



## **Charlottesville City Fact Sheet**

Population: 44,983

Median Household Income: \$67,177

Median Value Owner- Occupied Housing Units: \$398,400

Size: 10.3 Square Miles

Real Estate Tax Rate: \$.98 per \$100 of assessed value

Cost of Living: 5.2% above national average

**The City of Charlottesville** is located in west Central Virginia, approximately 100 miles southwest of Washington, D.C. and 70 miles northwest of Richmond, Virginia. Situated within the upper Piedmont Plateau, at the foothills of the Blue Ridge Mountains and at the headwaters of the Rivanna River, Charlottesville was established as a town in 1762 by the Virginia General Assembly, and was incorporated as an independent city in 1888. As a result of eight annexations, the most recent of which was effective in 1968, the City now encompasses a land area of 10.3 square miles.

The City is autonomous and entirely independent of any county or any other political subdivision. It does not have the same boundaries with or is not subject to taxation by any county or school district, and is not liable for any county or school district indebtedness. Charlottesville serves as the economic, cultural, and educational center of a multi-county region in Central Virginia. In 1981, the Bureau of the Census recognized the Charlottesville area as a Standard Metropolitan Statistical Area (SMSA). The SMSA includes the City of Charlottesville and the counties of Albemarle, Fluvanna, Greene, and Nelson. The 2004 Census listed the population of the City around 40,000 and the Charlottesville SMSA population of nearly 200,000.

Charlottesville voters, at large, elect a five member Council to serve as the City's legislative and governing body. The members serve four year terms, and they elect one Councilor to serve as Mayor and one as Vice Mayor for two years. Municipal elections are held in November in odd-numbered years. The terms of Council members are staggered so that three are elected in one year and two are elected two years later.

## **Council Members**

Juandiego Wade, Mayor

Brian Pinkston, Vice-Mayor

Natalie Oschrin

Michael Payne

Lloyd Snook

## **Electrical Service**

Electrical service for most of the city provided by Dominion Virginia Power (866-366-4357)

**Telephone Service**

Telephone service for the majority of the area is provided by CenturyLink (877-787-3987)

**Utility Service**

The Public Utilities Division of the City of Charlottesville is responsible for providing water, collecting wastewater, and distributing natural gas to our community. Utility Billing Division: (434-970-3211)

**Schools**

Charlottesville City Schools  
1562 Dairy Road (434-245-2400)

**Trash/ Recycling**

The City provides trash removal services with the use of trash stickers. The stickers can be purchased through the city or various retail establishments. Visit Charlottesville.org for more information.

**Register to Vote**

Charlottesville City Voter Registration and Elections Department is located at 120 7<sup>th</sup> St. NE Room 122. Hours of operation Monday –Friday 8:30- 4:30 pm. (434-970-3250)

**Library**

Public library services in the City of Charlottesville are provided by the Jefferson Madison Regional Library (434-972-4173)

**Roads**

Virginia Department of Transportation is responsible for the maintenance of all public roads within the City of Charlottesville. (434-293-5820)

**Airport**

The Charlottesville/Albemarle Airport Authority operates the local airport (434-970-8341)

For information about local business, or to become a Charlottesville Chamber of Commerce Member, visit <https://business.cvillechamber.com/member/newmemberapp> , contact Charlottesville Regional Chamber of Commerce at (434-295-3141) or stop by 209 5<sup>th</sup> St NE- the corner of 5<sup>th</sup> & Market Street in Charlottesville.

**Charlottesville City Neighborhood Profiles**



### **10<sup>th</sup> and Page**

10th and Page for many years was a racially diverse neighborhood characterized by a mix of ethnic backgrounds, occupations, and incomes. Encompassing just 83.86 acres, the neighborhood is one of the most compact in the city and historically most residents knew each other well. Individual experiences varied: some in the neighborhood recall a tradition of community harmony and trust, while others experienced prejudice firsthand when black families moved into formerly white areas.

