Planning for the Future

Platte County R-3 School District

Enrollment Analysis | December 2022

Expectations

Thank you to Platte County R-3 School District, Platte County, Cities of Platte City and Kansas City, and the Census Bureau/Esri for making this happen!

Helpful Hints to Read the Report:

- Slides that have the flagged star symbol are SIGNATURE SLIDES and are the most important variables in this unique analysis
- Each variable is analyzed as an indicator of future student population. Use the PLUS (student growth) and MINUS (student loss) icons to note how each indicator contributes to the analysis:
- Click the APPENDIX symbol on a page to reference additional analysis on this topic

Timeline	Findings	Study	Change	Facts
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.	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.	This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).	Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.	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

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.

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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 education experience
Over 20 years of GIS experience
Projection accuracy of 97% or greater

RSP Clients:

RSP was started 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, AICP, CEFP
Military, County, City, and School District Planner
University of Kansas – Master of Urban Planning (MUP)
American Institute of Certified Planners (AICP)
Certified Educational Facility Planner (CEFP)

Ginna Wallace, Planner
University of Kansas – Master of Urban Planning (MUP)

RSP Recent Projects:

Shawnee Mission School District
- Enrollment Analysis, 2021/22
- Boundary Analysis, 2021/22

Kansas City, Kansas Public Schools
- Enrollment Analysis, 2022/23
- Boundary Analysis, 2021/22

Lone Jack C-6 School District
- Enrollment Analysis, 2022/23

Our Partners:

esri Partner Network Silver

Poll Everywhere

GEOMARVEL

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Discussion Items

Part 1 Enrollment & Demographics

- Things to Consider
- Student Analysis Maps & Data
- Sophisticated Forecast Model
- Demographics
- Past Enrollment & Changes

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- Yield Rate
- Housing Market Maps & Data
- Potential Growth Analysis

Part 3 Projections

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- Future Facility Plan
- Moving Forward
- Next Steps & Key Considerations

Appendix

- Community Demographics
- Intra-transfer Tables
- Student Density Maps
- Detailed Growth Areas Maps
- Definitions

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Part 1
Enrollment & Demographics

Things to Consider

Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

Past Enrollment & Change

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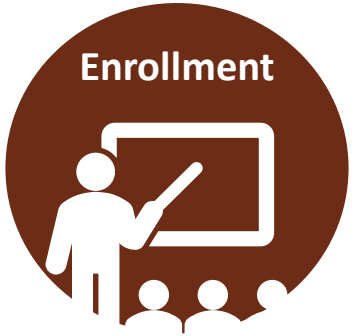
100,000 Foot Perspective

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



District enrollment forecasted to increase by about 200 students in the next five years

- **Elementary forecasted to increase by about 175 students and enroll under 4,480 total ES students**
- **Middle School forecasted to decrease by about 30 students and enroll under 1,000 total MS students**
- **High School forecasted to increase by about 55 students and enroll under 1,390 total HS students**

Capacity was provided by the district and analyzed in regard to projected enrollment for schools.

Building capacity for the next ten years can adequality serve the forecasted student population.

Development activity is continuing to expand in the community, but at a slower rate than 2018-2020

- 61 single-family were built in 2022
- Over 6,500 total potential units could be added to the district in the next ten years
- Most growth is located to the southern areas of district

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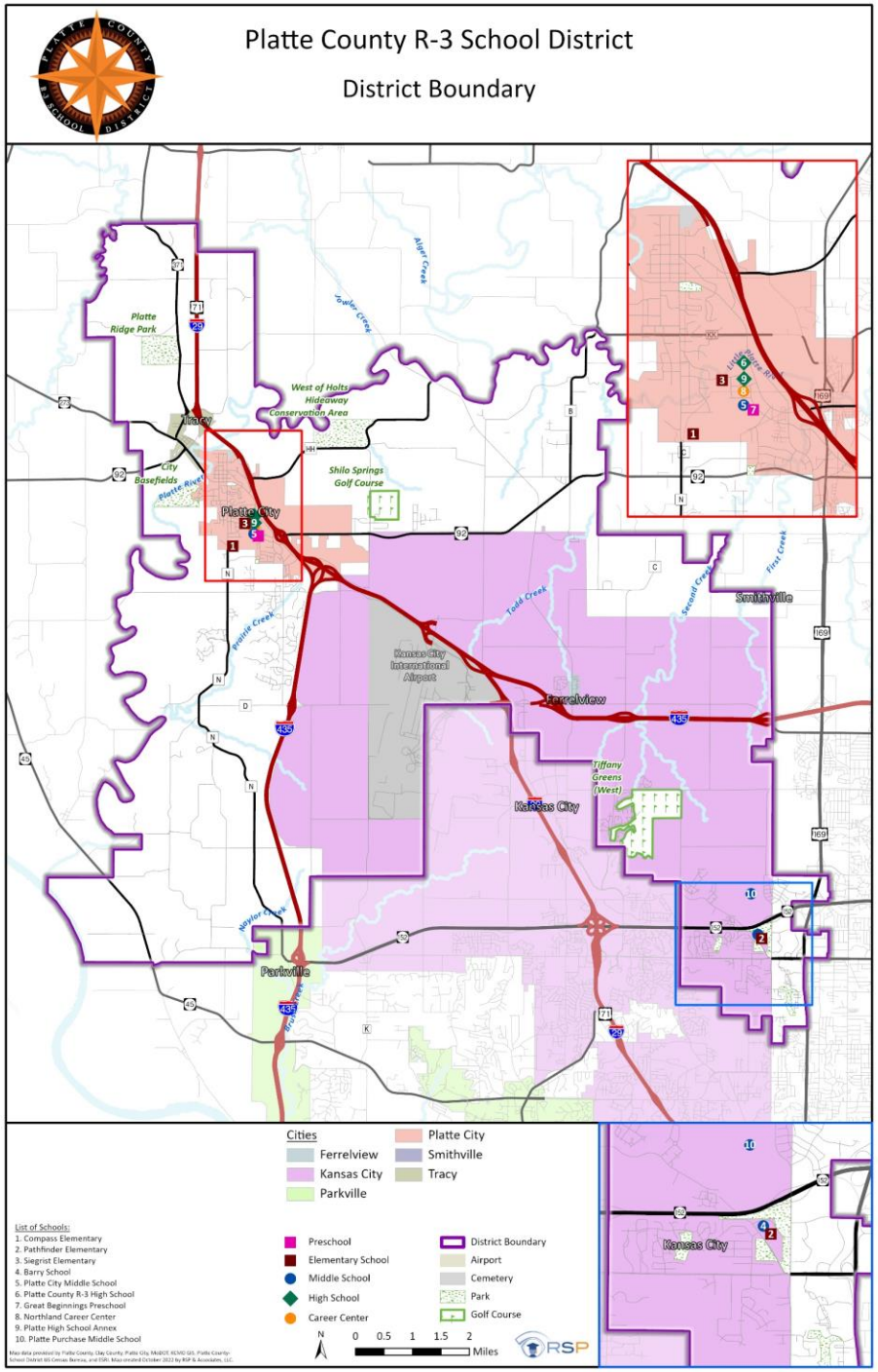
District Boundary Map

Map Details

- District boundary: **Purple Line**
- Major Streets
- Major water features & cultural features
- Municipalities:
  - Kansas City, MO
  - Platte City, MO



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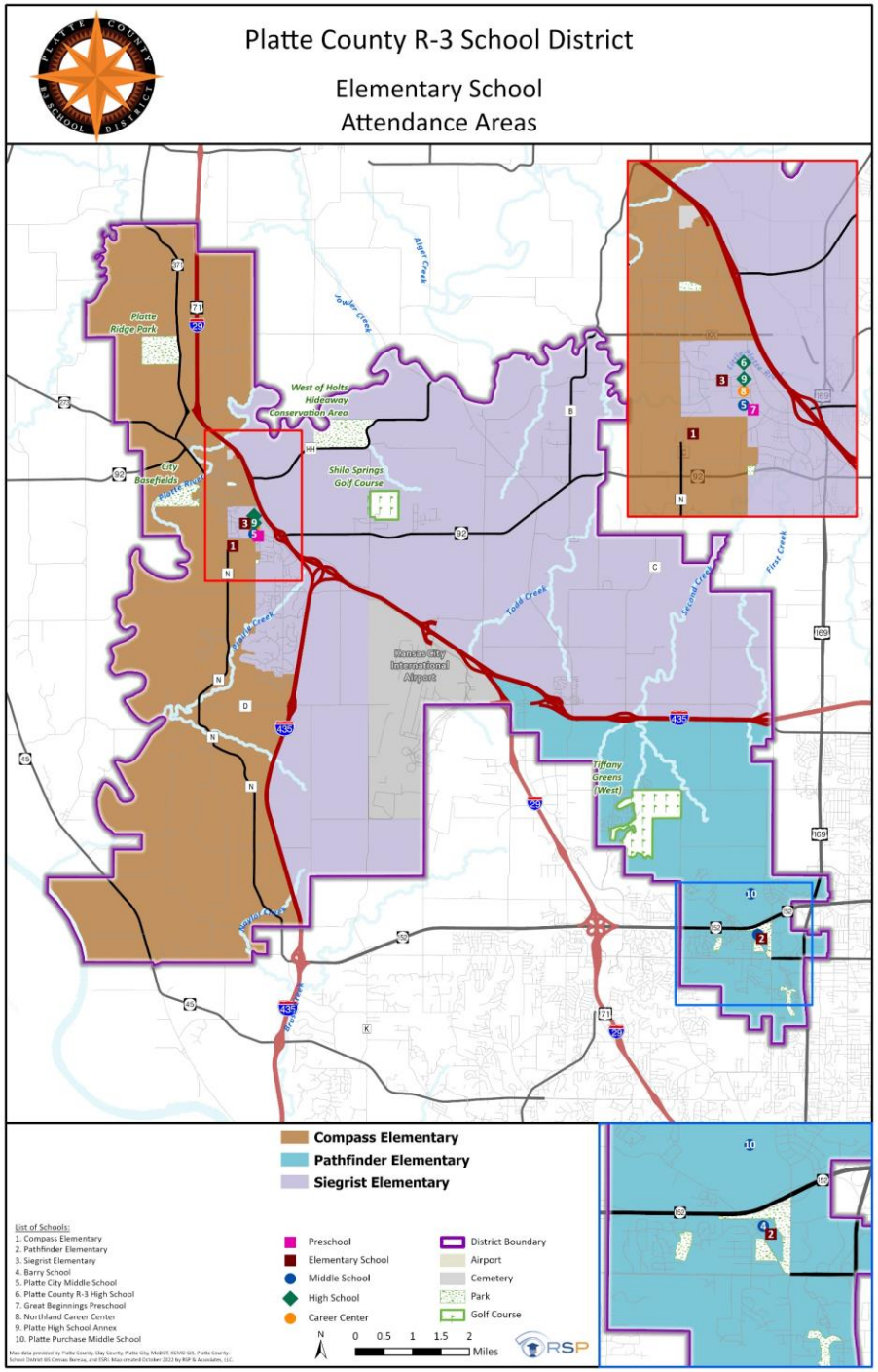
2022/23 Elementary Boundary Map

Map Details

- District boundary: **Purple Line**
- 2022/23 Elementary Boundaries:
  - **Compass Elementary**
  - **Pathfinder Elementary**
  - **Siegrist Elementary**



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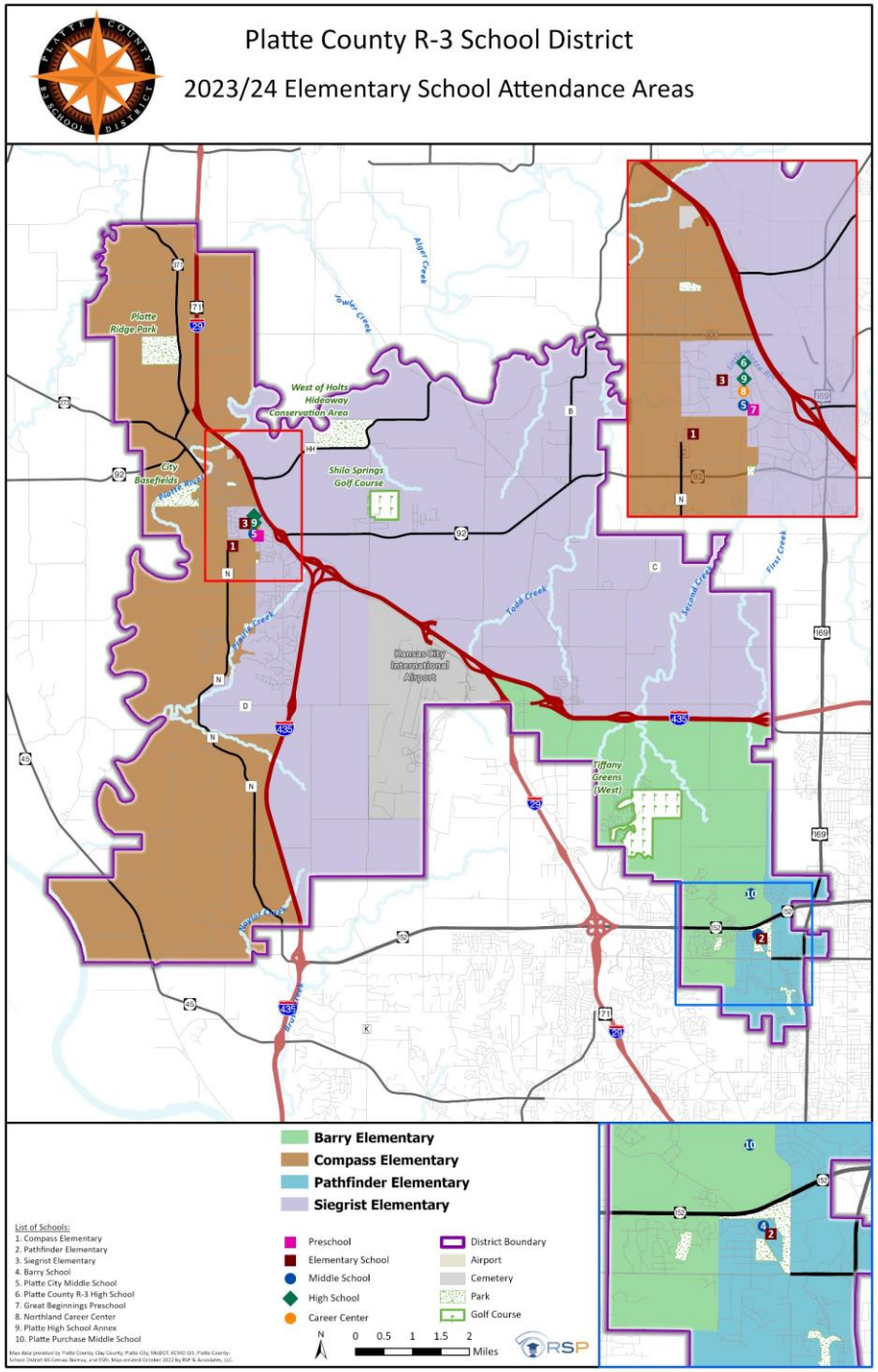
2023/24 Elementary Boundary Map

Map Details

- District boundary: **Purple Line**
- 2023/24 Elementary Boundaries:
  - **Barry Elementary**
    Currently serves 5th to 8th grade; will transition next year to an elementary school serving K to 5th grade
  - **Compass Elementary**
  - **Pathfinder Elementary**
    Currently serves K to 4th grade; will transition next year to serving K to 5th grade
  - **Siegrist Elementary**



