Planning for the Future

Gardner Edgerton USD 231

Enrollment Analysis by RSP & Associates

January 2026

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

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:

De Soto Mill Valley USD 232
- Enrollment Analysis, 2025/26

Kansas City Kansas USD 500
- Enrollment Analysis, 2025/26

Spring Hill USD 230
- Enrollment Analysis, 2025/26

RSP has worked with Gardner-Edgerton USD 231 for the past twelve years – assisting the district to make sound planning decisions for the students and community.

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Partnership with RSP

Overview of Partnership:

- Enrollment Analysis:
  - **2003/04, 2007/08, 2015/16 to 2025/26**

  *Representing **12+ years of partnership** supporting data-informed planning*
- Boundary Analysis:
  - **2017/18**

  Supporting equitable enrollment distribution and facility utilization
- Board of Education Boundary Analysis:
  - **2022/23**

  Reviewed the current board of education districts to align with State policy

RSP has been alongside for the following:

- District enrollment increased from approximately **3,300 students to over 5,600 students**, representing **~70% growth**.
  - District **expanded programming offerings** to meet ever-changing needs of students support an enhanced student experience.
  - District grew from **eight to eleven facilities**, requiring coordinated planning across enrollment, boundaries, and capital investment.
  - Total population expanded from roughly **15,000 residents to more than 31,000 residents**, increasing the demand for educational services.

Benefits of Partnership:

- **Data-Driven Decision-Making**: Use of validated enrollment, housing, and demographic data to inform strategic and operational decisions.
- **Optimized Learning Environments**: Alignment of facility use and program placement to ensure students learn in appropriately sized, well-utilized spaces.
- **Practical, Actionable Planning Support**: Guidance on real-world planning decisions, including capacity management, capital planning, and long-term growth or stabilization strategies.

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Product Expectations

Timeline

The project timeline is a result of ensuring that student data is represented as closely as possible to the official county data with attributes that would allow RSP to forecast enrollment at a parcel-level geography.

Findings

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

Study

This study factored in many different data sets to provide data-driven analysis that is the foundation 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 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 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 toward a smaller enrollment.
- Student data does not include virtual or 18-21 special education population. Enrollment best aligns with district's Official Count Day data. Presented enrollment may vary from state-reported enrollment.

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Discussion Points

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Executive Summary

Sophisticated Forecast Model

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

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Executive Summary



5-Year Enrollment Outlook

Overall enrollment is leveling out, with **small increases** expected in future years:

- Elementary grades show the strongest potential for growth, while older grades continue to decline.
- This year's enrollment decline is significant and shapes a cautious near-term outlook.

2030/31 Enrollment:

- ❑ **5,805** PK-12 students (+2.7%)
- ❑ **2,459** PK-4 students (+13%)
- ❑ **1,608** 5-8 students (-6.8%)
- ❑ **1,738** 9-12 students (-0.86%)



Facility Planning Endeavors

A **comprehensive boundary process** kicks off in April 2026.

Process will include:

- Planning for the opening of a **new elementary** (2027/28)
- Repurpose of Sunflower ES to an **Early Childhood Center** (2028/29)
- **Enrollment utilization** and feeder balance throughout district facilities
- Other student supporting items to align with district **Strategic Plan**



Key variables of enrollment analysis include:

- Continued **growth of residential neighborhoods**
- **Limited birth rate** and decreasing **market share of Kdg students**
- **Decreasing student yield rates** and lack of turnover in existing neighborhoods
- Student migration and cohort change trends **(decreasing)**
- **Regional economic outlook** and attraction into the district

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Past Enrollment and Demographics

Things to Consider

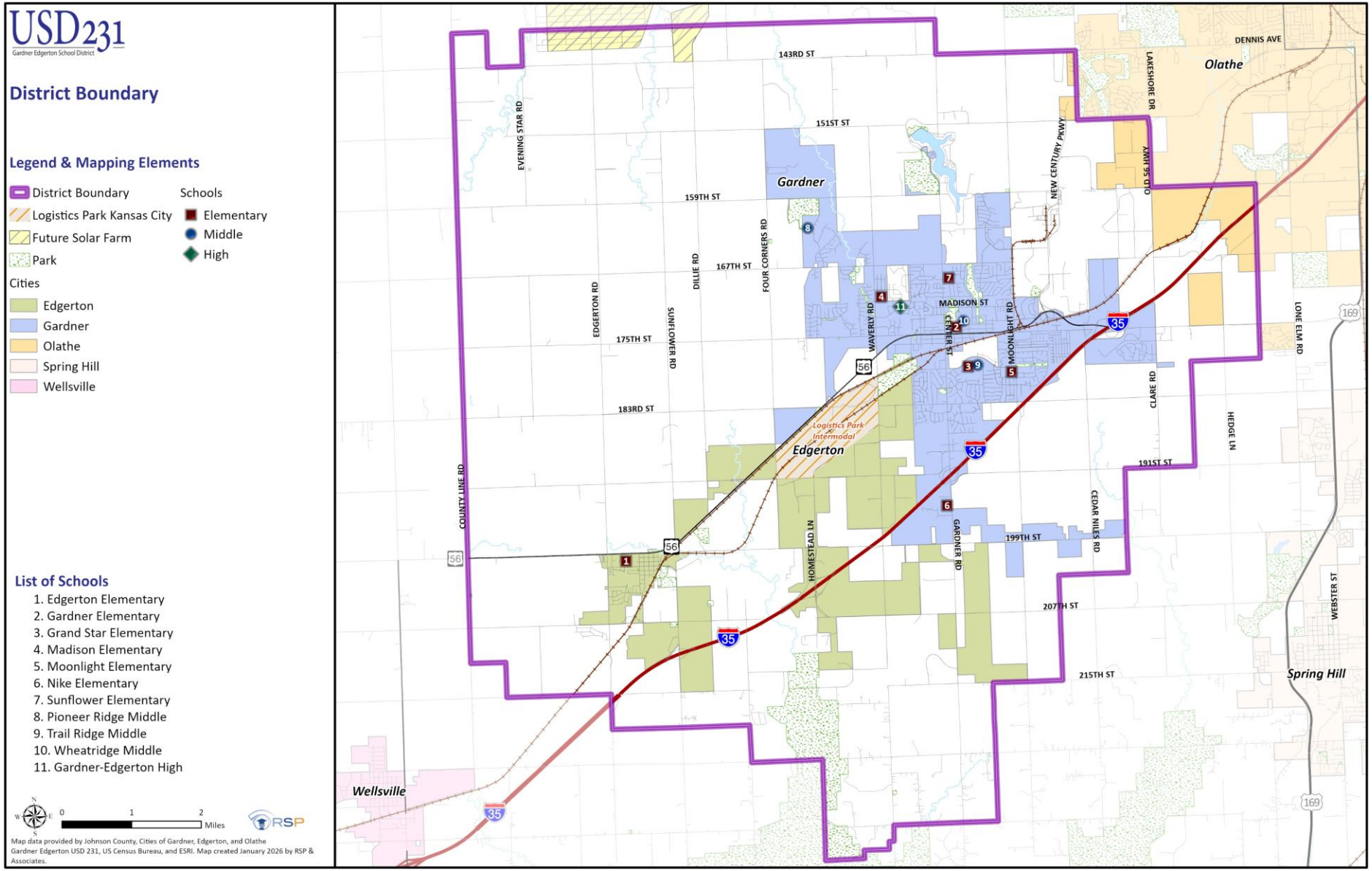
Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

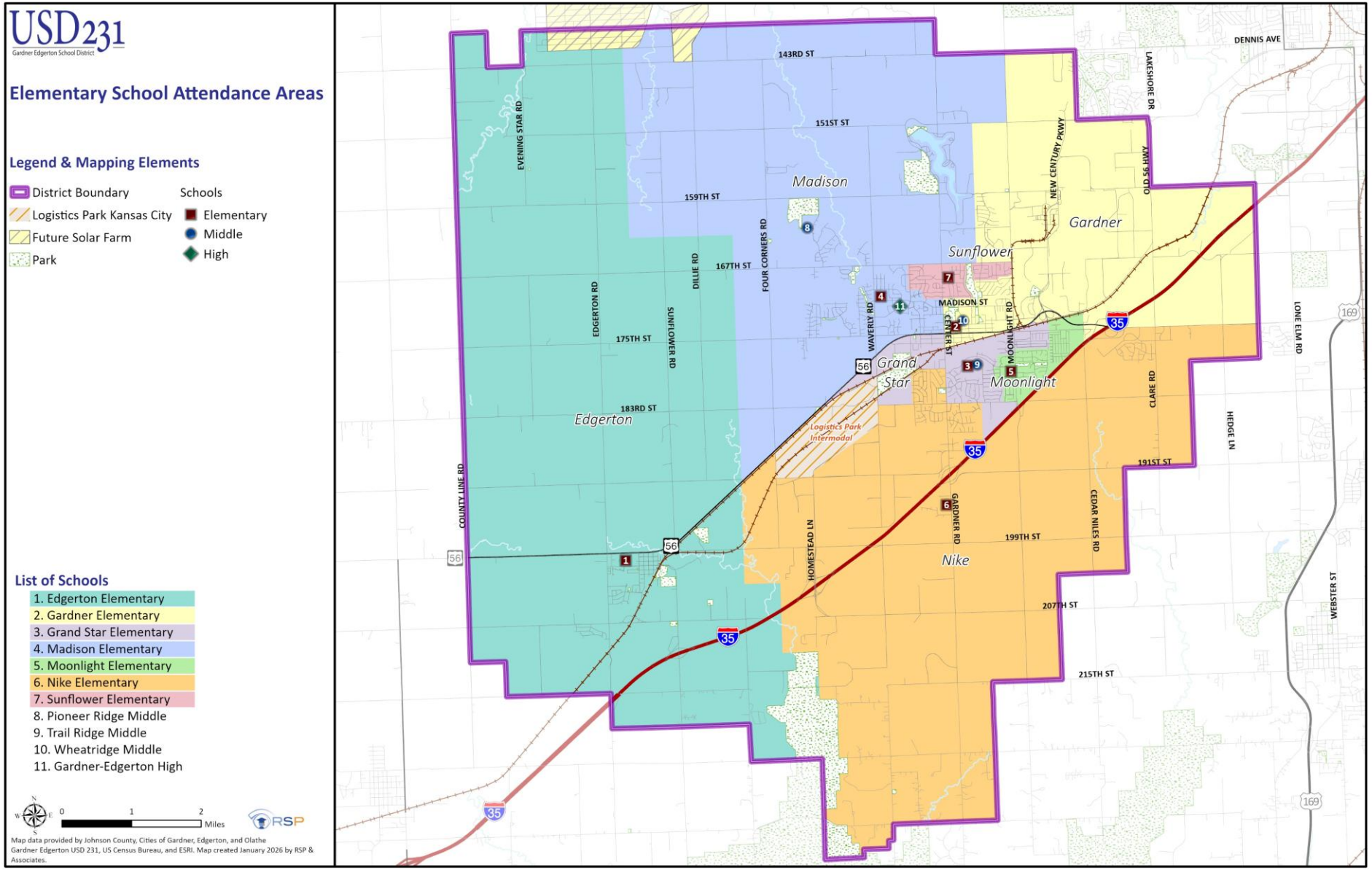
Past Enrollment & Change

District Boundary and City Limits Map



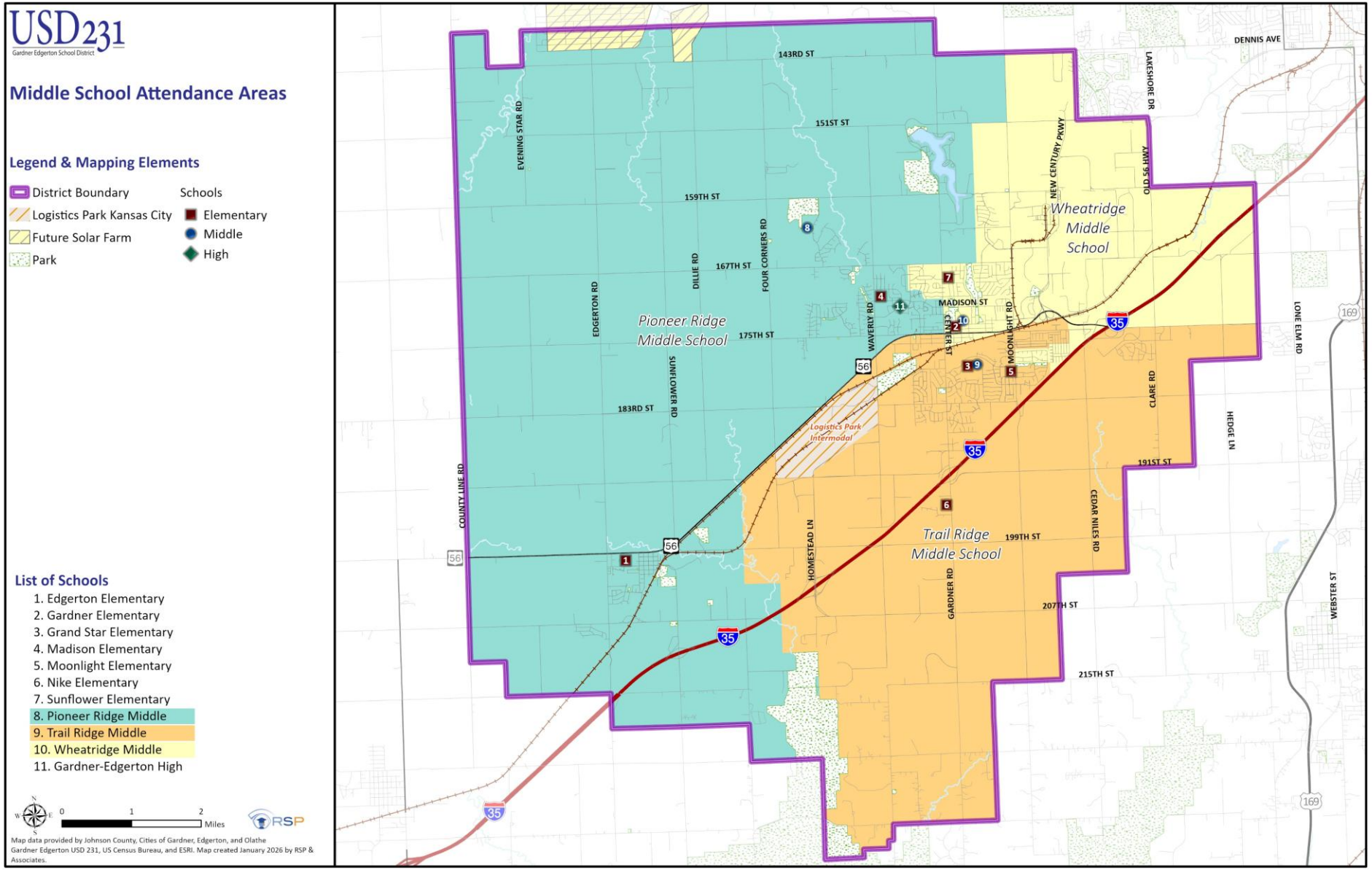
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Elementary Boundary Map



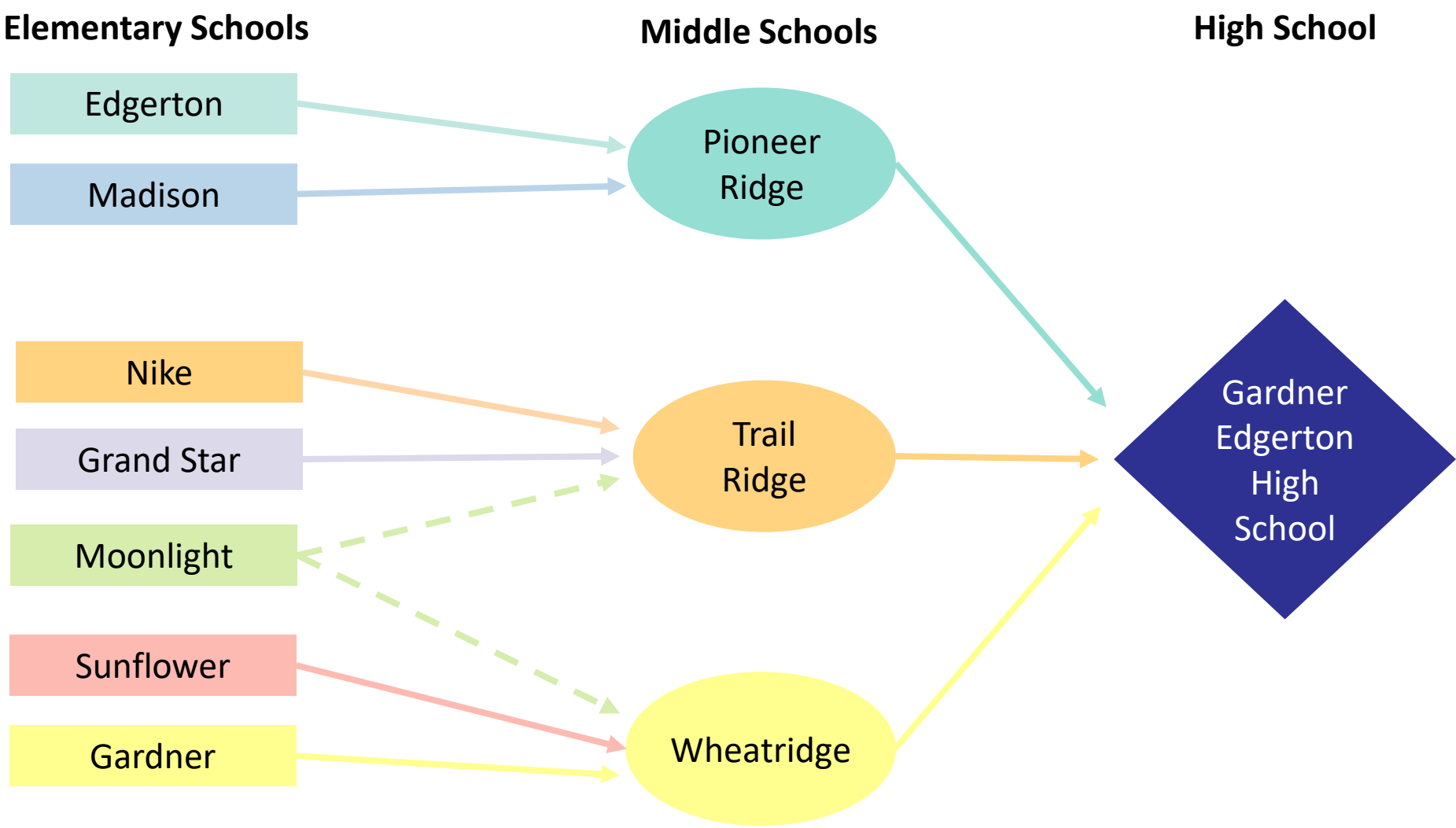
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Middle School Boundary Map



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Current Feeder System



Source: Gardner Edgerton USD 231 and RSP

Moonlight Elementary is the only elementary school split between middle schools.

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

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



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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 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

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)

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

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

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

+ Indicator of Student Growth

− Indicator of Student Loss

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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

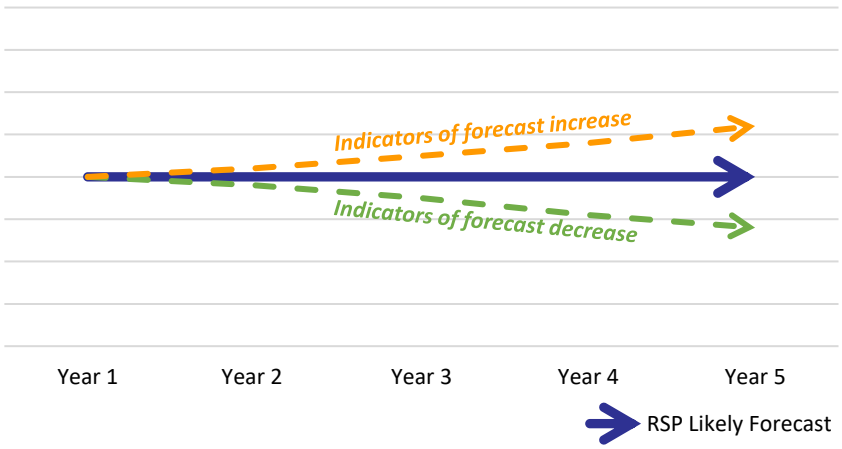
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

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

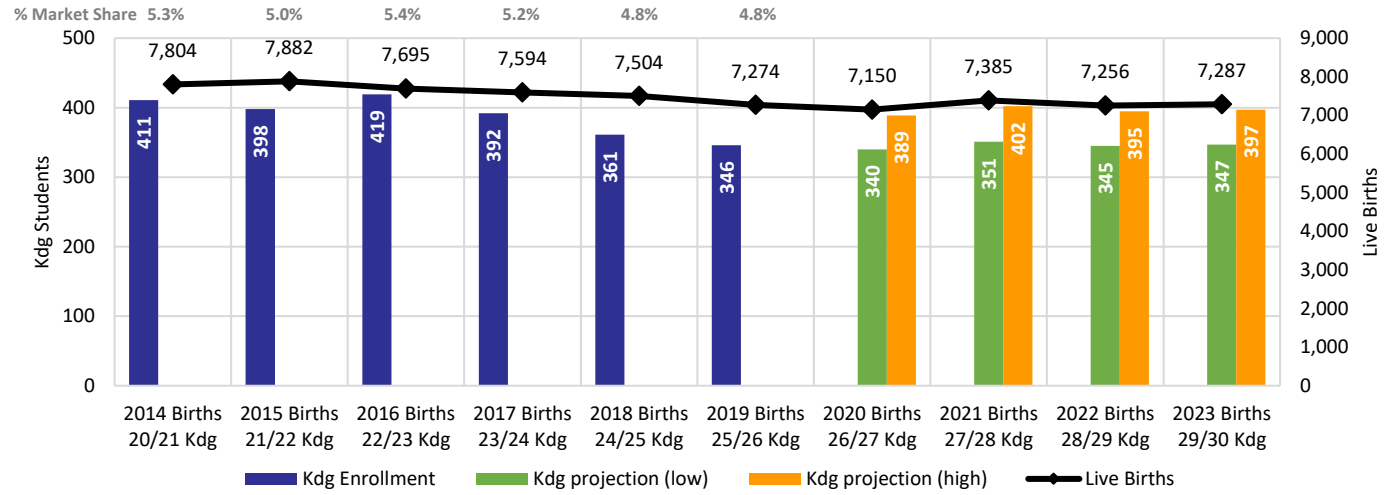


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Birth Rate Visuals

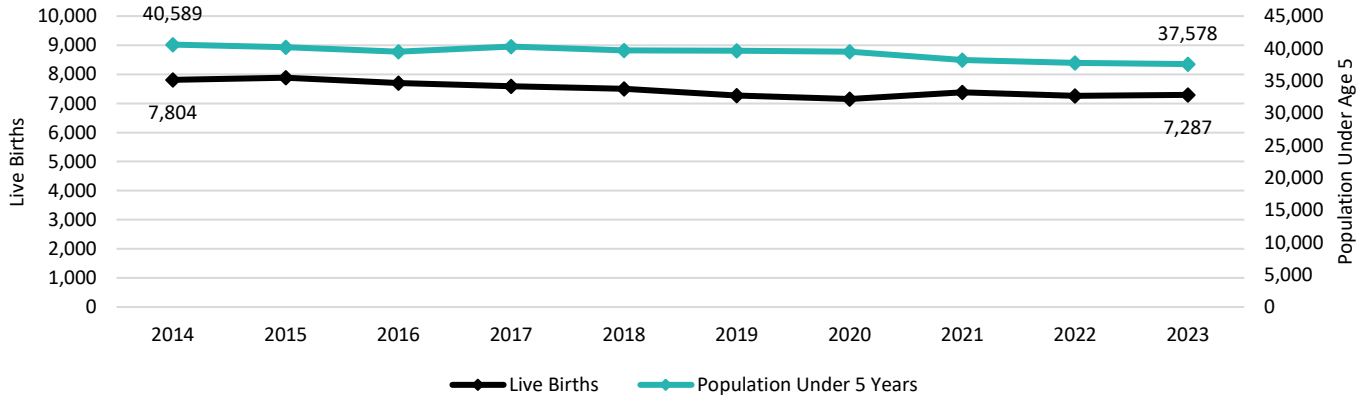
Updated 02/03/2026

Live Births V.S. Kindergarten Students 5 Year Later



Source: Kansas Department of Health, Gardner Edgerton USD 231, and RSP

Live Births and Population Under 5 Years of Age



Source: Kansas Department of Health, US Census, and RSP

Main Takeaway: With fewer births and fewer young children in the region, Kdg enrollment growth will depend less on population trends and more on the district's ability to attract and retain students.

Observations:

- **Live births in the region have declined over the past decade**, with annual totals remaining **below 7,500 for the past five years**.
- **Kdg enrollment has mirrored this trend**, with the most recent Kdg cohort reflecting a **4.6% market share**, the lowest observed level in the period shown.
- **Population under age five has gradually declined**, falling to **under 38,000 children**, reinforcing the long-term softening of early-grade enrollment demand.
- **Recent Kdg cohorts remain highly sensitive to market share**, meaning small changes in participation rates can significantly impact enrollment.
- **Absent a rebound in birth rates**, increasing kindergarten enrollment will depend on the district consistently capturing **at least 5% of county live births** through residency, program appeal, or enrollment choice.

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Past Enrollment by Grade

Enrollment By Grade															PK-12			K-12		
Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Change	% Change	Total	Change	% Change
2007/08	167	384	362	384	368	341	325	337	304	307	281	284	254	229	4,327			4,160		
2008/09	252	414	386	367	383	376	362	319	332	310	325	269	263	244	4,602	275	6.4%	4,350	190	4.6%
2009/10	245	419	419	387	373	399	378	372	339	327	332	322	249	252	4,813	211	4.6%	4,568	218	5.0%
2010/11	235	484	425	440	383	388	392	381	361	352	351	319	322	247	5,080	267	5.5%	4,845	277	6.1%
2011/12	208	441	483	431	437	381	394	408	388	352	366	342	301	296	5,228	148	2.9%	5,020	175	3.6%
2012/13	222	460	436	471	425	428	384	389	414	392	375	354	319	288	5,357	129	2.5%	5,135	115	2.3%
2013/14	222	477	462	442	468	410	401	392	400	398	388	373	330	297	5,460	103	1.9%	5,238	103	2.0%
2014/15	215	465	500	458	448	488	422	406	393	399	412	382	337	308	5,633	173	3.2%	5,418	180	3.4%
2015/16	248	459	465	490	463	452	485	440	403	402	403	401	351	300	5,762	129	2.3%	5,514	96	1.8%
2016/17	281	453	472	475	495	479	442	496	440	416	403	397	391	372	6,012	250	4.3%	5,731	217	3.9%
2017/18	274	480	468	464	459	488	481	455	484	435	403	402	386	402	6,081	69	1.1%	5,807	76	1.3%
2018/19	298	430	474	453	460	464	485	487	446	483	439	407	395	391	6,112	31	0.5%	5,814	7	0.1%
2019/20	271	445	449	493	454	465	460	492	482	434	488	438	399	403	6,173	61	1.0%	5,902	88	1.5%
2020/21	167	411	404	437	455	429	448	426	476	477	413	480	407	399	5,829	-344	-5.6%	5,662	-240	-4.1%
2021/22	245	398	437	410	436	468	428	452	435	469	472	416	455	395	5,916	87	1.5%	5,671	9	0.2%
2022/23	281	419	411	449	411	438	467	435	449	441	467	464	405	454	5,991	75	1.3%	5,710	39	0.7%
2023/24	272	392	423	417	428	417	430	457	426	466	462	449	441	414	5,894	-97	-1.6%	5,622	-88	-1.5%
2024/25	274	361	403	420	414	444	414	438	462	431	467	448	426	453	5,855	-39	-0.7%	5,581	-41	-0.7%
2025/26	256	346	366	394	400	413	434	399	421	472	427	446	439	441	5,654	-201	-3.4%	5,398	-183	-3.3%

Source: Kansas Department of Education and Gardner Edgerton School District 231(2007/08 to 2025/26)

Observations:

- **District enrollment has entered a sustained period of decline following the 2019/20 peak.**
  - Total PK-12 enrollment in 2025/26 is **5,654 students**, representing a decline of **519 students (-8.4%)** from the 2019/20 high point.
  - Enrollment has **decreased for three consecutive years**, indicating this is not a one-year fluctuation.
- **Smaller incoming cohorts are driving downward enrollment pressure.**
  - Kdg through 2nd grade enrollments are now **consistently below 400 students per grade**, limiting the district's ability to offset losses from graduating classes. This pattern suggests continued softness in enrollment as these smaller cohorts move through the system.
- **Upper grades remain larger due to historically stronger cohort sizes.**
  - The **largest K–12 class in 2025/26 is 8th grade (472 students)**, reflecting stronger enrollment years earlier in the decade.
  - The **smallest K–12 class is Kindergarten (346 students)**, reinforcing the widening gap between entering and exiting cohorts.
- **Recent declines were amplified by pandemic-era disruptions but reflect broader trends.** The sharp decline in 2020/21 coincides with pandemic impacts, but subsequent years show **only partial recovery**, suggesting underlying demographic and housing-related constraints.

