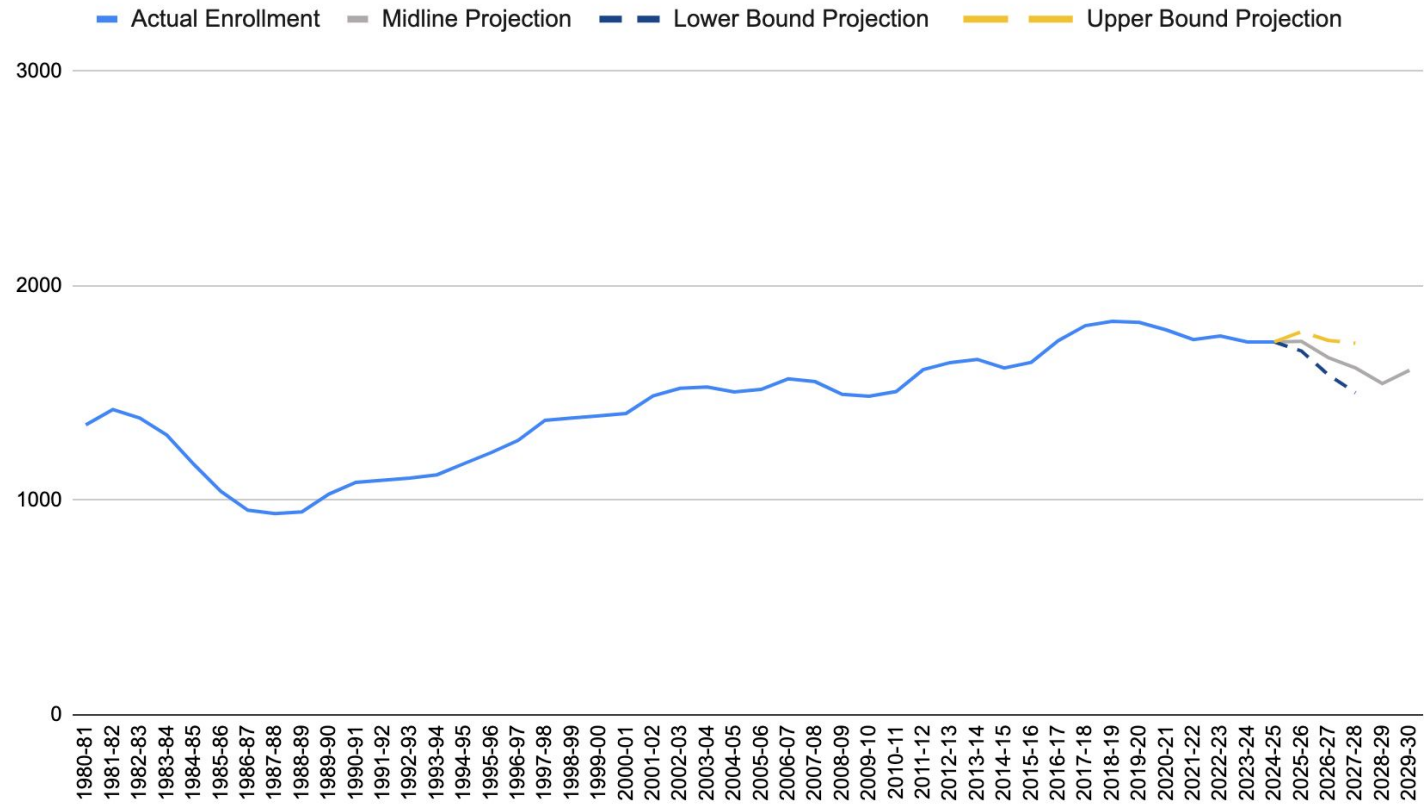

Year	Prelim Projection	
2025-26	1740	± *45*
2026-27	1664	± *80*
2027-28	1616	± *115*
2028-29	1543	± *TBD*
2029-30	1605	± *TBD*