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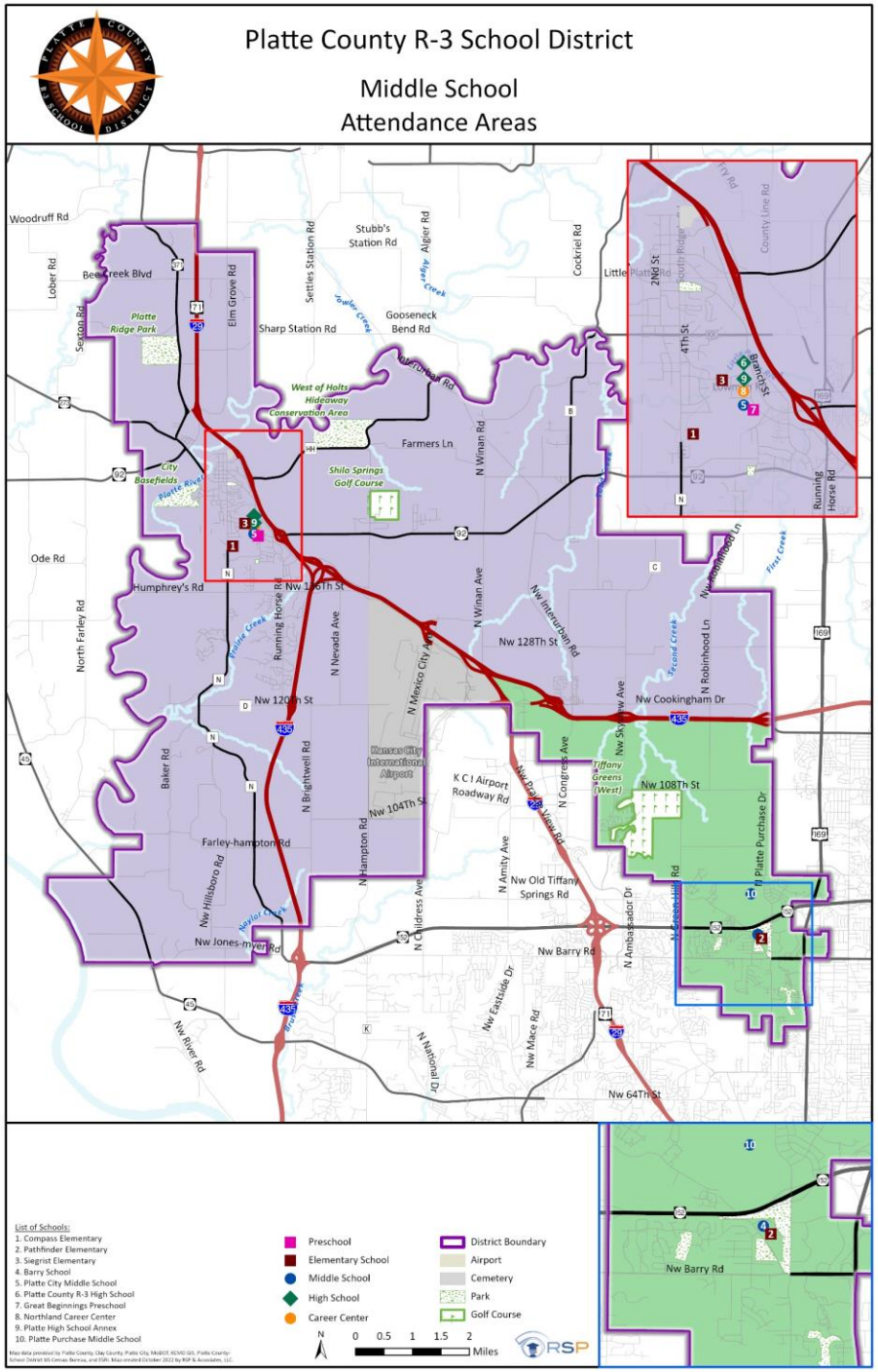
2023/24 Middle School Boundary Map

Map Details

- District boundary: **Purple Line**
- 2023/24 Middle School Boundaries:
  - Platte City Middle School
  - Platte Purchase Middle School

    Opens next year as a second middle school to feed into Platte County High School



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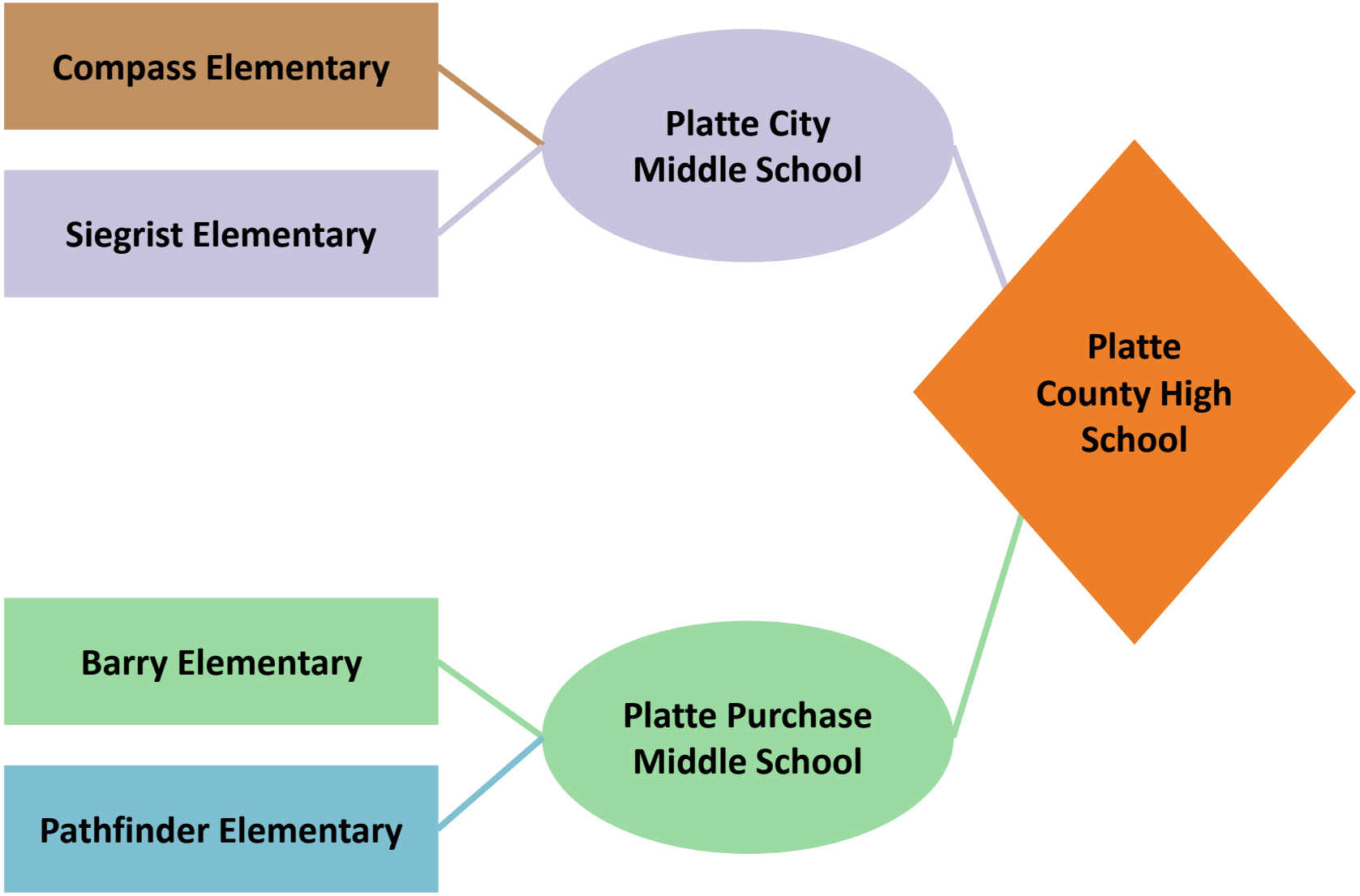
School Feeder Diagram – 2023/24



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Planning Areas

Map Details

- District Boundary: **Purple Line**
- Planning Areas: **Green Line**
  - Planning Areas are created from: Land Use, Residential Density, Natural Features, Manmade Features, Attendance Areas

Notes

- Statistically analyzing data with this number of geographic based polygons will provide a deeper context to how change is happening resulting in a reliable tool to make credible planning decisions
- Each planning area had a different outlook based on indicators such as value of housing, square footage of housing unit, when the housing product was constructed, as well as access to amenities such as shopping, parks, trails, and roads

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Sophisticated Forecast Model Methodology

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

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
Rc, 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

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.

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 while 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 (census data)
- estimated 0-4 population (census data)
- existing land use (county and city data)
- future land use (county and city data)
- capital improvement plan (county and city data)
- future development (county and city data)
- in-migration of students (district data) & out-migration of students (district data)

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Birth Rate Information

Platte County MO Live Births and Platte County R-3 Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2005	1,112		0.5%	2010/11	314	90.1%
2006	1,068	-44	-4.0%	2011/12	306	28.7%
2007	1,092	24	2.2%	2012/13	302	27.7%
2008	1,088	-4	-0.4%	2013/14	311	28.6%
2009	1,091	3	0.3%	2014/15	292	26.8%
2010	1,157	66	6.0%	2015/16	339	29.3%
2011	1,158	1	0.1%	2016/17	301	26.0%
2012	1,136	-22	-1.9%	2017/18	299	26.3%
2013	1,142	6	0.5%	2018/19	335	29.3%
2014	1,106	-36	-3.2%	2019/20	306	27.7%
2015	1,198	92	8.3%	2020/21	321	26.8%
2016	1,242	44	3.7%	2021/22	293	23.6%
2017	1,190	-52	-4.2%	2022/23	294	24.7%
2018	1,219	29	2.4%	2023/24	288	358
2019	1,212	-7	-0.6%	2024/25	286	356
3-Year Average	1,207.0	-10				
3-Year Weighted Average	1,210.7	-2.5				

Source: DHSS - MOPHIMS - Birth MICA and Platte County R-3 School District

Low Range
High Range

Live Birth Observations

- Tracks the number of live births and the corresponding number of kindergarten students five years later
- The number of live births have been stable around 1,200 live births per years the past five years
- Kindergarten enrollment has remained stable around 300 students per year
- The kindergarten classes moving forward are forecasted to be:
  - 286 to 288 students on the low end
  - 356 to 358 students on the high end

Main Takeaway: The decline of live births in the county can potentially result in smaller kindergarten classes. Continue monitoring this variable to analyze the relationship between Platte County live births and kindergarten class sizes five years later.

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Past Enrollment by Grade

Enrollment By Grade															PK-12		
Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change
2003/04	0	208	194	188	174	197	199	186	198	191	185	163	145	167	2,395		
2004/05	0	229	207	211	200	191	207	202	199	214	200	186	169	148	2,563	168	7.0%
2005/06	0	224	231	204	223	204	188	215	208	217	222	204	189	171	2,700	137	5.3%
2006/07	29	223	227	234	222	218	223	197	216	212	219	216	209	172	2,817	117	4.3%
2007/08	36	241	236	231	241	229	223	237	203	226	222	229	214	197	2,965	148	5.3%
2008/09	72	283	258	262	238	253	246	244	241	226	244	232	227	208	3,234	269	9.1%
2009/10	66	294	292	255	262	252	262	262	247	254	241	248	244	195	3,374	140	4.3%
2010/11	75	314	294	309	267	283	263	286	267	265	247	245	244	218	3,577	203	6.0%
2011/12	64	306	309	306	313	267	293	279	283	276	280	244	237	210	3,667	90	2.5%
2012/13	68	302	301	312	310	312	292	295	278	292	260	274	237	203	3,736	69	1.9%
2013/14	53	311	310	299	314	314	319	297	293	282	298	263	263	236	3,852	116	3.1%
2014/15	70	292	319	310	307	325	315	320	303	299	292	286	255	270	3,963	111	2.9%
2015/16	67	339	291	328	312	314	343	317	306	305	292	294	265	259	4,032	69	1.7%
2016/17	78	301	351	287	326	321	317	334	315	301	308	291	285	271	4,086	54	1.3%
2017/18	85	299	322	331	303	330	319	312	344	319	320	308	291	289	4,172	86	2.1%
2018/19	68	335	312	326	355	293	347	329	326	338	320	323	295	280	4,247	75	1.8%
2019/20	85	306	338	319	326	370	304	347	337	341	345	322	315	289	4,344	97	2.3%
2020/21	65	321	300	307	300	325	354	320	341	326	346	335	325	305	4,270	-74	-1.7%
2021/22	61	291	323	296	324	310	323	369	331	329	333	341	339	308	4,278	8	0.2%
2022/23	73	294	307	316	304	323	308	322	379	324	337	324	340	330	4,281	3	0.1%

Source: Platte County R-3 School District

Observations:

- Largest K-12 class in 2022/23 – 7th grade with 379 students
- Smallest K-12 class in 2022/23 – Kindergarten with 294 students

The 2021/22 graduating senior class is larger than the 2022/23 incoming Kindergarten class

- This is is an indicator of enrollment stabilization or slight decline

- Largest total enrollment was in 2019/20 with 4,344 students – enrollment has not exceeded 4,300 since then
- Kindergarten classes the past two year have been below 300 students (the only classes below 300)
- 2022/23 has the largest grades since 2003/04 in: 7th, 11th, and 12th grades

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All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)

Cohort Student Change

Enrollment Grade Change

From	To	PK PK	PK K	K 1st	1st 2nd	2nd 3rd	3rd 4th	4th 5th	5th 6th	6th 7th	7th 8th	8th 9th	9th 10th	10th 11th	11th 12th	Total Change
2000/01	2001/02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2001/02	2002/03	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2002/03	2003/04	0	208	194	188	174	197	199	186	198	191	185	163	145	167	2395
2003/04	2004/05	0	229	-1	17	12	17	10	3	13	16	9	1	6	3	168
2004/05	2005/06	0	224	2	-3	12	4	-3	8	6	18	8	4	3	2	137
2005/06	2006/07	29	223	3	3	18	-5	19	9	1	4	2	-6	5	-17	117
2006/07	2007/08	7	212	13	4	7	7	5	14	6	10	10	10	-2	-12	148
2007/08	2008/09	36	247	17	26	7	12	17	21	4	23	18	10	-2	-6	269
2008/09	2009/10	-6	222	9	-3	0	14	9	16	3	13	15	4	12	-32	140
2009/10	2010/11	9	248	0	17	12	21	11	24	5	18	-7	4	-4	-26	203
2010/11	2011/12	-11	231	-5	12	4	0	10	16	-3	9	15	-3	-8	-34	90
2011/12	2012/13	4	238	-5	3	4	-1	25	2	-1	9	-16	-6	-7	-34	69
2012/13	2013/14	-15	243	8	-2	2	4	7	5	-2	4	6	3	-11	-1	116
2013/14	2014/15	17	239	8	0	8	11	1	1	6	6	10	-12	-8	7	111
2014/15	2015/16	-3	269	-1	9	2	7	18	2	-14	2	-7	2	-21	4	69
2015/16	2016/17	11	234	12	-4	-2	9	3	-9	-2	-5	3	-1	-9	6	54
2016/17	2017/18	7	221	21	-20	16	4	-2	-5	10	4	19	0	0	4	86
2017/18	2018/19	-17	250	13	4	24	-10	17	10	14	-6	1	3	-13	-11	75
2018/19	2019/20	17	238	3	7	0	15	11	0	8	15	7	2	-8	-6	97
2019/20	2020/21	-20	236	-6	-31	-19	-1	-16	16	-6	-11	5	-10	3	-10	-74
2020/21	2021/22	-4	226	2	-4	17	10	-2	15	11	-12	7	-5	4	-17	8
2021/22	2022/23	12	233	16	-7	8	-1	-2	-1	10	-7	8	-9	-1	-9	3
3-Yr Avg		-4.0	231.7	4.0	-14.0	2.0	2.7	-6.7	10.0	5.0	-10.0	6.7	-8.0	2.0	-12.0	-21.0
3-Yr Wavg		1.3	231.2	7.7	-10	6.5	2.7	-4.3	7.2	7.7	-9.3	7.2	-7.8	1.3	-11.8	-8.2

Source: Platte County R-3 School District

Observations:

- Largest 3-year average K-12 class cohort increase – 5th to 6th grade (+10 students)
- Largest 3-year average K-12 class cohort decrease – 11th to 12th grade (-12 students)
- District increased by 3 students this year
- Cohorts tend to decrease at 1st to 2nd, 4th to 5th, 7th to 8th, 9th to 10th, and 11th to 12th

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**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

3-Year Student Migration Trend

Source: Platte County R-3 School District and RSP

Definition

Out-Migration: Shows number of students in grade K to 11th that were attending the District in 2021/22, but are not attending the District in 2022/23.

In-Migration: Shows number of students in grade 1st to 12th that are attending the District in 2022/23, but were not attending the District in 2021/22.

Observations

- 2019/20 lost 455 students and gained 505 students; **NET +50**
- 2020/21 lost 504 students and gained 421 students; **NET: -83**
- 2021/22 lost 491 students and gained 507 students; **NET: +16**
- 2022/23 lost 452 students and gained 456 students; **NET: +4**

Main Takeaway:

The district tend to have a positive gain of migration students. Only 200/21 had a negative net gain of transfer students the past four years (this is likely due to COVID-19 pandemic).

