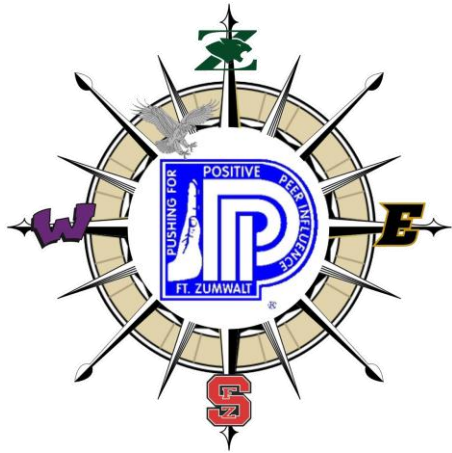




Planning for the Future

Fort Zumwalt School District

Enrollment Analysis by RSP & Associates

May 2026

** Revised Analysis with May 2026 Student Data Export*

RSP & Associates

RSP Quick Facts:

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

RSP Clients:

RSP was founded with the desire and commitment to assist school districts in long-range planning.

RSP has served over **130** clients in:

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

RSP Planning Team:

Robert Schwarz, CEO

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

Ginna Wallace, Planner

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

RSP Recent Projects:

Lincoln County R-3 School District

- Enrollment Analysis, 2025/26

Orchard Farm School District

- Enrollment Analysis, 2025/26
- **Boundary Analysis, 2025/26**

Wright City R-2 School District

- Enrollment Analysis, 2025/26



Product Expectations



Timeline

The project timeline ensures student data aligns as closely as possible with official county data, enabling parcel-level enrollment forecasting.



Findings

The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is grounded in extensive data.



Study

This study factored in many different data sets to provide data-driven analysis that is the foundation of 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 whether the district should 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 that 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 may lead to a smaller enrollment.
- Student data does not include Preschool, virtual, or 18-21 special education population. **Enrollment best aligns with the district's Official Count Day data for the past ten years.**

Discussion Points

1

Enrollment & Demographics

Executive Summary

Sophisticated
Forecast Model
(SFM)

Past Enrollment &
Change

Student Analysis
Maps & Data

2

Population & Development

Population and
Demographic Trends

Student Yield Rate

Housing Market
Maps & Data

Potential Growth
Analysis

3

Enrollment Projections

Past, Current, &
Future Enrollment

Building Projections

Grade Level
Projections

4

Next Steps

Challenges &
Solutions

Next Steps & Key
Considerations

5

Appendix

Additional Student
Analysis Maps

Definitions

Executive Summary



2025/26 to 2030/31 Enrollment:

- ↓ Elementary enrollment forecasted to decrease by **-145 students**
- ↓ Middle School enrollment forecasted to decrease by **-187 students**
- ↓ High School enrollment forecasted to decrease by **-188 students**

Declining cohort progression and increased early-grade losses are **accelerating overall enrollment decline**, limiting the district's ability to **offset smaller incoming classes through student retention and in-migration.**



School balance could be improved with a strategic boundary review:

Elementary School Size Difference:

- ❑ Largest ES: Progress South (~600)
- ❑ Smallest ES: Emge (~290)

Middle School Size Difference:

- ❑ Largest MS: West (~1,000)
- ❑ Smallest MS: South (~750)

High School Size Difference:

- ❑ Largest HS: West (~1,500)
- ❑ Smallest HS: South (~1,100)

NOTE: The district is establishing functional capacities for each school by evaluating how instructional spaces support current and future programming needs. Integrated with RSP enrollment projections, this capacity analysis will provide a data-driven foundation for facility planning, staffing, and strategic educational investments.



Key variables of enrollment analysis include:

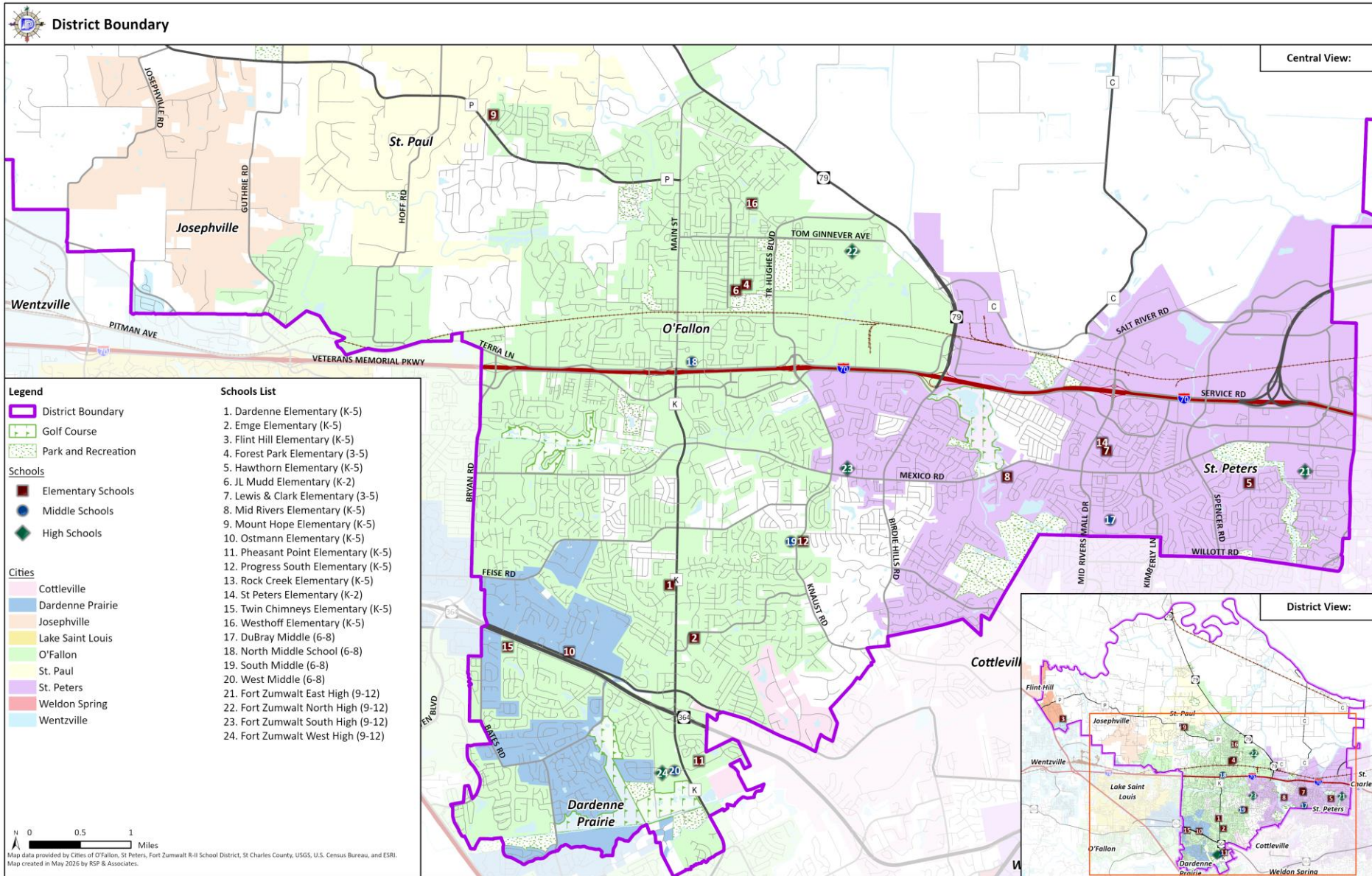
- ↓ Declining population and live birth trends
- ↓ Sustained enrollment loss over the past decade, creating a structural imbalance
- ↓ Cohort sizes stabilizing around ~1,300 students per grade
- ↓ Weak correlation between housing/population growth and student enrollment

The district should align facilities, staffing, and long-term planning with a smaller student population, focusing on efficiency, sustainability, and student experience.

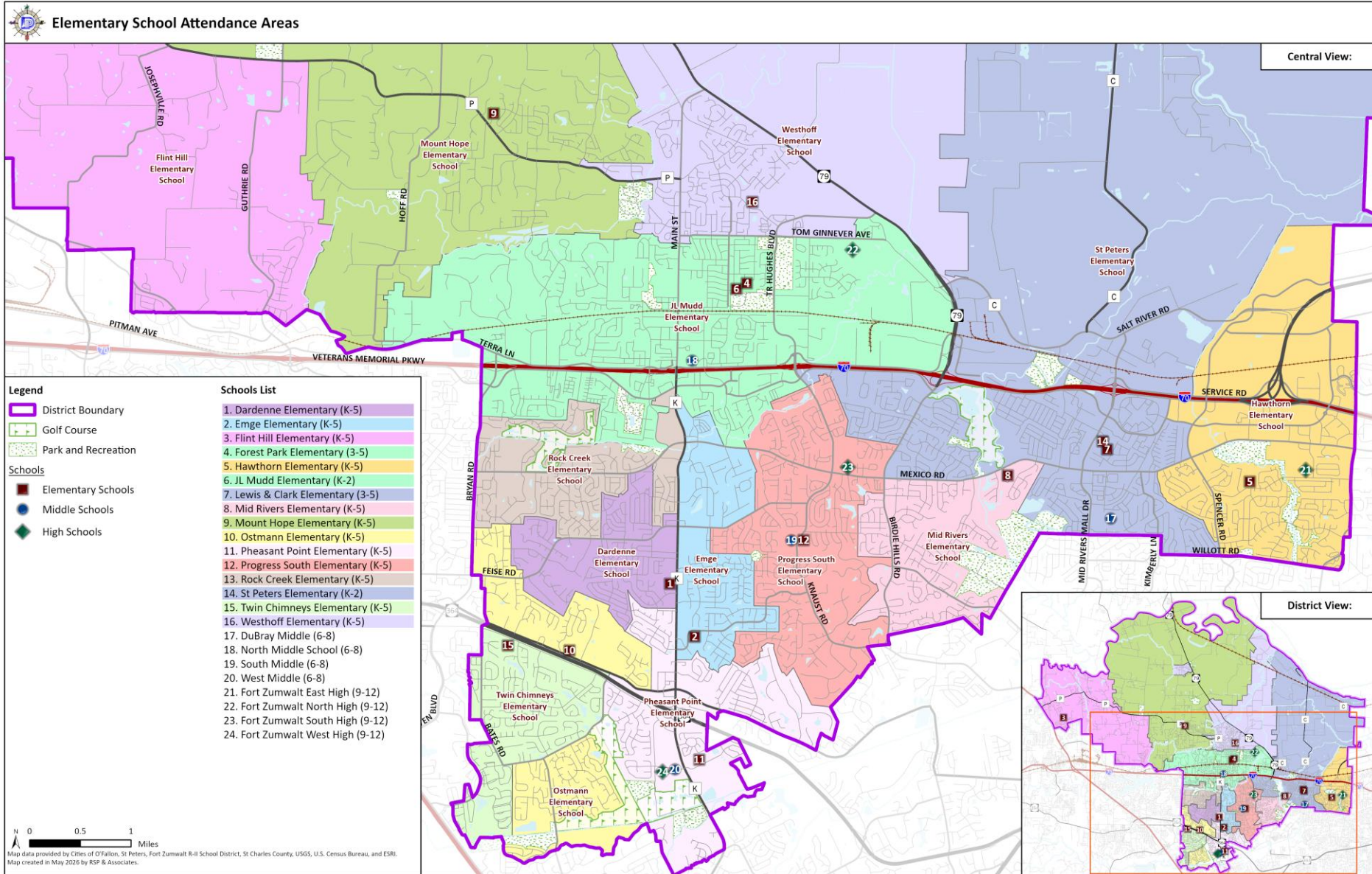
Part One: Past Enrollment and Demographics



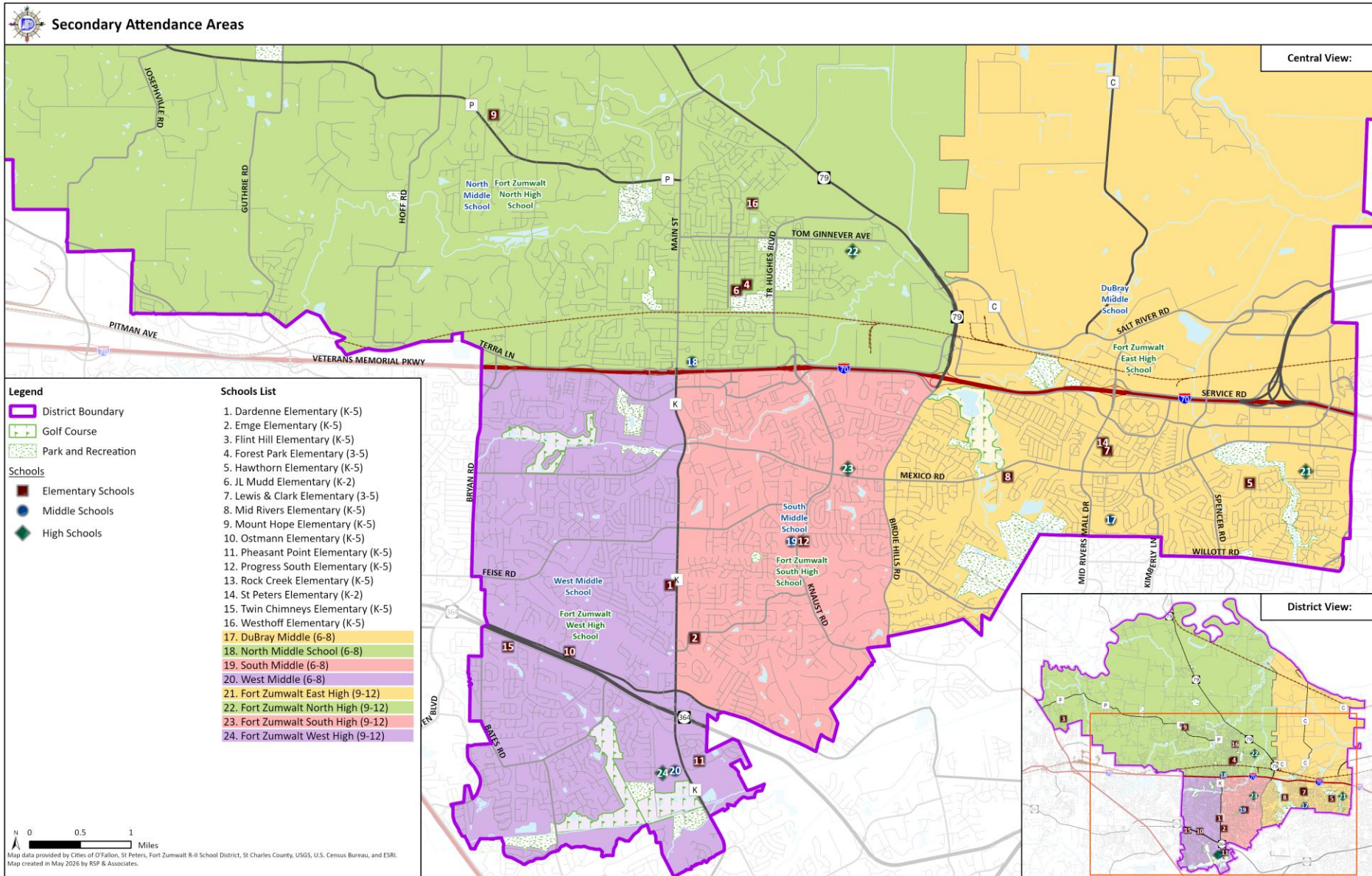
District Boundary and City Limits Map



Elementary Boundary Map



Middle and High School Boundary Map



RSP Planning Areas

Purpose: This map illustrates how the district is divided into **RSP Planning Areas**, the small geographic units used in the projection model.

Map Details (Over **300 Planning Areas** were analyzed):

- **Yellow Lines:** Represent **Census Block Groups**
- **Green Lines:** Represent **RSP Planning Areas**

Key Insights and Considerations:

- Planning Areas are generally more detailed than census block groups, enhancing the **statistical connection between students 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...

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

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

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

This model is **central to RSP's work**.

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

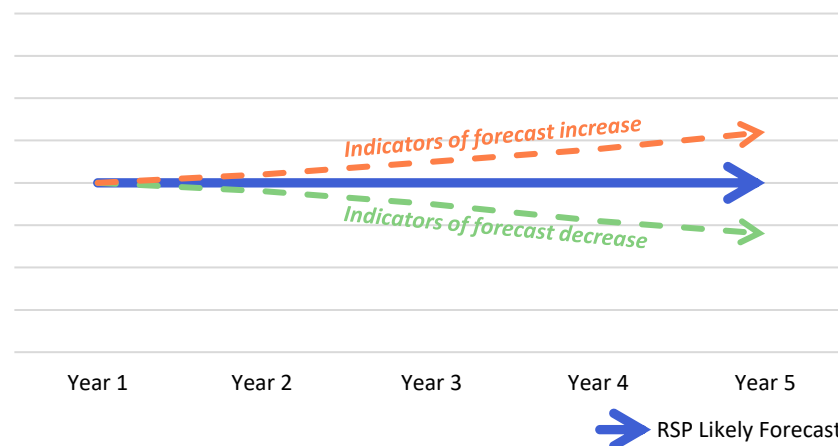
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

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:

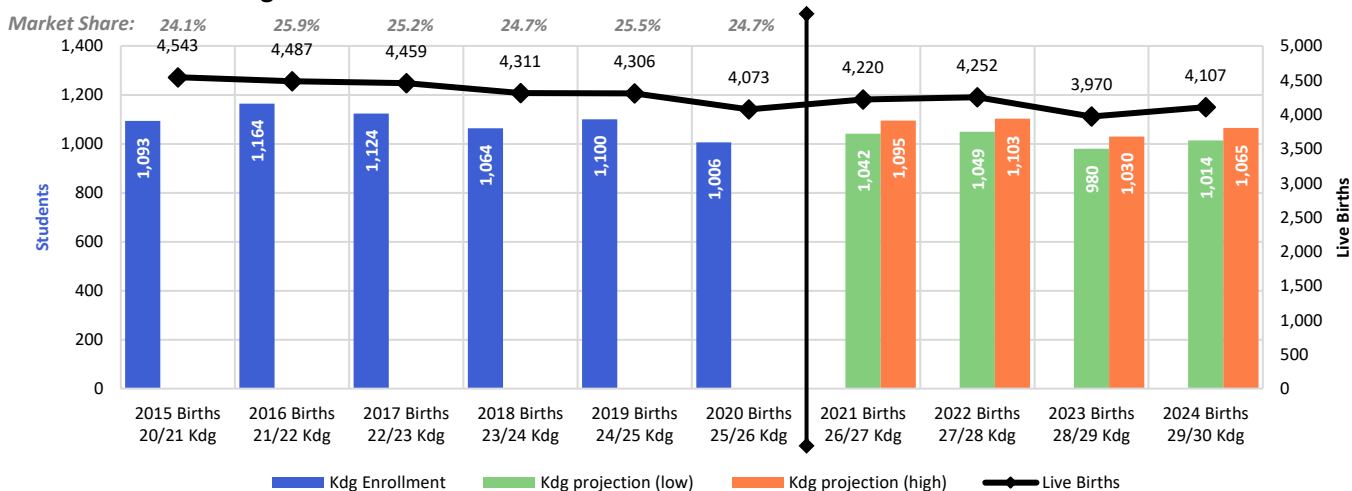
The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Example of Forecast Evolution



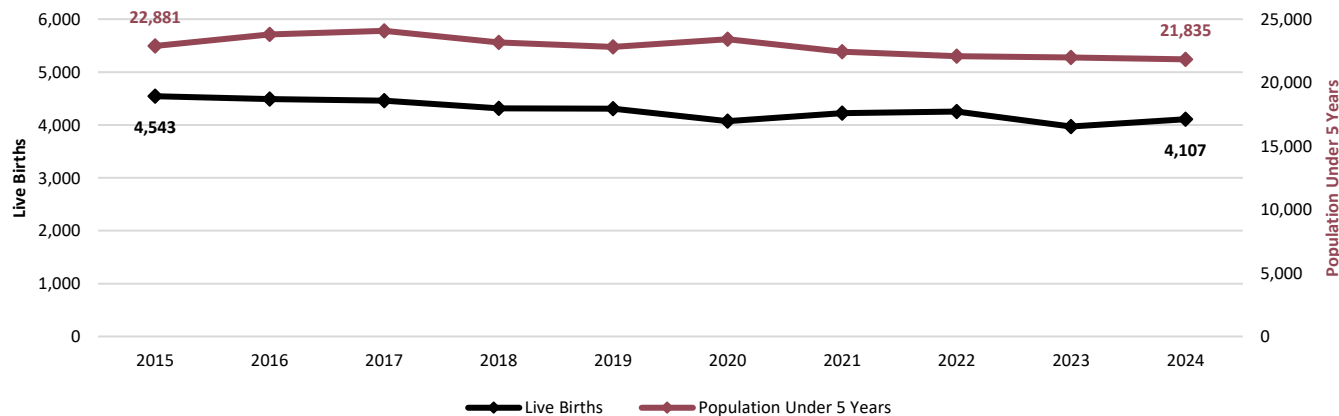
St. Charles County Birth Rate Visuals

Live Births V.S. Kindergarten Students 5 Year Later



Source: Missouri Department of Health, CDC Wonder 2024, and Fort Zumwalt School District

Live Births and Population Under 5 Years of Age



Source: Missouri Department of Health, CDC Wonder 2024, and US Census

Observations:

- County live births have **declined overall since 2015**, with recent years stabilizing at lower levels
- Births have remained **below ~4,300 annually since 2020**, with **2023 dropping below 4,000 (recent low)**
- Declining births in 2020–2023 are now impacting **current and near-term kindergarten enrollment**
 - Recent Kdg classes reflect both **lower birth counts and fluctuations in market share**
- The population under age 5 has declined alongside birth trends, decreasing by ~1,000 children over the past decade
 - This reinforces a smaller future pipeline of incoming students
- Enrollment growth will rely more on capturing students than on increases in birth volume
- **A ~26%+ market share** is a key threshold to maintain or grow kindergarten enrollment

Main Takeaway: As birth rates decline, future kindergarten growth will depend more on the district's ability to attract and retain students than on population growth alone.

Past Enrollment by Grade

Observations:

- Enrollment has declined over the past decade, with 2025/26 totals ~11% lower than 2015/16
- Recent trend shows accelerated decline, with enrollment decreasing 2.1% from last year
- Graduating classes are larger than incoming Kindergarten cohorts, creating ongoing downward pressure on total enrollment
- Current grade-level imbalance highlights this trend:
 - Largest class: 12th grade (~1,435 students)
 - Smallest class: Kindergarten (~1,006 students)
- Cohort progression indicates shrinking replacement levels, meaning smaller classes are moving through the system over time

Enrollment By Grade

School Year	Grade													K-12		
	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2015/16	1,231	1,247	1,282	1,310	1,338	1,426	1,392	1,400	1,477	1,508	1,488	1,522	1,538	18,159		
2016/17	1,192	1,226	1,281	1,278	1,303	1,379	1,414	1,450	1,474	1,473	1,557	1,524	1,481	18,032	-127	-0.7%
2017/18	1,144	1,199	1,233	1,295	1,309	1,314	1,390	1,428	1,448	1,543	1,493	1,532	1,519	17,847	-185	-1.0%
2018/19	1,247	1,157	1,200	1,229	1,309	1,328	1,337	1,406	1,446	1,514	1,566	1,482	1,506	17,727	-120	-0.7%
2019/20	1,161	1,233	1,141	1,211	1,255	1,343	1,335	1,346	1,424	1,516	1,507	1,543	1,524	17,539	-188	-1.1%
2020/21	1,093	1,136	1,205	1,127	1,226	1,239	1,326	1,365	1,350	1,472	1,529	1,502	1,559	17,129	-410	-2.3%
2021/22	1,164	1,130	1,195	1,219	1,172	1,240	1,277	1,340	1,392	1,383	1,516	1,496	1,492	17,016	-113	-0.7%
2022/23	1,124	1,159	1,148	1,191	1,226	1,202	1,241	1,310	1,363	1,438	1,381	1,491	1,505	16,779	-237	-1.4%
2023/24	1,064	1,144	1,188	1,169	1,220	1,247	1,248	1,261	1,323	1,411	1,444	1,344	1,501	16,564	-215	-1.3%
2024/25	1,100	1,084	1,151	1,222	1,210	1,250	1,279	1,270	1,290	1,369	1,430	1,451	1,347	16,453	-111	-0.7%
2025/26	1,006	1,098	1,092	1,138	1,243	1,201	1,257	1,287	1,281	1,307	1,362	1,408	1,435	16,115	-338	-2.1%

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

Main Takeaway: Sustained enrollment decline is driven by smaller incoming cohorts replacing larger graduating classes, signaling continued downward pressure on total enrollment unless new growth factors emerge.