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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)*

Grade Progression Change

Enrollment Grade Change

Focus of Table:

From	To	PK PK	K 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	PK-12 Change	PK-12 % Change	K-12 Change	K-12 % Change
2007/08	2008/09	85	30	2	5	-1	8	21	-6	-5	6	18	-12	-21	-10	275	6.4%	190	4.4%
2008/09	2009/10	-7	5	5	1	6	16	2	10	20	-5	22	-3	-20	-11	211	4.6%	218	4.7%
2009/10	2010/11	-10	65	6	21	-4	15	-7	3	-11	13	24	-13	0	-2	267	5.5%	277	5.8%
2010/11	2011/12	-27	-43	-1	6	-3	-2	6	16	7	-9	14	-9	-18	-26	148	2.9%	175	3.4%
2011/12	2012/13	14	19	-5	-12	-6	-9	3	-5	6	4	23	-12	-23	-13	129	2.5%	115	2.2%
2012/13	2013/14	0	17	2	6	-3	-15	-27	8	11	-16	-4	-2	-24	-22	103	1.9%	103	1.9%
2013/14	2014/15	-7	-12	23	-4	6	20	12	5	1	-1	14	-6	-36	-22	173	3.2%	180	3.3%
2014/15	2015/16	33	-6	0	-10	5	4	-3	18	-3	9	4	-11	-31	-37	129	2.3%	96	1.7%
2015/16	2016/17	33	-6	13	10	5	16	-10	11	0	13	1	-6	-10	21	250	4.3%	217	3.8%
2016/17	2017/18	-7	27	15	-8	-16	-7	2	13	-12	-5	-13	-1	-11	11	69	1.1%	76	1.3%
2017/18	2018/19	24	-50	-6	-15	-4	5	-3	6	-9	-1	4	4	-7	5	31	0.5%	7	0.1%
2018/19	2019/20	-27	15	19	19	1	5	-4	7	-5	-12	5	-1	-8	8	61	1.0%	88	1.4%
2019/20	2020/21	-104	-34	-41	-12	-38	-25	-17	-34	-16	-5	-21	-8	-31	0	-344	-5.6%	-240	-3.9%
2020/21	2021/22	78	-13	26	6	-1	13	-1	4	9	-7	-5	3	-25	-12	87	1.5%	9	0.2%
2021/22	2022/23	36	21	13	12	1	2	-1	7	-3	6	-2	-8	-11	-1	75	1.3%	39	0.7%
2022/23	2023/24	-9	-27	4	6	-21	6	-8	-10	-9	17	21	-18	-23	9	-97	-1.6%	-88	-1.5%
2023/24	2024/25	2	-31	11	-3	-3	16	-3	8	5	5	1	-14	-23	12	-39	-0.7%	-41	-0.7%
2024/25	2025/26	-18	-15	5	-9	-20	-1	-10	-15	-17	10	-4	-21	-9	15	-201	-3.4%	-183	-3.1%
3-Year Average		-8.3	-24.3	6.7	-2.0	-14.7	7.0	-7.0	-5.7	-7.0	10.7	6.0	-17.7	-18.3	12.0	-112.3	-1.9%	-104.0	-1.8%
3-Year Weighted Average		-9.8	-22.3	6.8	-4.5	-14.5	5.8	-7.3	-6.5	-8.3	9.5	1.8	-18.2	-16.0	13.0	-129.7	-2.2%	-119.8	-2.0%

Source: Kansas Department of Education and Gardner Edgerton School District 231(2007/08 to 2025/26)

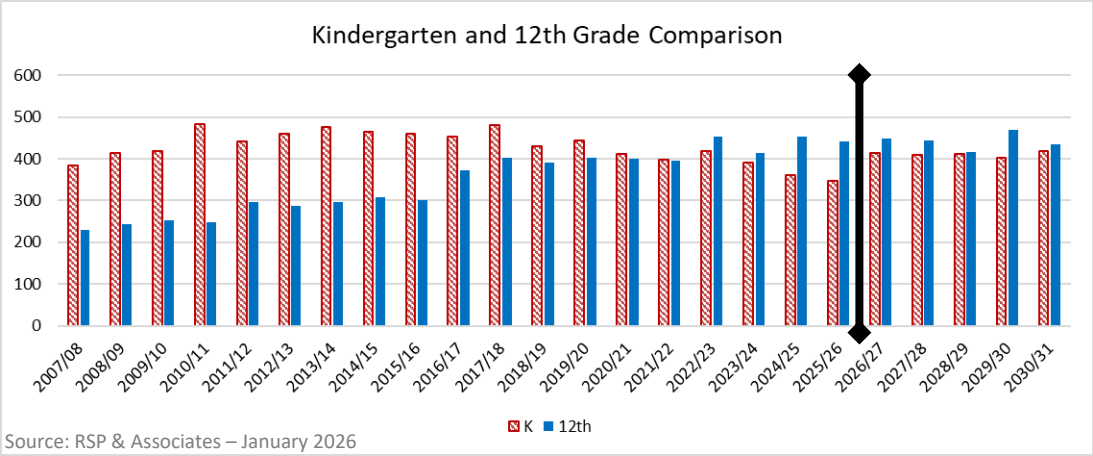
Observations:

- Most grade-to-grade transitions are **trending negative**, indicating ongoing cohort erosion as students progress through the system:
  - The largest average **cohort gain occurs from 7th to 8th grade with +10.7 students**
  - The largest average **cohort loss occurs from 10th to 11th grade with -18.3 students**
- District-wide enrollment **declined 3.4% from the prior year** (-201 students). The **3-year weighted averages show losses across the majority of transitions**, reinforcing that declines are systemic rather than isolated to a single grade or year.
- **Ongoing monitoring of student attrition is critical for projection accuracy.**
  - Continued analysis will help determine whether observed losses reflect **permanent exits from the district** or **temporary shifts that could rebound** with changes in housing activity, programming, or enrollment policies.

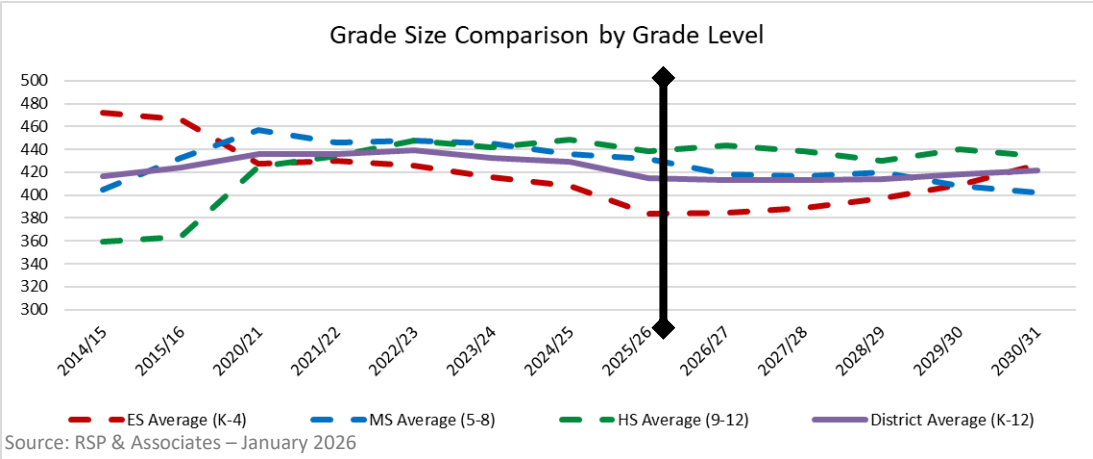
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Class Size Comparisons



Source: RSP & Associates – January 2026



Source: RSP & Associates – January 2026

Main Takeaway: The district is experiencing a cohort imbalance in which larger exiting classes continue to outpace smaller entering classes. While Kdg enrollment is projected to rebound, the lag between entry and exit cohorts will limit near-term growth, reinforcing a period of stabilization rather than rapid expansion.

K and 12th Grade Comparisons:

- The current 12th grade class is approximately 95 students larger than the current Kdg class, creating a structural imbalance to near-term enrollment growth as larger cohorts exit and smaller cohorts enter.
- Larger graduating classes are not being fully replaced by incoming Kindergarten cohorts, limiting the district's ability to regain enrollment momentum.
- Over the next five years:
  - Kdg enrollment is projected to rebound toward historic norms of roughly 400 students per grade
  - Despite this rebound, 12th grade is projected to remain larger than Kindergarten, continuing to constrain robust district-wide growth.

Average Class Sizes

- High school grades consistently have the largest average class sizes, driven by historically larger cohorts now concentrated in upper grades.
- Elementary grades have experienced the most pronounced decline, reflecting smaller entering cohorts combined with larger cohorts exiting the system.
- As smaller elementary cohorts progress forward, they create a visible "wave effect" that suppresses grade-level growth across the district, particularly in the middle grades.

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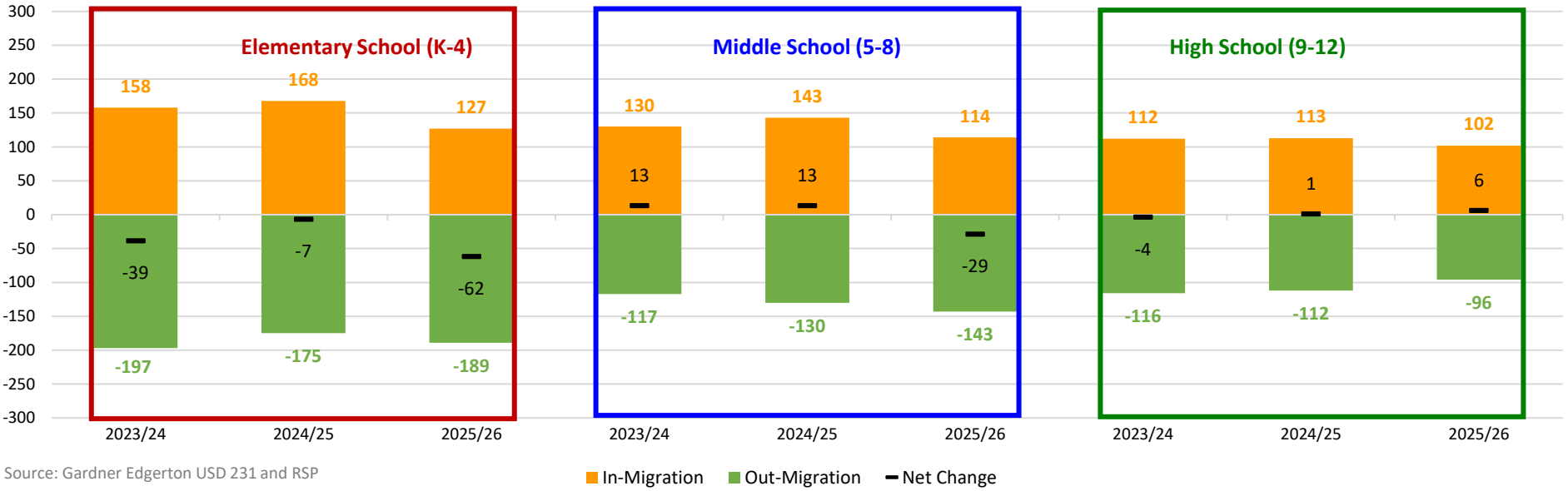
Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

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 V.S. Out Migration



Source: Gardner Edgerton USD 231 and RSP

Observations

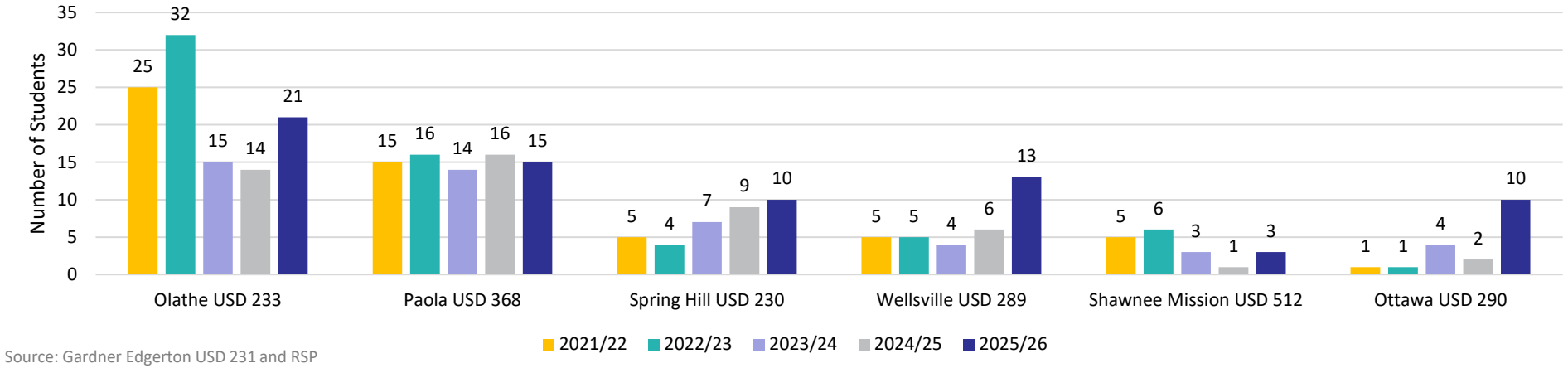
- This analysis reflects a year-to-year perspective of student change from official count data. There will likely be student changes that happen during the school year that are ultimately reflected in the enrollment forecast.
  - Kdg students are not included in the **In-Migration** as it is compulsory (Not Required); Most Kdg students were not receiving services the prior year. 12th grade students are not included in the **Out-Migration** as they likely naturally left the district through graduation
  - **Variables at play:** Home values, program offerings, interest rates, available and type of inventory, etc.
- Elementary experiences the highest levels of both in- and out-migration activity and has seen greater out-migration for the past three years
  - There was the lowest experienced in-migration of elementary and middle school students this year than for the past three years
- Migration trends have been fairly limited with greater losses than gain the
  - 2023/24: +400 in-migration, -430 out-migration, **-30 Net student loss**
  - 2024/25: +424 in-migration, -417 out-migration, **+7 Net student gain**
  - 2025/26: +343 in-migration, -427 out-migration, **-85 Net student gain**

Main Takeaway: Student transfers continue to limit growth outlook. If retention of students could be improved, it would promote greater stability in the district.

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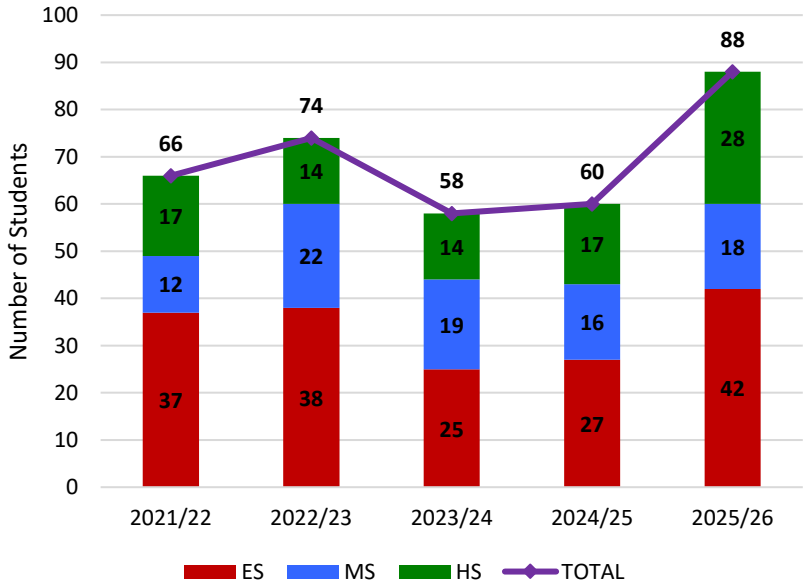
Out of District Student Analysis

Out of District Students by Residing School District (Top 6)



Source: Gardner Edgerton USD 231 and RSP

Total Out of District Students by Year



Source: Gardner Edgerton USD 231 and RSP

Notes:

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

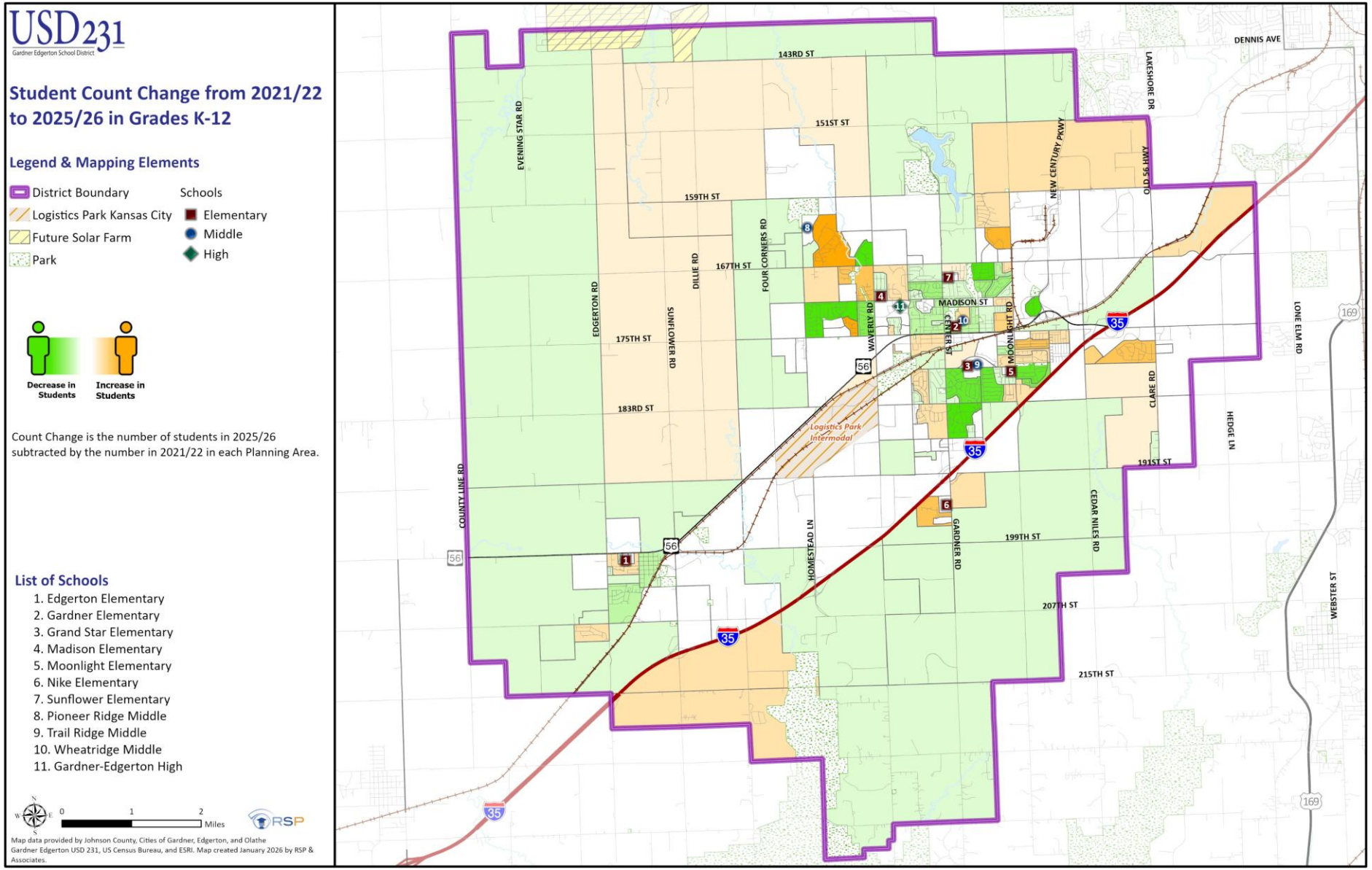
Observations

- Out of district enrollment increased this year
  - This variable could be influenced by the available building capacity at each district and the programs offered (in district and surrounding)
- 88 total students reside out of the district boundary
- Olathe USD 233 tends to contribute the largest share of out of district students; this was historically higher in 2022/23

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

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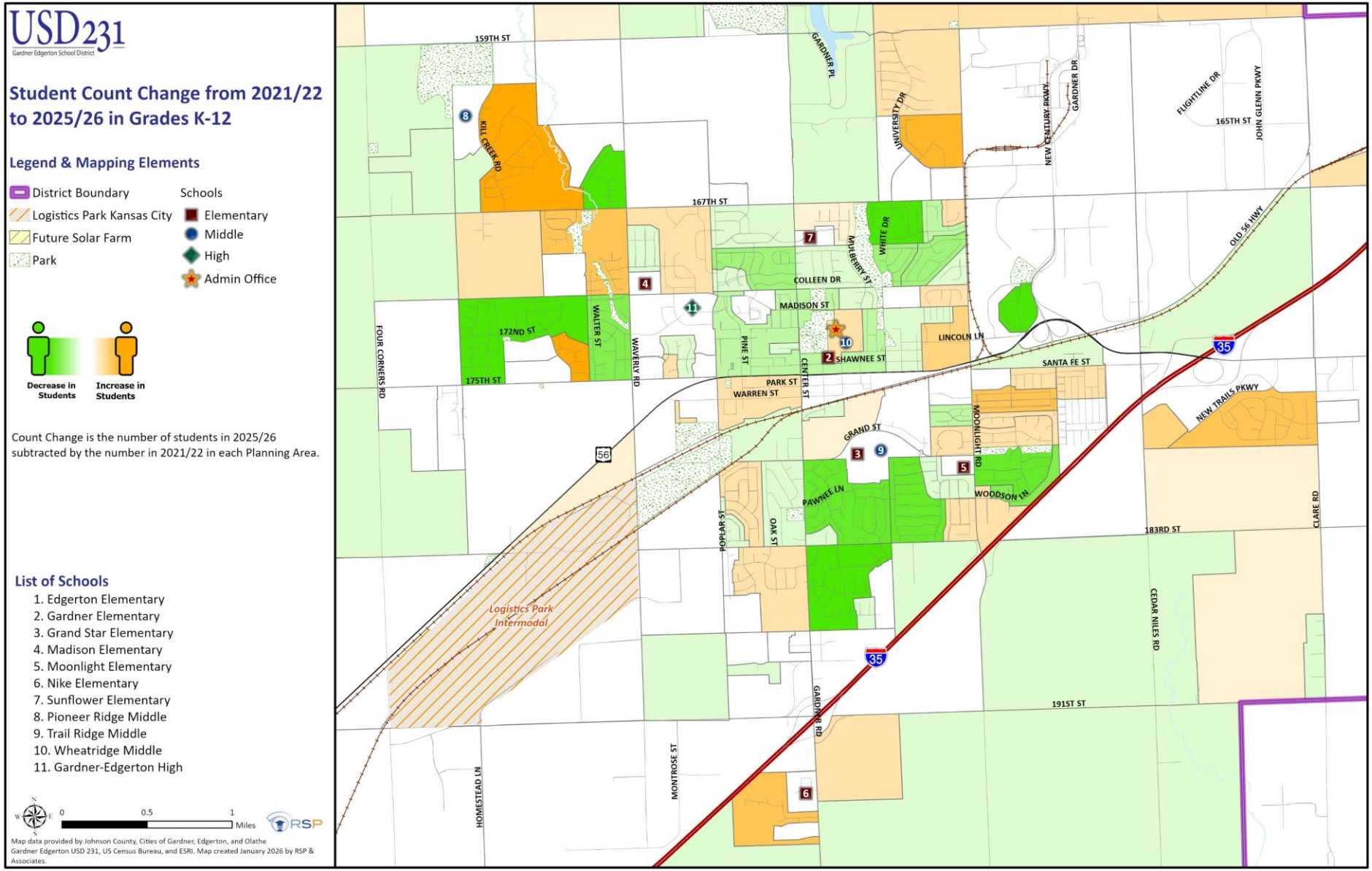
District: K-12 Student Count Change Map



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

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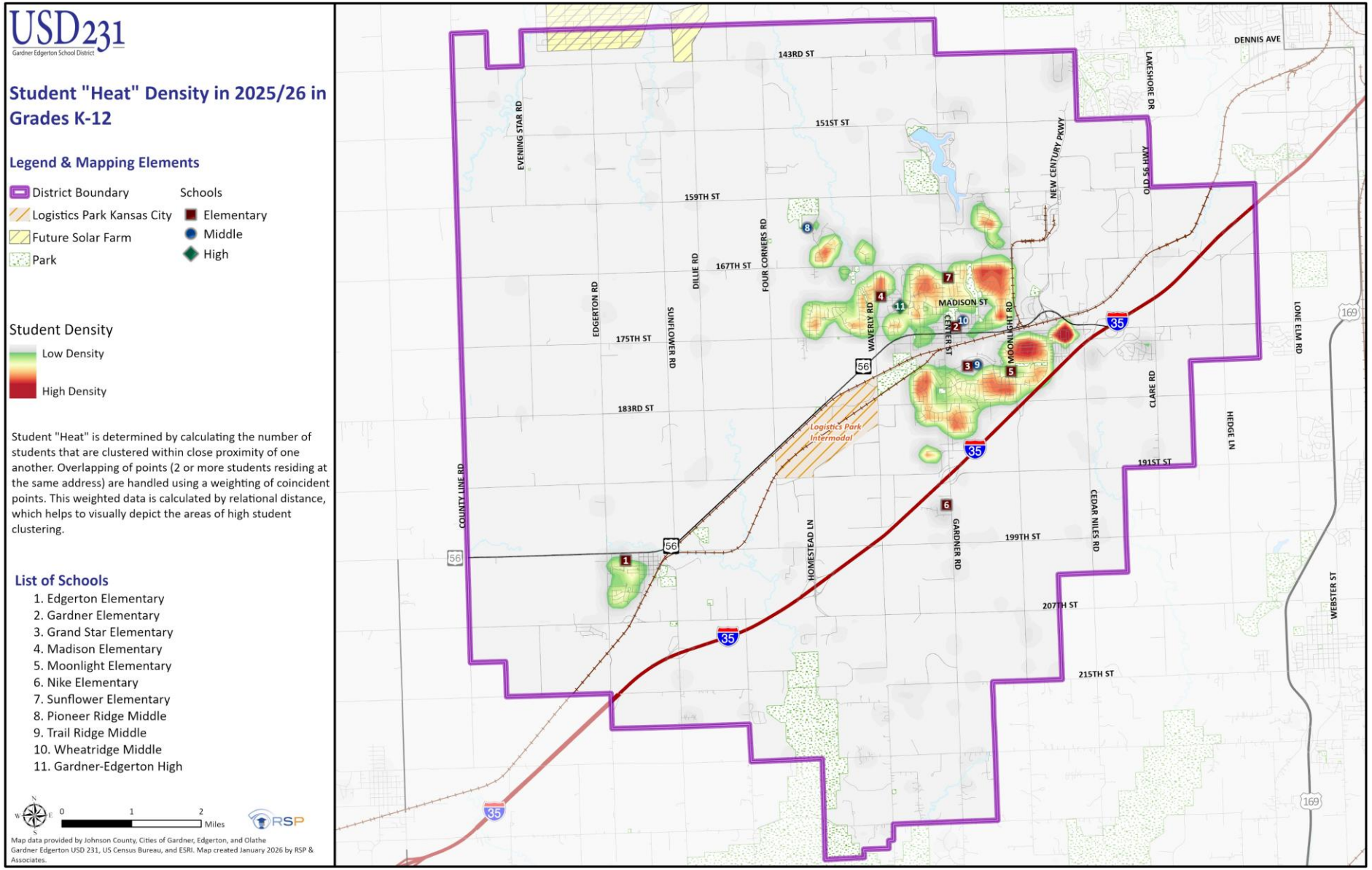
City of Gardner: K-12 Student Count Change Map



Main Takeaway: Neighborhoods southwest of Madison and south of Grand Star have been decreasing in student counts the past five years.

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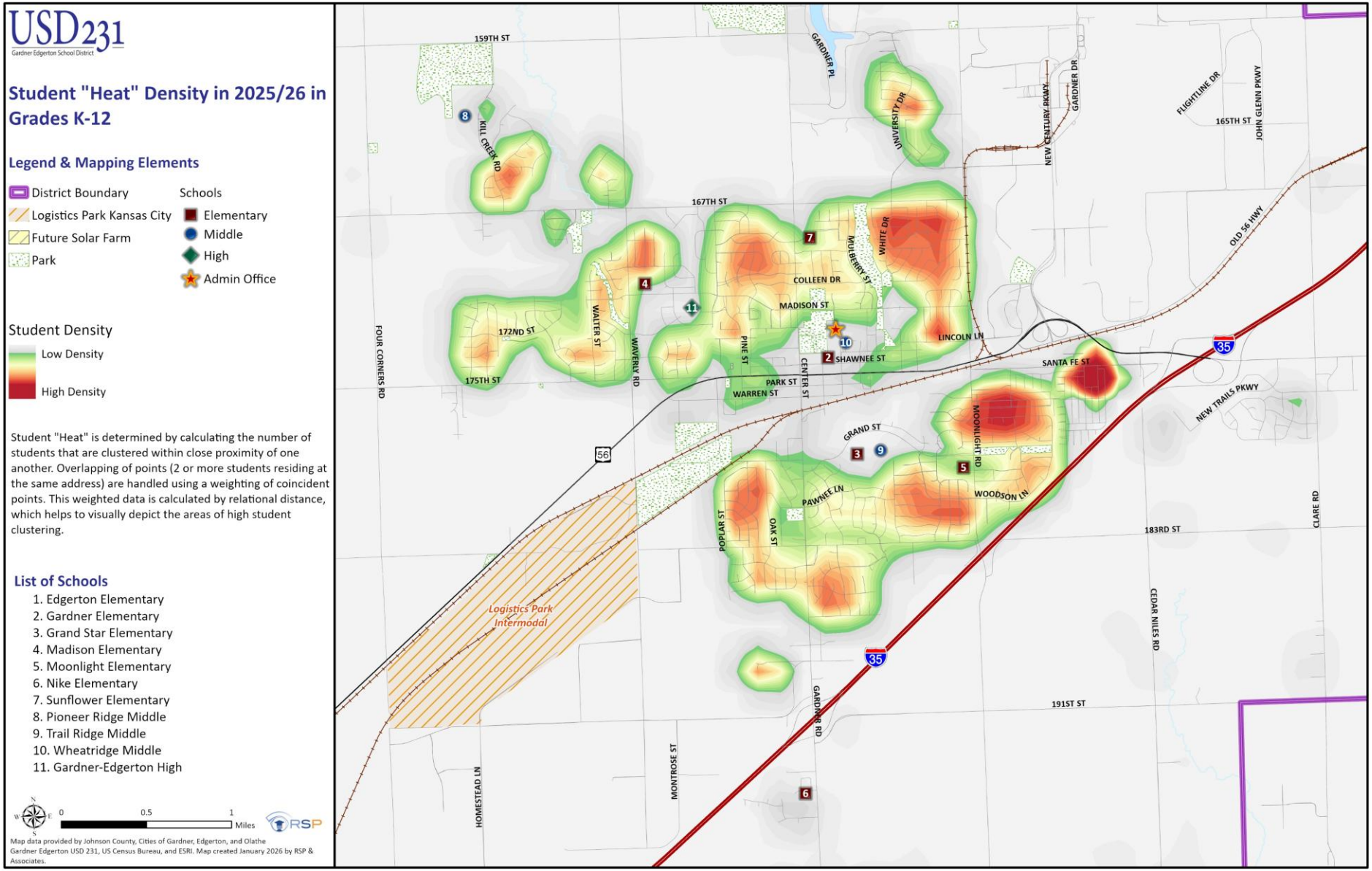
District: K-12 Student Heat Density Map



Main Takeaway: Student heat density is changing throughout the community as existing developments age out and new developments are occupied new families.

