

NORTH DOWNTOWN

NEIGHBORHOOD FACT SHEET



2,797
RESIDENTS
City: 45,133

4,175
PEOPLE/SQUARE MILE
City: 4,403

18%
UNDER 18
City: 16%

\$676,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

61%
RENTER OCCUPIED
City: 61%

0.67
SQUARE MILES
City: 10.3 sq mi

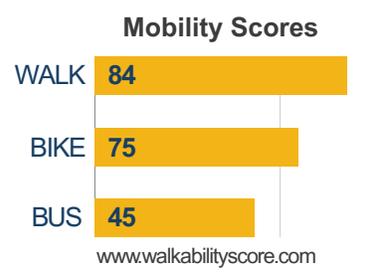
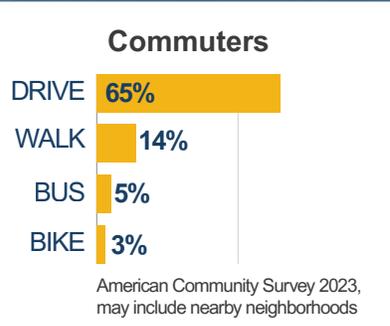
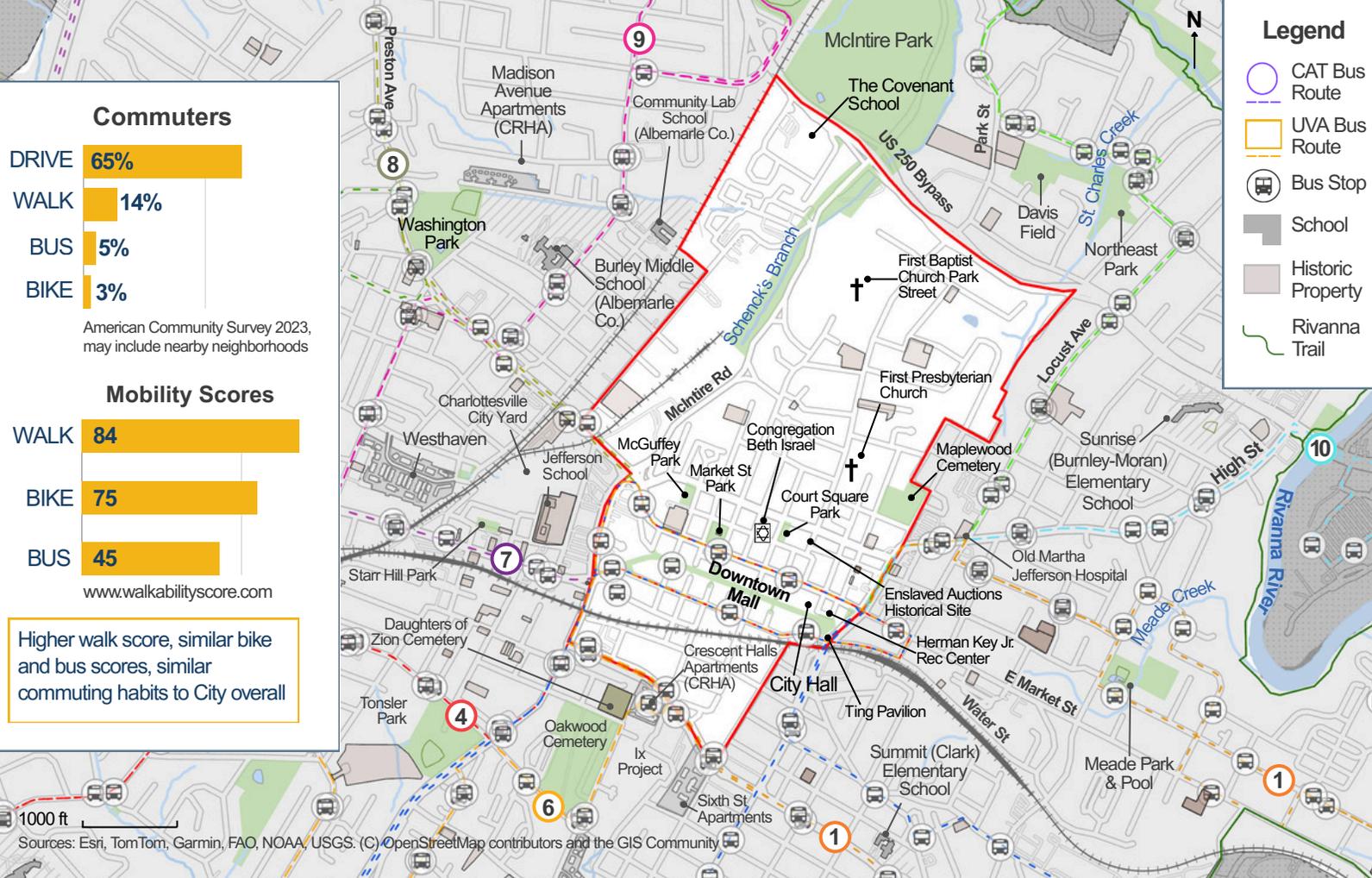
The 6th largest and 6th most populous neighborhood; as dense as the City average

