

Planning for the Future



Orchard Farm School District
Enrollment Analysis
October 2025



RSP Quick Facts:

- o Founded in 2003
- o Professional educational planning firm
- o Expertise in multiple disciplines (GIS, Planning, Facilitation)
- o Over 20 years of planning experience
- o Over 80 years of education experience
- o Over 20 years of GIS experience
- o Projection accuracy of 97% or greater

RSP Recent Projects:

Belton School District

- o Enrollment Analysis, 2024/25

Lincoln County R-3 School District

- o Enrollment Analysis, 2024/25

Wright City R-2 School District

- o Enrollment Analysis, 2024/25

RSP Planning Team:

Robert Schwarz, CEO



- o Military, County, City, and School District Planner
- o University of Kansas – Master of Urban Planning (MUP)
- o American Institute of Certified Planners (AICP)
- o Certified Education Facilities Professional (CEFP)

Ginna Wallace, Planner

- o University of Kansas – Master of Urban Planning (MUP)
- o American Institute of Certified Planners (AICP)

RSP Clients:

Company was started with the desire and commitment to assist school districts in long-range planning. RSP has served over **130** clients in:

- | | |
|-------------|----------------|
| o Arkansas | o Nebraska |
| o Colorado | o North Dakota |
| o Iowa | o Oklahoma |
| o Illinois | o South Dakota |
| o Kansas | o Tennessee |
| o Minnesota | o Wisconsin |
| o Missouri | |

Our Partners:



MetroQuest



socialpinpoint



Poll Everywhere



esri

Partner Network
Silver



GEO MARVEL

Expectations



Indicates: Slide is a SIGNATURE SLIDE and illustrates most important variables in this unique analysis



Indicates: Variable contributes to student growth in forecasted model



Indicates: Variable contributes to student loss in forecasted model



Indicates: More information is available in the appendix (Hint: Click the symbol on the page to go to that page)

Timeline

Project timeline is a result of ensuring student data could represent as close as possible to the Official County Data with attributes that would allow RSP to forecast enrollment at a parcel level geography.

Findings

The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is based on data, data, and more data.

Study

This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).

Change

Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.

Facts

- ☐ The study does not provide specific information about which site would be best suited for a new facility or for that matter should the district build any new facility – this analysis is one portion of how to make that decision
- ☐ This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student
- ☐ Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment
- ☐ Student data does not include Preschool or 18-21 special education population. Enrollment best aligns with district Official Count Day data. Presented enrollment may vary from state-reported enrollment.

Discussion Points

1

Part 1: Enrollment & Demographics

- ☐ 100,000 Foot Perspective
- ☐ Sophisticated Forecast Model
- ☐ Past Enrollment and Cohort Changes
- ☐ Student Analysis Maps and Data

2

Part 2: Development & Growth Trends

- ☐ Demographic and Population Correlation Trends
- ☐ Student Yield Rate Analysis
- ☐ Housing Market Maps & Data
- ☐ Potential Growth Analysis

3

Part 3: Projections

- ☐ Past, Current, and Future Enrollment
- ☐ Building Level Projections
- ☐ Grade Level Projections

4

Part 4: Next Steps

- ☐ Facility Challenges and Solutions
- ☐ Next Steps and Key Considerations

5

Part 5: Appendix

- ☐ Additional Student Analysis Maps
- ☐ Definitions

Executive Summary

An overview of what is most notable for your school district, students, and community.

Enrollment projected to increase by about 380 students over the next 10 years:

- ❑ **Elementary enrollment to increase by about 55 students over the next 10 years**
- ❑ **Middle school enrollment to increase by about 30 students over the next 10 years**
- ❑ **Junior high school enrollment to increase by about 90 students over the next 10 years**
- ❑ **High school enrollment to increase by about 205 students over the next 10 years**

Building capacity was provided by the district and analyzed in regard to projected enrollment.

Capacity challenges are forecasted to be experienced in the next five years at:

- ❑ **Discovery Elementary (2030/31 utilization of 106.8%)**
- ✓ *To be addressed with the opening of Two Rivers Elementary in 2026/27*

Capacity challenges are forecasted to be experienced in the next ten years at:

- ❑ **Orchard Farm High (2035/36 utilization of 104.3%)**
- ✓ *Consideration should be given to different ways to address future high school challenges*

Planned residential and economic growth are main drivers to future enrollment growth:

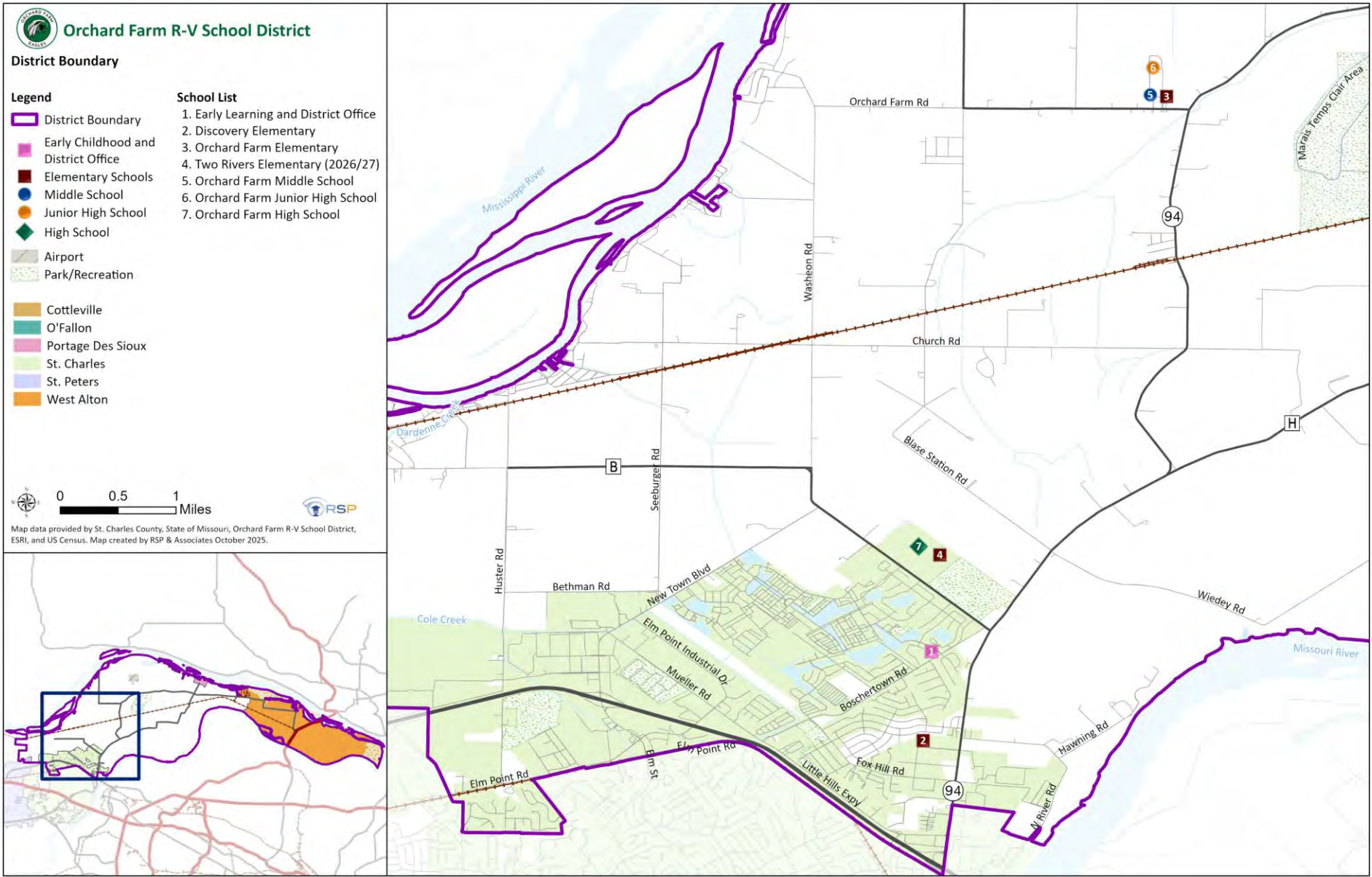
- Over 2,400 units identified for potential development within the next 10+ years
- Speed of residential development activity has slowed down recently, but yield rates remain stable signaling future growth although it may be slower
- Long-term growth areas was identified around the High School but is contingent on infrastructure expansion and developer interest
- Planned industrial growth and livability projects continue to support population growth into the New Town area

Part 1:

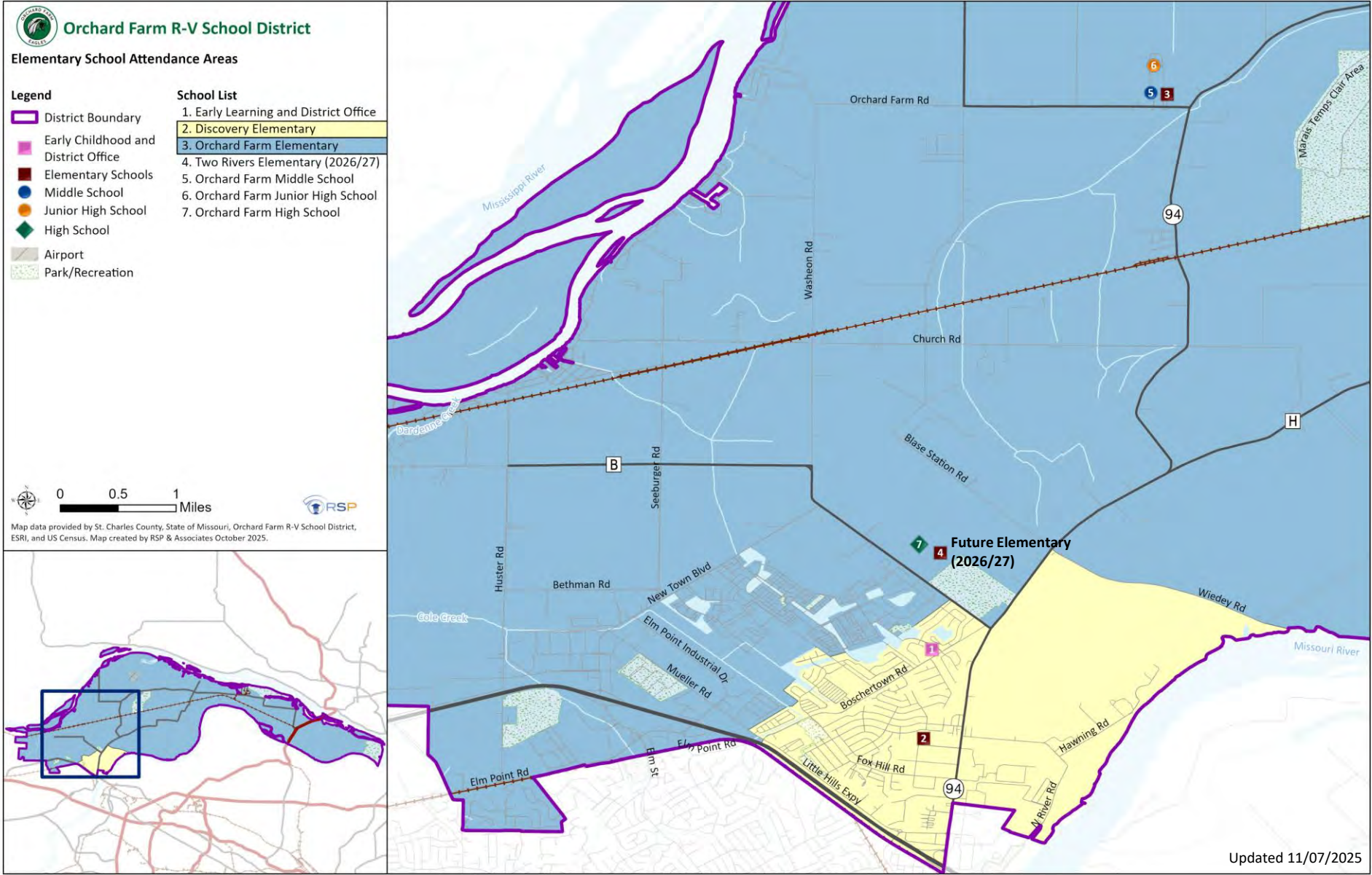
Past Enrollment and Demographics



District Boundary and City Limits Map



Elementary Boundary Map

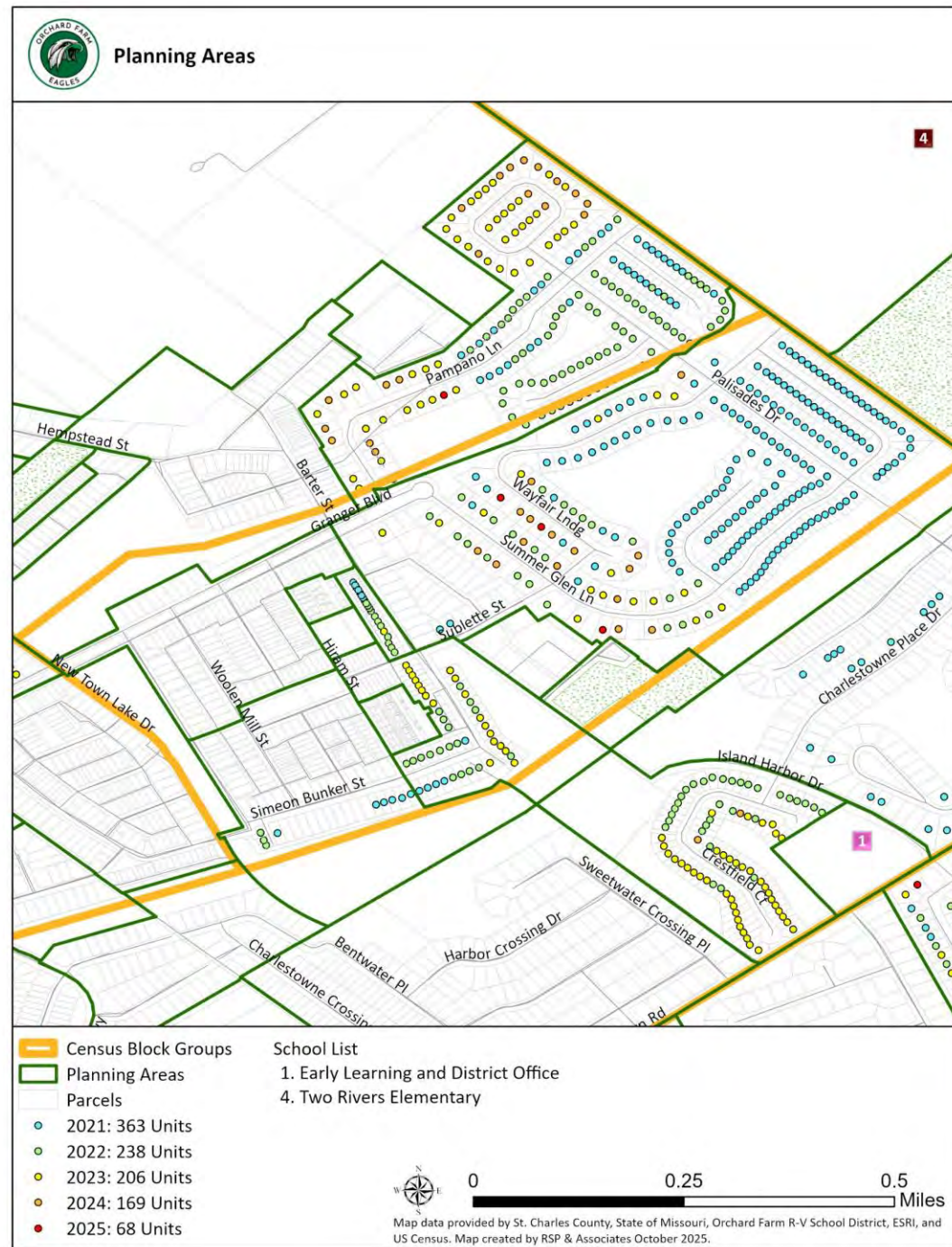


RSP Planning Areas

Map Details

- Census Block Groups: **Yellow Line**
- RSP Planning Areas: **Green Lines**
- RSP analyzed over **120** Planning Areas in this study
- Planning Areas are more detailed than census block groups, enhancing the statistical connection between student populations and geography.
- Planning Areas are created using multiple factors:
 - Census block groups and city geographies
 - Land use patterns and residential density
 - Natural and manmade features
 - School attendance boundaries
- Each Planning Area has a unique profile influenced by factors (housing value, square footage, year built, proximity to amenities).
- By using planning areas, RSP can more accurately model enrollment, yield rates, and student distribution, linking demographic and housing indicators to student population trends.

Main Takeaway: The map provides context to how RSP analyzes change in a smaller geographic level.



Sophisticated Forecast Model

Built-Out

$$S_{c, t, x} = S_{c-1, t-1, x} * GC$$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in the School District
- c = Grade level
- t = Time (years)
- GC = Growth component either modeling enrollment increase or decrease based on historical information, expressed as a real number

Developing

$$S_{c, t, x} = S_{c-1, t-1, x} + (BP_{t, x} * R_{c, x})$$

$$\text{Where: } BP_{t, x} = \left(\frac{(CP_x) (BT_x) (A_x)}{\sum x (CP_x) (BT_x) (A_x)} \right) * CT$$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in School District
- c = Grade level
- t = Time (years)
- BP = Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
- R_{c, x} = Student Enrollment ratio of cohort c in planning area x
- CP = Capacity of a planning area as expressed by available housing units
- BT = Building history trend of planning area
- A = An index which models the likelihood of development
- CT = Building permit control total forecast

The SFM is...

- o a social science... not an exact science; it identifies behavior trends to determine the propensity of them to be recreated
- o valuable in how our team created and analyzes the geography at a planning area level for any commonality which while help produce an accurate forecast

Some variables examined for each planning area (but not limited to) are...

- o natural cohort (district data)
- o planning area subdivision lifecycle (a RSP variable)
- o the value of homes (county assessor data)
- o type of residential units like single-family, multi-family, townhome, mobile home, etc. (county assessor data)
- o year units were built
- o estimated female population (census data)
- o estimated 0-4 population (census data)
- o existing land use (county and city data)
- o future land use (county and city data)
- o capital improvement plan (county and city data)
- o future development (county and city data)
- o in-migration of students (district data) & out-migration of students (district data)

This is the **central focus** of everything RSP does.

The model is based on what is happening in a school district. The best data is statistically analyzed to provide an accurate enrollment forecast. The District will be able to use RSP's report and maps to better understand demographic trends, school utilization, and the timing of construction projects.

