

# FCCPS Students by Dwelling Unit

11/24/2020

Development	Units	1989	1994	1999	2002	2014	2015	2016	2017	2018	2019	2020	2021	Range of Ratios before 2014	Range of Ratios Since 1989
<b>Mid-rise Condos</b>															
Park Towers	97	6	6	6	8	9	11	17	13	12	9	14	18	0.061 to 0.081	0.062 to 0.186
The Madison	100	4	4	13	23	4	9	8	10	8	14	15	15	0.040 to 0.230	0.040 to 0.230
<b>Mid-rise Condo Subtotal:</b>	<b>197</b>	<b>10</b>	<b>10</b>	<b>19</b>	<b>31</b>	<b>13</b>	<b>20</b>	<b>25</b>	<b>23</b>	<b>20</b>	<b>23</b>	<b>29</b>	<b>33</b>		<b>0.051 to 0.168</b>
<b>Mid-rise Apartments</b>															
Falls Green (Oakwood)	576	12	20	45	67	177	142	164	213	194	178	140	92	0.021 to 0.116	0.021 to 0.370
Roosevelt Towers	191	3	14	26	36	52	54	52	51	37	36	43	44	0.016 to 0.188	0.016 to 0.283
Merrill House	159	8	12	22	37	62	63	52	57	53	51	53	41	0.050 to 0.233	0.050 to 0.396
Broadfalls	113	3	9	7	12	27	21	28	25	28	21	25	19	0.027 to 0.106	0.027 to 0.248
<b>Mid-rise Apartment Subtotal:</b>	<b>1,039</b>	<b>26</b>	<b>55</b>	<b>100</b>	<b>152</b>	<b>318</b>	<b>280</b>	<b>296</b>	<b>346</b>	<b>312</b>	<b>286</b>	<b>261</b>	<b>196</b>		<b>0.025 to 0.333</b>
<b>Low-rise Condos</b>															
Falls Chase	50	3	6	17	18	13	13	11	11	12	10	10	6	0.060 to 0.360	0.060 to 0.360
Falls Plaza	72	6	6	15	14	16	19	22	21	21	20	11	10	0.083 to 0.208	0.083 to 0.306
<b>Low-rise Condo Subtotal:</b>	<b>122</b>	<b>9</b>	<b>12</b>	<b>32</b>	<b>32</b>	<b>29</b>	<b>32</b>	<b>33</b>	<b>32</b>	<b>33</b>	<b>30</b>	<b>21</b>	<b>16</b>		<b>0.074 to 0.270</b>
<b>Low-rise Apartments</b>															
Lee Square/Chanel Terrace	115	19	27	28	35	17	20	24	29	27	22	22	19	0.165 to 0.304	0.148 to 0.304
The Fields (Ellison St.)	96	72	72	57	64	90	99	105	101	100	100	103	85	0.593 to 0.750	0.594 to 1.094
Columbia West	27	0	2	3	3	1	4	6	7	8	9	6	4	0.000 to 0.111	0.000 to 0.333
Virginia Village	81	5	5	15	12	10	13	12	3	11	10	10	13	0.062 to 0.185	0.037 to 0.185
Misc. Apartments	4	1	0	0	0	8	8	1	7	0	0	0	0		
<b>Low-rise Apartment Subtotal:</b>	<b>323</b>	<b>97</b>	<b>106</b>	<b>103</b>	<b>114</b>	<b>126</b>	<b>144</b>	<b>148</b>	<b>147</b>	<b>146</b>	<b>141</b>	<b>141</b>	<b>121</b>		<b>0.300 to 0.458</b>
<b>Other</b>															
Marriot Suites	0	N/A	N/A	0	0	5	7	0	0	0	0	0	0		
Motels/Other	0	0	0	0	0	3	5	2	0	0	0	0	0		
<b>Other Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Townhouses</b>															
Gresham Pl.	33	N/A	2	3	4	5	6	4	2	5	7	8	9	0.061 to 0.121	0.000 to 0.273
Park Avenue/Pennsylvania Ave.	26	7	5	7	12	17	18	13	8	11	11	12	12	0.357 to 0.500	0.192 to 0.692
Rees Place	34	N/A	N/A	20	13	15	15	19	22	22	20	22	23	0.382 to 0.588	0.000 to 0.676
Wrens Way	18	2	4	0	1	11	13	15	12	10	10	11	10	0.000 to 0.222	0.000 to 0.833
Tollgate Way	30	3	6	8	4	6	8	10	10	12	13	12	10	0.100 to 0.267	0.100 to 0.433
Church View	16	N/A	N/A	7	4	6	6	3	2	3	4	7	8	0.250 to 0.438	0.125 to 0.500
Governors, Bishops, Garden, Thurber	66	5	8	12	12	22	25	29	33	28	29	24	27	0.008 to 0.181	0.076 to 0.500
Gates at West Falls	16	N/A	0	0	1	0	0	1	1	2	2	2	4	0.000 to 0.071	0.000 to 0.250
Cherrywood	20	8	5	15	10	12	14	14	16	16	12	16	12	0.250 to 0.500	0.250 to 0.800
Jennifer La. & Steeples Ct.	11	3	0	4	1	12	13	14	13	12	10	6	8	0.000 to 0.364	0.000 to 1.273
Rosewood & 1200's S. Washington	16	2	1	5	10	8	7	13	13	15	18	18	18	0.143 to 0.625	0.313 to 1.125
Trammell's Gate	14	2	2	2	2	1	1	1	1	0	0	0	0	0.286 to 0.286	0.000 to 0.143
Katie Court	15	1	2	2	1	2	2	2	4	4	4	3	3	0.067 to 0.133	0.067 to 0.267
Ellison Square	11	0	0	0	0	7	9	9	7	8	8	11	11		0.000 to 1.000
<b>Townhouse Subtotal:</b>	<b>326</b>	<b>33</b>	<b>35</b>	<b>85</b>	<b>75</b>	<b>124</b>	<b>137</b>	<b>147</b>	<b>144</b>	<b>148</b>	<b>148</b>	<b>152</b>	<b>155</b>		<b>0.101 to 0.475</b>
<b>Varied Unit Type</b>															
Cherry Hill (194 THs)	394	86	102	125	136	116	133	143	166	171	153	147	156	0.218 to 0.345	0.218 to 0.434
Winter Hill (200 condos)															
Whittier (62 TH & 13 SFD)	75	N/A	N/A	17	31	37	35	36	40	45	47	53	46	0.413 to 0.413	0.227 to 0.707
<b>Varied Unit Type Subtotal:</b>	<b>469</b>	<b>86</b>	<b>102</b>	<b>142</b>	<b>167</b>	<b>153</b>	<b>168</b>	<b>179</b>	<b>206</b>	<b>216</b>	<b>200</b>	<b>200</b>	<b>202</b>		<b>0.303 to 0.461</b>