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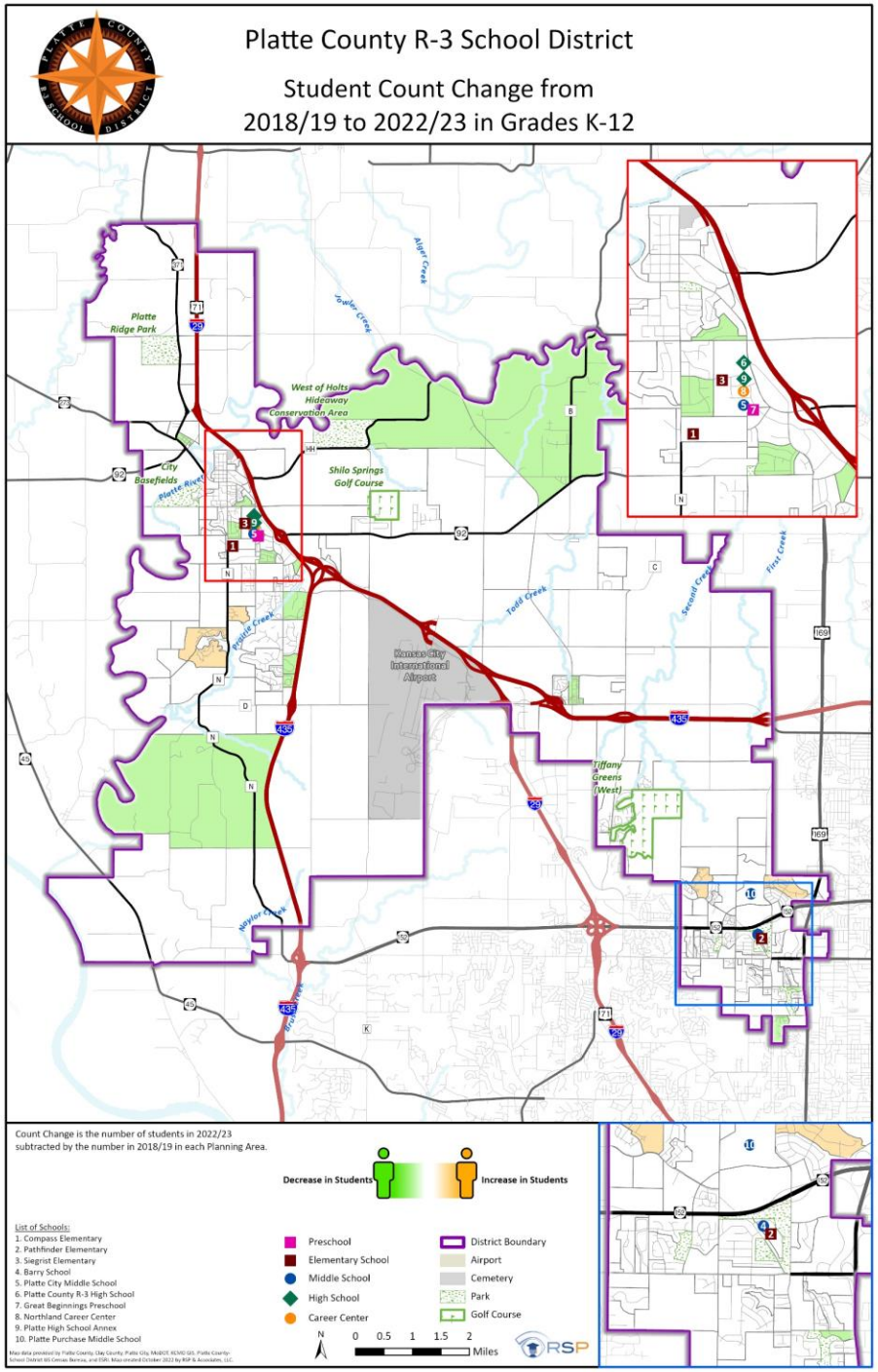
Student Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2018/19** to **2022/23**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease



Main Takeaway: Areas of student increase are in the new developing areas: South of Compass Elementary and north of Pathfinder Elementary

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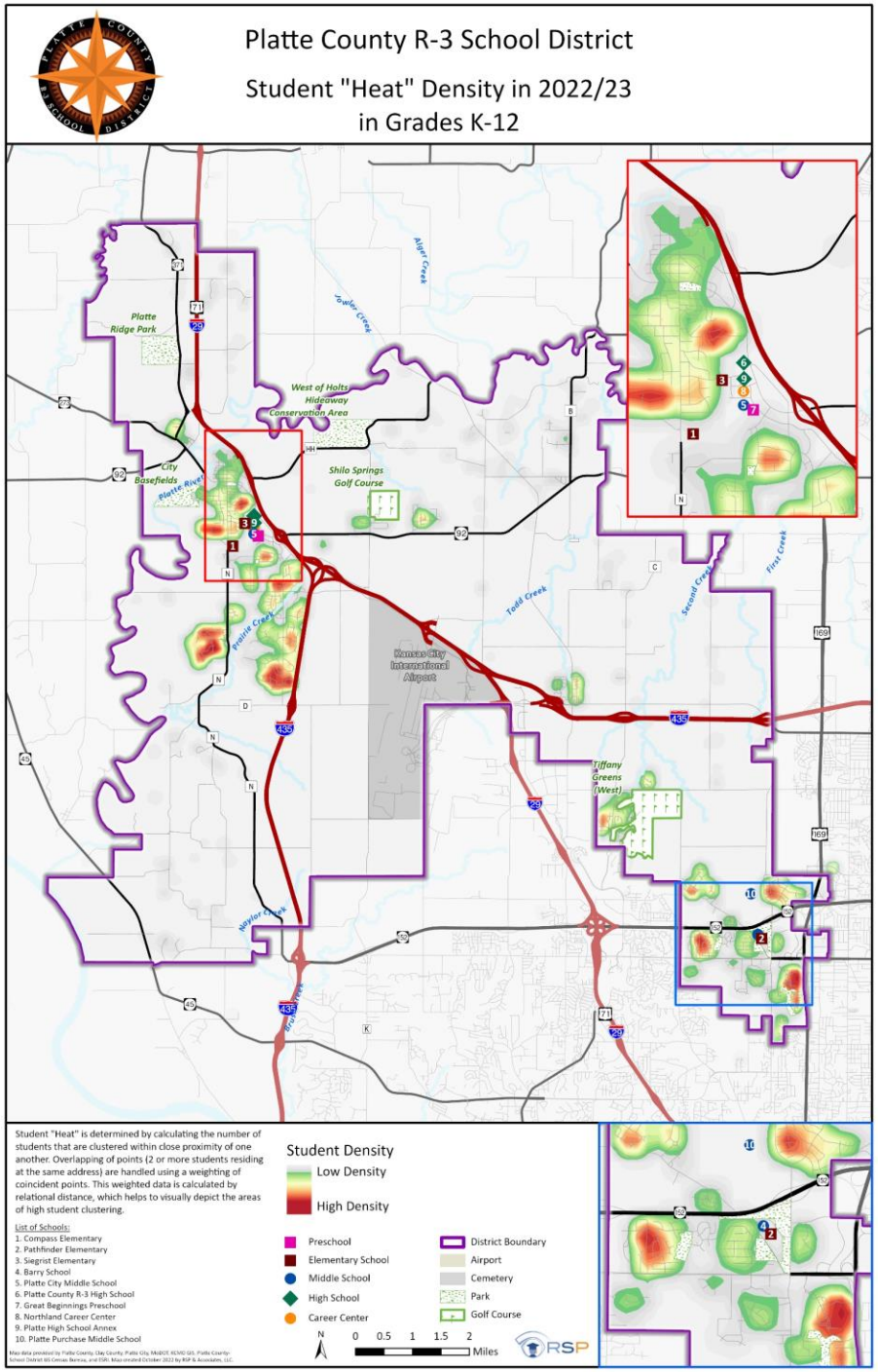
Heat Map

Map Details

- Visual shows the location of students in proximity to other students for a “heat affect” in the district.
- **Red:** highest student density
- **Gray:** lowest student density

Notes

- Overlapping points (2 or more students) are handled using a weighting of coincident points
- Newer developments and/or most affordable areas tend to have the greatest density



Main Takeaway: Areas of highest student density are centralized south of Platte City on the west side and south of Hwy 152 on the east side.

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Enrollment Observation and Conclusion

RSP & Associates monitors almost 250 planning areas for demographic, development, and enrollment data sets

\+ Live births in Platte County have been stable the past five years

− District enrollment increased by 3 students from last year
- Enrollment peaked in 2019/20 (prior to COVID-19 pandemic)
- The largest classes in the district are in secondary grade levels (7th, 11th, and 12th grades)

− Graduating senior classes are smaller than incoming kindergarten classes
- Kindergarten enrollment has not been above 300 students the past two years

\+ District historically has had a positive migration trend for the past two years

\+ Greatest student density pockets are south of Platte City on the west side and south of Hwy 152 on the east side.

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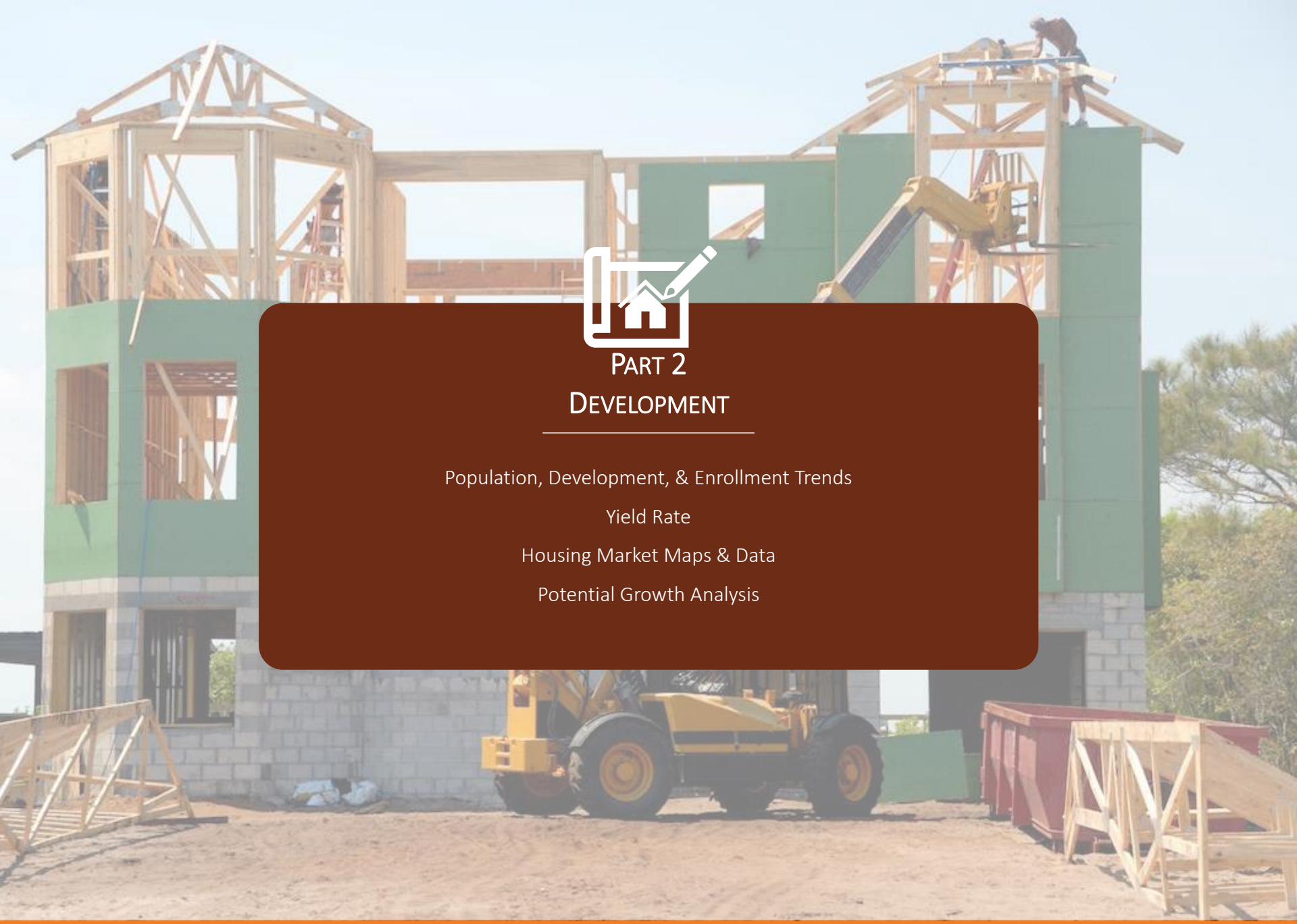

Part 2
Development

Population, Development, & Enrollment Trends

Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

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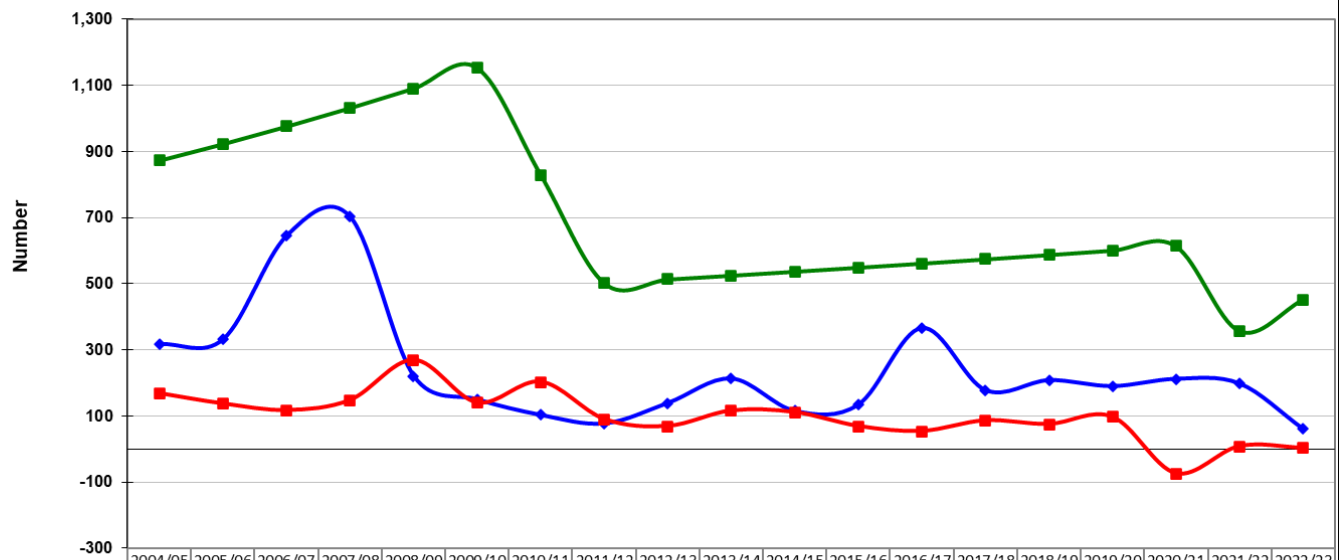
Population, Development, & Enrollment



	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Certificate Occupancy	317	332	645	702	221	150	103	77	139	213	115	134	366	178	208	190	212	198	61
Enrollment Change	168	137	117	148	269	140	203	90	69	116	111	69	54	86	75	97	-74	8	3
Population Change	873	923	976	1,032	1,091	1,153	829	502	513	525	537	549	562	574	587	601	614	357	452

Source: Census Bureau, Platte County, Platte County R-3 Schools and RSP SFM & Demographic Models

Benchmark data to determine if there is a correlation between:

- Population change
- Building activity
- School enrollment

Graphic Explanation

- **BLUE LINE:** Building activity has averaged about 200+ units a year from 2018/19 to 2021/22
  - 2022/23 low unit production signals a slow down of housing market likely due to increasing interest rates, supply chain challenges, and other economic factors
- **GREEN LINE:** Census data indicates a stable, slightly increasing population
  - Population shows the estimate growth of the whole decade
  - New decennial census often affects year-to-year change
- **RED LINE:** Student enrollment has been generally increasing year to year
  - 2020/21 saw a decrease in students, likely due to COVID-19 pandemic

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Student Yield Rate

Legend: Greater than 3 from District Average; Less than 3 from District Average

Single-Family Yield Rate	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	**Avg**
Compass Elementary	55	52	55	55	59	58	57	57	57	56	54	**53**
Pathfinder Elementary	34	35	36	37	35	35	36	36	33	33	33	**33**
Siegrist Elementary	54	54	53	52	52	50	51	49	47	46	44	**52**
District (K-12):	**47**	**47**	**47**	**47**	**47**	**47**	**47**	**46**	**45**	**44**	**43**	**46**

Source: Clay and Platte County, Platte County R-3 School District, and RSP

- Table shows the number of students per 100 single-family (SF) units by year and current elementary boundary
- District sees on average 46 K-12 students per 100 single-family households
- Compass has the largest 2022 SF yield rate with 54 students per 100 single-family households
- Pathfinder has the smallest 2022 SF Yield rate with 33 students per 100 single-family households
- Adding new housing inventory can increase the yield rate – **there were 1,580 single-family homes built from 2012 to 2022**

Multi-Family Yield Rate	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	**Avg**
Compass Elementary	25	25	26	26	24	24	23	21	22	21	21	**23**
Pathfinder Elementary	16	18	17	18	18	18	18	18	17	18	18	**15**
Siegrist Elementary	25	24	27	26	21	24	24	25	25	23	22	**24**
District (K-12):	**20**	**21**	**21**	**22**	**20**	**21**	**20**	**20**	**20**	**20**	**20**	**18**

Source: Clay and Platte County, Platte County R-3 School District, and RSP

- Table shows the number of students per 100 multi-family (MF) units by year and current elementary boundary
- District sees on average 18 students per 100 multi-family households
- Siegrist has the largest 2022 MF yield rate with 22 students per 100 multi-family households
- Pathfinder has the smallest 2022 MF yield rate with 18 students per 100 multi-family households
- Adding new housing inventory can increase the yield rate – **there were 434 multi-family homes built from 2012 to 2022**

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**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography. The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

