ROSE HILL
NEIGHBORHOOD FACT SHEET

795
RESIDENTS
City: 45,133

4,676
PEOPLE/SQUARE MILE
City: 4,403

20%
UNDER 18
City: 16%

$269,000
MEDIAN HOME VALUE
City: $516,000 (includes condo units)

47%
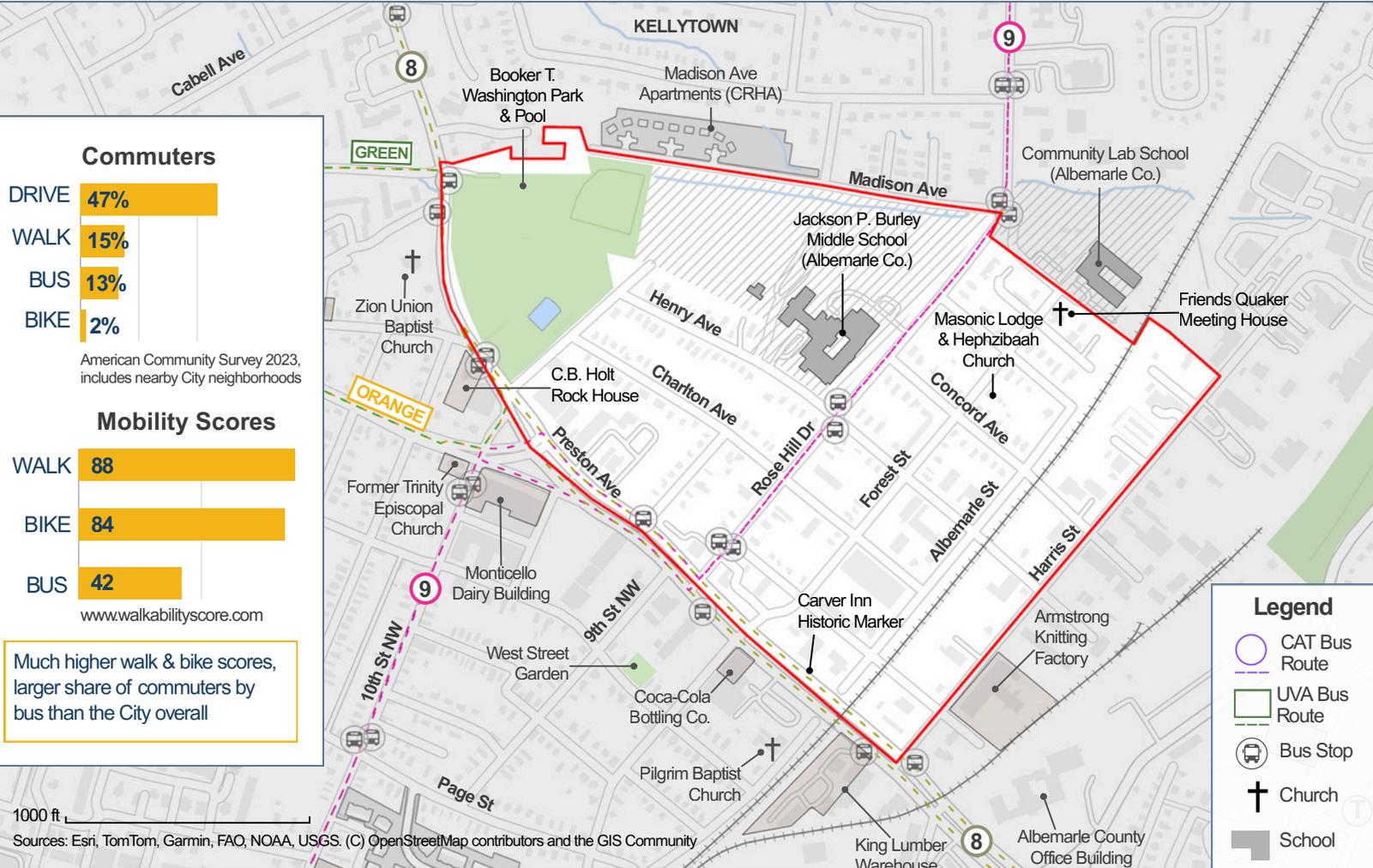RENTER OCCUPIED
City: 61%

0.17
SQUARE MILES
City: 10.3 sq mi

The 2nd smallest and 2nd least populous neighborhood in the City

15%
OVER 65
City: 12%

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

Much lower home values and smaller share of renters than the City averages

19 City Planning Neighborhoods in total; vernacular boundaries may vary. Sources: 2010 US Census Data (2020 undercounted Rose Hill), Charlottesville City Assessor's Office, Zillow rental listings accessed 07/25.

