

Crabtree, Rohrbaugh & Associates

SUSQUEHANNA TOWNSHIP SCHOOL DISTRICT

DISTRICT-WIDE FEASIBILITY STUDY

FACILITY STUDY UPDATE

NOVEMBER 2, 2026

PROJECT TEAM



Anthony Colestock, AIA, REFP
Principal and Senior Project Manager
Crabtree, Rohrbaugh & Associates



Arif Hasanbhai
Principal | Director of Design
Crabtree, Rohrbaugh & Associates



Seth Wentz, AIA, NCARB
Senior Project Manager
Crabtree, Rohrbaugh & Associates



Fred Withum III, Ed.D.
Director of Educational Planning
Crabtree, Rohrbaugh & Associates

200+
studies in the past 10 years

$19.2M
of grant dollars for K12 clients

3M SF
of sustainable & LEED certified educational buildings

Improved educational spaces for over
24,000
students

21M
SF of educational design expertise in the last 15 years

1997-2016
PA Department of Education
Report 30
Publication
Most Cost Effective Design

25
High School projects in the last 10 years

25
Middle School projects in the last 10 years

55
Elementary School projects in the last 10 years



PURPOSE OF THE STUDY

Short and long term planning	Implement future-focused educational vision	Plan for projected enrollment
Capital Improvement Plan to maintain facilities & assets	Guide for decision making	Eligible for PlanCon reimbursement

STUDY APPROACH



Define Goals

- Educational Visioning
- Financial
- Guiding principles
- Indicators of quality
- Establish benchmarks



Information Gathering

- Building Capacity Analysis
- Enrollment Analysis
- Facility Assessments
- Utility cost history
- Current Use of Space Program
- Existing Documents

Board



Analyze Data

- Space analysis
- Energy modeling
- Benchmarking
- Educational adequacy
- Program Compliance
- Right sizing the box



Develop Options

- Infrastructure improvements
- Educational improvements
- Community Use
- Cost Estimating
- Operational Savings
- Phasing
- Prioritize Projects

Board



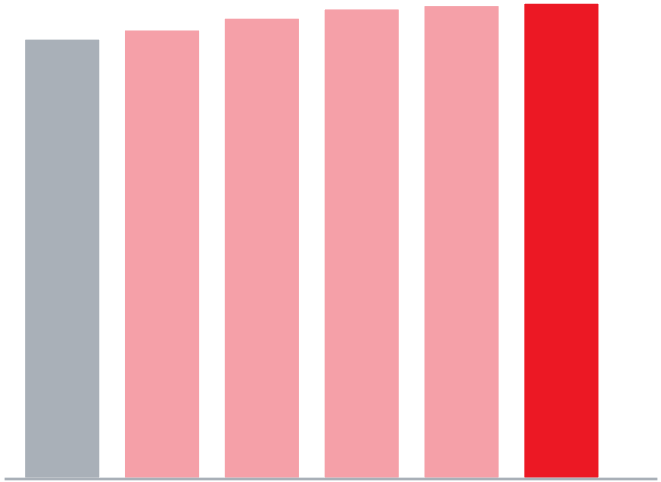
Recommendations

- Short and Long Term Planning
- Final report
- Option Selection

Susquehanna Township School District: Enrollment Forecast, 2026 to 2031

Board of Education Presentation

Anchor year 2025/26



District enrollment: 2025/26 actual (3,178, gray) to 2030/31 projected (3,437)

Prepared by CRA Architects

Executive Findings: Continued Moderate Growth, Led by the High School, With a Range of Outcomes

3,178 → ≈3,437

The CRA Model projects 8.2% growth by 2030/31, after 15.6% growth since 2016/17.

3,300–3,640

Plausible range for 2030/31. Plan to the range, not a single number.

3,396

CRA continues to recommend the midpoint of the Conservative (3,297) and Moderate (3,495) scenarios as the long-range planning target.

+22% at high school

793 to 970 students as large middle-grade classes move up.

CRA Model validates

From 2027/28 on, the CRA Model falls between the Power School scenarios every year.

Beyond 2030/31

The District should continue planning with an eye toward growth beyond 2030-31. The pace of residential development and other demographic factors suggest that additional expansion may eventually be necessary.

SECTION 1 OF 3

The Enrollment Forecast

How enrollment has grown, where the CRA Model says it is headed, and which grade levels drive the change.

