

JEFFERSON PARK AVENUE

NEIGHBORHOOD FACT SHEET



3,915
RESIDENTS
City: 45,133

10,303
PEOPLE/ SQ MI
City: 4,403

7%
UNDER 18
City: 16%

\$291,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

92%
RENTER OCCUPIED
City: 61%

0.38
SQ MILES
City: 10.3 sq mi

2nd densest and 4th most populous neighborhood in Charlottesville

3%
OVER 65
City: 12%

\$2,710
AVERAGE RENT
City: \$2,100

Highest share of renters, among the highest rents, fewer children and seniors

19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.

Commuters

DRIVE	40%
WALK	37%
BUS	13%
BIKE	3%

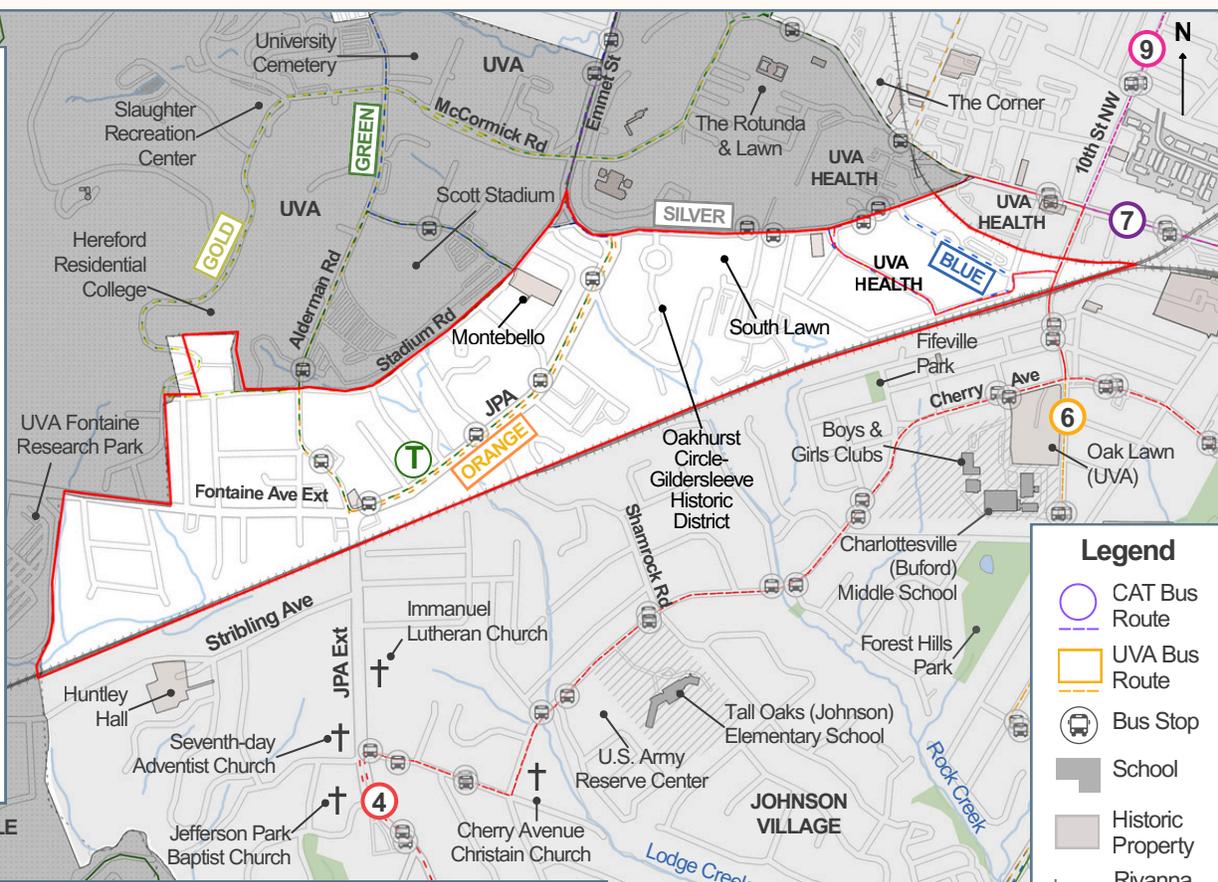
American Community Survey 2023, may include nearby neighborhoods

Mobility Scores

BIKE	68
WALK	53
BUS	37

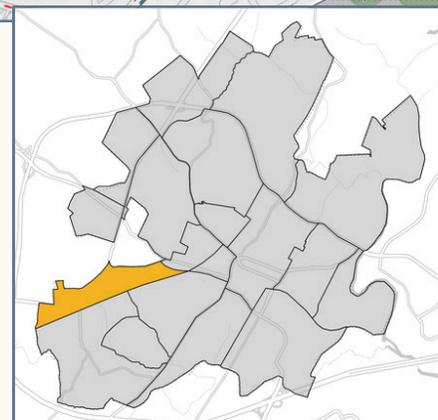
www.walkabilityscore.com

Many more walking & biking commuters, and many fewer drivers, than the City averages