The Gaines house, 214 9th Street, was owned by a detective before the present owner's family bought it, and a white policeman lived across the street. Local resident Ms. Thelma Hagen remembers that when her family bought the house in at 820 Anderson Street (where she still resides) from the Dudley family in 1935, neighbors got along well and there were few locks or even knobs on the doors of houses in the neighborhood. Her father, Thomas Terrell, was the first chef at University of Virginia hospital. Over the years, many 10th and Page residents have worked at the University, and also at the Monticello and Albemarle Hotels. Page Street was a popular housing choice for rail-road employees, due to its proximity to both the C & O and Southern routes. Railroad workers, both black and white, also lived in the nearby Starr Hill neighborhood.

People looked after each other's children as they played in the yards, streets, and open fields of the neighborhood. And there was plenty for the children to do and see: in those days, the 700 block of Anderson Street was a lake where people who came to town on Saturday stabled their horses for the day. Paoli Street was a field, a popular site for traveling minstrel shows, with dancing and comedy acts. The circus used to locate where the Monticello Dairy building now stands. Schenk's Branch traversed the neighborhood, and it was a favorite place for children to play until a little boy drowned and the creek was piped and covered for safety. There was a jail in the center of the neighborhood, and the inmates would call out to the children as they headed for Jefferson School through the railroad underpass on Commerce Street. Connections between 10th and Page, Starr Hill, and Vinegar Hill were more direct in those days, and there was lots of traffic back and forth between the black business district and the residential areas.

Some of the older houses in 10th and Page were built as early as the late 1800's, but the majority of the current housing inventory was constructed in the 1920's. Residents of the neighborhood have played a notable role in Charlottesville history, and beyond its borders as well. Benjamin Tonsler was a successful African American contractor who built the house that still stands at 206 10th Street, and he also owned a restaurant in Vinegar Hill. Tonsler Park, located on Cherry Avenue, carries his name. West Street in the neighborhood was named for John West, a former slave who lived in the 300 block. He was a barber by trade, but over time made a substantial return from real estate he had acquired. The late William Monroe grew up in the neighborhood, and graduated from Hampton Institute, where he was captain of the tennis team. Chuck Chisholm, a resident of Page Street, also attended Hampton Institute and later was a professional boxer. Roosevelt Brown, well known for being the first African American professional football player from Charlottesville to be named to the NFL Hall of Fame, lived on 5th Street NW; close by in what is now called the Starr Hill neighborhood.

When the Vinegar Hill urban renewal project eliminated a large number of African American residences in the 1960's, 125 replacement units were constructed in the Westhaven public housing complex on Hardy Drive. A much more modest redevelopment project is currently in the planning stages, in which the City and Piedmont Housing Alliance are purchasing thirteen single family properties in the vicinity of 10th and Page Streets for renovation and redevelopment. Ultimately these properties will be resold to individual buyer's committed to owner occupancy, a return to the tradition of a family-oriented neighborhood.

### **Barracks/Rugby Road**

The Barracks Road - Rugby - Greenleaf - Kellytown area is a combination of several smaller neighborhoods, located in the north-central portion of the city. This area was annexed into the city between 1916 and 1963. The majority of the neighborhood consists of owner-occupied single-family dwellings. The major educational and recreational facilities located in this neighborhood are Walker Upper Elementary School, Greenleaf Park and Crow Recreation Center.

The Barracks area, located on Barracks Road, contains many upper income homes on large lots primarily constructed in the 1930's. The Greenleaf area, adjacent to the park, is a post-World War II community with small bungalow homes and small lots. The Rugby Avenue area serves as a transition from Downtown to the University, containing medium sized, moderately priced homes. Kellytown was formed in 1997 and includes a Planned Unit Development (PUD) within its borders. This means that part of the neighborhood was developed under unified standards instead of lot by lot. This development was organized in such a way that it is cohesive in design yet diverse in type of houses and residents. Madison Place is another PUD development that was developed within the Kellytown portion of the neighborhood.

### **Belmont**

The 403-acre Belmont neighborhood forms the southeast corner of the City and is bounded by the CSX Railway on the north, Moore's Creek on the south and east and 6th St. SW on the west. Modern-day Belmont is actually the combination of the Belmont and Carlton neighborhoods.