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City of Gardner: Student Heat Density Map



Main Takeaway: Within the City of Gardner, student heat density is greatest in the northeast along Santa Fe Street near mobile home park housing options.

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Part 1 Conclusions

Main Takeaway Observations:

- Enrollment has decreased the past three years **– limitation to student growth**
  - The District decreased by 201 students from last year enrolling a total of 5,654 PK-12 students.
- Most grade levels are shrinking in size as cohorts move through the system **– limitation to student growth**
  - With limited cohort growth, the continued downward trend in total enrollment is likely to continue.
- Graduating senior classes remain larger than incoming kindergarten classes **– limitation to student growth**
  - Enrolling larger senior classes than Kdg classes contributes to a long-term imbalance in student replacement rates.
- Live births in Johnson and Miami County have declined **– limitation to student growth**
  - With a decreasing live birth rate, the number of young children (under age 5) entering the school pipeline has decreased.
  - The market share of Kdg students was the lowest experienced this year with 4.6%; future enrollment increases will rely more on market share capture than population-driven growth.
- The district experienced a net loss from migration patterns this year **– limitation to student growth**
  - Lower in-migration at the elementary and middle school levels has contributed more to the net enrollment decline than increased out-migration.

Conclusion of Section:

- **Ongoing, data-driven monitoring is essential.** RSP actively tracks more than **300 planning areas** using integrated demographic, housing, and enrollment datasets to provide timely insights and support informed forecasting and decision-making
- **Student growth is uneven across the district.** The highest concentrations of student density are occurring southeast of Moonlight Rd and Santa Fe Street, where proximity and turnover generate higher student yield rates. At the same time, several established neighborhoods are experiencing stabilization or decline, highlighting shifting population patterns across the district.
- **Open enrollment trends remain as an enrollment lever to monitor.** Even modest changes in open enrollment policy or participation can materially influence enrollment outcomes – this student population has increased to 88 students this year.
- **This year marks the most significant enrollment decline since 2020/21**, driven by graduating classes that remain larger than incoming kindergarten cohorts and continued weakness in neighborhood student generation.

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Development and Growth Trends

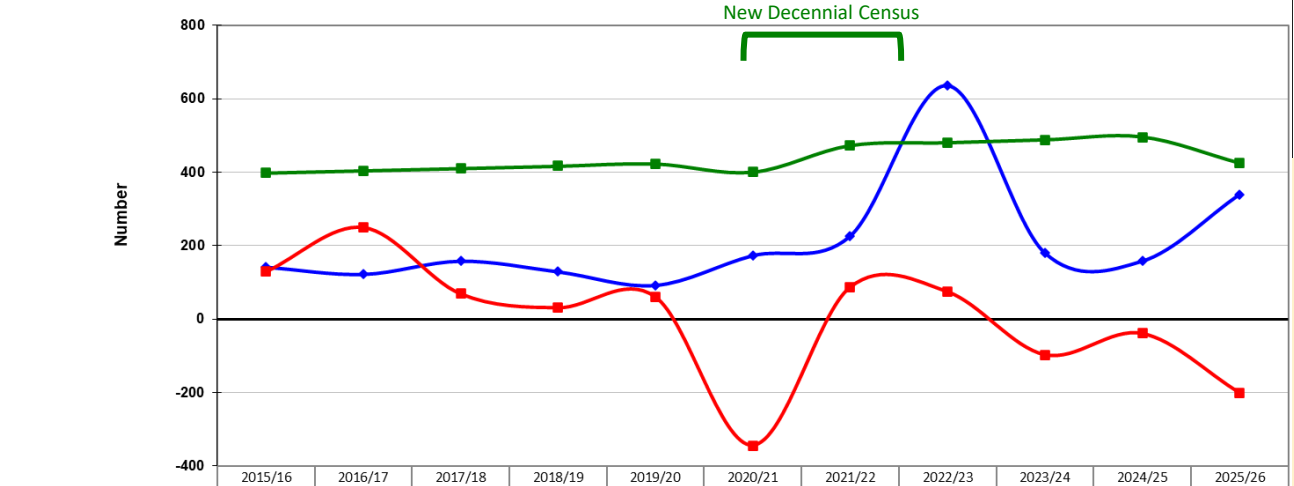
Population, Development, & Enrollment

Student Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

Population, Development, & Enrollment



	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Certificate Occupancy	142	122	158	129	92	173	226	637	181	158	340
Enrollment Change (PK-12)	129	250	69	31	61	-344	87	75	-97	-39	-201
Population Change	399	405	411	417	423	401	472	480	488	496	426

Source: Johnson and Miami County, Gardner Edgerton USD 231, and US Census

Main Takeaway: This graphic illustrates the disconnect between population growth, housing activity, and student enrollment. While population and residential development continue to increase, these trends **have not translated into student growth**, reinforcing that current development patterns and demographic shifts are limiting enrollment recovery

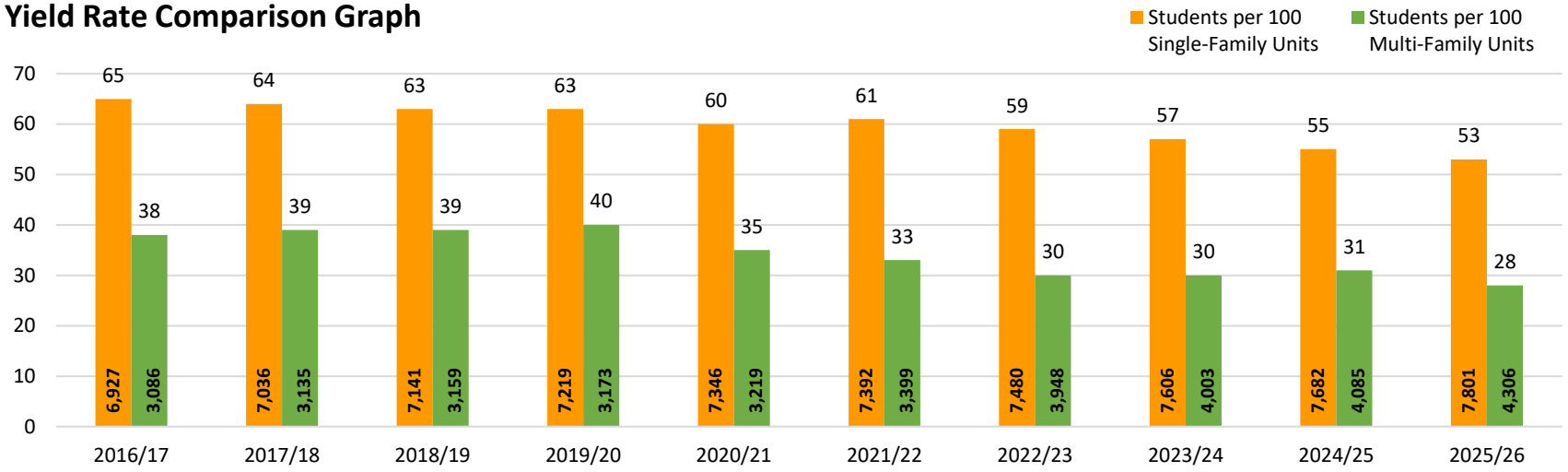
Observations:

- **BLUE LINE:** Residential construction has averaged about **150-200 units per year**, with notable spikes in **2022/23 and 2025/26**.
  - These spikes are largely driven by the completion of **large multi-family developments**, which add many units within a short timeframe rather than steady year-over-year growth
- **GREEN LINE:** Census data indicates **continued population growth averaging more than 450 residents per year**
  - Population estimates reflect longer-term trends, and **new decennial census updates can create visible year-to-year adjustments** in the data.
- **RED LINE:** Student enrollment has **trended downward despite population and housing growth**.
  - The **2025/26 enrollment decline mirrors the magnitude of loss seen in 2020/21**, highlighting the severity of the most recent decrease.

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K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph



Source: Johnson and Miami County, Gardner Edgerton USD 231, and RSP
Note: Number in columns illustrate the total number of units of that type at the start of the year

Observations

- Bar graph shows the number of students per 100 units by year and by housing unit type (single-family or multi-family)
- District sees on average 60 K-12 students per 100 single-family households (7,801 total SF units)
  - The yield rate for single-family units has been decreasing over time; 2025/26 yielded 53 students per 100 SF units
- District sees on average 34 K-12 students per 100 multi-family households (4,306 total MF units)
  - The yield rate for multi-family units has been decreasing over time; 2025/26 yielded 28 students per 100 MF units
- Adding new housing inventory can impact the yield rates:
  - There were **874 single-family** homes built from 2016 to 2025
  - There were **1,220 multi-family homes** built from 2016 to 2025

Main Takeaway: While housing construction has increased, the number of students generated per unit has declined. A return to stronger subdivision yield and neighborhood re-greening will be critical to improving long-term enrollment outcomes.

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SF Yield Rate by Elementary Boundary

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

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	*Units built in Time Frame*	*Total Units (2025)*
Edgerton Elementary School	51	53	53	52	46	42	42	41	42	37	45.9	*54*	*892*
Gardner Elementary School	58	58	58	63	59	59	57	56	54	52	57.4	*129*	*1,001*
Grand Star Elementary School	67	68	65	61	59	58	54	52	52	49	58.5	*79*	*830*
Madison Elementary School	61	61	60	62	63	64	62	58	55	53	59.9	*477*	*2,403*
Moonlight Elementary School	83	79	75	73	66	61	62	55	55	54	66.3	*0*	*428*
Nike Elementary School	66	62	62	62	57	60	61	60	58	55	60.3	*131*	*1,313*
Sunflower Elementary School	78	77	77	76	72	74	74	73	71	66	73.8	*4*	*934*
District (K-12):	65.0	64.0	63.0	63.0	60.0	61.0	59.0	57.0	55.0	53.0	60	*874*	*7,801*

Source: Johnson & Miami County, Gardner Edgerton USD 231, 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: The table illustrates the number of students generated per 100 single-family housing units by elementary boundary over time, highlighting differences in yield rates across neighborhoods and trends over the past decade.

- District-wide, the average SF student yield has declined from the mid-60s to approximately 53 students per 100 units, despite continued single-family housing construction.
  - This trend indicates that new and existing housing is producing fewer school-aged children than in prior years, reflecting broader demographic shifts.
- Student yield rates vary significantly by boundary, underscoring that housing alone does not generate uniform enrollment growth:
  - Sunflower ES currently has the highest 2025/26 SF yield rate (66 students per 100 units), though this represents a decline from earlier years. The declining trend at Sunflower suggests limited turnover in existing housing and fewer new families with children, rather than reduced housing supply.
  - Edgerton ES has the lowest 2025/26 SF yield rate (37 students per 100 units). Recent residential development in this boundary has not yet translated into higher student yields
- New housing inventory continues to influence yield dynamics, but does not guarantee enrollment growth:
  - **874 single-family homes were built district-wide from 2016-2025**, including 199 units in 2025 within the Edgerton and Madison elementary boundaries, yet overall yield rates continued to decline.

Main Takeaway: Despite sustained SF housing growth, student yield rates have declined, indicating that new housing is generating fewer students per unit than in the past. This trend represents a structural limitation to enrollment growth and reinforces the need to evaluate housing type, neighborhood turnover, and demographic composition—not just unit production—when forecasting enrollment.

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MF Yield Rate by Elementary Boundary

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

Students per 100 Multi-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	*Units built in Time Frame*	*Total Units (2025)*
Edgerton Elementary School	40	53	33	50	52	50	52	40	40	42	45.2	*2*	*60*
Gardner Elementary School	53	50	49	47	41	31	30	30	29	24	38.4	*278*	*870*
Grand Star Elementary School	43	46	43	41	39	42	45	43	41	44	42.7	*36*	*486*
Madison Elementary School	41	36	34	32	29	28	25	28	47	48	34.8	*67*	*183*
Moonlight Elementary School	31	32	35	36	31	32	35	35	34	33	33.4	*111*	*1,473*
Nike Elementary School	30	34	34	37	36	29	13	15	18	13	25.9	*726*	*1,130*
Sunflower Elementary School	59	55	53	56	46	35	40	32	38	43	45.7	*0*	*104*
District (K-12):	38.0	39.0	39.0	40.0	35.0	33.0	30.0	30.0	31.0	28.0	34.3	*1,220*	*4,306*

Source: Johnson & Miami County, Gardner Edgerton USD 231, and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

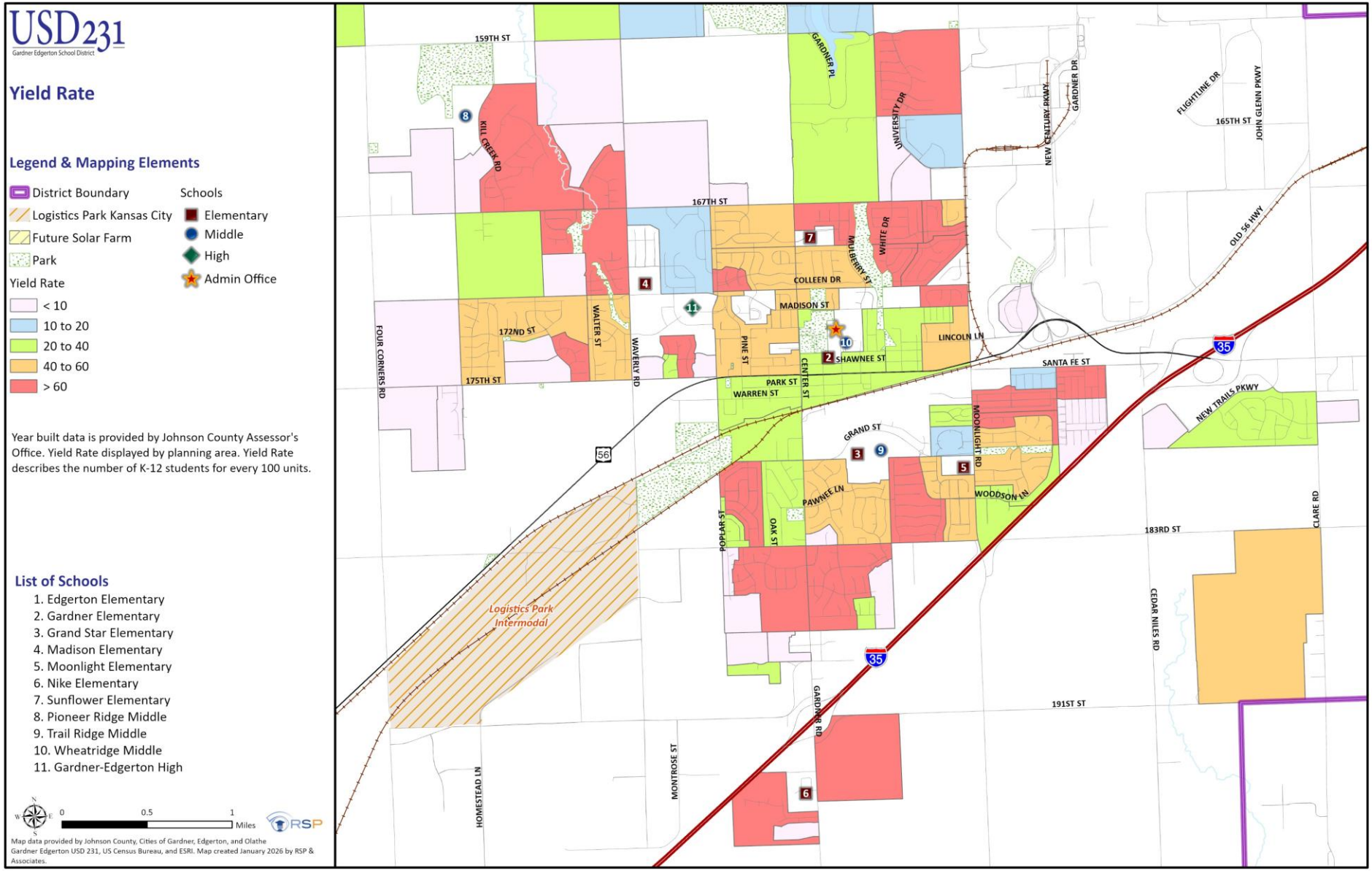
Observations: The table illustrates the number of students generated per 100 multi-family (MF) housing units by elementary boundary over time, highlighting significant variation in yield rates across neighborhoods and changes over the past decade.

- District-wide, the average MF student yield has declined to approximately 34 students per 100 units, despite substantial growth in multi-family housing inventory.
  - This trend indicates that new multi-family development is producing fewer students per unit than in prior years, reinforcing demographic shifts toward smaller households and non-student generating populations.
- Multi-family student yield rates vary widely by boundary, demonstrating that MF housing does not produce consistent outcomes:
  - Madison ES has the highest 2025/26 MF yield rate (48 students per 100 units). This increase aligns with recent development activity (67 units) and suggests that newer MF projects in this boundary are attracting more families with children.
  - Nike Elementary has the lowest 2025/26 MF yield rate (13 students per 100 units), despite experiencing the most multi-family development. Over 700 MF units have been built in the Nike boundary, including **221 units in 2025 alone**.
- Recent multi-family construction has not reversed declining yield trends:
  - **1,220 multi-family units were built district-wide from 2016-2025**, yet average MF yield continued to fall.
  - This reinforces that unit count alone does not drive enrollment growth; housing type, affordability, and household composition are critical determinants of student yield.

Main Takeaway: Despite sustained MF housing growth, student yield rates have declined, indicating that new housing is generating fewer students per unit than in the past. This trend represents a structural limitation to enrollment growth and reinforces the need to evaluate housing type, neighborhood turnover, and demographic composition—not just unit production—when forecasting enrollment.

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City of Gardner: Student Yield Rate Map

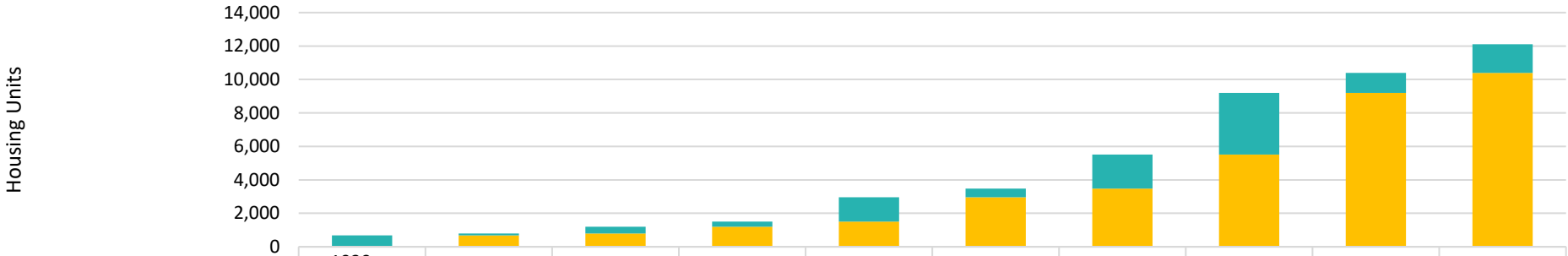


Main Takeaway: Understanding yield rates is crucial to projection accuracy; red areas are seeing a higher yield rate while blue areas are seeing a lower yield rate.

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Residential Inventory Outlook

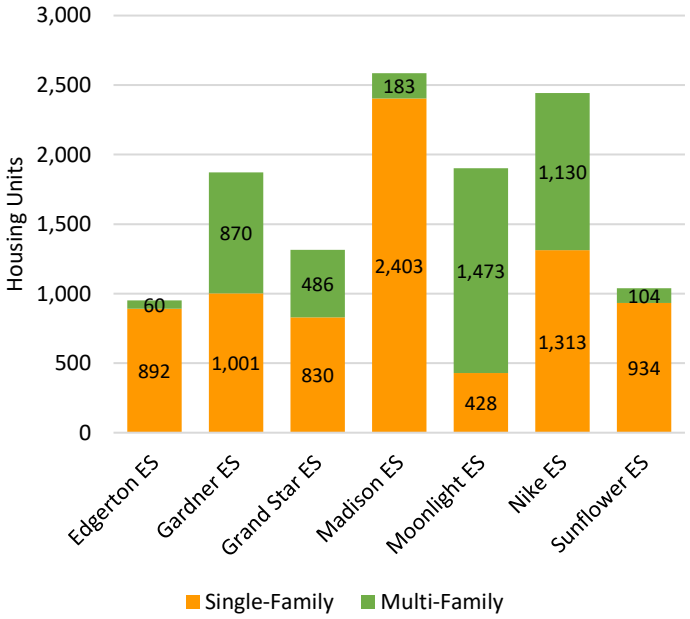
New V.S. Existing Units by Decade Built (All Types)



	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2025
Number of Units in Time Period	679	108	419	303	1,445	520	2,048	3,670	1,200	1,715
Number of Units		679	787	1,206	1,509	2,954	3,474	5,522	9,192	10,392

Source: Johnson and Miami County and RSP

2025/26 Units by Type & Elementary



Source: Johnson and Miami County and RSP

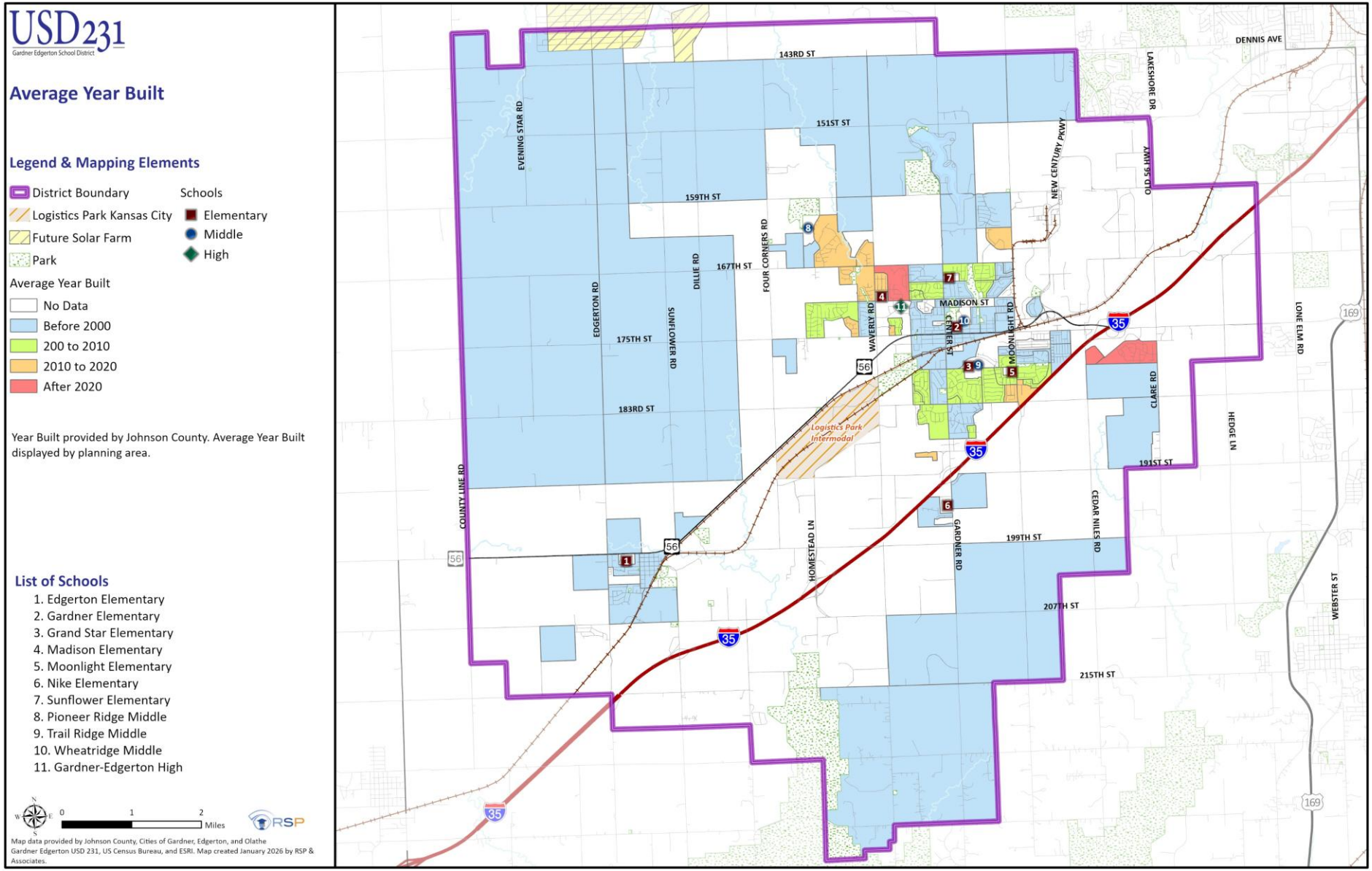
Observations

- Bar graphs illustrate the number of units built per decade and the number of current units by type that currently reside in each elementary school boundary
- The decade with the most units built was 2000 to 2009; Five years into the current decade, the District has added 1,715 units to residential inventory, surpassing unit production from the previous decade
- Madison ES has the most SF units in their boundary while Moonlight ES boundary has the most MF units in their boundary
- Development activity maintaining or increasing from the current pace AND yield rates increase is crucial for enrollment growth to occur

Main Takeaway: The boundaries that have the most units do not have the greatest yield rates. Other factors like affordability, square footage, access to amenities, etc. have a greater impact on whether new units are likely student generating.

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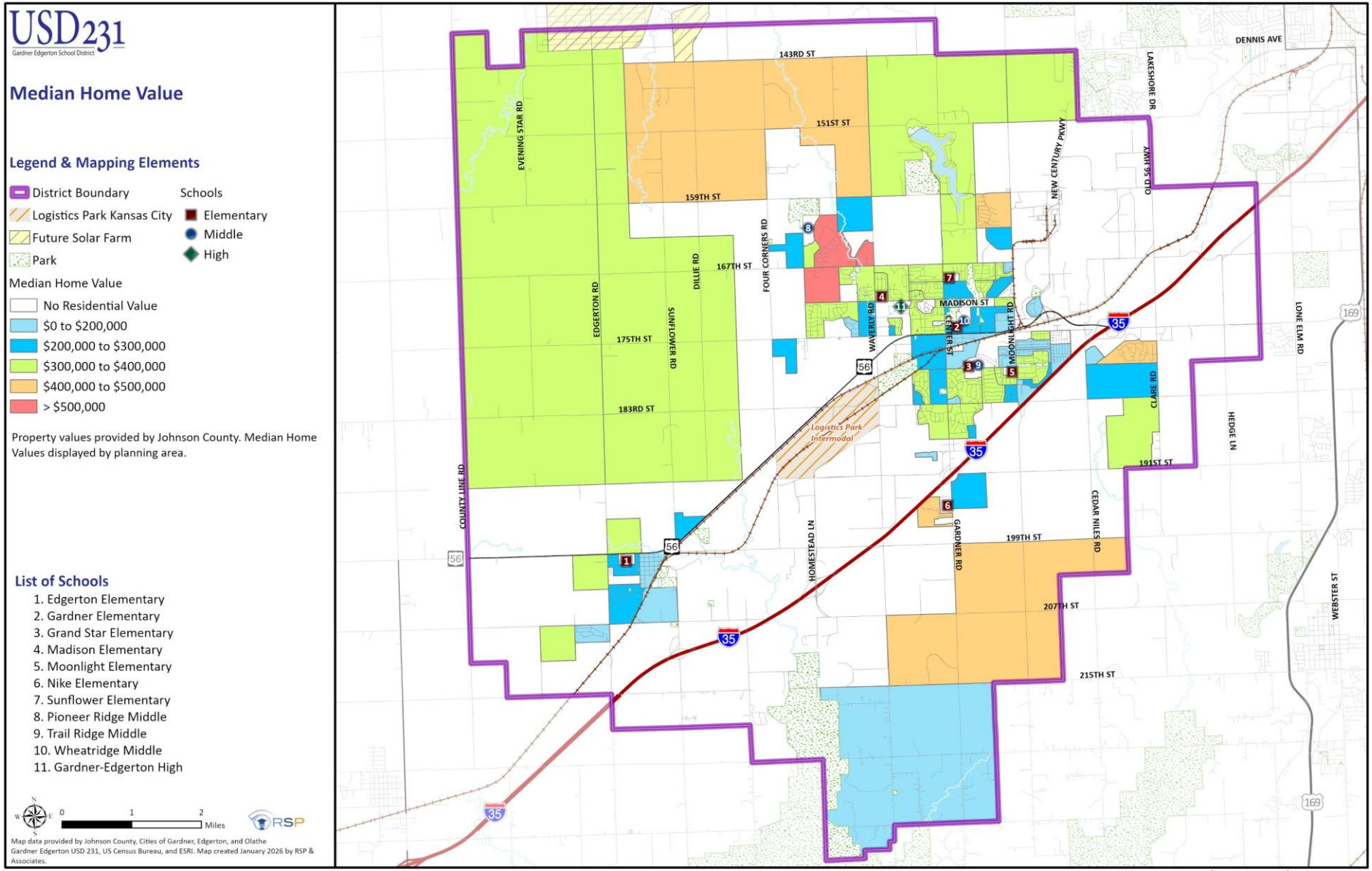
District: Average Year Built Map



Main Takeaway: On average, newest units have been built on the north or east side of City of Gardner. Actively building subdivisions will influence these values in the future.

