

WOOLEN MILLS

NEIGHBORHOOD FACT SHEET



1,098
RESIDENTS
City: 45,133

2,553
PEOPLE/SQUARE MILE
City: 4,403

20%
UNDER 18
City: 16%

\$394,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

47%
RENTER OCCUPIED
City: 61%

0.43
SQUARE MILES
City: 10.3 sq mi

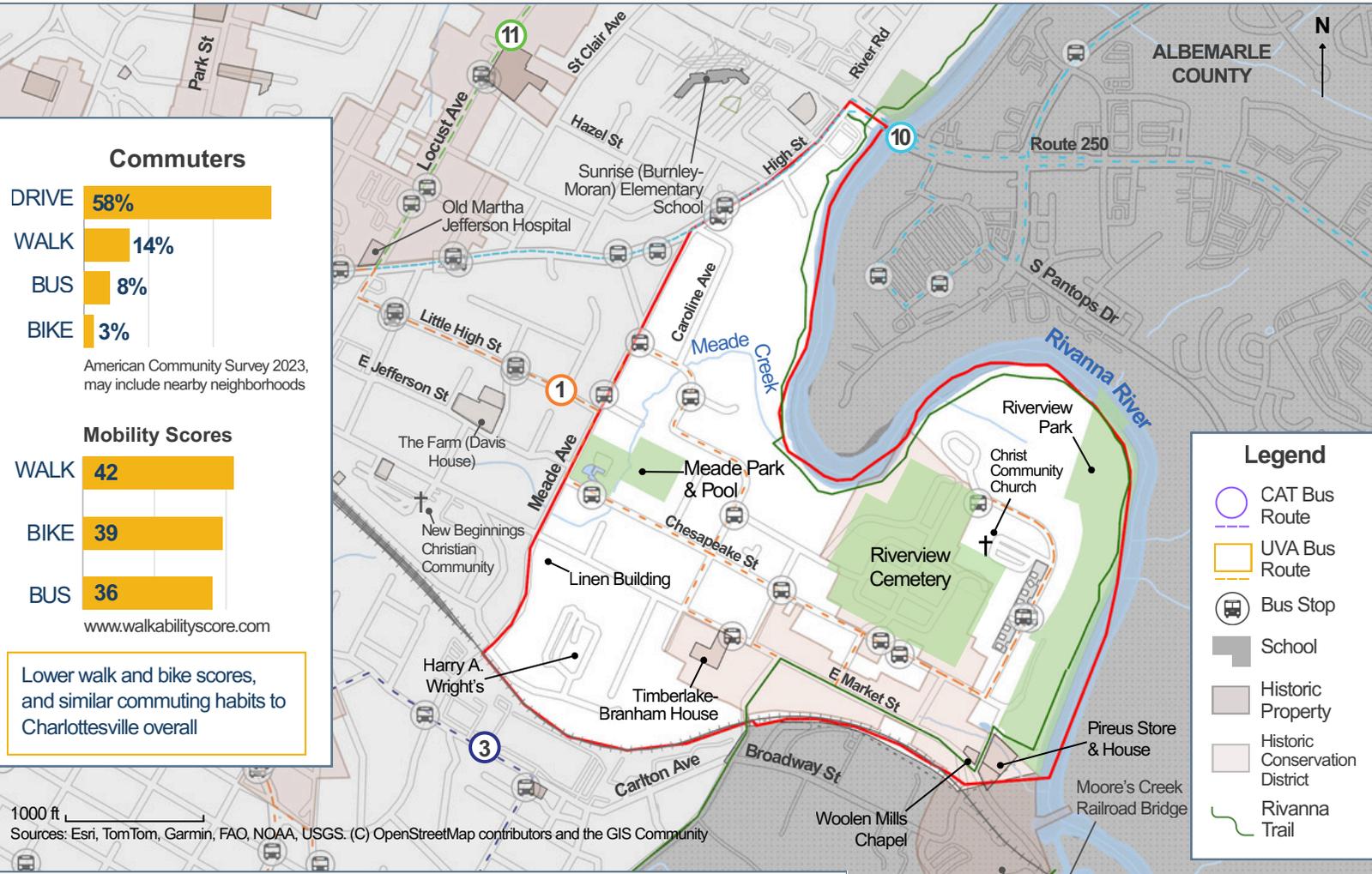
The 6th least populous and 4th least dense neighborhood in the City

15%
OVER 65
City: 12%

\$2,060
AVERAGE RENT
City: \$2,100

Larger share of seniors & children than the City average; 5th lowest share of renters

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	58%
WALK	14%
BUS	8%
BIKE	3%