Belmont is a late 19th Century neighborhood consisting primarily of two "1890's era subdivisions, "Belmont" and "Carlton". The neighborhood serves as a significant entrance to the City from Monticello as it is easily accessible to I-64 by way of Monticello Avenue (Route 20). With its rolling topography and setting, Belmont affords excellent views of both the Downtown and the surrounding mountains.

The Neighborhood has a mixture of housing with corner convenience stores scattered throughout. Industrial and commercial uses are located south of the CSX Railroad tracks. Trackside redevelopment has added offices for corporations like National Optronics and Inova.

### **Fifeville**

Historically, much of the housing in Fifeville consists of large, early 20th century dwellings. Forest Hills Park and the neighborhood were originally part of the Oak Lawn estate. While some of the housing in Fifeville was built in the early part of the 20th century, there are areas in the western section of the neighborhood where housing was built during the 1950's in a subdivision known as "Pinecrest". Blue Ridge Commons (a privately subsidized housing complex), formerly Oak Ridge Gardens was built in 1970

and Orangedale was developed in 1979. Both detached and attached units, meaning townhouses and stand-alone houses, are located in the Orangedale section.

Major streets include Cherry Avenue and the 9th and 10th Street Connector. This road runs through the center of Fifeville and serves as a primary link to the University of Virginia Hospital and West Main Street. Fifeville is primarily residential, but also hosts commercial activity along Cherry Avenue, including many locally-owned businesses. The housing types vary from multi-family to small and medium sized dwellings.

The major educational and recreational facilities located in this neighborhood are Buford Middle School, Smith Pool, the Boys and Girls Club, and Fifeville, Tonsler and Forest Hills Parks.

### **Fry's Spring**

Located in the southwest corner of Charlottesville, the Fry's Spring neighborhood was named for its two resident natural springs and its original owner James Francis Fry. Fry constructed his mansion, Azalea Hall in the mid 1800's. The estate was famous for both architectural and landscape features, and included apple orchards, vegetable gardens, and tobacco fields. It also had two cemeteries, one for family members and one for slaves.

Initially, the springs served as a tourist attraction. In the early 1900's, large estate properties within Fry's Spring were subdivided into lots, and residential development ensued. Fry's Spring Beach Club, which continues to serve as a focal point for the Fry's Spring-Jefferson Park Avenue neighborhoods, was built around that time.

The western part of the Azalea estate became the Monte Vista subdivision (developed by Robert L. McElroy), part of the 1938 annexation by the City. The portion of Fry's Spring lying between Cherry Avenue and the City limits was annexed by the City in 1963.

Today this neighborhood is still largely residential and boasts a variety of housing types and architectural styles. Some homes have been converted to rental properties for students, due to the neighborhood's proximity to the University. Jefferson Park Avenue and Harris Road serve as primary entrance corridors. The neighborhood's major facilities include Fry's Spring Beach Club, Azalea Park and several prominent churches.

### **Greenbrier**

The neighborhood was originally a suburb of the City, until it was annexed in the 1960's. The area has many ornate homes on large lots. It is primarily single-family residential, but has other prominent features including schools and recreation areas.

Constructed in 1962, Greenbrier Elementary School is located in the neighborhood and serves as the primary school for children in the northern neighborhoods in Charlottesville. The neighborhood also includes Charlottesville High School and the Martin Luther King Jr. Performing Arts Center, which serve the educational and cultural needs of young adults in the community.

Charlottesville High School was built in 1974 to replace Lane High School, currently the Albemarle County office building. Greenbrier Park, located near the Elementary school, is a natural recreation area for residents of the neighborhood and has become an important recreation area for the entire city. McIntire Park, located north of the 250 Bypass, also serves as a recreation area for residents as well as the Charlottesville High School grounds.

McIntire Park contains softball fields and picnic areas and serves as the fireworks site for regional festivals. Residents use Charlottesville High School grounds after hours for many types of recreational activities. Seminole Square Shopping Center borders the neighborhood and offers a variety of retail and grocery venues.