20%
OVER 65
City: 12%

\$2,200
AVERAGE RENT
City: \$2,100

2nd highest median home value and larger share of seniors than the City average

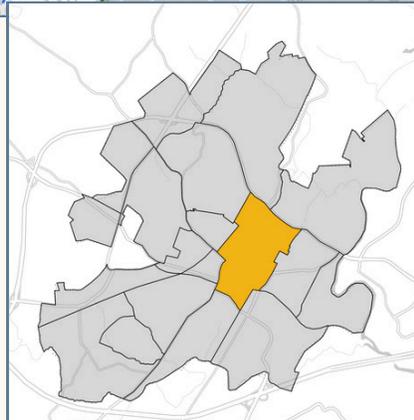
19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.



Higher walk score, similar bike and bus scores, similar commuting habits to City overall

The North Downtown Neighborhood includes the formerly industrial area along the railroad tracks, the Downtown Mall, the mostly single-family residential areas to the east and west of Park Streets large historic homes, as well as the mixed industrial, commercial, and residential areas along Harris St, Allied St, and the US 250 Bypass. The Downtown Mall, one of the longest pedestrian malls in the country, opened in 1976 and is home to a wide variety of restaurants, shops, art galleries, and music venues enjoyed by tourists and residents alike. City Hall is at the east end of the Mall. Just north are several historic sites dating to Charlottesville's European settlement in the late 18th century including the original Court Square, as well as the present-day Charlottesville and Albemarle County Courts.

To learn more about Historic Preservation, go to: www.charlottesville.gov/264



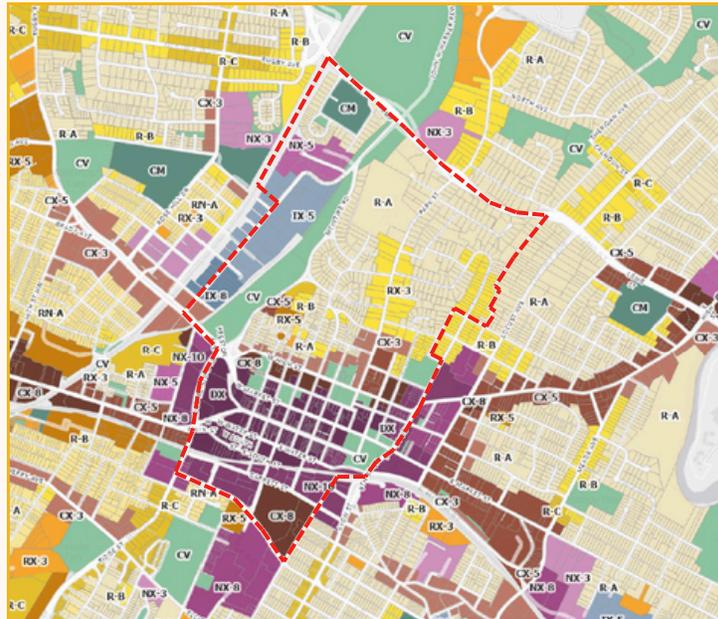
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ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

In early 2024, City Council adopted a new zoning ordinance, the first major overhaul since 2003.

Much of Downtown along the Mall, Market St, Water St, and Garrett St are **Node Mixed Use** zones **NX-8, NX-10, and DX** (Downtown Mixed Use), with base levels of 8 or 10 stories that allow for a mix of office, commercial, and residential uses.

Harris St is zoned **IX-5 and IX-8** which allow the current light industrial and manufacturing uses as well as office, commercial, and residential.

The interior residential areas are zoned **R-A**, which allows for a base level of 3 units, with **R-C** zones along Park St and Lexington Ave that allow a base level of 8 units per lot.

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

NEW & PROPOSED DEVELOPMENTS

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

- Sixth St SE CRHA Redevelopment - 44 Apartment Units
- Kindewood Redvelopment Phase 2 - 106 Apartments
- 915 E High St - 192 Apartment Units
- 315 10th St NE - 6 apartment units
- 211 10th St NE - 5-story building with 14 residential units
- 100 Avon St - 66 Apartment Units
- 218 W Market St - 156-room Hotel

NEW & FUTURE TRAFFIC PROJECTS

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

- McIntire Rd & Perry Dr - Crosswalk, rapid flashing beacon
- Monticello Avenue at 6th St SE - Rapid flashing beacon
- Ridge Street at Monticello Avenue - No right on red with button, crosswalk striping upgrades
- McIntire Rd - Bike lanes, crosswalks
- Monticello Ave at Avon St - Rapid flashing beacon

CURRENT LAND USE

Single Family Residential	37%
Commercial & Industrial	29%
Government & Nonprofit	22%
Multi-Family Residential	12%

NEIGHBORHOOD GROUPS

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

- North Downtown Residents Association
 - www.facebook.com/NorthDowntownResidentsAssociation/

NEIGHBORHOOD EVENTS

- Annual Fall Picnic

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