KEY QUESTION **How many students should we expect by 2030/31?**

Growth Slows Each Year After 2027/28, and the Range of Outcomes Widens

Metric	2025/26 (A)	2026/27	2027/28	2028/29	2029/30	2030/31
Projected enrollment (CRA Model)	**3,178**	**3,244**	**3,329**	**3,396**	**3,420**	**3,437**
Change from prior year	—	+66	+85	+67	+24	+17
Range, lower estimate	—	3,219	3,278	3,319	3,314	3,304
Range, upper estimate	—	3,273	3,389	3,495	3,566	3,637
Power School average (recommended)	3,235	3,322	3,377	3,382	3,392	3,396

+259

students added by 2030/31 (+8.2%), with the largest gain, +85, in 2027/28

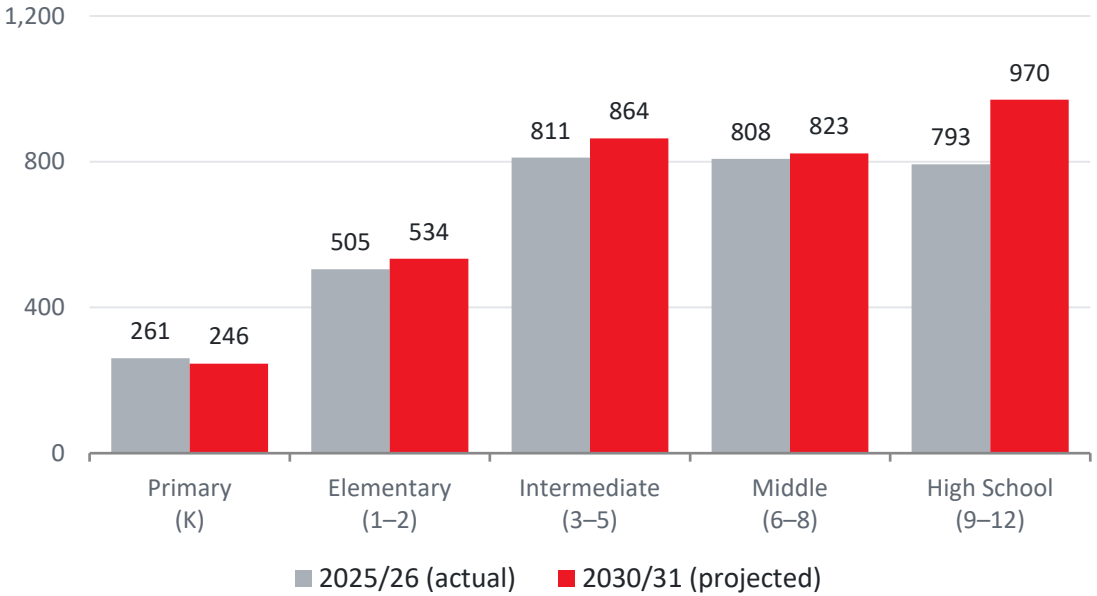
+66 → +17

yearly gain shrinks as the large classes pass through

54 → 333

width of the plausible range, 2026/27 to 2030/31

The High School Drives the Growth: 177 More Students by 2030/31



+177 High School (+22.3%)

+53 Intermediate (+6.5%)

+29 Elementary (+5.8%)

+15 Middle Level (+1.9%)

−15 Primary / K (−5.8%)

Vertical axis starts at zero. Cohorts add to the District totals: 3,178 in 2025/26 and 3,437 in 2030/31. Source: District Analysis Framework, CRA cohort model.

High School Climbs Every Year as Large Middle-Grade Classes Move Up

Cohort	2025/26 (A)	2026/27	2027/28	2028/29	2029/30	2030/31	Change
Primary (K)	261	242	256	241	248	246	**–15**
Elementary (1–2)	505	539	551	546	544	534	**+29**
Intermediate (3–5)	811	816	791	821	836	864	**+53**
Middle Level (6–8)	808	806	823	844	849	823	**+15**
High School (9–12)	**793**	**841**	**908**	**944**	**943**	**970**	**+177**
District total	**3,178**	**3,244**	**3,329**	**3,396**	**3,420**	**3,437**	**+259**

Cross-check

A simpler growth-rate method agrees on direction for 3 of 5 cohorts; it differs for Primary and High School.