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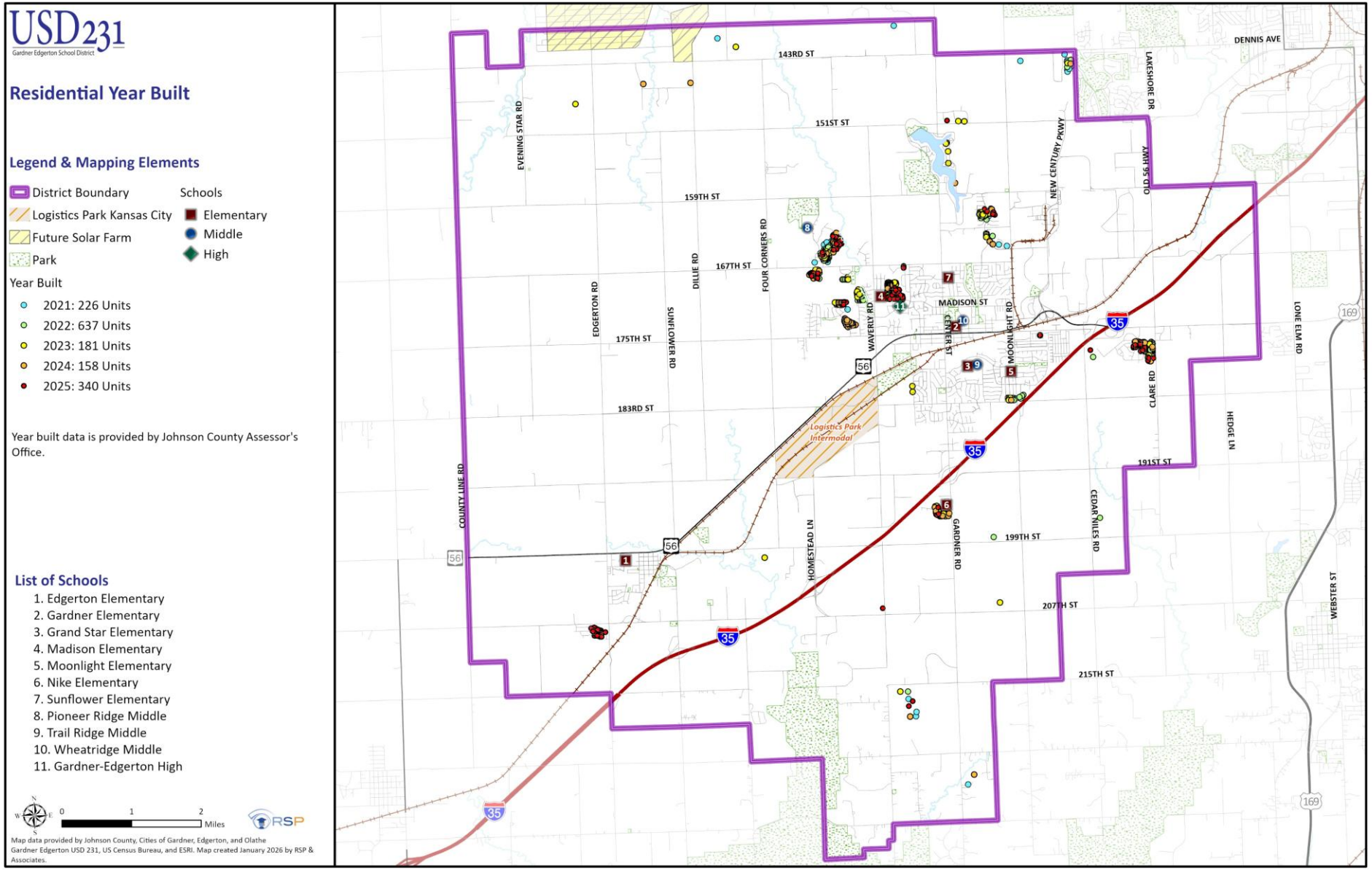
District: Median Home Value Map



Main Takeaway: Units southeast of Pioneer Ridge Middle tend to be the most expensive units in the district. Most of the district's inventory is valued at $200K to $400K.

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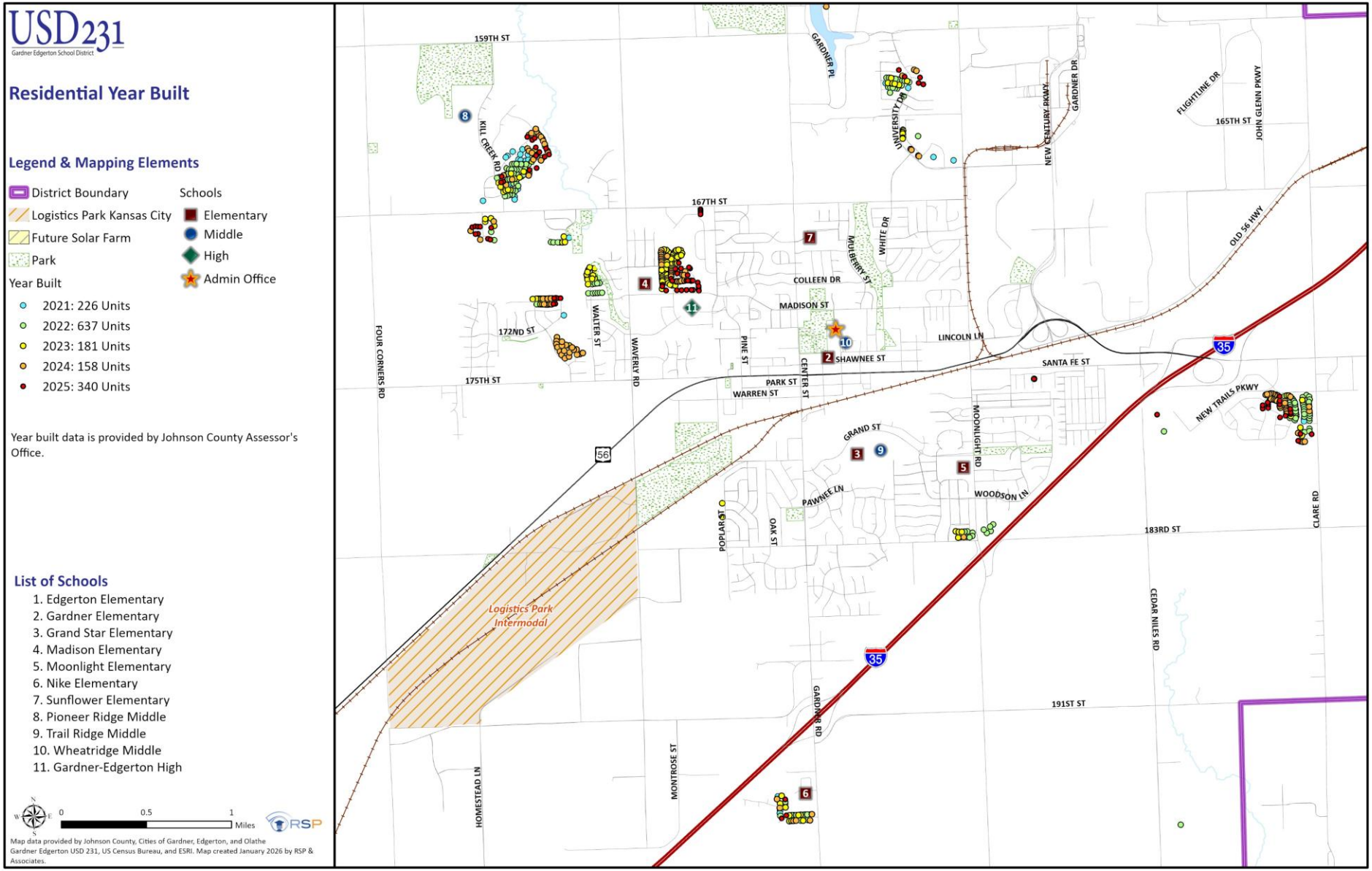
District: Recent Year Built Map



Main Takeaway: 2025 experienced an increase in unit production with over 300 units built. Edgerton's new subdivision and new multi-family growth support this increase.

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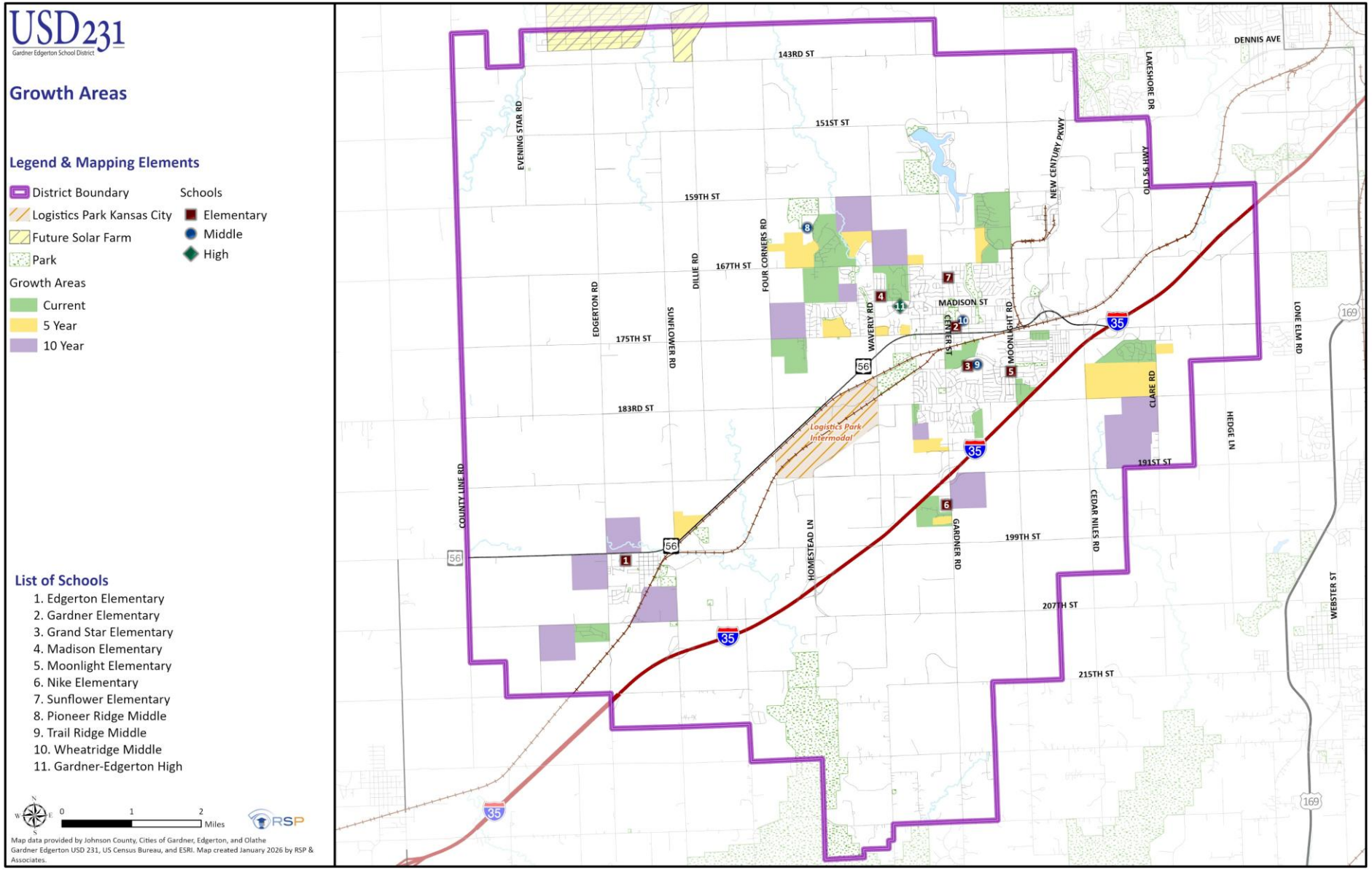
City of Gardner: Recent Year Built Map



Main Takeaway: City of Gardner has seen greater building activity in subdivisions north of the High School and southeast of I-35.

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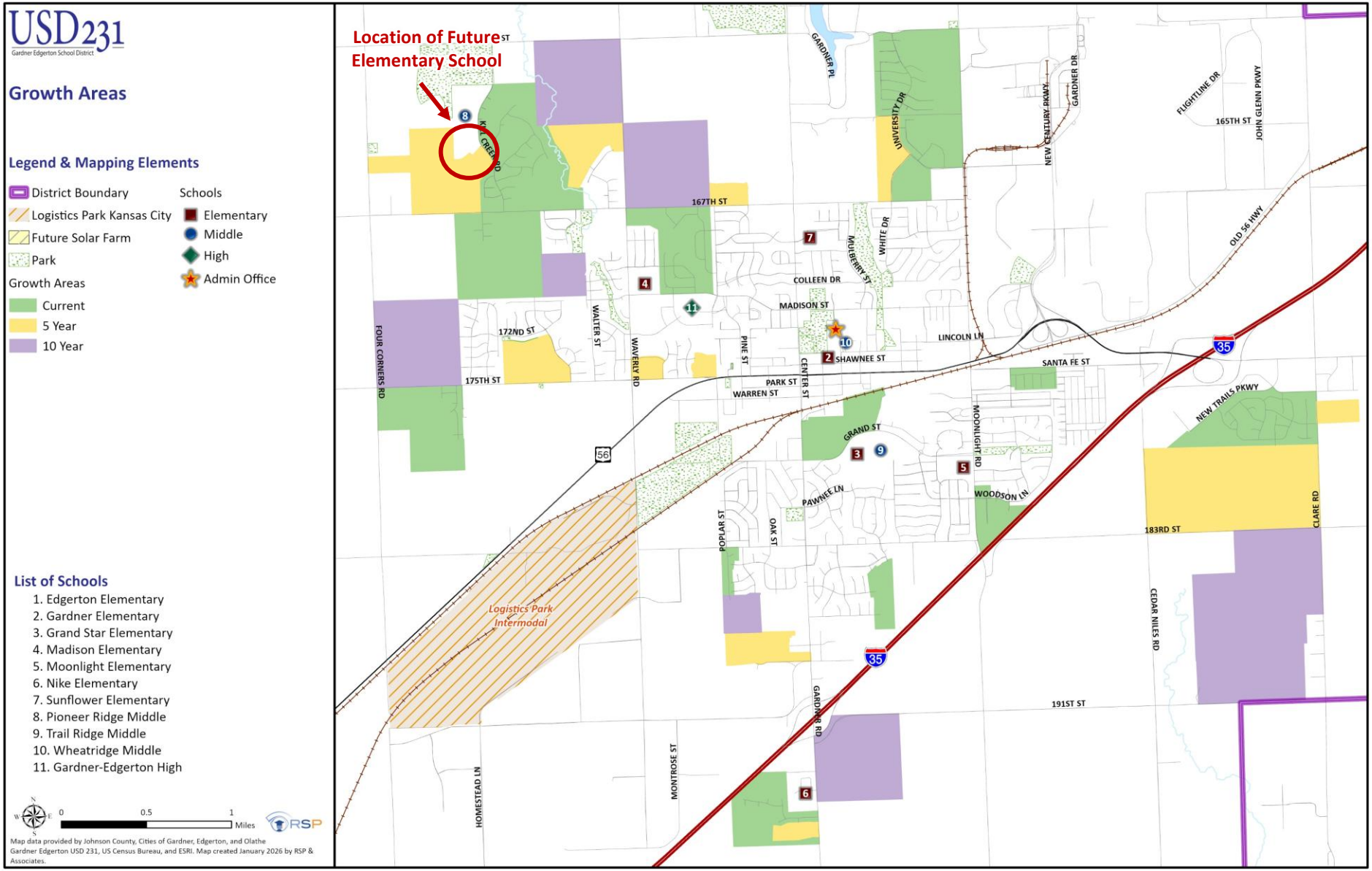
District: Growth Area Map



Main Takeaway: Growth is anticipated to continue throughout the district. Development on the southeast side of I-35 and around Edgerton has began to take off.

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City of Gardner: Growth Area Map



Main Takeaway: The future elementary school site is well-positioned near current and future growth areas that will support neighborhood boundary creation.

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Development Table

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.

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
- More than 9,300 housing units are identified as development over the next decade, representing long-term residential capacity across the district.
- Of these, approximately 2,600 units are in current or active phases, indicating near-term development pressure in select attendance areas.
- Actual annual unit delivery is constrained by market absorption and developer pace:
  - The district averages 200-300 housing units built per year, suggesting that only a portion of "current" growth areas will build out annually.
  - This means the district has multiple years of development potential already entitled, even without advancing additional growth areas.

Main Takeaway: While the district has substantial long-term residential development capacity, near-term enrollment impacts will be driven by a subset of active projects and the yield rate of those units.

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	Elementary Boundary
Tallgrass	Multi-Family	Current	305	193	Gardner Elementary
The Lakes Of Conestoga	MHP	Current	36	59	Grand Star Elementary
Moonlight Dup	Mixed-Use	Current	57	34	Moonlight Elementary
Fairfield Single Family-Town Home	Mixed-Use	Current	0	83	Nike Elementary
Prairie Trace Phase 1	Mixed-Use	Current	98	364	Nike Elementary
Dwyer Farms	Single-Family	Current	48	231	Edgerton Elementary
Copper Springs / Meadows	Single-Family	Current	196	171	Gardner Elementary
Mission Estates	Single-Family	Current	10	160	Grand Star Elementary
Cypress Creek	Single-Family	Current	112	190	Madison Elementary
Hilltop Ridge	Single-Family	Current	18	139	Madison Elementary
Horizon Point	Single-Family	Current	2	246	Madison Elementary
Lone Star Prairie	Single-Family	Current	0	187	Madison Elementary
Symphony Farms	Single-Family	Current	199	61	Madison Elementary
Aspen Creek - Mu	Single-Family	Current	0	126	Nike Elementary
Tuscan Farms (Single-Family)	Single-Family	Current	36	152	Nike Elementary
Flint Trails	Townhome	Current	0	264	Gardner Elementary
East Of Waverly Pointe Second Plat	Agriculture	5 Year	0	25	Madison Elementary
North Of Megan Valley	Agriculture	5 Year	0	100	Madison Elementary
Regency West	Agriculture	5 Year	0	196	Nike Elementary
University Park Apartments	Multi-Family	5 Year	0	606	Gardner Elementary
Enclave At Prairiebrooke	Multi-Family	5 Year	0	31	Madison Elementary
Residences At Waverly Plaza	Multi-Family	5 Year	0	144	Madison Elementary
Clare Crossing	Multi-Family	5 Year	0	212	Nike Elementary
Horizontal Trails Apartments, Phase 2	Multi-Family	5 Year	0	300	Nike Elementary
Tuscan Farms (Apartments/Townhomes)	Multi-Family	5 Year	0	149	Nike Elementary
Project Dynamite	Mixed-Use	5 Year	1	289	Edgerton Elementary
Four Corners Mixed Use	Mixed-Use	5 Year	2	380	Madison Elementary
West Of Symphony Farms	Rural	5 Year	1	50	Madison Elementary
South Of Prairie Trace Phase 1	Rural	5 Year	3	238	Nike Elementary
Magnolia Fields	Townhome	5 Year	0	120	Madison Elementary
Prairiefire Crossing	Townhome	5 Year	0	124	Madison Elementary
North Of W 167Th St	Agriculture	10 Year	0	120	Madison Elementary
West Of Stonebrooke Place	Agriculture	10 Year	0	90	Madison Elementary
191St St & W 8Th St	Rural	10 Year	1	350	Edgerton Elementary
Agricultural Land South Of Martin Creek Pa	Rural	10 Year	1	300	Edgerton Elementary
West Of Dwyer Farms	Rural	10 Year	2	350	Edgerton Elementary
Four Corners Rd & 175th St	Rural	10 Year	0	350	Madison Elementary
North Of Megan Valley - Long Term	Rural	10 Year	2	360	Madison Elementary
Hwy 56 & 8Th St	Single-Family	10 Year	4	400	Edgerton Elementary
Clare Rd & W 183Rd	Single-Family	10 Year	4	1000	Nike Elementary
Gardner Rd & Hwy 35	Single-Family	10 Year	3	350	Nike Elementary
South Of Fairfield	Townhome	10 Year	0	88	Nike Elementary
Current Growth Area Potential:			1,117	2,660	
5-Year Growth Area Potential:			7	2,964	
10-Year Growth Area Potential:			17	3,758	
Total Growth Area Potential:			**1,141**	**9,382**	

Source: Cities of Gardner and Edgerton, Miami and Johnson Counties, and RSP

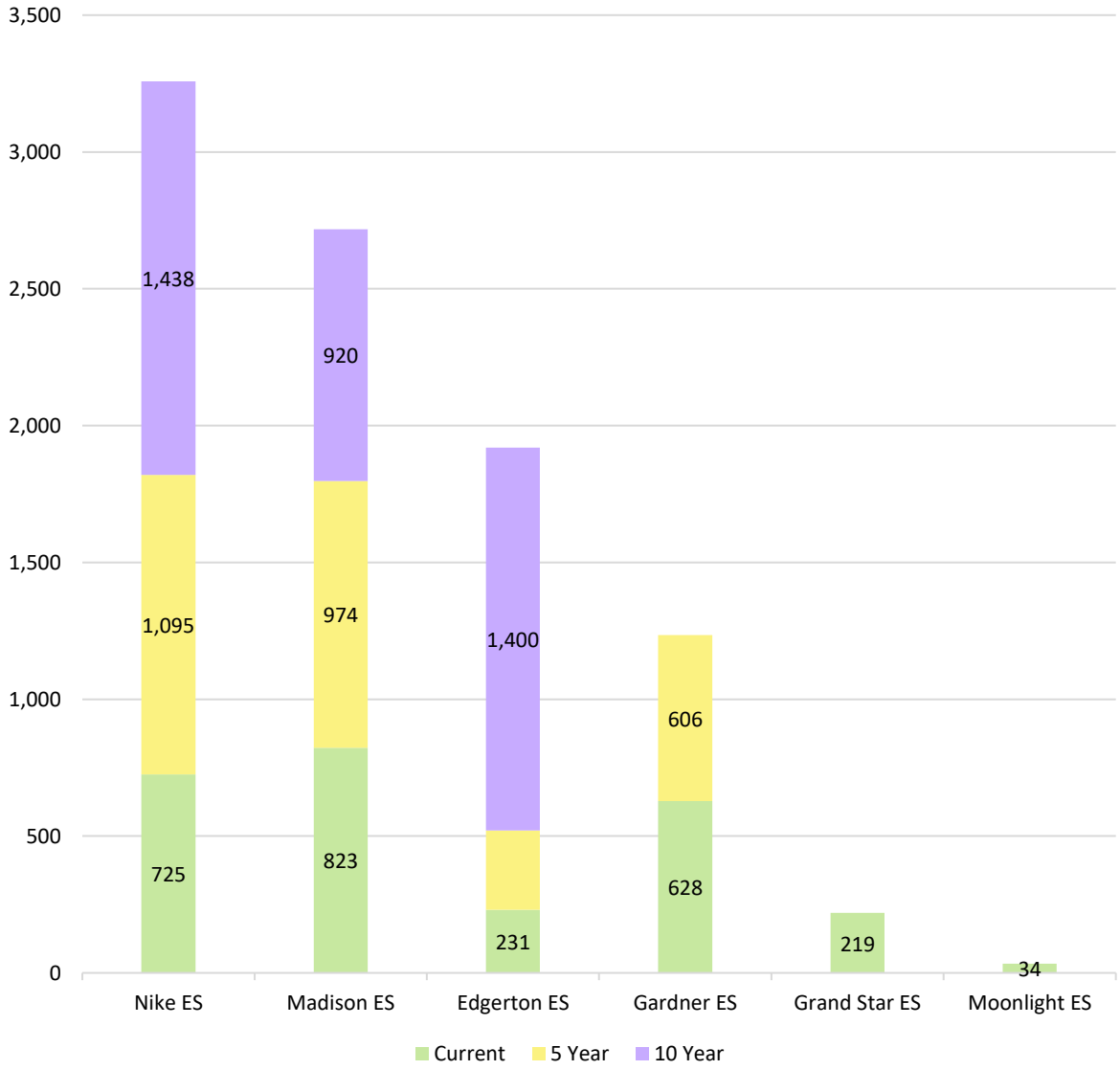
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Potential Unit Analysis

Observations:

- Nike, Madison, and Edgerton Elementary boundaries contain the largest share of future housing potential over the next 5-10 years.
- Nike Elementary has the most potential units, but has recently experienced decreasing yield rates which limits the impact development could have on enrollment trends.
- Most near-term development is concentrated in a few attendance areas, while other boundaries show limited or minimal growth potential.
- Not all identified units will be built, and development will occur gradually over time based on market conditions.
- Future housing growth does not guarantee proportional enrollment growth, as student yield rates vary by location and housing type.
- Ongoing monitoring of development activity is important, as growth patterns and timing can change.

Potential Units by Elementary Boundary and Development Phase



Source: Cities of Gardner and Edgerton, Miami and Johnson Counties, and RSP

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Regional Project Spotlight

City of Gardner

- Economic development is noted by the city as a top priority
- Strategically positioned near major economic drivers, including:
  - **BNSF Logistics Park**
  - **Kansas City Chiefs Training Facility**
  - **Panasonic Facility**
- Transportation investments are underway
  - **KDOT I-35 / US-56 (Connect56) interchange study** to improve safety, traffic flow, and regional access
  - **175th Street widening (I-35 to Clare Road)** and additional corridor improvements to support future commercial and residential growth
- West 175th Street corridor
  - Well-positioned for **commercial and mixed-use development**
  - Existing utilities and high visibility support retail, office, and service uses serving nearby neighborhoods and logistics-related employment

City of Edgerton

- **Logistics Park Kansas City**
  - Functions as a **major regional industrial and distribution hub**
  - Mix of build-to-suit and speculative development continues to attract employers
- **Supporting commercial growth**
  - Projects such as **On the Go Travel Center** and **Edgerton Crossing**
  - Includes fuel, dining, hotel, and conference facilities serving logistics employees, residents, and regional travelers

Sources:
https://gardnerannualreport.com/economic-development/
https://www.ksdot.gov/projects/northeast-kansas-projects/gardner-i-35-u-s-56-interchange-improvements
https://www.logisticsparkkc.com/
https://elevateedgerton.com/celebrating-10-years-of-intermodal-success-at-logistics-park-kansas-city/
https://edgertonks.org/wp-content/uploads/Envision-Edgerton-2050-Comprehensive-Plan-Final-04-11-2024-reducedsizepdf.pdf

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Part 2 Conclusions

Main Takeaway Observations:

- The general population within the district boundaries is gradually increasing **– indicator of enrollment growth**
  - With an average growth of about 450 residents per year, this trends support a maintaining student population over time.
- Single-family student yield rates have been steadily decreasing over the past decade **– limitation to enrollment growth**
  - Decreasing and stable yield rates limit the ability of new housing development to offset overall enrollment decline.
  - Tracking the type and location of development is critical, as student yield rates vary widely between housing product types and across neighborhoods.
- Building activity has increased slightly, with more multi-family housing units the past two years **– indicator of enrollment growth**
  - An uptick of housing is a positive variable, but not enough to significantly shift enrollment projections.
  - In 2025, there were 119 single-family and 221 multi-family units built
- Outlook of residential growth is positive with over 2,600 potential units in current phases **– indicator of enrollment growth**
  - Enrollment impacts from developments are monitored closely with variables like type of unit, number of bedrooms, affordability, historic yield rate, proximity to schools, etc.

Conclusion of Section:

- With lower yield rates, new residential development has a more limited impact on student enrollment than in previous decades, reinforcing the need for a conservative growth model in planning.
- Monitoring local economic factors is key to understanding how the next decade of residential growth may unfold:
  - Construction costs have more than doubled (100%+) since August 2020, as of February 2022.
  - Rising home values may slow the life cycle of new single-family subdivisions, delaying occupancy and student generation.
  - Infrastructure availability (roads, utilities, school proximity) and affordability of housing products remain critical in determining where and how fast new development occurs.
- National-level influences (economic shifts during the 2025 election year) could affect development pace and, in turn, enrollment outlook. Additionally, natural disasters across the country (e.g., hurricanes, wildfires) have begun to affect building supply chains and cost structures, which may slow down or limit residential development in the region.
- While development activity is increasing, **it has not yet reached a level sufficient to counter current enrollment declines driven by broader demographic trends.**

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Student Projections

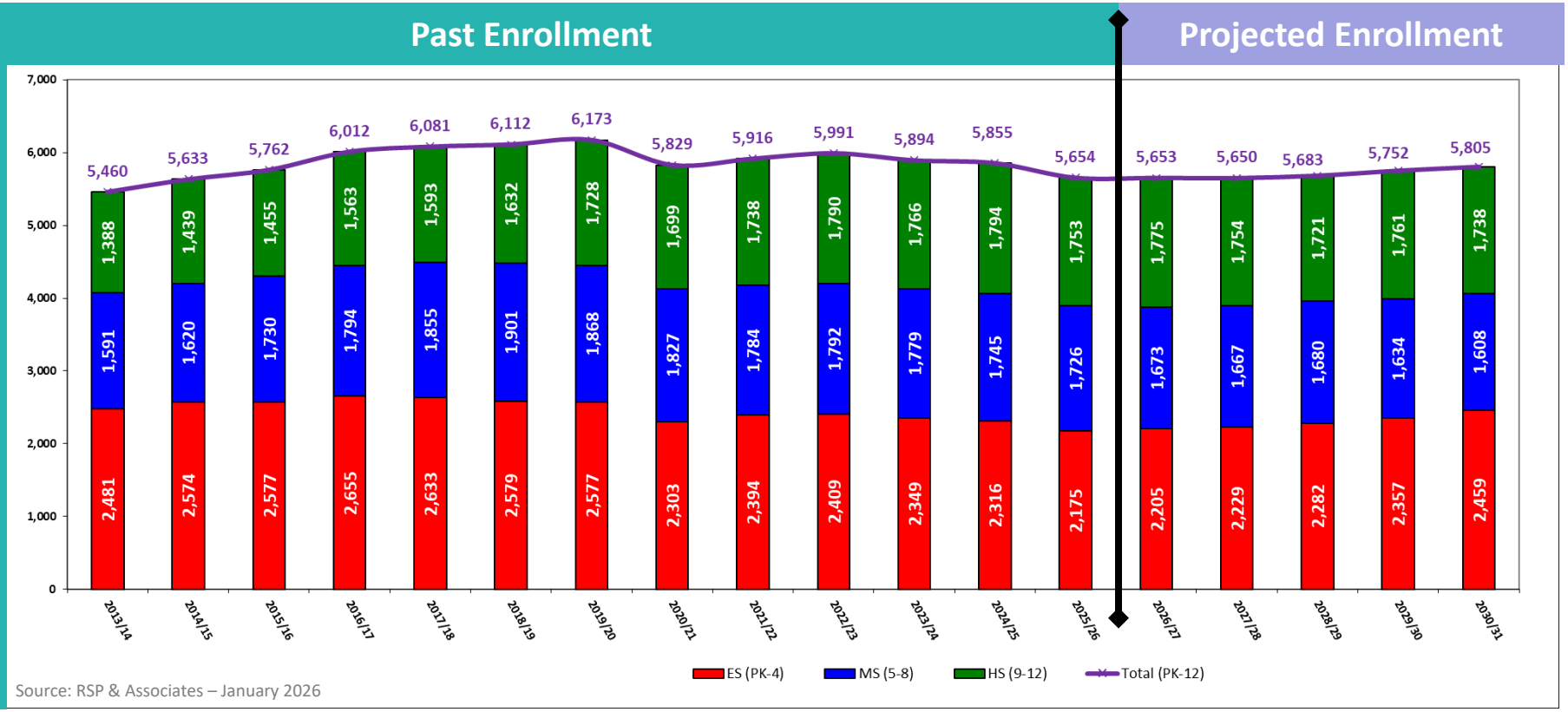
Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

Past, Current, & Future Enrollment

Market Forecast



Source: RSP & Associates – January 2026

Observations:

- Enrollment is forecasted to stabilize in the first part of the projection time period and then start to increase in years 3 to 5
  - ↑ **Elementary** enrollment is forecasted to increase to total 2,459 students by 2030/31 (+284 students, +13%)
  - ↓ **Middle School** enrollment is forecasted to decrease to total 1,608 students by 2030/31 (-118 students, -6.8%)
  - ↓ **High School** enrollment is forecasted to decrease to total 1,738 students by 2030/31 (-15 students, -0.86%)
- Recent enrollment losses are strongly tied to the **pause in residential development and higher interest rates**, which slowed subdivision turnover and delayed student generation. While new housing units are beginning to increase, enrollment recovery will lag construction activity, as student yield builds gradually over multiple years.
- The current year's enrollment loss is notable and resulted in the projection outlook being more limited than in past reports.