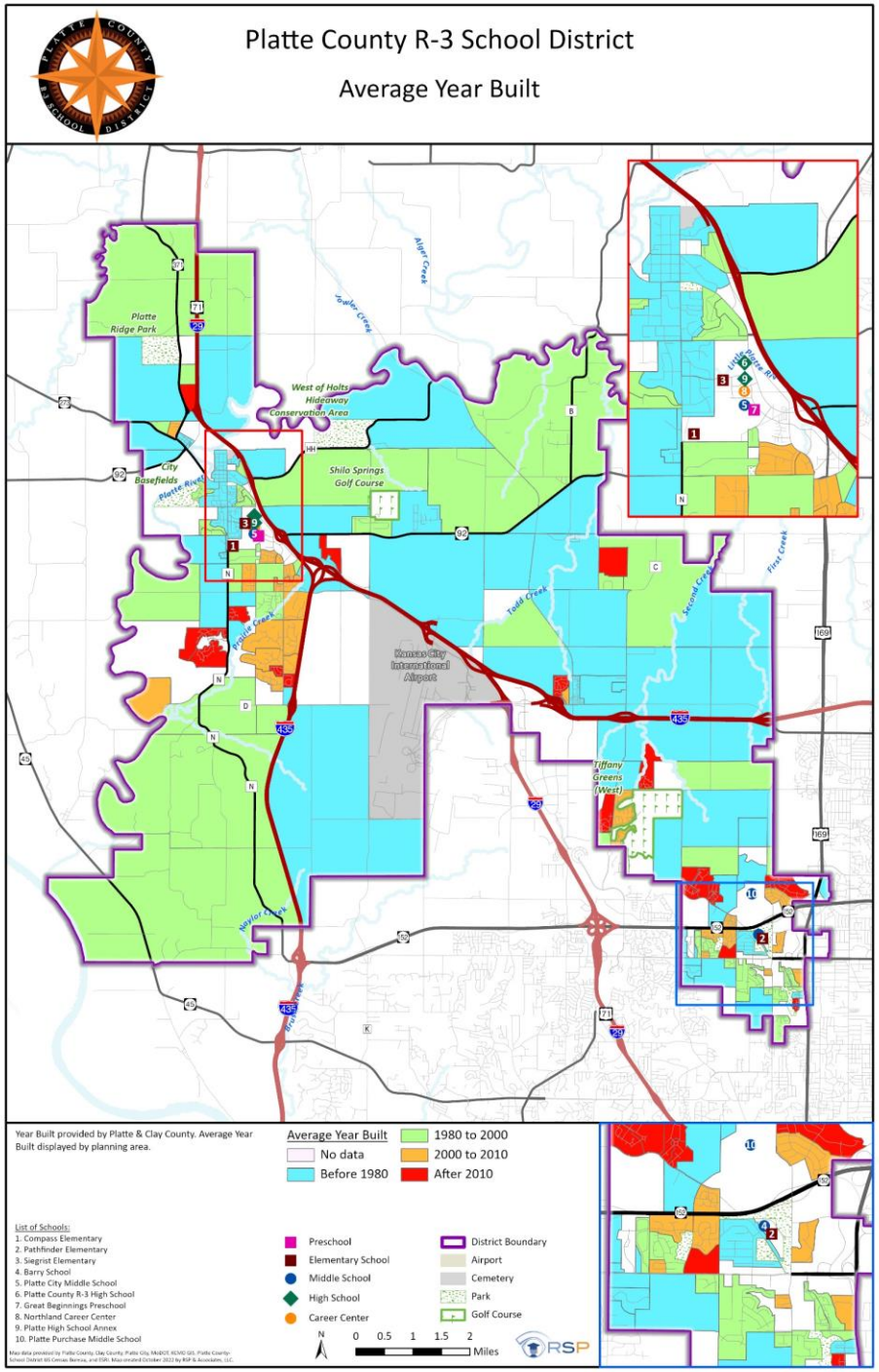
Average Year Built Map

Map Details

- Year built data provided by Platte and Clay County
- Colors to show decade units were built
  - **White – no data**
  - **Blue – before 1980**
  - **Green – 1980 to 2000**
  - **Orange – 2000 to 2010**
  - **Red – After 2010**

Notes

- Averages based on RSP Planning Areas and the units built in them
- Based on a planning area and could be influenced by the number of units prior to new units being built



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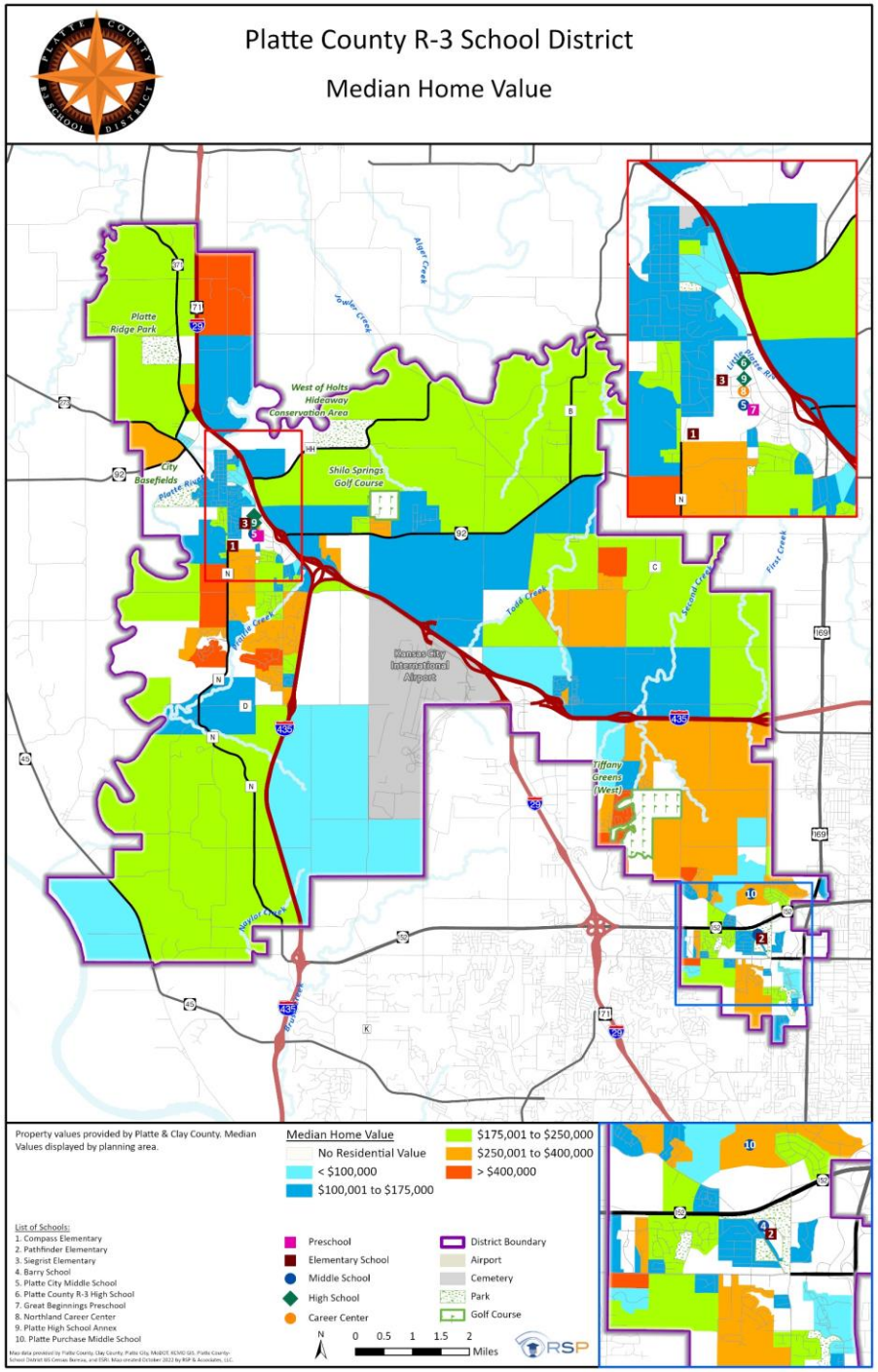
Median Home Value Map

Map Details

- Orange to Red: greatest Median Home Value
- Green to Blue: greatest affordability

Notes

- Based on assessed Home Value as provided and maintained by Platte and Clay County assessor's office
- Depicted by Median Value in each Planning Area - Based on a planning area and could be influenced by the number of units prior to new units being built
- Home values likely correlated to socio-economic status – new areas tend to be the least affordable



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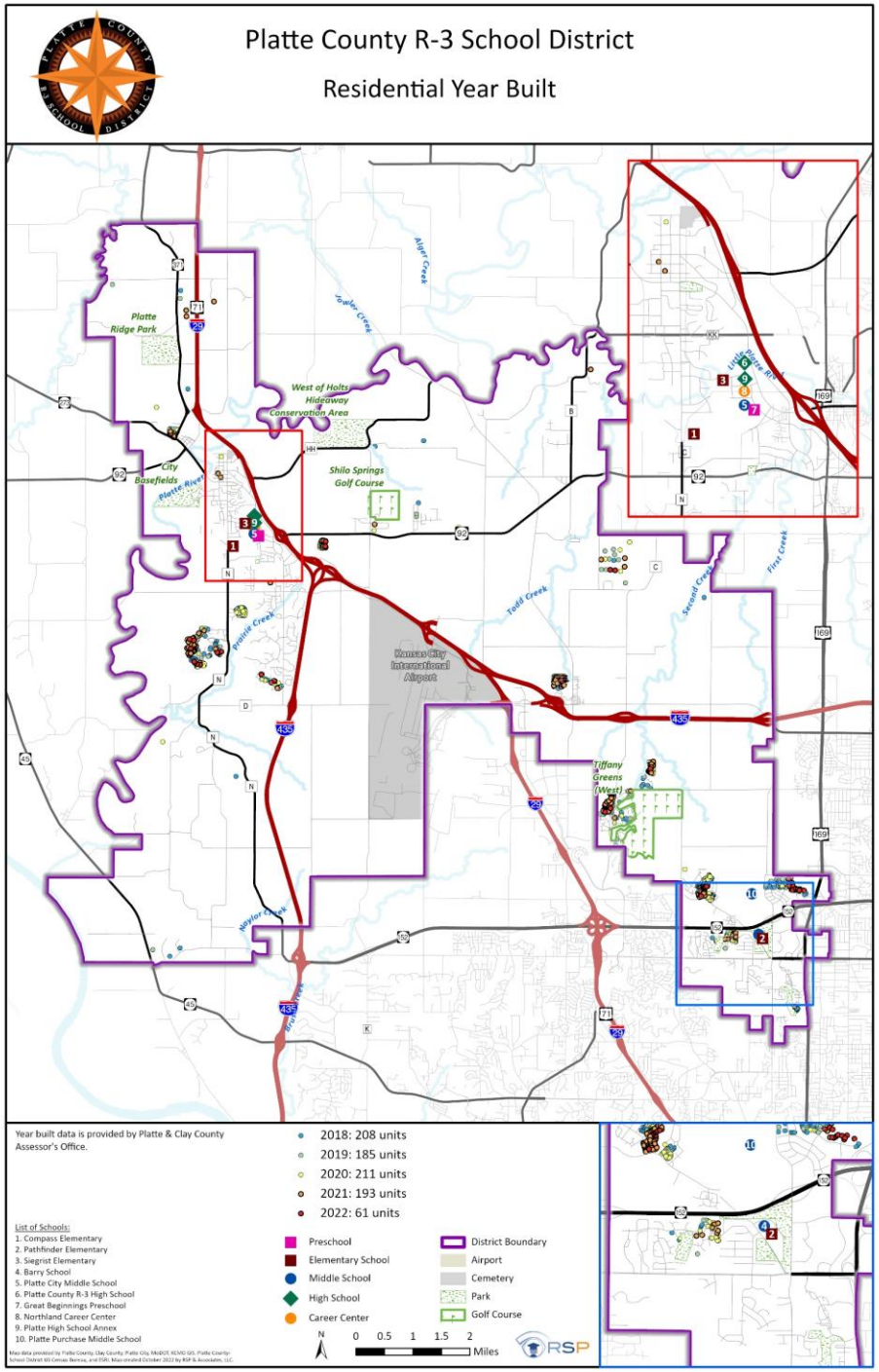
Recent Year Built Map

Map Details

- Reveals the clusters of where recent residential development has occurred
- Colors of dots represent a specific year according to the county assessor's office
  - Red: 2022, 61 units
  - Orange: 2021, 193 units
  - Yellow: 2020, 211 units
  - Green: 2019, 295 units
  - Blue: 2018, 208 units

Notes

- Type of housing is monitored as some planning areas (single-family or multi-family) do not necessarily lead to similar yield rates and may change from year to year
- Only partial record for 2022



Main Takeaway: 2022 building activity is slower than the past four years (likely due to increasing interest rates, supply chain challenges, and other economic factors)

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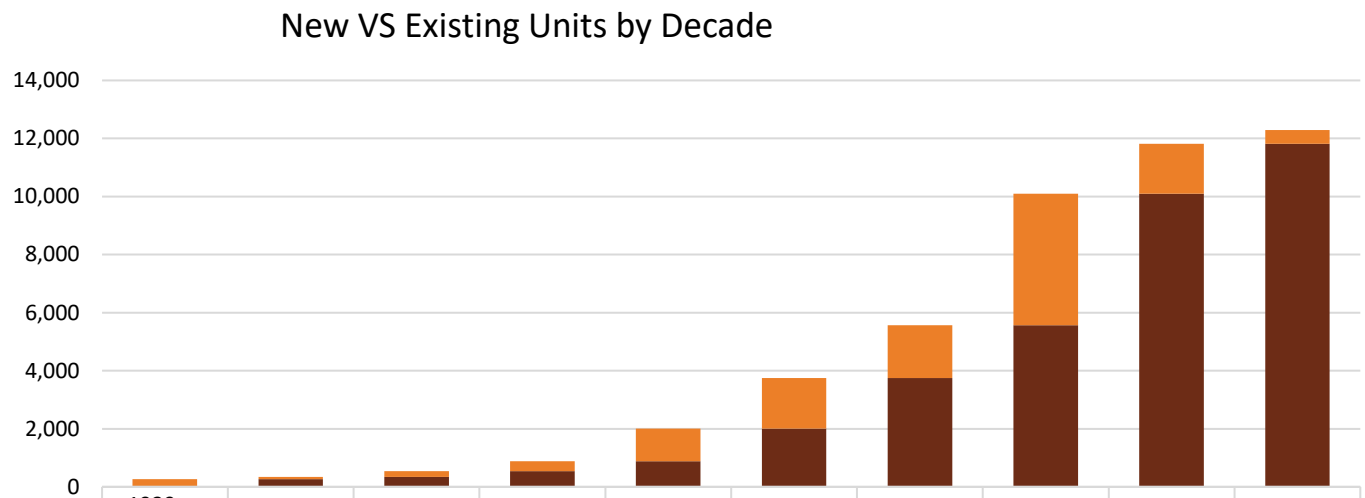
Development Activity Over Time



	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2022
Number of New Units in Time Period	265	83	188	348	1,127	1,741	1,816	4,521	1,723	471
Number of Existing Units		265	348	536	884	2,011	3,752	5,568	10,089	11,812

Source: Platte and Clay County and ESRI

Observations:

- Table has been created to illustrate the number of units by year built
- The average number of units built per year from 2010 to 2019 (172 per year) is lower than from 2000 to 2009 (452 per year)
- The decade with the most units built was 2000 to 2009
- The average year for all units built was 1996

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Growth Area Map

Map Details

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input

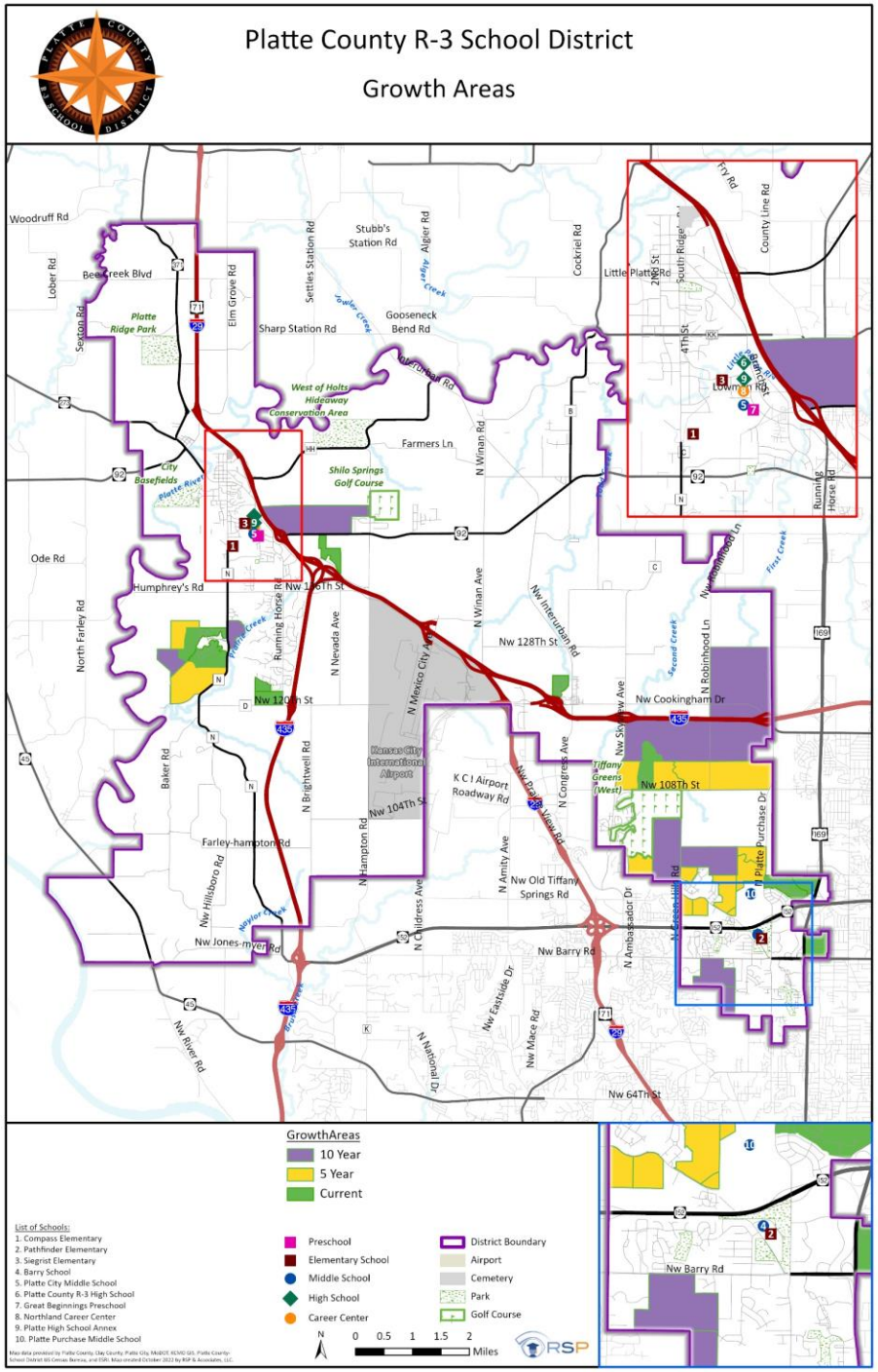
Green: identifies where development activity is happening