# FCCPS Students by Dwelling Unit

11/24/2020

Development	Units	1989	1994	1999	2002	2014	2015	2016	2017	2018	2019	2020	2021	Range of Ratios before 2014	Range of Ratios Since 1989
<b>Newer Mixed Use</b>															
<b><u>Newer Mixed Use Condo</u></b>															
Byron	90	N/A	N/A	N/A	N/A	13	13	9	9	6	11	10	8		0.067 to 0.144
Spectrum	189	N/A	N/A	N/A	N/A	16	19	17	21	26	25	22	22		0.085 to 0.138
Broadway	80	N/A	N/A	N/A	N/A	10	11	11	11	10	8	7	6		0.075 to 0.138
<b><u>Newer Mixed Use Apt &amp; TH</u></b>															
Northgate	104	N/A	N/A	N/A	N/A	N/A	20	25	25	17	19	23	12		0.115 to 0.240
<b><u>Newer Mixed Use Apt</u></b>															
Pearson	230	N/A	N/A	N/A	N/A	109	120	125	127	129	106	122	112		0.461 to 0.561
Read	26	N/A	N/A	N/A	N/A	1	0	1	1	0	0	0	2		0.000 to 0.077
301 W. Broad	285	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	27	26	17	12		0.042 to 0.095
Lincoln at Tinner Hill	224	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	19	20	28	20		0.085 to 0.125
<b>Newer Mixed Use Subtotal:</b>	<b>1,228</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149</b>	<b>183</b>	<b>188</b>	<b>214</b>	<b>234</b>	<b>215</b>	<b>229</b>	<b>194</b>		<b>0.121 to 0.191</b>
<b>Total All Multi-Family</b>	<b>3,704</b>	<b>261</b>	<b>320</b>	<b>481</b>	<b>571</b>	<b>920</b>	<b>976</b>	<b>1,018</b>	<b>1,112</b>	<b>1,109</b>	<b>1,043</b>	<b>1,033</b>	<b>917</b>		<b>0.070 to 0.300</b>

**Single Family Detached:**

1989	2,178	893													
1994	2,179		994												
1999	2,198			1,160											
2002	2,228				1,225										
2014	2,357					1,499									
2015	2,364						1,480								
2016	2,370							1,516							
2017	2,276								1,550						
2018	2,359									1,576					
2019	2,366										1,579				
2020	2,381											1,602			
2021	2,381												1,569		
<b>Single Family Detached Subtotal:</b>	<b>27,637</b>	<b>893</b>	<b>994</b>	<b>1,160</b>	<b>1,225</b>	<b>1,499</b>	<b>1,480</b>	<b>1,516</b>	<b>1,550</b>	<b>1,576</b>	<b>1,579</b>	<b>1,602</b>	<b>1,569</b>	<b>0.410 to 0.550</b>	<b>0.410 to 0.681</b>

<b>Overall Total pk-12 Students:</b>	<b>1,191</b>	<b>1,343</b>	<b>1,682</b>	<b>1,802</b>	<b>2,427</b>	<b>2,470</b>	<b>2,548</b>	<b>2,675</b>	<b>2,707</b>	<b>2,635</b>	<b>2,650</b>	<b>2,500</b>
<b>Non-district: Tuition &amp; services only</b>	<b>37</b>	<b>29</b>	<b>41</b>	<b>6</b>	<b>8</b>	<b>14</b>	<b>14</b>	<b>13</b>	<b>22</b>	<b>13</b>	<b>15</b>	<b>14</b>