Preliminary 2024-2025 **Middle (K-5) 5 Year Projection**

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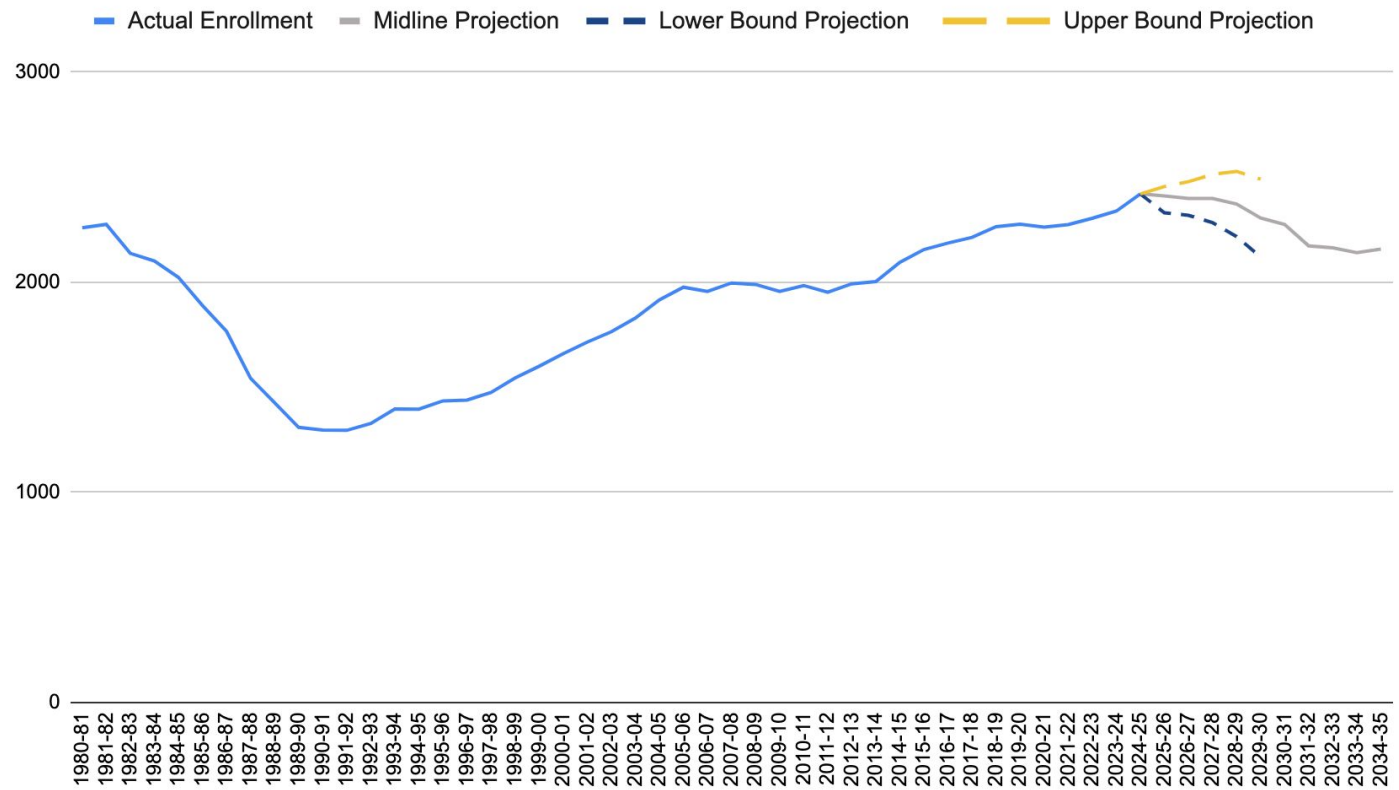

Year	Prelim Projection	
2025-26	2409	± *45*
2026-27	2397	± *80*
2027-28	2397	± *115*
2028-29	2371	± *155*
2029-30	2304	± *185*
2030-31	2274	± *TBD*
2031-32	2171	± *TBD*
2032-33	2162	± *TBD*
2033-34	2139	± *TBD*
2034-35	2156	± *TBD*

MSBA Enrollment Reconsideration Request

Preliminary 2024-2025 **High School (9-12) 10 Year Projection (WITHOUT Housing information)**

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Given…

Historic Student Density by Bedroom Count: 2008-2016 (Grades 9-12 Only)

	Average	Min.	Max
1-Bed	0.044	0.012	0.081
2-Bed	0.144	0.087	0.230
3-bed	0.246	0.205	0.341

And

# of BR	28 Meriam St. & 32 Edgewood (Exp. 2026)	89 Bedford Street (Exp. 2026)	5-7 Piper Road (Exp. 2027)	Total
1-Bed	0	0	17	17
2-Bed	7	18	24	49
3-bed+	3	12	5	20