Grade Progression Change

Observations:

- Grade progression gains have weakened over time, reducing the district's ability to offset enrollment declines
 - Largest cohort gain: 8th → 9th grade (+37 students, 3-year average)
 - Largest cohort loss: 10th → 11th (-17 students, 3-year average)
 - Early-grade cohort losses, particularly from Kindergarten → Kindergarten retention, have accelerated and are contributing significantly to overall enrollment decline
- Recent overall trend shows accelerating decline, with a -2.1% decrease (-338 students) in the most recent year
 - Earlier years showed stronger cohort growth patterns that helped stabilize enrollment; more recent years reflect smaller gains and more frequent losses across grade levels

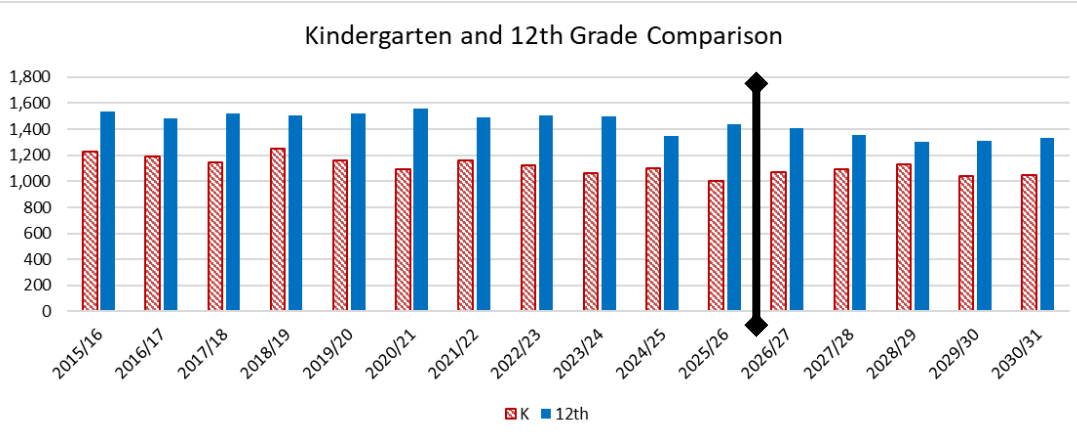
Enrollment Grade Change

School Year		Grade Progression Change													K-12	
From	To	K→K	K→1	1→2	2→3	3→4	4→5	5→6	6→7	7→8	8→9	9→10	10→11	11→12	Change	% Change
2015/16	2016/17	-39	-5	34	-4	-7	41	-12	58	74	-4	49	36	-41	-127	-0.7%
2016/17	2017/18	-48	7	7	14	31	11	11	14	-2	69	20	-25	-5	-185	-1.0%
2017/18	2018/19	103	13	1	-4	14	19	23	16	18	66	23	-11	-26	-120	-0.7%
2018/19	2019/20	-86	-14	-16	11	26	34	7	9	18	70	-7	-23	42	-188	-1.1%
2019/20	2020/21	-68	-25	-28	-14	15	-16	-17	30	4	48	13	-5	16	-410	-2.3%
2020/21	2021/22	71	37	59	14	45	14	38	14	27	33	44	-33	-10	-113	-0.7%
2021/22	2022/23	-40	-5	18	-4	7	30	1	33	23	46	-2	-25	9	-237	-1.4%
2022/23	2023/24	-60	20	29	21	29	21	46	20	13	48	6	-37	10	-215	-1.3%
2023/24	2024/25	36	20	7	34	41	30	32	22	29	46	19	7	3	-111	-0.7%
2024/25	2025/26	-94	-2	8	-13	21	-9	7	8	11	17	-7	-22	-16	-338	-2.1%
3-Year Average		-39.3	12.7	14.7	14.0	30.3	14.0	28.3	16.7	17.7	37.0	6.0	-17.3	-1.0	-221.3	-1.3%
3-Year Weighted Average		-45.0	9.0	11.2	8.3	29.0	9.0	21.8	14.7	17.3	31.8	3.8	-14.8	-5.3	-241.8	-1.5%

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

Main Takeaway: Declining cohort progression and increased early-grade losses are accelerating overall enrollment decline, limiting the district's ability to offset smaller incoming classes through student retention and in-migration.

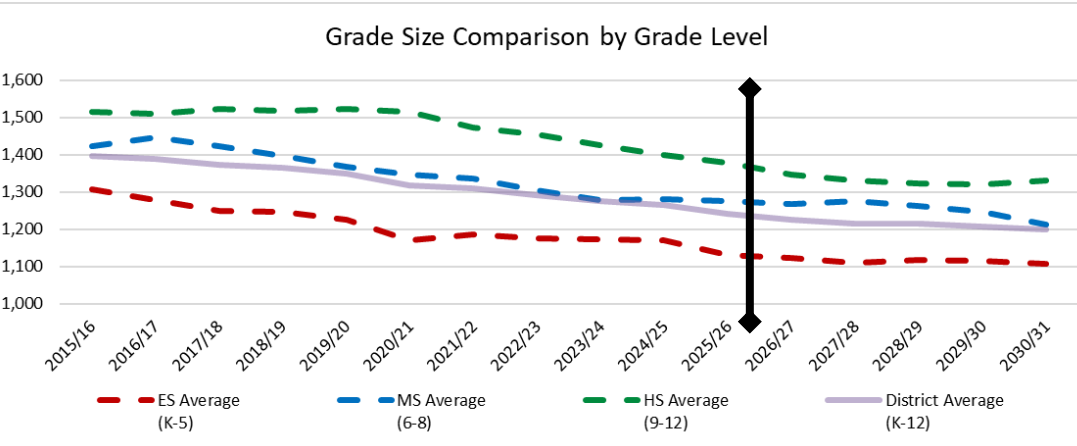
Class Size Comparisons



Source: RSP & Associates – April 2026

K and 12th Grade Comparisons:

- 12th grade cohorts have consistently been larger than Kindergarten over the past decade, **reinforcing a structural enrollment decline**
- The gap between incoming and graduating classes **remains significant**, limiting the **district's ability to stabilize or grow total enrollment**
- Looking ahead:
 - Kindergarten enrollment is projected to **remain relatively stable (~1,000 students)**
 - 12th grade enrollment is projected to **remain larger (~1,300+ students)**, continuing the imbalance



Source: RSP & Associates – April 2026

Average Class Sizes

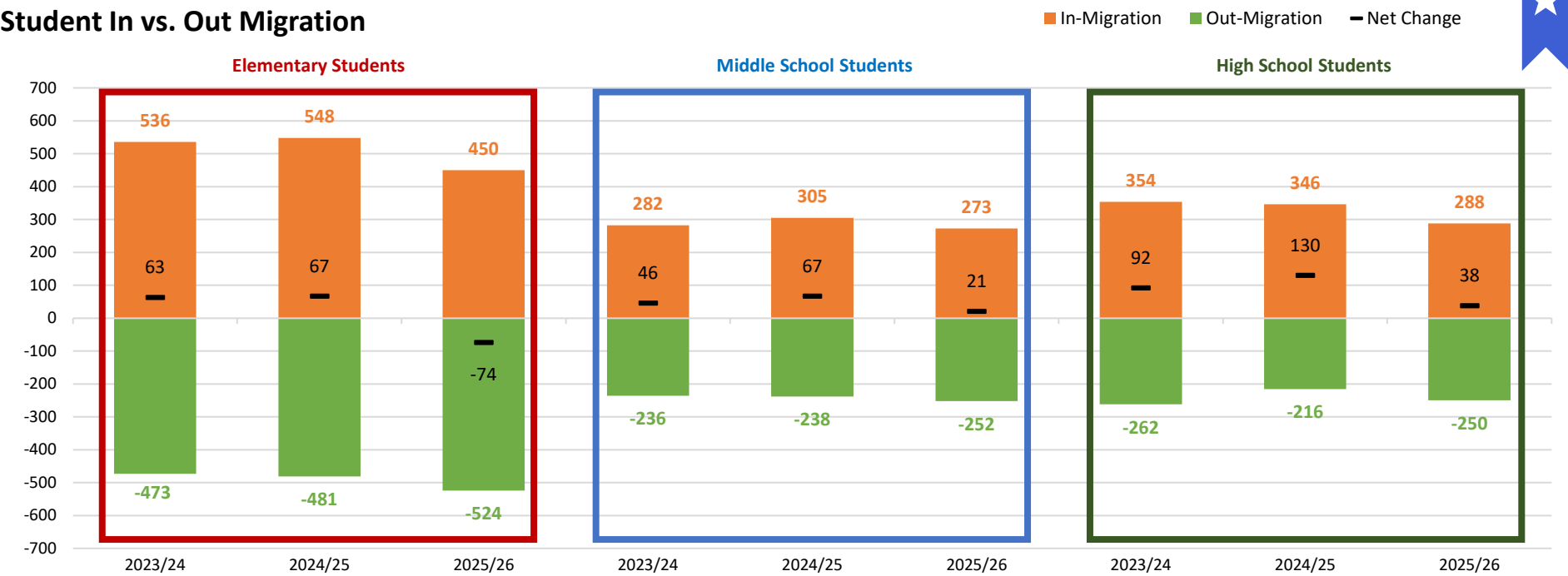
- Average class sizes have **declined across all grade bands** over the past ten years, reflecting **overall enrollment trends**
- High school cohorts remain the **largest on average**, driven by historically larger classes moving through the system
- District-wide average class size is projected to continue declining to **~1,200 students by 2030/31**

Main Takeaway: A persistent gap between smaller incoming classes and larger graduating cohorts—combined with declining class sizes across all levels—will continue to drive gradual enrollment decline districtwide.

3-Year Student Migration Trend

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 In vs. Out Migration



Source: Fort Zumwalt School District and RSP

Observations

- The District experienced a net loss of students from migration this year
 - **2023/24: +1,172 students in, -971 students out → Net Gain of 201 students**
 - **2024/25: +1,199 students in, -935 students out → Net Gain of 264 students**
 - **2025/26: +1,011 students in, -1,026 students out → Net Loss of -15 students**
- Elementary grades experience the highest levels of both in- and out-migration activity. Of the elementary schools:
 - Migration of elementary students flipped this year contributing the majority of net loss of students
- Having **greater out-migration in early grades limits** the district's growth outlook as the **ability to grow classes year to year is constrained**

Migration Trend by Building

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.



1-Year Migration by School



Source: Fort Zumwalt School District and RSP

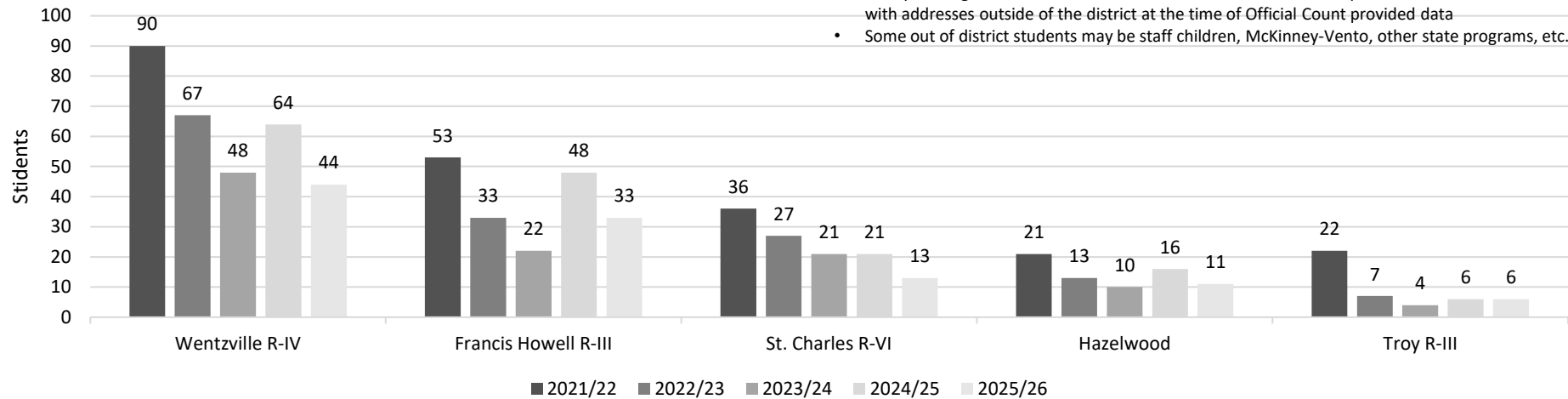
Observations

- Elementary grades experience the highest levels of both in- and out-migration activity. Of the elementary schools:
 - Dardenne ES experienced the greatest net loss of students with +27 in, -50 out → **-23 net loss**
 - Ostmann ES experienced the greatest net gain of students with +24 in, -10 out → **+14 net gain**
- Having **greater out-migration in early grades limits** the district's growth outlook as the **ability to grow classes year to year is constrained**

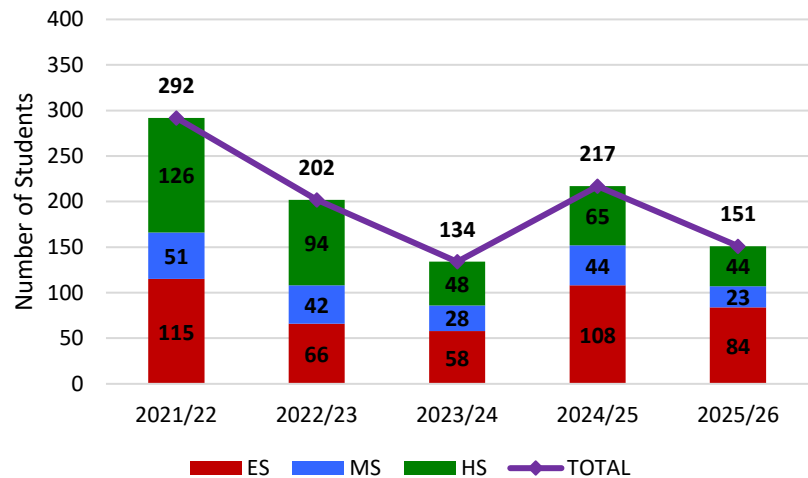
Out of District Student Analysis

* Includes Open Enrolled In students and other students residing out of the district boundary

Out of District Students by Residing School District (Top 5)



Total Out of District Students by Year

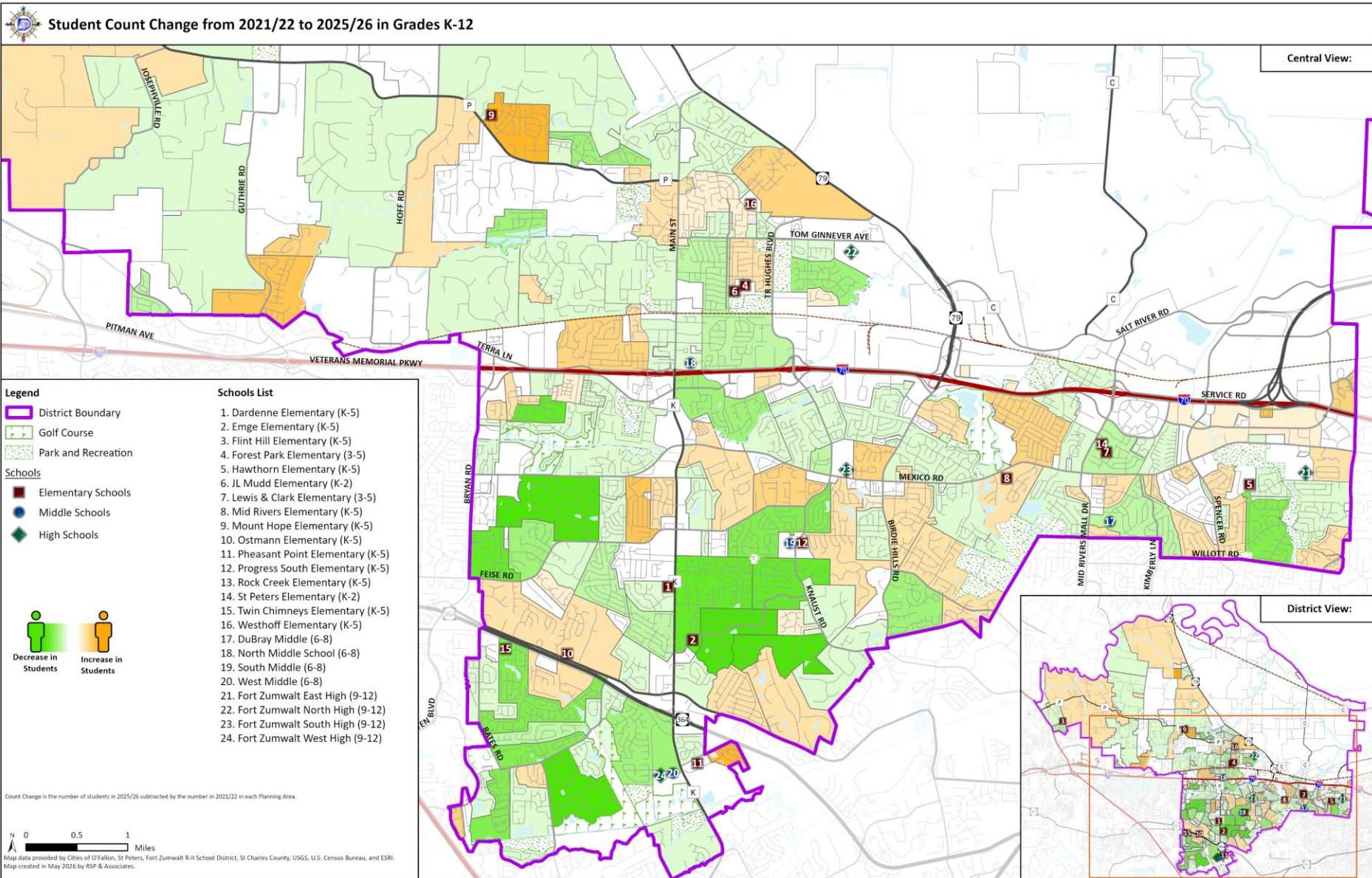


Observations

- Out of district enrollment decreased this year – Elementary and High School grades decreased at a higher level
- This variable could be influenced by the available building capacity at each district and the programs offered (in district and surrounding)
- 151 total students reside out of the district boundary this year
- Francis Howell R-III and Wentzville R-IV tend to contribute the largest share of out of district students

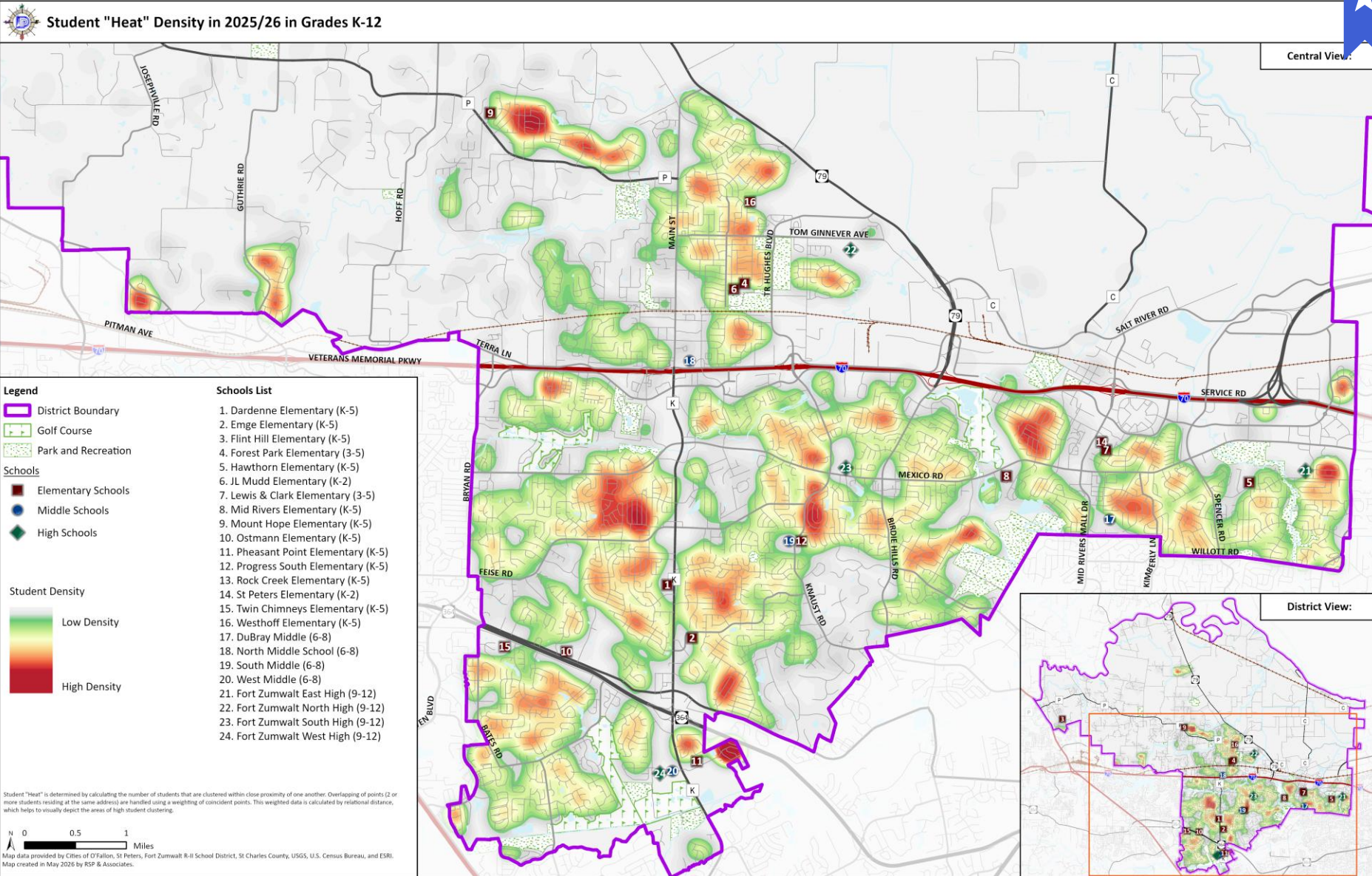
Main Takeaway: With potential changes to open enrolment policies in Missouri, understanding the current out of district population provides a baseline to better understand changes in student choice trends.

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



Main Takeaway: Student heat density is greatest west of Hwy K or south just east of Pheasant Point ES in Prairie Point Apartments



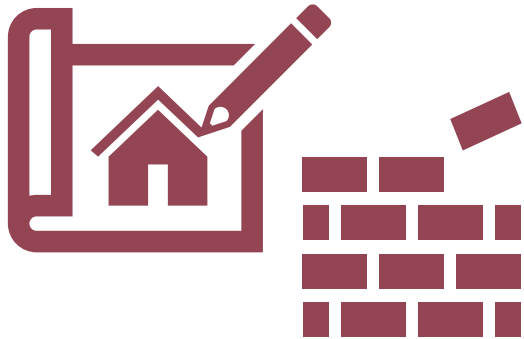
Main Takeaway Observations:

- Enrollment has been **decreasing steadily** over the past ten years – **limitation to student growth**
 - The District decreased by 338 students from last year enrolling a total of **16,115 students**
- Most grade levels are increasing in size as cohorts move through the system – **indicator of student growth**
 - **Grade progression remains positive**, but growth **has weakened over time and is no longer offsetting broader declines**
- Graduating senior classes remain larger than incoming kindergarten classes – **limitation to student growth**
 - Creating a **structural imbalance that contributes to long-term enrollment decline**
- Live births in St. Charles County have decreased – **limitation to student growth**
 - Future kindergarten growth will depend more on **market share gains or new family-generating development**
- Migration trends show a **slight net loss** of students this year – **limitation to student growth**
 - Adds additional pressure to enrollment stability
- Subdivision lifecycle patterns indicate “stagnation” or **aging-in-place in some neighborhoods** – **limitation to student growth**
 - Reducing new student generation from existing housing areas

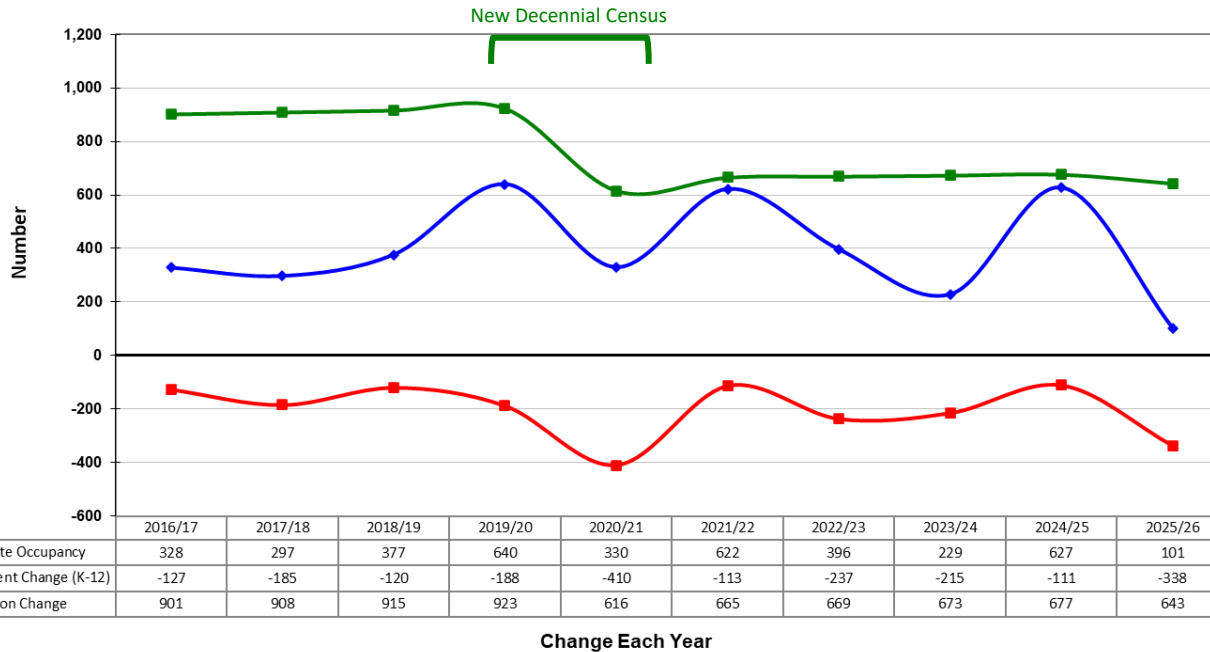
Conclusion of Section:

- RSP continuously monitors **300+ planning areas**, integrating demographic, development, and enrollment data to inform projections and planning decisions
- Student density is highest in areas with more **affordable housing**, particularly in southern portions of the district
- Out-of-district trends should be closely monitored, as **policy changes** (e.g., open enrollment) **can quickly impact enrollment patterns**
- **Limited historical student-level data** (2 years) constrains deeper migration analysis, highlighting an opportunity to strengthen future insights

Part Two: Development and Growth Trends



Population, Development, & Enrollment



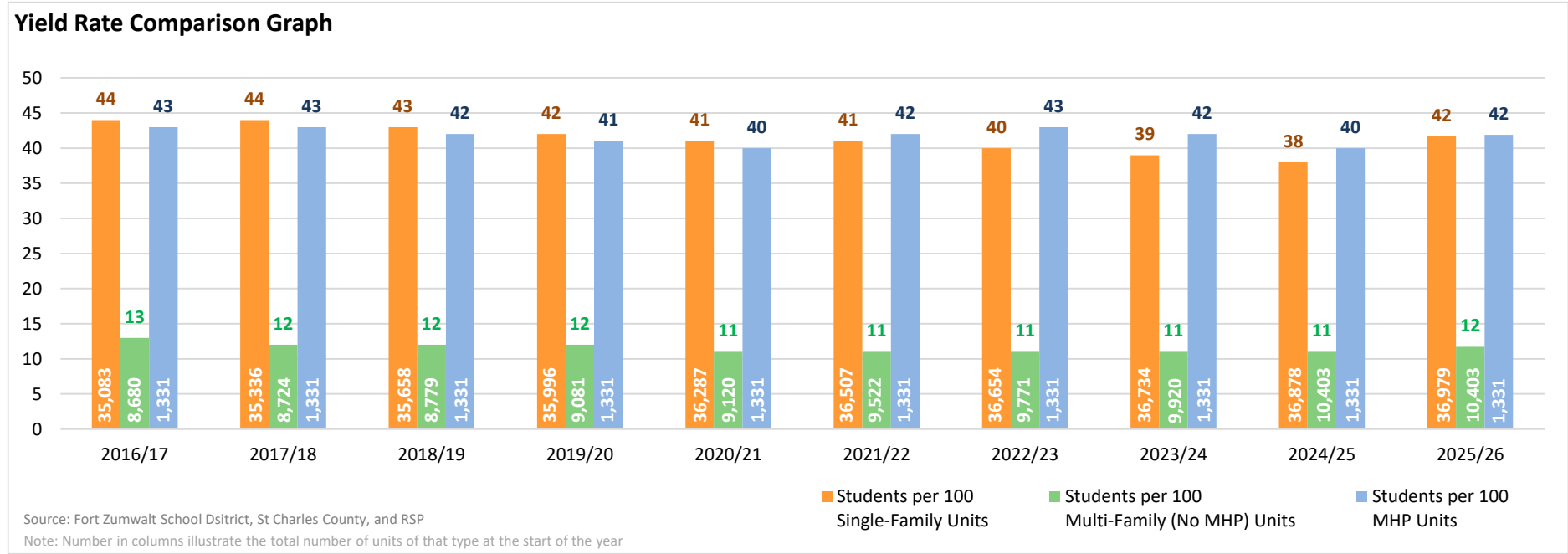
Main Takeaway: While housing and population continue to grow, the lack of alignment with student enrollment indicates structural changes in who is moving into the community—limiting the impact of development on K-12 growth.