**Overall student growth 1989 to 2021 = 1,332** (Does not include tuition students)

**Multi-Unit student growth 1989 to 2021 = 656**

**Single Family Detached student growth 1989 to 2021 = 676**

Decrease from previous year  
 Increase from previous year

FCCPS Students by Dwelling Unit - Ratios By Year

11/24/2020

Development	1989	1994	1999	2002	2014	2015	2016	2017	2018	2019	2020	2021
<b>Mid-rise Condos</b>												
Park Towers	0.062	0.062	0.062	0.082	0.093	0.113	0.175	0.134	0.124	0.093	0.144	0.186
The Madison	0.040	0.040	0.130	0.230	0.040	0.090	0.080	0.100	0.080	0.140	0.150	0.150
<b>Mid-rise Condo Subtotal:</b>	<b>0.051</b>	<b>0.051</b>	<b>0.096</b>	<b>0.157</b>	<b>0.066</b>	<b>0.102</b>	<b>0.127</b>	<b>0.117</b>	<b>0.102</b>	<b>0.117</b>	<b>0.147</b>	<b>0.168</b>
<b>Mid-rise Apartments</b>												
Falls Green (Oakwood)	0.021	0.035	0.078	0.116	0.307	0.247	0.285	0.370	0.337	0.309	0.243	0.160
Roosevelt Towers	0.016	0.073	0.136	0.188	0.272	0.283	0.272	0.267	0.194	0.188	0.225	0.230
Merrill House	0.050	0.075	0.138	0.233	0.390	0.396	0.327	0.358	0.333	0.321	0.333	0.258
Broadfalls	0.027	0.080	0.062	0.106	0.239	0.186	0.248	0.221	0.248	0.186	0.221	0.168
<b>Mid-rise Apartment Subtotal:</b>	<b>0.025</b>	<b>0.053</b>	<b>0.096</b>	<b>0.146</b>	<b>0.306</b>	<b>0.269</b>	<b>0.285</b>	<b>0.333</b>	<b>0.300</b>	<b>0.275</b>	<b>0.251</b>	<b>0.189</b>
<b>Low-rise Condos</b>												
Falls Chase	0.060	0.120	0.340	0.360	0.260	0.260	0.220	0.220	0.240	0.200	0.200	0.120
Falls Plaza	0.083	0.083	0.208	0.194	0.222	0.264	0.306	0.292	0.292	0.278	0.153	0.139
<b>Low-rise Condo Subtotal:</b>	<b>0.074</b>	<b>0.098</b>	<b>0.262</b>	<b>0.262</b>	<b>0.238</b>	<b>0.262</b>	<b>0.270</b>	<b>0.262</b>	<b>0.270</b>	<b>0.246</b>	<b>0.172</b>	<b>0.131</b>
<b>Low-rise Apartments</b>												
Lee Square/Chanel Terrace	0.165	0.235	0.243	0.304	0.148	0.174	0.209	0.252	0.235	0.191	0.191	0.165
The Fields (Ellison St.)	0.750	0.750	0.594	0.667	0.938	1.031	1.094	1.052	1.042	1.042	1.073	0.885
Columbia West	0.000	0.074	0.111	0.111	0.037	0.148	0.222	0.259	0.296	0.333	0.222	0.148
Virginia Village	0.062	0.062	0.185	0.148	0.123	0.160	0.148	0.037	0.136	0.123	0.123	0.160
Misc. Apartments												
