

Sayers, Margery

From: Delorenzo, Carl
Sent: Tuesday, July 23, 2019 5:07 PM
To: CouncilMail; Feldmark, Jessica; Glendenning, Craig; Clark, Owen
Subject: CR97 Data Request - Comparable Unit Ratio Student Yields.xlsx
Attachments: CR97 Comparable Unit Ratio Student Yields.xlsx

Councilmembers,

At the July 8 public hearing on CR97, the Council requested additional student yield data to verify the Administration's projected student enrollment count from the Robinson Overlook development. I identified four communities, in addition to Burgess Mill and Monarch Mills, that have a comparable proportion of 2- and 3-bedroom units to Robinson Overlook. The unit mix and student yields of the four communities (Howard Hills, Riverwatch, Willows at Port Capital, Grande Pointe) are included in the attached spreadsheet and used to update the student yield projections for Robinson Overlook. Columns C-F of the spreadsheet show the original projection and the revised projection when adding the four communities. When adding the four communities, the student yield projection increases by 3 students from 28 to 31.

Please let me know if you'd like anything further.

Best,
CD.

	<i>Robinson Overlook Original***</i>		<i>Robinson Overlook Revised*</i>		Burgess Mill Station		Monarch Mills		Howard Hills		Riverwatch	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1-bdrm units	8	17%	8	17%	41	21%	55	25%	0	0%	0	0%
2-bdrm units	19	40%	19	40%	112	57%	121	54%	80	50%	41	49%
3-bdrm units	21	44%	21	44%	45	23%	48	21%	80	50%	43	51%
Total Units	48		48		198		224		160		84	
Total Bedrooms	109		109		400		441		400		211	
Avg. bdrms per unit	2.27		2.27		2.02		1.97		2.50		2.51	
Elementary Students**	12		14		44		50		50		35	
Middle Students**	7		8		25		28		29		16	
High Students**	9		9		33		33		39		11	
Total Students	28		31		102		111		118		62	
Elementary Yield	0.254		0.294		0.222		0.223		0.313		0.417	
Middle Yield	0.143		0.168		0.126		0.125		0.181		0.190	
High Yield	0.178		0.191		0.167		0.147		0.244		0.131	
Total Yield	0.575		0.652		0.515		0.496		0.738		0.738	

* Student totals are projected and calculated using the 'Cumulative' column

** Academic year 2018-2019 enrollment

*** Original student yields for Robinson Overlook based only on Burgess Mill and Monarch Mills

Willows at Port Capital		Grande Pointe		<i>Cumulative</i>
Number	Percent	Number	Percent	
0	0%	38	24%	
42	50%	55	35%	
42	50%	63	40%	
84		156		906
210		337		1,999
2.50		2.16		2.28
41		46		266
17		37		152
18		39		173
76		122		591
0.488		0.295		0.294
0.202		0.237		0.168
0.214		0.250		0.191
0.905		0.782		0.652