Kindergarten is the hardest grade

Two methods (grade-to-grade trends and birth records) were averaged for the projection.

SECTION 2 OF 3

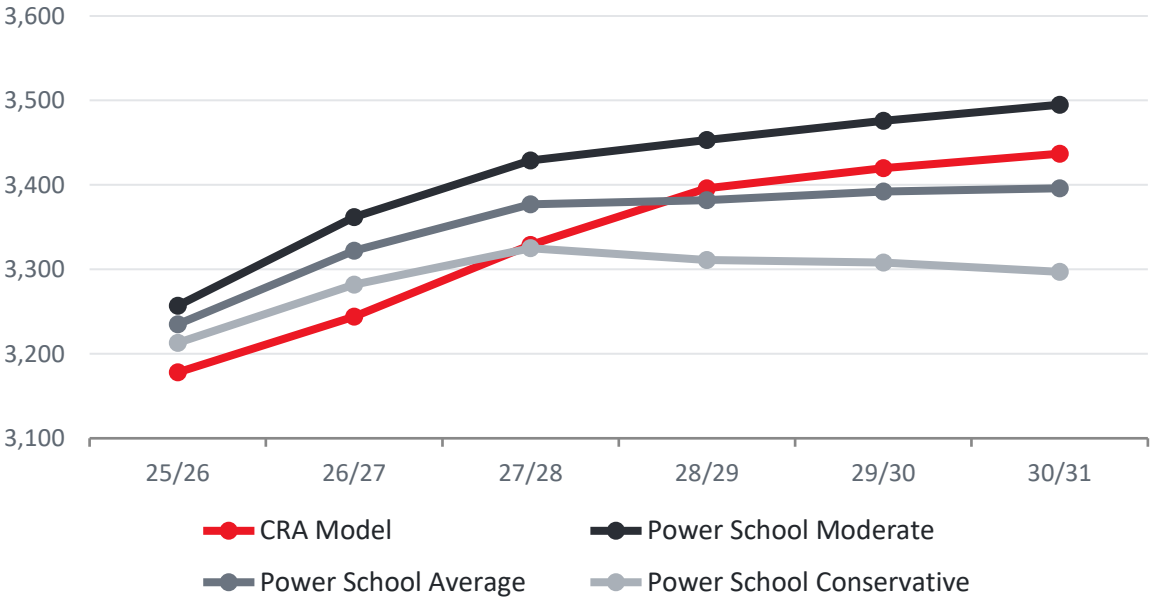
Testing the Forecast

Test the Power School scenarios against the CRA Model, and see why CRA recommends planning to their average.

KEY QUESTION **How much confidence can we place in the projections?**

TESTING THE FORECAST

The CRA Model Validates the Power School Projections From 2027/28 On



3,297–3,495

Power School range in 2030/31; the CRA Model is 3,437

+58 / –41 / –140

students: Moderate, Average, Conservative vs. the CRA Model in 2030/31

2027/28 on

the CRA Model falls between Conservative and Moderate every year

Vertical axis starts at 3,100, not zero, to make differences visible. Power School scenarios were supplied by an outside analytics provider; year labels aligned to the 2025/26 anchor.

TESTING THE FORECAST

Year by Year, the CRA Model Validates the Power School Average Within 41 Students

Projection	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	vs. CRA, 2030/31
CRA Model	**3,178**	**3,244**	**3,329**	**3,396**	**3,420**	**3,437**	**—**
Power School Conservative	3,213	3,282	3,325	3,311	3,308	3,297	**−140**
Power School Moderate	3,257	3,362	3,429	3,453	3,476	3,495	**+58**
Power School Average	3,235	3,322	3,377	3,382	3,392	3,396	**−41**

+35 to +79

students: every Power School scenario starts above the actual 3,178 (Conservative +35, Average +57, Moderate +79)

CRA Model validates

from 2027/28 on, the CRA Model falls between the Power School Conservative and Moderate paths

Use the midpoint

CRA recommends the midpoint of Conservative and Moderate (3,396 in 2030/31). Enrollment sits below it now, and the gap may narrow. Reconcile the base-year gap with the provider first