<b>Low-rise Apartment Subtotal:</b>	<b>0.300</b>	<b>0.328</b>	<b>0.319</b>	<b>0.353</b>	<b>0.390</b>	<b>0.446</b>	<b>0.458</b>	<b>0.455</b>	<b>0.452</b>	<b>0.437</b>	<b>0.437</b>	<b>0.375</b>
<b>Other</b>												
Marriot Suites												
Motels/Other												
<b>Other Subtotal:</b>												
<b>Townhouses</b>												
Gresham Pl.	0.000	0.061	0.091	0.121	0.152	0.182	0.121	0.061	0.152	0.212	0.242	0.273
Park Avenue/Pennsylvania Ave.	0.269	0.192	0.269	0.462	0.654	0.692	0.500	0.308	0.423	0.423	0.462	0.462
Rees Place	0.000	0.000	0.588	0.382	0.441	0.441	0.559	0.647	0.647	0.588	0.647	0.676
Wrens Way	0.111	0.222	0.000	0.056	0.611	0.722	0.833	0.667	0.556	0.556	0.611	0.556
Tollgate Way	0.100	0.200	0.267	0.133	0.200	0.267	0.333	0.333	0.400	0.433	0.400	0.333
Church View			0.438	0.250	0.375	0.375	0.188	0.125	0.188	0.250	0.438	0.500
Governors, Bishops, Garden, Thurber	0.076	0.121	0.182	0.182	0.333	0.379	0.439	0.500	0.424	0.439	0.364	0.409
Gates at West Falls		0.000	0.000	0.063	0.000	0.000	0.063	0.063	0.125	0.125	0.125	0.250
Cherrywood	0.400	0.250	0.750	0.500	0.600	0.700	0.700	0.800	0.800	0.600	0.800	0.600
Jennifer La. & Steeples Ct.	0.273	0.000	0.364	0.091	1.091	1.182	1.273	1.182	1.091	0.909	0.545	0.727
Rosewood & 1200's S. Washington			0.313	0.625	0.500	0.438	0.813	0.813	0.938	1.125	1.125	1.125
Trammell's Gate	0.143	0.143	0.143	0.143	0.071	0.071	0.071	0.071	0.000	0.000	0.000	0.000
Katie Court	0.067	0.133	0.133	0.067	0.133	0.133	0.133	0.267	0.267	0.267	0.200	0.200
Ellison Square	0.000	0.000	0.000	0.000	0.636	0.818	0.818	0.636	0.727	0.727	1.000	1.000
<b>Townhouse Subtotal:</b>	<b>0.101</b>	<b>0.107</b>	<b>0.261</b>	<b>0.230</b>	<b>0.380</b>	<b>0.420</b>	<b>0.451</b>	<b>0.442</b>	<b>0.454</b>	<b>0.454</b>	<b>0.466</b>	<b>0.475</b>
<b>Varied Unit Type</b>												
Cherry Hill (194 THs)	0.218	0.259	0.317	0.345	0.294	0.338	0.363	0.421	0.434	0.388	0.373	0.396
Winter Hill (200 condos)												
Whittier (62 TH & 13 SFD)			0.227	0.413	0.493	0.467	0.480	0.533	0.600	0.627	0.707	0.613
<b>Varied Unit Type Subtotal:</b>	<b>0.183</b>	<b>0.217</b>	<b>0.303</b>	<b>0.356</b>	<b>0.326</b>	<b>0.358</b>	<b>0.382</b>	<b>0.439</b>	<b>0.461</b>	<b>0.426</b>	<b>0.426</b>	<b>0.431</b>