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Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

Projection Notes and Clarifications

Past Enrollment and Projected Enrollment is shown one way:

1. **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending

Capacity

- Provided by District administration and is the Desirable Educational Capacity (DEC) to ensure the appropriate space is available for the various student programming needs.
- Color coded to show if a building is:
  - Greater than 50 students from the DEC **(green)**
  - Less than 50 students from DEC **(yellow) – watch area**
  - Beyond the DEC **(pale red)**
- Capacity should be annually examined to ensure appropriate education space is available

Other Items

- Enrollment Grade Configuration in Student Forecast Model (PK-4, 5-8, 9-12)
- Out of District and Open Enrollment 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

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Projections by Elementary Building (Attend)

Market Forecast

ELEMENTARY SCHOOL (PK-4)	Desirable Educational Capacity	Past Attend			Attend Projections					Attend 5-Yr Change
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Edgerton Elementary School	330	146	134	126	150	144	167	170	186	60
Gardner Elementary School	418	321	304	266	278	280	280	295	312	46
Grand Star Elementary School	528	352	379	338	359	365	359	364	376	38
Madison Elementary School	594	523	522	507	494	508	529	539	581	74
Moonlight Elementary School	528	331	320	336	305	291	291	286	285	-51
Nike Elementary School	462	365	365	351	361	387	403	438	454	103
Sunflower Elementary School	396	311	292	251	258	254	253	265	265	14
Elementary Total	**3,256**	**2,349**	**2,316**	**2,175**	**2,205**	**2,229**	**2,282**	**2,357**	**2,459**	284

MIDDLE SCHOOL (5-8)	Desirable Educational Capacity	Past Attend			Attend Projections					Attend 5-Yr Change
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Pioneer Ridge Middle School	925	570	548	559	538	524	504	521	504	-55
Trail Ridge Middle School	925	684	681	684	679	678	694	666	675	-9
Wheatridge Middle School	1,075	525	516	483	456	465	482	447	429	-54
Middle School Total	**2,925**	**1,779**	**1,745**	**1,726**	**1,673**	**1,667**	**1,680**	**1,634**	**1,608**	-118

HIGH SCHOOL (9-12)	Desirable Educational Capacity	Past Attend			Attend Projections					Attend 5-Yr Change
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Gardner Edgerton High School	2,150	1,766	1,794	1,753	1,775	1,754	1,721	1,761	1,738	-15
High School Total	**2,150**	**1,766**	**1,794**	**1,753**	**1,775**	**1,754**	**1,721**	**1,761**	**1,738**	-15

DISTRICT TOTALS (PK-12)	Desirable Educational Capacity	Past Attend			Attend Projections					Attend 5-Yr Change
		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
District Totals	**8,331**	**5,894**	**5,855**	**5,654**	**5,653**	**5,650**	**5,683**	**5,752**	**5,805**	151
Percent Change			-0.7%	-3.4%	0.0%	-0.1%	0.6%	1.2%	0.9%	2.7%
Actual Change			-39	-201	-1	-3	33	69	53	151

Source: RSP & Associates, LLC - January 2026

> 50 Capacity Available

< 50 Capacity Available

Beyond Capacity

Observations:

The projection table reflects how the location of **special programming** impacts enrollment at each school in the district.

All schools remain **under their Desirable Education Capacity** throughout the next five years.

By 2030/31, **Gardner, Madison, and Nike** Elementary become within 50 students of the **Desired Educational Capacity**.

Main Takeaway: Projected enrollment growth can be accommodated within existing facilities, but continued monitoring of elementary building utilization—particularly at Gardner, Madison, and Nike—will be essential as program placement and bond-related facility changes reshape attendance patterns across the district.

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Disclaimer. This is a projected outlook based on the information examined in this analysis. All past student data is exported from the district student database. The student database export may not always align with the Official Counts (Statistically 99% greater match by grade).

Part 3 Conclusions

Main Takeaway Observations:

- Elementary enrollment is the **primary driver of future growth**, increasing to **approximately 2,459 students by 2030/31** (+284 students, +13%), as newer housing activity begins to generate students and larger cohorts move through early grades.
  - Enrollment growth is uneven across elementary buildings, with stronger increases projected at **Gardner, Madison, and Nike elementary schools.**
  - Moonlight Elementary is projected to experience a **net decline** over the forecast period, suggesting that enrollment shifts are more related to program placement and boundary dynamics than overall district growth alone.
- Middle school enrollment is projected **to decline to about 1,608 students by 2030/31** (-118 students, -6.8%), reflecting smaller elementary cohorts moving forward and limited replacement from incoming grades.
- High school enrollment remains relatively stable, **decreasing slightly to 1,738 students by 2030/31** (-15 students), indicating that most recent enrollment losses are already embedded in the pipeline.

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

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Next Steps

Moving Forward

Next Steps

Key Considerations

Boundary Process Next Steps

Process kicks off with Board Workshop on April 27, 2026.

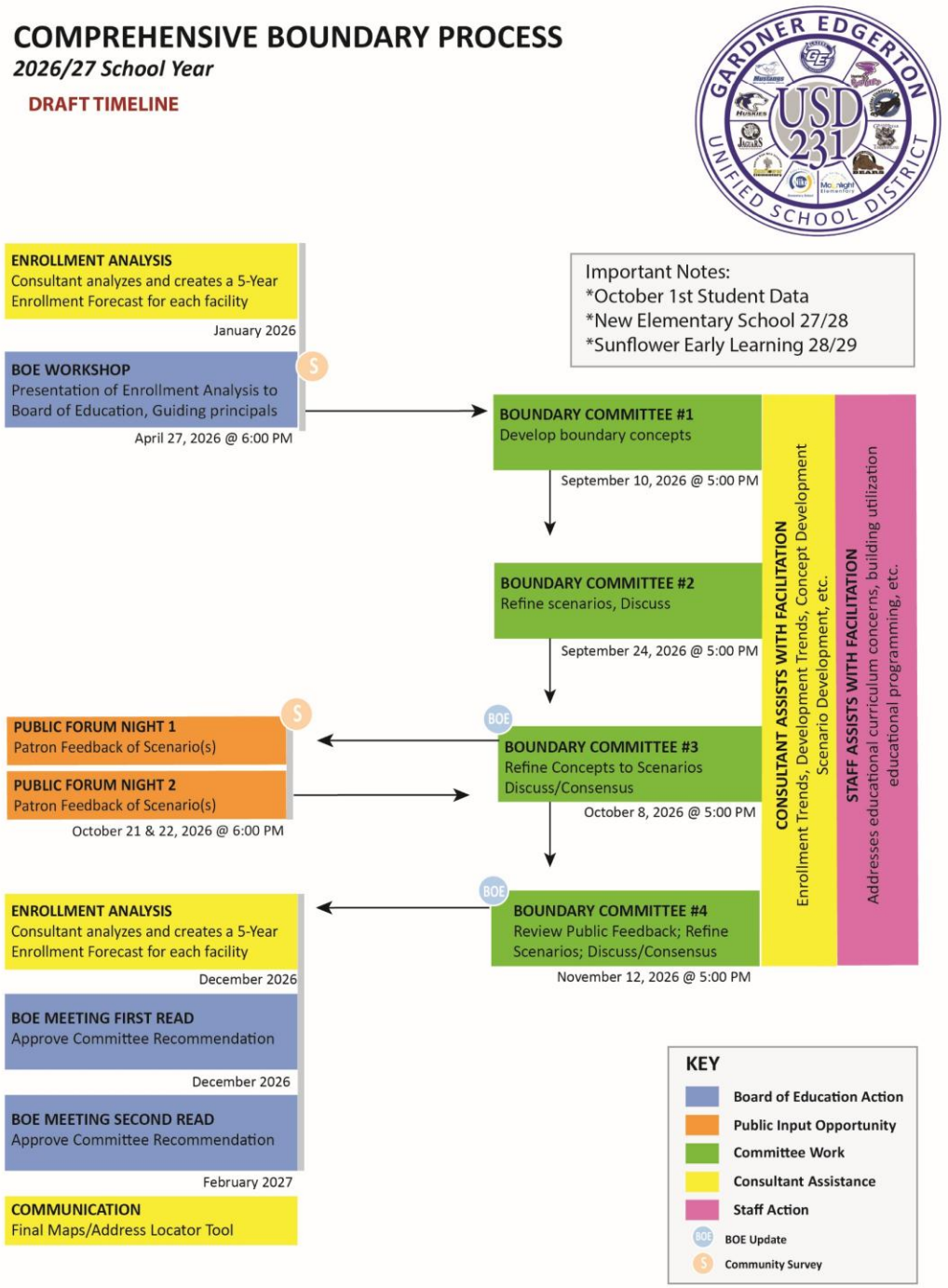
Process will focus on Elementary boundaries and alignment with 2026 Bond Projects:

- Opening of a new Elementary School (2027/28)
- Repurposing Sunflower building from an Elementary School to an early childhood center (2028/29)

Process includes collaboration throughout the entire community:

- **Blue Boxes** = Board of Education Guidance
- **Green Boxes** = Committee Work
- **Orange Boxes** = Community Engagement
- **Yellow Boxes** = RSP Assistance
- **Pink Box** = Administration Assistance

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Report Conclusion



Review and Update Enrollment Outlook:

- ❑ Multiple community and demographic factors are currently limiting near-term enrollment growth.
- ❑ Annual monitoring of enrollment drivers will remain essential to understand shifts from prior growth assumptions.
- ❑ Over the next five years, enrollment growth is projected at the elementary level, with continued softening at middle and high school grades.

ACTION: Review the enrollment outlook annually, beginning with the **2026/27 school year**, and continue evaluating variables that remain in flux.



Integrate Results with Facility Planning Efforts:

- ❑ The enrollment outlook provides a foundational input for the district's next phase of facility planning.
- ❑ As new elementary capacity comes online and attendance boundaries are evaluated, aligning enrollment distribution with building capacity will be critical.
- ❑ Proactive balancing of students across facilities positions the district for long-term operational and financial stability.

ACTION: Utilize enrollment findings to support the boundary committee's deeper analysis and inform potential boundary recommendations.



Key Variables to Monitor

- ❑ Live birth trends and the district's share of kindergarten enrollment.
- ❑ Student yield rates as new neighborhoods build out and existing areas re-green.
- ❑ In-migration patterns and competitive dynamics with surrounding districts.

ACTION: Expand community outreach and information transparency to prepare stakeholders for potential enrollment and boundary changes.

Overall Takeaway: Strategic, data-informed planning—paired with clear communication—will be essential to navigating enrollment stabilization while positioning the district for future growth opportunities.

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Appendix

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Demographic Summary



Population

Percent Change of Annual Rate

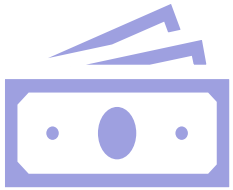
2000 to 2010: 5.90%
2010 to 2020: 1.49%
2020 to 2025: 1.58%
2025 to 2030: 0.50%



Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: 5.84%
2010 to 2020: 1.00%
2020 to 2025: 1.91%
2025 to 2030: 0.75%



Income

Median Household Income Forecasted Percent Change

2025: $93,260
2030: $105,601
2025 to 2030: 2.51%



Workforce

Key Variables

4.0% unemployment
731 Businesses
9,874 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 and housing growth continue, but at a slowing pace, with the lowest projected growth rates occurring between 2025 and 2030—limiting near-term enrollment expansion.
- Housing inventory growth remains positive, though projected to moderate over the next five years, suggesting incremental rather than rapid residential growth.
- Median household income is rising steadily and is projected to exceed $105,000 by 2030, reflecting a strong local economy but not necessarily increased student yield.
- Unemployment remains low and below the State of Kansas average, supporting economic stability but not directly offsetting slower population and housing growth.

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Demographic Comparative Analysis

General Demographics	Gardner Edgerton Unified School District 231	De Soto Unified School District 232	Spring Hill Unified School District 230	Edgerton City, KS	Gardner City, KS	Johnson County, KS	Miami County, KS	Kansas
2025 Unemployment Rate	4.0%	3.8%	3.5%	1.2%	4.3%	3.4%	3.2%	4.5%
2025 Average Household Size	2.8	2.89	2.87	2.79	2.82	2.49	2.58	2.45
2025 Median Age	35.30	39.00	39.20	36.60	34.50	39.20	42.00	38.30
2025 Total Population	31,390	39,345	22,719	1,826	25,404	634,694	35,529	2,967,337
2025 Median Household Income	$93,260.00	$147,325.00	$131,854.00	$88,143.00	$90,342.00	$108,913.00	$86,796.00	$72,975.00
2025 Total Housing Units	11,286	14,098	8,301	680	9,246	265,699	14,564	1,308,410
2025 Owner Occupied Housing Units	7,232	11,474	6,970	504	5,728	168,261	10,507	771,459
2025 Renter Occupied Housing Units	3,650	2,144	903	151	3,208	84,723	3,066	406,413
Vacancy Rate	3.6%	3.4%	5.2%	3.7%	3.4%	4.8%	6.8%	6.8%
Race/Ethnicity	**Gardner Edgerton Unified School District 231**	**De Soto Unified School District 232**	**Spring Hill Unified School District 230**	**Edgerton City, KS**	**Gardner City, KS**	**Johnson County, KS**	**Miami County, KS**	**State of Illinois**
White	77.0%	80.5%	83.7%	82.4%	75.9%	74.2%	87.6%	71.0%
Black	4.1%	3.1%	2.2%	1.4%	3.9%	4.9%	1.2%	5.6%
American Indian/Alaskan	0.4%	0.3%	0.3%	0.7%	0.3%	0.2%	0.5%	0.7%
Asian	1.5%	2.5%	2.7%	0.3%	1.7%	5.5%	0.7%	3.0%
Pacific Islander	0.1%	0.0%	0.0%	0.1%	0.1%	0.1%	0.0%	0.1%
Other Race	0.4%	0.2%	0.5%	0.1%	0.5%	0.4%	0.2%	0.4%
Two or More Races	6.6%	5.2%	4.9%	7.6%	6.9%	5.1%	5.2%	5.3%
Hispanic	9.9%	8.0%	5.8%	7.3%	10.7%	9.6%	4.5%	13.9%

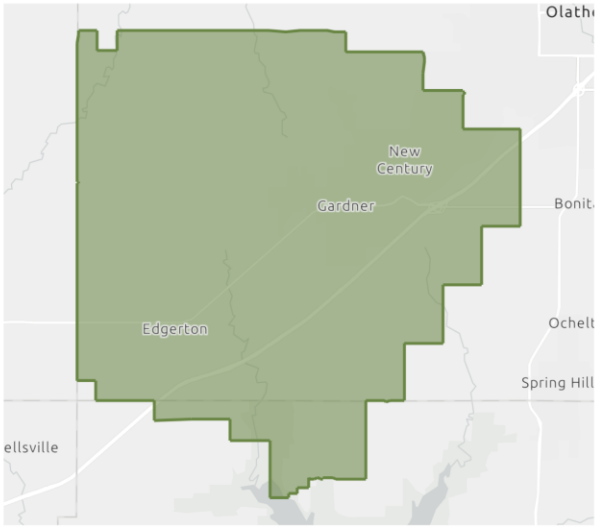
Source: U.S. Census, ESRI BAO

Observations:

- Gardner Edgerton USD 231 has the highest unemployment when compared to neighboring geographies, but is lower than the state total of 4.5%
- Of the 11,286 total housing units in Gardner Edgerton USD 231, 64% are owner occupied units with 3.6% of units vacant
- Gardner Edgerton USD 231 has higher percent populations in Black and Hispanic populations (and other racial groups) than surrounding school district boundaries of De Sotos and Spring Hill

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Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

Gardner Edgerton Unified School District
Geography: Unified School District

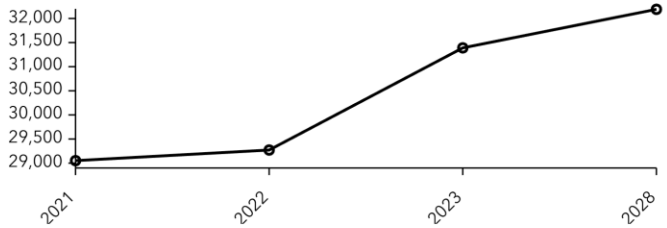
31,390	10,882	2.80	35.3	$93,260	$331,448	85	99	47
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

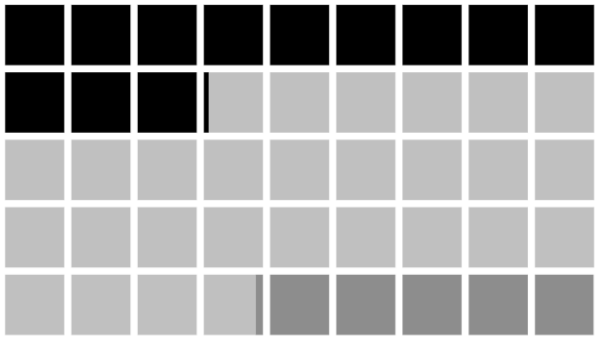
$13,521
Avg Spent on Mortgage & Basics

22.3%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



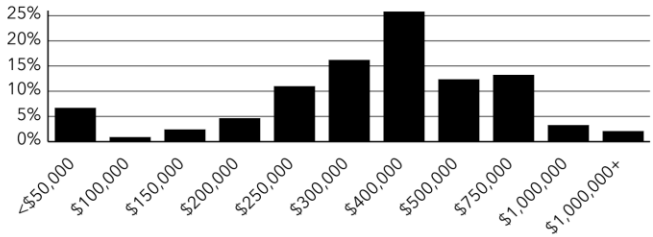
Under 18 (26.9%) Ages 18 to 64 (61.8%)
Aged 65+ (11.4%)

POPULATION BY GENERATION

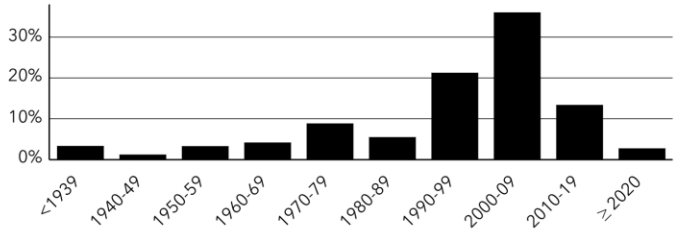
G	B	X
2.3%	13.0%	19.7%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980

M	Z	A
26.0%	26.8%	12.3%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

Home Value



Housing: Year Built



esri THE SCIENCE OF WHERE

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

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

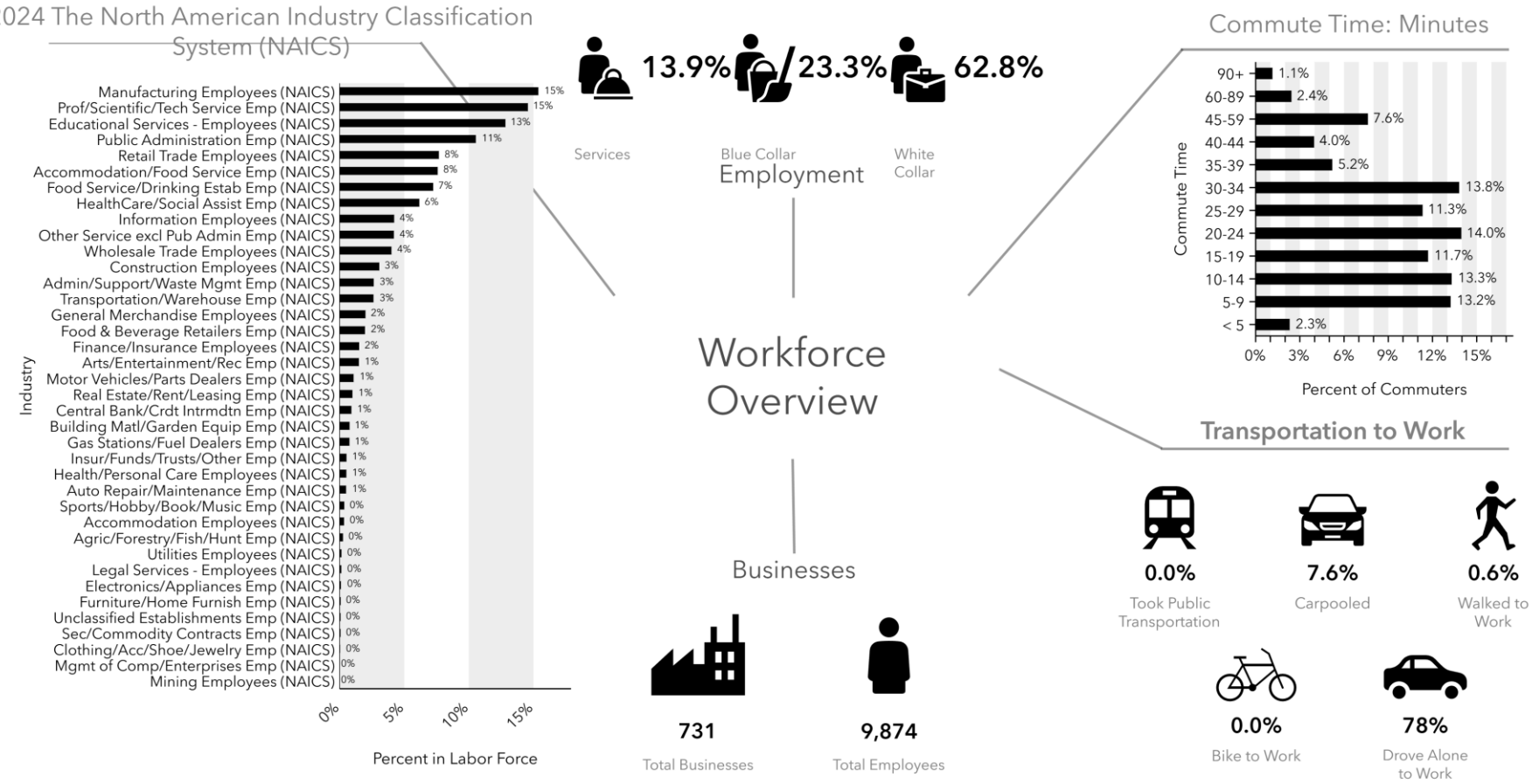
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Census Employment Outlook

Economic Development Profile

Gardner Edgerton Unified School District 231

Geography: Unified School District



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

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

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Student Retention Analysis

2015/16 Retention Snapshot (Visual 1)

- Table represents the 2015/16 student data and illustrates the student change by year for the students who were attending in 2015/16
- From 2015/16 to 2025/26 the district has retained 65.5% of students (K-12)
- The 2015/16 Kdg class has decreased by 230 students from 2015/16 to 2025/26 (-50%)
- Currently there are 446 10th grade students meaning 217 (48.7%) of those students were new to the district after 2015/16

Average Retention (Visual 2)

- Table represents the average student retention starting in 2015/16 (10 years of data) (tracked by **Student IDs**)
- On average, the district retains 91.1% of their student body year to year
- Retention is greatest at the middle school level and lowest at the elementary level

Year to Year Retention (Visual 3)

- 2019/20 to 2020/21 had the lowest retention of students over the past ten years with 88.6% students retained
- 2018/19 to 2019/20 had the greatest retention of students over the past ten years with 92.5% of students retained
- 91.6% of students were retained from last year

Visual 1: 2015/16 Student Data Retention Analysis

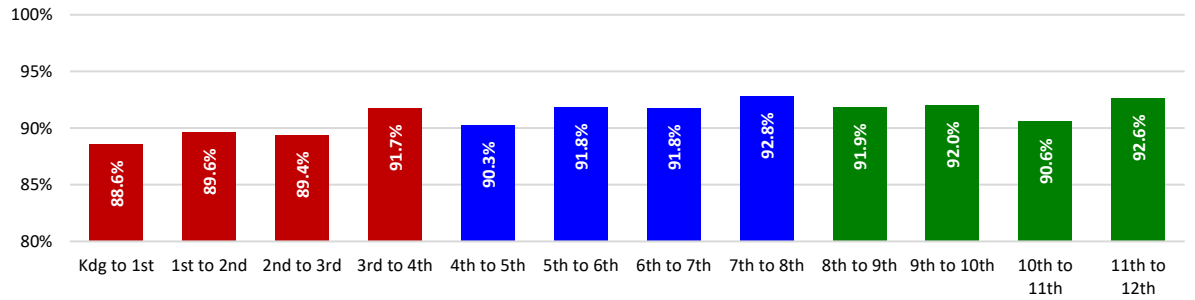
Grade		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Grade	Starting	Percent
Starting	Ending	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Change	Enrollment	Change
Kdg	10th	-53	-42	-21	-15	-37	-20	-10	-7	-15	-10	-230	459	-50.1%
1st	11th	-48	-42	-23	-26	-32	-19	-11	-9	-11	-9	-230	465	-49.5%
2nd	12th	-51	-35	-33	-11	-26	-27	-14	-23	-18	-9	-247	490	-50.4%
3rd	12th	-35	-38	-20	-20	-21	-28	-11	-23	-9		-205	463	-44.3%
4th	12th	-42	-21	-21	-24	-34	-20	-17	-10			-189	452	-41.8%
5th	12th	-46	-27	-19	-16	-19	-29	-14				-170	485	-35.1%
6th	12th	-34	-35	-19	-24	-29	-18					-159	440	-36.1%
7th	12th	-28	-33	-18	-16	-13						-108	403	-26.8%
8th	12th	-39	-27	-16	-10							-92	402	-22.9%
9th	12th	-29	-26	-23								-78	403	-19.4%
10th	12th	-35	-23									-58	401	-14.5%
11th	12th	-27										-27	351	-7.7%
All Grade Change		-467	-349	-213	-162	-211	-161	-77	-72	-53	-28	-1,793	5,214	-34.4%
K-11 % Change		-9.0%	-6.7%	-4.1%	-3.1%	-4.0%	-3.1%	-1.5%	-1.4%	-1.0%	-0.5%	-34.4%		
K-11 Enrollment		5,214	5,214	5,214	5,214	5,214	5,214	5,214	5,214	5,214	5,214			

Source: Gardner Edgerton USD 231 and RSP

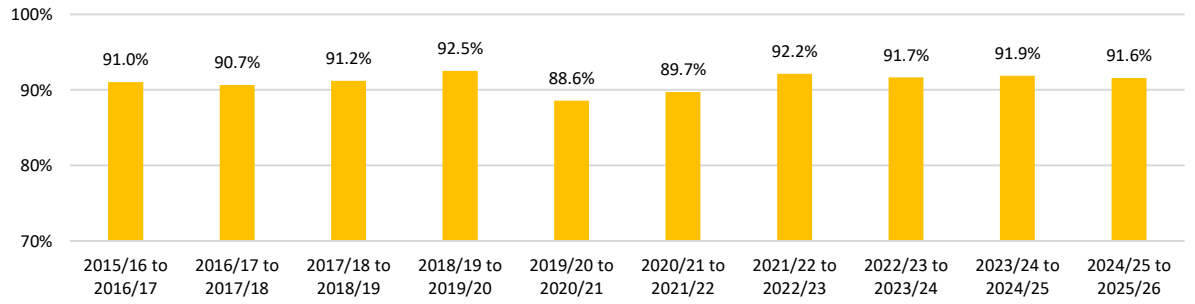
Notes: See Legend Color Code for grade change. Starting and ending year is key to see how each grade retained enrollment year to year:

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)

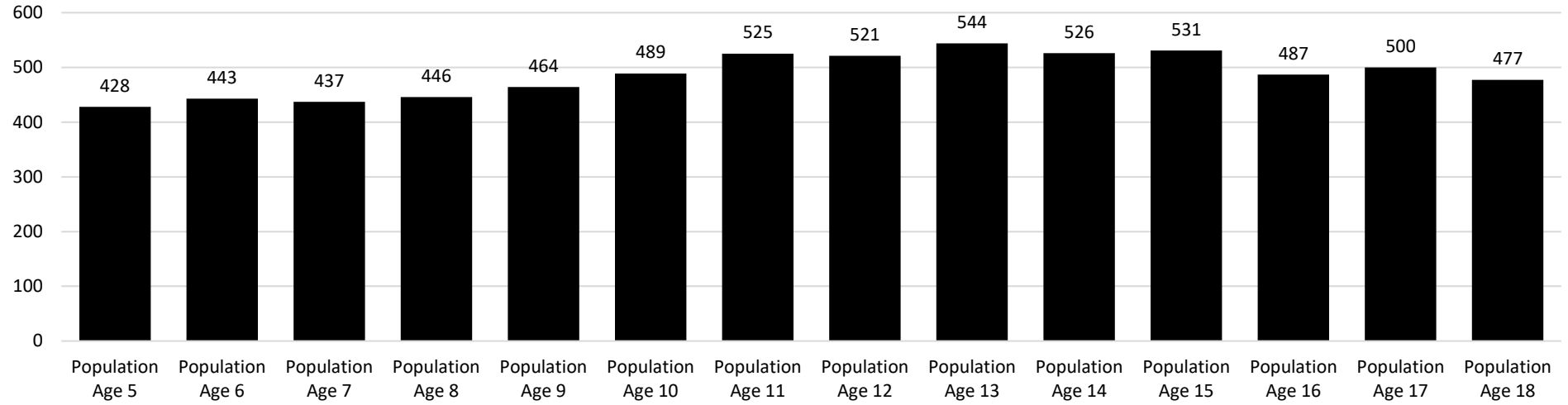


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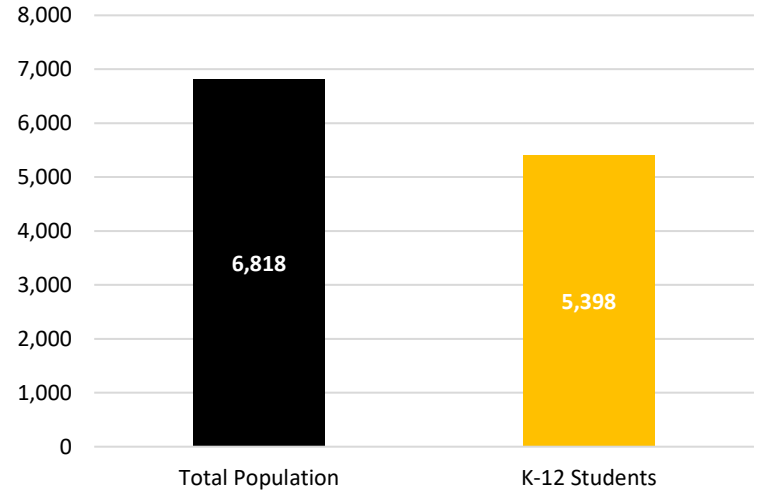
Source: Gardner Edgerton USD 231 and RSP

2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2025 Estimates):



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



Source: US Census BAO and ESRI, 2025 July Estimates and Gardner Edgerton USD 231

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 6,818 people age 5 to 18 reside in the school district boundary in 2025
- 2025/26 K-12 enrollment is 5,398 students – approximately 79% 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 5-7 may reflect current birth rate trends, and if consistent, could shift long-term enrollment planning needs for early education and elementary 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.