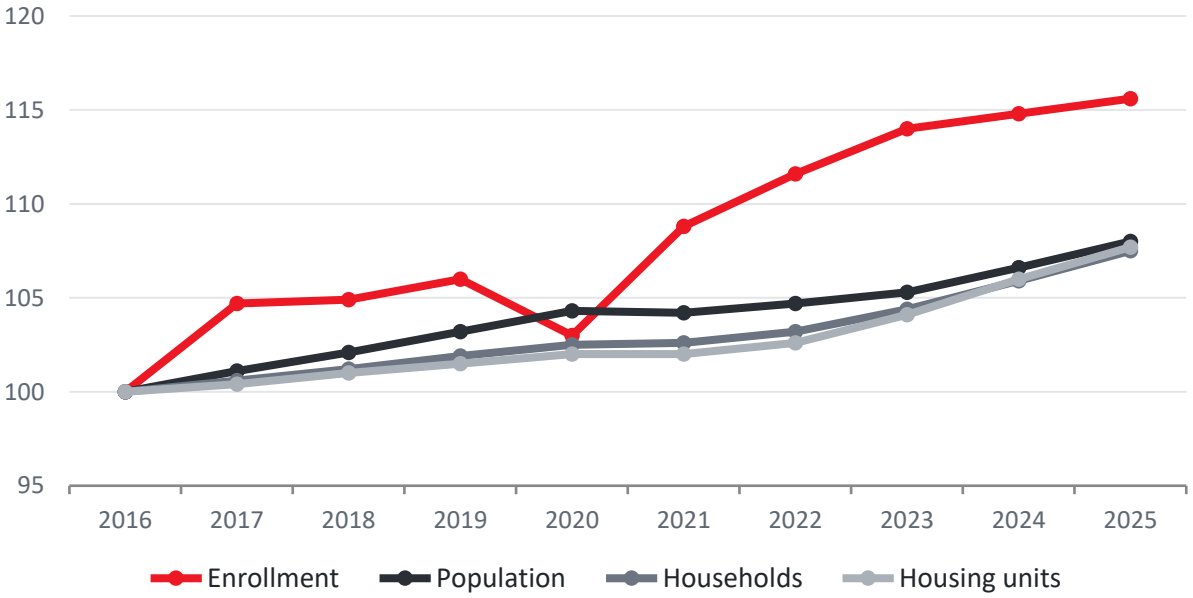
SECTION 3 OF 3

Community Context

Whether the Township's population, households, and housing support the Power School projections and the recommended average, and how much of the projected growth they explain.

KEY QUESTION **Does the community point to growth, or to a slowdown?**

Enrollment Has Grown About Twice as Fast as the Community Around It



+15.6%

enrollment, 2016/17 to 2025/26

+8.0%

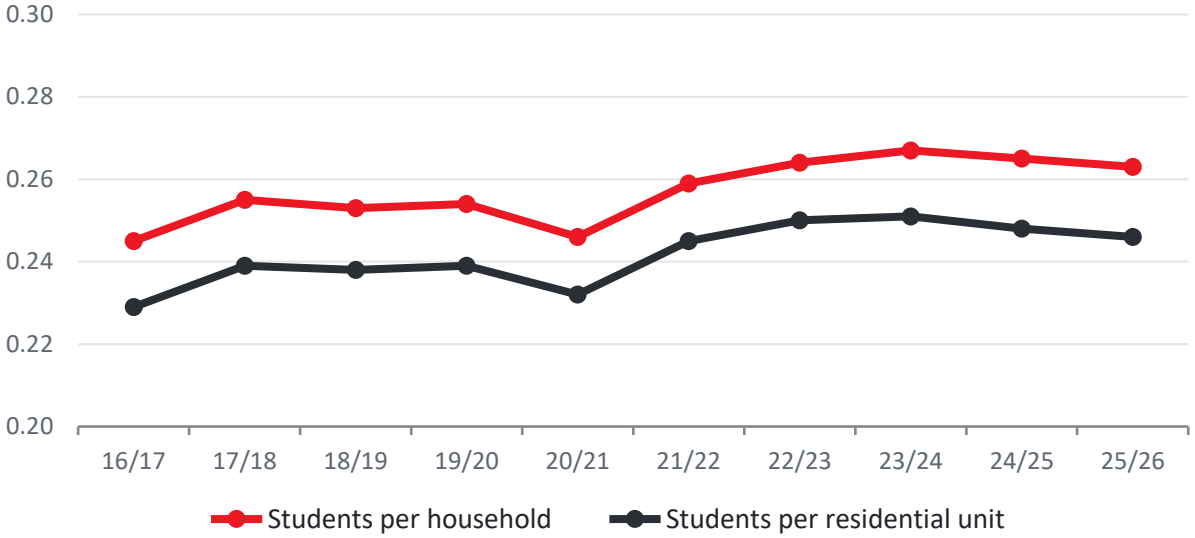
population, 2016 to 2025 (households +7.5%, housing units +7.7%)