Source: St. Charles County, US Census, and Fort Zumwalt School District

Observations:

- **BLUE LINE:** Housing development remains consistently positive, with approximately 300–600 units added annually, though year-to-year spikes likely reflect timing of multi-family project completions
 - **Timing differences in data (certificates of occupancy)** may create short-term variability, but do not change the overall trend
- **GREEN LINE:** Population growth has been steady, averaging ~600+ residents annually, indicating continued overall community growth
 - Population reflects the estimated growth of the whole decade; New decennial census often affects the year-to-year change
- **RED LINE:** Student enrollment has declined year-over-year, including more significant losses in recent years
- **Housing and population growth are not translating into student growth**, suggesting lower student yield from new development and/or changing household demographics

K-12 Student Yield Rate Over Time

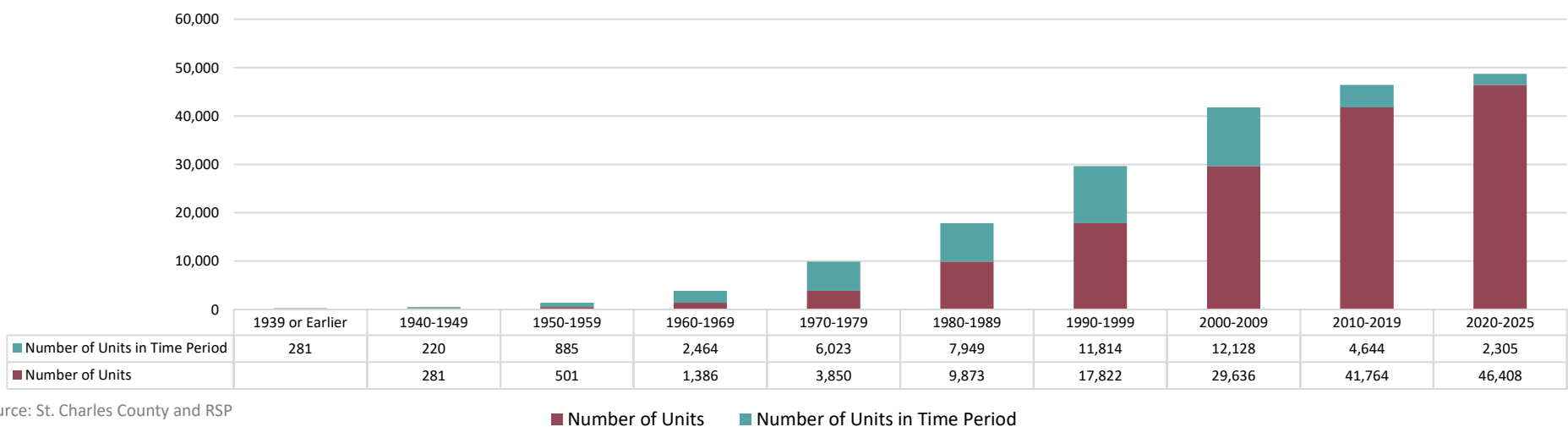


Observations: Analysis shows the number of students per 100 units by type over the past ten years (single-family, multi-family, mobile home)

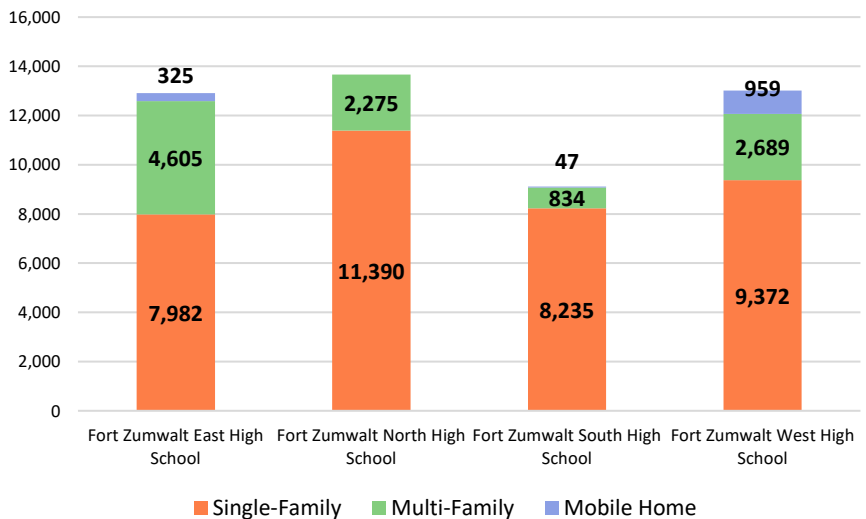
- District sees on average **41 K-12 students per 100 single-family households** (36,979 SF units in inventory)
 - West High School boundary tends to have the highest SF yield rate
 - In 2025/26, the district yielded 42 students per 100 SF units
 - There has been 1,896 SF units built during this time period which may have contributed to the slightly lower yield rate
- District sees on average **12 K-12 students per 100 multi-family households** (10,403 total MF units)
 - All high school boundaries have a similar student yield rate
 - In 2025/26, the district yielded 12 students per 100 MF units
 - There has been 1,723 MF units built during this time period which may have contributed to a stable yield rate
- District sees on average **42 K-12 students per 100 mobile home households** (1,331 total MHP units)
 - West High School boundary tends to have the highest MHP yield rate
 - In 2025/26, the district yielded 42 students per 100 MHP units
 - There has been limited MHP inventory built during this time period

2025 Residential Inventory

New V.S. Existing Units by Decade Built



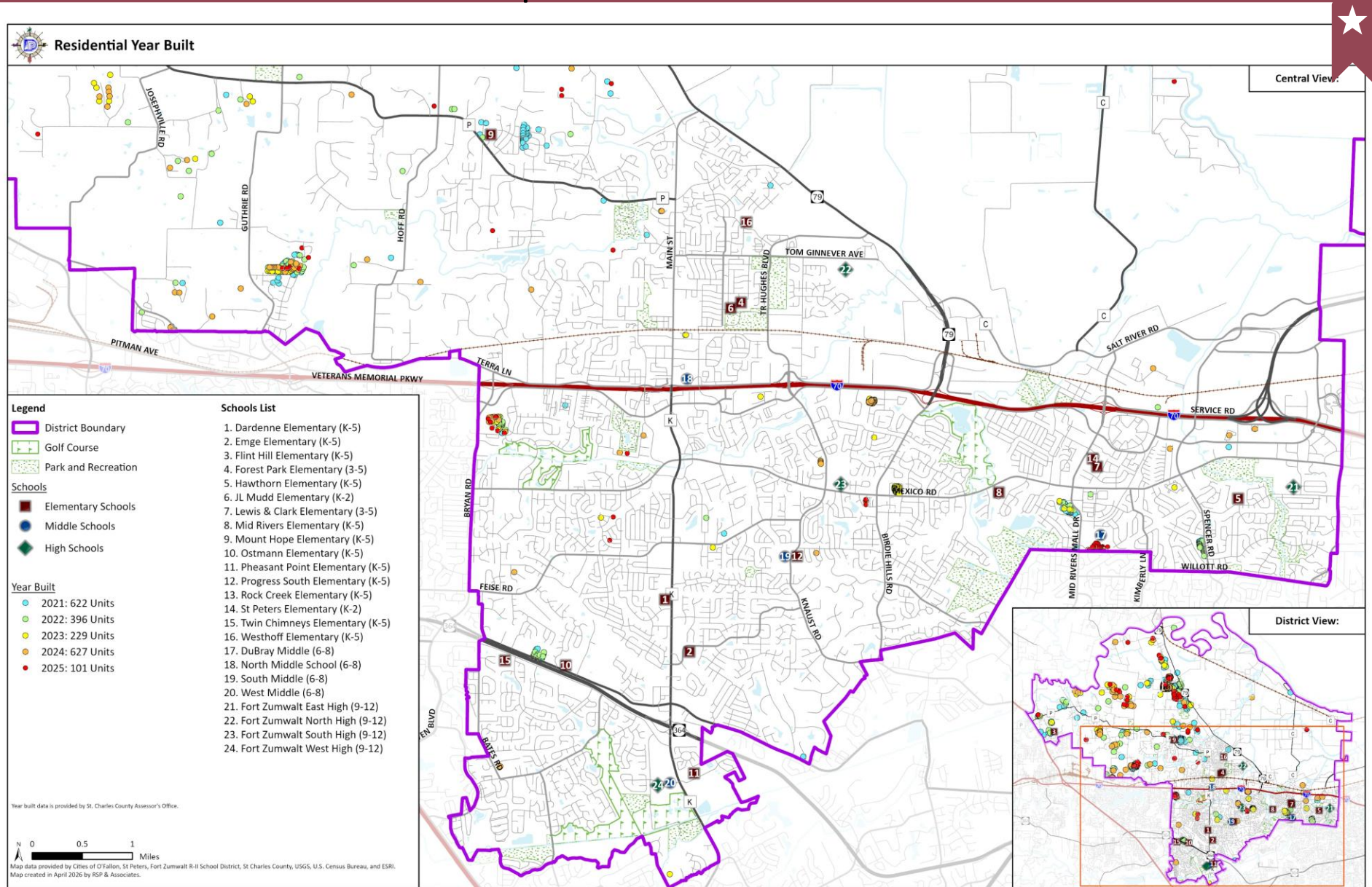
Total Inventory by High School Boundary



Observations

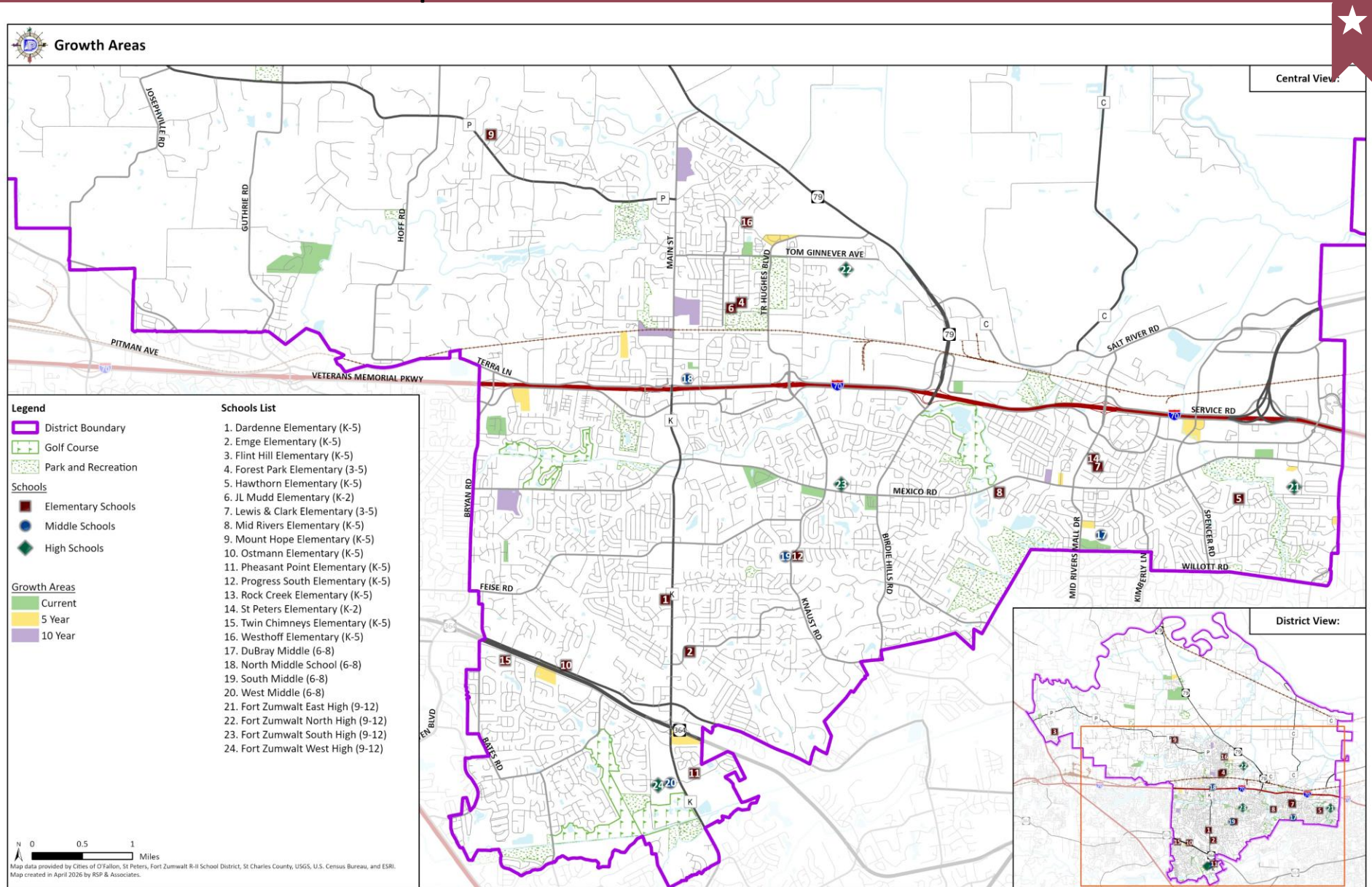
- Visual #1 depicts residential activity by decade, illustrating a district that has slowed in development
- Building activity was greatest in the 2000 to 2009 when development surpassed 12,000 units built
- Five years into the current decade, the district has added over 2,300 total units to the residential inventory
- Visual #2 shows the number of housing by type that currently reside in each high school boundary
 - North HS boundary has the most single-family units
 - East HS boundary has the most multi-family units
 - West HS boundary has the most mobile home units

Recent Year Built Map



Main Takeaway: Development activity peaks in years with large multi-family complexes come online. 2025 illustrates a slowdown of residential activity.

Growth Area Map



Development Table

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
Mia Rose Mexico Road Apartments	Multi-Family	Current	3	216	Hawthorn ES
Prime Apartments	Multi-Family	Current	3	200	St Peters ES
Pinewood Apartments Expansion	Multi-Family	Current	97	30	Westhoff ES
Stonebridge Commons	Mixed-Use	Current	0	39	Progress South ES
Enclave at Brookside	Single-Family	Current	76	109	Flint Hill ES
Grantham Estates	Single-Family	Current	8	14	Flint Hill ES
Columbia Meadows	Single-Family	Current	38	31	JL Mudd ES
Grove at Riverdale	Single-Family	Current	20	81	Mount Hope ES
McMorland Acres	Single-Family	Current	45	50	Mount Hope ES
Quail Ridge	Single-Family	Current	6	16	Mount Hope ES
Enclave at Brook Hollow	Single-Family	Current	0	20	Ostmann ES
Birdie Hills Crossing	Single-Family	Current	19	52	Progress South ES
Strawberry Farms	Single-Family	Current	0	76	Progress South ES
Ryehill Manor	Single-Family	Current	27	18	St Peters ES
Stevenson Place	Townhome	Current	1	16	JL Mudd ES
Montrachet Drive and Hwy 364	Multi-Family	5 Year	1	160	Twin Chimneys ES
Arrive O'Fallon Apartment	Multi-Family	5 Year	1	162	Westhoff ES
Orchard Hills	Single-Family	5 Year	0	20	Hawthorn ES
Spencer Rd & I-70	Single-Family	5 Year	0	70	Hawthorn ES
Westridge Drive Stubbed	Single-Family	5 Year	0	20	JL Mudd ES
East of Grove at Riverdale	Single-Family	5 Year	1	35	Mount Hope ES
Mexico Rd and Starwood Dr	Single-Family	5 Year	0	24	St Peters ES
Mid Rivers Dr and Grand Teton Dr	Single-Family	5 Year	0	30	St Peters ES
Mexico Rd and First Executive Ave	Townhome	5 Year	0	25	Hawthorn ES
Northwest of Flowering Magnolia Drive	Townhome	5 Year	1	20	JL Mudd ES
Hwy K and 364	Townhome	5 Year	0	57	Pheasant Point ES
North Half of Downtown	Mixed-Use	10 Year	0	80	JL Mudd ES
Mexico Rd and Church St	Mixed-Use	10 Year	0	50	St Peters ES
West Elm Street and Woodlawn Ave	Single-Family	10 Year	1	90	JL Mudd ES
Falls Recreation Driving Range	Single-Family	10 Year	1	70	Rock Creek ES
Main Street and Pieper Road	Single-Family	10 Year	0	70	Westhoff ES
Current Growth Area Potential:			343	968	
5-Year Growth Area Potential:			4	623	
10-Year Growth Area Potential:			2	360	
Total Growth Area Potential:			349	1,951	

Source: Cities of O'Fallon, St. Peters, St. Charles County, and RSP

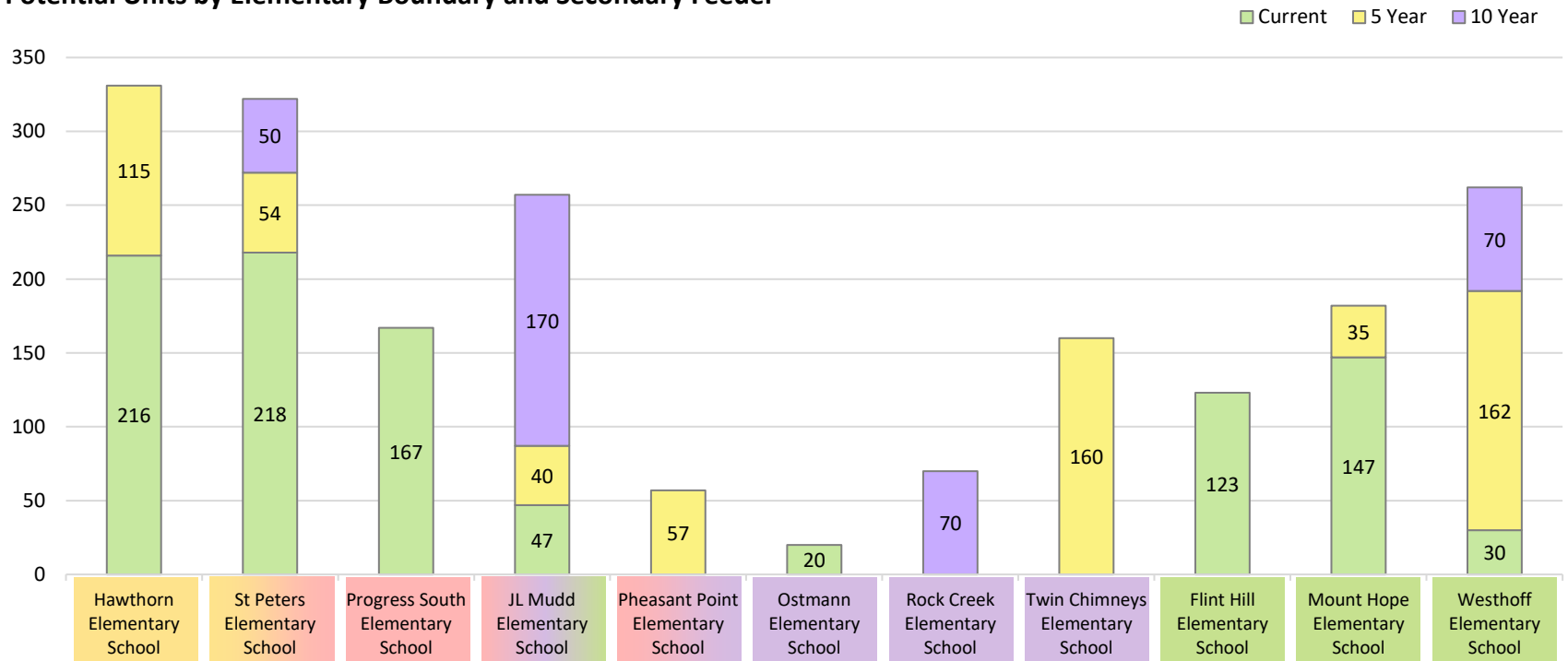
Observations:

- 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
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
 - The market demand and property owners desire to build guides the timing and type of development
 - Some growth areas may require infrastructure improvements
- Almost 2,000 units were identified for potential development over the next ten years – **about half of the total units are in active/current phases of development**
 - Includes 896 single-family potential units (46%)
 - Includes 1,055 multi-family potential units (54%)

Note: "Timing of Growth Areas" are general estimates indicating phase of development status: some current projects may continue to develop for 5+ years and 5 to 10 Year potential projects may happen faster or slower than stated in table.