Each variable is analyzed as an indicator of the future student population:



Indicator of Student Growth



Indicator of Student Loss

Understanding the Model

RSP Recommended to continually monitor the following indicators:

Enrollment may decrease more than forecasted if...	Enrollment may increase more than forecasted if...
⊖ Decreasing share of live births	⊕ Increasing share of live births
⊖ Current housing stock does not re-green (continues to age)	⊕ Current housing stock re-greens (turns over)
⊖ Housing development experiences minimal potential growth	⊕ Housing development experience more potential growth
⊖ Economic indicators challenge the ability for new homeowners and affordability aspects of the district	⊕ Economic indicators improve the ability for new homeowners and the affordability aspects of the district
⊖ Demographic shifts in community and/or surrounding communities	⊕ Demographic shifts in community and/or surrounding communities
⊖ Incoming Kindergarten class smaller than outgoing senior class	⊕ Incoming Kindergarten class larger than outgoing senior class

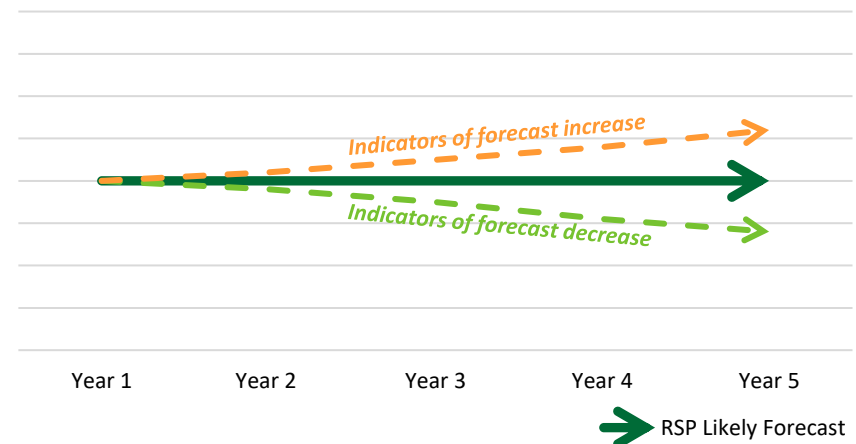
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

- These factors are not all positive or negative. Each have a different impact on future outlooks.
- State education policy change may impact enrollment outlook. This analysis assumes policies will continue as they currently operate throughout the projection time frame.
- It is important to continue to monitor these factors – RSP modeling attempts to find the most likely outcome:

The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Example of Forecast Evolution



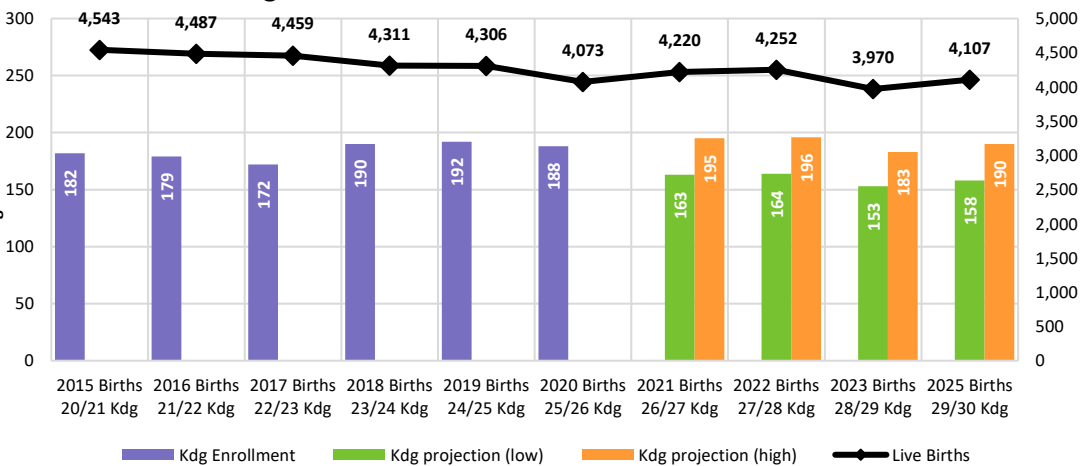
Birth Rate Information

St. Charles County, MO and Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	% Kdg of Live Births
2009	4,657			2014/15	161	3.5%
2010	4,596	-61	-1.3%	2015/16	136	3.0%
2011	4,539	-57	-1.2%	2016/17	156	3.4%
2012	4,439	-100	-2.2%	2017/18	140	3.2%
2013	4,548	109	2.5%	2018/19	150	3.3%
2014	4,539	-9	-0.2%	2019/20	169	3.7%
2015	4,543	4	0.1%	2020/21	182	4.0%
2016	4,487	-56	-1.2%	2021/22	179	4.0%
2017	4,459	-28	-0.6%	2022/23	172	3.9%
2018	4,311	-148	-3.3%	2023/24	190	4.4%
2019	4,306	-5	-0.1%	2024/25	192	4.5%
2020	4,073	-233	-5.4%	2025/26	188	4.6%
2021	4,220	147	3.6%	2026/27	163	195
2022	4,252	32	0.8%	2027/28	164	196
2023	3,970	-282	-6.6%	2028/29	153	183
2024	4,107	137	3.5%	2028/30	158	190
3-Year Average	4,109.7	-38				
3-Year Weighted Average	4,085.5	-20.2				

Source: Missouri Department of Health, CDC Wonder 2024, and Orchard Farm R-V School District

Live Births V.S. Kindergarten Students 5 Year Later



Source: Missouri Department of Health, CDC Wonder 2024, and Orchard Farm R-V School District

Observations:

- Tracks the number of live births and the corresponding number of kindergarten students in Orchard Farm Schools five years later
- The number of live births have been decreasing. This is consistent with national and state trends.
 - 3-year average of 34 less live births per year
- Orchard Farm has a range of 3% to 4.6% of county live births enrolled in kindergarten five years late
 - Kindergarten enrollment has varied between 136-192 students per year
- The decline in live births will likely make it **more difficult to grow**, however the increasing market share of live births may offset or delay these trends in the coming years
- Looking ahead, the ability to increase Kdg class sizes will **largely depend on the district's capacity to enroll at least 4.6% of area births or more**—a threshold that may require targeted outreach, early engagement, or competitive programming to attract families.

Main Takeaway: The decline of live births can potentially result in smaller kindergarten classes. To keep similar or greater enrollment, the district will need to experience an increase in the market share of future kindergarten students. RSP recommends continuing to monitor this variable for more understanding on demographic trends as propensity of county live births enrolling in the District.

Past Enrollment by Grade

MISSOURI SCHOOL DISTRICT - Dept of Education

Enrollment By Grade

Year	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	K-12		
														Total	Change	% Change
2015/16	136	166	168	136	134	137	147	129	140	150	111	141	99	1,794	64	3.7%
2016/17	156	135	162	162	134	137	136	142	130	137	147	110	139	1,827	33	1.8%
2017/18	140	166	141	160	170	137	150	130	146	124	146	152	114	1,876	49	2.7%
2018/19	150	141	165	149	168	168	147	152	125	157	124	140	141	1,927	51	2.7%
2019/20	169	156	145	167	152	171	162	151	149	135	159	121	122	1,959	32	1.7%
2020/21	182	178	153	142	164	159	172	173	147	155	146	147	122	2,040	81	4.1%
2021/22	179	184	183	159	155	156	170	181	173	150	164	136	152	2,142	102	5.0%
2022/23	172	187	183	172	169	162	154	166	186	181	152	155	148	2,187	45	2.1%
2023/24	190	176	178	193	182	174	167	160	179	185	186	144	149	2,263	76	3.5%
2024/25	192	192	189	187	203	189	178	177	162	177	196	191	152	2,385	122	5.4%
2025/26	188	187	193	188	188	205	180	182	187	173	187	187	185	2,430	45	1.9%

Source: Missouri Department of Education and Orchard Farms School District (2015/16 to 2025/26)

Observations:

- Enrollment has increased from 1,794 to 2,430 students over the past 10 years **(+35%)**
 - The district experienced its largest single-year **increase** between 2023/24 to 2024/25, with a gain of 122 students (+5.4%)
- The graduating senior class is smaller than the incoming Kindergarten class which tends to **increase total enrollment**
 - Largest K-12 class in 2025/26: **5th grade with 205 students**
 - Smallest K-12 class in 2025/26: **9th grade with 173 students**
 - Elementary grades have consistently held higher enrollment totals than high school grades, signaling a potential upcoming enrollment increase as larger cohorts move up
- 2025/26 enrollment is **2,430 students** (K-12)
 - Represents an increase of +390 students from 2020/21, and an increase of +45 students from 2024/25
 - The increase of 45 students from last year marks a notable rebound, driven by larger incoming lower grade cohorts

Main Takeaway: There has been steady growth the past three years, with increases of 45-125 K-12 students (11.1%). At this growth rate, the district should surpass **2,500 total students by 2027/28**.

Cohort Student Change

Enrollment Grade Change

From	To	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	K-12	
		1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2015/16	2016/17	-1	-4	-6	-2	3	-1	-5	1	-3	-3	-1	-2	33	1.8%
2016/17	2017/18	10	6	-2	8	3	13	-6	4	-6	9	5	4	49	2.7%
2017/18	2018/19	1	-1	8	8	-2	10	2	-5	11	0	-6	-11	51	2.7%
2018/19	2019/20	6	4	2	3	3	-6	4	-3	10	2	-3	-18	32	1.7%
2019/20	2020/21	9	-3	-3	-3	7	1	11	-4	6	11	-12	1	81	4.1%
2020/21	2021/22	2	5	6	13	-8	11	9	0	3	9	-10	5	102	5.0%
2021/22	2022/23	8	-1	-11	10	7	-2	-4	5	8	2	-9	12	45	2.1%
2022/23	2023/24	4	-9	10	10	5	5	6	13	-1	5	-8	-6	76	3.5%
2023/24	2024/25	2	13	9	10	7	4	10	2	-2	11	5	8	122	5.4%
2024/25	2025/26	-5	1	-1	1	2	-9	4	10	11	10	-9	-6	45	1.9%
3-Year Average		0.3	1.7	6.0	7.0	4.7	0.0	6.7	8.3	2.7	8.7	-4.0	-1.3	81.0	3.6%
3-Year Weighted Average		-1.2	3.3	4.2	5.5	4.2	-2.3	6.3	7.8	4.7	9.5	-4.2	-1.3	75.8	3.3%

Source: Missouri Department of Education and Orchard Farms School District (2015/16 to 2025/26)

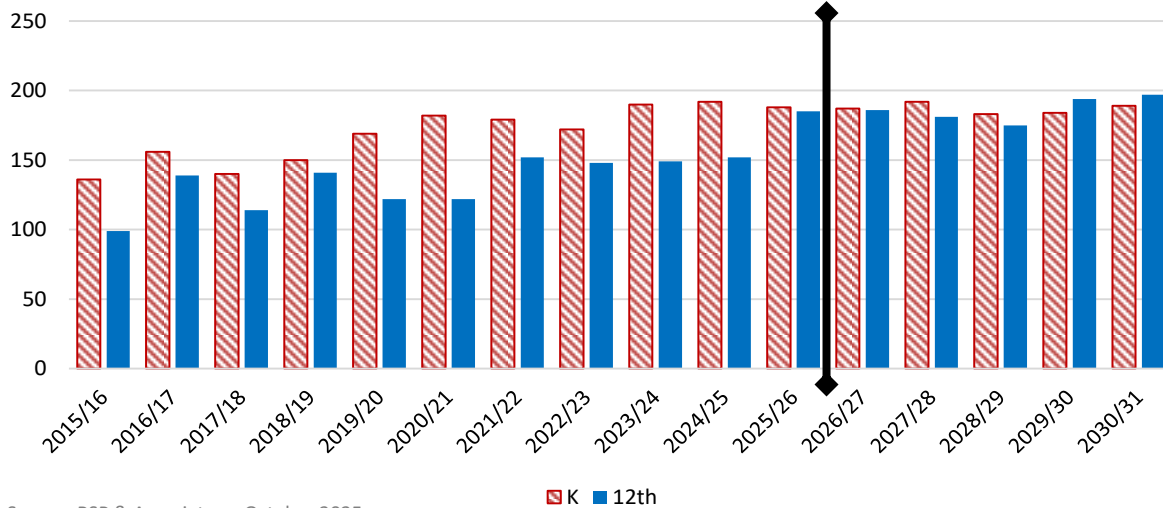
Observations:

- o Largest 3-year average K-12 class cohort increase: **9th to 10th grade with +8.7 students**
 - Greater cohort growth into the high school grades is likely due to draw of secondary programming
- o Largest 3-year average K-12 class cohort decrease: **10th to 11th grade with -4.0 students**
 - Upper high school classes tend to decrease slightly likely due to early graduations, credit recovery, dropouts, etc.
- o Overall percent change from the previous year of **+1.9% (K-12 total increase of 45 students)**
 - Instructional Modality will have to be monitored to determine if the students who are not attending the district still reside in the district and if or how many return to receive services in the future years
- o With consistent positive cohort increases year to year at the Kdg to 10th grade level (+24 students from last year), lower grades can continue to **grow large enough to more than offset the graduating classes**

Main Takeaway: With **consistent cohort growth** across grade levels, classes become larger as they progress through the system, increasing enrollment over time.

Grade Size Comparisons

Kindergarten and 12th Grade Size



Source: RSP & Associates – October 2025

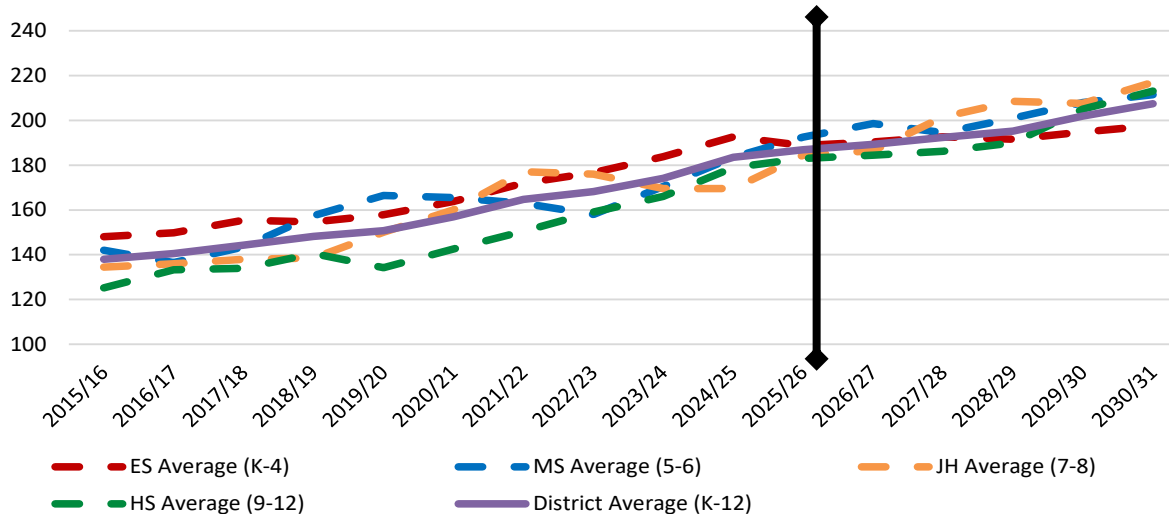
K and 12th Grade Comparisons:

- Current 12th grade class is 3 students smaller than the current Kindergarten class
- Smaller exiting grades make it easier for growth to occur (when smaller grades move out, they are more than fully replaced by the kindergarten class)
- Comparing the past five year to the next 5 years:
 - The Kdg class is projected to remain stable and average around **187 students**
 - The 12th grade class is projected to **increase** to average **187 students**

Average Grade Sizes

- The average middle school grade is 10 students larger than the average high school grade
- Over the past 5 years, all grade levels have continue to increase - the most amount of growth has occurred at middle school (+18.1%) level and high school (+21.6%) levels
- Over the next 5 years:
 - Elementary and middle school grades are projected to continue to increase **(+4.7% and +9.9%)**
 - Junior high and high school grades are projected to increase the most **(+17.6% and +16.4%)**

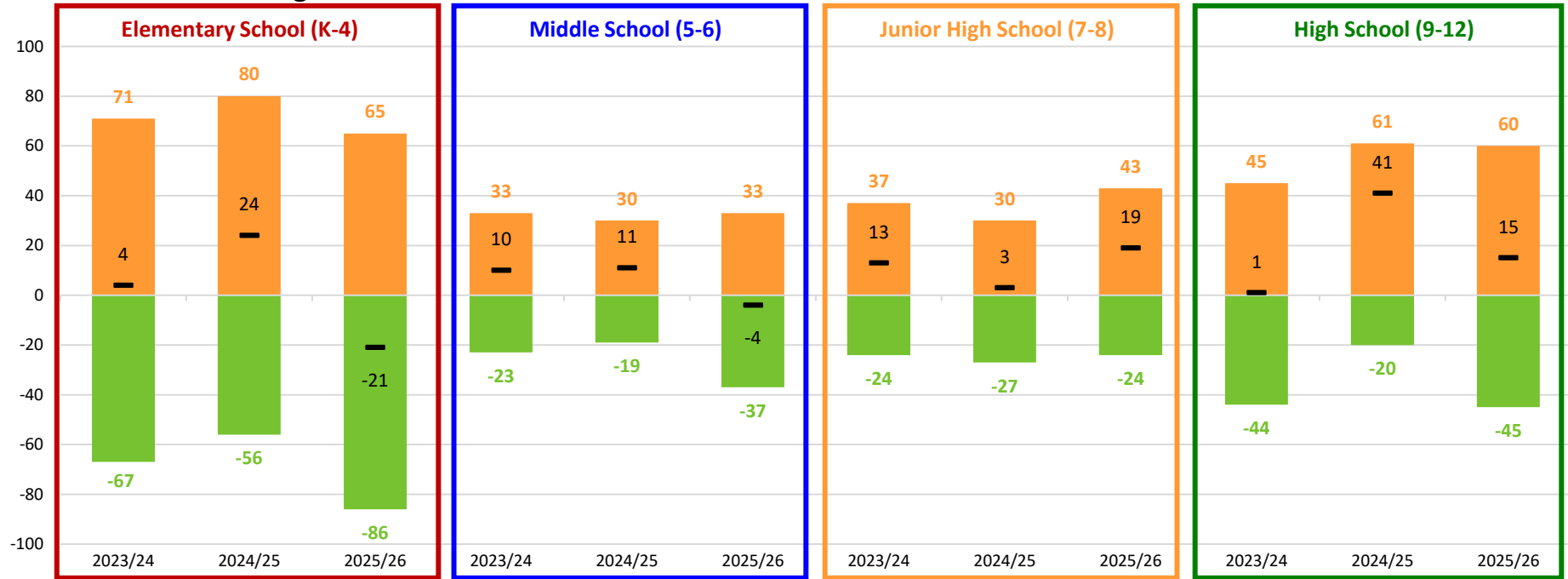
Grade Size Comparison



Source: RSP & Associates – October 2025

3-Year Student Migration Trend

Student In V.S. Out Migration



Source: Orchard Farm School District and RSP

■ In-Migration ■ Out-Migration — Net Change

Out-Migration: Shows number of students in grade K to 11th that were attending the District in the previous year, but are not attending the District in the current year.

In-Migration: Shows number of students in grade 1st to 12th that are attending the District in the current year, but were not attending the District in the previous year.

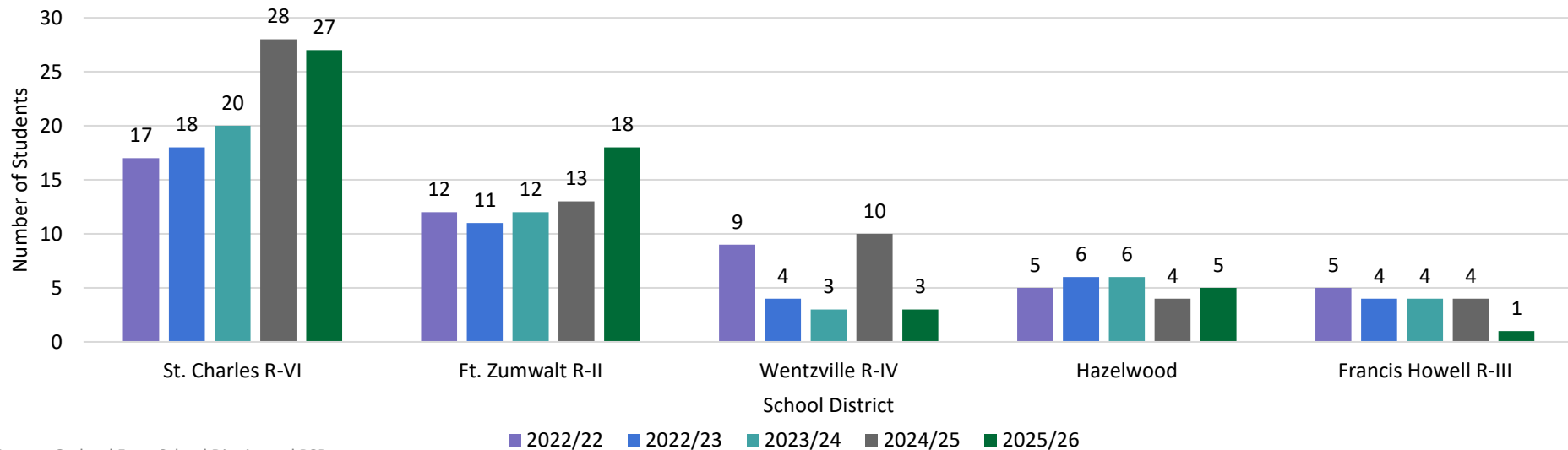
Observations

- Across all three years, the district consistently gains more students than it loses, resulting in an annual net growth of students
 - Total Net Change in 2023/24: **+28** students
 - Total Net Change in 2024/25: **+79** students
 - Total Net Change in 2025/26: **+9** students
- Positive net migration demonstrates the district continues to attract more new students
 - Elementary grades experience the highest levels of both in- and out-migration activity
 - Out-migration remains relatively stable year-to-year, suggesting consistent transfer patterns

Main Takeaway: Student transfers continue to trend favorably. The district has maintained a **positive net gain** of incoming students each of the last three years.