+4.4%

population since 2020 (26,680 to 27,861 in 2026)

Index, first year = 100; vertical axis starts at 95. Sources: Esri and U.S. Census Bureau; District enrollment records. Looking ahead, the Power School average projects +6.9% enrollment growth by 2030/31 (CRA Model +8.2%).

Students per Household Rose Through 2023/24, Then Leveled Off



0.267 → 0.263

students per household: peak in 2023/24, now

11.50%

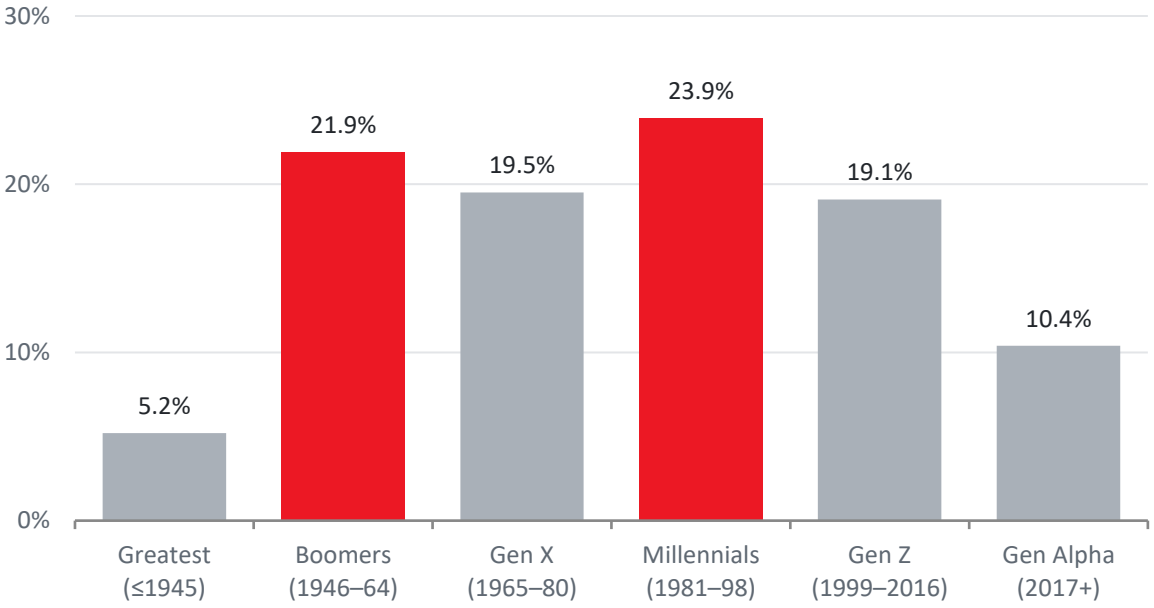
of residents are District students (2025/26)

0.248

five-year average students per residential unit

Rule of thumb: every 100 new homes ≈ 25 students (five-year average).

A Growing but Aging Community: Only 19% of Residents Are Under 18



Source: Esri Population Trends (September 2026).