Potential Unit Analysis

Potential Units by Elementary Boundary and Secondary Feeder



Source: Cities of O'Fallon, St. Peters, St. Charles County, and RSP

East High Feeder
South High Feeder
West High Feeder
North High Feeder
* Gradient colors illustrate split feeder schools

Observations:

- Growth is uneven across the district, with a few elementary boundaries accounting for the majority of future units
 - 11 of 14 elementary schools have growth at some phase identified; Mid Rivers, Emge, Dardenne boundaries do NOT have any residential growth identified at this time
- Future enrollment growth will be concentrated in select feeder patterns, particularly North and East High boundaries
- Hawthorn and St. Peters ES have the highest development activity, each with 300+ total units across timelines

Regional Project Spotlight

Economic Outlook

- 5M+ square feet (SF) of development activity supports steady regional job growth
- Growth driven by industrial, logistics, healthcare, and retail sectors
- O’Fallon remains a major employment and residential hub



Infrastructure & Development

- MO-370 and I-70 corridor improvements enhance regional connectivity
- Growth is concentrated along major transportation corridors (I-70, Hwy K, Hwy N)
- Infrastructure investment is enabling continued suburban expansion and development readiness
 - There are many key intersection improvement projects in O’Fallon

Population and Livability

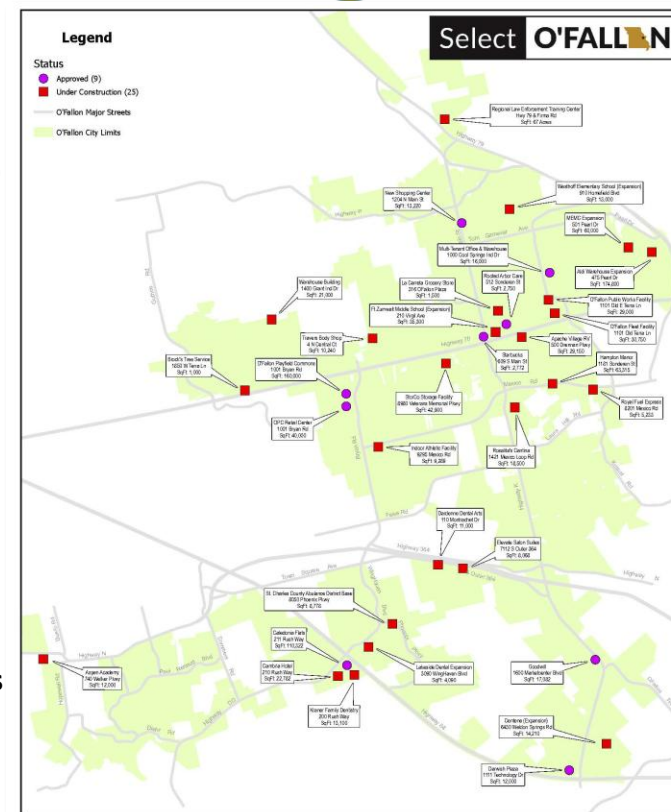
- O’Fallon continues to drive family-oriented residential growth
- Strong parks and recreation system enhances family attractiveness and retention
 - O’Fallon Sports Center acts as a regional destination amenity
- Population growth is steady and sustained, not boom-driven
- **Growth patterns support predictable enrollment trends rather than rapid surges**

Source:

<https://www.selectofallon.com/>

<https://www.edcsc.com/index.php?src=news&submenu=News&srctype=detail&category=EDC&refno=415&hurl=n>

<https://storymaps.arcgis.com/stories/379a854bc19d4245847107fe54be354e>



Planning & Development
Geographic Information Systems
O'Fallon, Missouri

Economic Development Activity
Year-to-Date 2025





Main Takeaway Observations:

- The general population within the district boundaries is increasing – **indicator of student growth**
 - **Total population is increasing (~600 residents annually), signaling potential for enrollment growth**, but the relationship between population growth and student enrollment remains **weak**
- Student yield rates illustrate the generation of students from the district's housing inventory – **limitation to student growth**
 - Housing mix matters more than total unit growth → **Single-Family units generate ~41 students per 100 units, Multi-Family units generate ~12 students per 100 units, and Mobile home units generate ~42 students per 100 units**
 - **Location of development is critical**, as student generation varies across neighborhoods (**higher yields in Fort Zumwalt West HS boundary**)
- Building activity is a primary driver to growth; 2,305 units have been built since 2020 – **indicator of student growth**
 - There are almost 2,000 units identified for development potential over the next decade
 - A **large share is multi-family**, which produces fewer students and reduces overall enrollment impact

Conclusion of Section:

- **Lower student yield rates mean new housing will have a more limited impact on enrollment than in past decades, reinforcing a conservative planning approach**
- Economic conditions will play a key role in future growth, including:
 - Rising construction costs
 - Housing affordability and interest rates
 - Development feasibility and timing
- Infrastructure capacity (e.g., sewer, utilities) is a key constraint, influencing where and how quickly growth can occur
- External and national factors may impact development pace, including economic shifts and policy changes and natural disasters affecting construction costs and supply chains

Part Three: Enrollment Projections

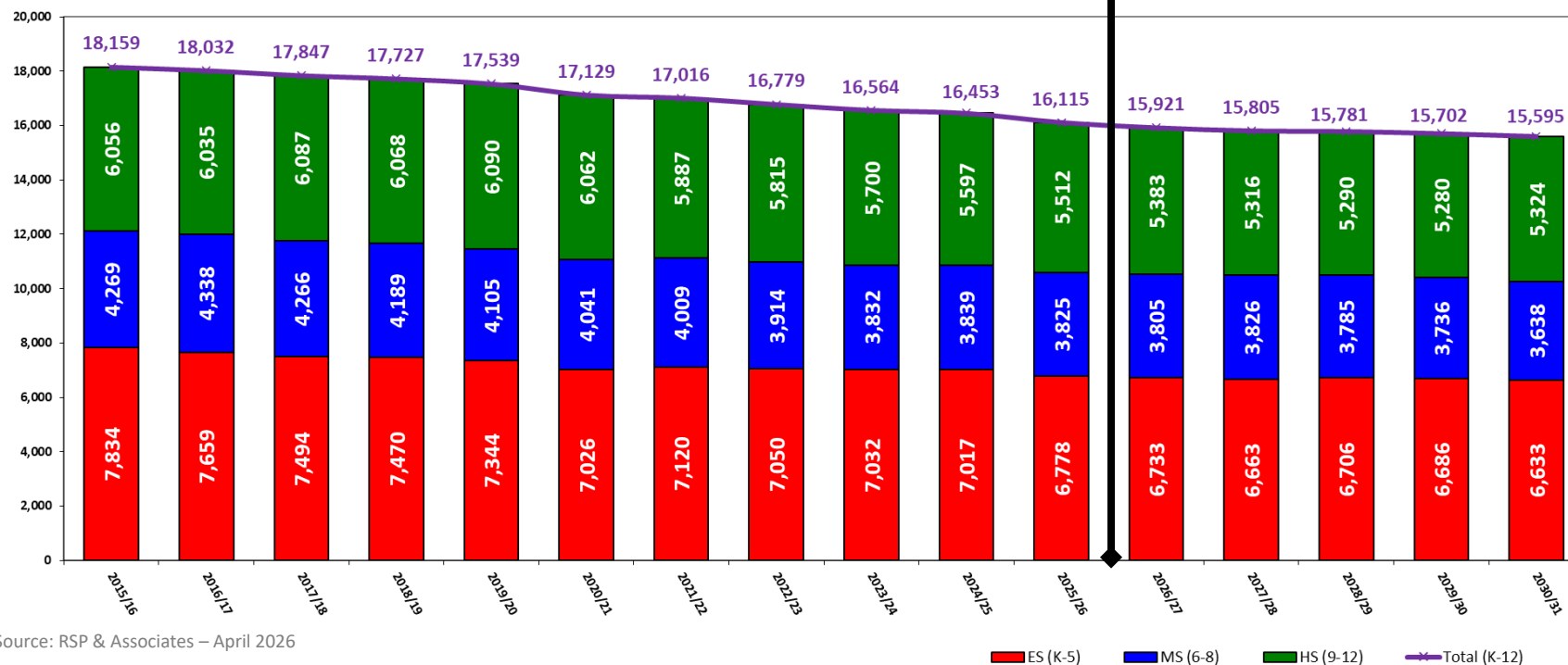


Past, Current, & Future Enrollment

Market Forecast

Past Enrollment

Projected Enrollment



Observations: Enrollment is forecasted to **continue decreasing over the next five years**

- **Elementary** enrollment is forecasted to **decrease by 145 students** by 2030/31 totaling **6,633 ES students**
- **Middle School** enrollment is forecasted to **decrease by 187 students** by 2030/31 totaling **3,638 MS students**
- **High School** enrollment is forecasted to **decrease by 188 students** by 2030/31 totaling **5,324 HS students**

Main Takeaway: Enrollment **declines are projected across all grade levels**, led by continued **reductions in elementary cohorts**, signaling **sustained downward pressure** on total district enrollment over the next five years.



Main Takeaway Observations:

- Enrollment is projected to decline across all grade levels through 2030/31:
 - -145 Elementary Students (-2.1%)
 - -187 Middle School Students (-4.9%)
 - -188 High School Students (-3.4%)
 - -520 K-12 Students (total) (-3.2%)
- Sustained enrollment decline will create **increasing pressure on facility utilization**, leading to potential under-enrollment in some buildings
 - Optimal facility utilization **typically ranges from 85-95%**, highlighting the importance of **aligning building capacity with projected enrollment**
 - Understanding **functional capacity** is critical to effectively plan staffing, programming, and long-term facility use

Conclusion of Section:

- Continuing to annually monitor the items in this report (live births, state policies, yield rates, building rates, 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 will impact future kindergarten enrollment
 - Potential changes to state or national policy with 2025 President Election 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

Part Four: Next Steps



What You Should Now Know:



What is happening with Live Births?

- ☐ Births have been **decreasing** creating a smaller demographic market
- ☐ **Increasing** to **26%+ market share** is needed to support stable Kindergarten enrollment



What is happening with Residential Building Activity?

- ☐ There has been continual residential development in the district, but a low correlation between new housing and K-12 student growth
- ☐ Almost **2,000 potential housing units** have been identified in future development areas, though build-out will depend on **economic conditions, interest rates, and construction costs**



What are our Current Enrollment Trends?

- ☐ District has been **decreasing** as larger grades exit and are not filled by incoming Kdg classes
- ☐ Grade progression has slowed down, creating a faster decline rate the past few years



What is our Future Enrollment Outlook?

- ☐ Enrollment is projected to continue to **decrease** the next five years (-3.2%)
- ☐ Total district enrollment is forecasted to **decline** to **15,595 students by 2030/31**



What Key Challenges should we focus on?

- ☐ Declining enrollment will require **proactive planning** to align facility capacity and resources.
- ☐ An **attendance boundary review** could improve the **balance between schools** and support **operational considerations** as neighborhood enrollment patterns continue to shift.

Report Conclusion – Next Steps



Analyze Data

Data-informed decision-making is critical to shaping strategies that support a strong and sustainable student experience across all schools.

Key questions to guide next steps:

- Does the enrollment outlook support a **sustainable long-term facilities plan**?
- What factors may **negatively impact the student experience** and should be addressed?
- What are the **financial implications** for maintaining or adjusting the district's building inventory?

CONSIDERATION:

Enrollment decline continues to reflect broader demographic shifts — trends that have shaped **recent enrollment patterns** and are **expected to persist over the next five years**.



Organizational Leadership

Define Ideal School Sizes to Evaluate Equitable School Size Alignment:

- Create a **minimum capacity** (Floor) and **maximum capacity** (Ceiling)
- Ideal **number of sections** for each grade
- Prioritize **future capital investments** to assist with how to maintain existing building inventory
- Continue alignment of capital investment to ensure **successful student academic achievement and experience outcomes**
- Plan for **future educational programming student need**

CONSIDERATION:

The district is establishing functional capacities for each school by evaluating how instructional spaces support current and future programming needs. Integrated with RSP enrollment projections, this capacity analysis will provide a data-driven foundation for facility planning, staffing, and strategic educational investments.



Community Conversation

- Define the **conditions, data indicators, and guiding principles** that will inform consideration of enrollment, facility, or programming realignment
- Develop a **proactive and transparent** communication and stakeholder engagement plan throughout the process
- Clearly identify district **challenges, opportunities, and potential pathways** to enhance the student experience
- Establish the **evaluation criteria, feedback process, and decision-making framework** that will guide recommendations
- Provide a **defined timeline, implementation process, and transition supports** for students, staff, and families impacted by anticipated changes

RSP is uniquely positioned to help guide your district through these complex planning decisions with a focus on long-term student outcomes and organizational alignment with accurate enrollment projections, detailed building capacity analysis, and transparent public conversation processes.

Appendix

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

Other Items

- Enrollment Grade Configuration in Student Forecast Model (K-5, 6-8, 9-12)
- Out of District student trends are assumed to follow District policy and follow similar trends as the last few years
- Projection accuracy is limited by the number of years of student data which matches the State enrollment
- 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 Elementary Building

Market Forecast

Fort Zumwalt School District Projections By School (Based on Student Reside)

School	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					Projected Change
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Dardenne Elementary School K-5	Reside/Attend	402	411	440	421						
	Reside	443	442	483	437	435	434	425	418	408	-6.6%
	Attend	413	415	450	426	423	419	402	399	387	-9.2%
Emge Elementary School K-5	Reside/Attend	317	316	332	305						
	Reside	346	342	356	310	292	289	303	299	291	-6.1%
	Attend	337	330	349	315	296	291	302	296	284	-9.8%
Flint Hill Elementary School K-5	Reside/Attend	308	322	332	293						
	Reside	326	337	338	300	304	301	297	292	297	-1.0%
	Attend	327	339	343	297	302	299	295	294	299	0.7%
Forest Park Elementary School 3-5 * Paired with JL Mudd (K-2)	Reside/Attend	375	387	406	383						
	Reside	407	412	435	399	421	412	418	405	401	0.5%
	Attend	394	400	438	394	421	410	411	401	403	2.3%
Hawthorn Elementary School K-5	Reside/Attend	424	417	435	445						
	Reside	442	421	456	453	452	438	470	468	469	3.5%
	Attend	461	444	458	463	465	448	484	482	481	3.9%
JL Mudd Elementary School K-2 * Paired with Forest Park (3-5)	Reside/Attend	383	421	393	398						
	Reside	420	440	409	405	392	388	405	403	395	-2.5%
	Attend	398	435	412	403	389	384	403	398	392	-2.7%
Lewis & Clark Elementary School 3-5 * Paired with St. Peters (K-2)	Reside/Attend	415	442	408	405						
	Reside	442	460	429	417	432	424	434	436	457	9.6%
	Attend	437	449	426	416	431	416	428	433	454	9.1%
Mid Rivers Elementary School K-5	Reside/Attend	474	444	430	429						
	Reside	482	451	446	437	418	408	403	406	396	-9.4%
	Attend	494	459	445	440	429	413	407	412	399	-9.3%
Mount Hope Elementary School K-5	Reside/Attend	428	425	428	424						
	Reside	463	455	451	439	452	454	463	466	469	6.8%
	Attend	454	445	444	435	449	449	454	458	464	6.7%
Ostmann Elementary School K-5	Reside/Attend	329	357	342	371						
	Reside	340	363	354	381	369	375	370	378	359	-5.8%
	Attend	348	401	363	395	378	391	383	392	370	-6.3%
Pheasant Point Elementary School K-5	Reside/Attend	412	405	407	402						
	Reside	432	423	428	416	417	397	392	402	400	-3.8%
	Attend	437	423	428	411	412	393	391	399	395	-3.9%
Progress South Elementary School K-5 0	Reside/Attend	635	608	598	601						
	Reside	662	622	618	615	608	604	601	601	596	-3.1%
	Attend	678	644	645	622	612	614	615	615	605	-2.7%
Rock Creek Elementary School K-5	Reside/Attend	368	385	383	379						
	Reside	381	398	399	392	378	369	363	354	362	-7.7%
	Attend	403	407	408	392	372	377	370	364	375	-4.3%
St Peters Elementary School K-2 * Paired with Lewis & Clark (3-5)	Reside/Attend	374	397	370	376						
	Reside	397	422	383	387	393	419	429	423	409	5.7%
	Attend	385	398	383	382	384	413	426	414	403	5.5%
Twin Chimneys Elementary School K-5	Reside/Attend	510	494	474	446						
	Reside	523	503	487	451	431	410	389	391	392	-13.1%
	Attend	539	513	489	458	437	414	397	396	399	-12.9%
Westhoff Elementary School K-5	Reside/Attend	516	512	519	520						
	Reside	544	541	545	539	539	541	544	544	532	-1.3%
	Attend	545	530	536	529	533	532	538	533	523	-1.1%
ELEMENTARY SCHOOL TOTAL K-5	Reside/Attend	6,670	6,743	6,697	6,598						
	Reside	7,050	7,032	7,017	6,778	6,733	6,663	6,706	6,686	6,633	-2.1%
	Attend	7,050	7,032	7,017	6,778	6,733	6,663	6,706	6,686	6,633	-2.1%

Source: RSP & Associates, LLC - April 2026

Understanding the Data:

- Reside, Green Font = number of students past and projected to live in boundary
- Attend, Blue Font = number of students past and projection to attend school (influenced by intra-district transfers)

Main Takeaway:

- All elementary schools are forecasted to remain **under their building capacity** the next five years
- ↑ **Lewis & Clark / St. Peters** paired schools have the **highest percent growth** over the next five years
- ↓ **Mid Rivers Elementary** has the **highest percent decline** over the next five years

NOTE: The district is establishing functional capacities for each school by evaluating how instructional spaces support current and future programming needs. Integrated with RSP enrollment projections, this capacity analysis will provide a data-driven foundation for facility planning, staffing, and strategic educational investments.

Projections by Secondary Building

Market Forecast

Fort Zumwalt School District Projections By School (Based on Student Reside)											
School	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					Projected Change
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
DuBray Middle School 6-8	Reside/Attend	800	816	865	850						
	Reside	810	824	883	859	860	853	850	843	811	-5.6%
	Attend	817	821	873	859	860	851	844	839	805	-6.3%
North Middle School 6-8	Reside/Attend	1,052	1,000	1,006	1,031						
	Reside	1,078	1,013	1,020	1,042	1,034	1,020	974	997	996	-4.4%
	Attend	1,070	1,012	1,021	1,039	1,031	1,014	970	996	997	-4.0%
South Middle School 6-8	Reside/Attend	816	855	811	809						
	Reside	834	865	822	817	774	804	792	787	751	-8.1%
	Attend	835	869	827	820	777	810	798	791	755	-7.9%
West Middle School 6-8	Reside/Attend	1,166	1,115	1,102	1,097						
	Reside	1,192	1,130	1,114	1,107	1,137	1,149	1,169	1,109	1,080	-2.4%
	Attend	1,192	1,130	1,118	1,107	1,136	1,151	1,173	1,110	1,081	-2.3%
Fort Zumwalt East High School 9-12	Reside/Attend	1,184	1,184	1,159	1,152						
	Reside	1,220	1,205	1,188	1,177	1,162	1,193	1,220	1,229	1,250	6.2%
	Attend	1,229	1,210	1,180	1,165	1,152	1,185	1,209	1,222	1,244	6.8%
Fort Zumwalt North High School 9-12	Reside/Attend	1,455	1,504	1,503	1,502						
	Reside	1,507	1,536	1,541	1,532	1,485	1,431	1,446	1,409	1,422	-7.2%
	Attend	1,489	1,532	1,542	1,531	1,480	1,432	1,448	1,406	1,421	-7.2%
Fort Zumwalt South High School 9-12	Reside/Attend	1,277	1,226	1,185	1,178						
	Reside	1,305	1,246	1,211	1,196	1,199	1,199	1,167	1,154	1,134	-5.2%
	Attend	1,323	1,257	1,221	1,204	1,209	1,208	1,174	1,165	1,142	-5.1%
Fort Zumwalt West High School 9-12	Reside/Attend	1,743	1,678	1,622	1,586						
	Reside	1,783	1,713	1,657	1,607	1,537	1,493	1,457	1,488	1,518	-5.5%
	Attend	1,774	1,701	1,654	1,612	1,542	1,491	1,459	1,487	1,517	-5.9%
ELEMENTARY SCHOOL TOTAL K-5	Reside/Attend	6,670	6,743	6,697	6,598						
	Reside	7,050	7,032	7,017	6,778	6,733	6,663	6,706	6,686	6,633	-2.1%
	Attend	7,050	7,032	7,017	6,778	6,733	6,663	6,706	6,686	6,633	-2.1%
MIDDLE SCHOOL TOTAL 6-8	Reside/Attend	3,834	3,786	3,784	3,787						
	Reside	3,914	3,832	3,839	3,825	3,805	3,826	3,785	3,736	3,638	-4.9%
	Attend	3,914	3,832	3,839	3,825	3,805	3,826	3,785	3,736	3,638	-4.9%
HIGH SCHOOL TOTAL 9-12	Reside/Attend	5,659	5,592	5,469	5,418						
	Reside	5,815	5,700	5,597	5,512	5,383	5,316	5,290	5,280	5,324	-3.4%
	Attend	5,815	5,700	5,597	5,512	5,382	5,316	5,290	5,280	5,324	-3.4%
DISTRICT TOTALS K-12	Reside/Attend	16,163	16,121	15,950	15,803						
	Reside	16,779	16,564	16,453	16,115	15,921	15,805	15,781	15,702	15,595	-3.2%
	Attend	16,779	16,564	16,453	16,115	15,920	15,805	15,781	15,702	15,595	-3.2%

Understanding the Data:

- ☒ **Reside, Green Font** = number of students past and projected to live in boundary
- ☐ **Attend, Blue Font** = number of students past and projection to attend school (influenced by intra-district transfers)

Main Takeaway:

- All secondary schools are forecasted to remain **under their building capacity** the next five years
- ↑ **Fort Zumwalt East High School** has the **highest percent growth** over the next five years
- ↓ **South Middle School** has the **highest percent decline** over the next five years

NOTE: The district is establishing functional capacities for each school by evaluating how instructional spaces support current and future programming needs. Integrated with RSP enrollment projections, this capacity analysis will provide a data-driven foundation for facility planning, staffing, and strategic educational investments.

Projections by Grade

Market Forecast	Enrollment By Grade																
	School Year	Grade													K-12		
		K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
	2015/16	1,231	1,247	1,282	1,310	1,338	1,426	1,392	1,400	1,477	1,508	1,488	1,522	1,538	18,159		
	2016/17	1,192	1,226	1,281	1,278	1,303	1,379	1,414	1,450	1,474	1,473	1,557	1,524	1,481	18,032	-127	-0.7%
	2017/18	1,144	1,199	1,233	1,295	1,309	1,314	1,390	1,428	1,448	1,543	1,493	1,532	1,519	17,847	-185	-1.0%
	2018/19	1,247	1,157	1,200	1,229	1,309	1,328	1,337	1,406	1,446	1,514	1,566	1,482	1,506	17,727	-120	-0.7%
	2019/20	1,161	1,233	1,141	1,211	1,255	1,343	1,335	1,346	1,424	1,516	1,507	1,543	1,524	17,539	-188	-1.1%
	2020/21	1,093	1,136	1,205	1,127	1,226	1,239	1,326	1,365	1,350	1,472	1,529	1,502	1,559	17,129	-410	-2.3%
	2021/22	1,164	1,130	1,195	1,219	1,172	1,240	1,277	1,340	1,392	1,383	1,516	1,496	1,492	17,016	-113	-0.7%
	2022/23	1,124	1,159	1,148	1,191	1,226	1,202	1,241	1,310	1,363	1,438	1,381	1,491	1,505	16,779	-237	-1.4%
	2023/24	1,064	1,144	1,188	1,169	1,220	1,247	1,248	1,261	1,323	1,411	1,444	1,344	1,501	16,564	-215	-1.3%
	2024/25	1,100	1,084	1,151	1,222	1,210	1,250	1,279	1,270	1,290	1,369	1,430	1,451	1,347	16,453	-111	-0.7%
	2025/26	1,006	1,098	1,092	1,138	1,243	1,201	1,257	1,287	1,281	1,307	1,362	1,408	1,435	16,115	-338	-2.1%
	2026/27	1,068	1,019	1,115	1,105	1,167	1,259	1,227	1,273	1,305	1,315	1,311	1,351	1,406	15,921	-194	-1.2%
	2027/28	1,094	1,083	1,034	1,131	1,136	1,185	1,291	1,242	1,293	1,343	1,320	1,300	1,353	15,805	-116	-0.7%
	2028/29	1,131	1,112	1,102	1,048	1,161	1,152	1,215	1,310	1,260	1,331	1,347	1,309	1,303	15,781	-24	-0.2%
	2029/30	1,040	1,146	1,128	1,118	1,076	1,178	1,176	1,230	1,330	1,294	1,337	1,339	1,310	15,702	-79	-0.5%
	2030/31	1,046	1,052	1,158	1,140	1,146	1,091	1,204	1,188	1,246	1,364	1,298	1,327	1,335	15,595	-107	-0.7%

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

Observations:

- Annual enrollment losses are forecasted to moderate over time, with the largest projected decline occurring in **2026/27 (-194 students)**
 - Upper-grade enrollment remains elevated in the near term as larger cohorts continue progressing through the system
- **Kindergarten enrollment is projected to remain within recent ranges (~1,000–1,100 students)**, closely tied to live birth trends and market share assumptions (align more closely with high market share assumptions)
- Most grade levels are projected to remain above **1,000 students**, indicating a relatively stable district-wide enrollment base despite overall decline
- **Long-term projections remain sensitive to several variables, including:**
 - Student retention and yield rates
 - Housing turnover and new residential development
 - Open enrollment and school choice policies
 - Broader demographic and economic conditions within the community

Demographic Summary



Population

Percent Change of Annual Rate

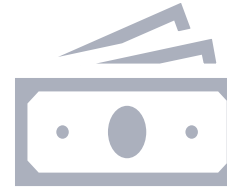
2000 to 2010: 2.64%
2010 to 2020: 0.76%
2020 to 2026: 0.46%
2026 to 2031: 0.53%



Housing

Percent Change of Annual Rate
of Housing Inventory

2000 to 2010: 3.32%
2010 to 2020: 0.99%
2020 to 2026: 0.77%
2026 to 2031: 0.76%



Income

Median Household Income
Forecasted Percent Change

2026: \$103,025
2031: \$115,048
2026 to 2031: 2.23%



Workforce

Unemployment Rate

2.9% unemployment
3,420 Businesses
44,577 Employees

Source: US Census BAO and ESRI

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

Observations:

- Population has **steadily increased** over the past two decades
 - Growth slowed from 2.64% (2000–2010) to 0.46% (2020–2026), but is **projected to slightly increase to 0.53% through 2031**
- Housing inventory has **consistently expanded since 2000**
 - Growth has slowed compared to earlier decades, but **remains steady moving forward** (~0.76% annually)
- Median household income is increasing, **projected to reach ~\$115K by 2031**
- Unemployment remains **low at 2.9%**, indicating a **stable labor market**