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Note: Enrollment capture rate could vary by age, with younger age groups potentially under-represented in K-12 enrollment and/or census estimates.

Birth Rate Information

Johnson County Live Births and Gardner Edgerton Schools Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2008	7,843			2014/15	446	5.7%
2009	7,565	-278	-3.5%	2015/16	452	6.0%
2010	7,390	-175	-2.3%	2016/17	445	6.0%
2011	7,355	-35	-0.5%	2017/18	472	6.4%
2012	7,437	82	1.1%	2018/19	423	5.7%
2013	7,320	-117	-1.6%	2019/20	440	6.0%
2014	7,394	74	1.0%	2020/21	409	5.5%
2015	7,528	134	1.8%	2021/22	390	5.2%
2016	7,350	-178	-2.4%	2022/23	413	5.6%
2017	7,207	-143	-1.9%	2023/24	386	5.4%
2018	7,133	-74	-1.0%	2024/25	353	4.9%
2019	6,949	-184	-2.6%	2025/26	335	4.8%
2020	6,821	-128	-1.8%	**2026/27**	**329**	**383**
2021	7,014	193	2.8%	**2027/28**	**338**	**394**
2022	6,910	-104	-1.5%	**2028/29**	**333**	**388**
2023	6,871	-39	-0.6%	**2029/30**	**331**	**386**
3-Year Average	6,931.7	17				
3-Year Weighted Average	6,907.8	-22.0				

Low Range
High Range

Source: Johnson County and Gardner Edgerton Schools

Miami County Live Births and Gardner Edgerton Schools Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2008	392			2014/15	2	0.5%
2009	411	19	4.8%	2015/16	5	1.2%
2010	384	-27	-6.6%	2016/17	6	1.6%
2011	380	-4	-1.0%	2017/18	4	1.1%
2012	364	-16	-4.2%	2018/19	7	1.9%
2013	297	-67	-18.4%	2019/20	5	1.7%
2014	410	113	38.0%	2020/21	2	0.5%
2015	354	-56	-13.7%	2021/22	6	1.7%
2016	345	-9	-2.5%	2022/23	5	1.4%
2017	387	42	12.2%	2023/24	4	1.0%
2018	371	-16	-4.1%	2024/25	4	1.1%
2019	325	-46	-12.4%	2025/26	2	0.6%
2020	329	4	1.2%	**2026/27**	**2**	**6**
2021	371	42	12.8%	**2027/28**	**2**	**6**
2022	346	-25	-6.7%	**2028/29**	**2**	**6**
2023	416	70	20.2%	**2029/30**	**3**	**7**
3-Year Average	377.7	29				
3-Year Weighted Average	385.2	33.7				

Source: Miami County and Gardner Edgerton Schools

Observations:

- Tracks the number of county-wide live births and the corresponding number of Kdg students by county five years later
- Johnson County includes the majority of students – the number of live births has generally decreased since 2008
  - 3-year weighted average of 22 less live births per year
- Miami County contributed less than 10 Kdg students per year; live births for this county have been more stable with slight increases
- Market share percentages impact the future kindergarten projected enrollment; generally both market share percentages have decreased recently correlating with the limited kindergarten class sizes
- Based on this variable and range of market share, the kindergarten classes moving forward are forecasted to be between:
  - 329 to 338 students on the low end from Johnson County and 2 to 3 students on the low end from Miami County
  - 383 to 394 students on the high end from Johnson County and 6 to 3 students on high end from Miami County

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Elementary Intra-District Transfers

ES Transfers	Attend								
Reside	Edgerton ES	Gardner ES	Grand Star ES	Madison ES	Moonlight ES	Nike ES	Sunflower ES	Out Total	Total Movement
Edgerton ES			7	5	4	2	1	19	-6
Gardner ES	3		33	16	3	6	6	67	-36
Grand Star ES	1	3		5	9	2	2	22	84
Madison ES	4	9	21		2	12	7	55	-20
Moonlight ES	2	12	17	1		7	2	41	-17
Nike ES	3	4	13	5	5		1	31	3
Sunflower ES		3	15	3	1	5		27	-8
In Total	13	31	106	35	24	34	19	262	

Source: Gardner Edgerton USD 231 and RSP

MS Transfers	Attend				
Reside	Pioneer Ridge MS	Trail Ridge MS	Wheatridge MS	Out Total	Total Movement
Pioneer Ridge MS		28	26	54	-13
Trail Ridge MS	18		42	60	23
Wheatridge MS	23	55		78	-10
In Total	41	83	68	192	

Source: Gardner Edgerton USD 231 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.

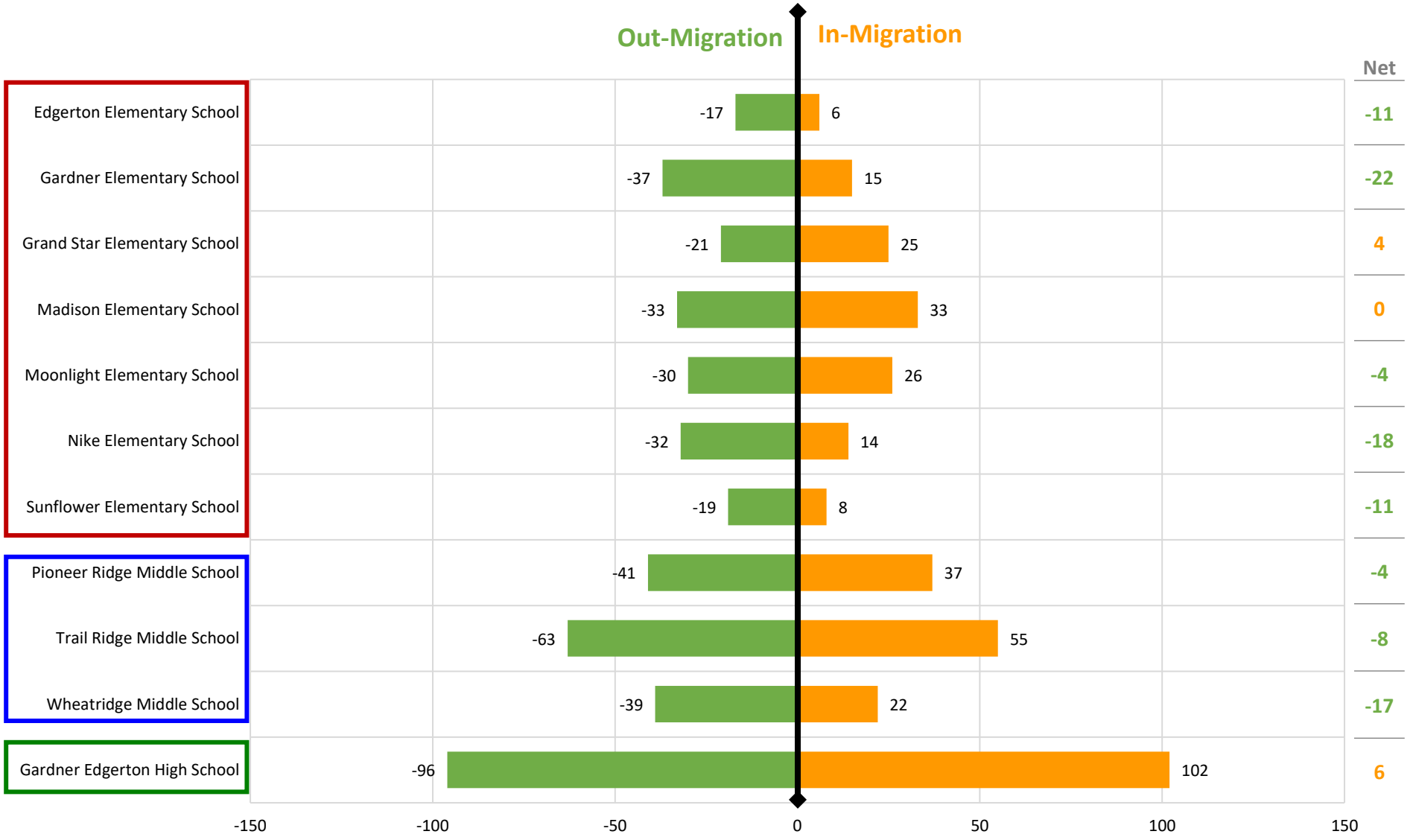
For example: Edgerton ES has 19 students attending a different elementary school and 13 students from another elementary school choosing to attend Edgerton ES. This results in 6 less students attending Edgerton ES than what reside in that attendance area.

Observations:

- Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability
- **262 total elementary students** transferred between boundaries this year:
  - Grand Star ES had the most students transferring in **(+106)** and the greatest net gain of transfer students **(+84)**
  - Gardner ES had the most transferring out **(-67)** and the greatest net loss of transfer students **(-36)**
- **192 total middle school students** transferred between boundaries this year:
  - Trail Ridge MS had the most students transferring in **(+83)** and the greatest net gain of transfer students **(+23)**
  - Wheatridge MS had the most transferring out **(-78)**, but Pioneer Ridge MS had the greatest net loss of transfer students **(-13)**

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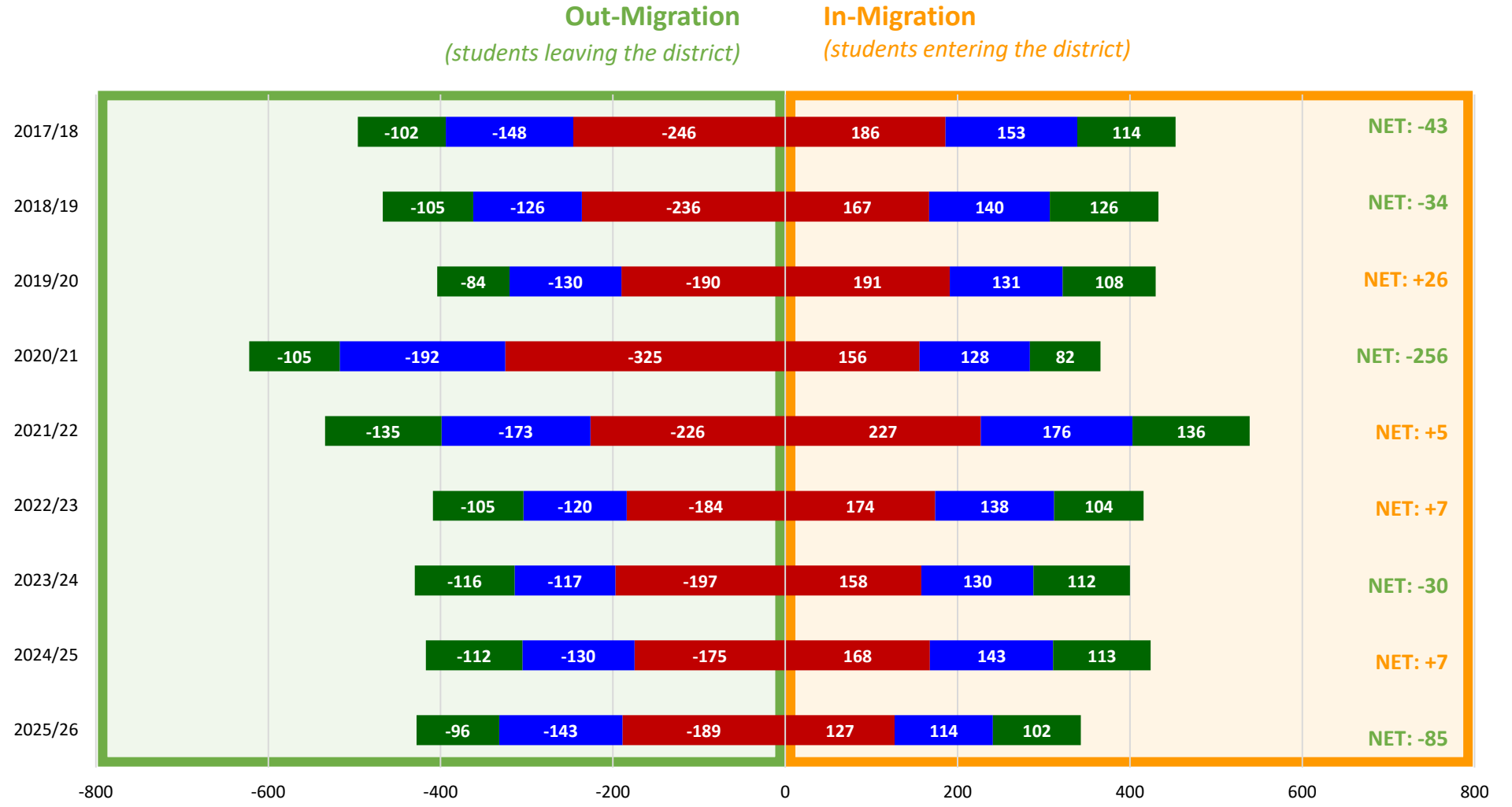
1-Year Student Migration by Buildings



Source: Gardner Edgerton USD 231 and RSP

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10-Year Student Migration Trend



Source: Gardner Edgerton USD 231 and RSP

ES (K-4)
MS (5-8)
HS (9-12)

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Student Yield Rate: Single-Family

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

	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
Elementary	Edgerton Elementary School	18	18	18	17	14	14	16	14	14	12	15.5
	Gardner Elementary School	22	24	21	24	22	22	21	23	21	18	21.8
	Grand Star Elementary School	31	30	28	25	23	20	18	17	17	16	22.5
	Madison Elementary School	26	26	24	24	23	24	22	20	19	17	22.5
	Moonlight Elementary School	31	28	28	27	22	21	21	20	21	20	23.9
	Nike Elementary School	26	24	23	23	21	23	24	23	20	19	22.6
	Sunflower Elementary School	33	31	30	28	28	29	29	26	24	21	27.9
	District (K-4):	26.0	25.0	24.0	24.0	22.0	22.0	22.0	21.0	19.0	18.0	22.3
Middle	Pioneer Ridge Middle School	19	19	20	20	19	18	18	17	16	16	**18.2**
	Trail Ridge Middle School	22	22	22	20	20	19	19	19	18	18	**19.9**
	Wheatridge Middle School	21	21	22	21	21	21	20	20	20	19	**20.6**
	District (5-8):	20.0	21.0	21.0	20.0	20.0	19.0	19.0	18.0	18.0	17.0	**19.3**
High	Gardner Edgerton High School District (9-12):	18	18	18	19	18	19	19	18	18	18	**18.3**

Source: Johnson and Miami County, Gardner Edgerton USD 231and 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 and by grade level
- District sees on average:
  - 22.3 elementary (K-4) students per 100 single-family households
  - 19.3 middle school (5-8) students per 100 single-family households
  - 18.3 high school (9-12) students per 100 single-family households
- Elementary grade yield rates have decreased by the greatest amount limiting early entry of students from housing products
- Middle school grades have seen a more gradual decrease of student yield while high school has remained fairly stable
- Adding new housing inventory can impact the yield rate – **There were 874 single-family homes built from 2016 to 2025**

Main Takeaway: The District yield rate has decreased over the past ten years despite more residential units being built. This indicates fewer students are being generated from the housing inventory **(limitation to student growth)**

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Student Yield Rate: Multi-Family

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

	Students per 100 Multi-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
Elementary	Edgerton Elementary School	24	24	17	26	27	20	18	8	7	12	18.3
	Gardner Elementary School	24	21	21	19	17	11	10	10	11	10	15.4
	Grand Star Elementary School	20	22	18	17	14	17	18	16	16	19	17.7
	Madison Elementary School	13	9	10	10	11	11	12	13	23	23	13.5
	Moonlight Elementary School	13	13	15	15	12	12	14	15	15	14	13.8
	Nike Elementary School	10	14	16	18	16	13	5	6	8	5	11.1
	Sunflower Elementary School	28	29	25	29	27	20	21	17	18	20	23.4
	District (K-4):	16.0	17.0	17.0	17.0	14.0	13.0	12.0	12.0	13.0	12.0	14.3
Middle	Pioneer Ridge Middle School	13	12	8	10	10	12	12	15	18	14	**12.4**
	Trail Ridge Middle School	12	13	13	13	13	12	10	10	8	9	**11.3**
	Wheatridge Middle School	11	11	11	11	9	7	8	8	9	6	**9.1**
	District (5-8):	12.0	12.0	12.0	12.0	11.0	10.0	9.0	9.0	9.0	8.0	**10.4**
High	Gardner Edgerton High School	10	10	10	11	10	10	9	9	9	8	**9.6**
	District (9-12):											

Source: Johnson and Miami County, Gardner Edgerton USD 231and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

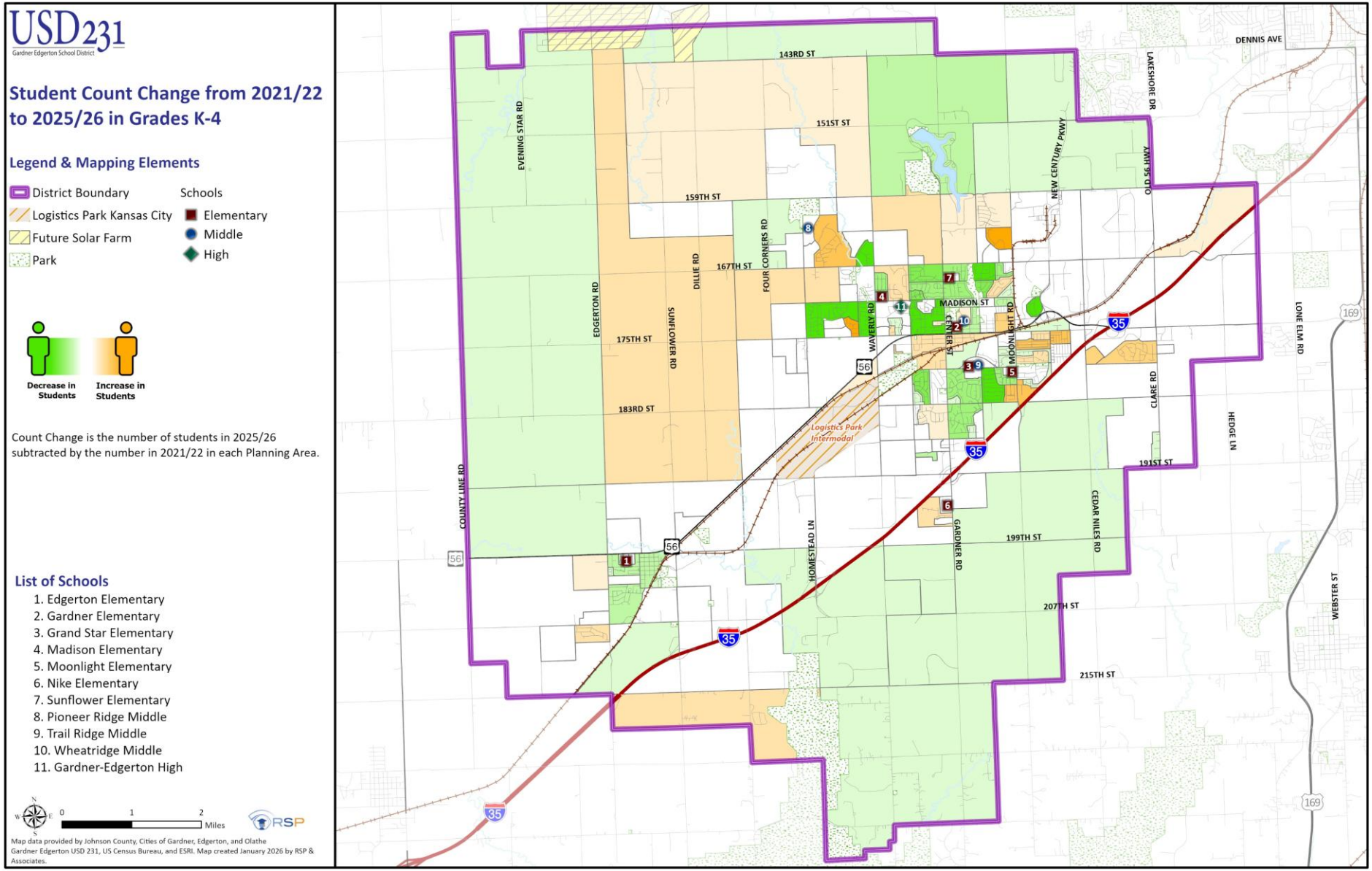
Observations:

- Table shows the number of students per 100 multi-family (MF) units by year and by grade level
- District sees on average:
  - 14.3 elementary (K-4) students per 100 multi-family households
  - 10.4 middle school (5-8) students per 100 multi-family households
  - 9.6 high school (9-12) students per 100 multi-family households
- All grade levels have experienced a decrease in the student yield rate
- Yield rate have stabilized more the past four years with greatest losses happening 2019/20 to 2022/23
- Adding new housing inventory can impact the yield rate – **There were 1,220 multi-family homes built from 2016 to 2025**

Main Takeaway: The District yield rate has decreased over the past ten years despite more residential units being built. This indicates fewer students are being generated from the housing inventory **(limitation to student growth)**

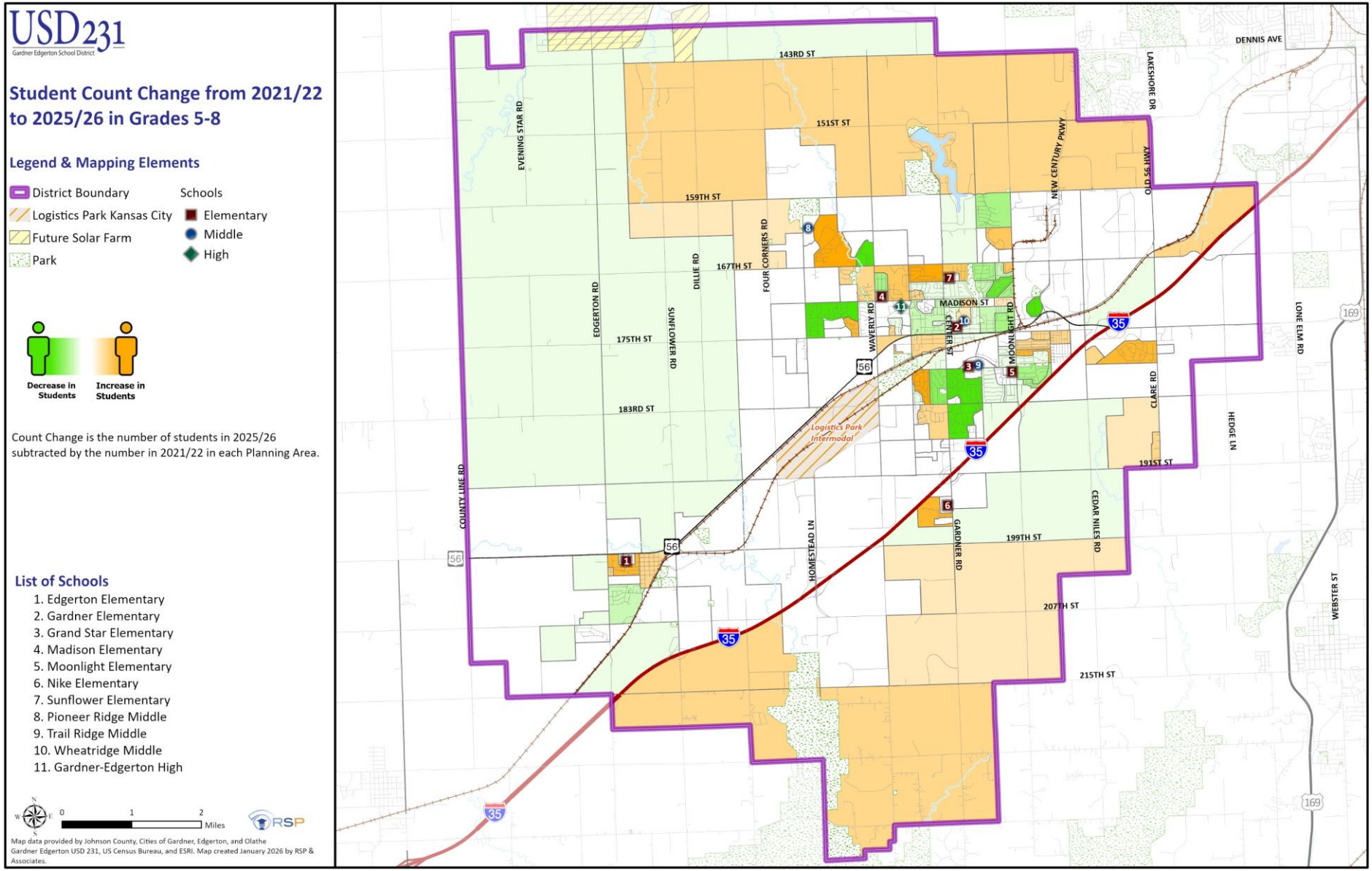
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District: Elementary Student Count Change Map



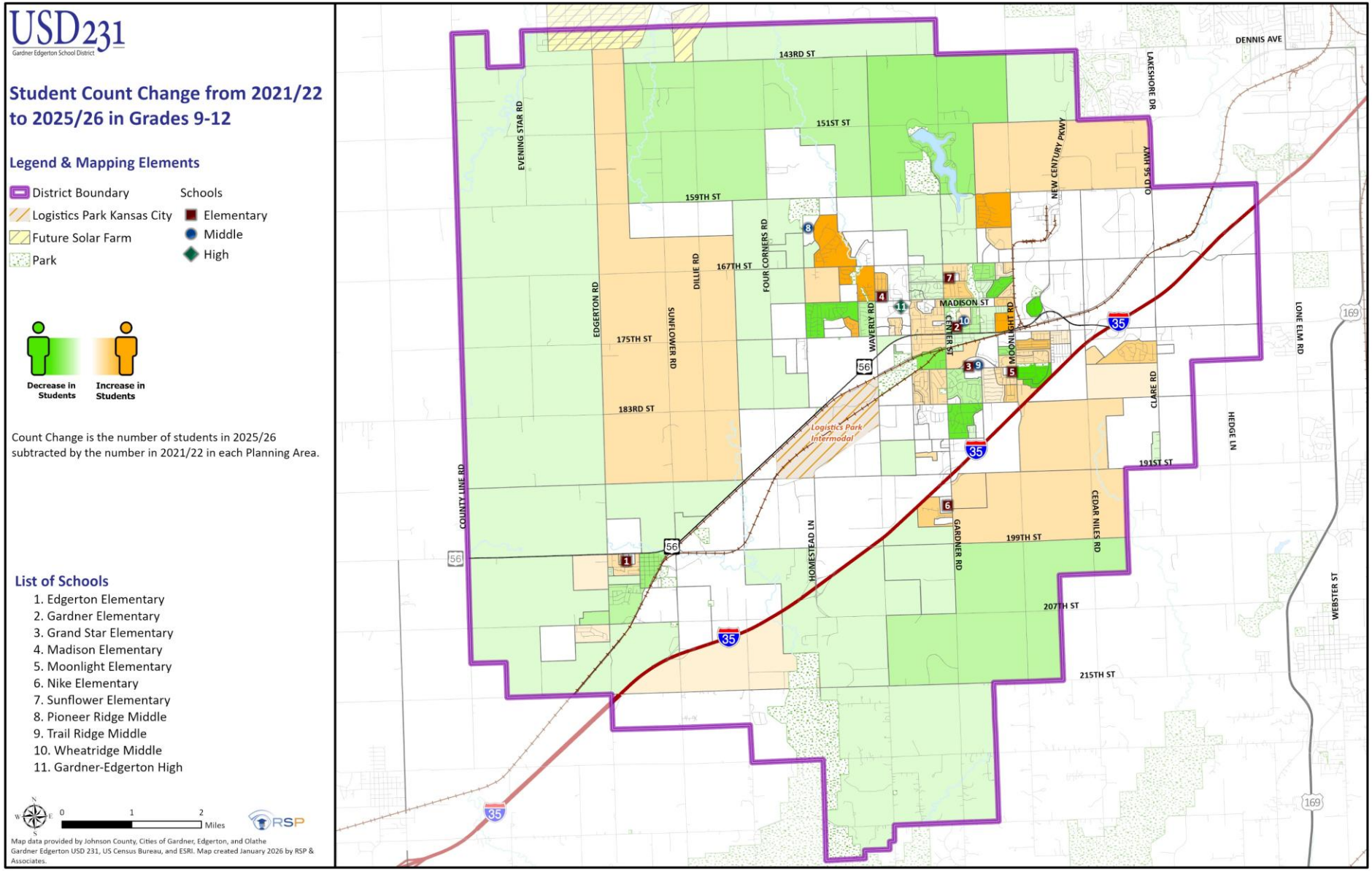
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District: Middle School Student Count Change Map