American Community Survey 2023, may include nearby neighborhoods

Mobility Scores

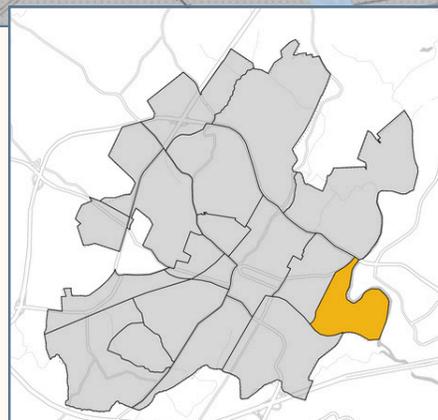
WALK	42
BIKE	39
BUS	36

www.walkabilityscore.com

Lower walk and bike scores, and similar commuting habits to Charlottesville overall

The Woolen Mills neighborhood features houses in a range of styles dating from 1847 that housed families who worked in its namesake factory. Located at the furthest reachable inland point by boat on the Rivanna River, the factory began as a collection of buildings housing various mills and developed into a noteworthy regional industry known for uniforms and work clothes until its closure in 1962. Today the neighborhood is a popular spot to access and enjoy the Rivanna River, while the renovated factory building known as the Wool Factory, opened in 2020, houses offices, a restaurant, and event space. In 2010, parts of the neighborhood were designated as the Woolen Mills Village Historic District through the National Register of Historic Places, which involved significant community-led research.

To learn more about Historic Preservation, go to: www.charlottesville.gov/264 and www.dhr.virginia.gov/historic-registers/002-1260/



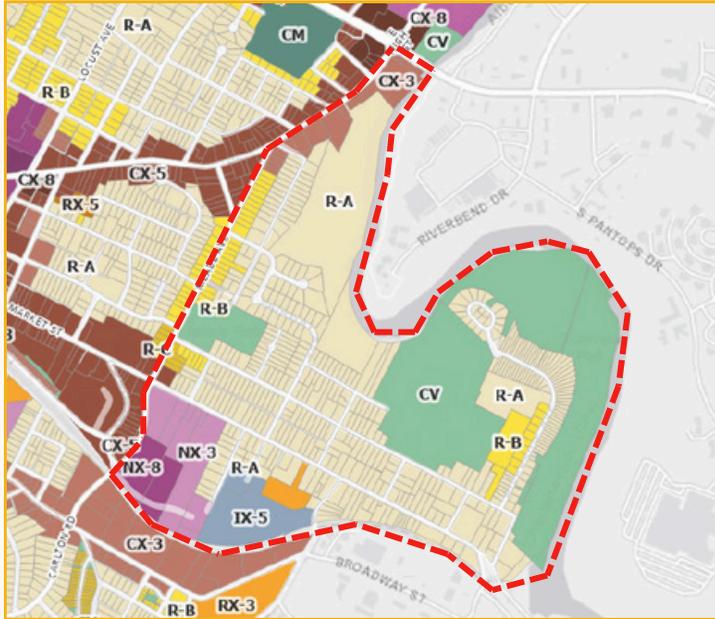
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ZONING

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.

Most of Woolen Mills is zoned **R-A**, which allows for a base level of 3 units. If the existing dwelling isn't torn down, a total of 4 units are allowed. If affordable housing requirements are met, 6 units are allowed.

Areas along Meade Ave and Riverside Ave are zoned **R-B**, similar to R-A but starting at a base level of 6 units. A handful of lots zoned **R-C** have a base level of 8 units.

Along High St and Carlton Rd are **CX-3** and **CX-5** zones, allowing a mix of office, commercial, and residential uses at base levels of 3 and 5 stories.

The industrial areas between Carlton Rd and the railroad tracks are similar mixed-use zones **NX-3**, **NX-8**, and **IX-5**, the last of which also allows light industrial uses.

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

NEW & PROPOSED DEVELOPMENTS

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

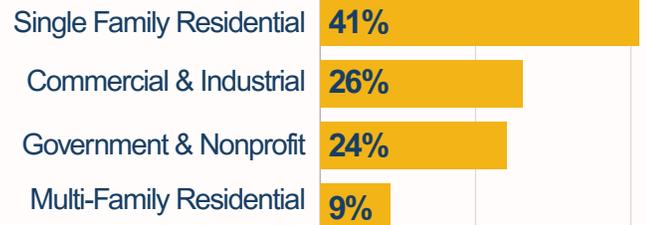
- 1317 East Market St - 3 additional units to lot with an existing residence
- Rivanna Restoration at Riverview Park - River bank erosion reduction, boat ramp, walking trails, and park upgrades

NEW & FUTURE TRAFFIC PROJECTS

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

- East High St at US 250 - Adjust slip lanes, add stop bar, no right on red with button
- Fairway Ave at Short 18th St - Crosswalks
- Fairway Ave, especially between Chesapeake Ave and Meade Ave - Lane definition striping with narrower lanes

CURRENT LAND USE



NEIGHBORHOOD GROUPS

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

- Woolen Mills Neighborhood Association

NEIGHBORHOOD EVENTS

- Rivanna River Fest:
www.rivannariver.org/rivanna-riverfest/

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