Demographic Comparative Analysis

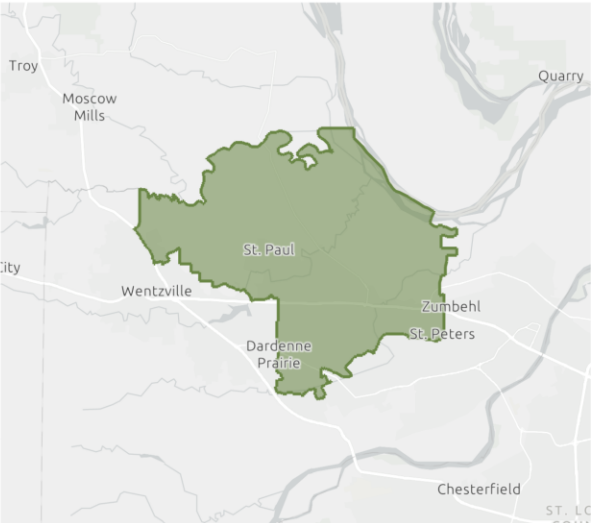
General Demographics	Fort Zumwalt R-II School District	St. Charles R-VI School District	Wentzville R-IV School District	Josephville Village, MO	O'Fallon City, MO	St. Paul City, MO	St. Peters City, MO	St. Charles County, MO	Missouri
2025 Unemployment Rate	2.9%	2.2%	3.2%	2.9%	3.0%	0.8%	3.1%	2.9%	3.7%
2025 Average Household Size	2.61	2.11	2.73	2.71	2.68	2.76	2.37	2.54	2.39
2025 Median Age	40.70	39.90	38.00	35.80	39.10	38.70	42.20	40.20	39.80
2025 Total Population	121,916	53,782	110,377	564	96,617	3,542	60,144	426,285	6,236,010
2025 Median Household Income	\$103,025.00	\$80,553.00	\$114,850.00	\$130,046.00	\$109,064.00	\$140,138.00	\$93,216.00	\$104,283.00	\$72,721.00
2025 Total Housing Units	47,699	25,364	41,682	225	36,856	1,312	25,688	172,241	2,863,491
2025 Owner Occupied Housing Units	38,003	14,890	32,331	197	29,092	1,229	19,957	131,439	1,721,365
2025 Renter Occupied Housing Units	8,370	8,923	7,857	11	6,745	54	5,110	34,442	823,383
Vacancy Rate	2.8%	6.1%	3.6%	7.6%	2.8%	2.2%	2.4%	3.7%	11.1%
Race/Ethnicity	Fort Zumwalt R-II School District	St. Charles R-VI School District	Wentzville R-IV School District	Josephville Village, MO	O'Fallon City, MO	St. Paul City, MO	St. Peters City, MO	St. Charles County, MO	Missouri
White	80.5%	76.6%	82.4%	78.0%	79.2%	86.1%	80.5%	80.7%	74.8%
Black	5.7%	8.7%	5.5%	10.1%	5.6%	4.3%	6.2%	6.0%	11.2%
American Indian/Alaskan	0.1%	0.1%	0.2%	0.0%	0.1%	0.0%	0.1%	0.1%	0.4%
Asian	3.5%	2.9%	2.6%	2.0%	4.7%	1.1%	3.2%	3.4%	2.3%
Pacific Islander	0.1%	0.1%	0.0%	0.4%	0.1%	0.1%	0.1%	0.1%	0.2%
Other Race	0.3%	0.5%	0.3%	0.2%	0.3%	0.5%	0.4%	0.3%	0.4%
Two or More Races	5.3%	5.2%	5.2%	5.7%	5.4%	4.3%	5.3%	5.1%	5.3%
Hispanic	4.4%	6.0%	3.9%	3.7%	4.5%	3.6%	4.1%	4.3%	5.4%

Source: U.S. Census, ESRI BAO

Observations:

- Fort Zumwalt has a relatively tight housing market, with a low vacancy rate (2.8%), among the lowest compared to peer districts and well below Missouri overall (11.1%)
- Household sizes are moderate (2.61), slightly above some neighboring districts but below faster-growing areas like Wentzville (2.73) and St. Paul (2.76)
- Median age (40.7) is on the higher end, indicating a more mature population base, which may limit natural enrollment growth compared to younger communities
- Housing supply is more established, with fewer total housing units than faster-growing districts like Wentzville, reinforcing a more stable vs. high-growth environment
- Fort Zumwalt is less diverse than state averages, with a higher White population (80.5% vs. 74.8% statewide)

Census Demographic Overview

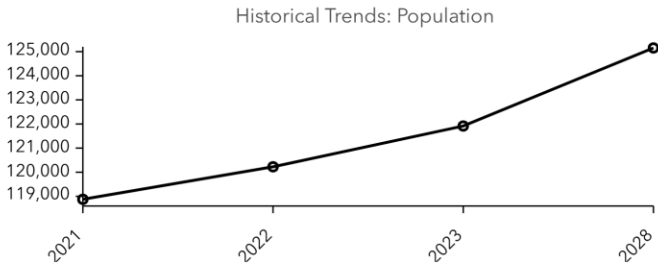


POPULATION TRENDS AND KEY INDICATORS

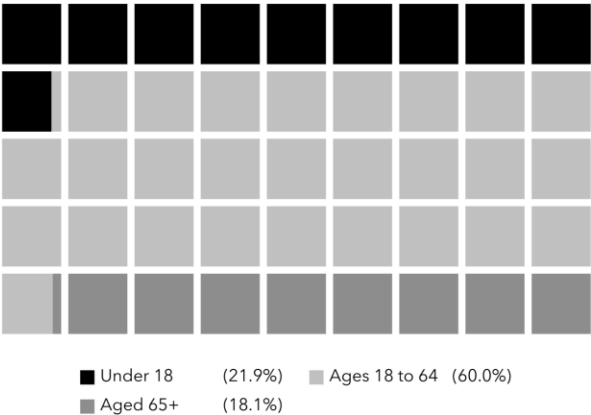
Fort Zumwalt R-II School District
Geography: Unified School District

121,916	46,373	2.61	40.7	\$103,025	\$332,842	114	110	38
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

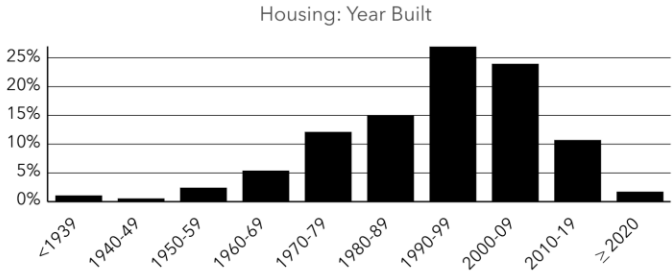
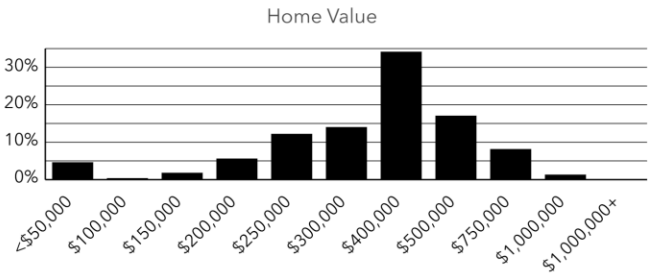
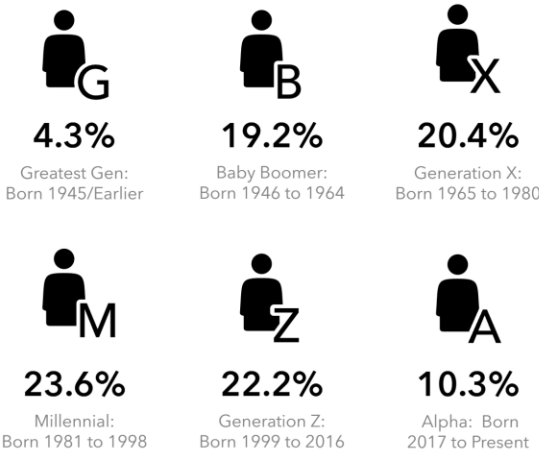
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

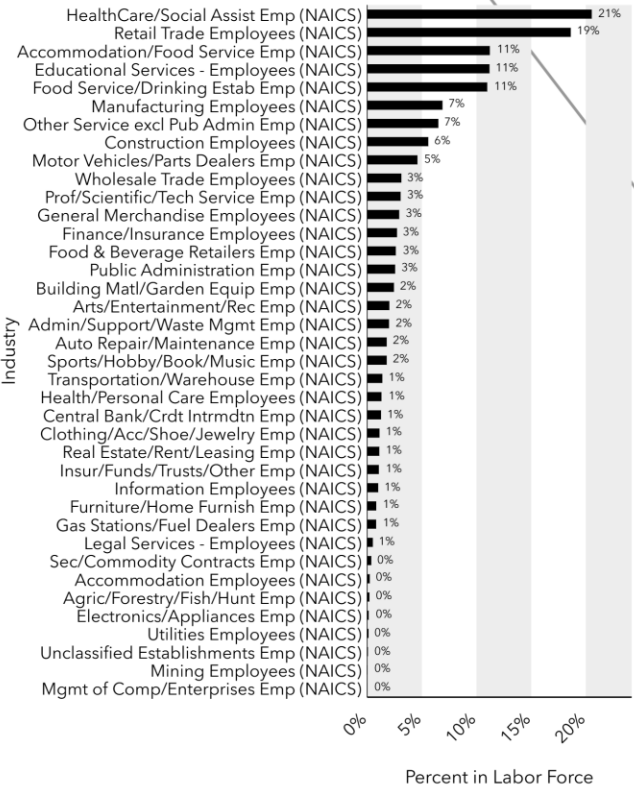
Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Census Employment Outlook

Economic Development Profile

Fort Zumwalt R-II School District
Geography: Unified School District

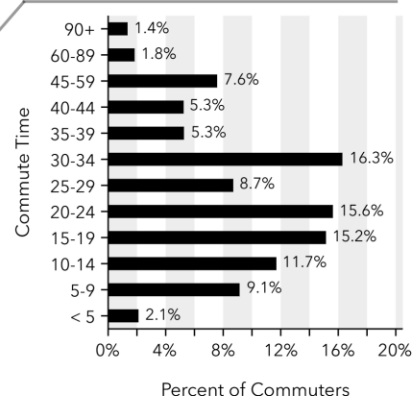
2025 The North American Industry Classification
System (NAICS)



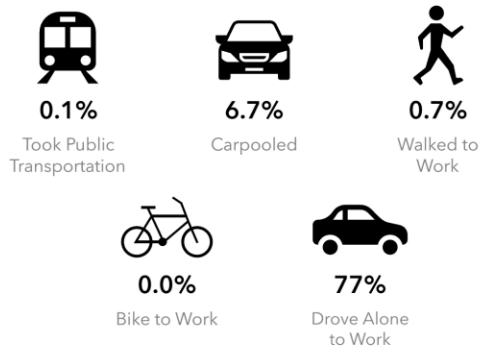
Workforce Overview



Commute Time: Minutes



Transportation to Work



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

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

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Student Retention Analysis

2016/17 Retention Snapshot (Visual 1)

- Table represents the 2016/17 student data and illustrates the student change by year for the students who were attending in 2016/17
- From 2016/17 to 2025/26 the district has retained 74.5% of students (K-12)
- The 2016/17 Kdg class has decreased by 532 students from 2016/17 to 2025/26 (-45%)
- Currently, there are 1,307 10th grade students, meaning 647 (50%) of those students were new to the district after 2016/17

Average Retention (Visual 2)

- Table represents the average student retention starting in 2016/17 (10 years of data) (tracked by **Student IDs**)
- On average, the district retains 92.6% of their student body year to year
 - Retention is lowest from Kdg to 1st grade but highest from 9th to 10th grade

Annual Retention (Visual 3)

- Year-to-year retention has fluctuated between 91% to 94% the past ten years
- Retention has stabilized and increased over the past three years

2016/17 Student Data Retention Analysis

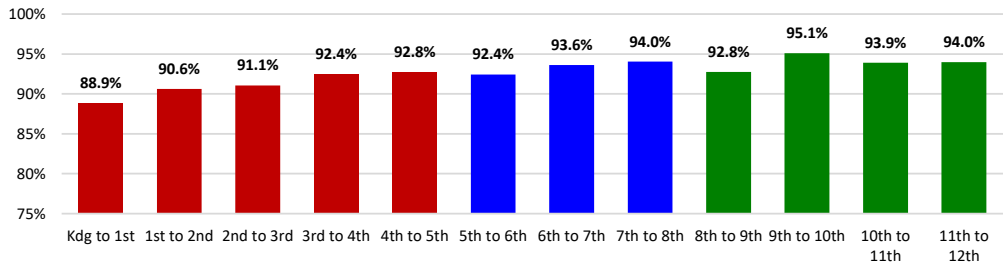
Grade		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Grade Change	Starting Enrollment	Percent Change
Starting	Ending	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26				
Kdg	9th	-149	-98	-58	-52	-60	-50	-20	-24	-21		-532	1,192	-44.6%
1st	10th	-123	-103	-53	-64	-44	-28	-24	-29	-17		-485	1,226	-39.6%
2nd	11th	-135	-90	-43	-68	-48	-40	-43	-19	-21		-507	1,281	-39.6%
3rd	12th	-106	-71	-67	-48	-56	-52	-16	-23	-27		-466	1,278	-36.5%
4th	12th	-98	-102	-50	-36	-67	-29	-40	-29			-451	1,303	-34.6%
5th	12th	-113	-66	-48	-50	-35	-42	-36				-390	1,379	-28.3%
6th	12th	-96	-54	-72	-34	-59	-46					-361	1,414	-25.5%
7th	12th	-85	-94	-55	-42	-57						-333	1,450	-23.0%
8th	12th	-104	-51	-54	-44							-253	1,474	-17.2%
9th	12th	-60	-63	-36								-159	1,473	-10.8%
10th	12th	-93	-86									-179	1,557	-11.5%
11th	12th	-97										-97	1,524	-6.4%
All Grade Change		-1,259	-878	-536	-438	-426	-287	-179	-124	-86		-4,213	16,551	-25.5%
K-11 % Change		-7.6%	-5.3%	-3.2%	-2.6%	-2.6%	-1.7%	-1.1%	-0.7%	-0.5%				
K-11 Enrollment		16,551	16,551	16,551	16,551	16,551	16,551	16,551	16,551	16,551				

Source: Fort Zumwalt School District Student Data and RSP

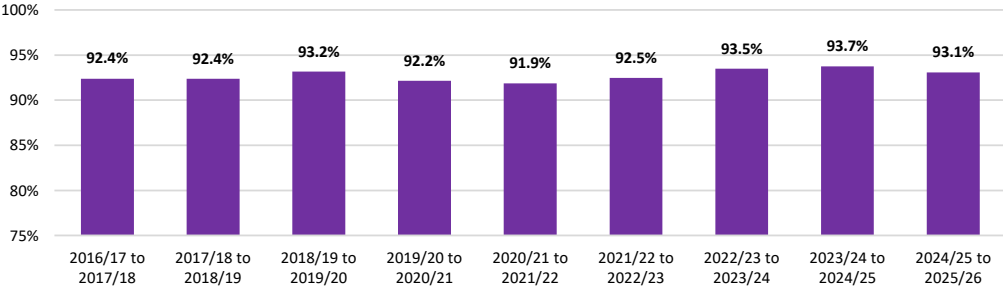
Note: See Legend Color Code for grade change. Starting and ending year is key to see how each grade retained enrollment year to year.

From	To
Kdg	1st
1st	2nd
2nd	3rd
3rd	4th
4th	5th
5th	6th
6th	7th
7th	8th
8th	9th
9th	10th
10th	11th
11th	12th

Visual 2: Average Cohort Retention by Grade Cohort



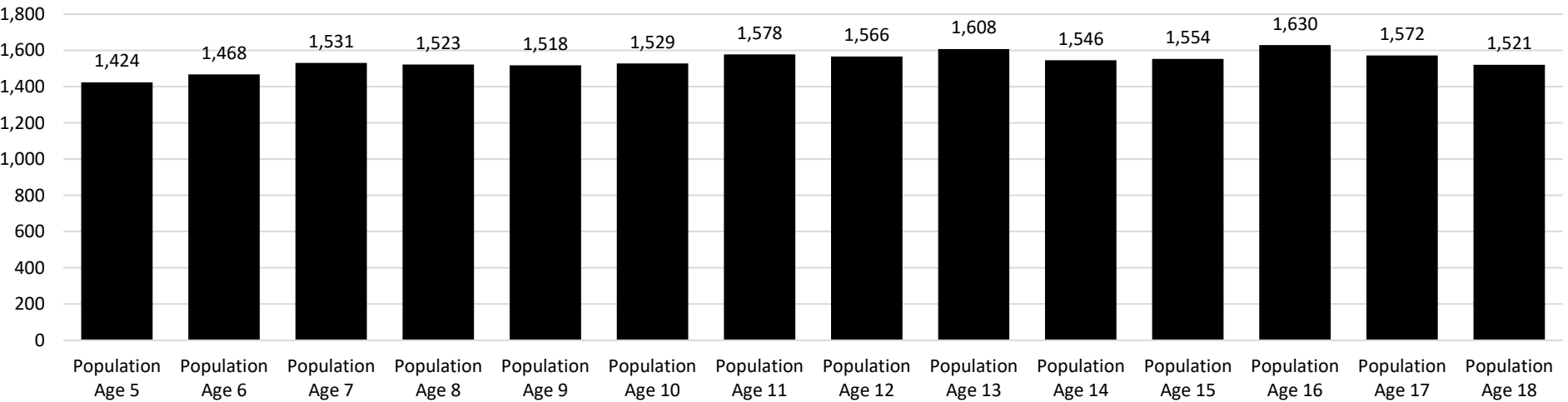
Visual 3: Retention Rate Over Time (All Grades, Year 1 to Year 2)



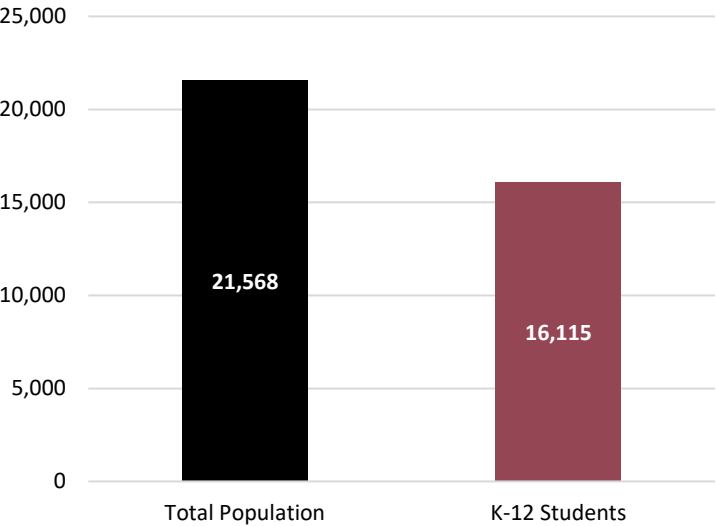
Source: Fort Zumwalt School District and RSP

2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2025 Estimates):



Age 5-18 Population vs. K-12 Enrollment



Source: US Census BAO and ESRI, 2025 July Estimates and Fort Zumwalt School District

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.

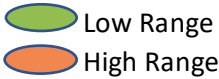
Observations:

- The census estimates 21,568 people age 5 to 18 reside in the school district boundary in 2025.
- 2025/26 K-12 enrollment is 16,115 students – approximately 75% of the census estimated population.
- 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 the district.
- Slightly lower populations at ages 5-6 may reflect current birth rate trends, and if consistent, could shift long-term enrollment planning needs for early grades.
- Continued use of age-based population vs. enrollment comparisons will be helpful in projecting future yield rates and determining when/where shifts may occur.

Birth Rate Information

St. Charles County, MO and Fort Zumwalt Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	School Year	# Kdg	% Kdg of Live Births
2009	4,657		2014/15	1,244	26.7%
2010	4,596	-61	2015/16	1,231	26.8%
2011	4,539	-57	2016/17	1,192	26.3%
2012	4,439	-100	2017/18	1,144	25.8%
2013	4,548	109	2018/19	1,247	27.4%
2014	4,539	-9	2019/20	1,161	25.6%
2015	4,543	4	2020/21	1,093	24.1%
2016	4,487	-56	2021/22	1,164	25.9%
2017	4,459	-28	2022/23	1,124	25.2%
2018	4,311	-148	2023/24	1,064	24.7%
2019	4,306	-5	2024/25	1,100	25.5%
2020	4,073	-233	2025/26	1,006	24.7%
2021	4,220	147	2026/27	1,042	1,095
2022	4,252	32	2027/28	1,049	1,103
2023	3,970	-282	2028/29	980	1,030
2024	4,107	137	2028/30	1,014	1,065
3-Year Average	4,109.7	-38			
3-Year Weighted Average	4,085.5	-20.2			



Observations:

- Live births in St. Charles County have **declined overall since 2010**, with continued fluctuations
 - 3-year average shows a decrease of ~38 births per year, reflecting a gradual downward trend
 - This pattern is consistent with state and national trends
- Fort Zumwalt enrolls **~24–27% of county births** as kindergarten students five years later
 - This capture rate has remained **relatively stable over time**
 - Recent kindergarten enrollment has **declined**, reflecting lower birth years
- Based on recent birth data, future kindergarten classes are projected between:
 - **Low: ~980–1,049 students**
 - **High: ~1,030–1,095 students**
- Market share will be a key factor in where enrollment falls within this range

Main Takeaway: As birth rates decline, maintaining or growing kindergarten enrollment will depend on increasing the district’s share of local students

Elementary Intra-District Transfers

ES Transfers	Attend																	Total Movement
	Dardenne Elementary School	Emge Elementary School	Flint Hill Elementary School	Forest Park Elementary School	Hawthorn Elementary School	JL Mudd Elementary School	Lewis & Clark Elementary School	Mid Rivers Elementary School	Mount Hope Elementary School	Ostmann Elementary School	Pheasant Point Elementary School	Progress South Elementary School	Rock Creek Elementary School	St Peters Elementary School	Twin Chimneys Elementary School	Westhoff Elementary School	Out Total	
Reside																		
Dardenne Elementary School	0	0	1	0	0	0	0	1	0	2	2	0	7	2	0	1	16	-11
Emge Elementary School	0	0	0	0	0	0	0	0	0	0	0	4	0	1	0	0	5	5
Flint Hill Elementary School	0	2	0	0	0	0	1	0	0	2	0	0	0	0	2	0	7	-3
Forest Park Elementary School	2	1	1	0	0	0	1	0	1	4	0	3	1	0	0	2	16	-5
Hawthorn Elementary School	1	0	0	0	0	0	4	0	0	0	1	1	0	1	0	0	8	10
JL Mudd Elementary School	2	0	0	0	0	0	0	1	2	1	0	1	0	0	0	0	7	-2
Lewis & Clark Elementary School	0	0	0	0	4	0	0	1	1	2	0	3	0	0	1	0	12	-1
Mid Rivers Elementary School	0	0	0	0	2	0	1	0	0	1	0	3	0	0	0	1	8	3
Mount Hope Elementary School	0	0	1	2	0	1	0	0	0	1	2	3	2	0	0	3	15	-4
Ostmann Elementary School	0	0	0	0	2	0	0	0	0	0	2	0	0	0	6	0	10	14
Pheasant Point Elementary School	0	5	1	2	0	2	0	0	0	1	0	1	1	1	0	0	14	-5
Progress South Elementary School	0	2	0	3	4	0	1	1	1	2	0	0	0	0	0	0	14	7
Rock Creek Elementary School	0	0	0	0	0	2	2	1	0	3	1	0	0	1	2	1	13	0
St Peters Elementary School	0	0	0	0	3	0	0	4	0	0	0	2	0	0	1	1	11	-5
Twin Chimneys Elementary School	0	0	0	0	0	0	0	0	0	3	1	0	1	0	0	0	5	7
Westhoff Elementary School	0	0	0	4	3	0	1	2	6	2	0	0	1	0	0	0	19	-10
In Total	5	10	4	11	18	5	11	11	11	24	9	21	13	6	12	9	180	0

Source: Fort Zumwalt 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: Dardenne ES has 16 students attending a different elementary school and 5 students from another elementary school choosing to attend Dardenne ES. This results in 11 less students attending Dardenne ES than what reside in that attendance area.