Yellow: identifies possible areas that could develop within a 5-year range

Purple: identifies possible areas that could develop within a 10-year range

Notes

- The market demand and property owners desire to build guides the timing and type of development
- Some growth areas may require infrastructure improvements
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop



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Potential Development Outlook

Definition

- Table has been created to illustrate type and amount of development
- The speed in which any developments are built are influenced by who owns the property, access to infrastructure, and economic indicators
- 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 areas that could develop within 5-years
Purple: identifies areas that could develop within 10-years

RSP Plan Area Name	Type	Growth Area	Existing Units	Potential Units
Metro North Crossing	MU	Current	0	249
Cutting Crest	SF	Current	24	84
Fountain Hills	SF	Current	200	150
Fountain Hills Final Plats	SF	Current	0	105
North Creek Village	SF	Current	177	42
Seven Bridges, North	SF	Current	186	63
Seven Bridges, South	SF	Current	203	96
South of Running Horse	AG	Current	0	75
Tiffany Lakes	SF	Current	151	61
West of Running Horse 2nd	AG	Current	0	70
Bittersweet	AG	5 Year	0	175
East of Tiffany Lakes	VAC	5 Year	4	250
Genesis Place Estates 1st	Rural	5 Year	2	80
South of Old Stagecoach near Genesis Village	AG	5 Year	0	70
South of Old Stagecoach near Genesis Village	MU	5 Year	0	90
South of Seven Bridges	AG	5 Year	0	300
Tiffany Greens (South)	VAC	5 Year	0	132
Tiffany Greens (West)	GC	5 Year	0	460
Twin Creeks Village - Future Apartments	MF	5 Year	0	240
Twin Creeks Village - Townhomes / Big House Units	Rural	5 Year	2	484
Twin Creeks Village -"Erika's Place"	SF	5 Year	2	458
Vacant Land Surrounding Tiffany Lakes	VAC	5 Year	0	125
West of Seven Bridges	AG	5 Year	0	125
West of Tiffany Lakes	VAC	5 Year	1	175
West of Hunters Ridge 1st	AG	10 Year	0	165
East of WAU-LIN-CREE Apartments	Rural	10 Year	1	300
Johnston Farms	Rural	10 Year	2	125
Lynn Acres	Rural	10 Year	13	300
Northland Reformed Church & N I-435 at Robinhood	Rural	10 Year	7	200
Rustic Acres Northeast	Rural	10 Year	1	250
Tiffany Greens (Central)	Rural	10 Year	1	828
Tiffany Greens (East)	Rural	10 Year	12	96
West of Seven Bridges, 2	AG	10 Year	0	150
		Current Total	941	995
		5 Year Total	11	3,164
		10 Year Total	37	2,414
		All Total	**989**	**6,573**

Source: Clay & Platte Counties, KCMO, Platte City & RSP

Main Takeaway

- 990+ current potential units
- 3,100+ 5-year potential units
- 2.400+ 10-year potential units
- 6,500 total potential units

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North VS South Development Outlook

Definition

- Table has been created to illustrate type and amount of development
- The speed in which any developments are built are influenced by who owns the property, access to infrastructure, and economic indicators
- 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 areas that could develop within 5-years
Purple: identifies areas that could develop within 10-years

Main Takeaway

- 5,000 of 6,500 potential units are in the southern feeder
  - 76% of total potential units
- Most 5- and 10-year potential development is in the southern feeder while current developing units are distributed between north and south feeders

Growth Areas in Northern Feeder	Type	Growth Area	Existing Units	Potential Units
South of Running Horse	AG	Current	0	75
West of Running Horse 2nd	AG	Current	0	70
North Creek Village	SF	Current	177	42
Seven Bridges, South	SF	Current	203	96
Seven Bridges, North	SF	Current	186	63
Cutting Crest	SF	Current	24	84
South of Seven Bridges	AG	5 Year	0	300
West of Seven Bridges	AG	5 Year	0	125
West of Seven Bridges, 2	AG	10 Year	0	150
Northland Reformed Church & N I-435 at Robinhood	Rural	10 Year	7	200
Rustic Acres Northeast	Rural	10 Year	1	250
Johnston Farms	Rural	10 Year	2	125
		Current Total	590	430
		5 Year Total	0	425
		10 Year Total	10	725
		All Total	**600**	**1,580**

Source: Clay & Platte Counties, KCMO, Platte City & RSP

Growth Areas in Southern Feeder	Type	Growth Area	Existing Units	Potential Units
Metro North Crossing	MU	Current	0	249
Tiffany Lakes	SF	Current	151	61
Fountain Hills Final Plats	SF	Current	0	105
Fountain Hills	SF	Current	200	150
Bittersweet	AG	5 Year	0	175
South of Old Stagecoach near Genesis Village	AG	5 Year	0	70
Tiffany Greens (West)	GC	5 Year	0	460
Twin Creeks Village - Future Apartments	MF	5 Year	0	240
South of Old Stagecoach near Genesis Village	MU	5 Year	0	90
Genesis Place Estates 1st	Rural	5 Year	2	80
Twin Creeks Village - Townhomes / Big House Units	Rural	5 Year	2	484
Twin Creeks Village -"Erika's Place"	SF	5 Year	2	458
Vacant Land Surrounding Tiffany Lakes	VAC	5 Year	0	125
Tiffany Greens (South)	VAC	5 Year	0	132
West of Tiffany Lakes	VAC	5 Year	1	175
East of Tiffany Lakes	VAC	5 Year	4	250
West of Hunters Ridge 1st	AG	10 Year	0	165
Lynn Acres	Rural	10 Year	13	300
East of WAU-LIN-CREE Apartments	Rural	10 Year	1	300
Tiffany Greens (Central)	Rural	10 Year	1	828
Tiffany Greens (East)	Rural	10 Year	12	96
		Current Total	351	565
		5 Year Total	11	2,739
		10 Year Total	27	1,689
		All Total	**389**	**4,993**

Source: Clay & Platte Counties, KCMO, Platte City & RSP

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Development Observation and Conclusion

Over 6,500 units identified for potential development within the next 10+ years
- Over 75% of potential units reside in the south feeder of the district

Building activity is a positive indicator of growth in the district
- Opportunities for residential growth continue
- The speed of the activity should continue to be monitored – local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out

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
- Single-family units are being developed at a higher rate than multi-family – 2022 saw 61 single-family units built and no 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

Growth areas are mostly located south of I-435 and east of I-29

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

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

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Part 3
Projections

Past, Current, & Future Enrollment

Building Projections

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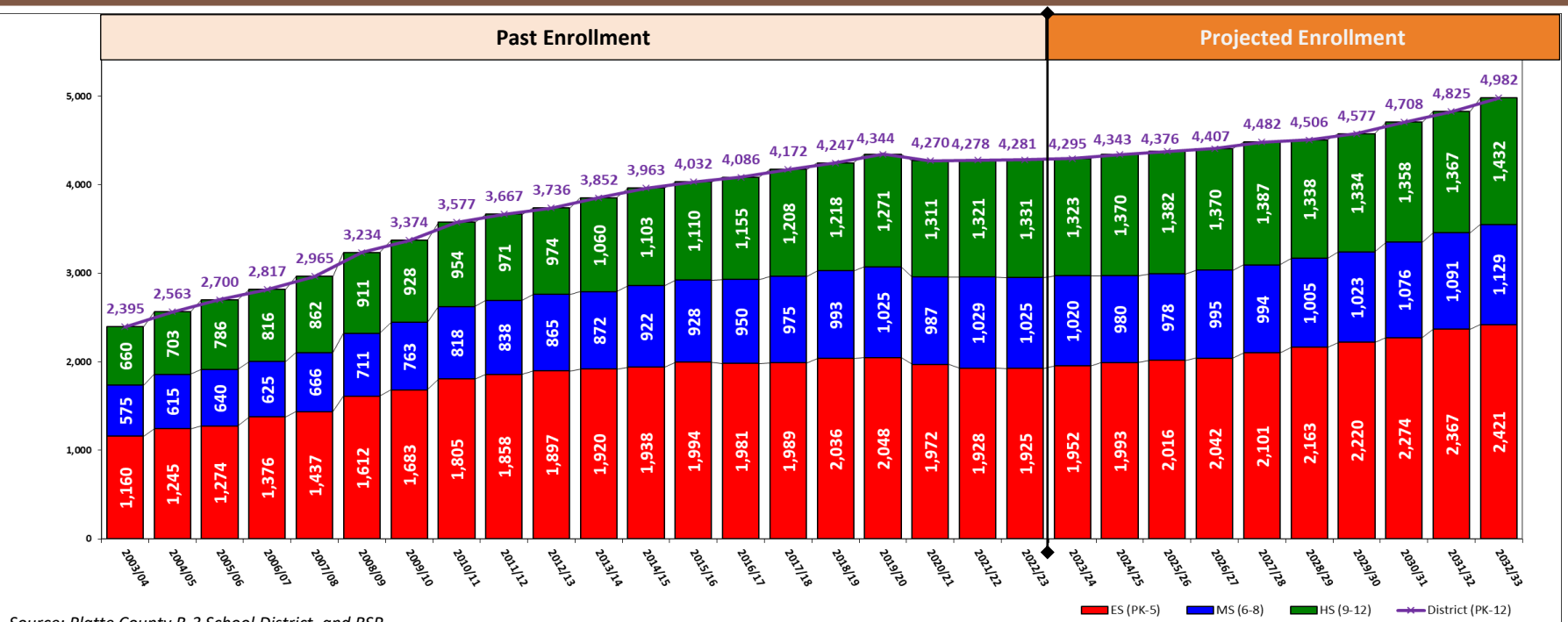
Past, Current, & Future Enrollment

Market Forecast



Source: Platte County R-3 School District, and RSP

NOTE: Enrollment will continue to increase, but with recent enrollment, demographic, and development trends, it will not be as fast as what was projected in 2021/22.

10 Year Forecast broken into two 5-Year Increments:	
First 5-Year (2023/24 to 2027/28)	**Second 5-Year (2028/29 to 2032/33)**
District forecasted to increase to 4,482 total students (+201 students)	**District forecasted to increase to 4,982 total students** (+500 students)
Elementary: 2,101 students; Increase of 176 students	**Elementary: 2,421 students;** Increase an additional 320 students
Middle School: 994 students; Decrease of 31 students	**Middle School: 1,129 students;** Increase of an additional 135 students
High School: 1,387 students; Increase of 56 students	**High School: 1,432 students;** Increase of an additional 45 students

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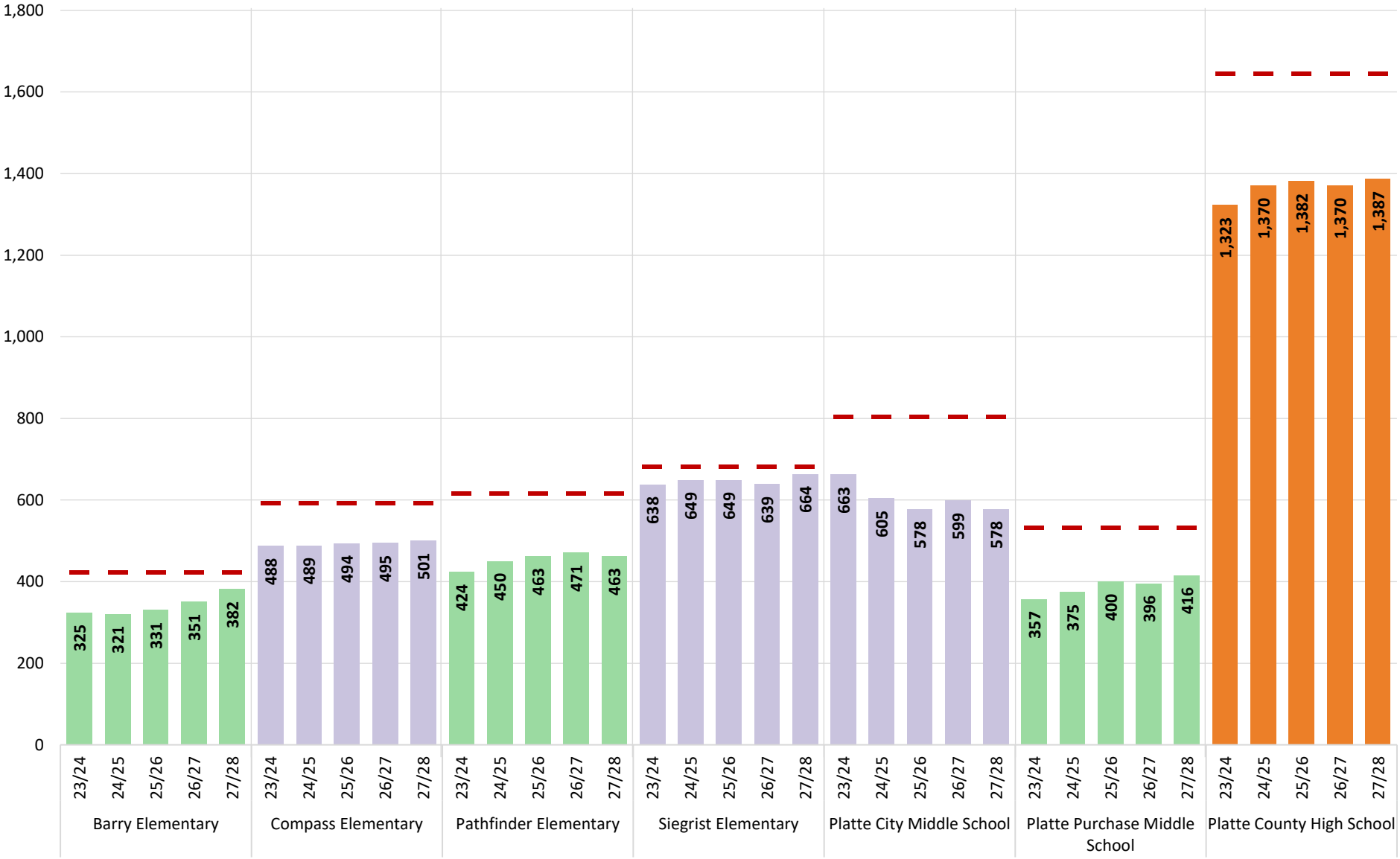
**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

Platte County R-3 Projections by Building

Red Dash: Functional Capacity
North Feeder: Purple
South Feeder: Green

Note: Starting in 2023/24 Barry School transitions to a K-5 Elementary school as Platte Purchase Middle School comes online.



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Note: Building capacities have been provided by Platte County R-3 School District. School capacities are subject to change as the Long-Range Planning Committee examines utilization of buildings and location of district programs.