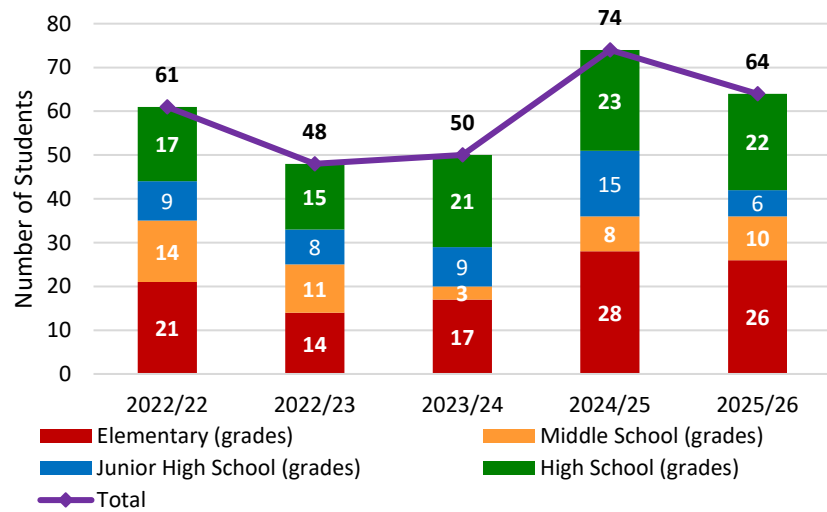
Out of District Student Analysis

Out of District Students by Year and Residing School District



Source: Orchard Farm School District and RSP

Total Out of District Students by Year



Source: Orchard Farm School District and RSP

Observations

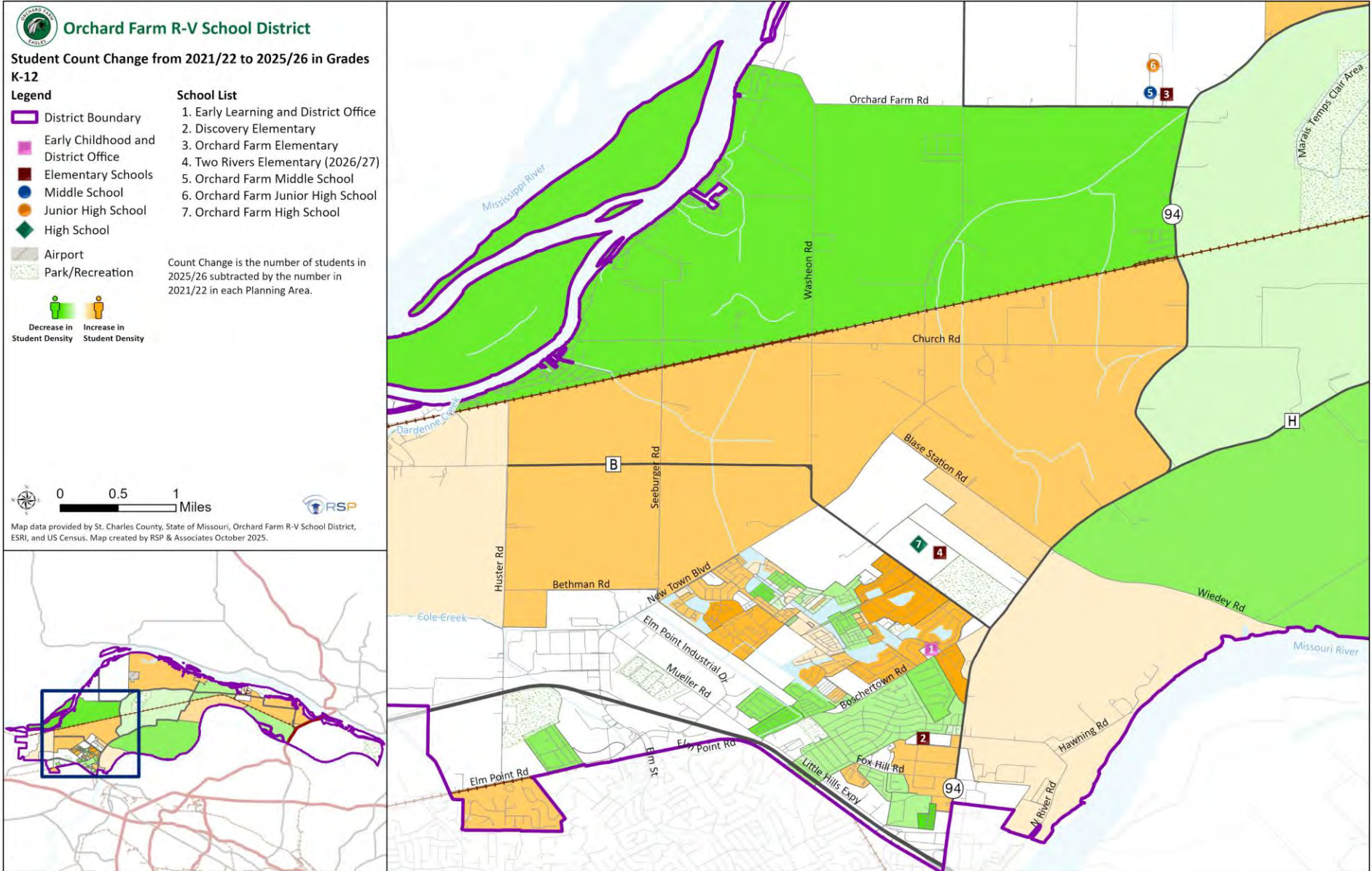
- Out of district enrollment decreased from last year
- 64 total students reside out of the district boundary
- St. Charles R-VI tends to contribute the largest share of out of district students

Notes:

- Analysis includes the number of students RSP has geocoded residing out of the district boundary
- It may not align with district totals of out-of-district transfers, but provides count of students with addresses outside of the district at the time of Official Count provided data
- Some out of district students may be staff children, McKinney-Vento, other state programs, etc.

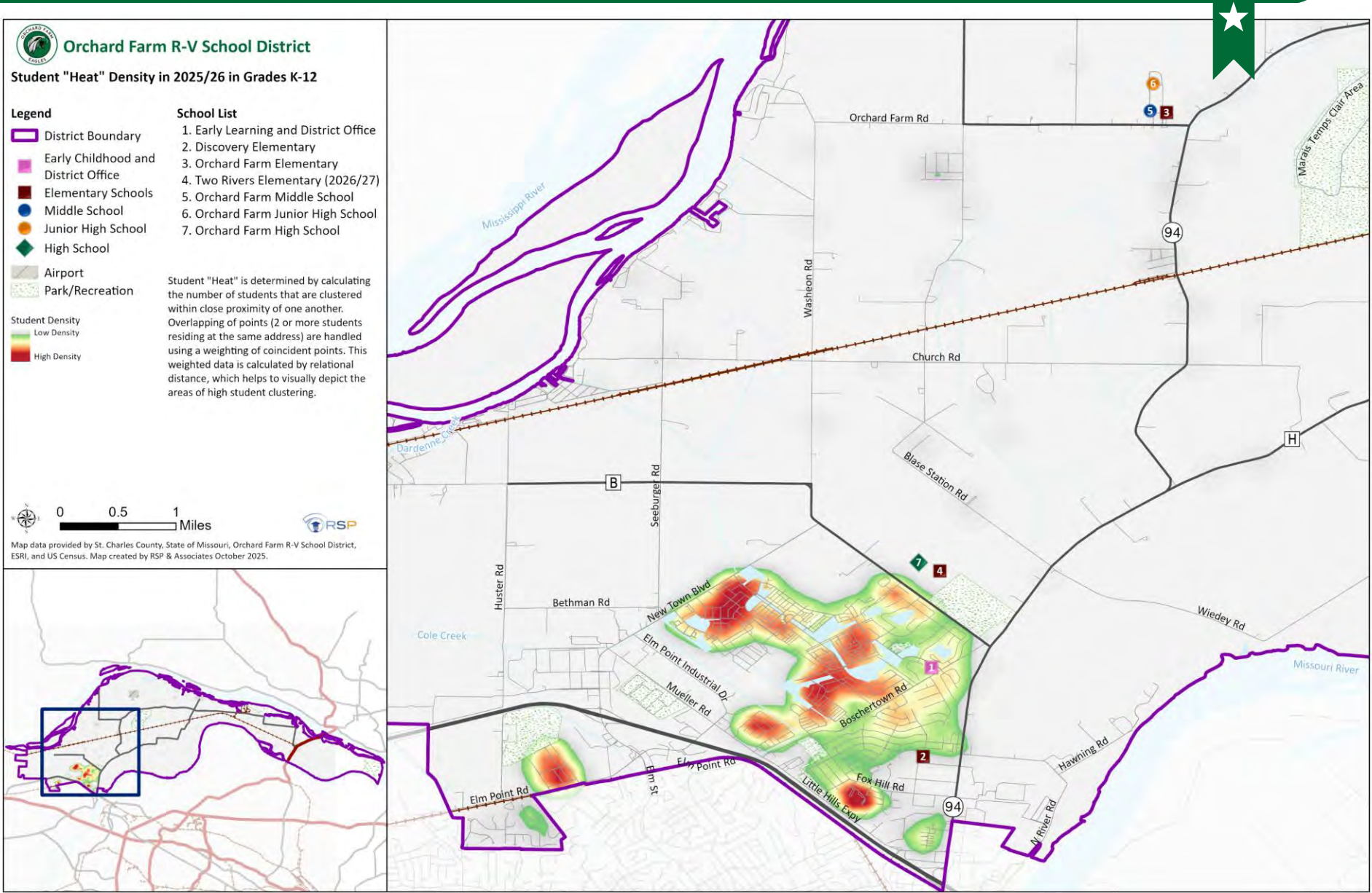
Main Takeaway: With potential changes to Open Enrollment, it is important to monitor the current market share of out of district students to better understand changes in student choices.

K-12 Student Count Change Map



Main Takeaway: Count Change may fluctuate each year impacting the potential enrollment – an area will not always increase or decrease.

K-12 Student Heat Density Map



Enrollment Observation and Conclusion



- o RSP & Associates monitors over 120 planning areas for demographic, development, and enrollment data sets



- o Live births in St. Charles County has been decreasing – *indicator of student loss*
 - There has been a 10% decrease in number of live births over the past ten years
 - The kindergarten class decreased this year but still represents the highest market share of live births in 12 years



- o District enrollment increased by 45 students from last year – *indicator of student growth*
 - The past ten years, enrollment has increased year to year
 - Most grade levels increase as they work their way through the system



- o Graduating senior classes are smaller in size than the incoming kindergarten classes – *indicator of student growth*
 - Elementary and middle school grades are projected to continue to increase (+4.7% and +9.9%)
 - Junior high and High school grades are projected to increase the most (+17.6% and +16.4%)



- o District has more students migrating into the district than out for the past 9 years – *indicator of student growth*
 - Greatest net growth of migration trends tends to be at the high school level
 - Out of district enrollment trends should continually be analyzed as change to open enrollment policy have impact on enrollment outlook.



- o Greatest student density located around the New Town Home development – *indicator of student growth*
 - Other pockets of high student density tend to be linked to affordability of units (apartments, mobile home)

Conclusion of Section:

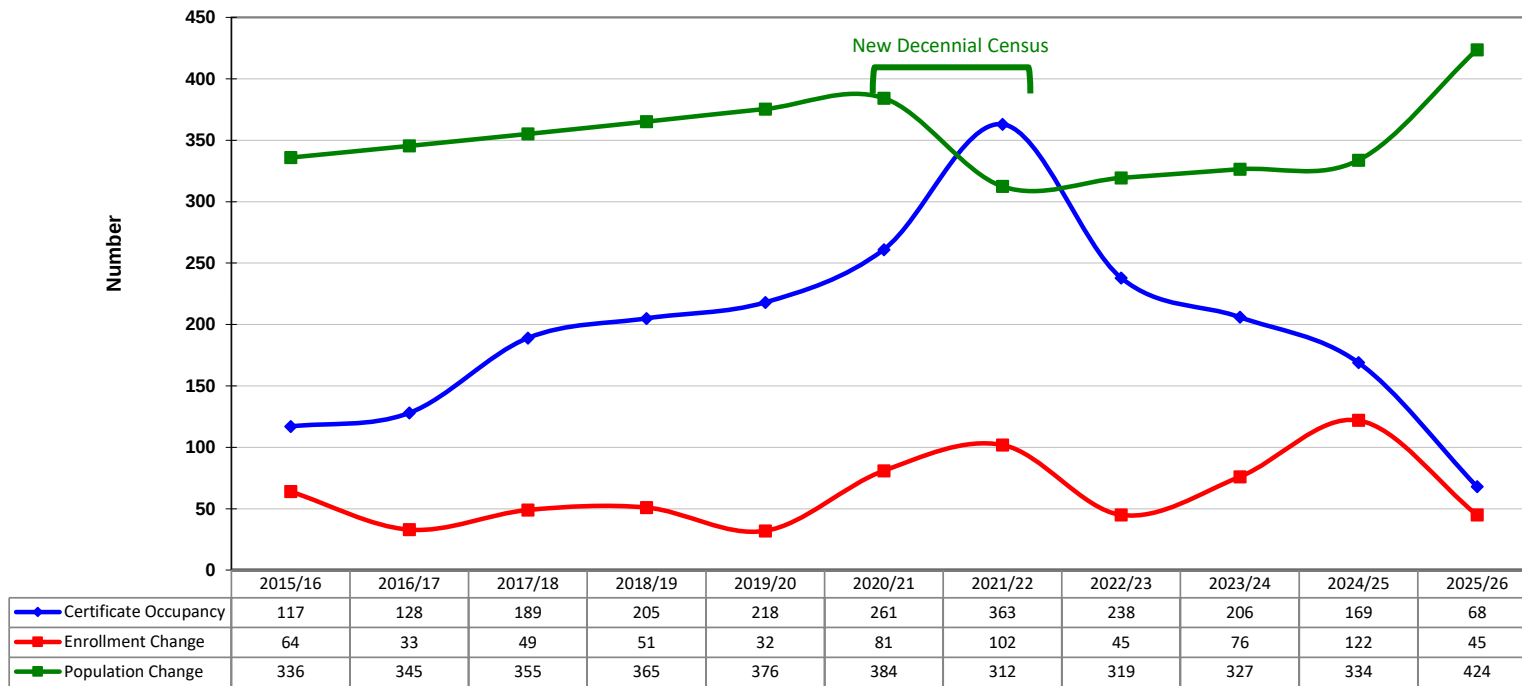
- o Student choice trends (Open Enrollment, Charter, etc.) should continually be analyzed as changes to state policies could have impact on enrollment outlook. Other state policies and education options (private, parochial, charter, etc.) may play a role in limiting the future enrollment trends and should continue to be analyzed.
- o Potential changes to state or national immigration policy with 2024 presidential election may impact enrollment outlook.

Part 2:

Development and Growth Trends



Population, Development, & Enrollment



Source: Orchard Farm School District US Census Bureau, and St. Charles County

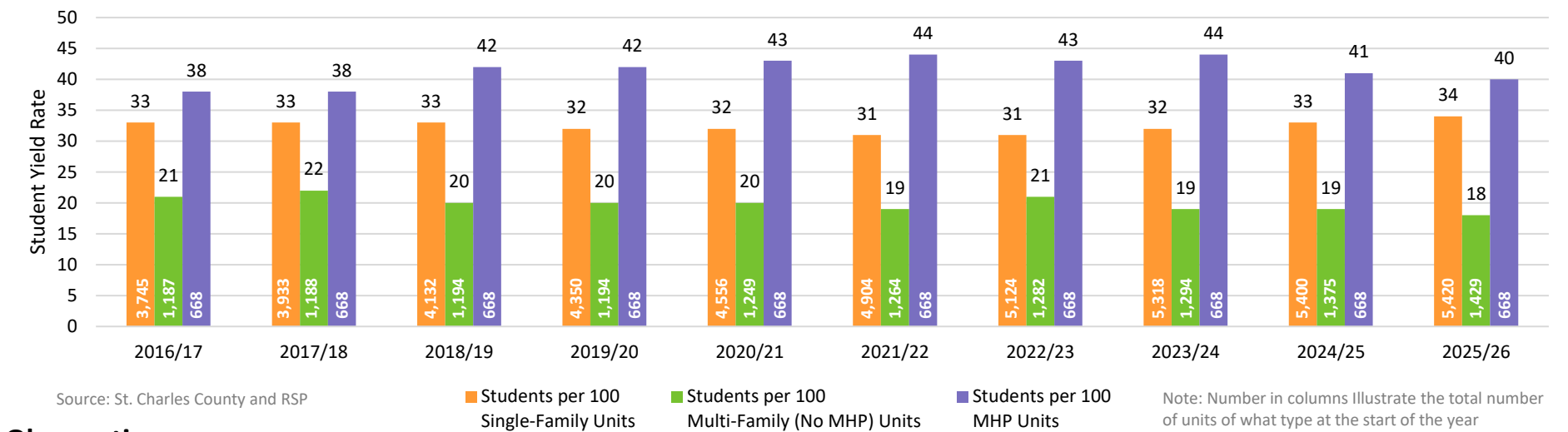
Observations:

- BLUE LINE:** Building activity has averaged about 200+ units a year
 - Activity has slowed down each year for the past five years, potentially contributing to the slower growth experienced this year
 - In 2025, only 68 units have been built so far (partial data set)
- GREEN LINE:** Census data indicates an increasing population by 300-350 people per year
 - Population shows the estimate growth of the whole decade; new decennial census often affect the year-to-year change
- RED LINE:** Student enrollment has been generally increasing year to year, with an average growth of 50 to 100 students

Main Takeaway: Graphic provides benchmark data to determine if there is a correlation between population change, building activity, and school enrollment. As population and housing continue to increase, they promote greater enrollment growth for the district.

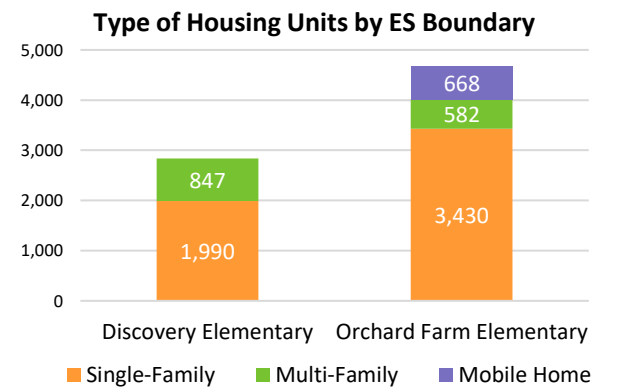
K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph



Observations

- Bar graph shows the number of students per 100 units by year and by housing unit type
- District sees on average **32 K-12 students per 100 single-family households**
 - The yield rate for single-family units has been stable over time
 - 2024/25 yielded 34 students per 100 SF units
- District sees on average **20 K-12 students per 100 multi-family households**
 - The yield rate for multi-family units has been decreasing over time
 - Multi-family rates are lowest this year this year with 18 students per 100 MF units
- District sees on average **42 K-12 students per 100 mobile home park households**
 - The yield rate for mobile home units peaked in 2021/22 and 2023/24
 - The number of mobile units has been stable for the past 10 years
- Adding new housing inventory can impact the yield rates:
 - There were **1,802 single-family homes** built from 2016 to 2025
 - There were **243 multi-family homes** built from 2016 to 2025



Main Takeaway: As more single-family housing has been built, the generation of students from these units has been **stable to slightly increasing**, while new multi-family units have been generating less students per unit.

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Discovery Elementary	37	36	36	34	34	33	33	33	34	36	34.6
Orchard Farm Elementary	31	31	31	30	30	30	30	31	32	33	30.9
District (K-12):	33.0	33.0	33.0	32.0	32.0	31.0	31.0	32.0	33.0	34.0	32.4

Source: St. Charles County, and RSP

Students per 100 Multi-Family (No MHP) Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Discovery Elementary	21	22	22	21	22	23	24	21	23	21	22
Orchard Farm Elementary	21	20	17	18	16	13	14	14	14	14	16.1
District (K-12):	21.0	22.0	20.0	20.0	20.0	19.0	21.0	19.0	19.0	18.0	19.9

Source: St. Charles County, and RSP

Students per 100 MHP Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Discovery Elementary	0	0	0	0	0	0	0	0	0	0	0
Orchard Farm Elementary	38	38	42	42	43	44	43	44	41	40	41.5
District (K-12):	38.0	38.0	42.0	42.0	43.0	44.0	43.0	44.0	41.0	40.0	41.5

Source: St. Charles County, and RSP

Single- Family Observations:

- District sees on average 32.4 students per 100 SF units
 - Discovery Elementary has the largest 2025/26 SF yield rate with 2 students per 100 SF units

Adding new housing inventory can impact the yield rate – **There were 1,802 single-family homes built from 2016 to 2025**

Multi-Family Observations:

- District sees on average 19.9 students per 100 MF units
 - Discovery Elementary has the largest 2025/26 MF yield rate with 21 students per 100 MF units

Adding new housing inventory can impact the yield rate – **There were 243 multi-family homes built from 2016 to 2025**

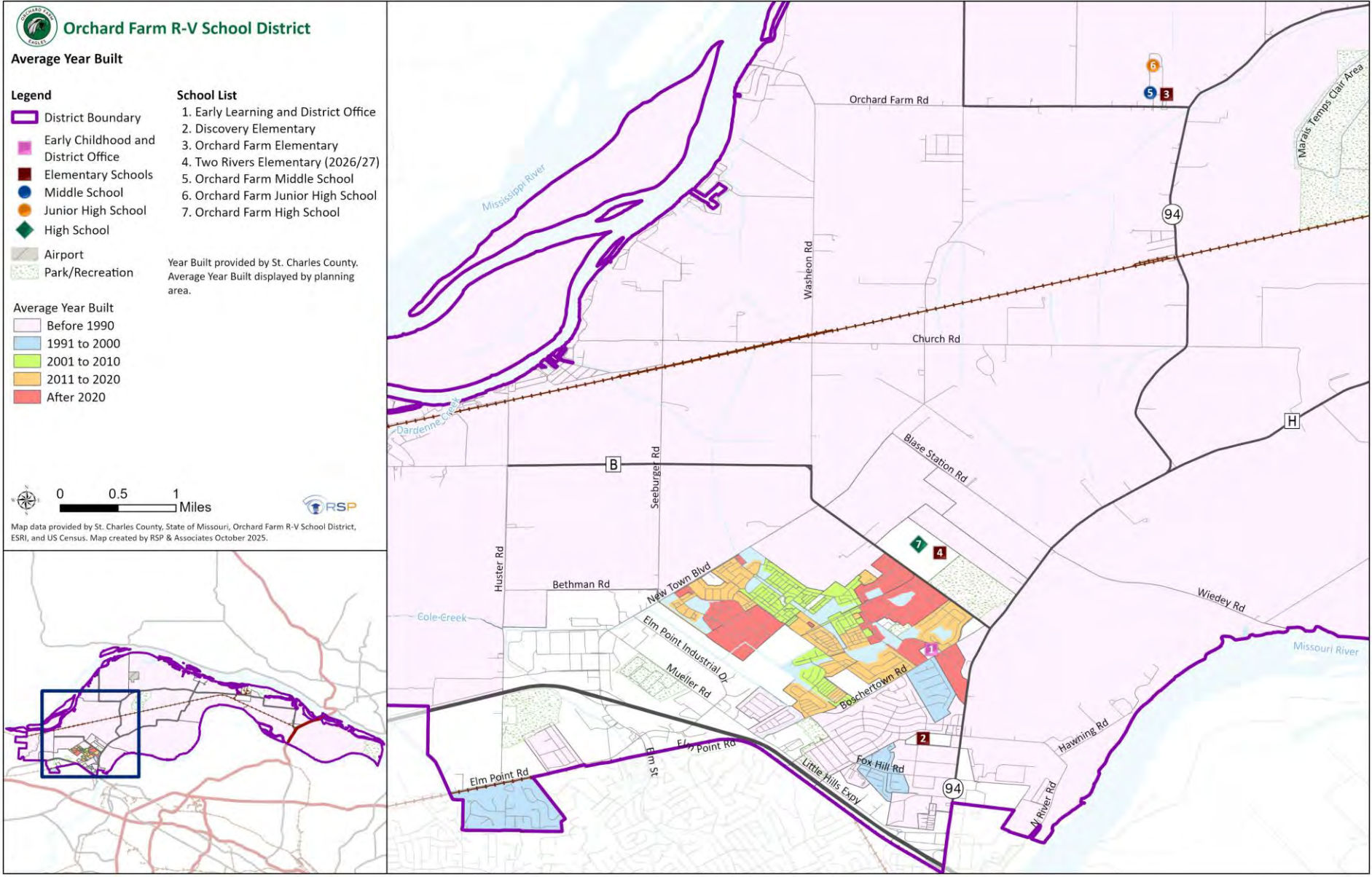
Mobile Home Observations:

- District sees on average 41.5 students per 100 MF units
 - Orchard Farm Elementary has the largest 2025/26 MHP yield rate with 20 students per 100 MF units

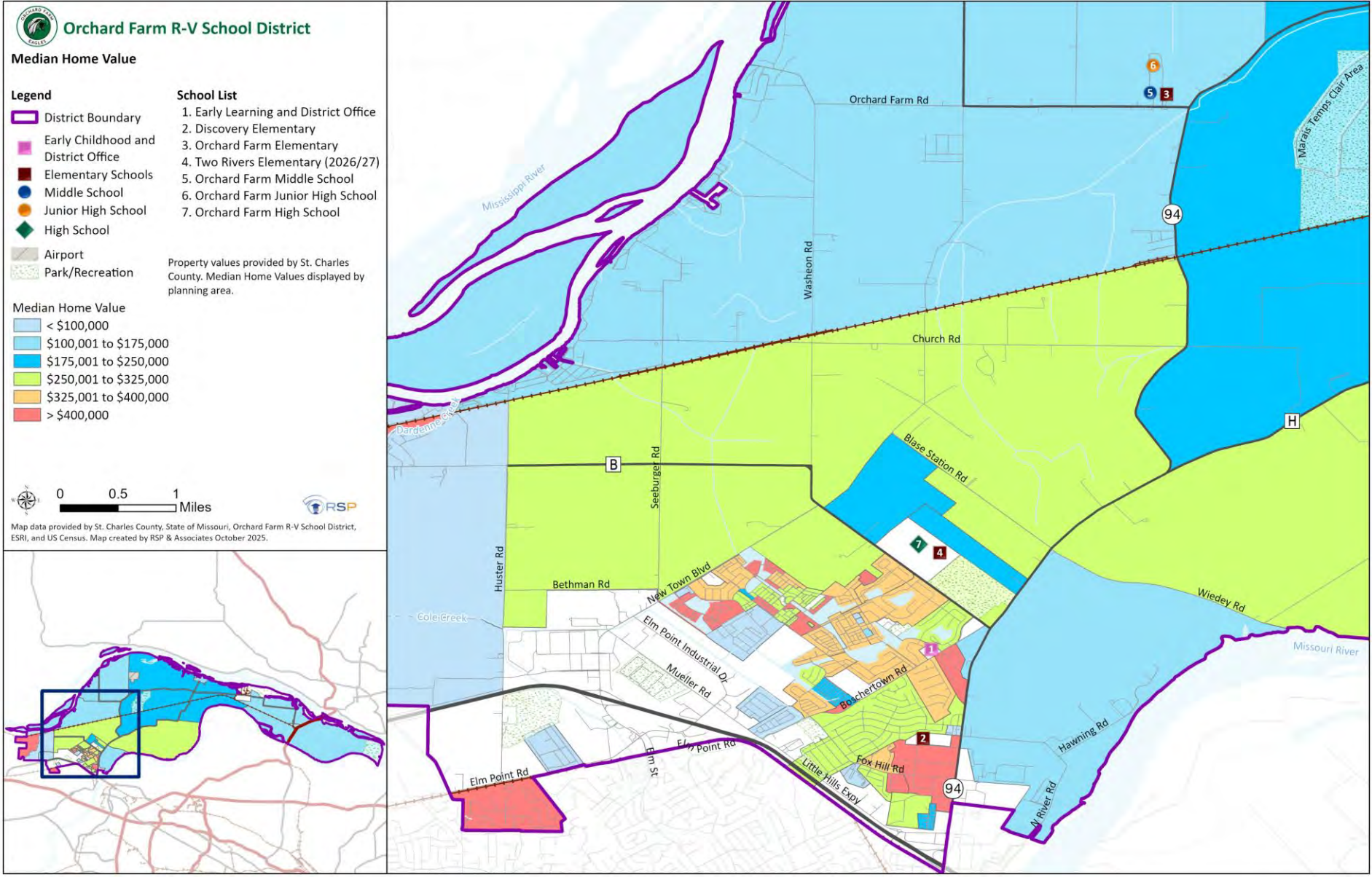
There were 0 mobile homes built from 2016 to 2025

Main Takeaway: The District single family yield rate has increased over the past ten years. This indicates that as more of these units continue to develop, enrollment will likely continue to increase.

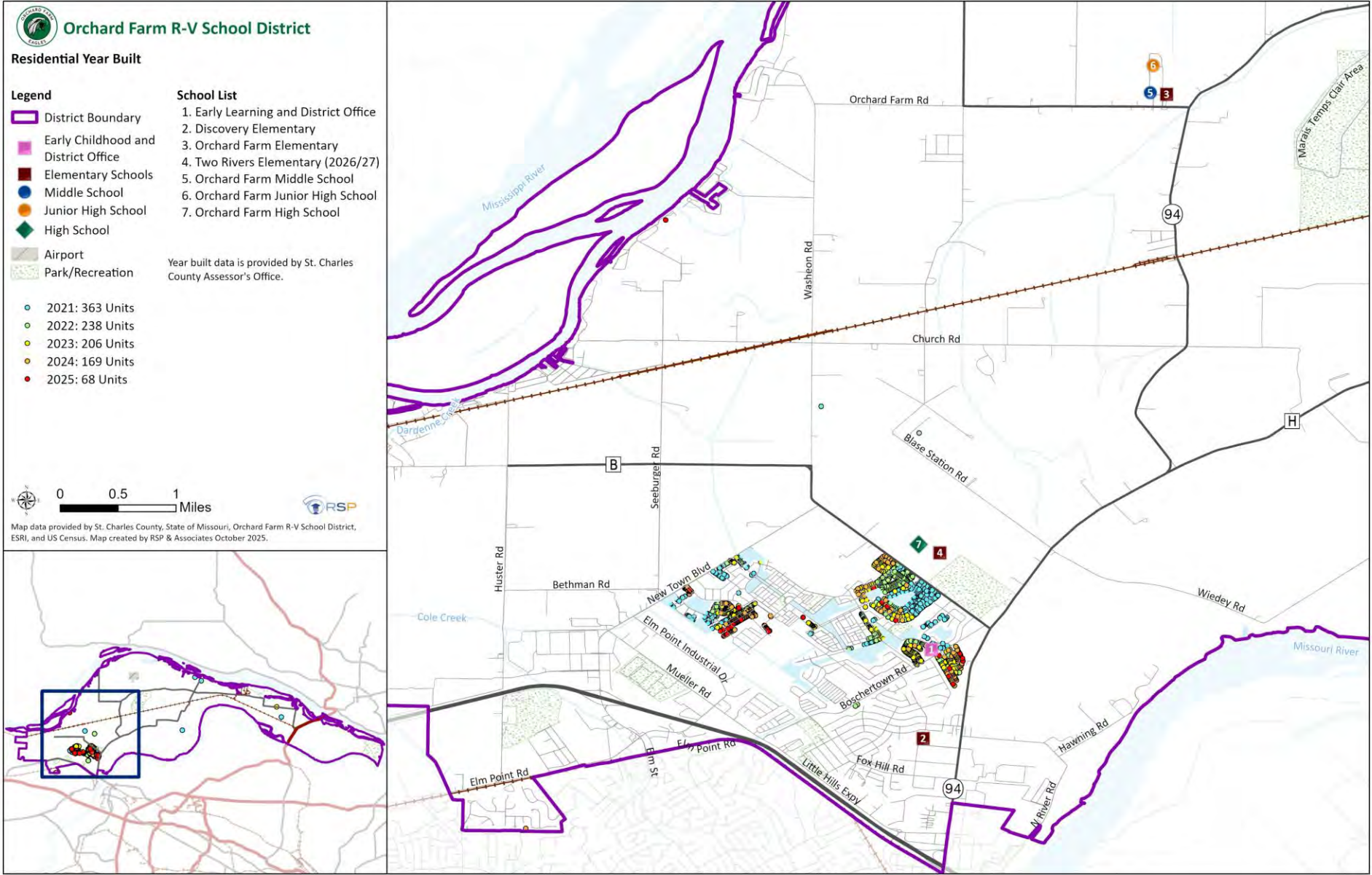
Average Year Built Map



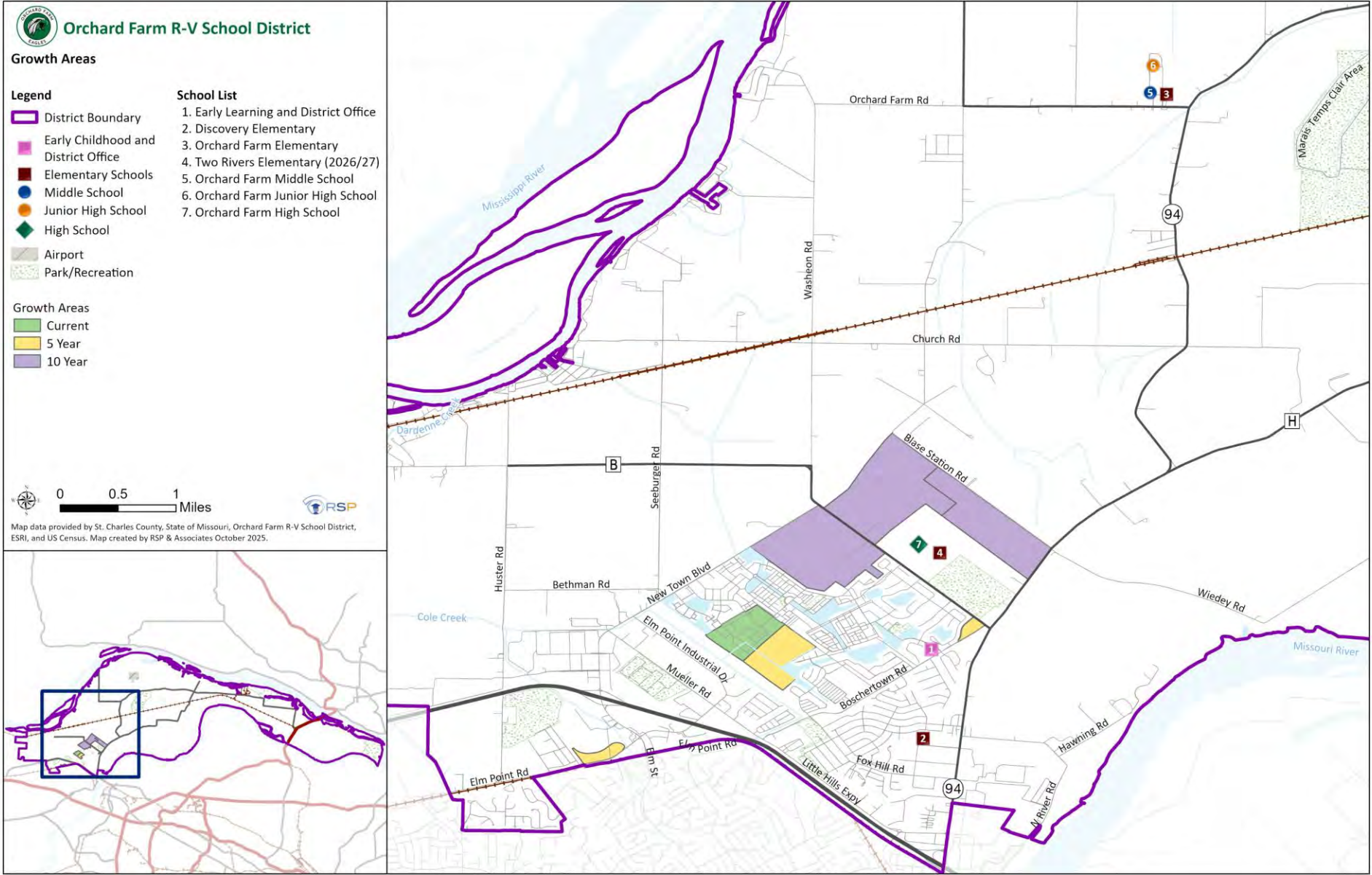
Median Home Value Map



Recent Year Built Map



Growth Area Map



Development Table

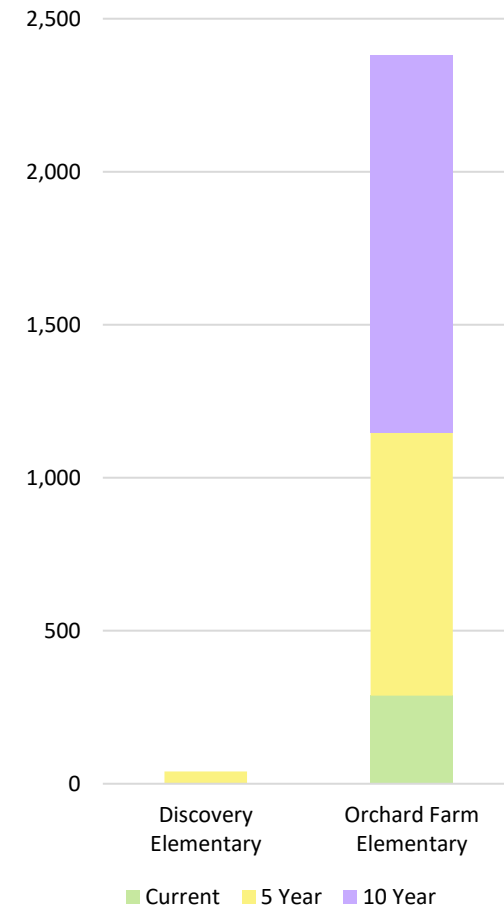
RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
Prairie Haute Common Flds #2	Townhomes	Current	112	288	Orchard Farm Elementary
Future High Rise Duplex	Townhomes	5 Year	0	40	Discovery Elementary
Elm Point Apartments	Multi-Family	5 Year	0	360	Orchard Farm Elementary
Prairie Haute Common Flds #1	Single-Family	5 Year	0	500	Orchard Farm Elementary
Corner of Hwy 94 and Blase Station Rd	Rural	10 Year	3	412	Orchard Farm Elementary
NW of New Town	Rural	10 Year	2	225	Orchard Farm Elementary
NW of Orchard Farm High School	Rural	10 Year	2	595	Orchard Farm Elementary
Current Growth Area Potential:			112	288	
5-Year Growth Area Potential:			0	900	
10-Year Growth Area Potential:			7	1,232	
Total Growth Area Potential:			119	2,420	

Source: City of St. Charles, St. Charles County, and RSP

Observations:

- o Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- o The market demand and property owners desire to build guides the timing and type of development
- o Some growth areas may require infrastructure improvements
- o There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop

Potential Units by Boundary



Main Takeaway: Over 2,400 potential housing units identified for development over the next ten years. Most potential units are in Orchard Farm Elementary boundary potentially limiting growth at Discovery Elementary.

Regional Project Spotlight

○ Dierbergs Grocery

- Dierbergs recently broke ground on a 73,072 square-foot grocery store near Highway 370 and New Town Boulevard becoming the first full grocery store for the New Town area.



○ St. Charles City Centre

- The complex is proposed to be at the American Car Foundry property.
- With the new Main Street extension, this area will connect the Historic Main Street District with Frenchtown.

○ St. Charles Soccer Complex

- The existing soccer complex was sold to private company to renovate fields and host bigger tournaments (60 acre park)
- Increased tournament traffic can support local hospitality / short-term rental demand and raise visibility of the area; may indirectly encourage nearby housing and temporary population surges



○ Multi-billion expansion of Boeing's St. Louis campus

- Design/engineering contracts announced mid-2025; phased through late 2020s.
- New jobs attract families and stabilize long-term population in the region; can shift enrollment patterns if employees choose to live in nearby school districts.

○ Legacy Farms Park

- A 97-acre park adjacent to Orchard Farm property
- City/parks acquisitions and a master plan for a large park directly adjacent to acreage the district owns (park + school synergy).



Sources:

https://www.dierbergs.com/pages/dierbergs-breaks-ground-on-long-awaited-market-at-?srsltid=AfmBOoqStyysvHEe-QQKX50SRoAc_w3CmK_ZtukQlsGpEXcDxliOdZ25
<https://www.ksdk.com/article/news/local/st-charles-ai-data-center-ban-first-in-nation/63-2c50fbcf-fcad-4b8d-bbcb-3711f6c2d29d>
<https://www.firstalert4.com/2025/04/22/city-st-charles-breaks-ground-city-centre-complex/>
<https://fox2now.com/news/you-paid-for-it/st-charles-sells-soccer-complex-to-private-developer/>
<https://www.constructiondive.com/news/boeing-jacobs-st-louis-campus-expansion/750534/>
<https://stcharlesparks.com/park/new-park-development/>

Development Observation and Conclusion

-  O Over 2,400 units identified for potential development within the next 10+ years – **indicator of enrollment growth**
 - Most potential units are in Orchard Farm Elementary boundary
-  O Building activity has been decreased the past couple of years – **limitation to enrollment growth**
 - Opportunities of residential growth still exists; Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out
 - As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential of new development and where new developments will occur in the district
-  O Single-family residential has the highest propensity to have school aged students, yield rates of this development type are higher than that of multi-family – **indicator of enrollment growth**
 - Single-family units are being developed at a slightly higher rate than multi-family – 2024 saw 88 single-family units built and 81 multi-family units built
 - Tracking the types of development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments
-  O The final phases of New Town Master Plan will likely finish over the next five years – **indicator of enrollment growth**
 - Long-term growth areas was identified around the High School but is contingent on infrastructure expansion and developer interest

Conclusion of Section:

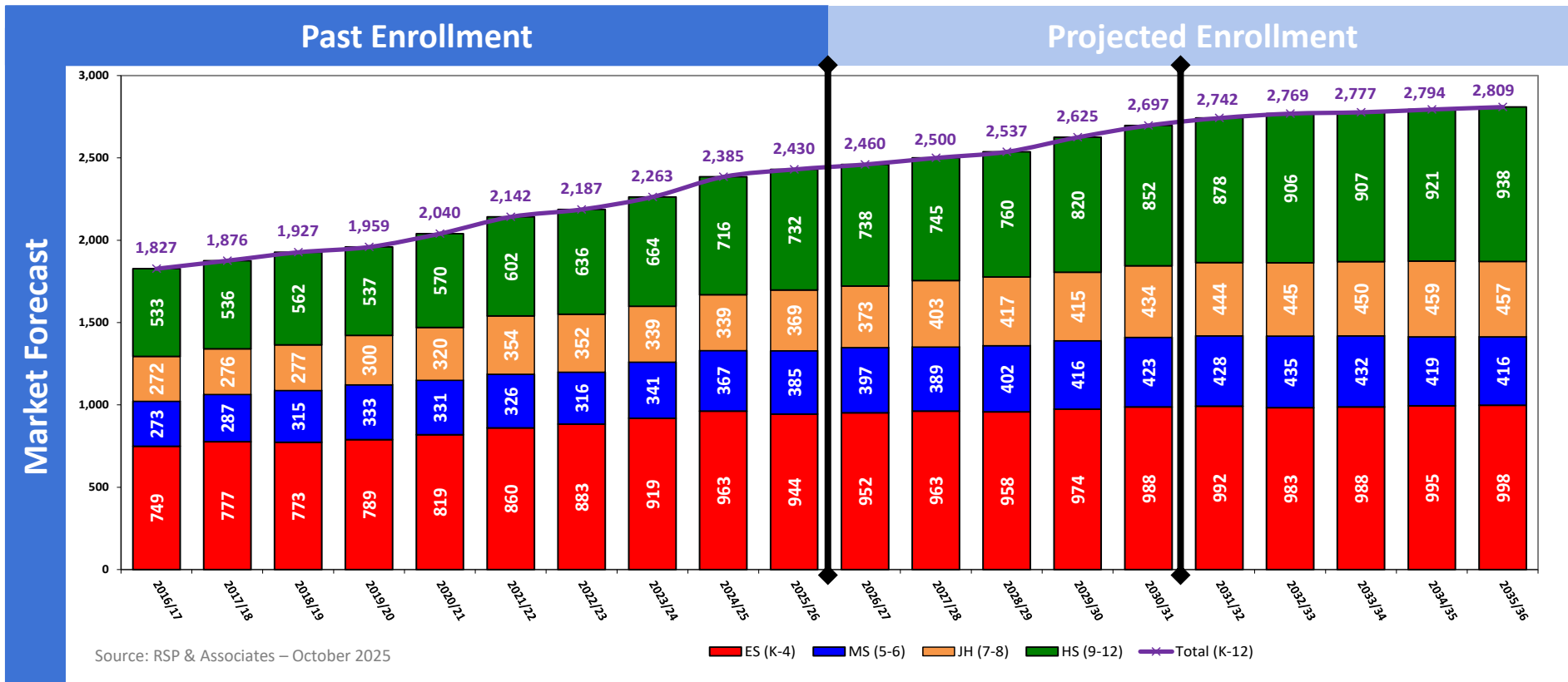
- O Residential development will continue if the housing product is affordable and have active residential projects – infrastructure connectivity also plays a role in the desirability and timing of residential development. Potential for a slight decrease in unit production with a national election year (2024).
- O There is potential for industrial growth and additional projects that continue to support population growth into the New Town areas supporting future upward enrollment trends

Part 3:

Enrollment Projections



Past, Current, & Future Enrollment



Years 1 to 5: Enrollment is forecasted to continue increasing.