19.0%

of residents are under 18; 23.2% are 65 or older

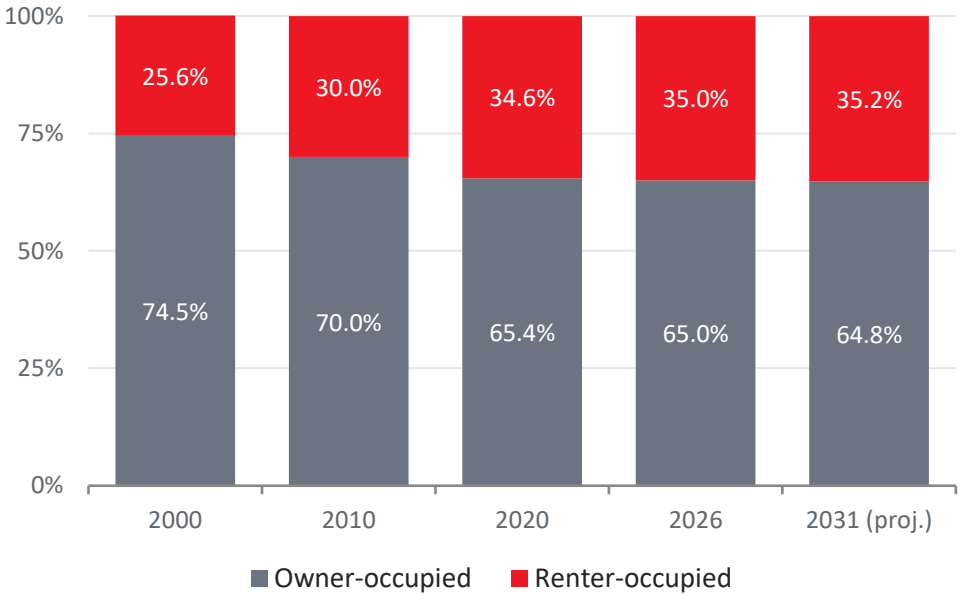
42.4 → 44.6

median age, 2010 to 2031 (43.3 today)

2 largest

groups: Millennials (23.9%) and Baby Boomers (21.9%)

Housing Is Affordable and Growing Faster Than Population, but Renters Are a Rising Share



+15.2%

housing units, 2010 to 2031 (11,559 to 13,316), faster than population

$248,492

median home value: 51.4% below the U.S.; affordability index 135

25.6% → 35.2%

renter share, 2000 to 2031; average household size is 2.26

Sources: Esri Community Change Snapshot and Housing Market Summary (September 2026); U.S. Census Bureau.

Housing Pipeline: 184 Units Are Under Construction, and 613 More Are Uncertain

Stage	Multi-family	Townhouse	Single-family	Total
Under construction	156	28	0	**184**
Planning / approval	443	0	170	**613**
Potential future	0	~90	~100	**~190**
All stages	**599**	**~118**	**~270**	**~987**

184

under construction, due mid-2027 (156 multi-family, 28 townhouse)

613

in planning or approval; unclear whether any will be built soon

~190

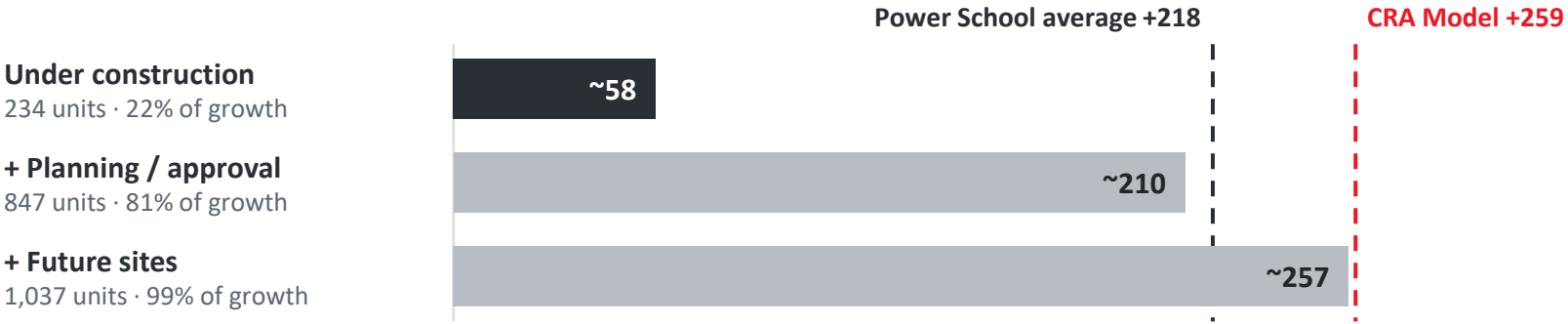
on potential future sites, with no formal submittals yet

Weighted toward multi-family

61% of all 987 units are multi-family, 27% single-family detached and 12% townhouse. One-off lots add about 10 units a year.

Unit counts and statuses as of October 2026, subject to change. Future sites: Linglewood (~90 townhouses) and Sturbridge Drive (~100 single-family detached, by-right). Source: Township development information.