Projection Notes & Clarifications

- Past Enrollment is shown three different ways:
  1. Reside (Based on where a student Resides in relation to the attendance area – includes Open Enrollment)
  2. Attend (Based on what school the student is attending includes Open Enrollment)
  3. Reside/Attend (Subset of Reside to know how many of the Reside 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 attendance area: Includes Open Enrollment)
- Capacity
  - Building capacities have been provided by Platte County R-3 School District. School capacities are subject to change as the Long-Range Planning Committee examines utilization of buildings and location of district programs
  - Provided by district administration – Updated for the 2023/24 school year
    - Barry School only serves elementary (K-5)
    - Platte Purchase MS opens (6-8)
    - Platte County High School capacity includes the full building out of phases to total 1,645
  - Should be annually examined to ensure appropriate education space is available
- Other Items
  - Enrollment Grade Configuration in Student Forecast Model (PK-5, 6-8, 9-12)
  - Open enrollment trends are assumed to follow district policy and will continue like those trends during the projection time frame

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Building Projections

Platte County R-3 School District Enrollment Projections By School (Based on Student Reside)

School	Functional Capacity		Student	Past School Enrollment			Projections Based on Residence				
	Old	New	Location	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Great Beginnings Preschool			Reside/Attend	65	61	73					
PK	80	80	Reside	65	61	73	77	84	79	86	91
			Attend	65	61	73					
Compass Elementary			Reside/Attend	592	565	536					
K to 5th	615	592	Reside	626	589	566	488	489	494	495	501
NORTH FEEDER			Attend	604	581	552					
Siegrist Elementary			Reside/Attend	570	547	550					
K to 5th	680	682	Reside	577	559	563	638	649	649	639	664
NORTH FEEDER			Attend	599	574	586					
Barry Elementary			Reside/Attend	0	0	0					
K to 5th (Change to ES in 23/24)	0	422	Reside	0	0	0	325	321	331	351	382
SOUTH FEEDER			Attend	0	0	0					
Pathfinder Elementary			Reside/Attend	574	606	600					
K to 5th	660	617	Reside	580	612	719	424	450	463	471	463
SOUTH FEEDER			Attend	580	607	601					
Barry School			Reside/Attend	452	457	343					
5th to 8th (23/24 only serves ES)	588	0	Reside	457	461	346	0	0	0	0	0
SOUTH FEEDER			Attend	455	457	452					
Platte City Middle School			Reside/Attend	652	675	683					
6th to 8th	807	805	Reside	654	675	683	663	605	578	599	578
NORTH FEEDER			Attend	656	677	686					
Platte Purchase Middle School			Reside/Attend	0	0	0					
6th to 8th (Opens in 23/24)	0	532	Reside	0	0	0	357	375	400	396	416
SOUTH FEEDER			Attend	0	0	0					
Platte County High School			Reside/Attend	1,311	1,321	1,331					
9th to 12th	1,604	1,645	Reside	1,311	1,321	1,331	1,323	1,370	1,382	1,370	1,387
			Attend	1,311	1,321	1,331					
ES BUILDING SCHOOL TOTAL			Reside/Attend	1,801	1,779	1,759					
PK to 5th	2,035	2,393	Reside	1,848	1,821	1,921	1,952	1,993	2,016	2,042	2,101
			Attend	1,848	1,823	1,812					
MS BUILDING SCHOOL TOTAL			Reside/Attend	1,104	1,132	1,026					
6th to 8th	1,395	1,337	Reside	1,111	1,136	1,029	1,020	980	978	995	994
			Attend	1,111	1,134	1,138					
HIGH TOTAL			Reside/Attend	1,311	1,321	1,331					
9th to 12th	1,604	1,645	Reside	1,311	1,321	1,331	1,323	1,370	1,382	1,370	1,387
			Attend	1,311	1,321	1,331					
DISTRICT TOTALS			Reside/Attend	4,216	4,232	4,116					
PK to 12th	5,034	5,375	Reside	4,270	4,278	4,281	4,295	4,343	4,376	4,407	4,482
			Attend	4,270	4,278	4,281					

Source: RSP & Associates, LLC - December 2022

Over School Functional Capacity

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Note: Building capacities have been provided by Platte County R-3 School District. School capacities are subject to change as the Long-Range Planning Committee examines utilization of buildings and location of district programs.

Building Grade Level Projections

RESIDE

2023/24 School Year

School	Functional New	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Great Beginnings Preschool	80	77														77
Compass Elementary	592		81	76	83	84	81	83								488
Siegrist Elementary	682		106	113	86	124	105	104								638
Barry Elementary	422		58	50	53	46	53	65								325
Pathfinder Elementary	617		73	61	83	66	70	71								424
Platte City Middle School	805								189	221	253					663
Platte Purchase Middle School	532								125	108	124					
Platte County High School	1,645											329	336	325	333	1,323
DISTRICT TOTALS	5,375	77	318	300	305	320	309	323	314	329	377	329	336	325	333	4,295

Source: RSP & Associates, LLC - December 2022

Over School Functional Capacity

RESIDE

2024/25 School Year

School	Functional New	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Great Beginnings Preschool	80	84														84
Compass Elementary	592		81	81	76	84	86	81								489
Siegrist Elementary	682		113	108	110	89	124	105								649
Barry Elementary	422		61	59	49	54	47	51								321
Pathfinder Elementary	617		81	78	64	84	70	73								450
Platte City Middle School	805								193	193	219					605
Platte Purchase Middle School	532								137	129	109					375
Platte County High School	1,645											382	330	338	320	1,370
DISTRICT TOTALS	5,375		336	326	299	311	327	310	330	322	328	382	330	338	320	4,343

Source: RSP & Associates, LLC - December 2022

Over School Functional Capacity

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Note: Building capacities have been provided by Platte County R-3 School District. School capacities are subject to change as the Long-Range Planning Committee examines utilization of buildings and location of district programs.

Building Grade Level Projections

RESIDE

2025/26 School Year

School	Functional New	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Great Beginnings Preschool	80	79														79
Compass Elementary	592		84	82	81	77	85	85								494
Siegrist Elementary	682		97	117	106	114	91	124								649
Barry Elementary	422		59	63	58	51	55	45								331
Pathfinder Elementary	617		72	85	80	66	88	72								463
Platte City Middle School	805								189	198	191					578
Platte Purchase Middle School	532								129	141	130					400
Platte County High School	1,645											334	383	332	333	1,382
DISTRICT TOTALS	5,375		312	347	325	308	319	326	318	339	321	334	383	332	333	4,376

Source: RSP & Associates, LLC - December 2022

Over School Functional Capacity

RESIDE

2026/27 School Year

School	Functional New	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Great Beginnings Preschool	80	86														86
Compass Elementary	592		83	85	82	82	78	85								495
Siegrist Elementary	682		110	100	114	110	114	91								639
Barry Elementary	422		60	61	62	60	53	55								351
Pathfinder Elementary	617		75	74	85	80	68	89								471
Platte City Middle School	805								209	194	196					599
Platte Purchase Middle School	532								123	132	141					396
Platte County High School	1,645											325	334	383	328	1,370
DISTRICT TOTALS	5,375		328	320	343	332	313	320	332	326	337	325	334	383	328	4,407

Source: RSP & Associates, LLC - December 2022

Over School Functional Capacity

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Note: Building capacities have been provided by Platte County R-3 School District. School capacities are subject to change as the Long-Range Planning Committee examines utilization of buildings and location of district programs.

Building Grade Level Projections

RESIDE

2027/28 School Year

School	Functional New	Grade														
		PK	Kind	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
Great Beginnings Preschool	80	91														91
Compass Elementary	592		87	84	85	83	84	78								501
Siegrist Elementary	682		112	113	98	117	110	114								664
Barry Elementary	422		69	64	63	67	64	55								382
Pathfinder Elementary	617		75	78	75	85	81	69								463
Platte City Middle School	805								171	214	193					578
Platte Purchase Middle School	532								156	127	133					416
Platte County High School	1,645											345	327	336	379	1,387
DISTRICT TOTALS	5,375		343	339	321	352	339	316	327	341	326	345	327	336	379	4,482

Source: RSP & Associates, LLC - December 2022

Over School Functional Capacity

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Note: Building capacities have been provided by Platte County R-3 School District. School capacities are subject to change as the Long-Range Planning Committee examines utilization of buildings and location of district programs.

Long Range Projections

Past, Current, and Future Enrollment

		Grade	School Year															
			2005/06	2010/11	2015/16	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
		PK	0	75	67	65	61	73	77	84	79	86	91	92	94	98	101	100
		K	224	314	339	321	291	294	318	336	312	328	343	352	359	373	383	399
		1st	231	294	291	300	323	307	300	326	347	320	339	346	357	363	403	391
		2nd	204	309	328	307	296	316	305	299	325	343	321	346	356	366	372	407
		3rd	223	267	312	300	324	304	320	311	308	332	352	324	354	364	370	378
		4th	204	283	314	325	310	323	309	327	319	313	339	357	333	366	364	378
		5th	188	263	343	354	323	308	323	310	326	320	316	346	367	344	374	368
		6th	215	286	317	320	369	322	314	330	318	332	327	323	351	374	351	381
		7th	208	267	306	341	331	379	329	322	339	326	341	334	331	362	382	360
		8th	217	265	305	326	329	324	377	328	321	337	326	348	341	340	358	388
		9th	222	247	292	346	333	337	329	382	334	325	345	331	355	344	348	351
		10th	204	245	294	335	341	324	336	330	383	334	327	346	327	361	340	351
		11th	189	244	265	325	339	340	325	338	332	383	336	322	330	320	356	345
		12th	171	218	259	305	308	330	333	320	333	328	379	339	322	333	323	385
Optimal Capacity	2,393	PK-5	1,274	1,805	1,994	1,972	1,928	1,925	1,952	1,993	2,016	2,042	2,101	2,163	2,220	2,274	2,367	***2,421***
	1,337	6-8	640	818	928	987	1,029	1,025	1,020	980	978	995	994	1,005	1,023	1,076	1,091	1,129
	1,645	9-12	786	954	1,110	1,311	1,321	1,331	1,323	1,370	1,382	1,370	1,387	1,338	1,334	1,358	1,367	1,432
	5,375	**District**	2,700	3,577	4,032	4,270	4,278	4,281	4,295	4,343	4,376	4,407	4,482	4,506	4,577	4,708	4,825	4,982
		Enrollment Change	137	203	69	-74	8	3	14	48	33	31	75	24	71	131	117	157

Sources: 2005/06 to 2021/22 Platte County R3 School District

2022/23 to 2026/27 RSP & Associates SFM Projections from the 2021/22 Enrollment 5-Year Projections

2027/28 to 2031/32 RSP & Associates estimates based on past enrollment change factors

Future Considerations

- The projections are utilizing the best available information: State, County, City, and Census
- The projections are created from a Sophisticated Forecast Model (SFM) that tracks past and emerging trends using a Regression Statistical formula
- Many things could change over the next Five years impacting how the projections play out:
  - Birth Rates, Household Demographics, Employment Opportunities
  - Residential Activity (Number of units constructed)
  - Type of Residential Activity (Single-Family, Duplexes, Apartments)

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Note: Building capacities have been provided by Platte County R-3 School District. School capacities are subject to change as the Long-Range Planning Committee examines utilization of buildings and location of district programs.

Projection Observations and Conclusion

Forecast Overview

- District to increase by 200 students in the first five years (2027/28) and 500 students in the next five years (2032/33)
- PK-5th grade enrollment to increase by 175 students in the first five years and 320 students in the next five years
- 6-8th grade enrollment to decrease by 30 students in the first five years and increase by 135 students in the next five years
- 9-12th grade enrollment to increase by 55 students in the first five years and 45 students in the next five years

Challenges

Building capacity, as provided by the district, can adequality serve the future student population without facing major capacity challenges.

Driving Themes of Forecast

1. 2022/23 Student population

   Indicators:
   - *Largest classes are in secondary grade levels to be replaced with smaller elementary classes*
   - *Larger senior classes than kindergarten classes*
   - *District growth year to year*

2. Development Activity

   Indicators:
   - *Lower development of units in 2022 so far*
   - *Economic downturned has limited production of new residential inventory that would yield higher rates of students*
   - *Single-Family students yield rates have been decreasing*

3. Migration Trends

   Indicators:
   - *Positive student migration*
   - *Stable county live births relationship with kindergarten classes five years later*

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Part 4
Next Steps

Moving Forward

Next Steps & Key Considerations

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Conclusion & Key Considerations

The following items will assist the district advance its educational goals:

- Annually review enrollment projections, demographics, and development trends
- District administration and the Board of Education further study the enrollment, demographic, and development information presented
- 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 likely location and number of students
- Annually monitor the impact of future educational programming that will be integrated into each facility to ensure equitable and appropriate space is utilized in the building which will experience enrollment change
- RSP Enrollment forecasting is based on the best-known information at the time

Key Considerations:

1. Number of live births in Platte County… *see page 14*
2. Size of outgoing senior class (larger) compared to the incoming Kindergarten and PK classes (smaller)… *see page 15*
3. Migration trends (In-Migration tends to be more than Out-Migration)… *see page 17*
4. Development and timing of identified projects (+6,500-unit production potential next ten years)… *see pages 30-32*

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.

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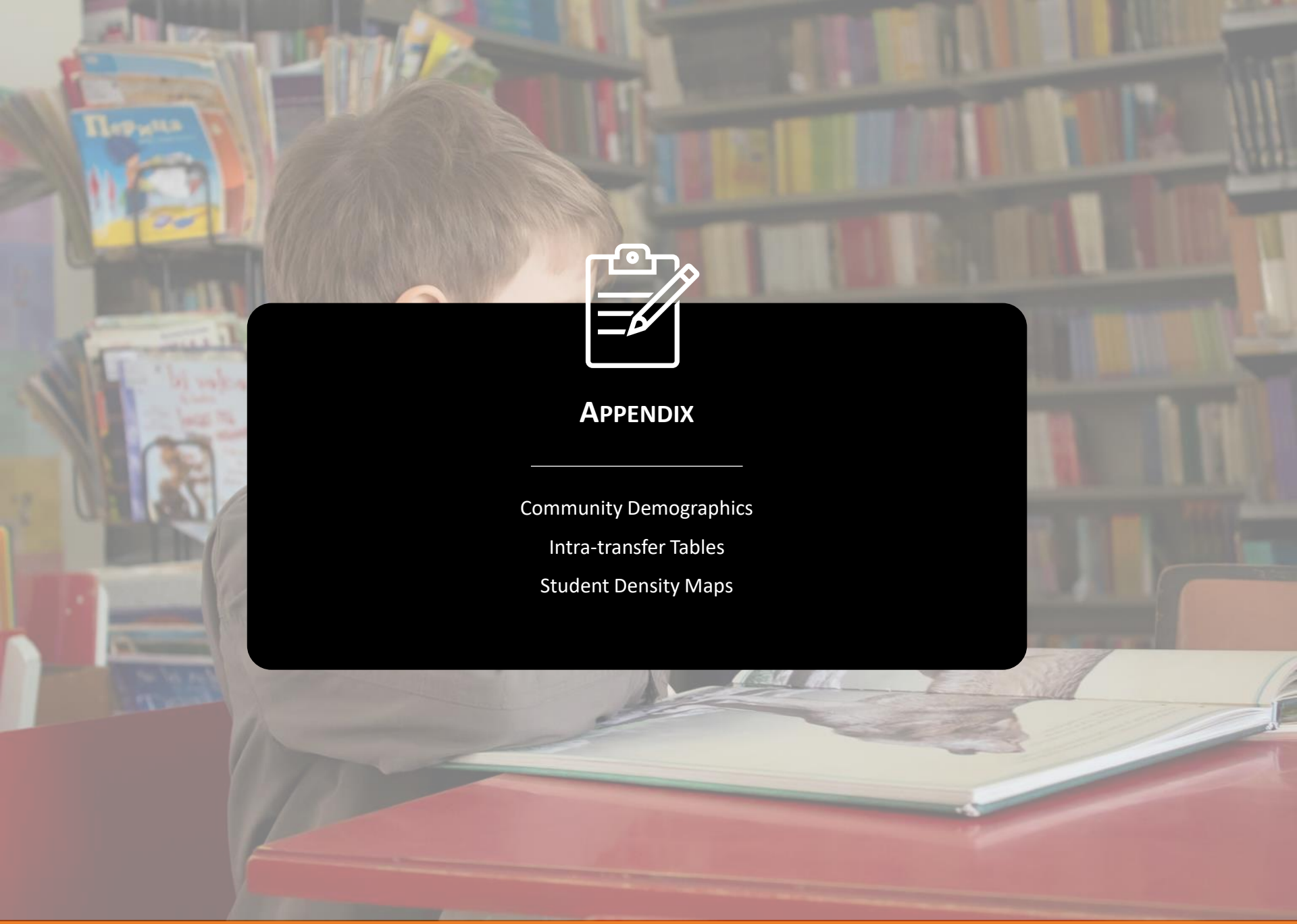

APPENDIX

Community Demographics

Intra-transfer Tables

Student Density Maps

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Demographic Summary

Population

Percent Change of Annual Rate

2000 to 2010: 5.55%
2010 to 2020: 2.27%
2020 to 2022: 1.45%
2022 to 2027: 0.94%

Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 5.78%
2010 to 2020: 1.99%
2020 to 2022: 1.45%
2022 to 2027: 0.84%

Income

Percent Change of Income per Capita

2022: $45,264
2027: $51,786
2022 to 2027: 2.73%

Workforce

Unemployment Rate

2.9% as of July 2022

Observations:

- The population as been increasing the past two decades and is forecasted to continue increasing at a lower rate
- The housing inventory has increased since 2000 and is forecasted to continue increasing, but at a slower rate than the previous decade
- Income has increased in the district
- The unemployment rate is lower than the State of Missouri

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Demographics

	Platte County R-III School District	Park Hill School District	North Kansas City 74 School District	Platte City	Platte County	Clay County	Missouri
Unemployment Rate	2.9%	2.6%	3.7%	3.2%	2.6%	3.3%	3.5%
Average Household Size	2.41	2.48	2.38	2.29	2.49	2.50	2.41
Median Age	37.8	39.7	38.8	38.9	40.2	38.2	39.6
Total Population	28,484	77,162	142,854	4,822	110,691	259,794	6,186,582
Median Household Income	$83,583	$89,079	$67,356	$69,538	$89,024	$75,934	$61,811
Total Housing Units	12,389	32,740	62,748	2,240	46,837	108,121	2,814,998
Owner Occupied Housing	7,067	19,853	37,698	1,080	29,368	70,585	1,696,082
Renter Occupied Housing	4,635	10,842	21,982	948	14,614	32,441	802,324
Vacancy Rate	5.5%	6.2%	4.9%	9.5%	6.1%	4.7%	11.2%

	Platte County R-III School District	Park Hill School District	North Kansas City 74 School District	Platte City	Platte County	Clay County	Missouri
White	77.0%	72.8%	69.6%	81.5%	75.8%	75.8%	75.3%
Black	7.5%	9.3%	9.9%	4.4%	7.8%	7.2%	11.3%
American Indian/Alaskan	0.3%	0.4%	0.4%	0.3%	0.4%	0.4%	0.4%
Asian	2.3%	3.0%	3.2%	1.4%	2.6%	2.4%	2.2%
Pacific Islander	0.4%	0.9%	0.6%	0.6%	0.7%	0.4%	0.2%
Other Race	0.6%	0.4%	0.5%	0.4%	0.4%	0.4%	0.4%
Two or More Races	5.3%	5.8%	6.4%	5.3%	5.6%	5.9%	5.3%
Hispanic	6.6%	7.5%	9.4%	6.1%	6.8%	7.5%	5.0%