By **2030/31** enrollment is...

Elementary: Forecasted to increase by 44 students (+4.7%)

Middle School: Forecasted to increase by 38 students (+9.9%)

Junior High School: Forecasted to increase by 65 students (+17.6%)

High School: Forecasted to increase by 120 students (16.4%)

Years 6 to 10: Enrollment is forecasted to continue increasing.

By **2035/36** enrollment is...

Elementary: Forecasted to increase by 10 students (+1.0%)

Middle School: Forecasted to decrease by -7 students (-1.7%)

Junior High School: Forecasted to increase by 23 students (+5.3%)

High School: Forecasted to increase by 86 students (+10.1%)

Projection Notes and Clarifications

Past Enrollment is shown three ways:

1. **Reside:** Based on where a student Resides in relation to the district boundary
2. **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending
3. **Reside/Attend:** Subset of reside to know how many of Reside students attend the school based on the attendance area they are assigned to

Projections are shown two ways:

1. **Reside:** Based on where a student Resides in relation to the district boundary
2. **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending

Capacity

- o Building capacity was provided by the District for school facilities
- o Capacity should be annually examined to ensure appropriate education space is available for students

Other Items

- o Enrollment Grade Configuration in Student Forecast Model (K-4, 5-6, 7-8, 9-12)
 - 2022/23 & 2023/24 grade configuration was K-5, 6-8, and 9-12
- o Enrollment forecast does not include students in Early Childhood or PreK programs
- o Out of District student trends are assumed to follow District policy and follow similar trends as the last few years
- o Projection accuracy is limited by the number of years of student data which matches the State enrollment
- o Housing challenges that may result in a slowdown in new housing starts and challenges with the economy as it adapts to a “New Normal” of supply challenges, cost increases, and other housing policy changes

Projections by Building

Market Forecast	Orchard Farms School District Projections By School (Based on Student Reside)												% of projected reside change	
	School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)						
				2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
	Discovery Elementary K to 4th	400	Reside/Attend	385	413	381	377							+9.5%
			Reside	394	421	387	380	410	424	425	434	424		
			Attend	417	442	398	390	422	435	436	445	435		
	Orchard Farm Elementary K to 4th	600	Reside/Attend	619	643	559	551							1.4%
			Reside	651	672	576	564	542	539	532	540	564		
			Attend	628	651	565	554	530	528	521	529	553		
	Orchard Farm Middle School 5th to 6th	450	Reside/Attend	506	506	367	385							+9.9%
Reside			506	506	367	385	397	389	402	416	423			
Attend			506	506	367	385	397	389	402	416	423			
Orchard Farm Junior High School 7th to 8th	500	Reside/Attend	0	0	339	369						+17.9%		
		Reside	0	0	339	369	373	403	417	415	434			
		Attend	0	0	339	369	373	403	417	415	434			
Orchard Farm High School 9th to 12th	900	Reside/Attend	636	664	716	732						+16.4%		
		Reside	636	664	716	732	738	745	760	820	852			
		Attend	636	664	716	732	738	745	760	820	852			
ELEMENTARY SCHOOL TOTAL K to 4th	1,000	Reside/Attend	1,004	1,056	940	928						+4.7%		
		Reside	1,045	1,093	963	944	952	963	957	974	988			
		Attend	1,045	1,093	963	944	952	963	957	974	988			
DISTRICT TOTALS K to 12th	2,850	Reside/Attend	2,146	2,226	2,362	2,414						+11.0%		
		Reside	2,187	2,263	2,385	2,430	2,460	2,500	2,536	2,625	2,697			
		Attend	2,187	2,263	2,385	2,430	2,460	2,500	2,536	2,625	2,697			

Source: RSP & Associates, LLC - October 2025

Note 1: Student Projections are based on the residence of the student.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-4) MS(5-6) JH (7-8) and HS (9-12)

Note 5: Each planning area is assigned the 2025/26 boundary

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Grade Configuration Change

School Utilization Legend

Over 100% School Capacity

Under 70% School Capacity

Main Takeaway: District wide enrollment is forecasted to remain under total capacity for the next five years, but challenges at elementary level will be addressed with the new school.

Observations:

- Capacity challenges are forecasted to be experienced at Discovery Elementary from 2026/27 to 2030/31
 - School growth rate projected at +9.5%
- The new elementary school (Two Rivers) will come online in 2026/27 to address challenges – boundary to be set Fall 2025.

Updated 11/07/2025

10 Year Projections by Grade

Past, Current, and Future Enrollment

		Grade	Past and Current Enrollment					Projected Enrollment									
			2020/21	2021/22	2022/23	2023/24	2024/25	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
		K	182	179	172	190	192	187	192	183	184	189	194	195	198	196	191
		1st	178	184	187	176	192	188	187	193	187	188	190	193	195	198	196
		2nd	153	183	183	178	189	188	190	190	200	194	192	193	196	198	201
		3rd	142	159	172	193	187	196	193	194	199	208	200	196	197	201	203
		4th	164	155	169	182	203	193	201	198	204	209	216	206	202	202	207
		5th	159	156	162	174	189	192	197	205	207	212	214	220	210	207	208
		6th	172	170	154	167	178	205	192	197	209	211	214	215	222	212	208
		7th	173	181	166	160	177	185	211	198	206	218	218	220	222	229	219
		8th	147	173	186	179	162	188	192	219	209	216	226	225	228	230	238
		9th	155	150	181	185	177	190	191	195	224	216	220	227	228	231	234
		10th	146	164	152	186	196	180	198	198	206	236	225	229	237	236	240
		11th	147	136	155	144	191	182	175	192	196	203	231	220	223	232	232
12th	122	152	148	149	152	186	181	175	194	197	202	230	219	222	232		
Optimal Capacity	1,000	ES (K-4)	819	860	883	919	963	952	963	958	974	988	992	983	988	995	998
	450	MS (5-6)	331	326	316	341	367	397	389	402	416	423	428	435	432	419	416
	500	JH (7-8)	320	354	352	339	339	373	403	417	415	434	444	445	450	459	457
	900	HS (9-12)	570	602	636	664	716	738	745	760	820	852	878	906	907	921	938
	2,850	District (K-12)	2,040	2,142	2,187	2,263	2,385	2,460	2,500	2,537	2,625	2,697	2,742	2,769	2,777	2,794	2,809
Sources:		Enrollment Change	81	102	45	76	122	75	40	37	88	72	45	27	8	17	15

Sources:

- 2020/21 to 2025/26 Orchard Farms School District
- 2026/27 to 2030/31 RSP & Associates SFM Projections from the 2025/26 Enrollment 5-Year Projections
- 2031/32 to 2035/36 RSP & Associates SFM Projections from the 2025/26 Enrollment 10-Year Projections

Main Takeaway: Capacity concerns at the High School level are forecasted to occur in years 2032/33 to 2035/26. Planning for the high school to serve near 1,000 students would address long-term challenges.

Projection Observations and Conclusion

Enrollment is forecasted to increase at all grade levels over the next ten years:

- Elementary enrollment forecasted to increase by 54, Middle School enrollment forecasted increase by 31, Junior High School enrollment forecasted increase by 88 and High School enrollment forecasted increase by 206
- District capacity can accommodate the forecasted growth at the elementary, middle, and junior high school level, but will likely require additional capacity at the high school level

RSP recommends District administration and Board of Education to annually review enrollment projections, demographics, and development trends as it relates to available building capacity

- Some buildings are forecasted to experience greater capacity challenges as the individual trends for the grades that lean toward greater enrollment growth
- There are multiple variables in the community that are limitations to enrollment outlook: decreasing live births, lower student yield rates, potential units of multi-family housing, etc.
- Recent natural disasters throughout the country (East Coast Hurricane, West Coast Forest Fires, etc.) may impact the speed and cost of building activity limiting the outlook of residential development projects

RSP enrollment forecasting is based on the best-known information at the time

- Recent economic indicators have been in-flux (interest rates, housing prices, supply chain)
- Live birth data continues to be lower than it has been in the last decade which impacts future kindergarten enrollment
- Potential changes to state or national policy may impact the enrollment outlook

Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are “Regreening” and “Emerging”

- The type of residential development and how affordable it is will determine the likely location and number of students
- Utilizing current student density, count change visuals and potential developments, RSP has calculated the likely subdivision lifecycle for neighborhoods and their generation of students

Conclusion of Section: High School enrollment is projected to **increase at the greatest rate** the next ten years while elementary is forecasted to increase at the lowest rate. The 2025/26 projections forecast for **Fall Official Count** enrollment. There will likely be shifts in enrollment throughout the year that will require staffing adjustments by the District.

Part 4:

Next Steps



Boundary Process



2025/26 ADMINISTRATIVE BOUNDARY PROCESS



ENROLLMENT ANALYSIS

RSP provides current and projected enrollment information

October 2025

ENROLLMENT ANALYSIS OVERVIEW Zoom

RSP reviews Enrollment Analysis with Admin as well as District Homework Packet Discuss and understand the starting point two scenarios.

October 2025

BOUNDARY ADMIN MEETING #1

RSP via ZOOM
Admin receives Guiding Principles & Boundary Criteria affirmation and will finalize 2 scenarios here

November 4 @ 10:00 AM

BOUNDARY ADMIN MEETING #2 (Optional)

RSP via ZOOM
Optional meeting if needed to reach consensus on the final 2 scenarios

November 11 @ 10:00 AM

BOE Meeting #1 Zoom

Board of Education receives the Admin approved 2 scenarios

November 18 @ 7:00 PM

BOE In-Person Meeting #2

Adopt Boundary Plan

December 16 @ 7:00 PM

July 16, 2025



Process Fast Facts:

- RSP will assist district administration in reviewing elementary boundaries
- Two meetings planned to review boundary scenarios
 - Two Rivers Elementary planned for **600 capacity**
- New elementary school boundary should address:
 - Over-capacity at Discovery Elementary*
 - Socio-economic balance between schools*
 - Maintain neighborhood connectivity*
 - Other challenges*
- There is a goal to bring **two scenarios** forward for board approval in November
 - Final decision planned for **December 16th**



Report Conclusion

Annually Review and Update Projected Enrollment Outlook

- ❑ Enrollment is forecasted to continue increase over the next five years; continued evaluation of enrollment each year will enhance decision making
- ❑ The District is forecasted to experience increase of about **267 students** in five years (+11.0% change) and by an additional **112 students** in years five to ten (+4.2%)

ACTION: Review enrollment outlook for the 2026/27 school year

Integrate Projections with Facility Master Planning Efforts

- ❑ RSP will utilize results of the study to analyze elementary boundaries with the opening of Two Rivers Elementary in 2026/27. Future boundaries will balance enrollment at the elementary level.
- ❑ Long-term trends at the high school level may result in additional space needed for 9-12th grade programming (addition, grade change, portables, special programming, etc.)

ACTION: Review and consider future elementary boundaries for implementation

Conclusion of Section: Enrollment is forecasted to continue to increase over the next five years resulting in **more students being served in the district**. Balancing enrollment and efficiently utilizing facility space ensures the **adequate and appropriate space** is allocated for **programming needs for all students** (Core, Elective, SPED, ELL, Support Services, Staff/Office, etc.).

Appendix

Demographic Summary



Population

Percent Change of
Annual Rate

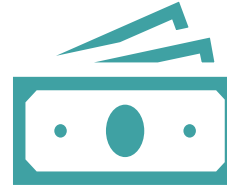
2000 to 2010: 2.31%
2010 to 2020: 2.82%
2020 to 2025: 2.33%
2025 to 2030: 1.05%



Housing

Percent Change of Annual
Rate of Housing Inventory

2000 to 2010: 3.12%
2010 to 2020: 2.45%
2020 to 2025: 2.54%
2025 to 2030: 1.23%



Income

Median Household Income
Forecasted Percent Change

2025: \$102,025
2030: \$111,634
2025 to 2030: 1.82%



Workforce

Key Variables

4.2% unemployment

Source: US Census BAO and ESRI

Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Observations:

- o The population increase the past four years limiting enrollment growth outlook
- o Rate of housing inventory growth has remained stable the past four years but is expected to increase decrease the next five years
- o Income has increased in the district and is expected to surpass \$110,000 by 2029
- o The unemployment rate is higher than the State of Missouri

Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

Orchard Farm R-V School District

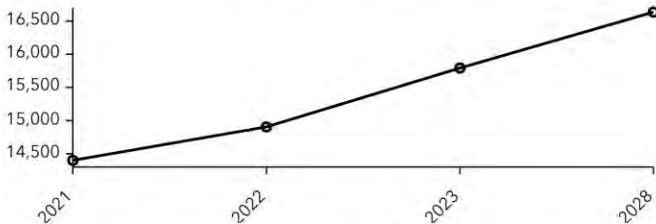
Area: 122.34 square miles

15,792	6,556	2.40	39.7	\$102,025	\$337,800	95	107	38
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

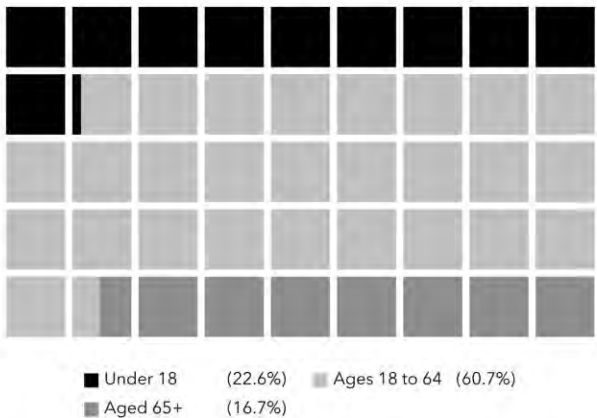
MORTGAGE INDICATORS



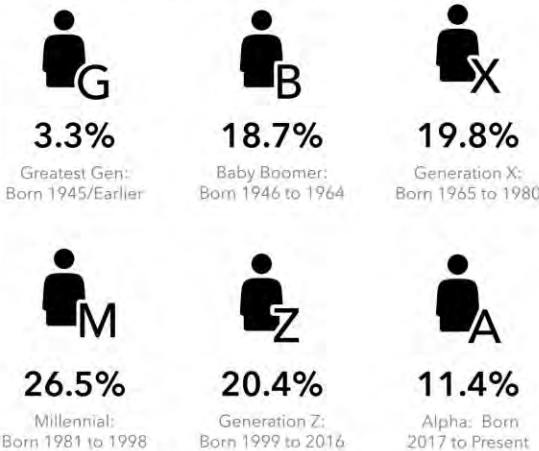
Historical Trends: Population



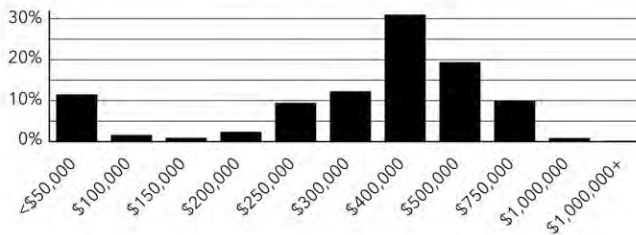
POPULATION BY AGE



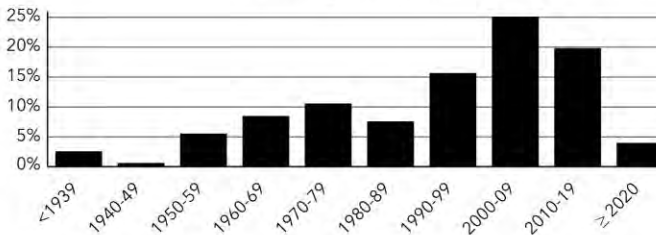
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

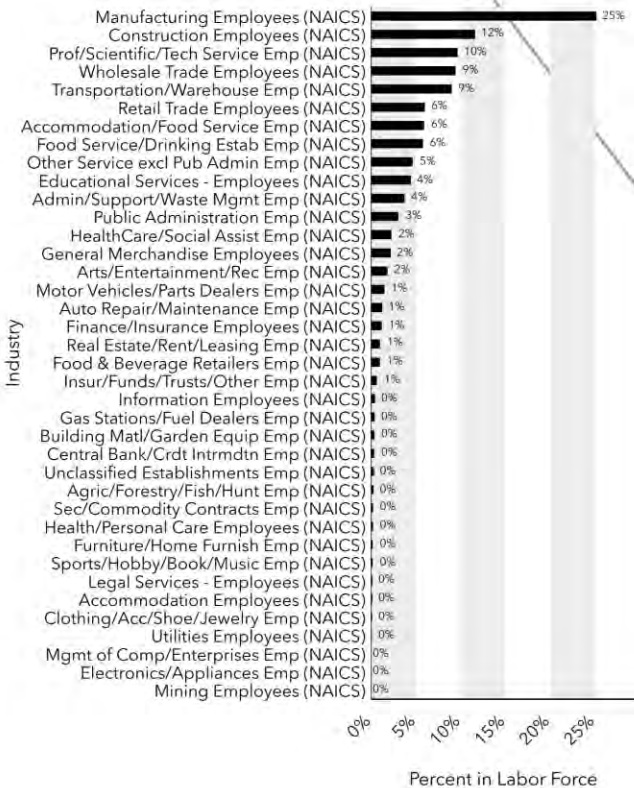
Census Employment Outlook

Economic Development Profile

Orchard Farm R-V School District

Area: 122.34 square miles

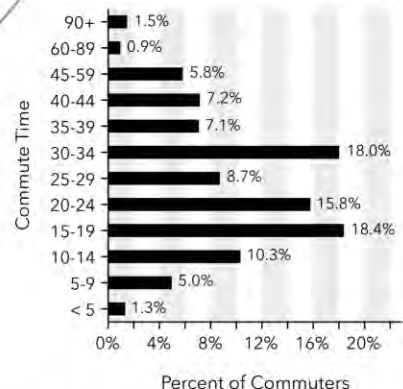
2024 The North American Industry Classification System (NAICS)



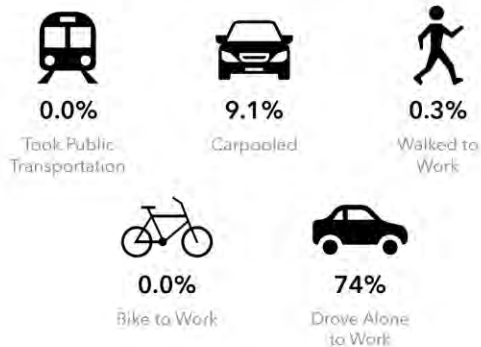
Workforce Overview



Commute Time: Minutes



Transportation to Work



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), © 2025 Esri

Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Student Retention Analysis

Observations:

2015/16 Retention Snapshot (Visual 1)

- Table represents the 2015/16 student data and illustrates the student change by year for the students who were attending in 2015/16
- From 2015/16 to 2025/26 the district has retained 60.6% of students (K-12)
- The 2015/16 Kdg class has decreased by 64 students from 2015/16 to 2025/26 (-47.1%)
- Currently there are 173 9th grade students meaning 191 (58.4%) of those students were new to the district after 2015/16

Average Retention (Visual 2)

- Table represents the average student retention starting in 2015/16 (10 years of data) (tracked by **Student IDs**)
- On average, Orchard Farm School District retains 90.5% of their student body year to year
- Retention is greatest at the middle school level and lowest at the elementary level and high school levels

Main Takeaway: Retention is a positive variable indicating that when students enter the District they often stay support greater growth at middle and high school levels.