Elementary Observations:

- **180 total elementary students** transferred between boundaries this year
 - Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
- Ostmann ES had the most students transferring in **(+24)** and the greatest net gain of transfer students **(+14)**
- Westhoff ES had the most transferring out **(-19)**, but Dardenne had the greatest net loss of transfer students **(-11)**

Secondary Intra-District Transfers

MS Transfers	Attend					Total Movement
Reside	DuBray Middle School	North Middle School	South Middle School	West Middle School	Out Total	
DuBray Middle School	0	1	5	3	9	0
North Middle School	2	0	4	5	11	-3
South Middle School	2	4	0	2	8	3
West Middle School	5	3	2	0	10	0
In Total	9	8	11	10	38	0

Source: Fort Zumwalt School District and RSP

Middle School Observations:

- **38 total middle school students** transferred between boundaries this year
 - Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
- South Middle School had the most students transferring in **(+11)** and had the greatest net gain of transfer students **(+3)**
- North Middle School had the most transferring out **(-11)** and had the greatest net loss of transfer students **(-3)**

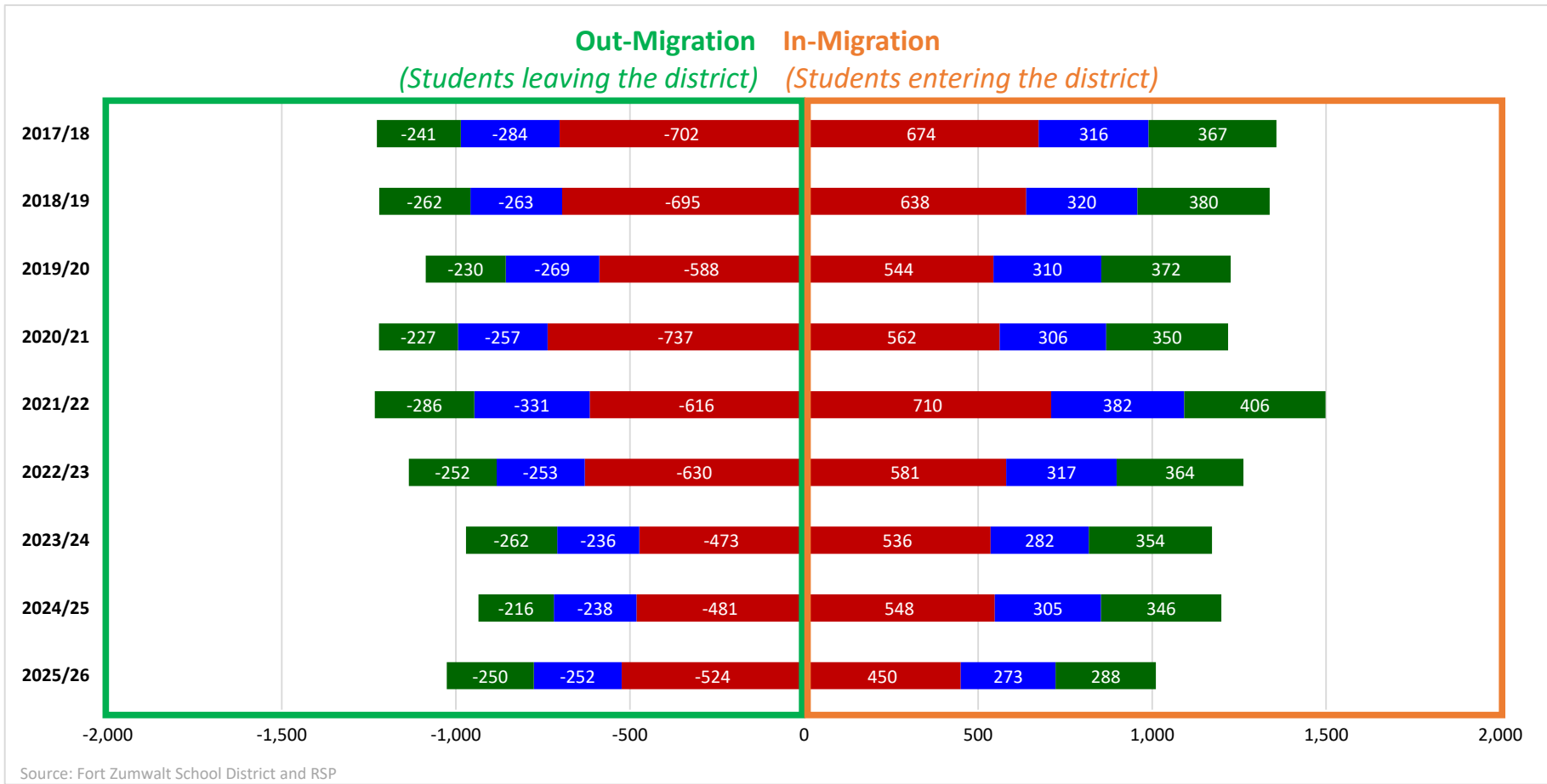
HS Transfers	Attend					Total Movement
Reside	Fort Zumwalt East High School	Fort Zumwalt North High School	Fort Zumwalt South High School	Fort Zumwalt West High School	Out Total	
Fort Zumwalt East High School	0	11	9	5	25	-12
Fort Zumwalt North High School	4	0	12	14	30	-1
Fort Zumwalt South High School	3	8	0	7	18	8
Fort Zumwalt West High School	6	10	5	0	21	5
In Total	13	29	26	26	94	0

Source: Fort Zumwalt School District and RSP

High School Observations:

- **94 total high school students** transferred between boundaries this year
 - Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
- North High School had the most students transferring in **(+29)**, but South High School had the greatest net gain of transfer students **(+8)**
- North High School had the most transferring out **(-29)**, but East High School had the greatest net loss of transfer students **(-12)**

10-Year Student Migration Trend



Observations:

- This analysis reflects a year-to-year perspective of student change from official count data. There will likely be students changes that happen during the school year that is ultimately reflected in the enrollment forecast.
- Kdg students are not included in the **In-Migration** as it is compulsory (Not Required); Most Kdg students were not receiving district services the prior year (exception is PK, TK, DK)
- 12th grade students are not included in the **Out-Migration** as they likely naturally left the district through graduation

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
Dardenne Elementary School	17	17	18	17	19	18	18	20	18	18.1	18.0
Emge Elementary School	25	22	22	21	20	18	18	18	16	20.6	20.1
Flint Hill Elementary School	18	17	17	16	16	16	16	16	14	16.4	16.2
Hawthorn Elementary School	16	16	16	15	15	15	15	14	14	15.4	15.1
JL Mudd Elementary School	18	17	17	16	16	15	16	16	15	16.4	16.2
Mid Rivers Elementary School	18	18	18	18	19	19	17	17	17	17.8	17.9
Mount Hope Elementary School	18	17	17	16	16	16	16	15	15	16.4	16.2
Ostmann Elementary School	19	19	19	19	18	18	18	18	19	18.7	18.6
Pheasant Point Elementary School	20	19	19	18	18	18	18	18	17	18.6	18.4
Progress South Elementary School	18	18	16	16	16	15	14	14	14	16	15.7
Rock Creek Elementary School	17	17	16	15	16	16	17	17	17	16.6	16.5
St Peters Elementary School	16	17	16	15	16	16	17	15	15	15.9	15.9
Twin Chimneys Elementary School	24	24	24	22	24	24	23	22	20	23.1	23.0
Westhoff Elementary School	19	20	19	17	17	17	17	17	17	18	17.8
District (K-5):	18	18	18	17	17	17	17	17	16	17.4	17.2
DuBray Middle School	9	9	9	9	8	8	9	9	9	8.8	8.8
North Middle School	9	9	9	9	9	9	8	8	9	8.8	8.8
South Middle School	12	11	11	10	10	10	10	10	10	10.6	10.5
West Middle School	13	12	12	11	12	11	10	10	10	11.4	11.2
District (6-8):	11.0	10.0	10.0	10.0	10.0	10.0	9.0	9.0	9.0	9.9	9.8
Fort Zumwalt East High School	13	13	13	13	13	13	13	12	12	12.8	12.8
Fort Zumwalt North High School	14	13	13	13	13	13	13	13	13	13.2	13.1
Fort Zumwalt South High School	16	16	16	16	16	15	15	14	14	15.4	15.3
Fort Zumwalt West High School	18	18	18	18	17	17	16	15	15	17	16.9
District (9-12):	15.0	15.0	15.0	15.0	14.0	14.0	14.0	14.0	13.0	14.4	14.3

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.

Observations: Table shows the number of students per 100 single-family (SF) units by year, by boundary, and by grade level

- District sees on average:
 - 17.2 elementary (K-5) students per 100 single-family households
 - 9.8 middle school (6-8) students per 100 single-family households
 - 13.3 high school (9-12) per 100 single-family households

Table Legend

+3 greater from District Average

-3 fewer from District Average

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
Dardenne Elementary School	10	12	8	4	6	2	2	4	8	6.8	6.3
Emge Elementary School	9	11	10	7	11	8	10	17	13	10.7	10.7
Flint Hill Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Hawthorn Elementary School	8	7	6	5	4	5	5	5	5	5.8	5.6
JL Mudd Elementary School	4	4	5	5	6	5	5	5	5	4.8	4.9
Mid Rivers Elementary School	5	4	3	3	3	3	4	5	3	3.8	3.7
Mount Hope Elementary School	13	10	8	8	10	11	8	9	8	9.8	9.5
Ostmann Elementary School	2	2	1	0	0	0	0	0	0	0.8	0.6
Pheasant Point Elementary School	13	13	15	18	15	18	17	16	18	15.5	15.9
Progress South Elementary School	1	1	1	1	0	1	1	0	0	0.8	0.7
Rock Creek Elementary School	3	3	2	1	3	3	2	3	1	2.4	2.3
St Peters Elementary School	6	6	6	5	5	4	5	5	5	5.3	5.2
Twin Chimneys Elementary School	4	5	4	4	4	4	5	4	5	4.2	4.3
Westhoff Elementary School	8	7	7	7	6	7	5	5	5	6.4	6.3
District (K-5):	6	6	6	5	5	5	5	5	5	5.4	5.3
DuBray Middle School	3	3	3	3	3	3	2	2	2	2.7	2.7
North Middle School	3	3	3	3	3	3	3	3	3	3	3.0
South Middle School	3	3	4	3	3	2	1	3	3	2.8	2.8
West Middle School	2	2	2	2	2	2	3	3	3	2.3	2.3
District (6-8):	3.0	3.0	3.0	3.0	3.0	2.0	3.0	2.0	3.0	2.8	2.8
Fort Zumwalt East High School	4	4	3	3	3	3	4	3	4	3.5	3.5
Fort Zumwalt North High School	4	5	5	4	4	4	4	4	3	4.1	4.1
Fort Zumwalt South High School	4	4	4	4	4	3	4	3	3	3.7	3.7
Fort Zumwalt West High School	3	3	3	3	3	3	3	3	3	3	3.0
District (9-12):	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.4	3.3

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, by boundary, and by grade level

- District sees on average:
 - **5.3 elementary** (K-5) students per 100 multi-family households
 - **2.8 middle school** (6-8) students per 100 multi-family households
 - **3.3 high school** (9-12) students per 100 multi-family households

Student Yield Rate: Mobile Home Park

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
Dardenne Elementary School	28	24	24	25	25	25	26	31	26	26.1	26.0
Emge Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Flint Hill Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Hawthorn Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
JL Mudd Elementary School	14	18	20	19	19	18	19	15	15	17.2	17.4
Mid Rivers Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Mount Hope Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Ostmann Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Pheasant Point Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Progress South Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Rock Creek Elementary School	22	21	22	19	17	17	19	17	18	19.2	19.1
St Peters Elementary School	18	16	14	14	14	16	13	11	10	14.5	14.1
Twin Chimneys Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
Westhoff Elementary School	0	0	0	0	0	0	0	0	0	0	0.0
District (K-5):	21	20	20	19	19	19	19	18	17	19.2	19.1
DuBray Middle School	7	8	7	8	8	10	9	9	7	8	8.1
North Middle School	0	0	0	0	0	0	0	0	0	0	0.0
South Middle School	11	9	9	15	6	11	6	4	2	8.2	8.1
West Middle School	11	10	9	10	10	11	12	11	10	10.5	10.5
District (6-8):	10.0	10.0	9.0	10.0	9.0	11.0	11.0	10.0	9.0	9.9	9.9
Fort Zumwalt East High School	9	10	10	9	10	11	11	13	14	10.7	10.8
Fort Zumwalt North High School	0	0	0	0	0	0	0	0	0	0	0.0
Fort Zumwalt South High School	15	13	11	9	13	9	15	11	11	12	11.9
Fort Zumwalt West High School	13	14	15	13	12	13	14	14	14	13.6	13.6
District (9-12):	12.0	13.0	14.0	12.0	12.0	12.0	13.0	14.0	14.0	12.9	12.9

Source: St Charles County and RSP

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

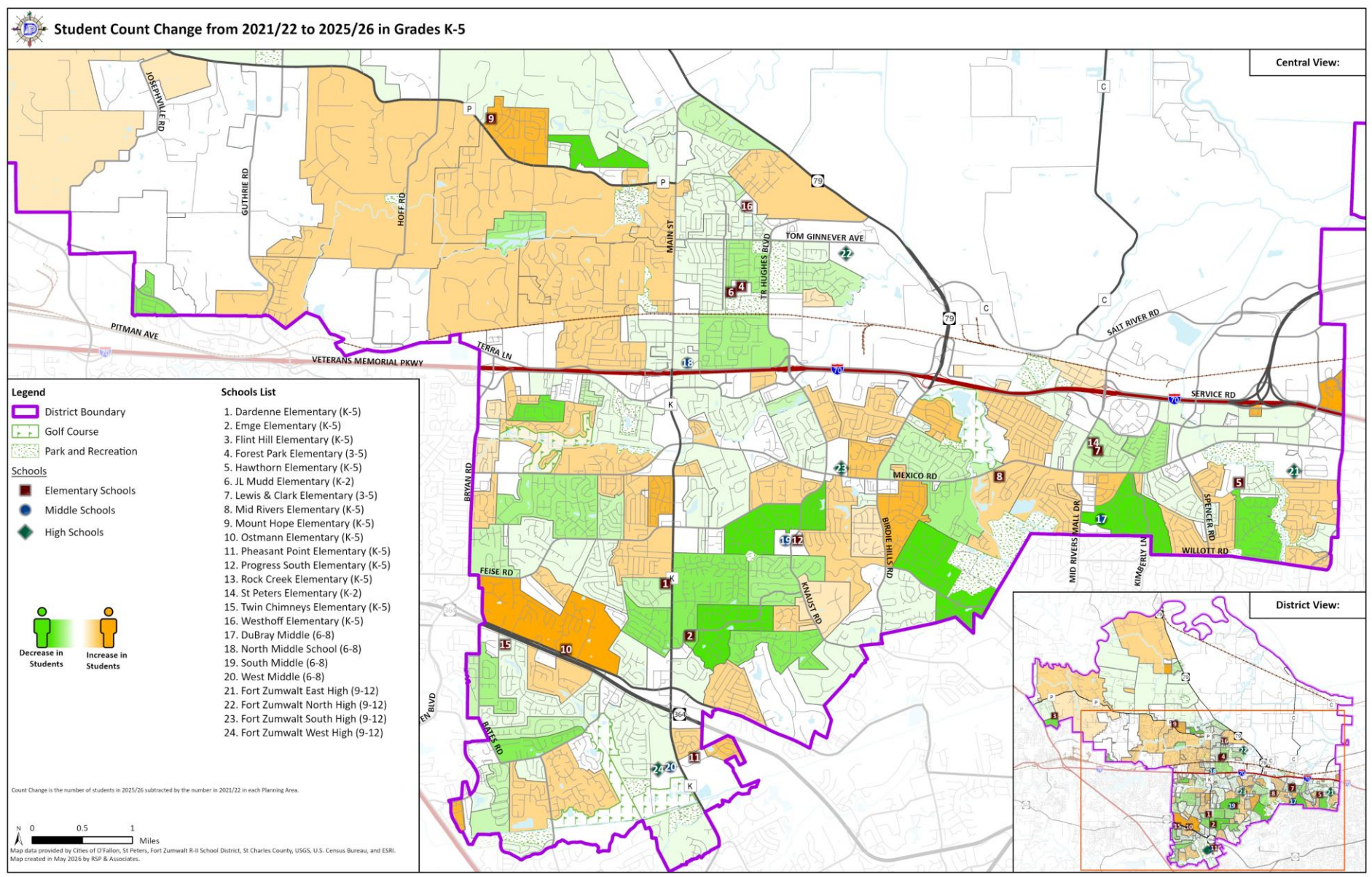
Table Legend

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

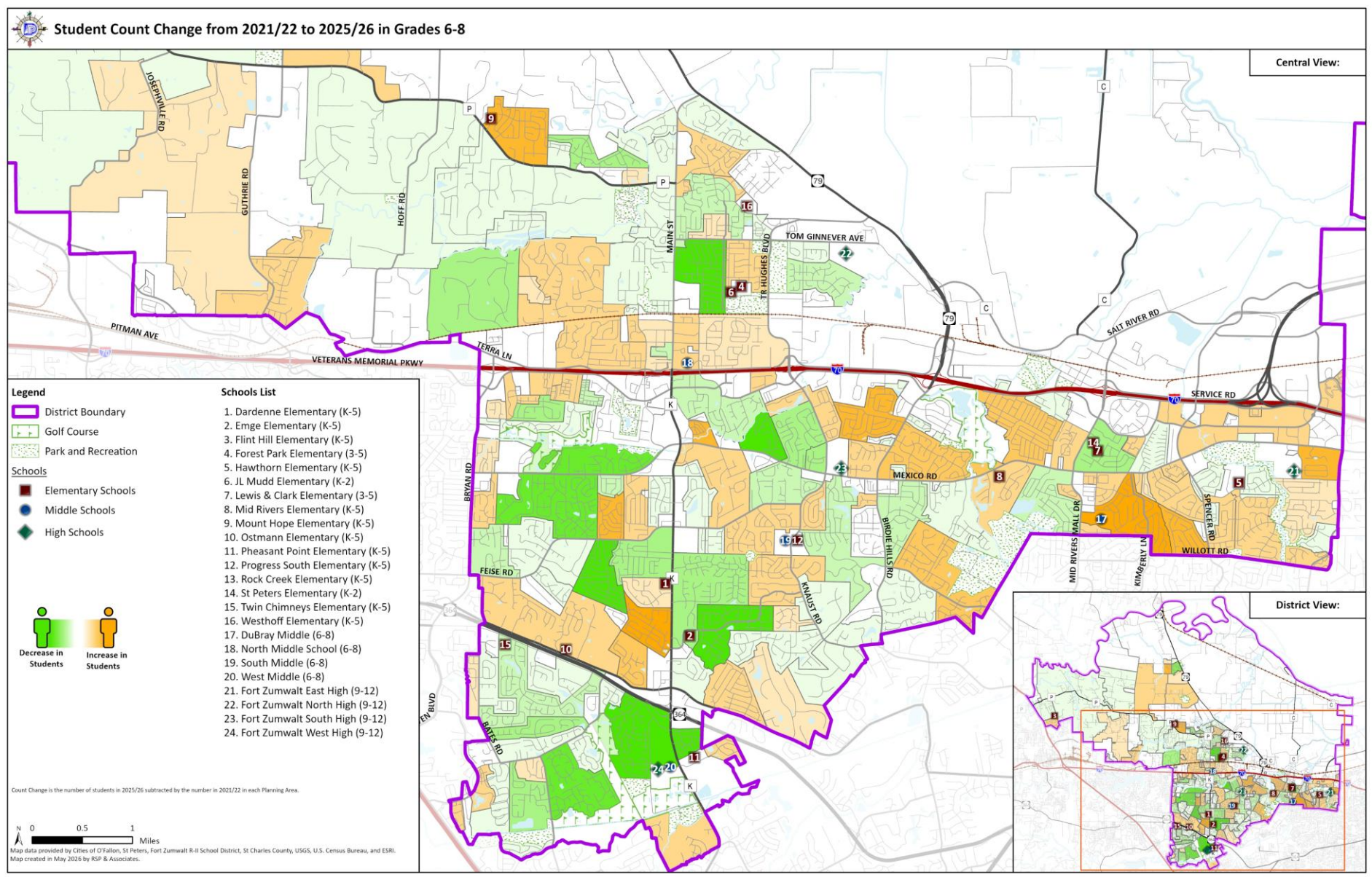
Observations: Table shows the number of students per 100 mobile home park (MHP) units by year, by boundary, and by grade level

- District sees on average:
 - 19.1 elementary (K-5) students per 100 mobile home households
 - 9.9 middle school (6-8) students per 100 mobile home households
 - 12.9 high school (9-12) students per 100 mobile home households