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<b>Newer Mixed Use</b>												
<b>Newer Mixed Use Condo</b>												
Byron					0.144	0.144	0.100	0.100	0.067	0.122	0.111	0.089
Spectrum					0.085	0.101	0.090	0.111	0.138	0.132	0.116	0.116
Broadway					0.125	0.138	0.138	0.138	0.125	0.100	0.088	0.075
<b>Newer Mixed Use Apt &amp; TH</b>												
Northgate							0.240	0.240	0.163	0.183	0.221	0.115
<b>Newer Mixed Use Apt</b>												
Pearson					0.474	0.522	0.543	0.552	0.561	0.461	0.530	0.487
Read					0.038	0.000	0.038	0.038	0.000	0.000	0.000	0.077
301 W. Broad									0.095	0.091	0.060	0.042
Lincoln at Tinner Hill									0.085	0.089	0.125	0.089
<b>Newer Mixed Use Subtotal:</b>					<b>0.121</b>	<b>0.149</b>	<b>0.153</b>	<b>0.174</b>	<b>0.191</b>	<b>0.175</b>	<b>0.186</b>	<b>0.158</b>
<b>Total All Multi-Family</b>	<b>0.070</b>	<b>0.086</b>	<b>0.130</b>	<b>0.154</b>	<b>0.248</b>	<b>0.263</b>	<b>0.275</b>	<b>0.300</b>	<b>0.299</b>	<b>0.282</b>	<b>0.279</b>	<b>0.248</b>

Single Family Detached:

1989	0.410											
1994		0.456										
1999			0.528									
2002				0.550								
2014					0.636							
2015						0.626						
2016							0.640					
2017								0.681				
2018									0.668			
2019										0.667		
2020											0.673	
2021												0.659
<b>Single Family Detached Subtotal:</b>	<b>0.410</b>	<b>0.456</b>	<b>0.528</b>	<b>0.550</b>	<b>0.636</b>	<b>0.626</b>	<b>0.640</b>	<b>0.681</b>	<b>0.668</b>	<b>0.667</b>	<b>0.673</b>	<b>0.659</b>