### **Johnson Village**

Johnson Village is located in the southwest sector of the city. The neighborhood is suburban in character, primarily consisting of single-family detached housing units. This well-established neighborhood is also

attractive because of its mature tree canopy and manicured lawns. It is in close proximity to both UVA and downtown Charlottesville.

Johnson Village is the remaining vestige of land originally owned by Bellemeade Development Corporation, which was sold to the McElroy family before Cherry Avenue was built. Forest Hills, Green Valleys, Johnson School, and the U.S. Army Reserve

Buildings were part of earlier sales by Bellemeade. This land was subdivided and developed by LeRoy Bruton prior to the City's annexation of this land in 1962.

Johnson Elementary School is a focal point of the Johnson Village Neighborhood. Built in 1954, Johnson School is located in the northern section of the neighborhood. Not only does the school serve as a place of education, but also as a neighborhood meeting place and recreation place for youth in the community. Two new housing developments border Johnson Village, Village Place and Cherry Hill.

### **JPA**

Located in the southwestern part of the city, the Jefferson Park Avenue neighborhood once had a steam rail and later an electric trolley that transported local and out-of-town visitors to the Fry's Spring Resort.

The neighborhood was developed in part by professors, because of its convenient proximity to the University of Virginia. This same area now has a high percentage of student rental properties (94%) because of this adjacency and also because of revisions to the city's zoning ordinance in 1976 which allowed R-3 (multi-family) throughout much of the neighborhood.

Many of the neighborhood properties continue to be redeveloped, and the primary trend is student apartment buildings. The University also has many projects planned for this area including new Medical buildings and the South Lawn Project.

The Oakhurst Circle/ Gildersleeve Wood area recently became a local historic district. This designation will help maintain the historic character and unique features of this low-density residential pocket.

A commercial district is located at the intersection of JPA, Maury and Fontaine Avenues that contains several service stations and popular local restaurants. The University of Virginia has a research park further west on Fontaine, just outside the City limits.

### **Locust Grove**

The majority of housing in the neighborhood is single-family. Although the older houses in the neighborhood were built as a part of the Locust Grove subdivision in the 1890's, the majority of the neighborhood development was constructed between 1940 and 1970. St. Charles Place, which completed construction in 2008, is the newest residential section of the neighborhood.

As late as the 1950's, a rural flavor was seen in the remaining dirt roads, barns and open space in the neighborhood. In the 1960's the Rt. 250 Bypass was constructed, which changed the identity of the neighborhood. Prior to the construction of the Bypass, Watson Avenue was once a main thoroughfare for travelers heading east from Charlottesville across the Free Bridge towards Richmond. Historic Enderly, on Watson Avenue, was once used as a "tourist home" and provided lodging for travelers.

River Road is a commercial and industrial area on the eastern edge of the neighborhood, with Long Street providing other commercial services. Locust Grove's natural and recreational resources include McIntire and Pen Parks, an extensive walking trail through the neighborhood along the Rivanna River and Meadow Creek. Northeast Park is a neighborhood meeting place in the center of the community. The pedestrian bridge connecting Northeast Park with the neighborhood is also a valued resource.

### **Martha Jefferson**

The Martha Jefferson Neighborhood is located in the eastern section of the city, in close proximity to the Downtown Mall. Within the area there are several identifiable and distinct neighborhoods. The Martha Jefferson Area is concentrated immediately around the Martha Jefferson Hospital as well as areas to the

west of the hospital. The Little High Street Area is located south of High Street and West of 10th Street. The Burnley-Moran Area is located east of Locust Avenue and is centered around Burnley-Moran Elementary School.

A variety of historic places are present in this area. "The Farm" is an historic house, which dates from 1825. Locust Grove is an historic structure located at 810 Locust Avenue, built c. 1840 on a 500-acre subdivision of "The Farm." The Historic Maplewood Cemetery is just outside the neighborhood to the west, with graves dating from the 1840's. Taylor Walk, at Martha Jefferson Hospital, commemorates Fairfax Taylor, the first African American property owner in the area.