Firm Housing Explains About a Fifth of Projected Growth; the Pipeline Decides the Rest



What it supports

184 units open by mid-2027, supporting continued growth and the 3,396 midpoint as the planning target.

What it challenges

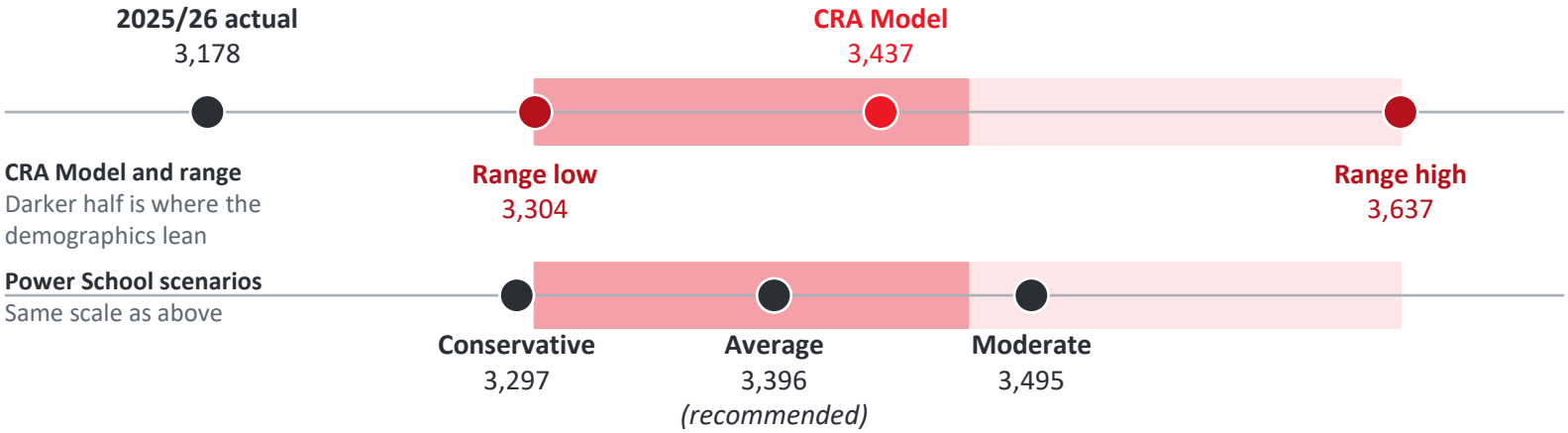
The upper range needs +459 students. Building every project adds only about 250.

What to watch

Creekview, Reichert Road, Beaufort and Blue Mountain approvals decide years 3 to 5 and the Moderate case.

Students = units × 0.248, the five-year average per residential unit; multi-family typically yields fewer. Totals include about 10 one-off units a year. Sources: Township development information (October 2026); CRA Model.

The Community Supports the Power School Average, in the Lower Half of the Range



Aligned

Power School average growth of 6.9% (CRA Model 8.2%) outpaces population growth of 4.4% (2020 to 2026). Large middle-grade classes explain the rest.

Leading indicators

More renters and smaller households are a mild headwind; housing units growing faster than population could support growth.

Net assessment

No exhibit contradicts the projections. The midpoint (3,396) stays the target, and Moderate (3,495) is no less plausible than Conservative.

Planning Guidance: Plan to the Midpoint, Watch Kindergarten, and Prepare for High School Growth

1 Near term: plan directly

Years 1–2 are the most confident part of the forecast; the CRA Model and all three Power School scenarios show growth.

2 Long term: plan to the midpoint

Plan to the Conservative–Moderate midpoint (3,396 by 2030/31) for long-range facility and capacity decisions.

3 Watch kindergarten

It is the least predictable grade. Check fall registration and revise near-term projections.

4 Prepare for high school growth

793 to 970 students. Flag early for staffing and space, given program lead times.

5 Get building-level data

Request a corrected building-level file before decisions that depend on which schools change.

6 Refresh every year

Update with new enrollment, birth, and demographic data, or sooner if actuals leave the range.

Beyond 2030/31: Keep the Midpoint as the Target and Preserve the Ability to Expand

3,178 vs 3,235

Actual vs. midpoint

2025/26 enrollment sits 57 below the midpoint's estimate. The gap may narrow as growth drivers persist through 2030/31.

