



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

From: Jeff Bronow, Chief, Division of Research, DPZ

To: Carl Delorenzo, Howard County Executive's Office

Date: May 5, 2020

Subject: New Downtown Columbia Cultural Center Student Potential

An appropriate measure to estimate the number of new students that may reside at the proposed New Cultural Center planned in Downtown Columbia is to use existing student yields for two similar developments, Burgess Mill Station and Monarch Mills. Both Burgess Mill Station and Monarch Mills are LIHTC projects owned by the Housing Commission, and they both have a relatively high percentage of two and three-bedroom multifamily units. The table below shows the unit mix for these two projects as well as the New Cultural Center. The New Cultural Center is proposed to have a lower average of about 1.6 bedrooms per unit compared to averages of about 2 bedrooms per unit for both Burgess Mill Station and Monarch Mills.

Unit Type Mix for New Cultural Center Compared to Burgess Mill Station and Monarch Mills

Bedrooms	New Cultural Center		Burgess Mill Station		Monarch Mills	
	Number	Percent	Number	Percent	Number	Percent
1-bedroom units	87	50%	51	20%	55	25%
2-bedroom units	67	39%	145	58%	121	54%
3-bedroom units	20	11%	55	22%	48	21%
Total Units	174	100%	251	100%	224	100%
Total Bedrooms	281		506		441	
Average Bedrooms per Unit	1.61		2.02		1.97	
Average Bedrooms per Unit Combined			Burgess and Monarch Combined			
			1.99			

Source: Howard County Housing Commission

The table below shows the student yields for Burgess Mill Station and Monarch Mills. Burgess Mill Station includes 251 dwelling units and Monarch Mills includes 224 dwelling units. The total number of HCPSS students residing in these developments as of September 30, 2019 amount to 135 and 153, respectively. This results in a combined average yield of 0.606 students per dwelling unit. The table shows the detailed yields by elementary, middle and high schools for each development as well as the combined totals.

Burgess Mill Station and Monarch Mills Student Standing Yields

	Burgess Mill Station	Monarch Mills	Combined Total
SFA Units	28	0	28
Apt Units	223	224	447
Total Units	251	224	475
Elementary Students	56	72	128
Middle Students	31	39	70
High Students	48	42	90
Total Students	135	153	288
Elementary Yield	0.223	0.321	0.269
Middle Yield	0.124	0.174	0.147
High Yield	0.191	0.188	0.189
Total Yield	0.538	0.683	0.606

Source: Dwelling Units from Howard County DPZ Land Use Database
Students from HCPSS Planning Office as of September 30, 2019

The table below shows the estimated number of students that could reside in the 174 units in the New Cultural Center based on the observed yields of Burgess Mill Station and Monarch Mills. This results in 38 elementary school students (K-12), 21 middle school students and 27 high school students for a total of 86 students. These estimates are determined by multiplying the existing combined total yields in Burgess Mill Station and Monarch Mills times 81% (which is the ratio of the average number of units per bedroom in the new Cultural Center to that of Burgess Mill Station and Monarch Mills combined) times 174 units as proposed in the New Cultural Center.

Estimated Students That May Reside in the New Cultural Center

	Burgess and Monarch Combined	Cultural Center	Ratio
Average Bedrooms per Unit ==>	1.99	1.61	81%
Elementary Yield	0.269		
Middle Yield	0.147		
High Yield	0.189		
Total Yield	0.606		
Yields Multiplied Times 81% Ratio			
Elementary Yield	0.218		
Middle Yield	0.119		
High Yield	0.153		
Total Yield	0.491		

Students from Cultural Center in 174 Apartment Units (1)	
Elementary Students	38
Middle Students	21
High Students	27
Total Students	86

(1) Rounded to whole number of students

Source: Bedooms from Howard County Housing Commission
Yields from HCPSS Planning Office as of September 30, 2019