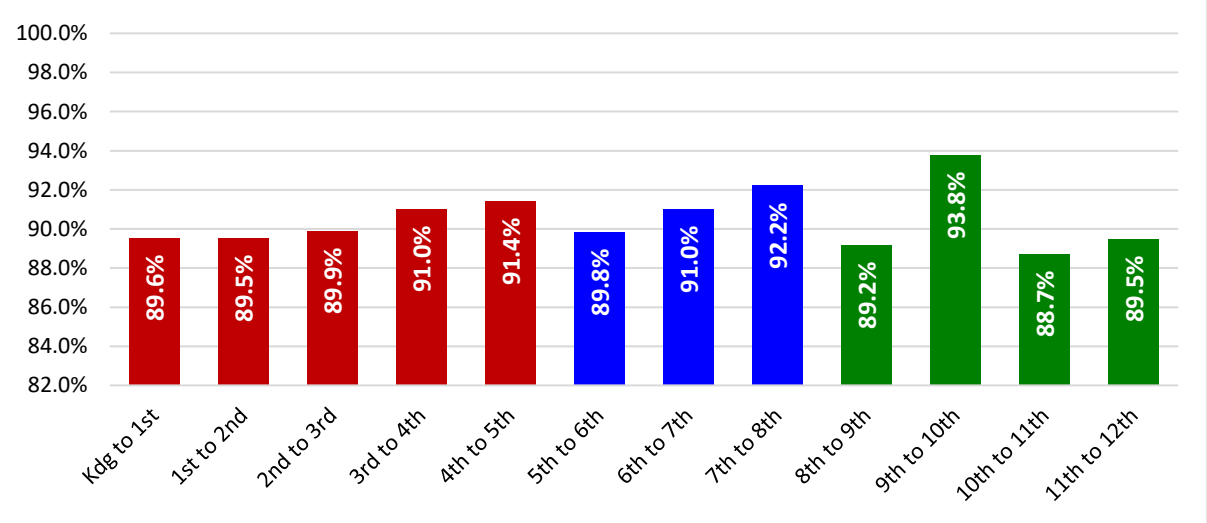
Visual 1: 2015/16 Student Data Retention Analysis

Grade		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Grade	Percent	From	To
Starting	Ending	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Change	Change		
Kdg	10th	-20	-9	-5	-7	-7	-4	-5	-1	-5	-1	-64	-47.1%	1st	2nd
1st	11th	-19	-19	-15	-7	-9	-5	-4	-7	-1	-4	-90	-54.2%	2nd	3rd
2nd	12th	-23	-15	-10	-13	-5	-6	-4	-3	-3	-2	-84	-50.0%	3rd	4th
3rd	12th	-15	-5	-11	-7	-8	-14	-4	-8	-2		-74	-54.4%	4th	5th
4th	12th	-13	-7	-9	-10	-11	-4	-8	-8			-70	-52.2%	5th	6th
5th	12th	-20	-12	-10	-6	-4	-5	-1				-58	-42.3%	6th	7th
6th	12th	-17	-8	-12	-10	-9	-9					-65	-44.2%	7th	8th
7th	12th	-12	-16	-10	-6	-4						-48	-37.2%	8th	9th
8th	12th	-18	-1	-12	-18							-49	-35.0%	9th	10th
9th	12th	-14	-11	-7								-32	-21.3%	10th	11th
10th	12th	-12	-9									-21	-18.9%	11th	12th
11th	12th	-13										-13	-9.2%		
All Grade Change		-196	-112	-101	-84	-57	-47	-26	-27	-11	-7	-668	-39.4%		
K-11 % Change		-11.6%	-6.6%	-6.0%	-5.0%	-3.4%	-2.8%	-1.5%	-1.6%	-0.6%	-0.4%	-39.4%			
K-11 Enrollment		1,695	1,695	1,695	1,695	1,695	1,695	1,695	1,695	1,695	1,695				

Source: Orchard Farm R-V School District Student Data and RSP

Notes: See Legend Color Code for grade change. Starting and ending year is key to see how each grade retained enrollment year to year.

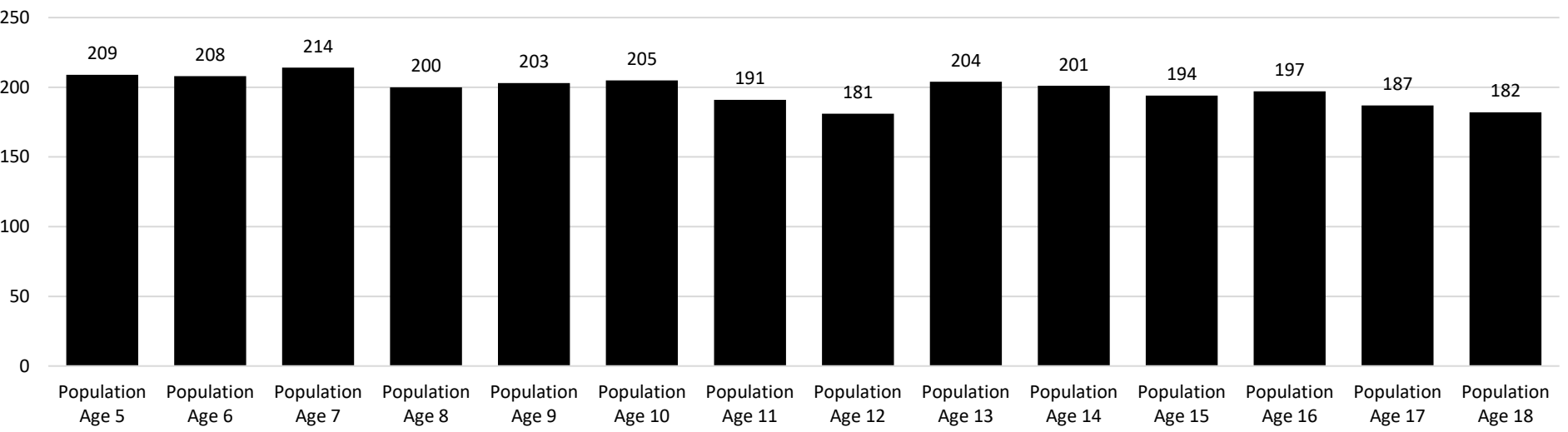
Visual 2: Average Cohort Retention by Grade Cohort



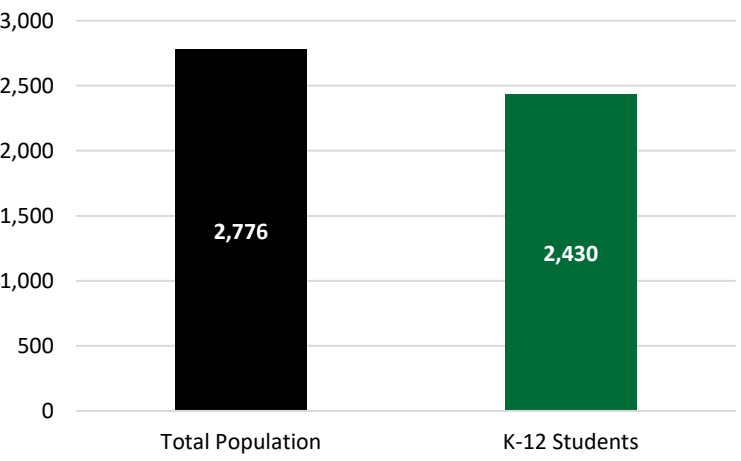
Source: Orchard Farm School District Student Data and RSP

2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2024 Estimates):



Age 5-18 Population V.S. K-12 Enrollment



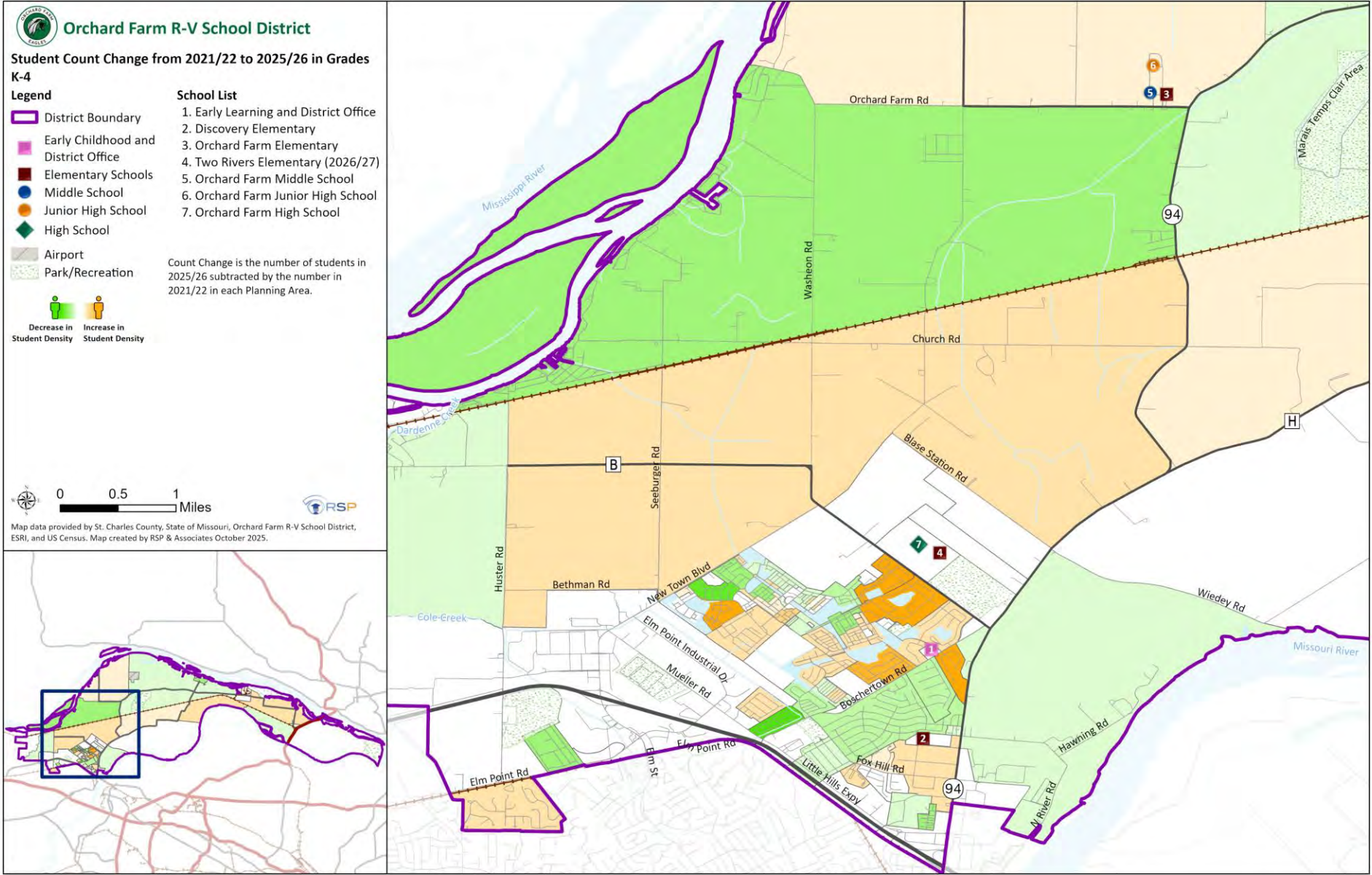
Disclaimer: Population by age does not directly align with specific grade levels. This data represents a general estimate of the student-age population, not actual school enrollment figures.

Observations:

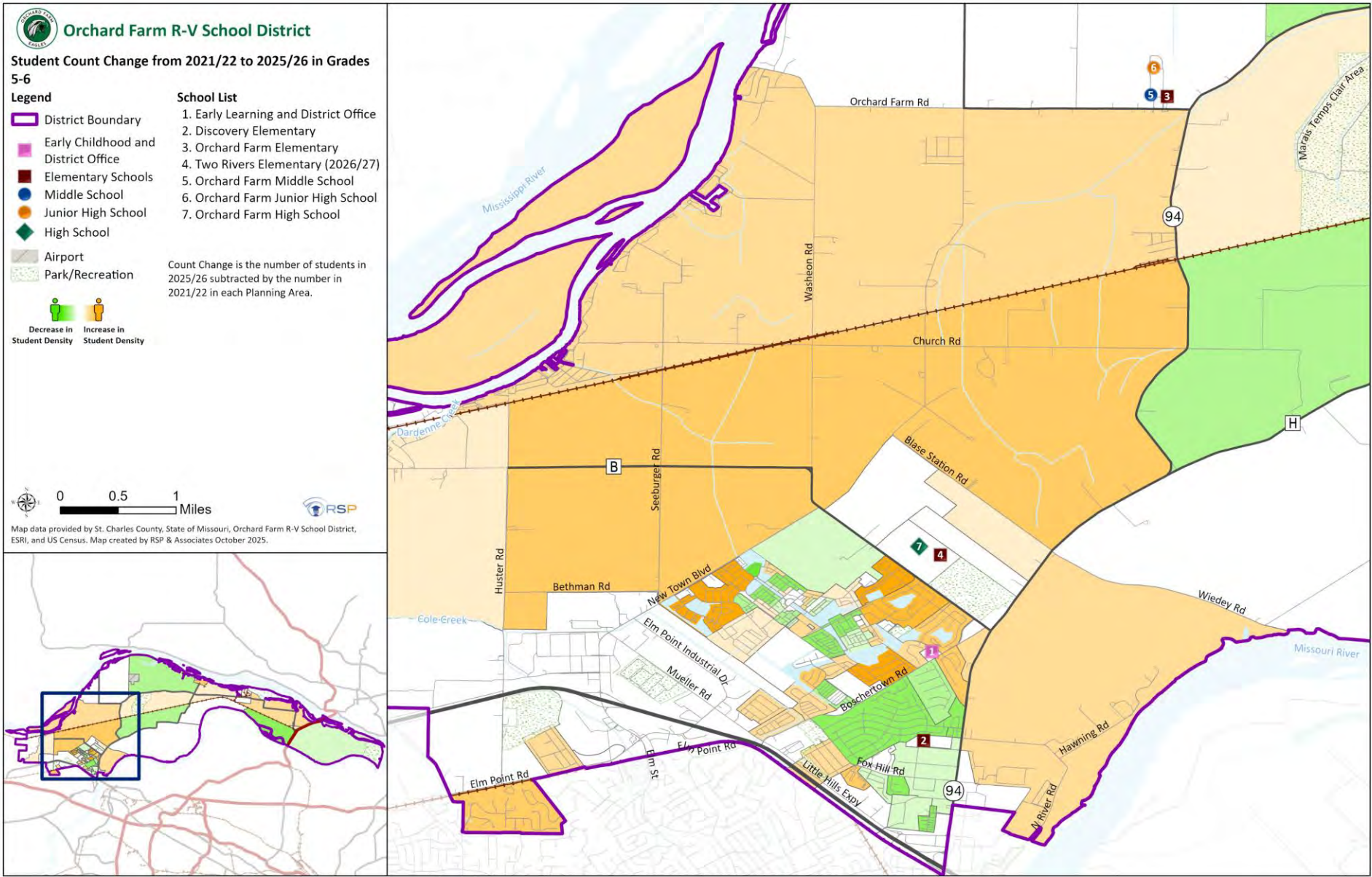
- o The census estimates 2,776 people age 5 to 18 reside in the school district boundary in 2024
- o 2025/26 K-12 enrollment is 2,430 students – approximately **88% of the census estimated population**
- o There is likely an adjustment between persons living in the district that attend other school options (private/parochial), and the number of Out of District students that enroll into Orchard Farm Schools (over 60+ OOD students)
- o Slightly lower populations at ages 15-18 (all under 200) may reflect past rate trends, and if consistent. These could shift long-term enrollment planning needed.
- o Continued use of age-based population vs. enrollment comparisons will be helpful in projecting future yield rates and determining when/where shifts may occur.

Source: US Census BAO and ESRI, 2025 October Estimates (2024) and Orchard Farm Schools

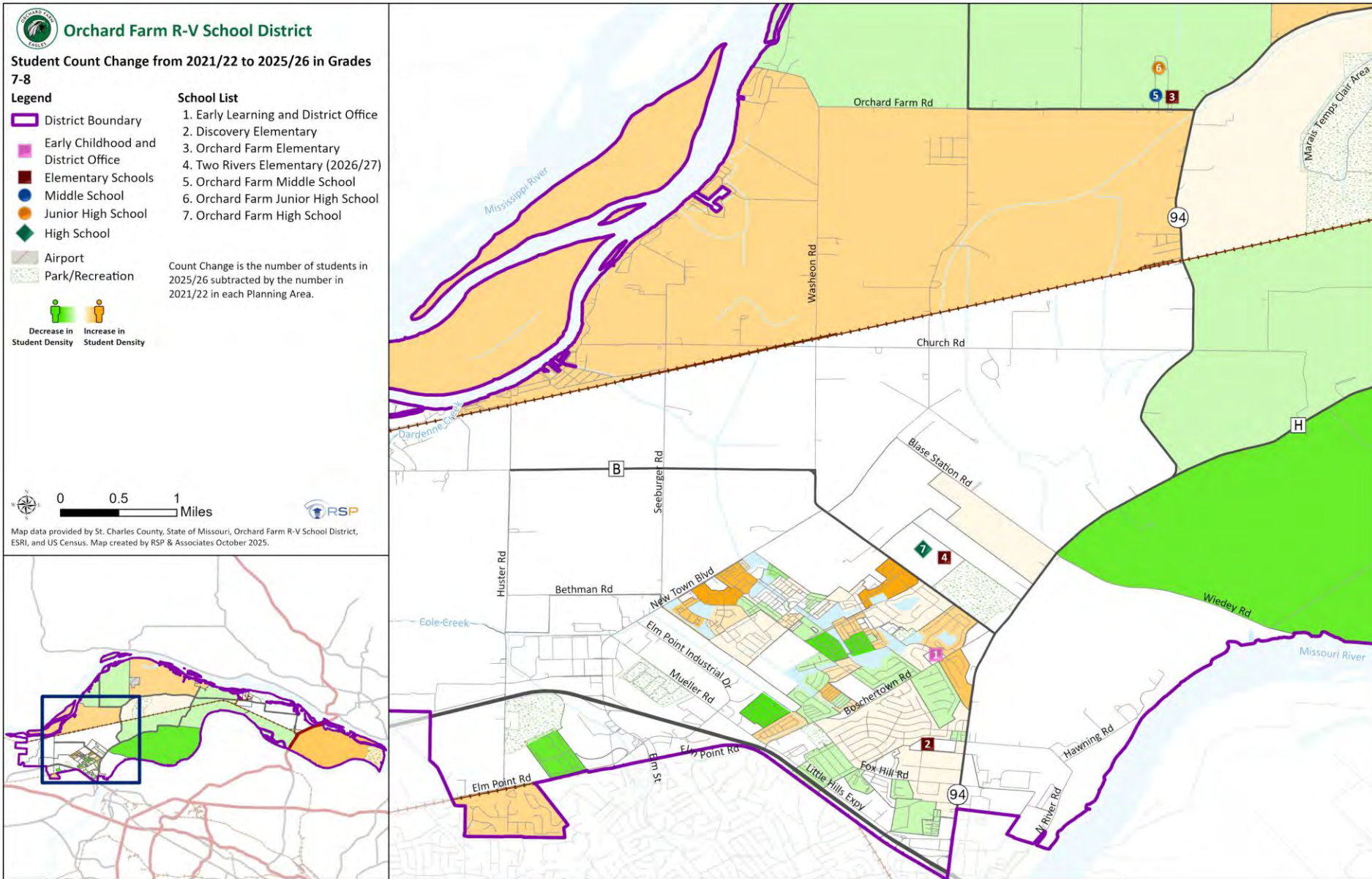
K-4 Grade Student Count Change Map



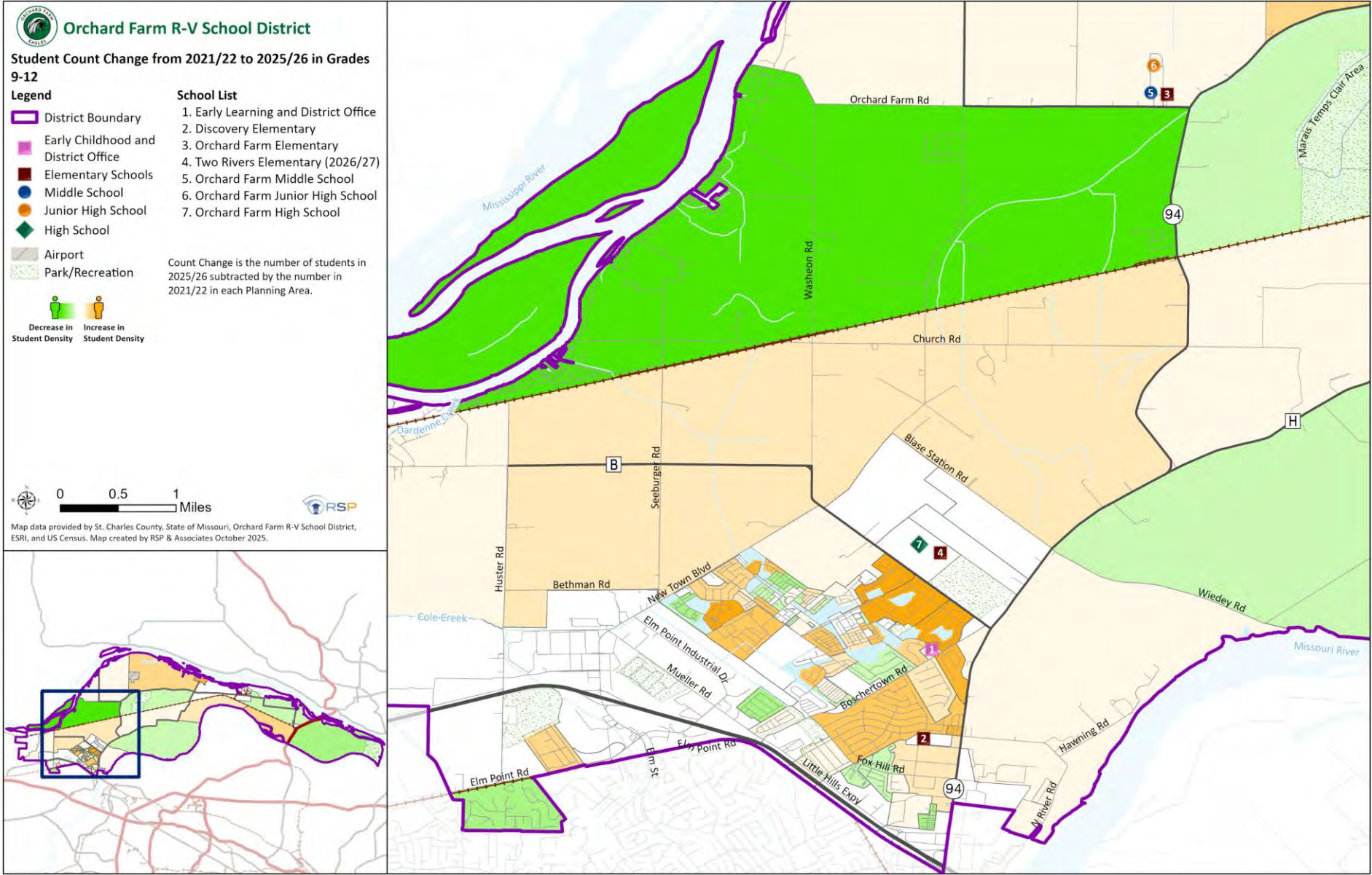
5-6 Grade Student Count Change Map



7-8 Grade Student Count Change Map



9-12 Grade Student Count Change Map



Elementary Intra-District Transfers

ES Transfers	Attend		
Reside	Discovery	Orchard Farm	Out Total
Discovery	0	3	3
Orchard Farm	3	0	3
In Total	3	3	6