The Martha Jefferson Hospital is the major center of activity and employment, including a number of doctor's offices and a research center. High Street is a commercial corridor and both East High Street and Locust Avenue are entranceways into Downtown.

### **The Meadows**

The residential and commercial developments in this area split the neighborhood into two distinct areas with a wooded strip of land serving as a separation. Seminole Square Shopping Center, located off Route 29 and Hydraulic Road, serves as one of the City's main commercial areas. This site was originally the Peyton Farm. The farm was sold and rezoned for the potential placement of Fashion Square Mall. When the mall did not locate in the City, the property was developed as a shopping center.

The intersection of Route 29 and Hydraulic Road is a significant feature in this area of the City. Route 29 is a major north-south arterial for Central Virginia. It was constructed in the mid 1970's and traffic volume on the road has increased each year since its construction. The Hydraulic intersection takes a significant number of individuals to and from the heart of the City from Albemarle County, Green County and other areas north of the City.

The Meadows neighborhood, located north of this intersection, is primarily a residential mix of single-family and multi-family dwellings originally developed in Albemarle County. Angus Road is the main thoroughway to reach the Meadows neighborhood.

Meadows Presbyterian Church serves as the center of the neighborhood and is used as a meeting place for the community. Future development of the county adjacent to this neighborhood has the potential to significantly impact the area.

### **North Downtown**

North Downtown includes the Downtown Mall and the areas north of the Mall, including the Park Street area and the McIntire Road area. The neighborhood is situated between the CSX railroad and the 250 bypass. Ridge-McIntire Road and the Norfolk Southern railroad form the western edge of North Downtown. In addition to the Downtown Mall mixed commercial/ residential area, the city and county courts and government buildings are located in North Downtown. This neighborhood also contains a regional library, a post office, many churches, parks and public open spaces and McGuffey Art Center. North Downtown offers a variety of housing opportunities, including single family homes, condominiums, and apartments. Single Family homes characterize the streets north of High Street, while condominiums and apartment buildings are scattered throughout the southern portion of the neighborhood and surrounding the Downtown Mall. Many historic homes have been lovingly restored for residences throughout the neighborhood and upper stories of commercial buildings have been renovated for apartments.

At the center of the North Downtown neighborhood is historic Court Square, the oldest portion of the City of Charlottesville. Settled around the Albemarle County Courthouse, some of the buildings date to the 1800's. Court Square was the first commercial center. The contemporary heart of the community is the Downtown Mall, a 9 block portion of Main Street which is closed to automobiles. The Downtown Mall, designed by Lawrence Halprin, was constructed in the early 1970's. The Downtown Mall today is home to financial institutions, a variety of restaurants, and an eclectic array of specialty shops and entertainment opportunities. Community festivals and concerts are conducted in the amphitheater at the east end of the Downtown Mall.

### **Ridge Street**

Located in the south central portion of the city, the Ridge Street area is south of downtown and a key entrance corridor into the city from southern Albemarle County. The Ridge Street neighborhood is known for its diversity. Ridge Street is primarily residential with a small commercial corridor located in its northern portion. A variety of housing types characterize this area including bungalows, cottages and suburban style single-family detached dwellings as well as high-density apartment complexes.

The Ridge Street neighborhood grew out of a subdivision of the Garrett Estate in the 1830's. A portion of the neighborhood became designated as an historic district in 1995. It has been stated that the Ridge Street historic district is one of the most physically intact nineteenth-century residential neighborhoods in Charlottesville. Home to black property owners since the 1840's, it remains an important residential area in the city's African-American community. Ridge Street is currently a Community Development Block Grant priority neighborhood.

On the neighborhood's western boundary, is Tonsler Park, a key area resource. It features lighted tennis courts, a community center and outdoor ball fields. Jordan Park is also located in the southeast corner of this neighborhood.

### **Rose Hill**

The Rose Hill area was annexed into the city in 1916. Washington Park, located in the western portion, is a very important place within this neighborhood. It features a community center and swimming pool as well as play equipment and recreational ball fields.