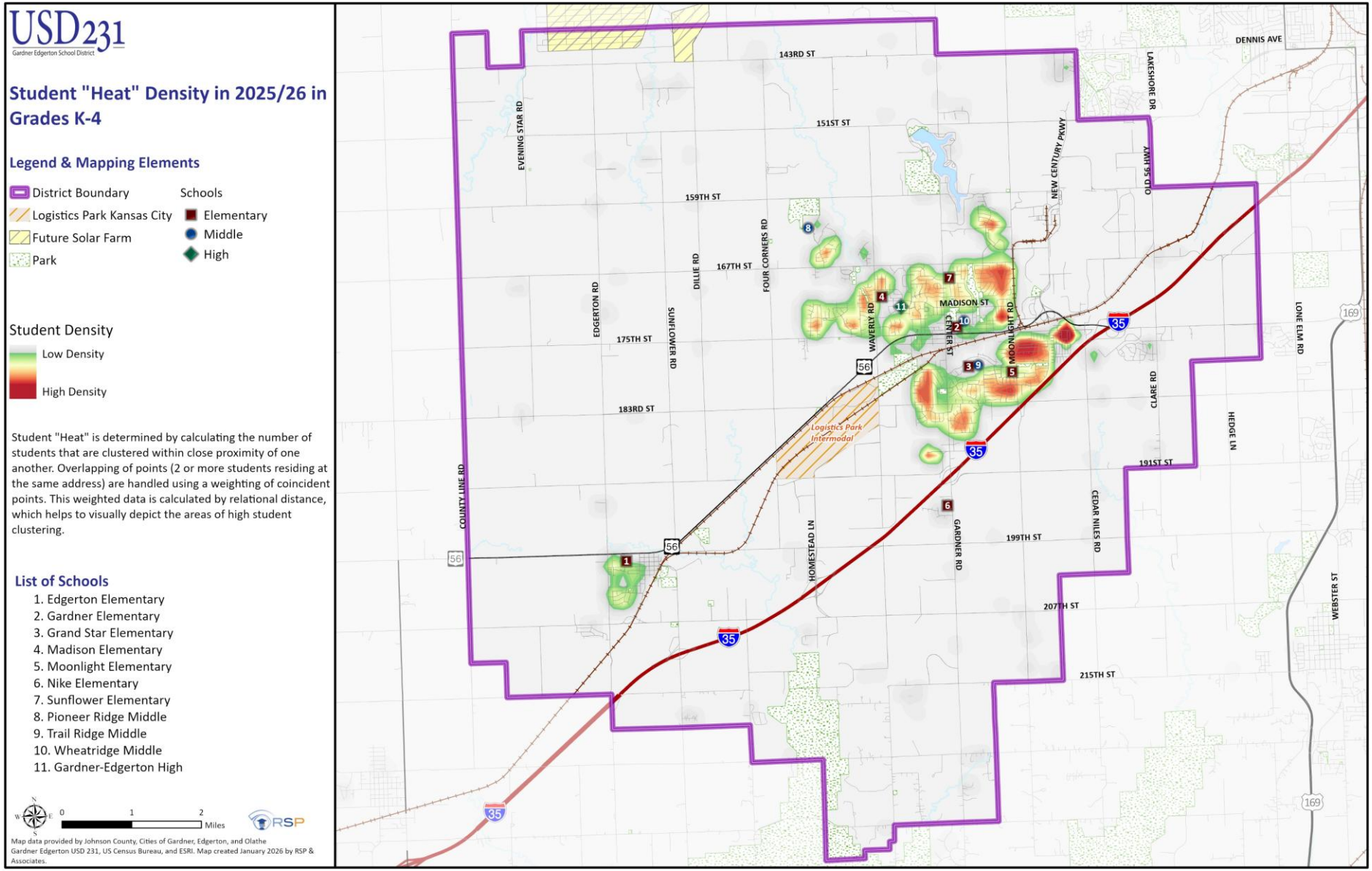
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District: High School Student Count Change Map



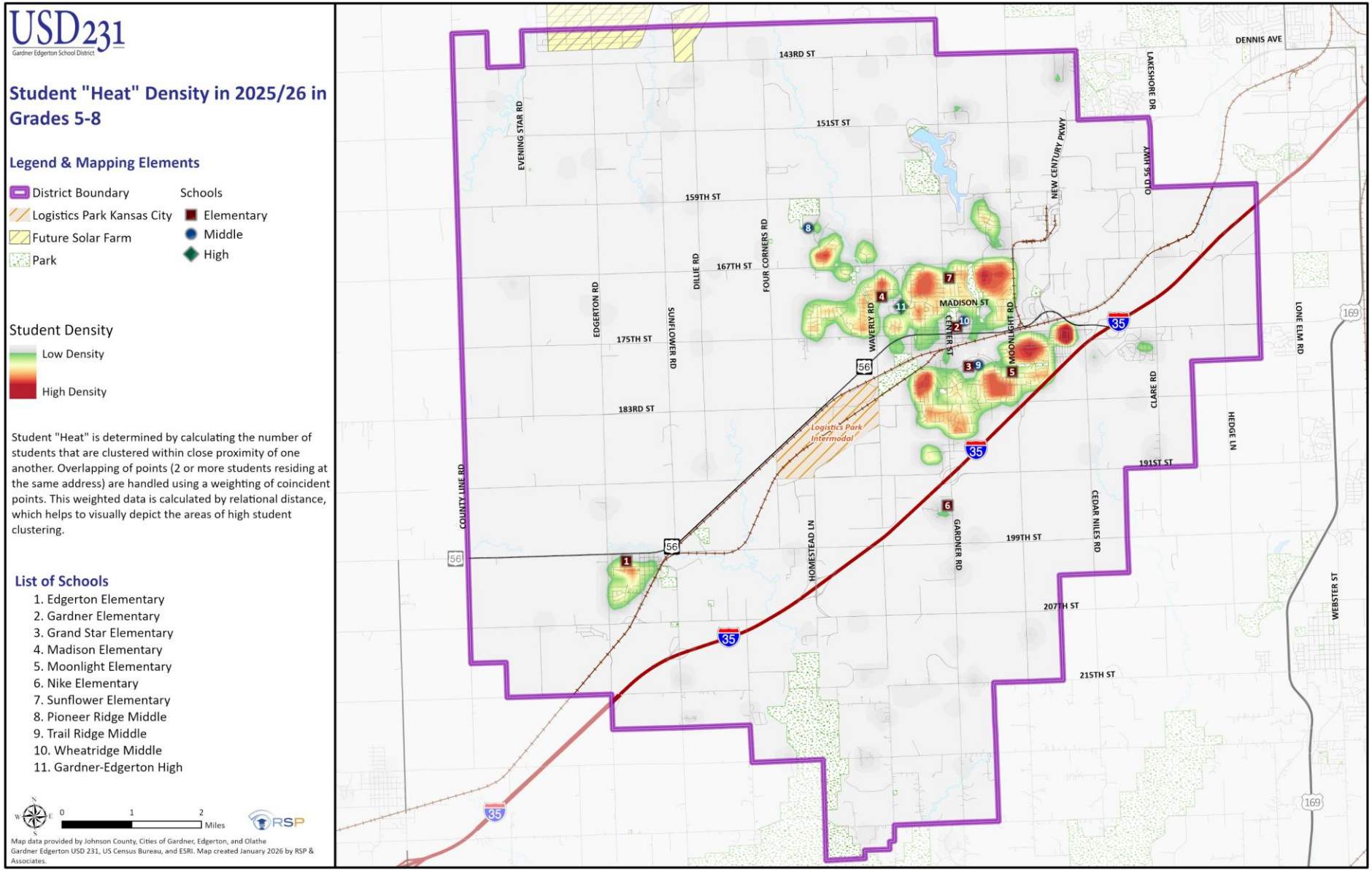
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District: Elementary Student Density Heat Map



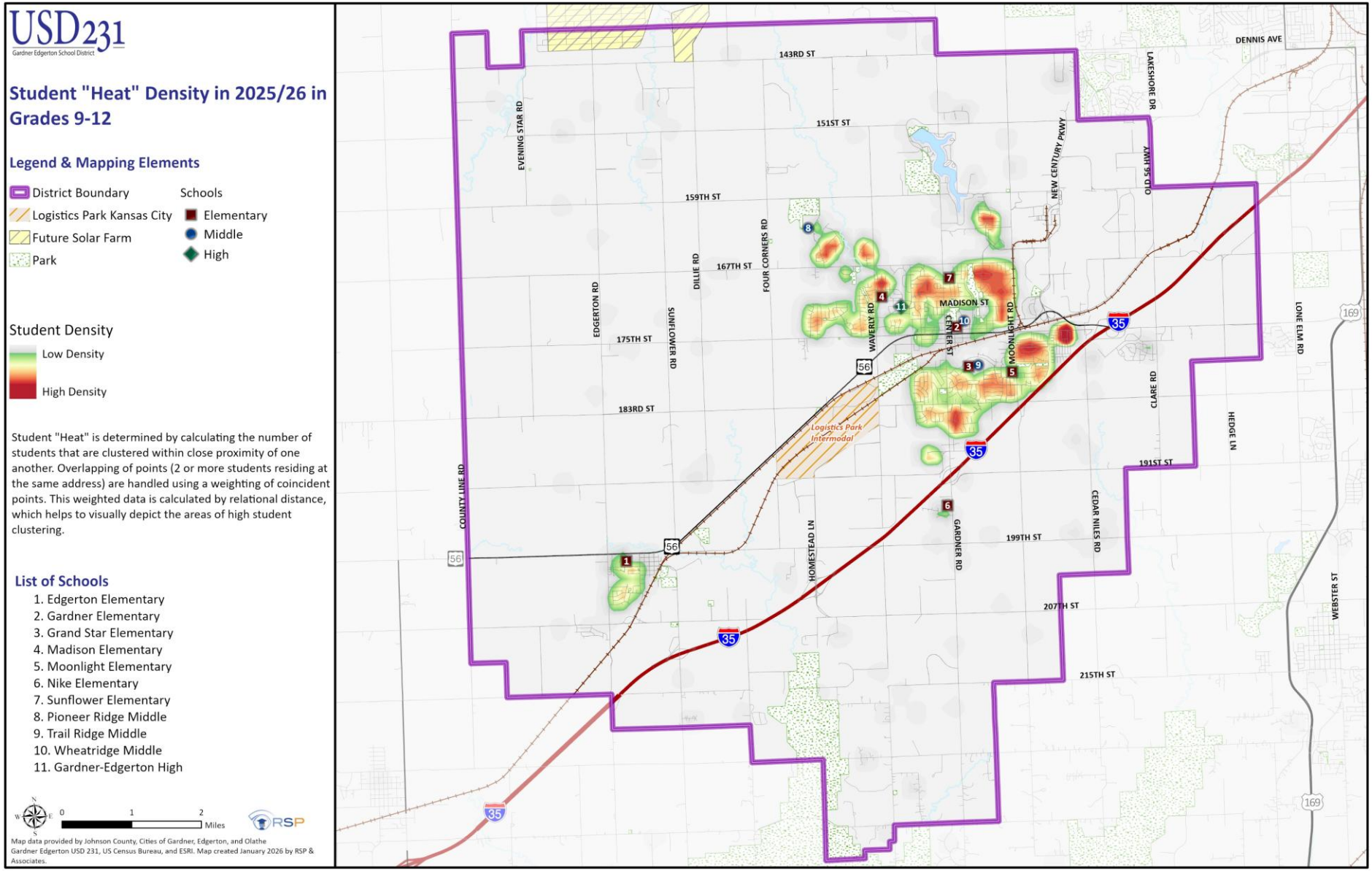
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District: Middle School Student Density Heat Map



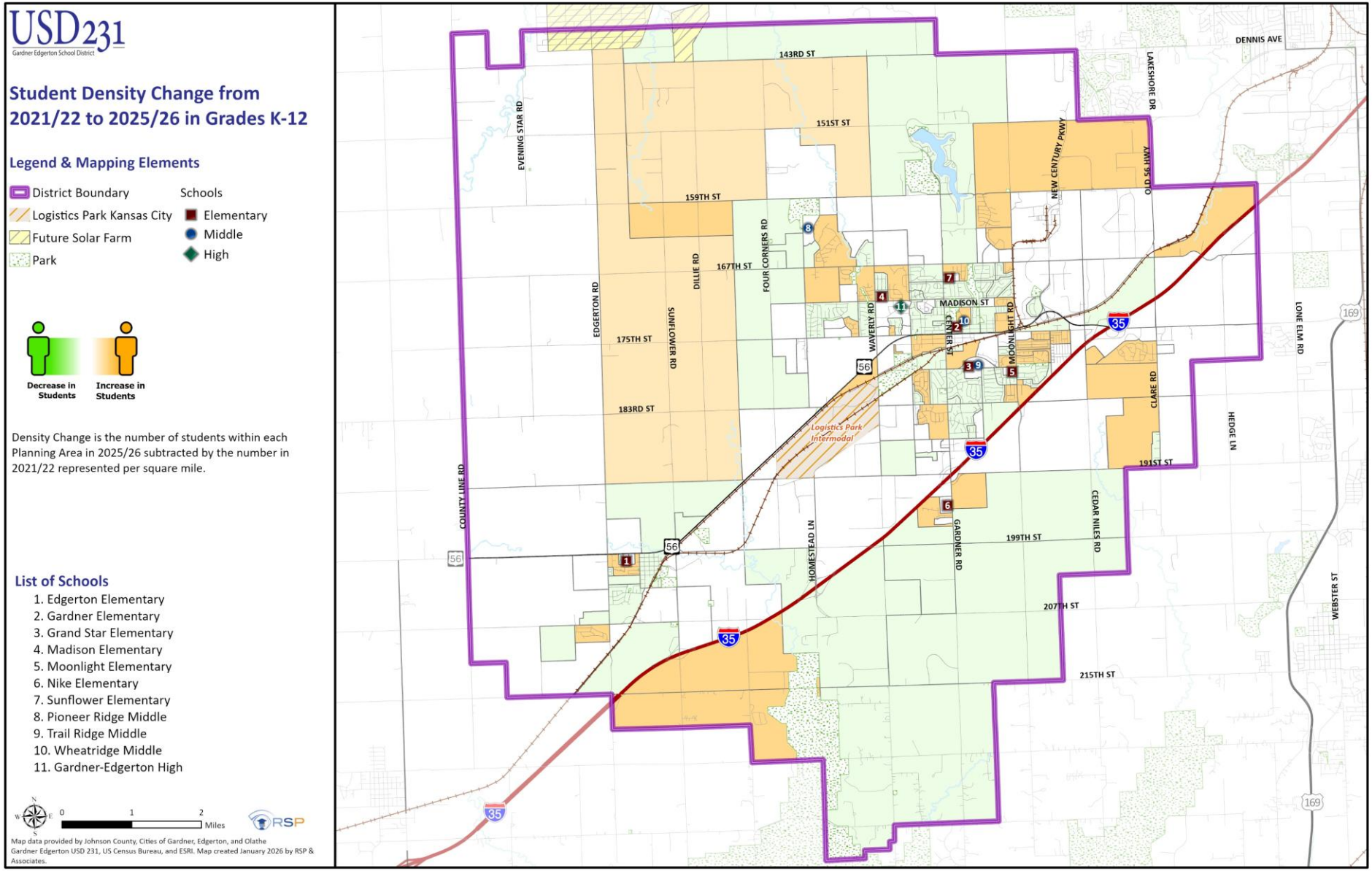
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District: High School Density Heat Map



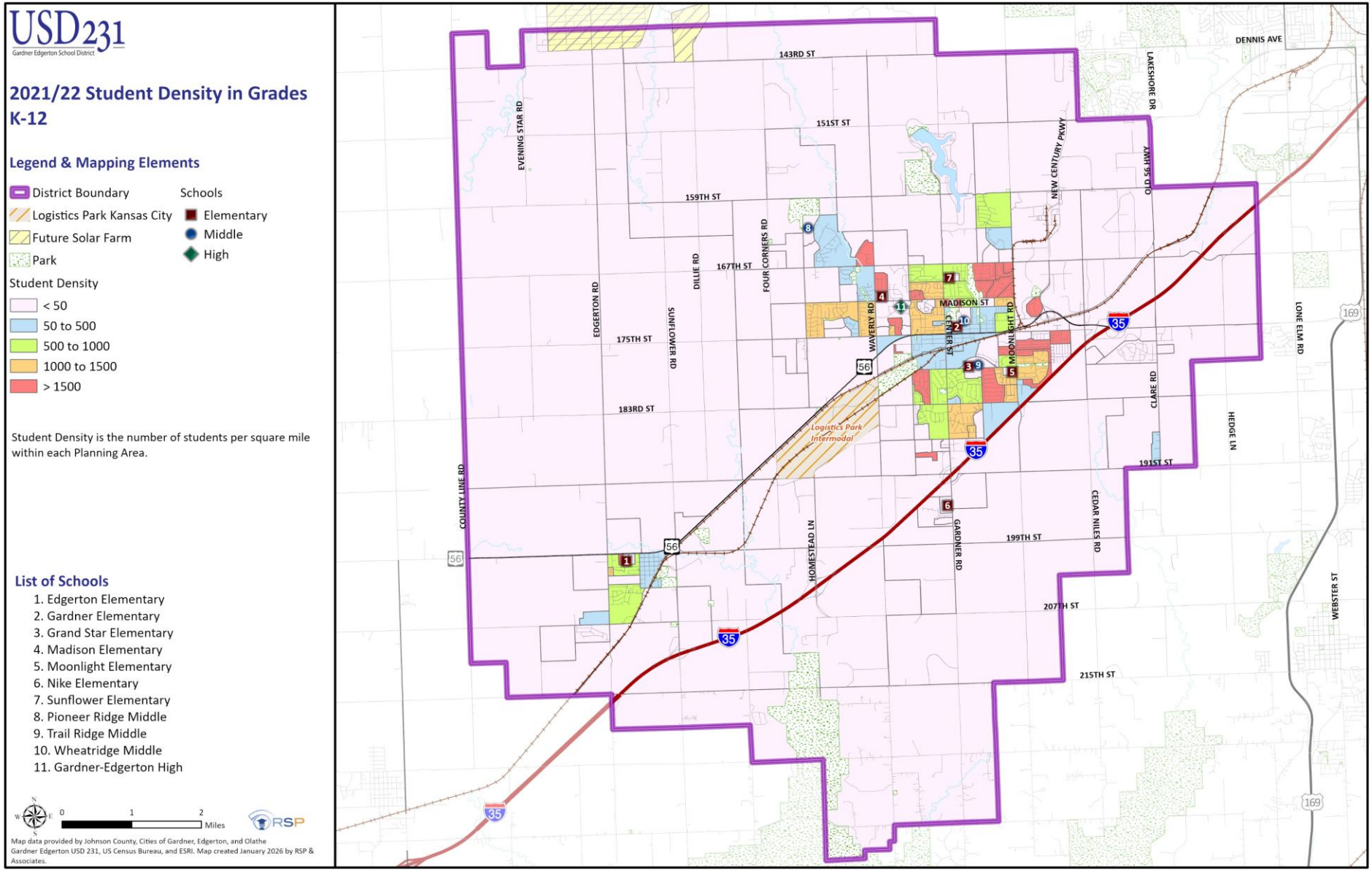
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Student Density Change Map



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2021/22 Student Density Map



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2025/26 Student Density Map

USD231
Gardner Edgerton School District

2025/26 Student Density in Grades K-12

Legend & Mapping Elements

- District Boundary
- Logistics Park Kansas City
- Future Solar Farm
- Park

Schools
- Elementary
- Middle
- High

Student Density
- < 50
- 50 to 500
- 500 to 1000
- 1000 to 1500
- > 1500

Student Density is the number of students per square mile within each Planning Area.

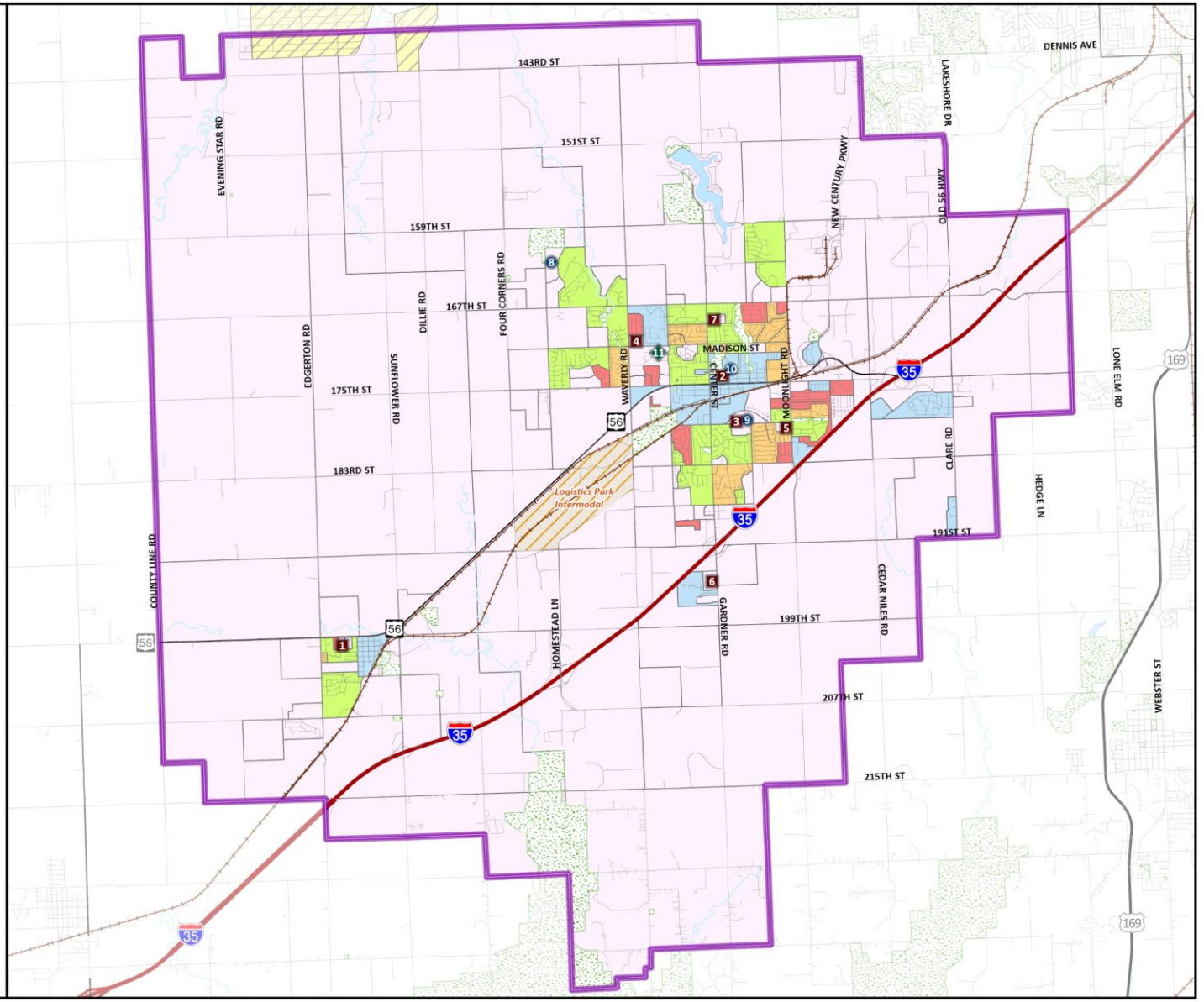
List of Schools

1. Edgerton Elementary
2. Gardner Elementary
3. Grand Star Elementary
4. Madison Elementary
5. Moonlight Elementary
6. Nike Elementary
7. Sunflower Elementary
8. Pioneer Ridge Middle
9. Trail Ridge Middle
10. Wheatridge Middle
11. Gardner-Edgerton High

0 1 2 Miles

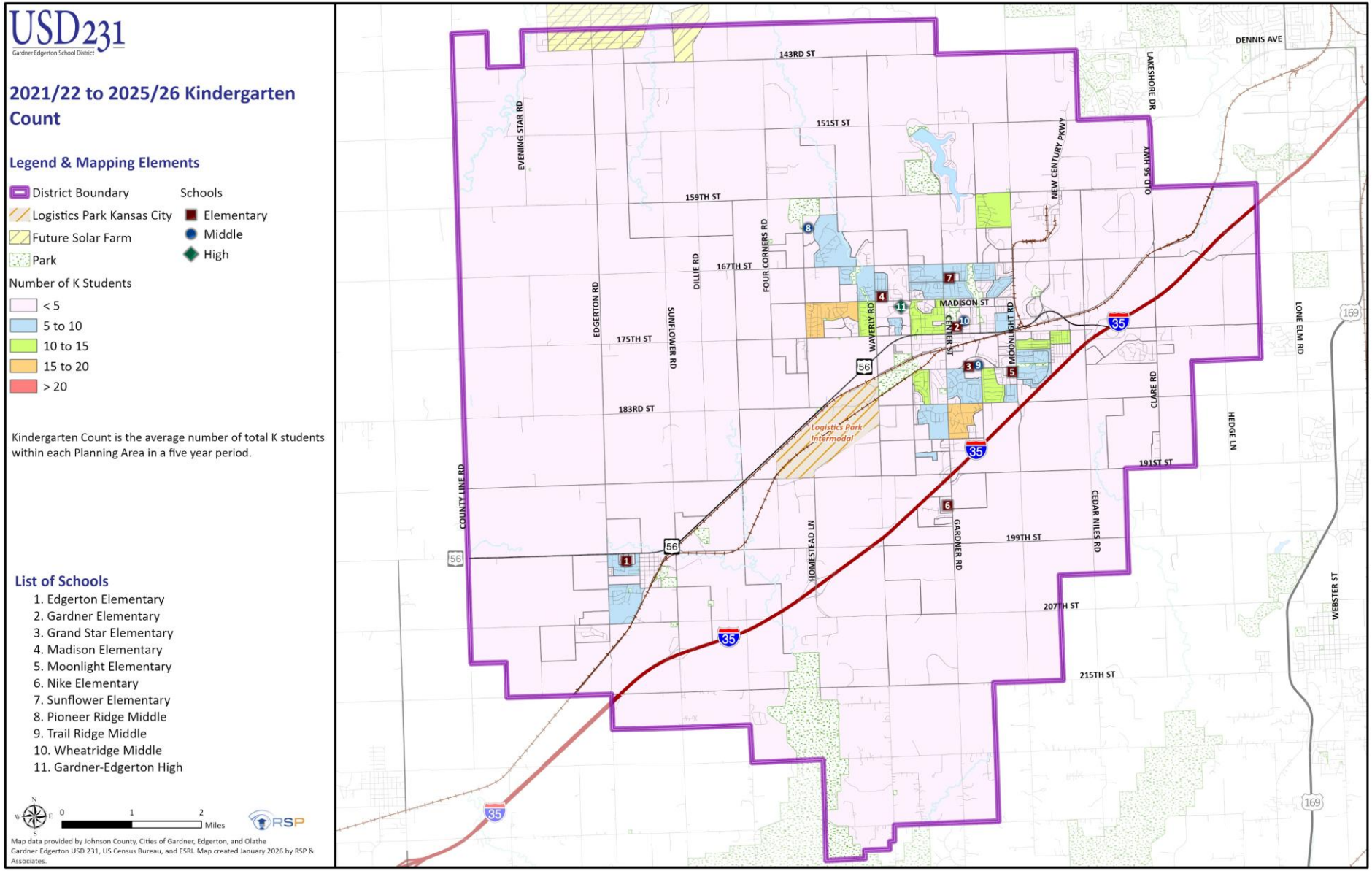
RSP

Map data provided by Johnson County, Cities of Gardner, Edgerton, and Olathe Gardner Edgerton USD 231, US Census Bureau, and ESRI. Map created January 2026 by RSP & Associates.