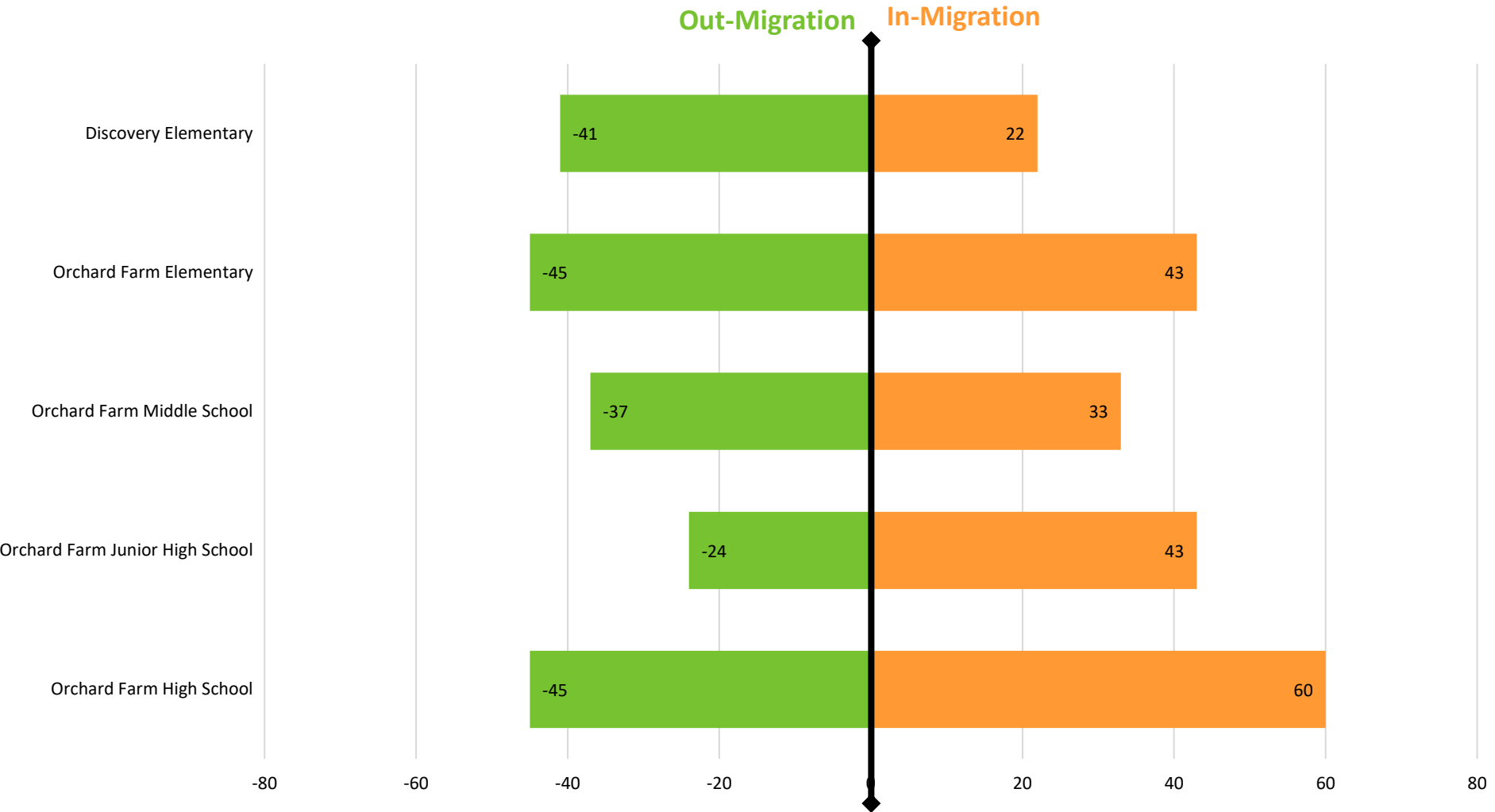
Source: Orchard Farm R-V School District and RSP

NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area. For example: Discovery ES has 3 students attending a different elementary school and 13 students from another elementary school choosing to attend Discovery. This results in 10 more students attending Discovery than what reside in that attendance area.

Observations:

- o Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
- o There were 6 total elementary students that transferred between elementary schools this year
 - 3 from Discovery ES to Orchard Farm ES
 - 3 from Orchard Farm ES to Discovery ES

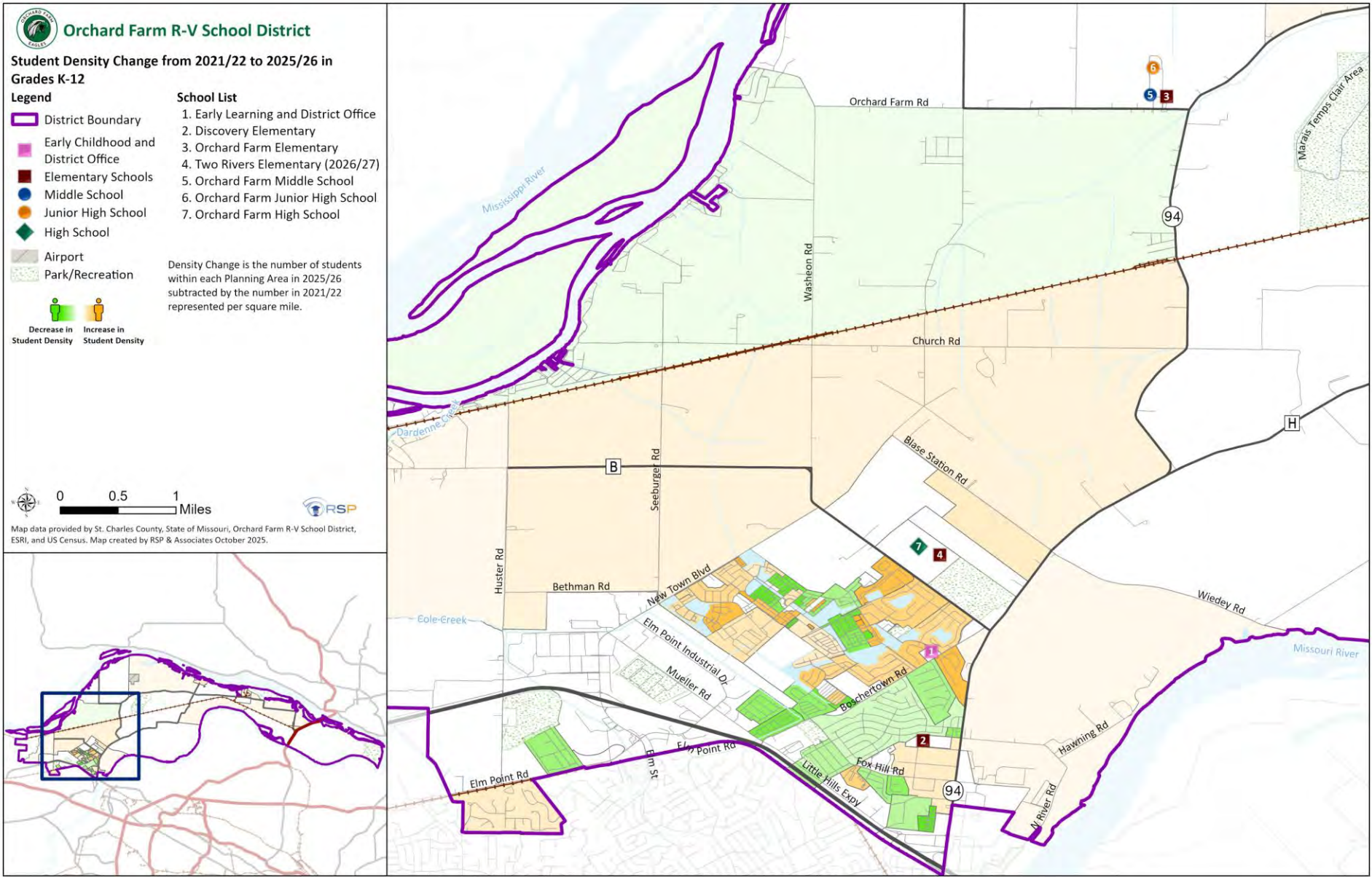
1-Year Student Migration by Buildings



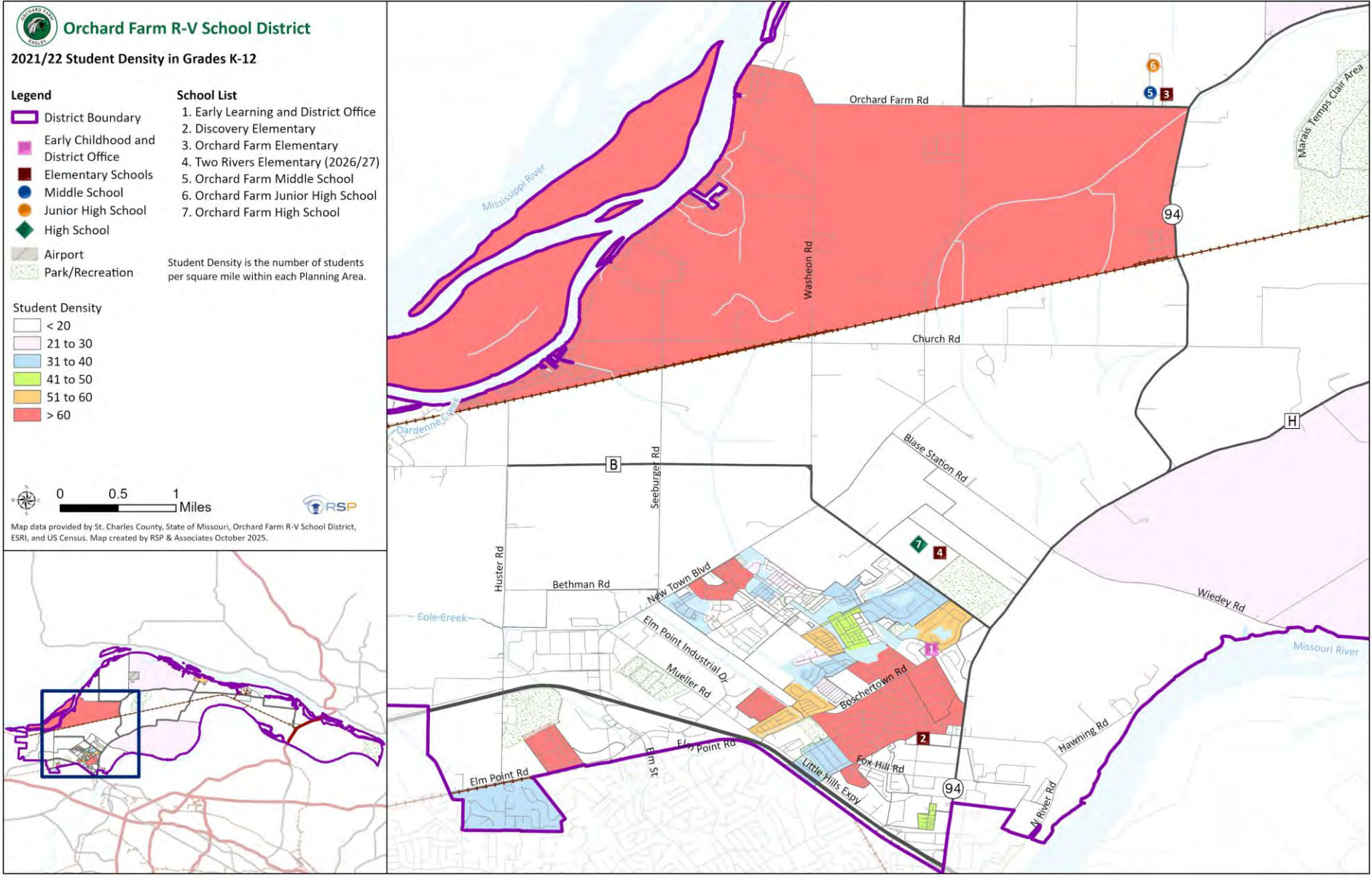
Source: Orchard Farm School District and RSP

Out-Migration: Shows number of students in grade K to 11th that were attending the District in the previous year, but are not attending the District in the current year.
In-Migration: Shows number of students in grade 1st to 12th that are attending the District in the current year, but were not attending the District in the previous year.