The majority of the neighborhood is single-family residential with small to medium size homes. The second greatest land use in the area is Educational property. Burley Middle School, on Rose Hill Drive, serves Albemarle County. Rose Hill's was designated as a Community Development Block Grant (CDBG) target neighborhood.

Rose Hill Drive serves as the main thoroughway for the neighborhood, containing parking and bike lanes. The neighborhood has a grid of residential streets and alleys, used primarily by residents and local business owners. Residents of the neighborhood are within walking distance of the commercial areas located on Preston Avenue and the Downtown Mall, but this proximity does not detract from the quaint neighborhood atmosphere.

### **Star Hill**

Star Hill is located in the center of Charlottesville between the University and Downtown. The well-defined neighborhood is situated on a hill and bordered on three sides by commercial corridors: Preston Avenue, West Main Street and Ridge/McIntire.

Several churches are located in Star Hill, including Ebenezer Baptist Church and First Baptist Church on West Main Street. The Historic Jefferson School has been transformed into a cultural heritage and community center. The school was built in 1927 and was the first African American high school in Charlottesville. The City Yard occupies most of the property between residential Brown Street and Preston Avenue. The City Yard property was once the site of the City Jail.

Star Hill was historically integrated, and remains integrated today. In the early part of the 20th Century many African American professionals and their families lived in Star Hill. During the first half of the 20th Century the Union Station property on West Main Street was the transportation hub of the Charlottesville community. Many railroad workers lived in the neighborhood. Star Hill is located just to the west of the Vinegar Hill neighborhood. Vinegar Hill was home to many African American owned residences and businesses including Inge's Grocery Store, on the corner of W. Main and 4th Street. The Vinegar Hill neighborhood was razed during Urban Renewal in the 1960's.

### **Venable**



Development of the Venable Neighborhood began in the late 1890's, primarily by University professors and local professionals. The oldest portions of the neighborhood contain a broad range of residential, commercial and institutional structures that were built between the 1890's and the Great Depression.

The architecture, now recognized as a local historic district, demonstrates a variety of styles and helps frame the story of how the University has developed and changed over the years. Many of the homes on Rugby Road were designed by notable architects such as Eugene Bradbury and were built before the 1940's.

Historically, boarding houses concentrated along University Avenue, Elliewood Avenue, Chancellor Street, and Virginia Avenue were an important source of student housing from the late 19th century until after World War II. After the University significantly increased its enrollment in the 1970's, many of the large houses were converted into rentals and the boarding tradition became the student rental/property management industry so prevalent in the area today. In addition to academic and fraternity/sorority properties, major facilities in the neighborhood include Venable Elementary School, the Gordon Avenue Library, and numerous churches.

Originating in the 1830's and 1840's, The Corner business district, located on University Avenue between Chancellor Street and 12-1/2 Street is a major center of activity in the neighborhood. Recently, both the Rugby Road area and the University Corner were designated as local historic districts.

### **Woolen Mills**

Located in the eastern edge of Charlottesville and bordered by the Rivanna River and Meade Avenue, Woolen Mills is one of the oldest neighborhoods in the City. The neighborhood developed around the Charlottesville Woolen Mill during the latter half of the 19th Century. The mill operated from the mid 1850's until the 1960's when it permanently closed. The Woolen Mill was the center of activity and the primary employer for Woolen Mills residents.

The Woolen Mills Chapel was built in the 1880's to provide worship and a meeting space for the mill workers. Today, it continues to serve as a house of worship and meeting place for the neighborhood.

Housing in the neighborhood is predominantly single-family with a mix of other housing types. There are also industrial and commercial uses in the neighborhood. Locally-owned markets serve the community as well.

Meade Park is a major recreational and community center. Riverview Park and the Rivanna Greenbelt Trail provide additional recreational amenities to the neighborhood and the community at large. Residents of Woolen Mills value the diversity of the neighborhood, the neighborhood's rural feel and its access to the Rivanna River.