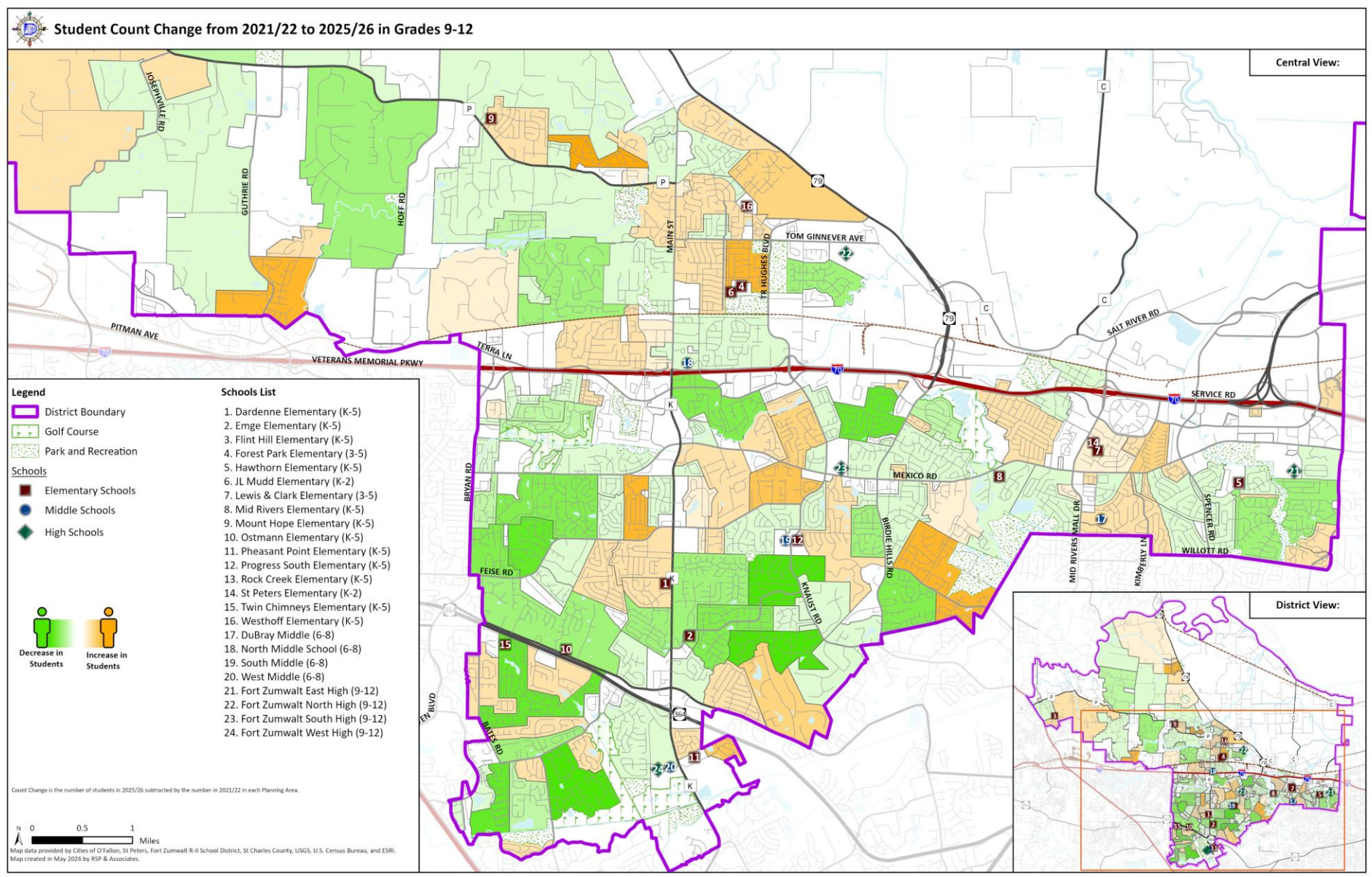
Elementary Student Count Change Map



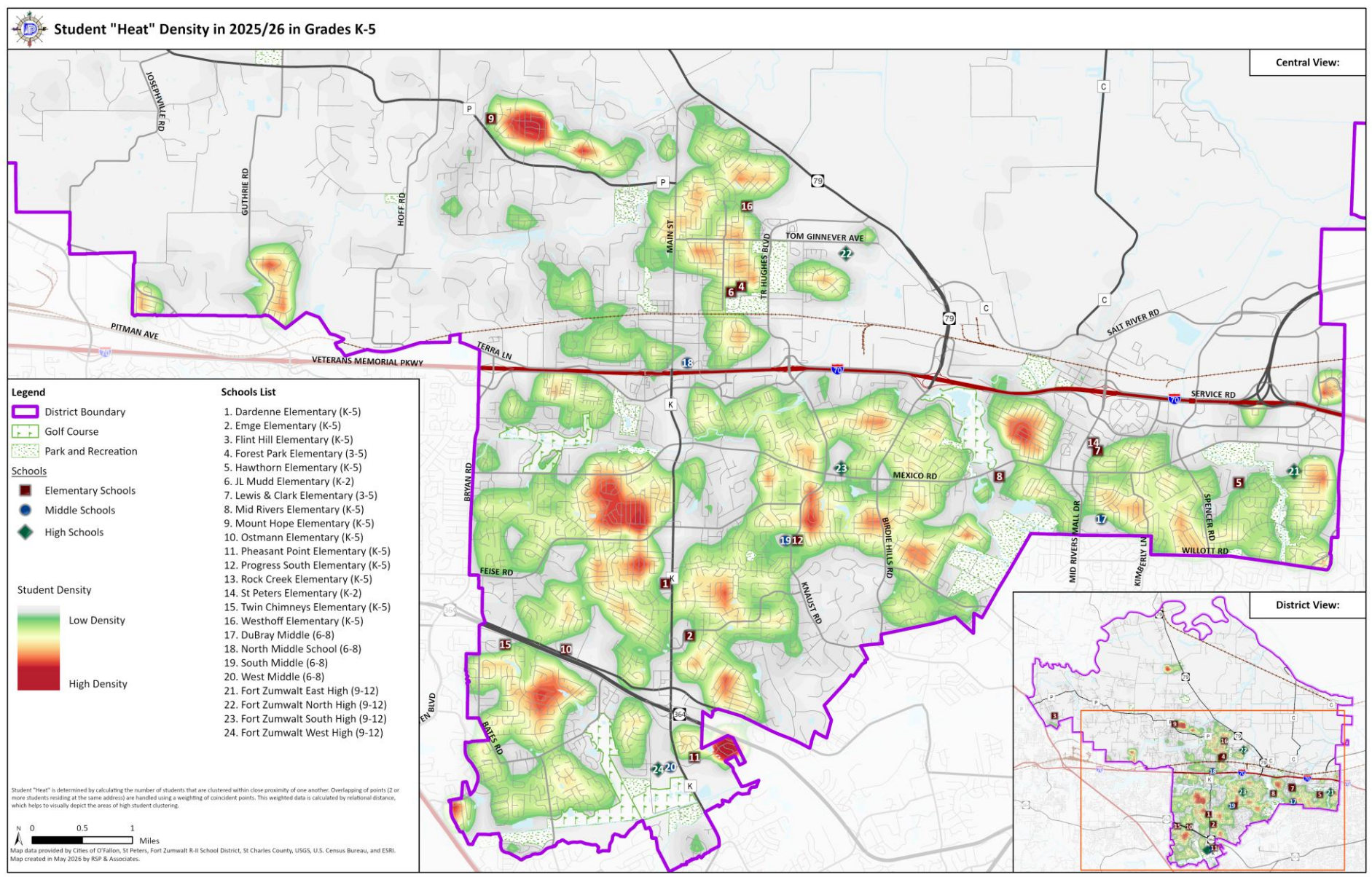
Middle School Student Count Change Map



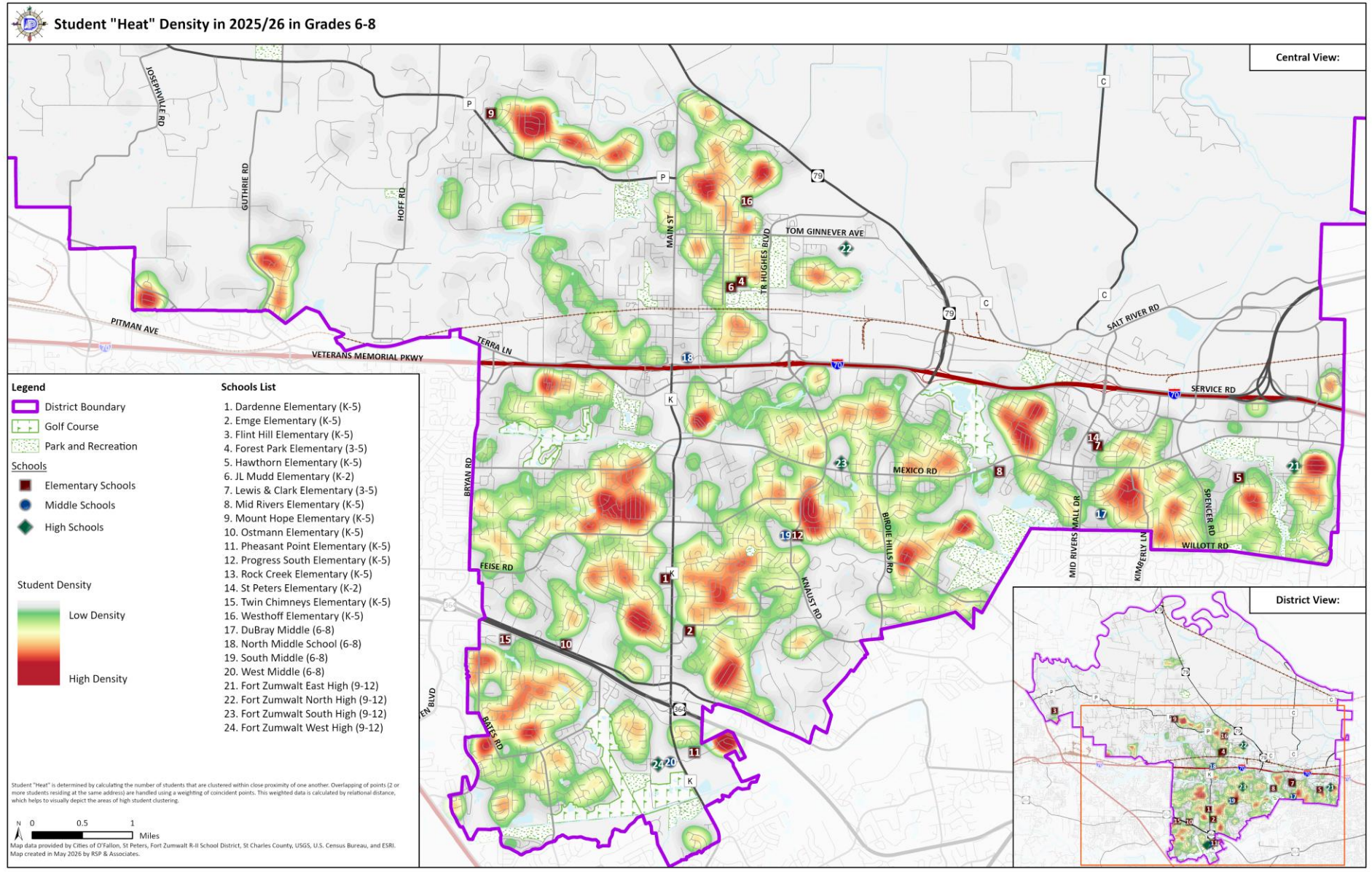
High School Student Count Change Map



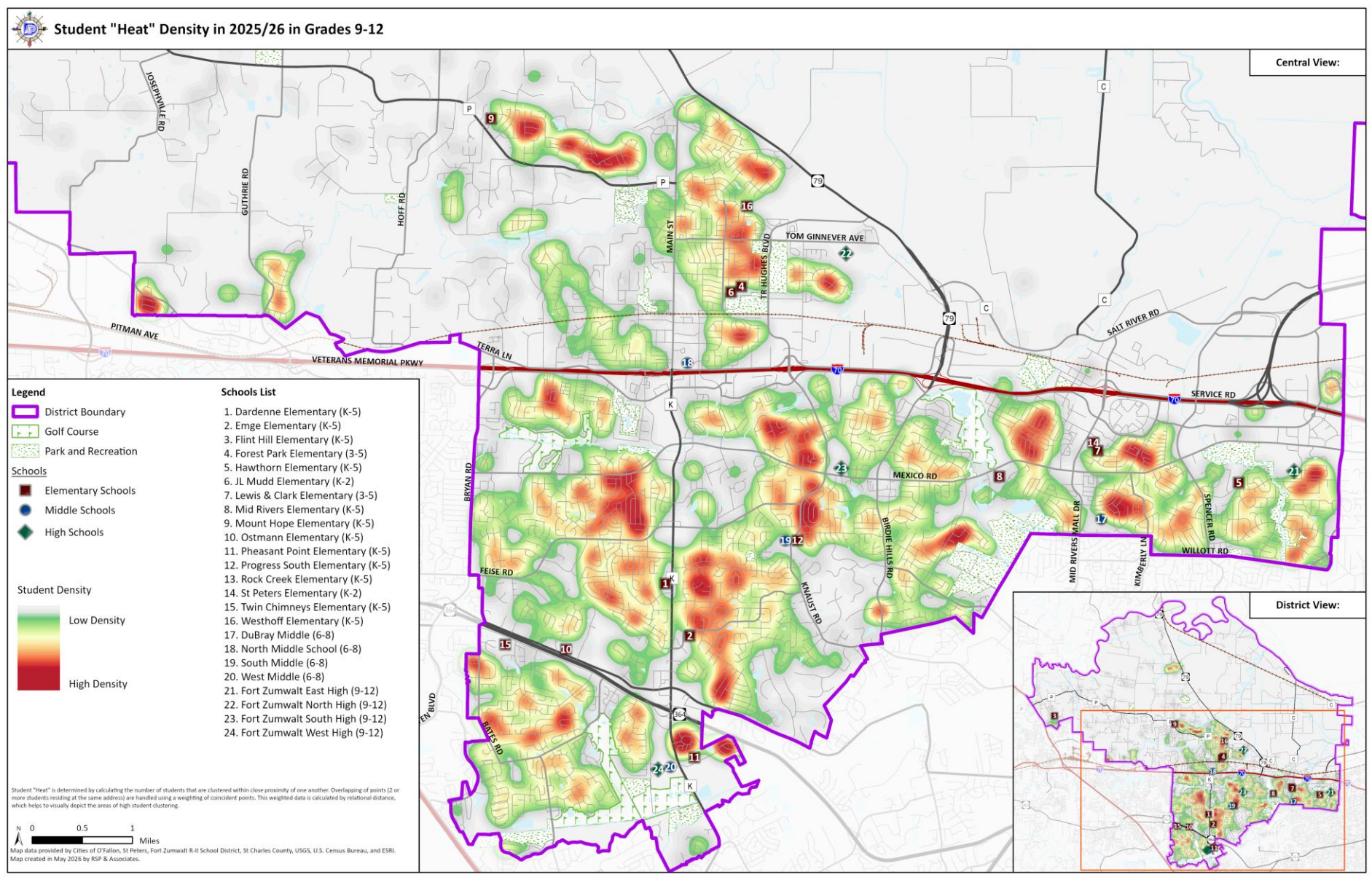
Elementary Student Density Heat Map



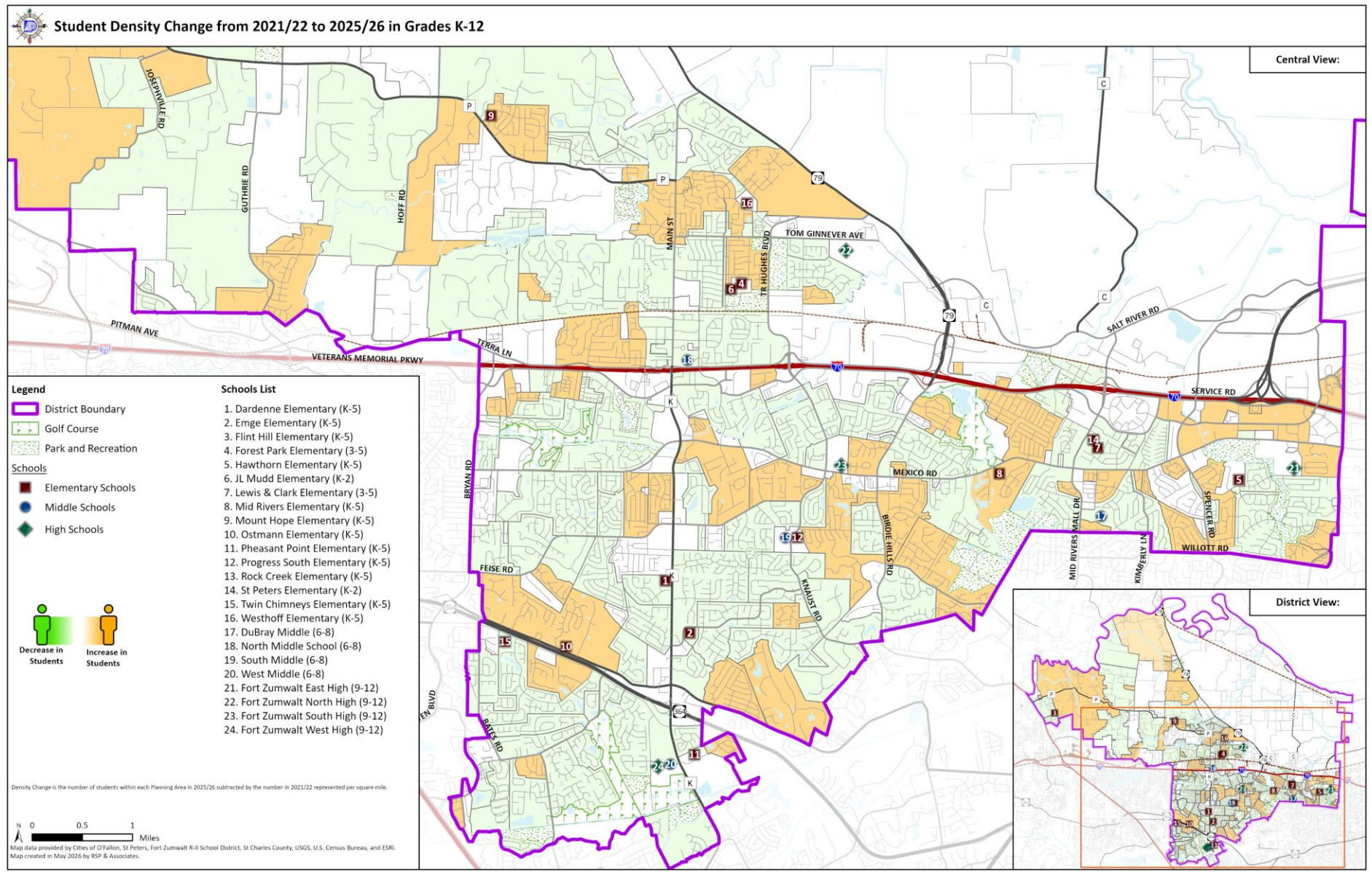
Middle School Student Density Heat Map



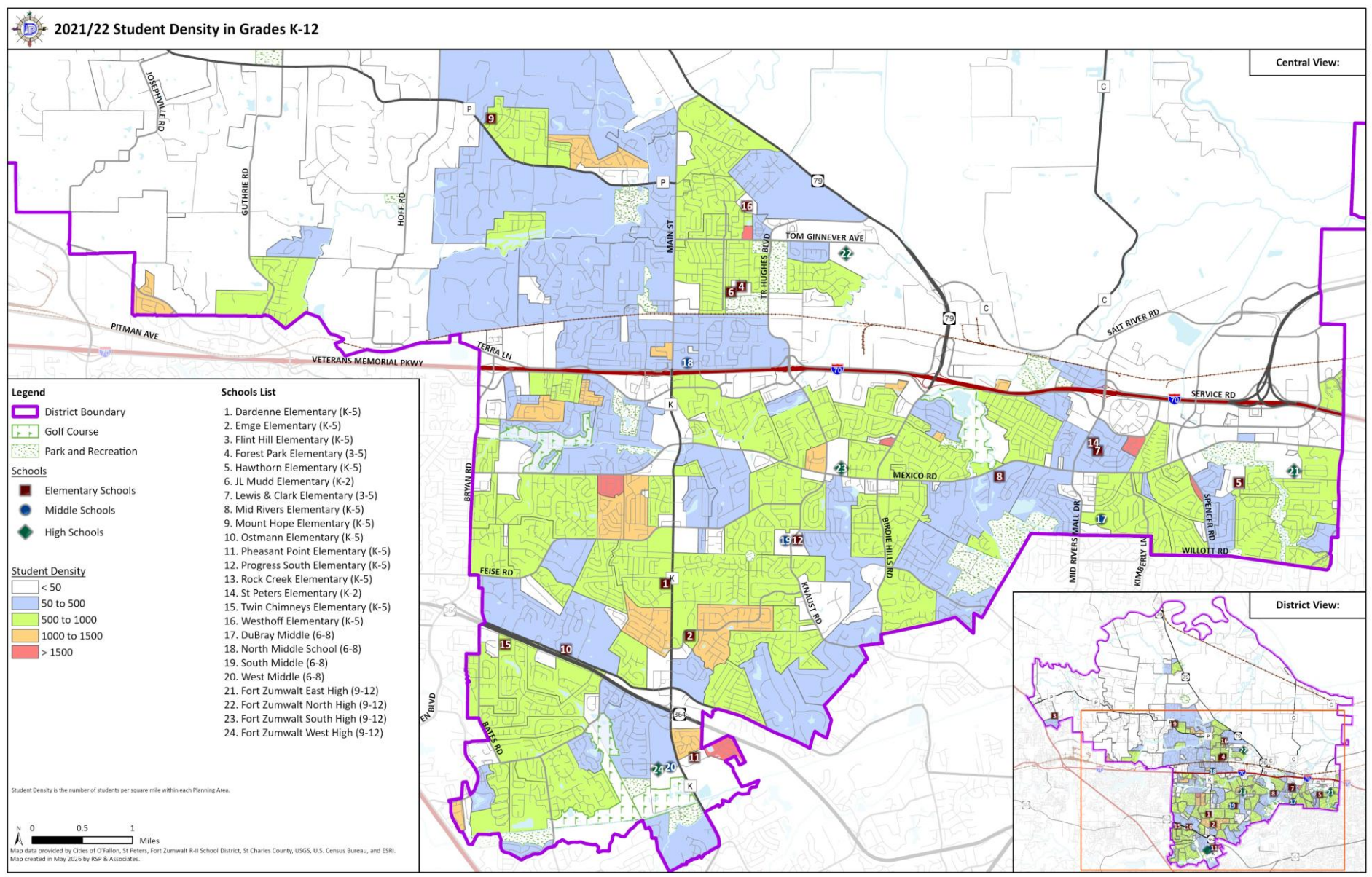
High School Student Density Heat Map



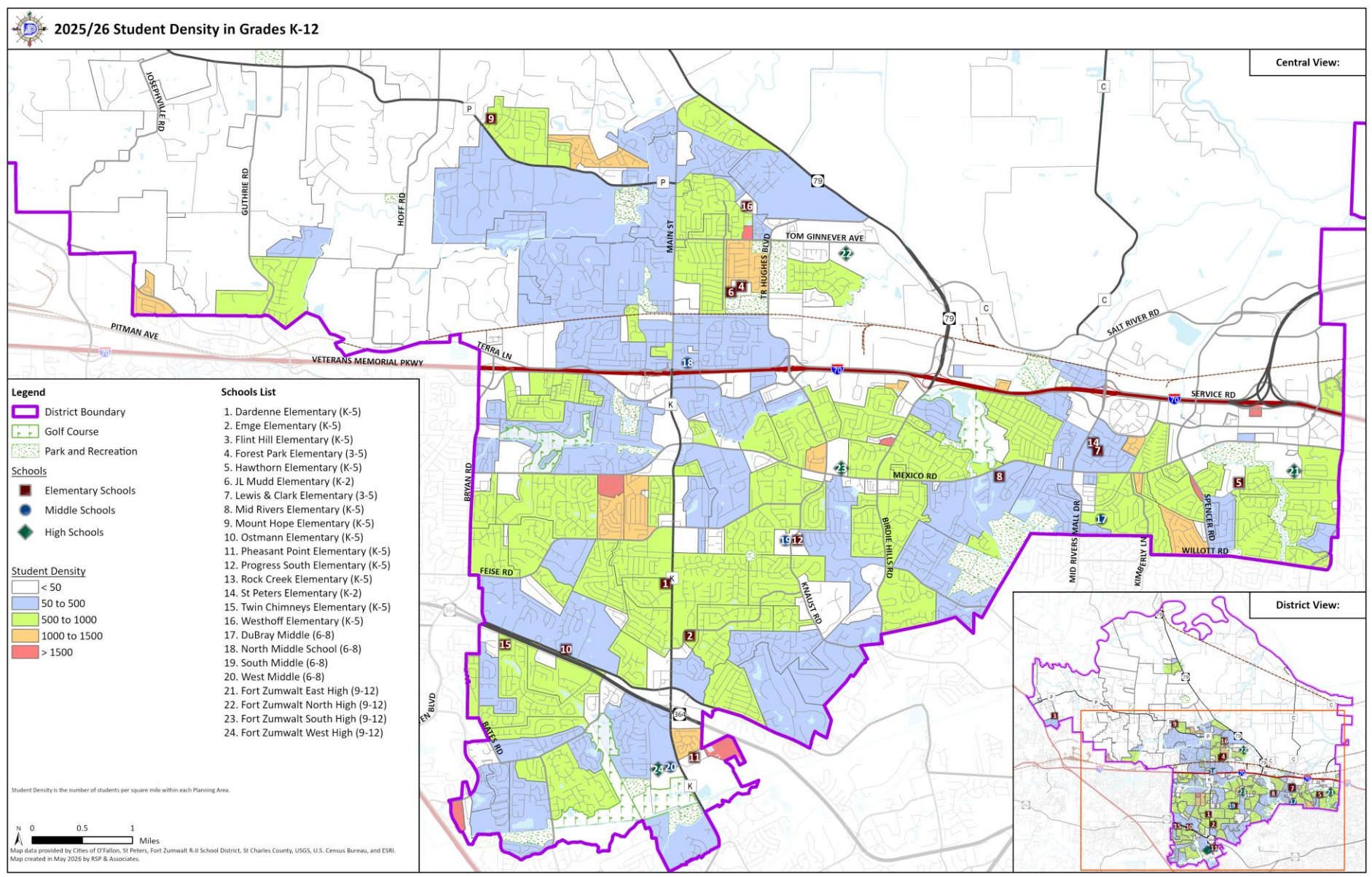
Student Density Change Map



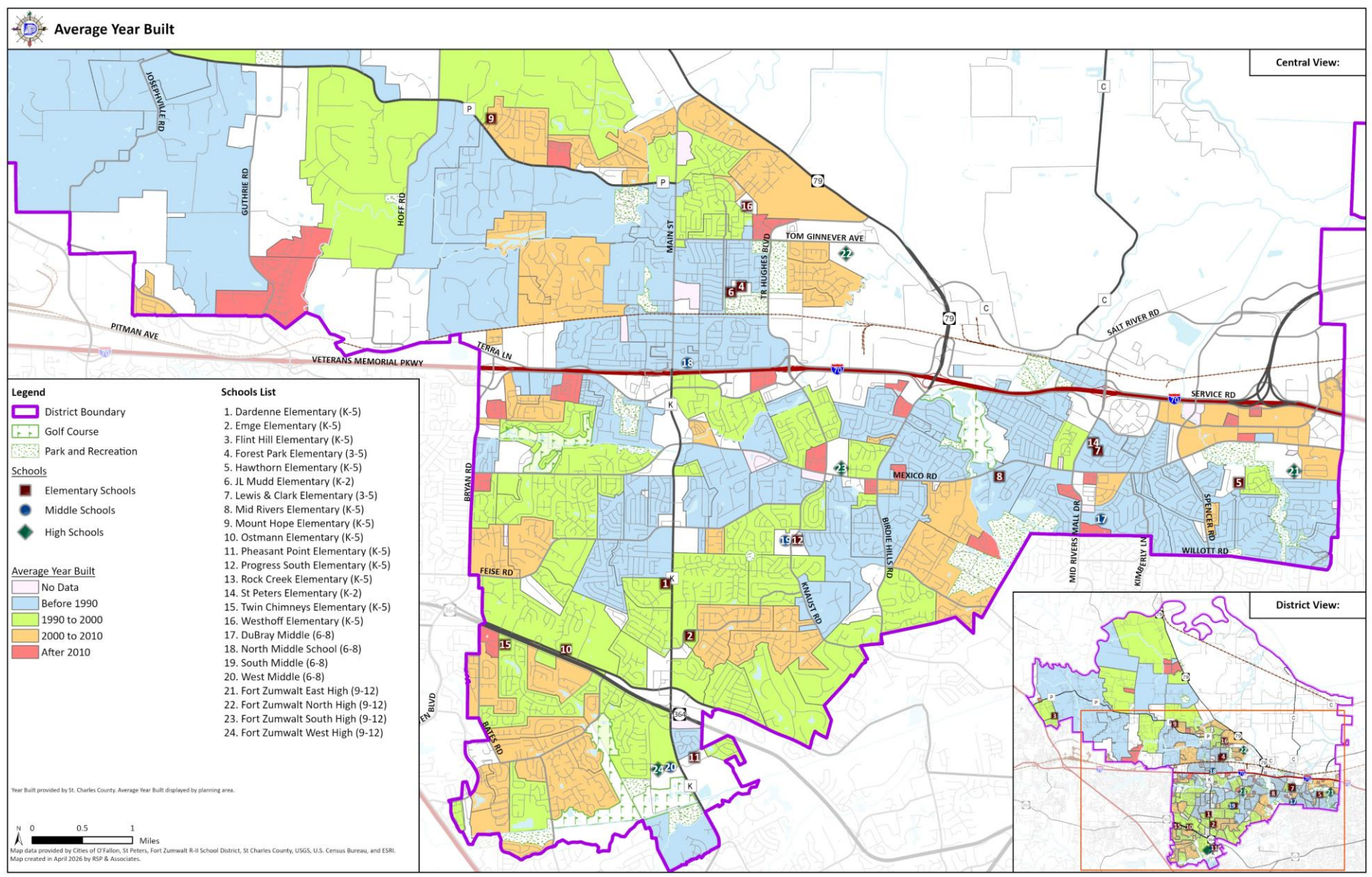
2021/22 Student Density Map



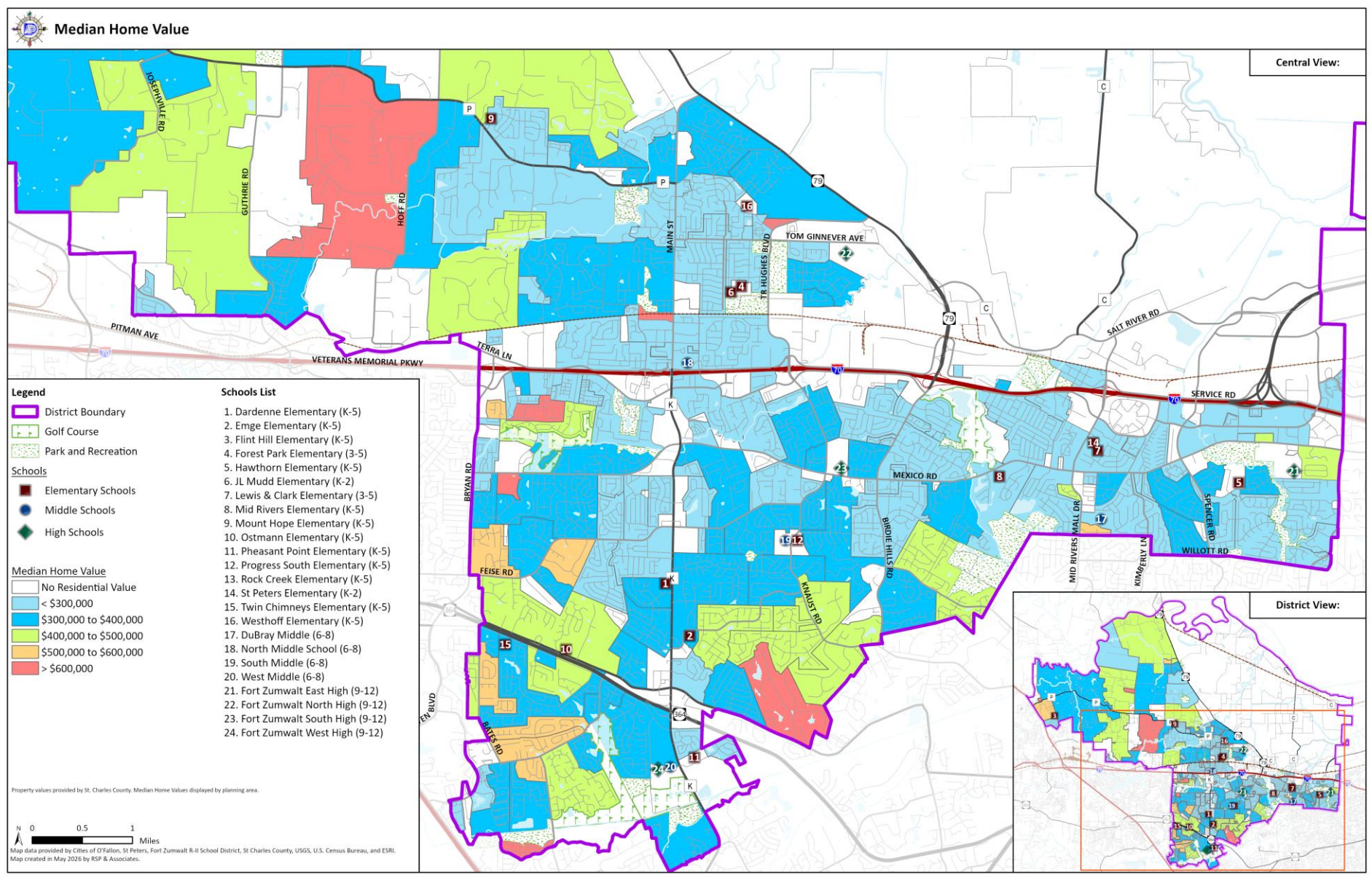
2025/26 Student Density Map



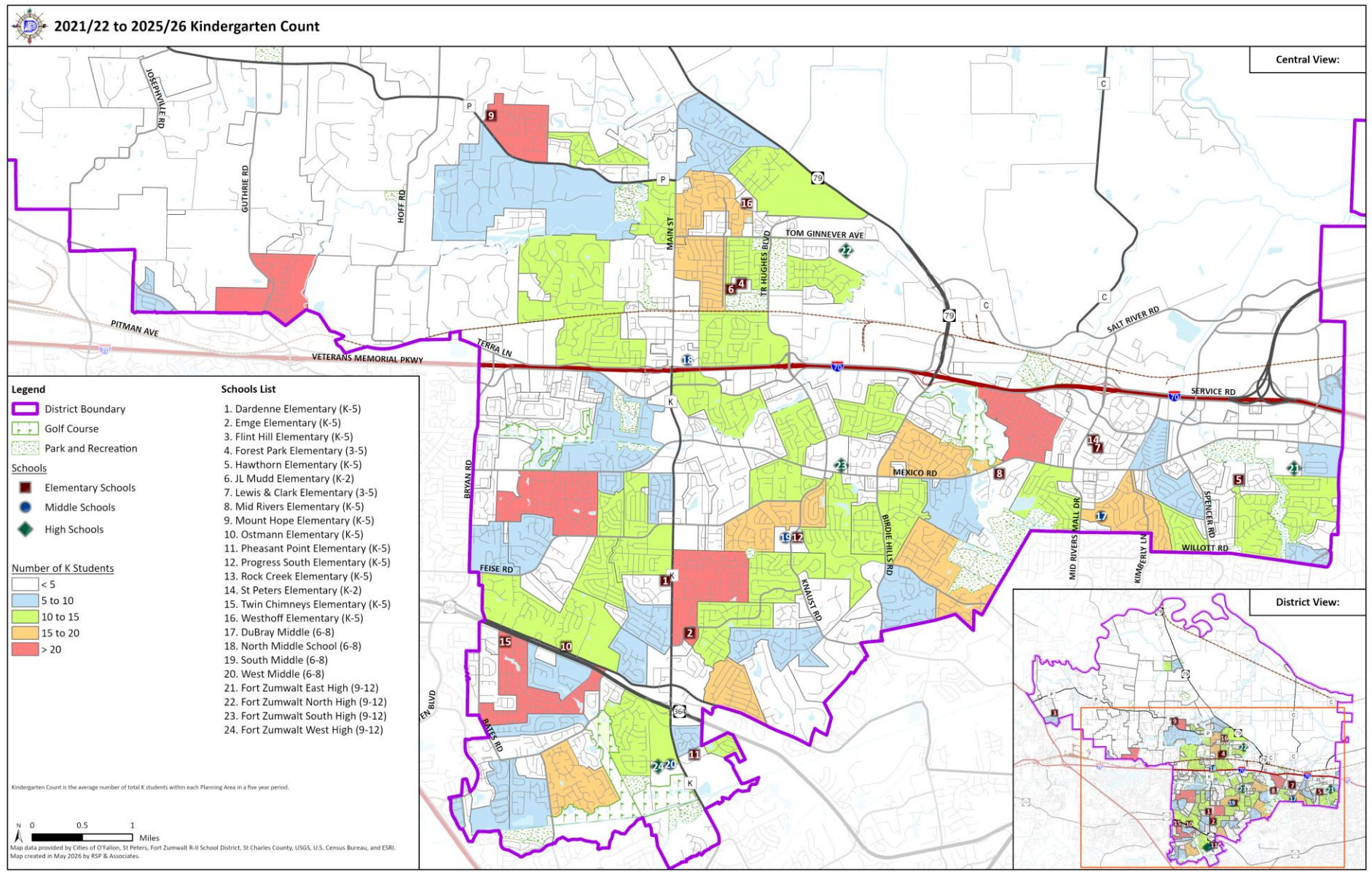
Average Year Built Map



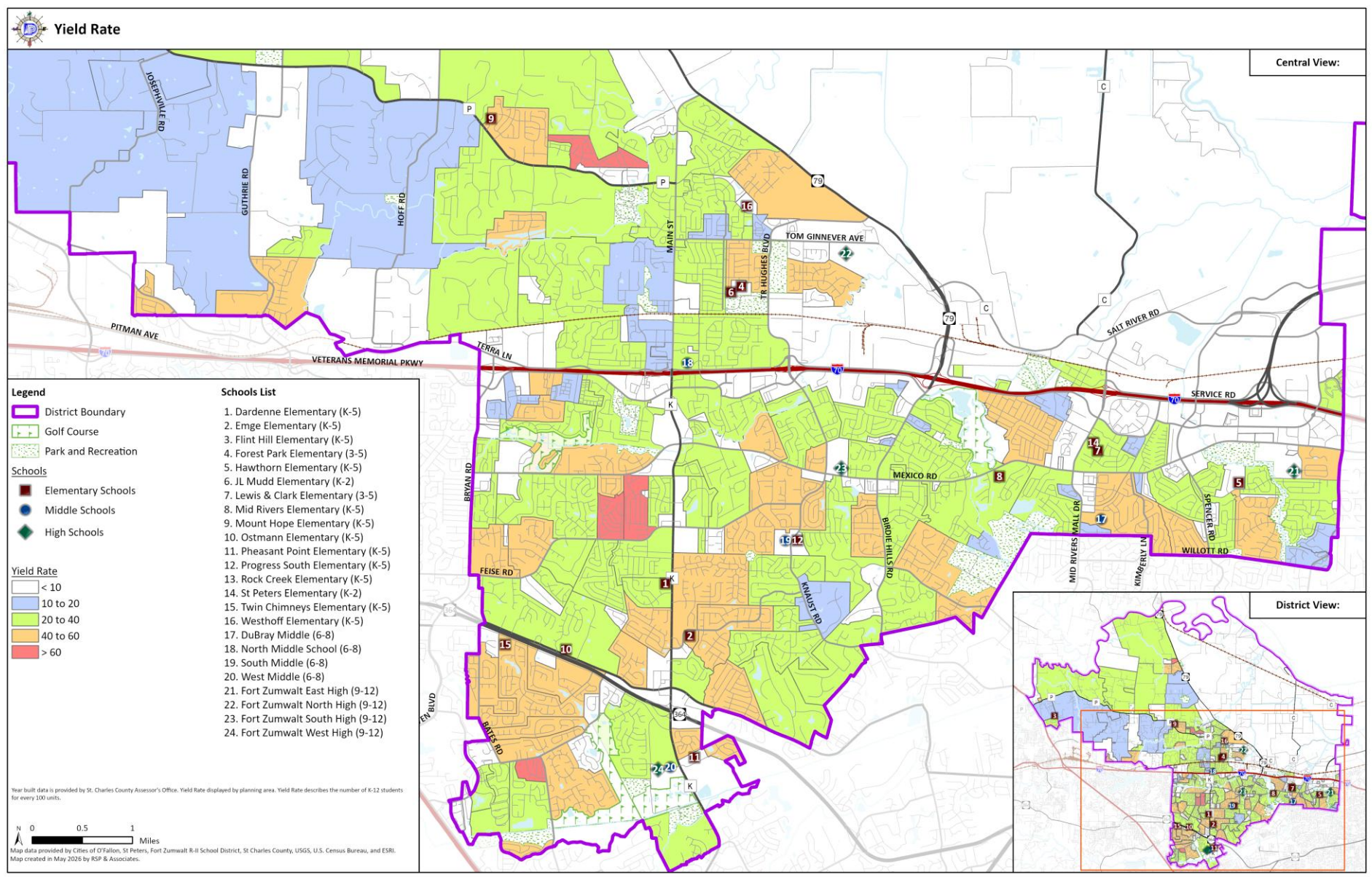
Median Home Value Map



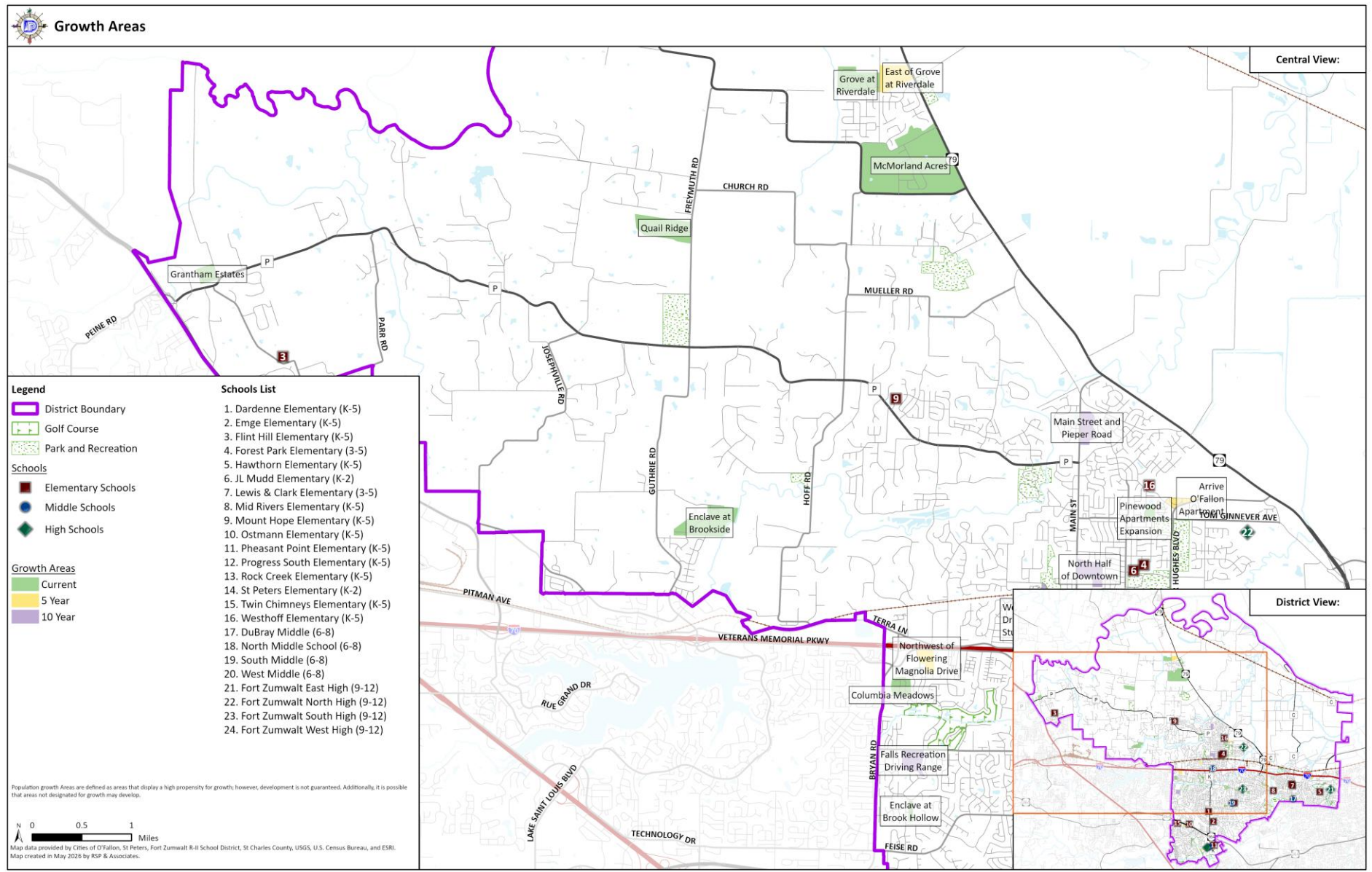
Average Kindergarten Count Map



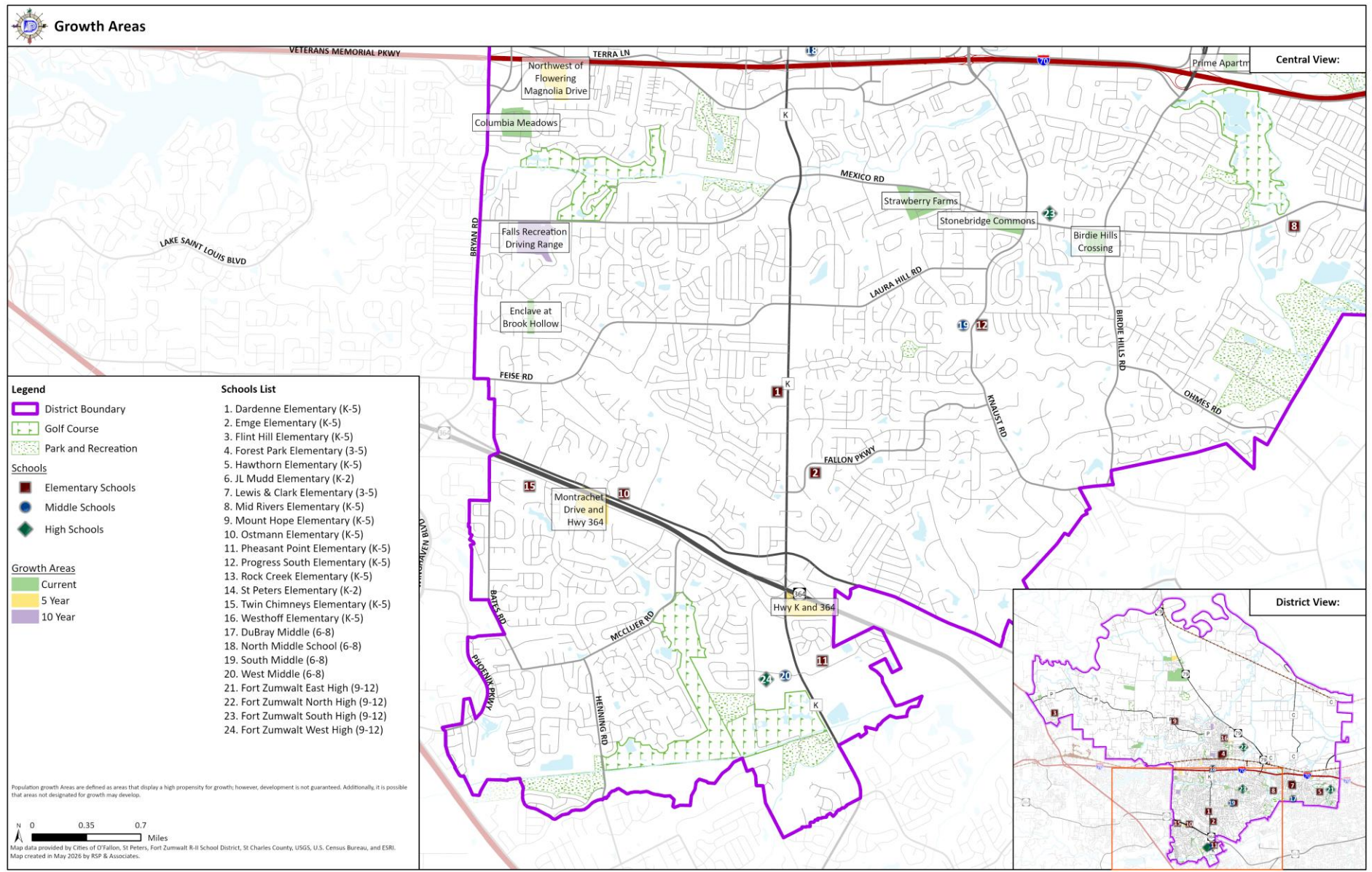
Student Yield Rate Analysis Map



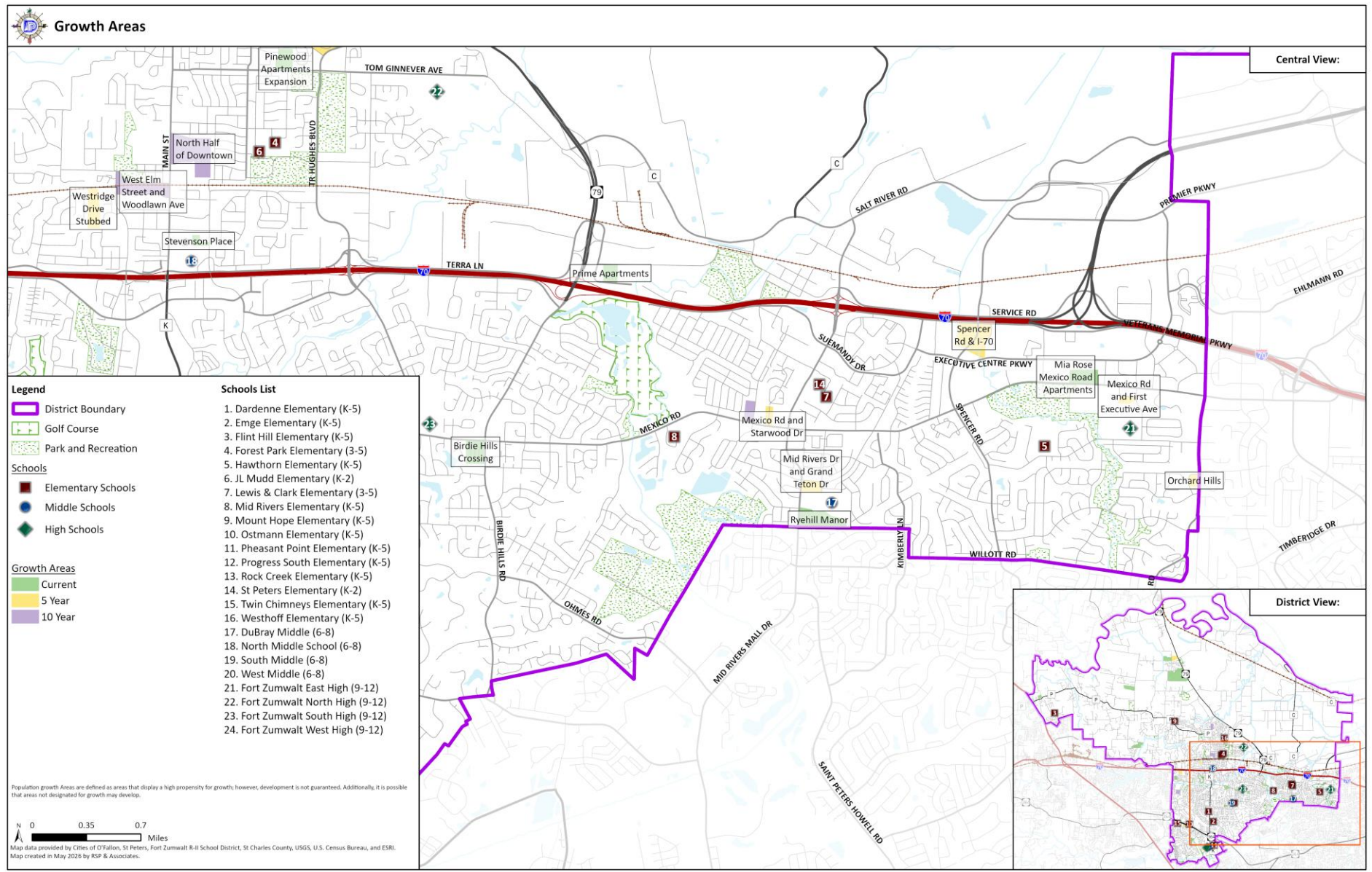
North Growth Area Map (Detailed)



South Growth Area Map (Detailed)



Southeast Growth Area Map (Detailed)



Understanding Projections By Building

	STEP 1: RESIDE	STEP 2: RESIDE / ATTEND	STEP 3: ATTEND
DEFINITION	Students who live in the boundary Students who live within the district and school attendance boundaries.	Students who live in the boundary and attend their assigned school Students who both live in the boundary and attend the school they are assigned to (Subset of Reside)	Students who physically attend the school. All students attending the building, regardless of where they live.
WHAT IS INCLUDED:	• Students served by the district who live in the boundary • Out-of-district students assigned to the boundary school (McKinney-Vento, Staff, Open Enroll, Other) • Students assigned to a school based on their geocoded home address	• Students served by the district • Out-of-district students assigned to the boundary school (McKinney-Vento, Staff, Open Enroll, Other) • Students who attend the school where they live	• Students who live in the boundary and attend • Out-of-district students assigned to the boundary school (McKinney-Vento, Staff, Open Enroll, Other) • Intra-district transfers (students attend a school other than what is assigned from boundaries)
WHAT IS NOT INCLUDED:	• Students not served by the district (parochial, private, home school) • Intra-district transfers	• Students not served by the district (parochial, private, home school) • Intra-district transfers	• Students not served by the district (parochial, private, home school)

IMPORTANT: Students who attend private schools, a different school district for school choice program, home school, etc. are **NOT** included in any RSP forecast.

Simple Way to Think About It:

- ☐ **Reside:** Who lives in this boundary?
- ☐ **Reside / Attend:** Who lives here and attends their assigned school?
- ☐ **Attend:** Who actually attends this building?

Understanding Projection Accuracy

- Enrollment forecasting requires **informed assumptions** about variables that **naturally fluctuate over time**. These include, but are not limited to:
 - The pace of housing construction
 - Student yield from new housing
 - Residential turnover patterns
 - Demographic changes
 - Birth trends and Kindergarten enrollment
 - State policy and student choice patterns