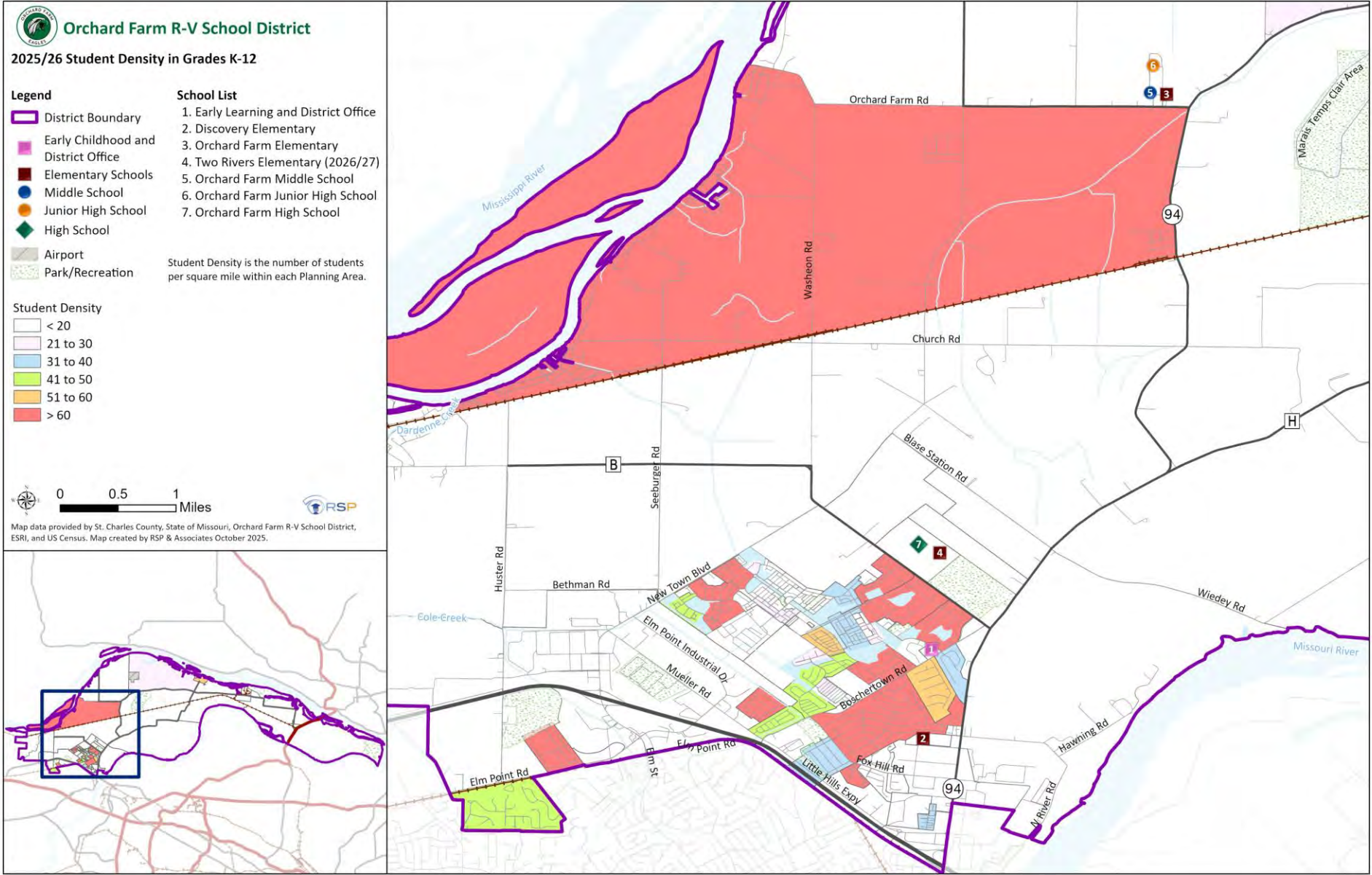
Student Density Change Map



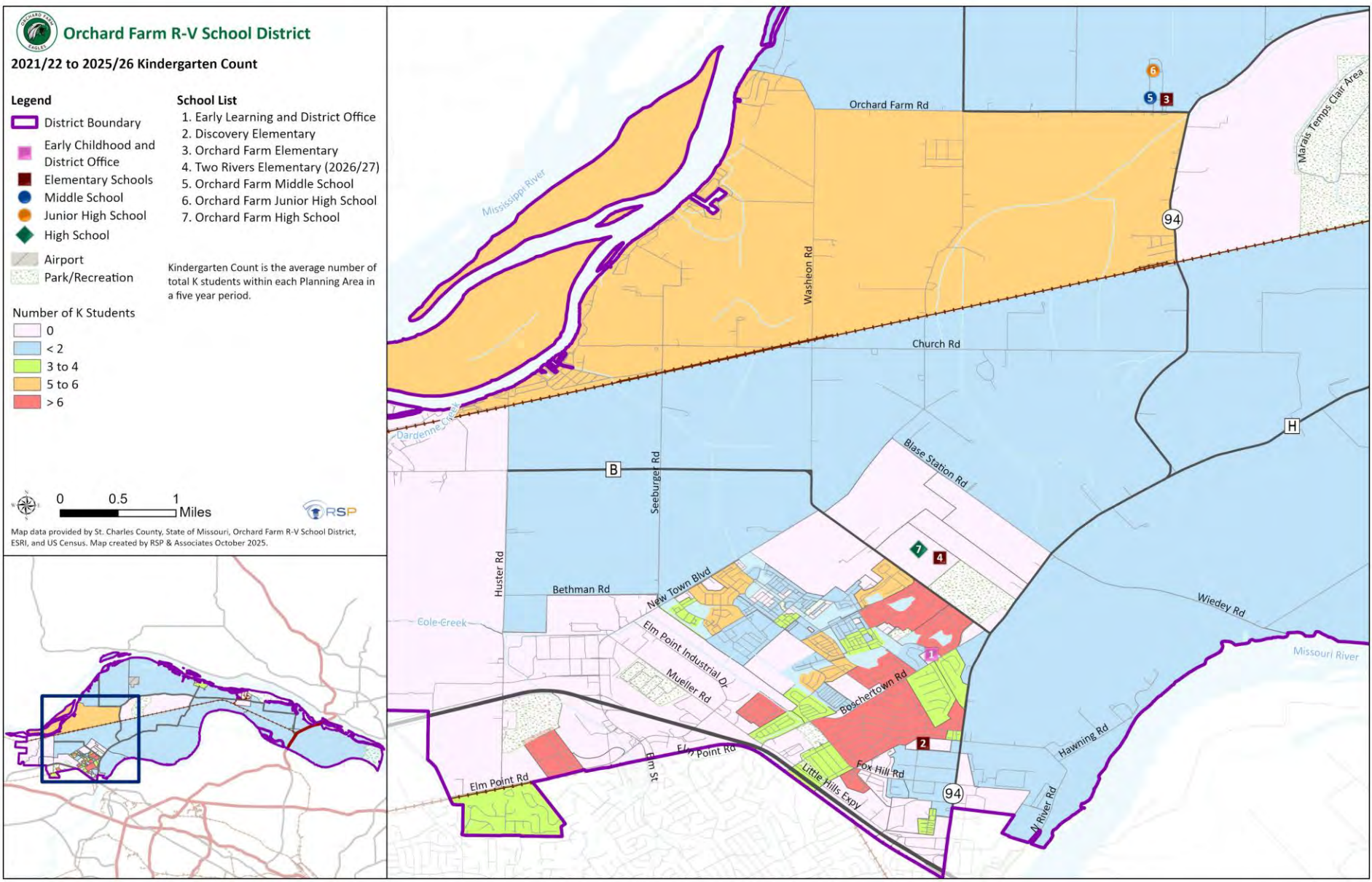
2021/22 Student Density Map



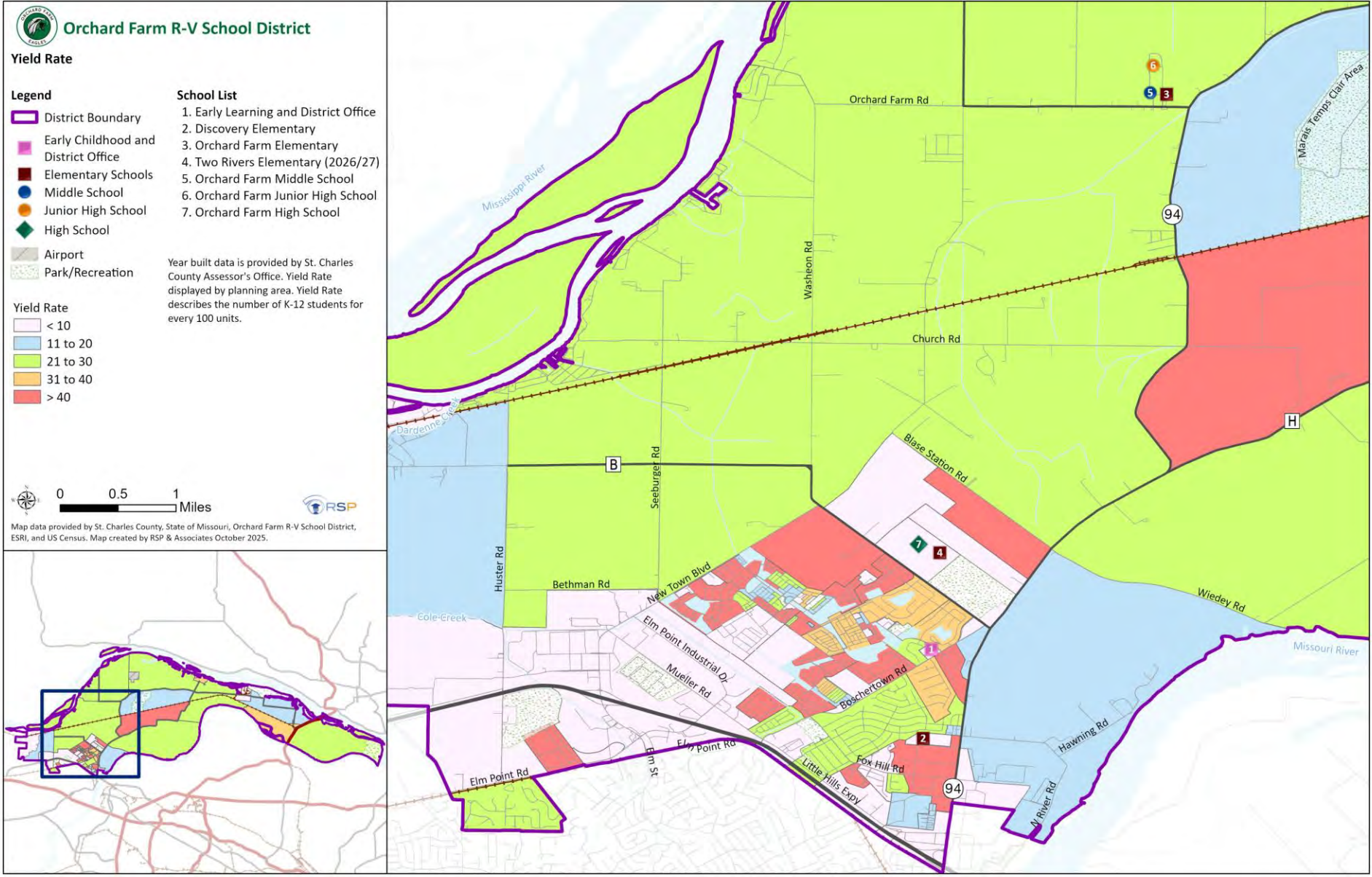
2025/26 Student Density Map



5-Year Average Kindergarten Count Map



Student Yield Rate Analysis Map



Student Yield Rate: Single-Family

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Discovery Elementary	15	14	14	13	13	13	13	14	14	14	13.7
Orchard Farm Elementary	12	13	12	12	12	12	12	12	13	12	12.2
District (K-4):	13.0	13.0	13.0	12.0	12.0	13.0	13.0	13.0	13.0	13.0	12.8

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm Middle School	5	5	5	5	5	5	4	5	5	5	4.9
District (5-6):	5.0	5.0	5.0	5.0	5.0	5.0	4.0	5.0	5.0	5.0	4.9

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm Junior High School	5	5	5	5	5	5	5	5	5	5	5
District (7-8):	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0

Students per 100 Single-Family Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm High School	10	10	10	9	9	9	9	9	10	10	9.5
District (9-12):	10.0	10.0	10.0	9.0	9.0	9.0	9.0	9.0	10.0	10.0	9.5

Source: St. Charles County, and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Table Legend

 +3 greater from District Average

 -3 fewer from District Average

Observations:

- o Table shows the number of students per 100 single-family (SF) units by year and by each building or boundary
- o District sees on average 12.8 elementary K-4 students per 100 single-family households
- o District sees on average 4.9 middle school 5-6 students per 100 single-family households
- o District sees on average 5 junior high 7-8 students per 100 single-family households
- o District sees on average 12.8 high school 9-12 students per 100 single-family households
- o Adding new housing inventory can impact the yield rate – **There were 1,802 single-family homes built from 2016 to 2025**

Student Yield Rate: Multi-Family

Students per 100 Multi-Family (No MHP) Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Discovery Elementary	9	11	10	10	11	10	11	9	11	9	10.1
Orchard Farm Elementary	9	8	7	8	7	4	4	5	6	6	6.4
District (K-4):	9.0	10.0	9.0	10.0	10.0	8.0	9.0	8.0	9.0	8.0	9.0

Students per 100 Multi-Family (No MHP) Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm Middle School	3	3	3	3	3	4	4	3	3	2	3.1
District (5-6):	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	3.0	2.0	3.1

Students per 100 Multi-Family (No MHP) Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm Junior High School	4	3	3	3	3	2	3	3	3	3	3
District (7-8):	4.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0

Students per 100 Multi-Family (No MHP) Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm High School	5	5	5	5	5	5	5	5	5	5	5
District (9-12):	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0

Source: St. Charles County, and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, townhome, etc. units. Mobile Homes not included

Table Legend

- +3 greater from District Average
- 3 fewer from District Average

Observations:

- Table shows the number of students per 100 multi-family (MF) units by year and by each building or boundary
- District sees on average 9.0 elementary K-4 students per 100 multi-family households
- District sees on average 3.1 middle school 5-6 students per 100 multi-family households
- District sees on average 3.0 junior high 7-8 students per 100 multi-family households
- District sees on average 5.0 high school 9-12 students per 100 multi-family households
- Adding new housing inventory can impact the yield rate – **There were 243 multi-family homes built from 2016 to 2025**

Student Yield Rate: Mobile Homes

Students per 100 MHP Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Discovery Elementary	0	0	0	0	0	0	0	0	0	0	0
Orchard Farm Elementary	18	17	17	16	16	18	18	18	13	14	16.5
District (K-4):	18.0	17.0	17.0	16.0	16.0	18.0	18.0	18.0	13.0	14.0	16.5

Students per 100 MHP Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm Middle School	4	6	9	8	7	5	5	6	8	7	6.5
District (5-6):	4.0	6.0	9.0	8.0	7.0	5.0	5.0	6.0	8.0	7.0	6.5

Students per 100 MHP Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm Junior High School	5	6	5	7	8	8	6	5	6	7	6.3
District (7-8):	5.0	6.0	5.0	7.0	8.0	8.0	6.0	5.0	6.0	7.0	6.3

Students per 100 MHP Units	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Orchard Farm High School	10	9	10	10	11	13	14	15	14	13	11.9
District (9-12):	10.0	9.0	10.0	10.0	11.0	13.0	14.0	15.0	14.0	13.0	11.9

Source: St. Charles County, and RSP

Note: Includes number of students per 100 multi-family units.

Observations:

- o Table shows the number of students per 100 Mobile Home Park (MHP) units by year and by each building or boundary
- o District sees on average 16.5 elementary K-4 students per 100 mobile home households
- o District sees on average 6.5 middle school 5-6 students per 100 mobile home households
- o District sees on average 6.3 junior high 7-8 students per 100 mobile home households
- o District sees on average 11.9 high school 9-12 students per 100 mobile home households

Table Legend

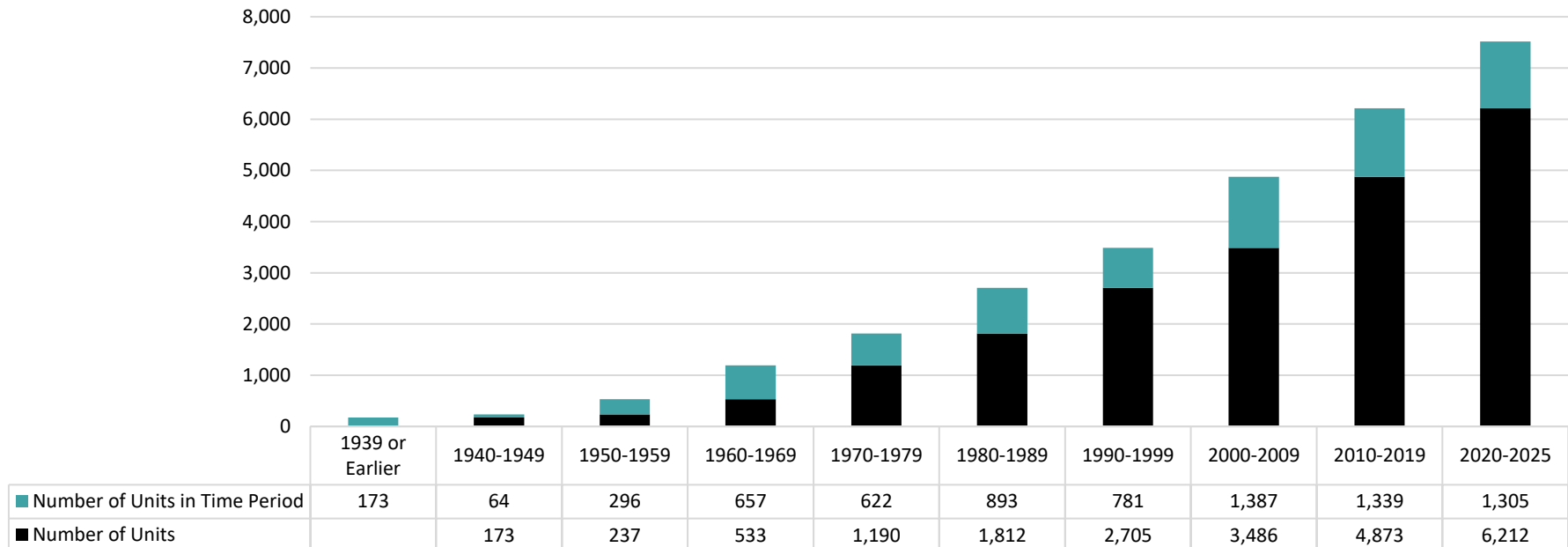
-  +3 greater from District Average
-  -3 fewer from District Average

Development Activity Over Time

Observations:

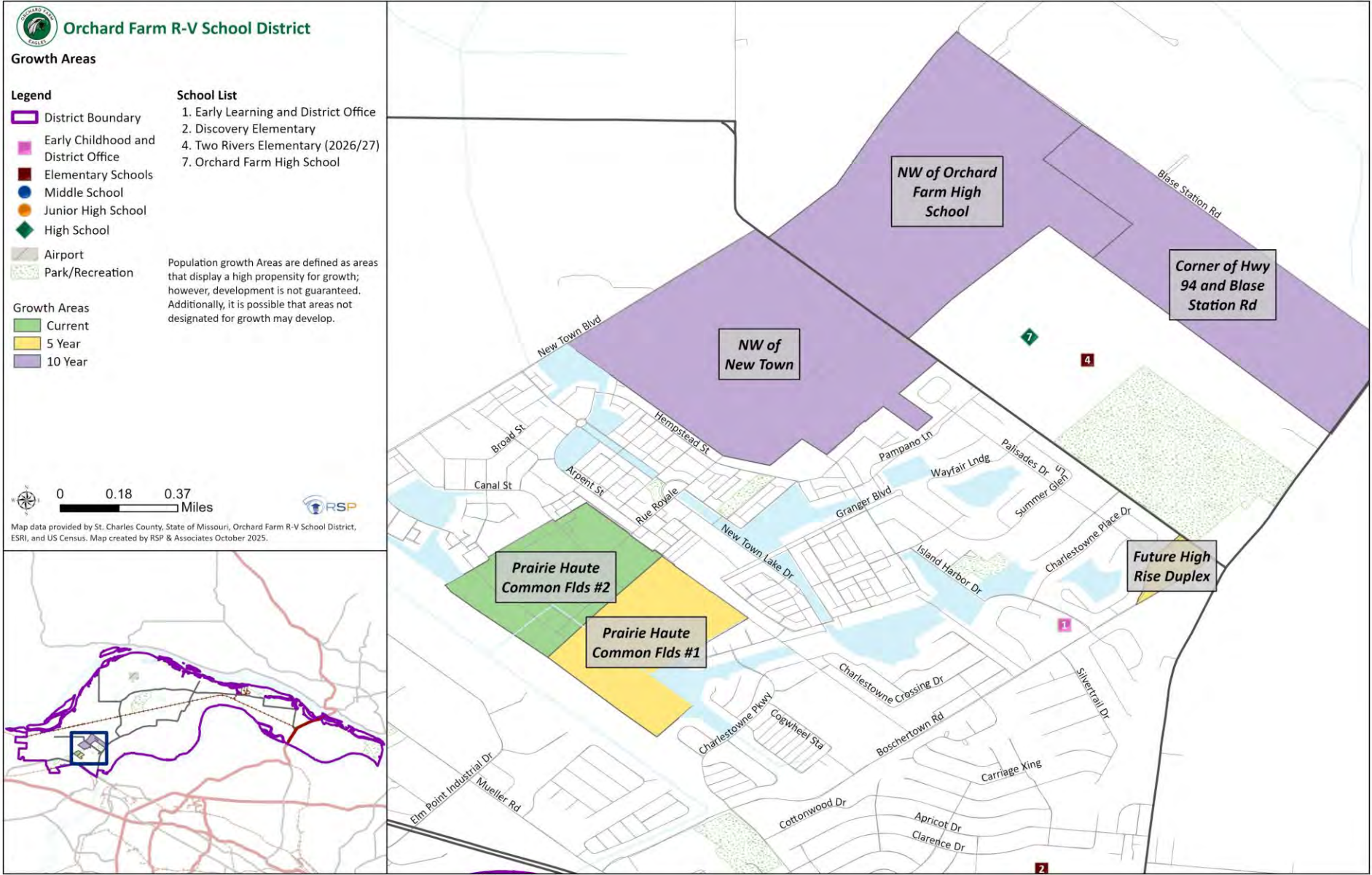
- o Table has been created to illustrate the number of units by year built
 - The average year for all units built was 1994 while the median year built was 2006
- o The decade with the most units built was 2000 to 2009
 - Development activity increased significantly after 1999 with over 4,000 units added to the district in that twenty-five-year period
- o Five years into the current decade, the District has added almost 1,305 units to residential inventory almost surpassing the total unit production in the previous decade
 - Development activity maintaining the current pace is crucial for enrollment growth to occur

New V.S. Existing Units by Decade Built

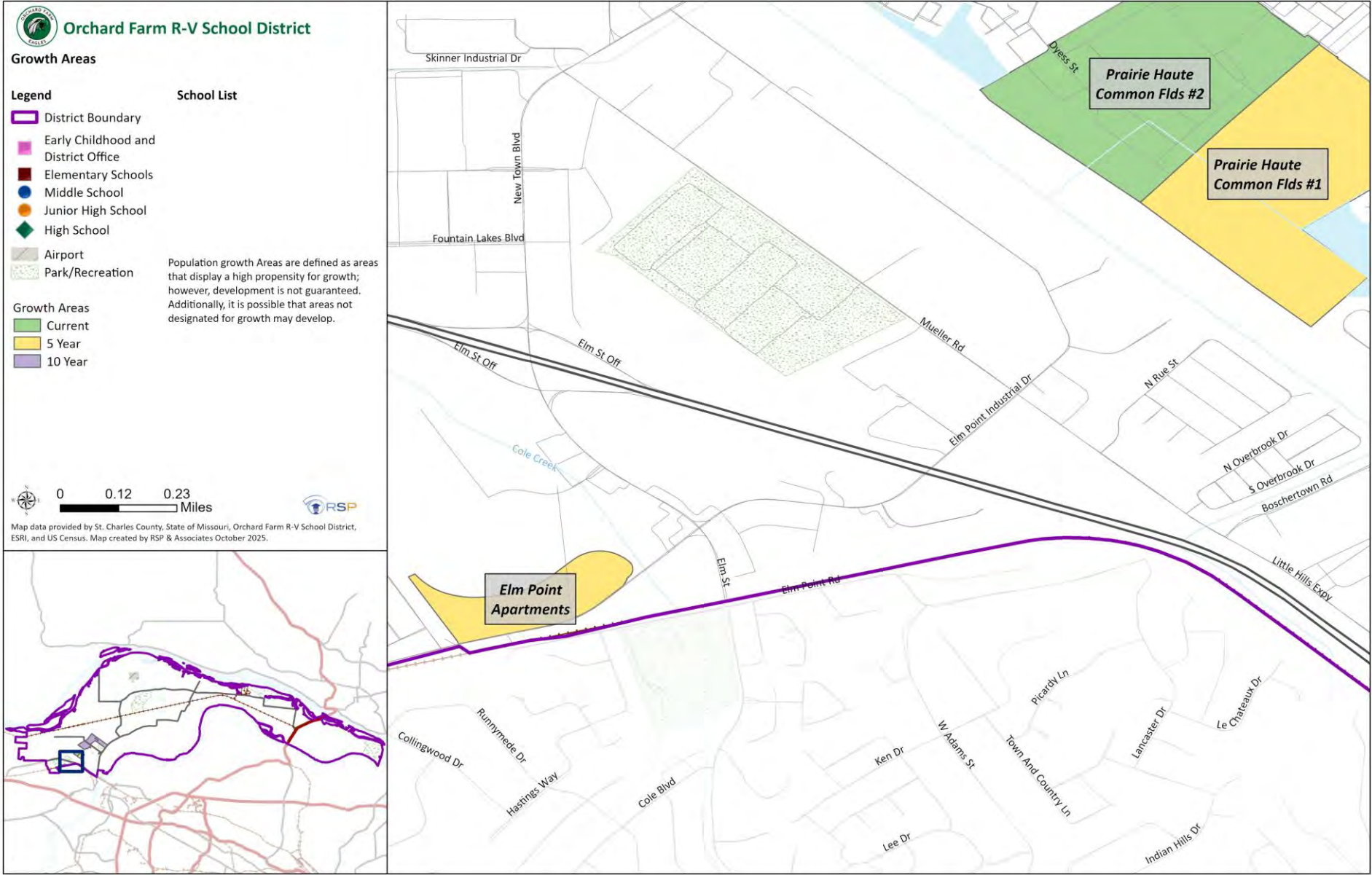


Source: St. Charles County and ESRI

New Town Growth Area Map (Detailed)



South Elm St Growth Area Map (Detailed)



Key Definitions

- o Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- o In-Migration: shows number of students in grade 1st to 12th that are attending the district in the current year, but were not attending the district in the previous year
- o Home Value Bar Chart: Percent of total homes by range of home value
- o Housing Affordability Index: Measures affordability using an index to quantify the ability of a typical household to purchase an existing home in an area.
- o Household Income Bar Chart: Percent of households by range of household income
- o Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district
- o Median Year Built: equal to the middle point of all reported years when each dwelling unit was built based on information from the local assessor's office
- o Mixed-use development (MU): development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- o Mobile Home Park: movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation.
- o Mortgage as % Salary: Number of households by what percent salary goes to mortgage experiences
- o Multi-family (MF): a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- o Single-family (SF): a house that is may be fully detached or semi-detached occupied by one household or family
- o Town Homes (TH): Side by side housing units that do not meet the definition of single-family houses
- o Out-Migration: shows number of students in grade Kindergarten to 11th that are attending the district in the previous year, but were not attending the district in the current year
- o Percent of Income for Mortgage: Provides a monthly budget perspective to examine the relationship between household income and mortgage payments (based on a median-valued home).
- o Vacant Land: means any undeveloped land/ erf within a proclaimed township or a land development area and will continue to be rated as vacant until such time as a certificate of occupancy
- o Year Property Built Bar Chart: Percent of households by decade home was built
- o Yield Rate: ratio of students that attend each school to the number of housing units in that school's attendance area

Project Documentation

- o School District Data Acquisition
 - Student data sent and verified on Oct. 2, 2025
- o City Planning Meeting(s)
 - RSP met with City of St. Charles on Aug. 27, 2025
- o County Data Acquisition
 - Utilized open source GIS