Source: U.S. Census, ESRI BAO

Notes:

- Demographic attribute information for Platte County R-3 School District is similar to Platte County
- The Median Age is the lowest in Platte County R-3 School District when compared to neighboring geographies
- The Unemployment Rate is lower than the State of Missouri (estimates from July 2021 from the US Census)
- The Median Household Income in Platte County R-3 School District is higher than the State of Missouri

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Employment Information

Employment	Platte County R-III School District	Park Hill School District	North Kansas City 74 School District	Platte City	Platte County	Clay County	Missouri
2022 Agriculture/Mining (SIC01-14) Employees	0.8%	1.2%	0.4%	0.4%	1.2%	0.6%	1.4%
2022 Construction (SIC15-17) Employees	3.8%	3.8%	2.5%	2.3%	3.9%	2.7%	3.7%
2022 Manufacturing (SIC20-39) Employees	4.2%	8.0%	16.3%	0.5%	7.5%	12.9%	8.7%
2022 Transportation (SIC40-47) Employees	11.0%	5.5%	3.1%	1.9%	6.5%	2.9%	3.0%
2022 Communication (SIC48) Employees	0.1%	0.9%	0.3%	0.1%	0.8%	0.4%	0.9%
2022 Utility (SIC49) Employees	1.0%	0.2%	0.1%	0.2%	0.3%	0.2%	0.6%
2022 Wholesale Trade (SIC50-51) Employees	2.7%	6.0%	5.3%	0.7%	5.4%	5.3%	3.8%
2022 Home Improvement (SIC52) Employees	2.1%	1.2%	1.0%	0.8%	1.4%	1.5%	1.3%
2022 General Merchandise (SIC53) Employees	5.7%	2.6%	1.4%	0.5%	2.1%	2.7%	2.3%
2022 Food Stores (SIC54) Employees	1.7%	3.0%	2.4%	3.2%	2.7%	3.0%	2.4%
2022 Auto Dealer/Gas Station (SIC55) Employees	2.2%	3.3%	3.2%	4.5%	3.0%	2.9%	2.2%
2022 Apparel/Accessory (SIC56) Employees	0.3%	3.1%	0.2%	0.0%	2.5%	0.2%	0.6%
2022 Furniture/Home Furnishings (SIC57) Employees	0.1%	0.7%	0.4%	0.1%	0.6%	0.6%	0.7%
2022 Eating & Drinking (SIC58) Employees	8.6%	10.5%	5.8%	16.0%	10.0%	7.5%	7.0%
2022 Miscellaneous Retail (SIC59) Employees	3.7%	2.9%	2.1%	3.1%	2.9%	2.4%	3.3%
2022 Banks (SIC60-61) Employees	1.4%	1.7%	1.0%	3.3%	1.7%	1.4%	1.9%
2022 Securities Broker (SIC62) Employees	0.1%	0.4%	0.5%	0.2%	0.4%	0.4%	0.7%
2022 Insurance (SIC63-64) Employees	0.9%	0.8%	0.6%	1.0%	0.7%	0.8%	1.4%
2022 Real Estate/Holding (SIC65-67) Employees	3.0%	1.9%	3.8%	1.9%	2.1%	3.3%	2.3%
2022 Hotel/Lodging (SIC70) Employees	3.8%	2.9%	0.9%	1.8%	3.6%	0.9%	1.3%
2022 Auto Services (SIC75) Employees	4.7%	1.9%	1.6%	1.7%	2.4%	1.9%	1.4%
2022 Movie/Amusement (SIC78-79) Employees	2.7%	8.6%	9.6%	0.9%	7.2%	7.0%	2.8%
2022 Health Services (SIC80) Employees	4.0%	7.7%	8.4%	5.1%	6.7%	9.5%	13.1%
2022 Legal Services (SIC81) Employees	0.5%	0.4%	0.7%	1.0%	0.5%	0.7%	1.0%
2022 Education/Library (SIC82) Employees	10.2%	6.1%	4.7%	19.5%	7.8%	6.3%	8.6%
2022 Other Service (SIC72-89SEL) Employees	12.8%	11.1%	21.0%	14.5%	11.6%	17.9%	16.3%
2022 Government (SIC91-97) Employees	7.3%	2.1%	2.2%	14.4%	3.4%	2.9%	6.3%
2022 Unclassified Establishments (SIC99) Employees	0.5%	1.4%	0.5%	0.4%	1.2%	0.8%	0.7%

Source; U.S. Census and Esri BAO

Notes:

- Highest percentage of employess are in Other Services (12.8%)
- When compared to all neighboring geographies, Platte County R-3 School District has a greater percentage of employees working in Government and lower percentage of employees working in Transportation

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Intra-District Transfer Table

	Attend			
Reside	**Compass**	**Pathfinder**	**Siegrist**	**Attend Total**
Compass Elementary	0	1	29	30
Pathfinder Elementary	3	0	7	10
Siegrist Elementary	13	0	0	13
Grand Total	**16**	**1**	**36**	**53**

Source: RSP and Platte County R-3 School District

Observations:

- Illustrates school choice that could be impacted by location of educational programming
- Reviewed on an annual basis and approved based on capacity availability
- Siegrist ES had the most transferring in (+36)
- Compass ES had the most transferring out (-30)
- 53 elementary students chose to attend a school outside of where they reside

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: Compass has 30 students attending a different elementary school and 16 students from another elementary school choosing to attend Compass. This results in a 14 less students attending Compass than what reside in that attendance area.

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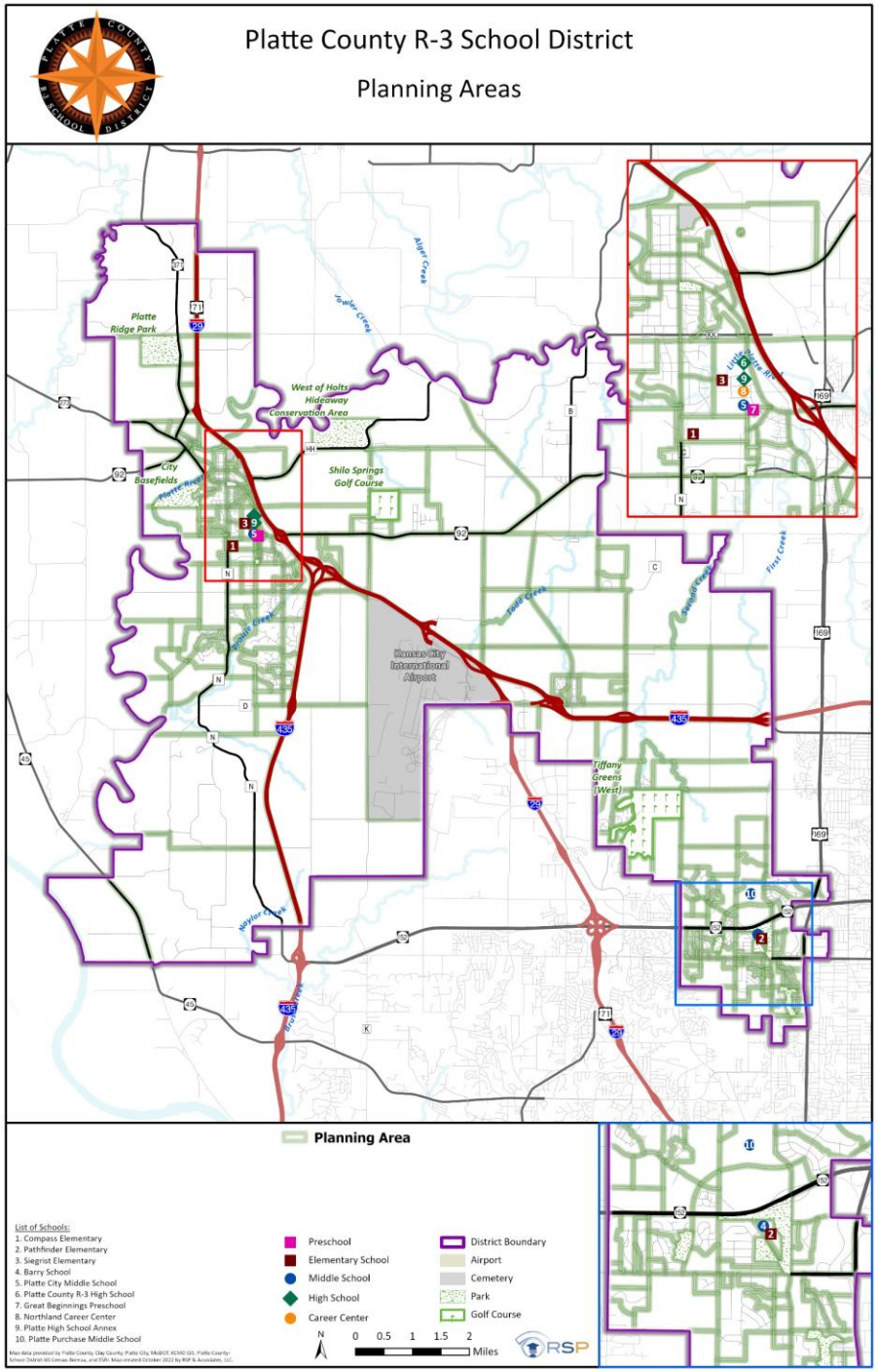
Planning Areas Map

Map Details

- District Boundary: **Purple Line**
- Planning Areas: **Green Line**
  - Planning Areas are created from: Land Use, Residential Density, Natural Features, Manmade Features, Attendance Areas

Notes

- Statistically analyzing data with this number of geographic based polygons will provide a deeper context to how change is happening resulting in a reliable tool to make credible planning decisions
- Each planning area had a different outlook based on indicators such as value of housing, square footage of housing unit, when the housing product was constructed, as well as access to amenities such as shopping, parks, trails, and roads



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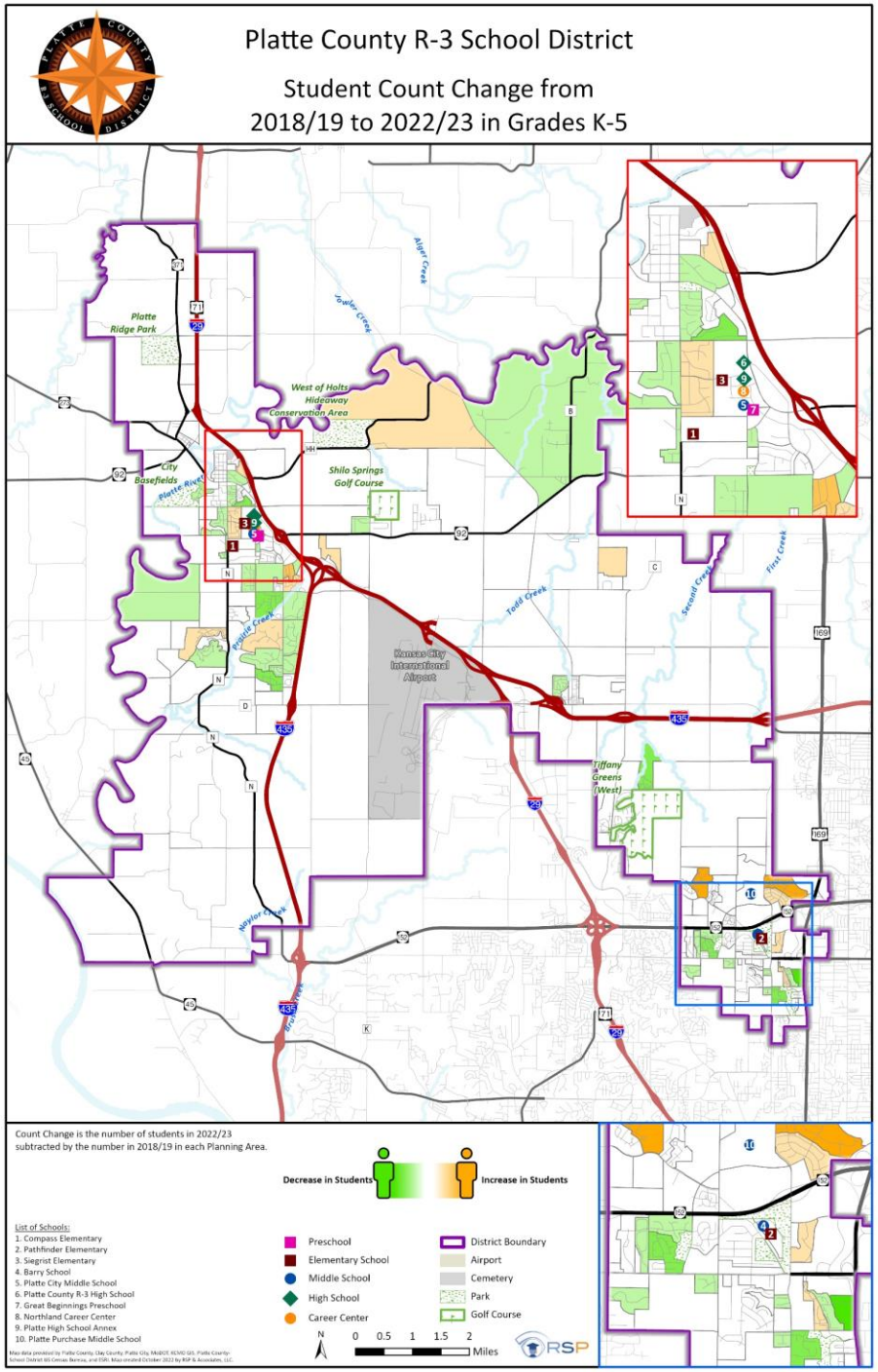
Elementary Student Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2018/19** to **2022/23**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease



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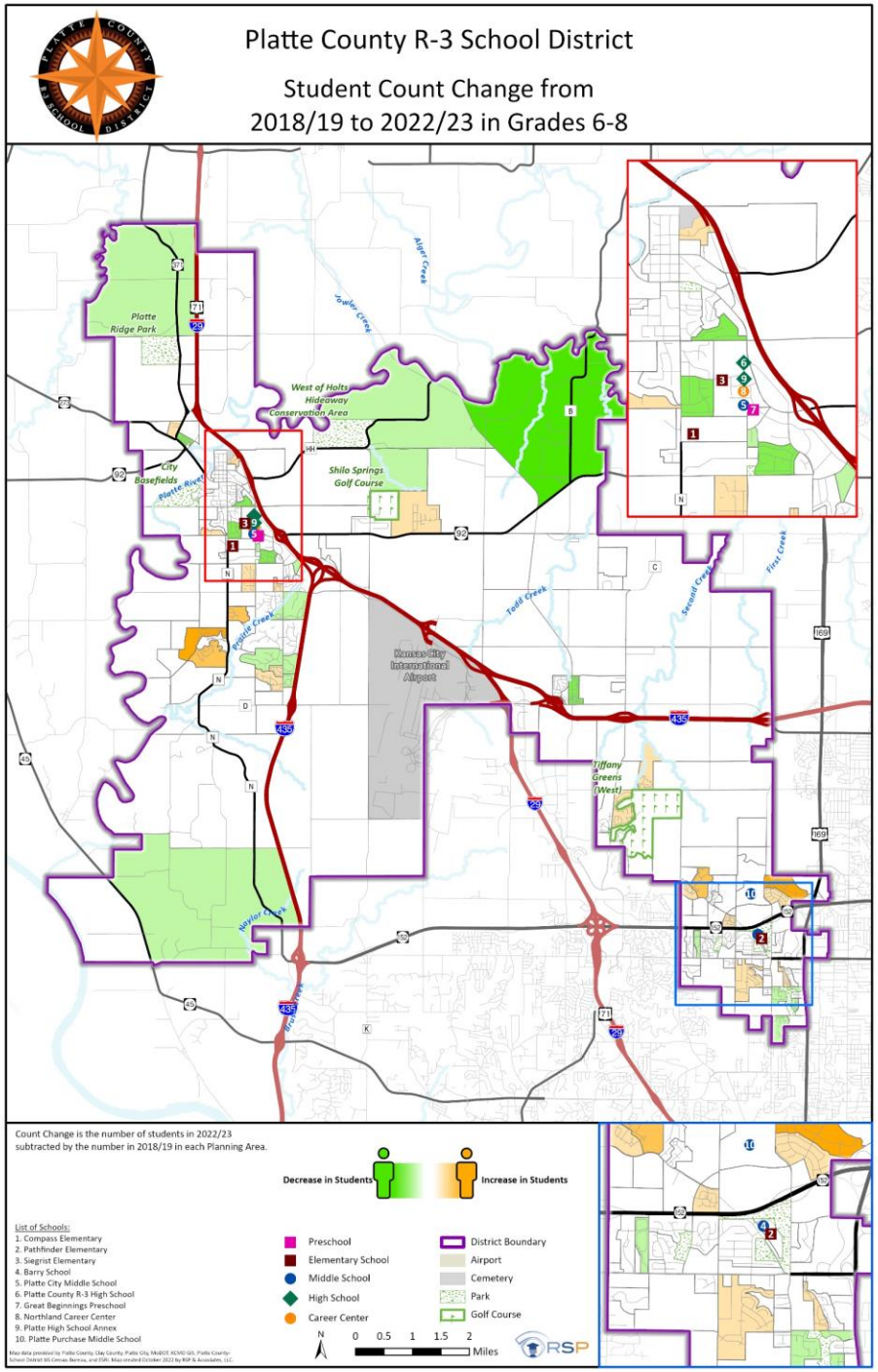
Middle School Student Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2018/19** to **2022/23**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease



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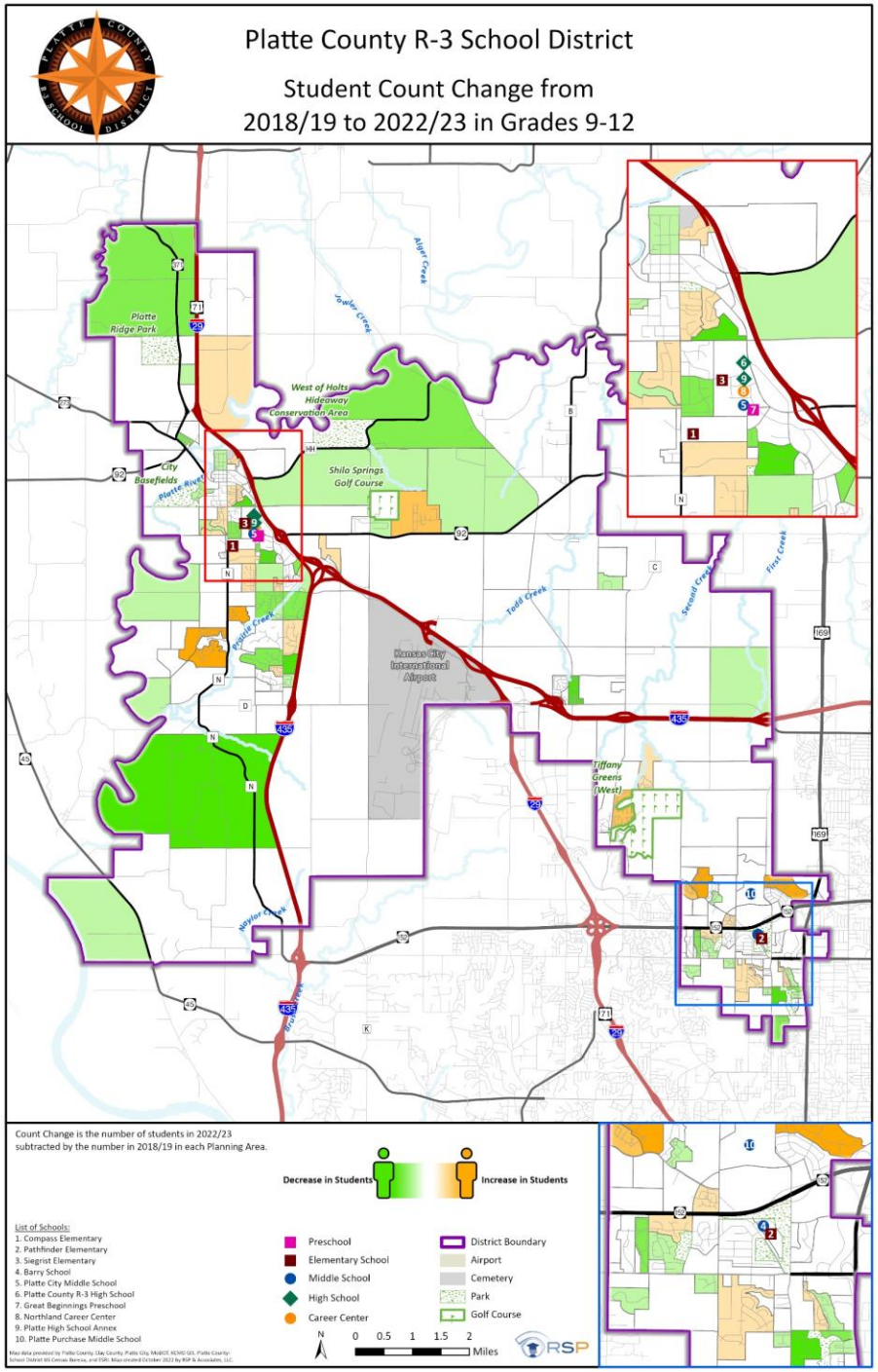
High School Student Count Change Map

Map Details

- Depicts student movement at each Planning Area from **2018/19** to **2022/23**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease



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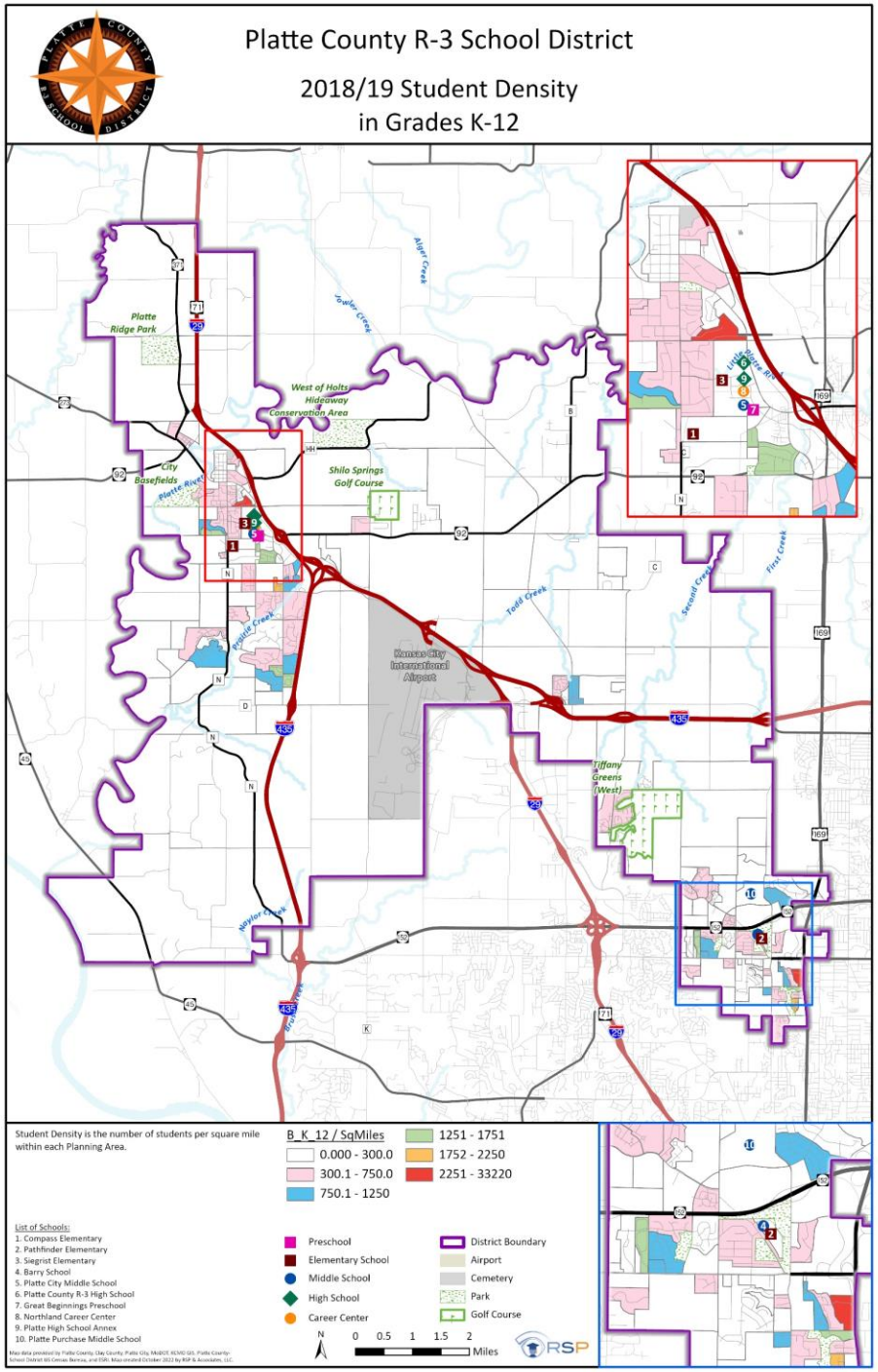
2018/19 Student Density Map

Map Details:

- Shows students density by planning area in 2018/19 school years
- **Legend**
  - **White: Less than 300 students**
  - **Pink: 300 to 750 students**
  - **Blue: 751 to 1,250 students**
  - **Green: 1,251 to 1,750 students**
  - **Orange: 1,751 to 2,250 students**
  - **Red: over 2,250 students**



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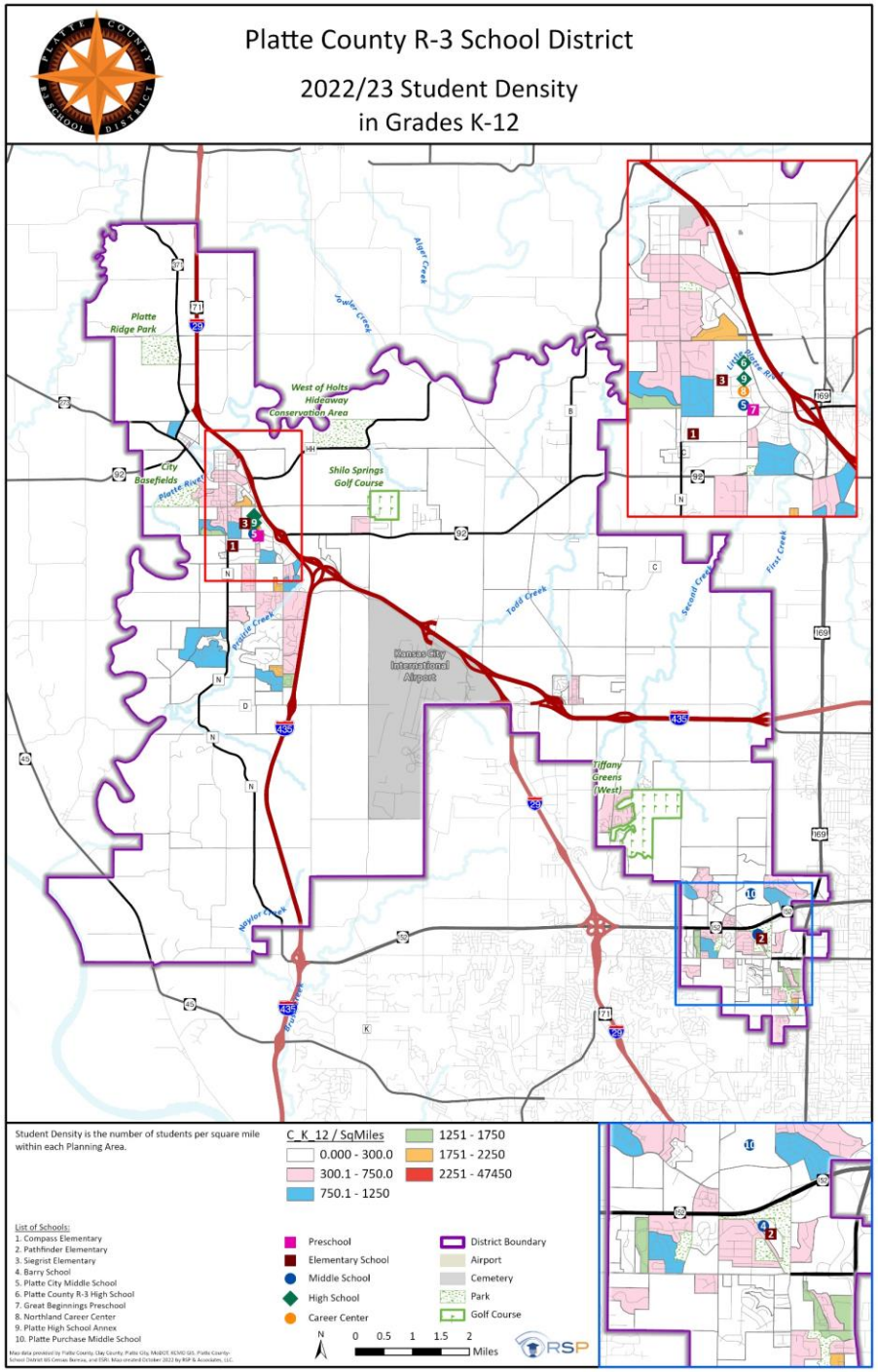
2022/23 Student Density Map

Map Details:

- Shows students density by planning area in 2022/23 school years
- **Legend**
  - **White: Less than 300 students**
  - **Pink: 300 to 750 students**
  - **Blue: 751 to 1,250 students**
  - **Green: 1,251 to 1,750 students**
  - **Orange: 1,751 to 2,250 students**
  - **Red: over 2,250 students**



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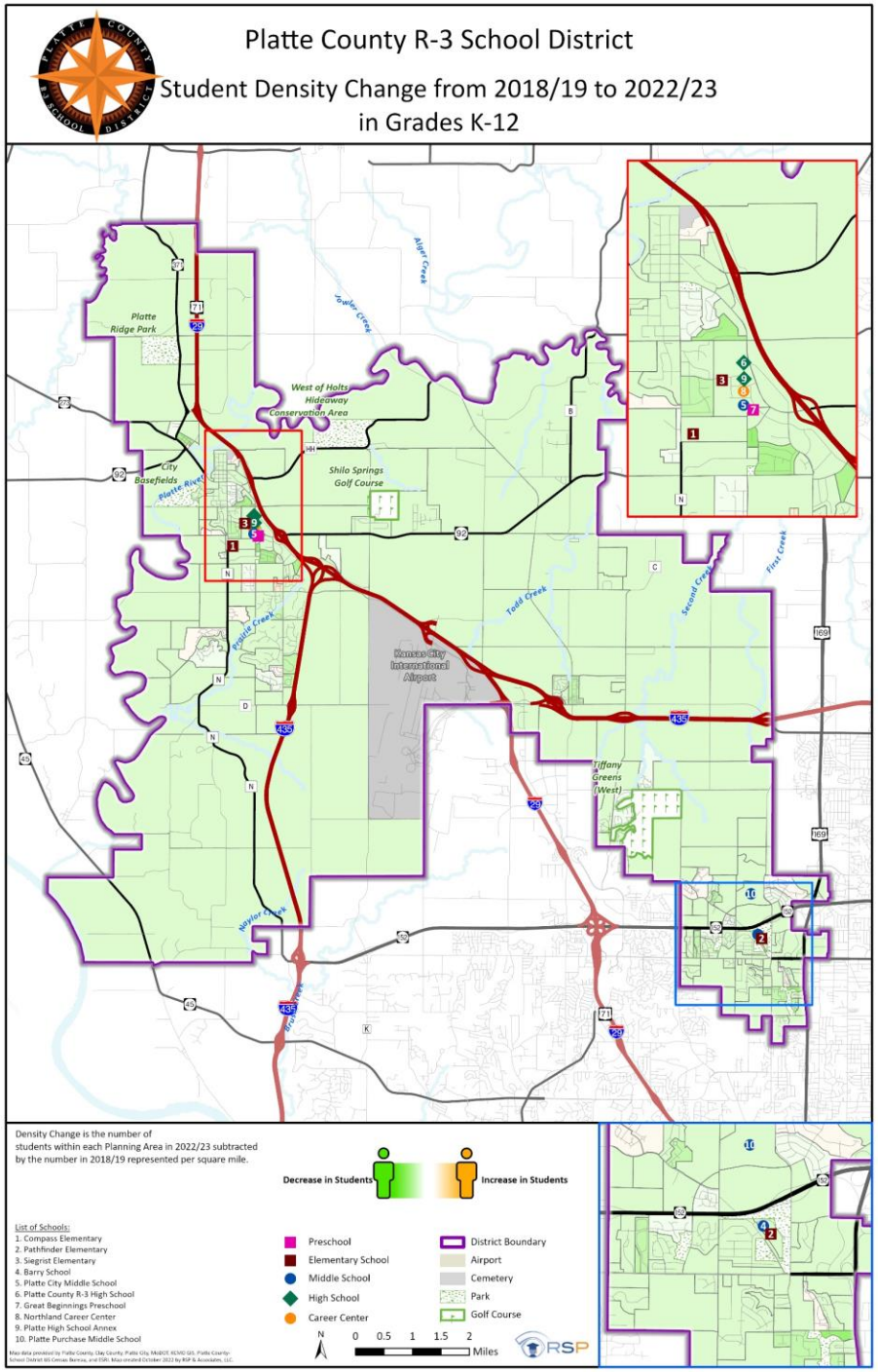
Student Density Change Map (18/19 to 22/23)

Map Details

- Depicts student movement at each Planning Area from **2018/19 to 2022/23**
- **Orange:** student increase year to year
- **Green:** student decrease year to year
- **White:** no net change of students

Notes

- New developments have a greater propensity to have more students in future years
- Current colors do not indicate area will continue to increase or decrease
- Each of these planning areas are fluid with respect to change – the visual shown is a snapshot: Areas shown as increasing will not always increase just like areas shown as decreasing will not always decrease



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Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- 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
- 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
- Yield-rate: ratio of students that attend each school to the number of housing units in that school's attendance area
- Single-family: a house that is may be fully detached or semi-detached occupied by one household or family
- Multi-family: a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- Town Homes: Side by side housing units that do not meet the definition of single-family houses
- 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.
- 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
- Mixed-use development: development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- 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
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district

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