Commuters
DRIVE	47%
WALK	15%
BUS	13%
BIKE	2%

American Community Survey 2023, includes nearby City neighborhoods

Mobility Scores
WALK	88
BIKE	84
BUS	42

www.walkabilityscore.com

Much higher walk & bike scores, larger share of commuters by bus than the City overall

Map labels: KELLYTOWN, Cabell Ave, Booker T. Washington Park & Pool, Madison Ave Apartments (CRHA), Madison Ave, Community Lab School (Albemarle Co.), GREEN, Jackson P. Burley Middle School (Albemarle Co.), Zion Union Baptist Church, Henry Ave, Masonic Lodge & Hephzibaah Church, Friends Quaker Meeting House, C.B. Holt Rock House, Charlton Ave, ORANGE, Concord Ave, Preston Ave, Rose Hill Dr, Forest St, Albemarle St, Harris St, Former Trinity Episcopal Church, Monticello Dairy Building, 9th St NW, 10th St NW, West Street Garden, Carver Inn Historic Marker, Armstrong Knitting Factory, Coca-Cola Bottling Co., Page St, Pilgrim Baptist Church, King Lumber Warehouse, Albemarle County Office Building

1000 ft

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

Legend
- CAT Bus Route
- UVA Bus Route
- Bus Stop
- Church
- School
- Historic Property

Originally part of a plantation established by an associate of Thomas Jefferson's, land in Rose Hill was first subdivided and sold to emancipated Black families in the mid-1800s. Rose Hill officially became part of the city of Charlottesville in 1916. In 1926, Paul Goodloe McIntire donated the land for Washington Park; during this time of segregation it was reserved solely for Black residents. Jackson P. Burley, a prominent Black businessman, donated the land for Burley High School that served Black students from 1951 until segregation was ended in 1967; today it is an Albemarle County middle school. The historic Carver Inn, which provided lodging, dining, and entertainment during segregation, was razed in the 1970s when Preston Avenue was widened to the north.

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

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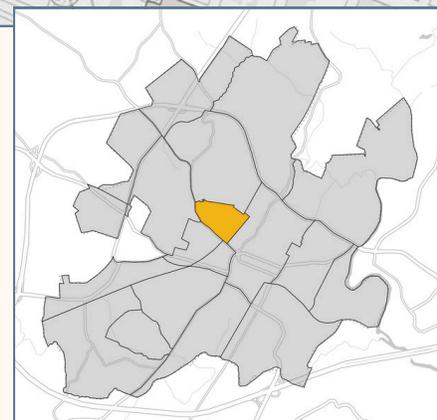
ZONING

What kinds of buildings can be built, and where?

ZONING ORDINANCE (adopted 2024)

In early 2024, City Council designated Rose Hill a **"Core Neighborhood"** and zoned its residential areas **RN-A**. This allows no more than one existing home per lot, plus one added unit.

Much of Preston Avenue was named a **"Core Neighborhood Corridor"** with a **CX-3** base height of three stories and strict conditions to be met in order to build taller.

Existing commercial and residential areas between Rose Hill Drive and the railroad are zoned **NX-3**, allowing a mix of those uses, at a base height of 3 stories.

Lots along Harris Street are zoned **IX-5 or IX-8**, with industrial, commercial, and residential uses allowed at a base height of 5 or 8 stories.

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

NEW & PROPOSED DEVELOPMENTS

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

- 1117 Preston Ave - 16-unit apartment building
- 1010 Wertland Street - 6-story mixed-use affordable apartment building on UVA-owned property
- 211 Albemarle Street - Pilgrim Baptist Church building addition for preschool and daycare

NEW & FUTURE TRAFFIC PROJECTS

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

- 10th St NW between Preston Avenue and Henry Avenue - Speed cushion/table
- Charlton Ave between 10th Street and Rose Hill Drive - Speed cushion/table
- Forest Avenue - Bumpouts
- Preston Ave at Cabell Ave - Rapid flashing beacon

CURRENT LAND USE

Single Family Residential	34%
Government & Nonprofit	33%
Commercial & Industrial	27%
Multi-Family Residential	6%

NEIGHBORHOOD GROUPS

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

- Rose Hill Neighborhood Association
  - www.facebook.com/groups/RoseHillNeighbors

NEIGHBORHOOD EVENTS

- Chihamba African-American Cultural Arts Festival - Annually in July
- Rose Hill Neighborhood Block Party - Annually in September

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