Located between the University of Virginia and the Norfolk Southern railroad tracks, the Jefferson Park Avenue neighborhood is named for the street that runs from Main St to its intersection with Harris Rd in Fry's Spring. A streetcar line ran from Fry's Spring to downtown Charlottesville until the 1930s where JPA's grassy median is today. Its close proximity to UVA makes it unique in its share of renters, and new student housing buildings continue to be developed along JPA. The Oakhurst-Gildersleeve neighborhood, developed circa 1912, was listed as a National Historic District in 2009 in recognition of its early expressions of design ideas associated with the City Beautiful movement.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. (C) OpenStreetMap contributors and the GIS Community



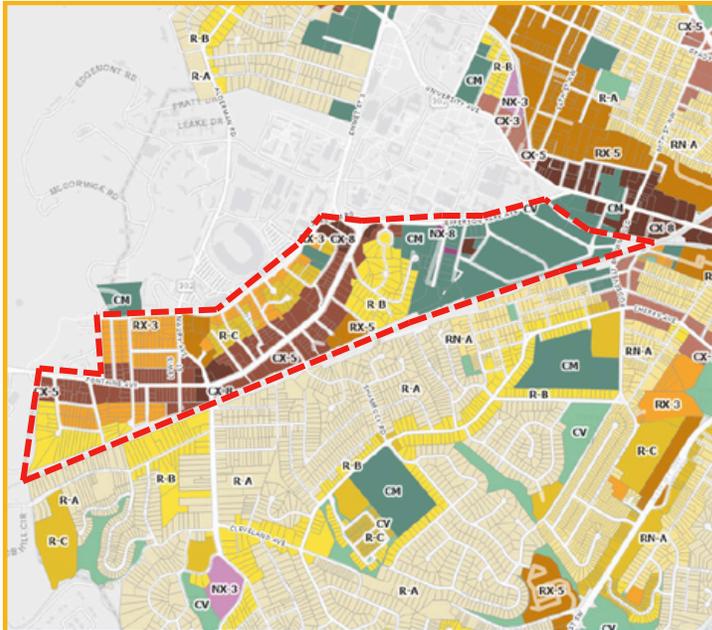
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ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

The JPA neighborhood’s least dense zoning designation is **R-B**, allowing a base level maximum of 6 residential units per lot. This can be found off of Fontaine Ave and in the Oakhurst-Gildersleeve neighborhood. Between Stadium Rd and JPA are lots zoned **R-C**, with a base level maximum of 8 residential units per lot.

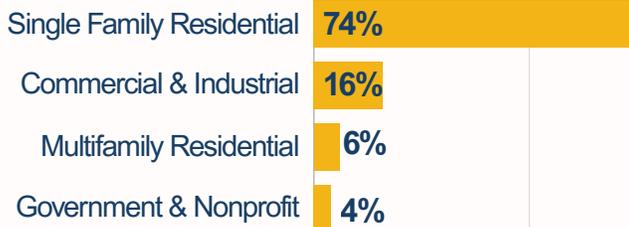
Lots along Jefferson Park Ave are zoned **CX-5** or **CX-8**, allowing a mix of residential and other uses at maximum base levels of 5 or 8 stories.

RX-3 and **RX-5** zones, allowing limited commercial uses at base levels of 3 or 5 stories, can be found along Stadium Rd and elsewhere.

Properties owned by the University are zoned **CM (Campus)** or **CV (Civic)**, allowing up to 5 stories.

To learn more, go to: www.charlottesville.gov/268/Zoning

CURRENT LAND USE



NEW & FUTURE TRAFFIC PROJECTS

To learn more, go to: www.charlottesville.gov/1912

- JPA at Stribling - Rapid flashing beacon, crosswalks
- JPA Ext at JPA - Flashing crossing signal
- Lee Street at Roosevelt Brown Blvd - No right on red with button, add green crossing for bike lane

NEW & PROPOSED DEVELOPMENTS

To learn more, go to: www.charlottesville.gov/1902

- The Verve, 220 Montebello Circle - 442-unit apartment building
- Aspen Heights, 2005 Jefferson Park Ave - 119-unit apartment building
- 122 Apple Tree Rd - 16 residential units, 524 sf commercial space
- 528 Valley Rd - 10 residential units (including 1 existing)
- 133 Stribling Ave - 12 Residential Units
- 240 Stribling Ave - 170 Townhouse Units

NEIGHBORHOOD GROUPS

To learn more, go to: www.charlottesville.gov/711

- Jefferson Park Neighborhood Association

To contact the City of Charlottesville’s Neighborhood Administrators, email CvilleNeighborhoods@charlottesville.gov