- While these factors are carefully analyzed using best planning practices, some elements—such as housing timing or migration patterns—are influenced by **broader economic and policy conditions outside of district control**.
- Variance analysis shows that early-grade enrollment, particularly Kindergarten and elementary transitions, tends to introduce **the most sensitivity in projections**, as these grades are most directly influenced by birth rates, housing activity, and family mobility.
- Middle and high school projections **generally demonstrate greater stability** because they are based on established student cohorts already enrolled in the district.
- **Consistent, accurate student data** remains critical to maintaining strong projection accuracy. Reliable enrollment records and updated development information strengthen forecast performance.
 - Without dependable enrollment records and consistent reporting practices, evaluating projection accuracy becomes unreliable and impractical, **as the comparison between forecast and actual data would not be valid**.

Main Takeaway: Enrollment projections have demonstrated strong and consistent accuracy over time, especially in near-term forecasts. Variability is most influenced by early-grade enrollment patterns. Understanding these dynamics helps contextualize small year-to-year differences in forecast outcomes.

Key Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- 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
- Home Value Bar Chart: Percent of total homes by range of home value
- Housing Affordability Index: Measures affordability using an index to quantify the ability of a typical household to purchase an existing home in an area.
- Household Income Bar Chart: Percent of households by range of household income
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district
- 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
- Mixed-use development (MU): development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- 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.
- Mortgage as % Salary: Number of households by what percent salary goes to mortgage experiences
- 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
- Single-family (SF): a house that is may be fully detached or semi-detached occupied by one household or family
- Town Homes (TH): Side by side housing units that do not meet the definition of single-family houses
- 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
- 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).
- 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
- Year Property Built Bar Chart: Percent of households by decade home was built
- Yield Rate: ratio of students that attend each school to the number of housing units in that school's attendance area

Project Documentation

Data Acquisition:

- Original School District Student Data
 - Student Data Received: January 12, 2026
 - Student Data Cleaned and Verified: April 2, 2026
- **New School District Student Data**
 - Student Data Received: May 12, 2026
 - Student Data Verified: May 12, 2026
- **City Planning Meeting(s)**
 - In-Person District Tour April 21-22, 2026
 - City of O'Fallon: March 11 and 13, 2026
 - City of St. Peters: March 10, 2026
 - Email communication with City of Wentzville
 - In-person communication with Cities of Dardenne Point, Flint Hills, and St. Paul (during tour dates)
- **County Data**
 - Open data source via St. Charles County