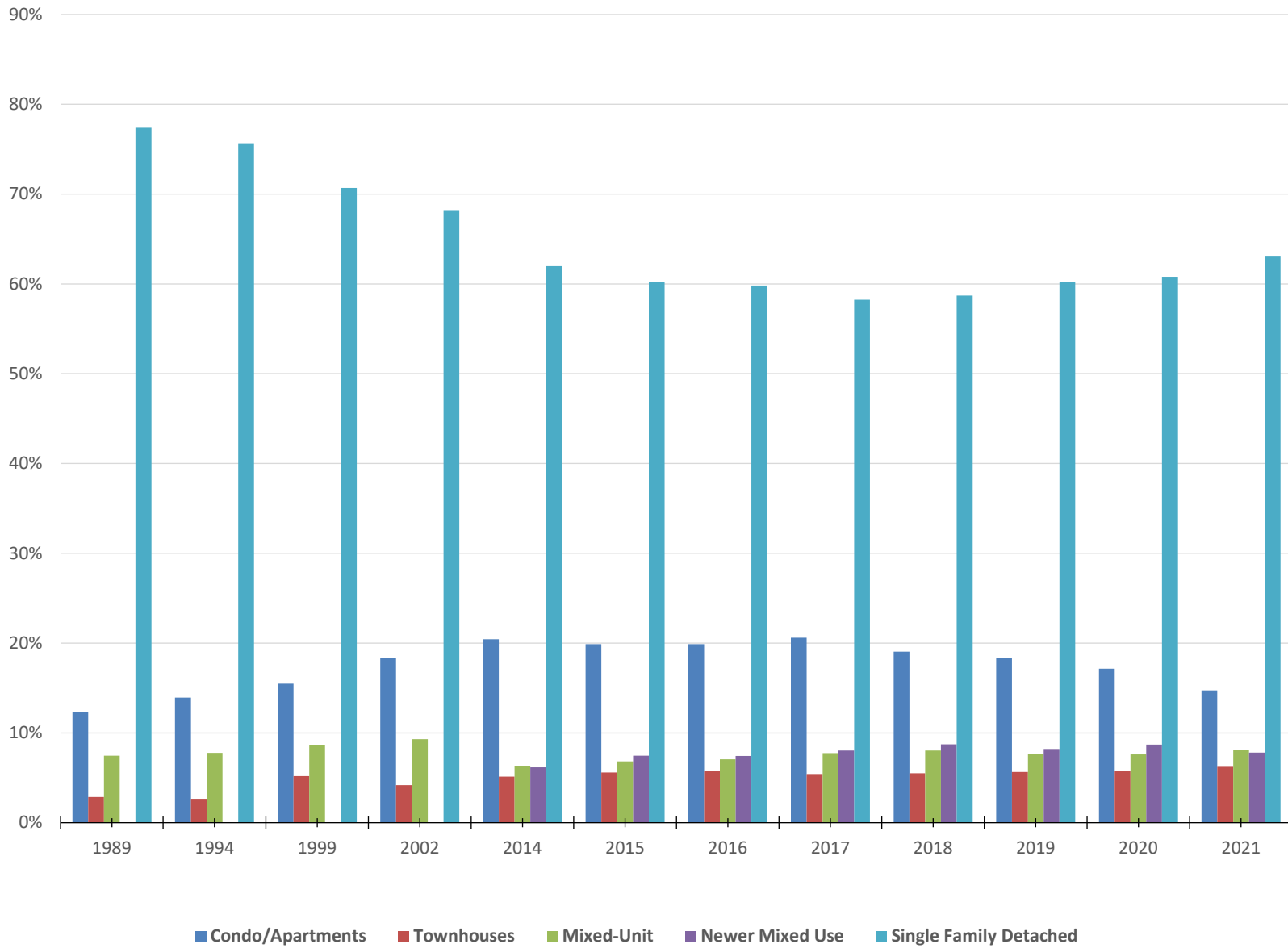
Overall Total pk-12 Students:

Non-district: Tuition & services only

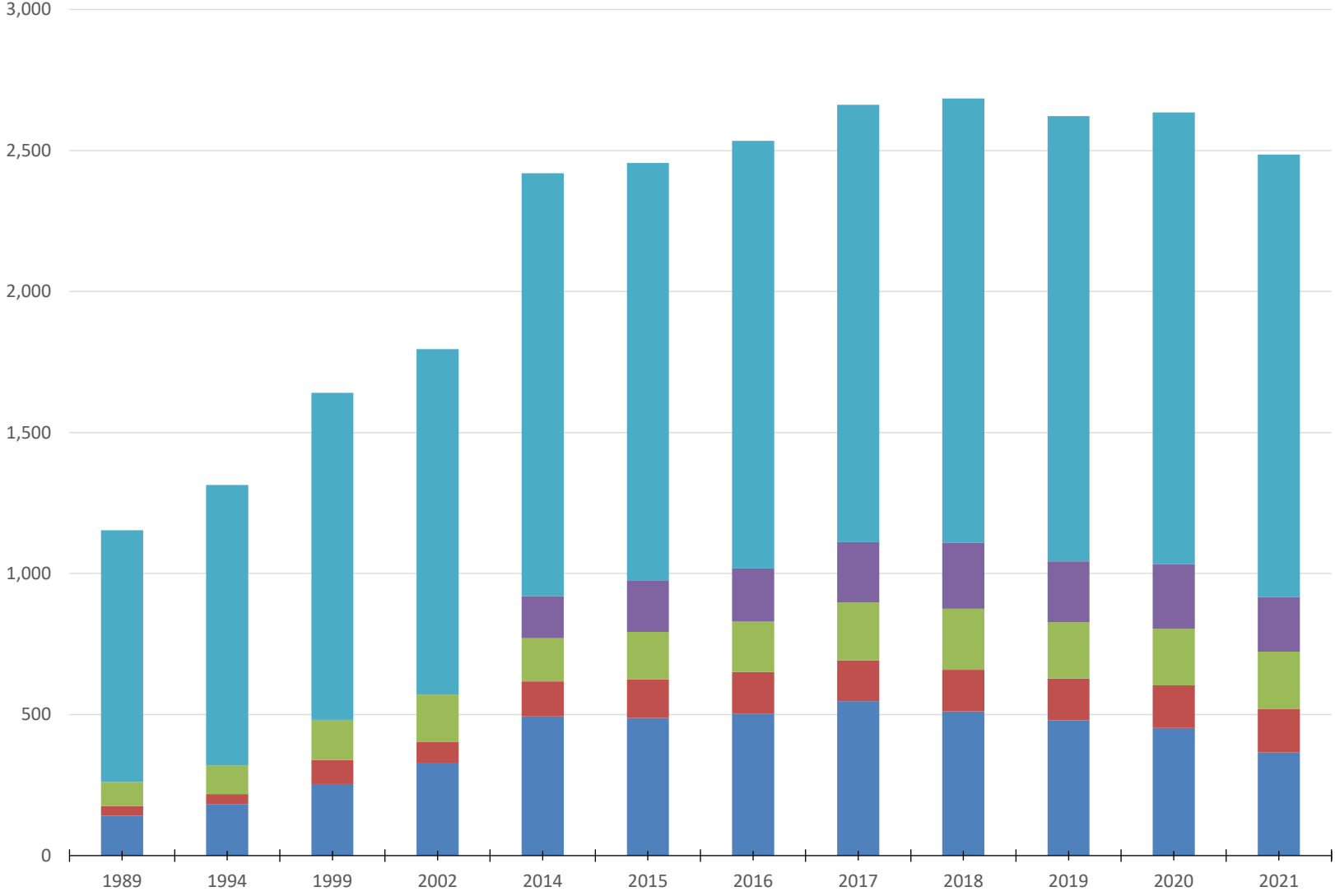
Maximum ratio



FCCPS Percent of Students by Housing Category



FCCPS - Number of Students by Housing Category



■ Condo/Apartments Subtotal ■ Townhouses ■ Mixed-Unit ■ Newer Mixed Use ■ Single Family Detached