	# of Potential Students		
	Low Estimate	Average Estimate	High Estimate
2026	5	7	11
2027	3	5	9

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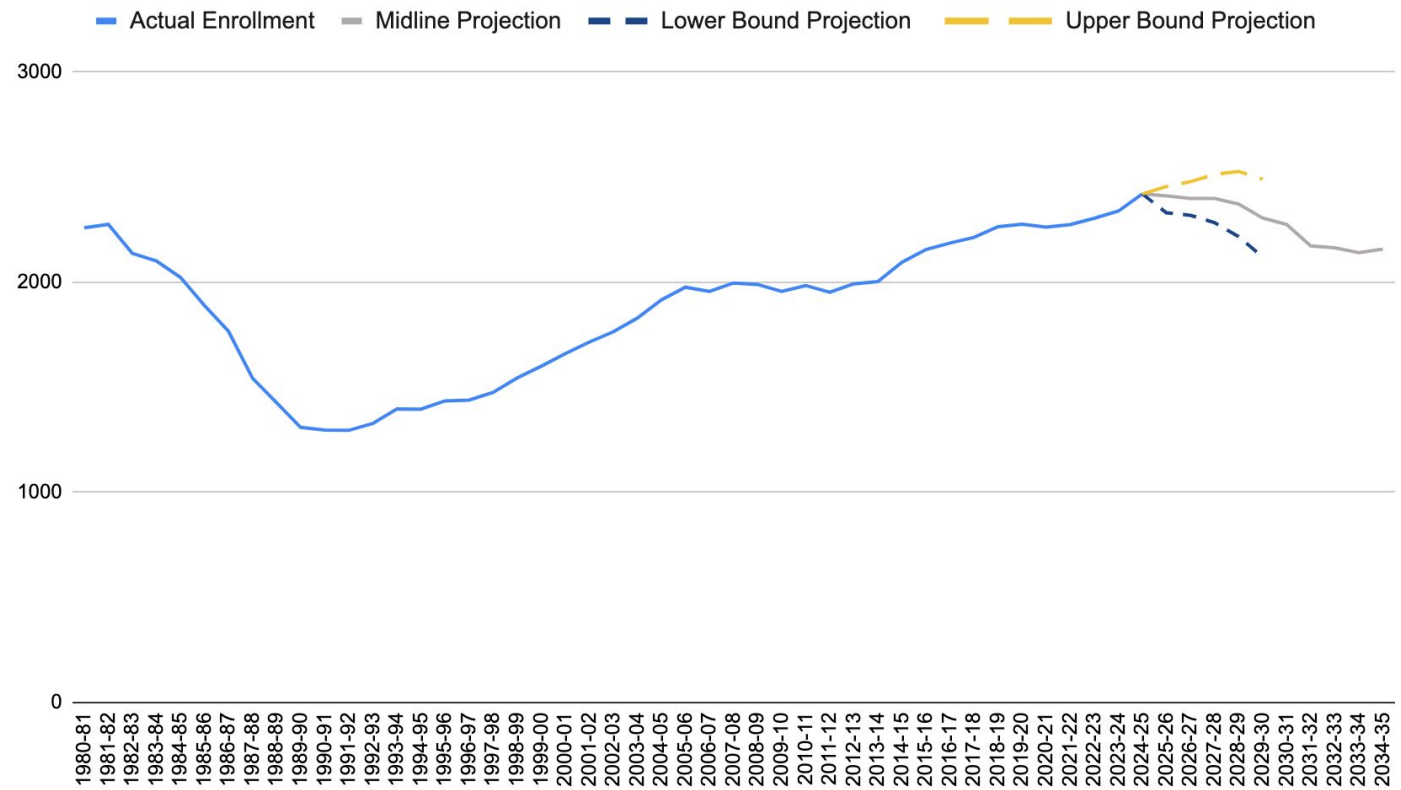

Year	Potential Add. Student	Prelim Projection	
2025-26		2409	± *45*
2026-27	5-11	2397	± *80*
2027-28	3-9	2397	± *115*
2028-29		2371	± *155*
2029-30		2304	± *185*
2030-31		2274	± *TBD*
2031-32		2171	± *TBD*
2032-33		2162	± *TBD*
2033-34		2139	± *TBD*
2034-35		2156	± *TBD*

Preliminary 2024-2025 **High School (9-12) 10 Year Projection (WITH Housing information)**

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Keeping in mind uncertainty - ways to cope while planning

- Ongoing monitoring that considers multiple points of data/information (e.g. continue to monitor housing development)
- Adjust any existing projections based on new information as needed (e.g. LPS revisits annual enrollment projections each year; Revisiting design MSBA Enrollment)
- Use longer term projections with caution, especially when conditions are shifting
- Proactively plan for multiple possible scenarios (i.e., lower than expected, as expected, and higher than expected enrollment) whenever possible (MBTA Zoning Bylaw Impacts & 3 Strategies in All Design Options; Updated 85% Utilization Rates)

Revisiting strategies to accommodate potential higher enrollment by each grade span described in the MPC Compendium

Additional Strategies by Level That We Considered

- Elementary
- Middle
- High School
- Blank Template

- Redistricting; Flexible School Assignment (Elementary & middle only)
- Increase class sizes
- Reconfigure grade levels (e.g. move 9th grade to middle school)
- Space mining; temporary repurposing existing space
- Portable or modular construction
- Permanent construction

Additional Strategies specific to the LHS Building Project

There are three primary strategies to alleviate enrollment pressure at new Lexington High School:

1. Maximizing the utilization rate to 95% yields space for approximately 500 more students.
2. Expansion into the 20,000 SF space designated for the Central Office yields space for approximately 300 more students.
3. Additional building expansion yields space for approximately 500 more students.

See here for more