3,396

The planning target

The midpoint of Conservative (3,297) and Moderate (3,495) is the most reasonable target for long-range facility and capacity decisions.

3,495

Moderate is realistic

No less plausible than Conservative, and a realistic outcome given current development trends.

Preserve the ability to expand

Enrollment pressure is expected to moderate, but the pace of residential development and other demographic factors suggest more capacity may eventually be needed. Improvements made today should keep expansion possible. Weigh any decision that could constrain expansion, and any chance to add capacity, in long-term planning.

USING THE FORECAST

Three Signals to Watch, and One Data Gap to Close

3,244 vs 3,282+

This Fall's Total

The CRA Model projects 3,244 (range 3,219–3,273); Power School scenarios run 3,282 to 3,362. The October count shows which path holds.

242 students

Kindergarten Registration

The hardest grade to forecast. A count well off 242 would change every later year.

793 → 841

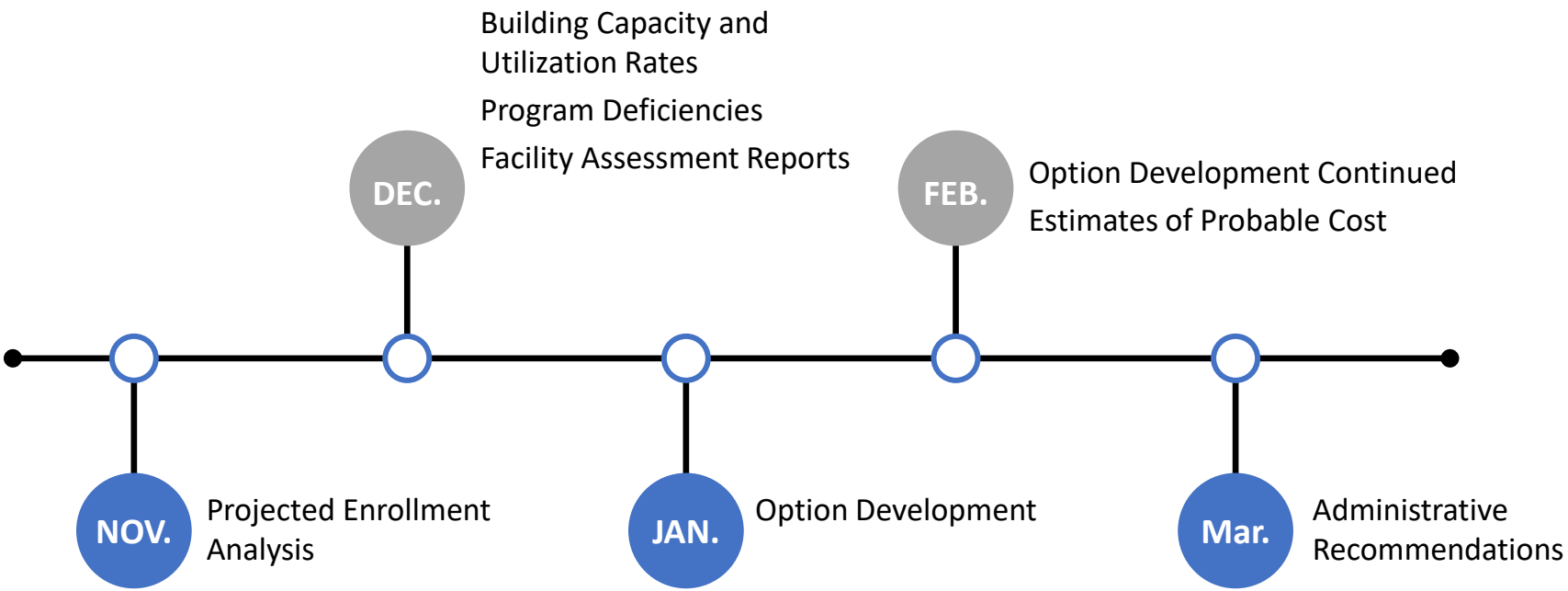
High School Climb

First step of the projected rise to 970. Early confirmation matters for staffing and space.

Data gap to close

A building-level worksheet in the source workbook held another district's data, so enrollment by school building is not shown. Request a corrected file before decisions that depend on which schools change.

STUDY NEXT STEPS



QUESTIONS?





Crabtree, Rohrbaugh & Associates - Architects

www.cra-architects.com