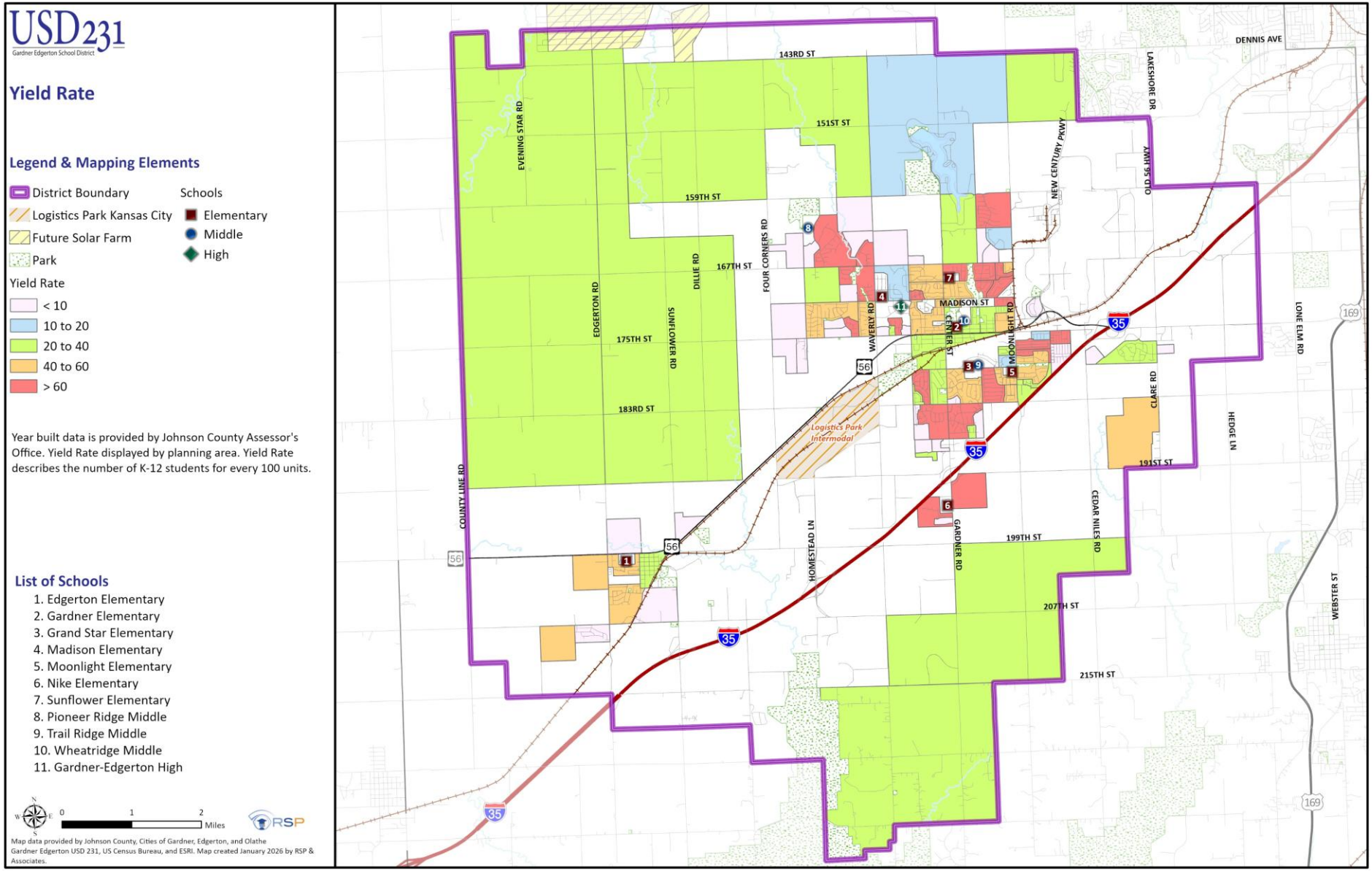
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5-Year Average Kindergarten Count Map



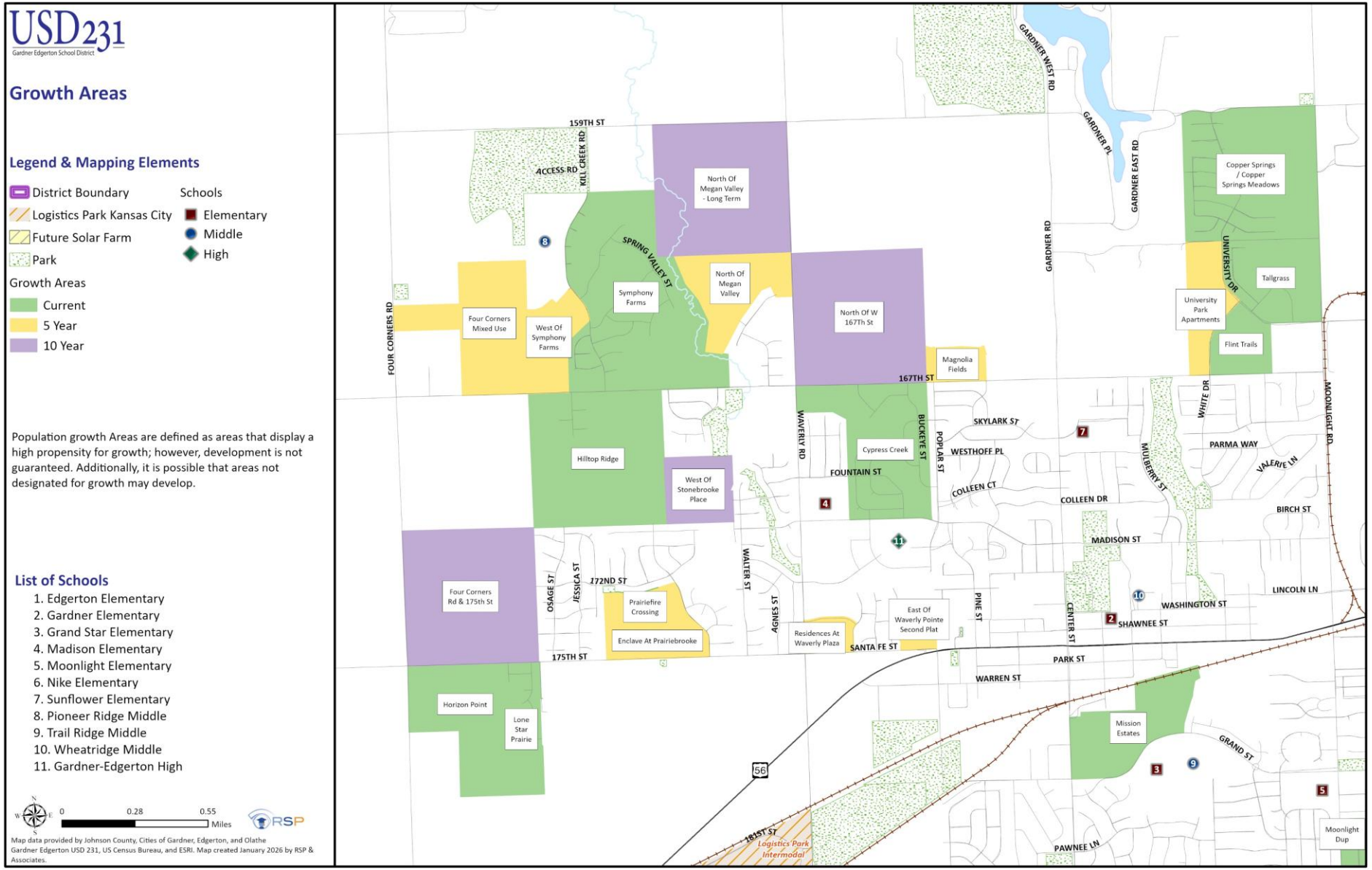
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Student Yield Rate Analysis Map



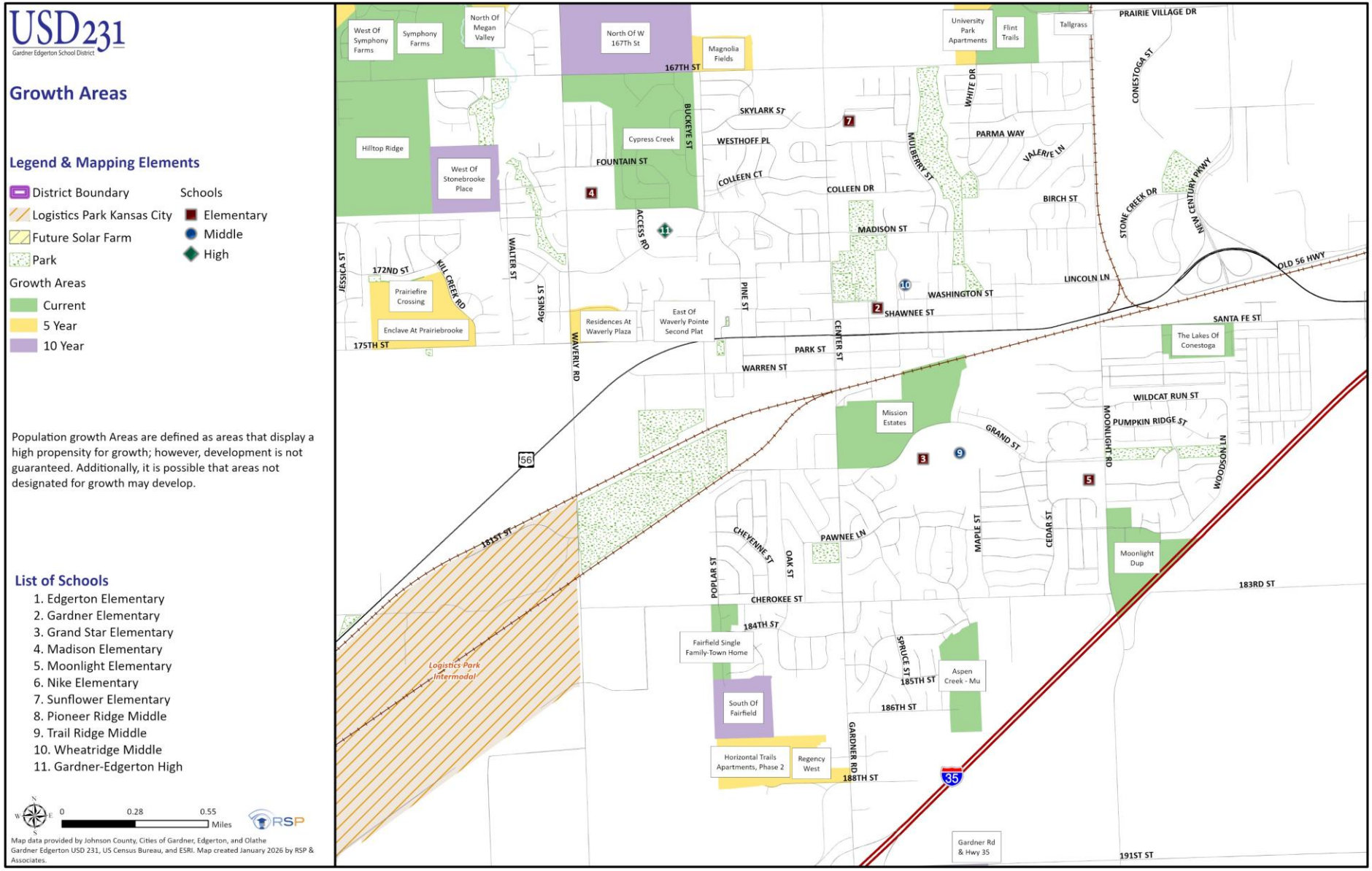
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North Growth Area Map (Detailed)



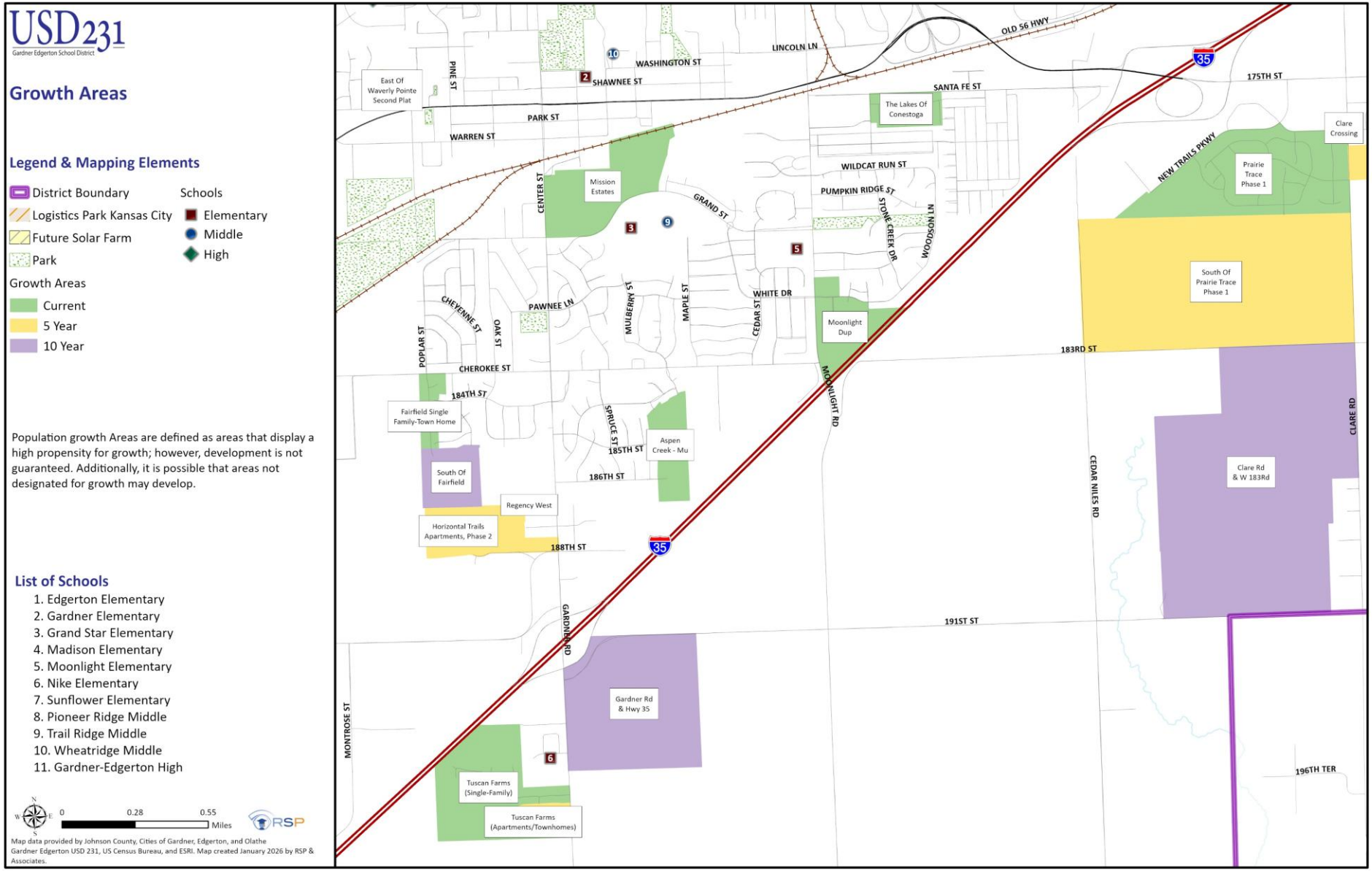
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Central Growth Area Map (Detailed)



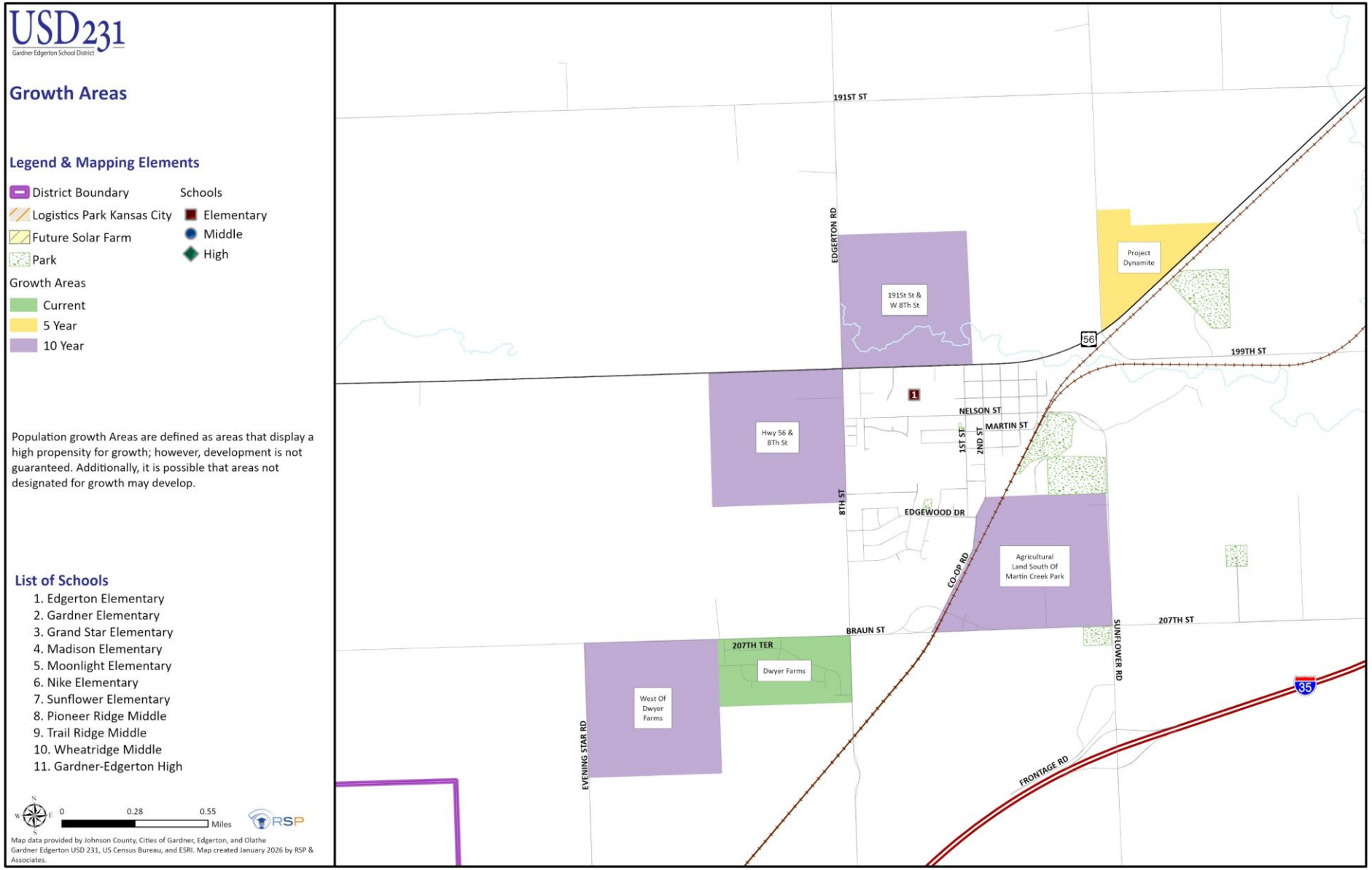
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Southeast Growth Area Map (Detailed)



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Southwest Growth Area Map (Detailed)



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Aspen Place

Sudden Displacement Event:

- Aspen Place Apartments were condemned with a 48-hour notice, resulting in the abrupt displacement of families and students from the community.
- While the action was sudden, reported safety concerns had been long-standing, indicating a vulnerability in this housing stock.

Immediate Enrollment Impact:

- Of the 77 students residing at Aspen Place in 2024/25, **48 students continued to attend the district in 2025/26**, either within or outside district boundaries.
  - 40 students were identified as In-District students
  - 8 students were identified as Out-of-District students
- 29 students (38%) exited the district entirely, representing a significant one-year enrollment loss tied to a single housing event.

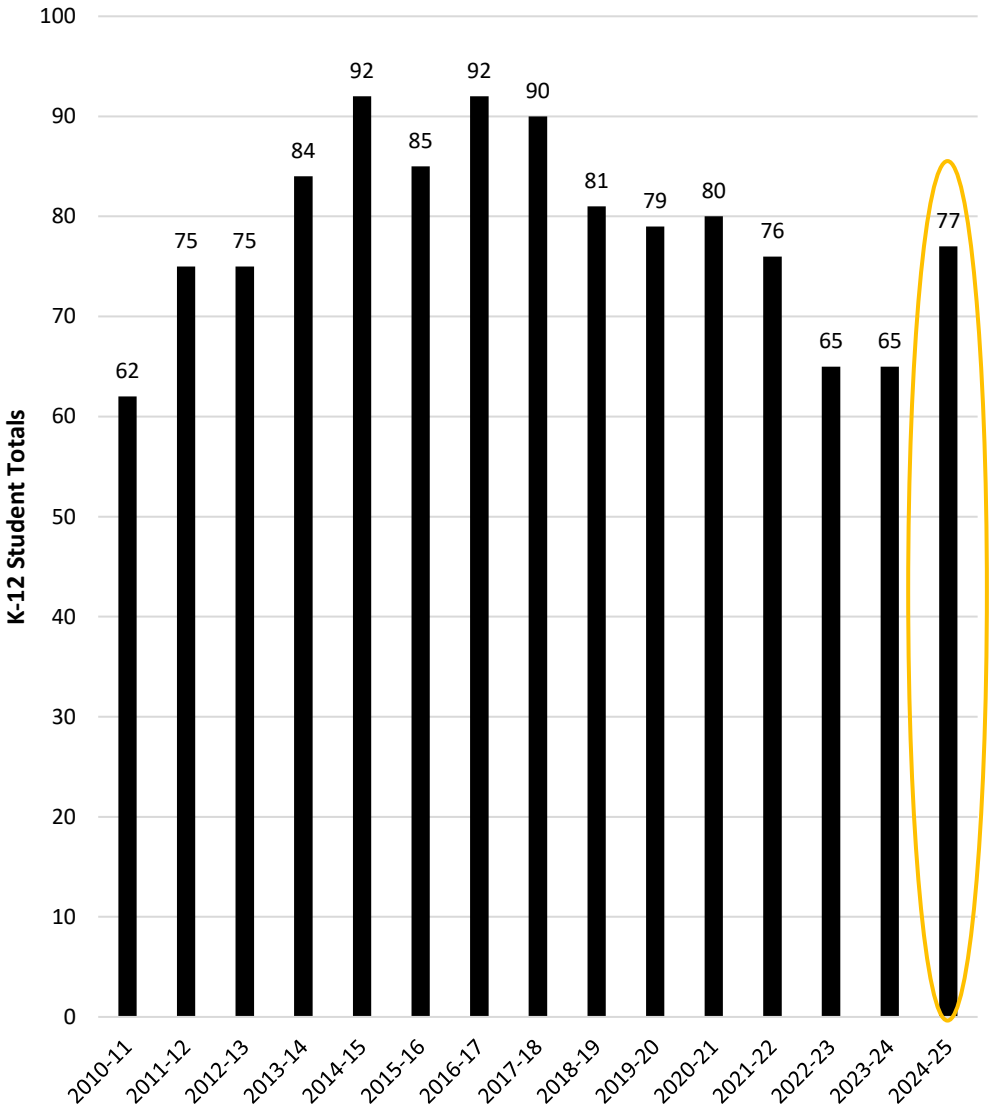
Concentration of Impact:

- The loss from Aspen Place alone accounts for a material portion of the district's year-over-year enrollment decline, highlighting how single, high-density housing disruptions can create outsized enrollment impacts.

Historical Context:

- Student counts at Aspen Place were relatively stable for more than a decade, peaking in the mid-2010s and gradually declining prior to the condemnation.

Students Residing at Aspen Place Over Time



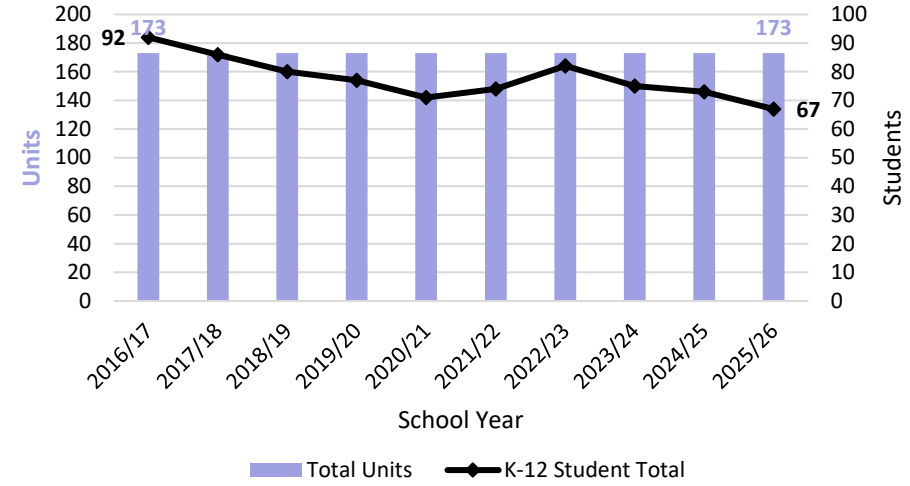
Source: Gardner Edgerton USD 231 and RSP
https://www.kansaslegalservices.org/node/2691/aspen-place-complex-gardner-cited-dozens-times-condemnation

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Single-Family Subdivision Yield Rate Analysis

Gardner Manor

10-Year Average Yield Rate: 44.9 students per 100 SF units



Source: Johnson and Miami County, Gardner Edgerton USD 231, and RSP

Example of an older, built out neighborhood and the student yield rate over time.

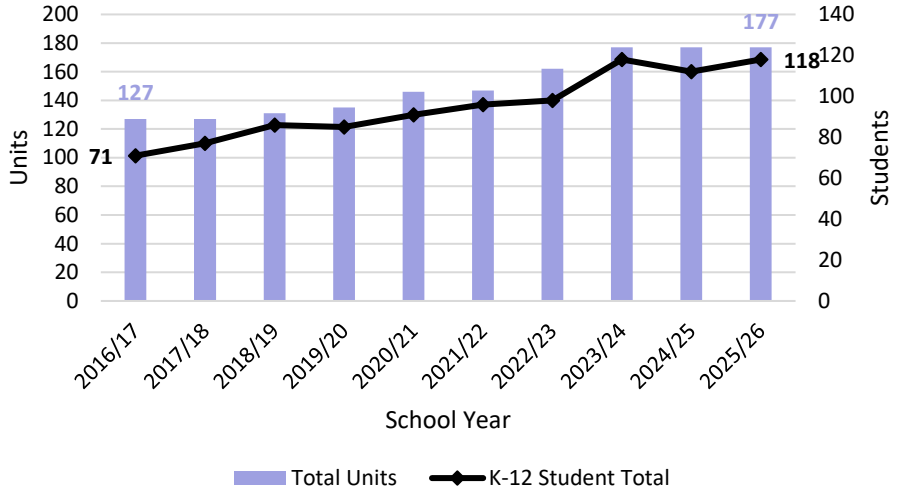
Gardner Manor Observations:

- Neighborhood has been built out since before 2016/17 with 173 total single-family units
- 2016/17 experienced the 10-year peak of students with 92 K-12 students residing
  - **53.2 student yield rate per 100 SF units**
- 2025/26 experienced the 10-year floor of students with 67 K-12 students residing
  - **38.7 student yield rate per 100 SF units**

Main Takeaway: Over the past ten years, this neighborhood has decreased in student generation as population ages and does "turn over" with new student-yielding families.

Stonebrooke Place AND Quail Meadows

10-Year Average Yield Rate: 63.0 students per 100 SF units



Source: Johnson and Miami County, Gardner Edgerton USD 231, and RSP

Example of a newer, recently completed neighborhood and the student yield rate over time.

Stonebrook Place and Quail Meadows Observations:

- Neighborhood has been growing the past ten years and was completed in 2023/24 with 177 total single-family units
- 2023/24 and 2025/26 experienced the 10-year peak of students with 118 K-12 students residing
  - **66.7 student yield rate per 100 SF units**
- 2016/17 experienced the 10-year floor of students with 71 K-12 students residing
  - **56.0 student yield rate per 100 SF units**

Main Takeaway: As more units have been built in this neighborhoods, the student yield rate has increased.

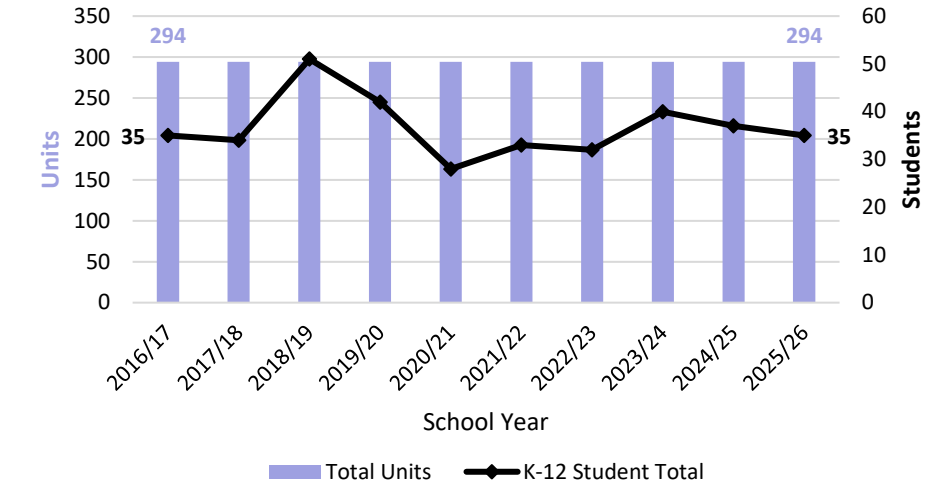
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Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

Multi-Family Subdivision Yield Rate Analysis

Moonlight Apartments

10-Year Average Yield Rate: 12.5 students per 100 MF units



Source: Johnson and Miami County, Gardner Edgerton USD 231, and RSP

Example of an older, built out neighborhood and the student yield rate over time.

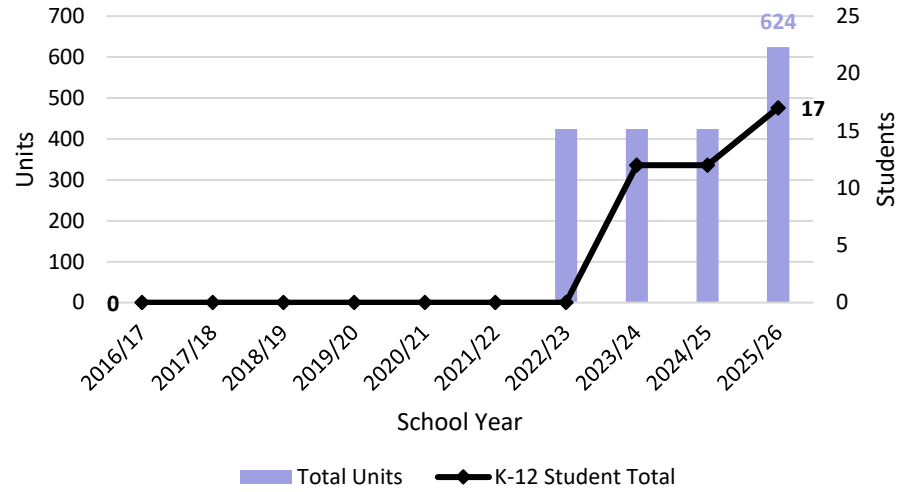
Moonlight Apartments Observations:

- Neighborhood has been built out since before 2016/17 with 294 total multi-family units
- 2018/19 experienced the 10-year peak of students with 51 K-12 students residing
  - **17.3 student yield rate per 100 MF units**
- 2020/21 experienced the 10-year floor of students with 28 K-12 students residing
  - **9.5 student yield rate per 100 MF units**

Main Takeaway: Older apartment complexes tend to have a more stable yield rate over time. 2025/26 is generating a similar number of students as it was ten years ago.

Treadway at New Trails Apartments

10-Year Average Yield Rate: 2.8 students per 100 MF units



Source: Johnson and Miami County, Gardner Edgerton USD 231, and RSP

Example of a newer, recently completed neighborhood and the student yield rate over time.

Treadway at New Trails Apartments Observations:

- Neighborhood grew rapidly from 2021/22 to 2022/23 and was completed in 2025/26 with 624 total multi-family units
- 2025/26 experienced the 10-year peak of students with 17 K-12 students residing
  - **2.7 student yield rate per 100 MF units**
- Over the past four years of opening the student residence has increased from 12 to 17 which is a significantly lower yield than other multi-family complexes

Main Takeaway: A large increase of multi-family inventory does not typically equate to a large increase in students. This development has a lower yield rate than the district average.

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Disclaimer: Subdivisions were selected as representative examples to illustrate the range of housing inventory conditions and associated student yield variability across the district.

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

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Project Documentation

- School District Data Acquisition
  - Date request was first sent by RSP: November 14, 2025
  - Date received: December 4, 2025
  - Date Verified: December 8, 2025
- City Planning Meeting(s)
  - City of Gardner: December 15, 2025
  - City of Edgerton: December 9, 2025
  - Tour complete by RSP December 2025
- County Data Acquisition
  - Data requested through Johnson County AIMS and open county data source of Miami County

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