

# STARR HILL

## NEIGHBORHOOD FACT SHEET



**164**  
RESIDENTS  
City: 45,133

**1,822**  
PEOPLE/SQUARE MILE  
City: 4,403

**4%**  
UNDER 18  
City: 16%

**\$466,000**  
MEDIAN HOME VALUE  
City: \$516,000 (includes condo units)

**86%**  
RENTER OCCUPIED  
City: 61%

**0.09**  
SQUARE MILES  
City: 10.3 sq mi

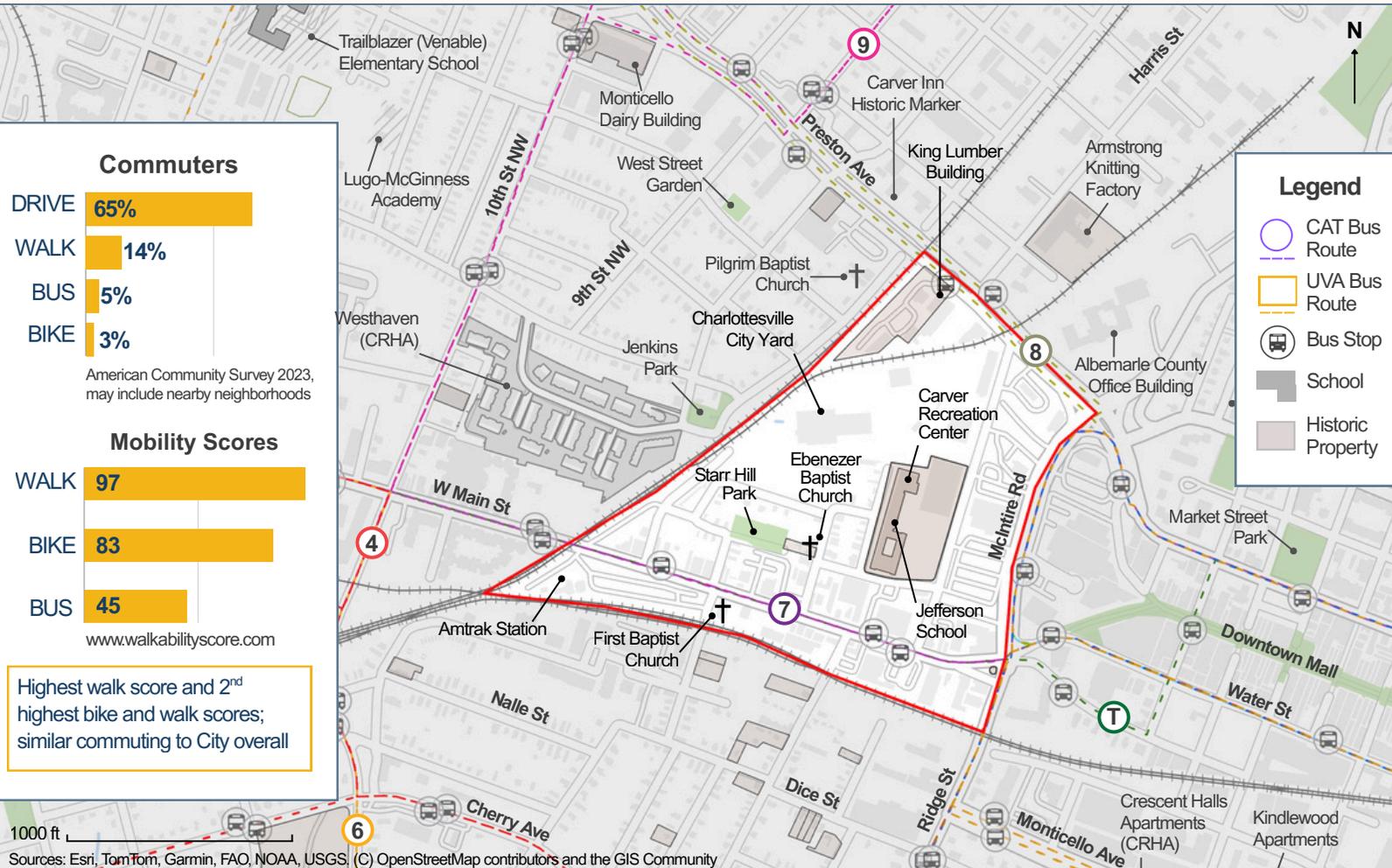
The smallest, least populous, and least dense neighborhood in the City

**6%**  
OVER 65  
City: 12%

**N/A**  
AVERAGE RENT  
City: \$2,100

Among the lowest shares of seniors & children and highest shares of renters in the City

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	65%
WALK	14%
BUS	5%
BIKE	3%

American Community Survey 2023, may include nearby neighborhoods

### Mobility Scores

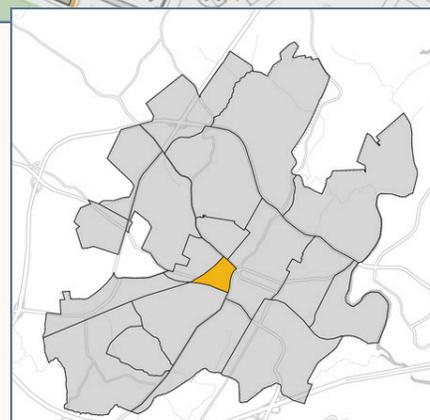
WALK	97
BIKE	83
BUS	45

www.walkabilityscore.com

Highest walk score and 2<sup>nd</sup> highest bike and walk scores; similar commuting to City overall

Starr Hill got its name from the many educated and wealthy Black families (“the Stars”) that called the neighborhood home. Some of its current area was once part of Vinegar Hill, the thriving majority-Black neighborhood that was largely razed during the 1960s as part of urban renewal. Those areas include the present-day businesses on each side Ridge/McIntire Rd, as well as the road itself. The Jefferson School, since 2013 home to the Jefferson School African American Heritage Center and other community organizations, was the city’s first high school for Black students from 1926 to 1951. Today West Main Street features a mix of historic buildings and recently developed hotels, with many potential apartment units in development for the near future.

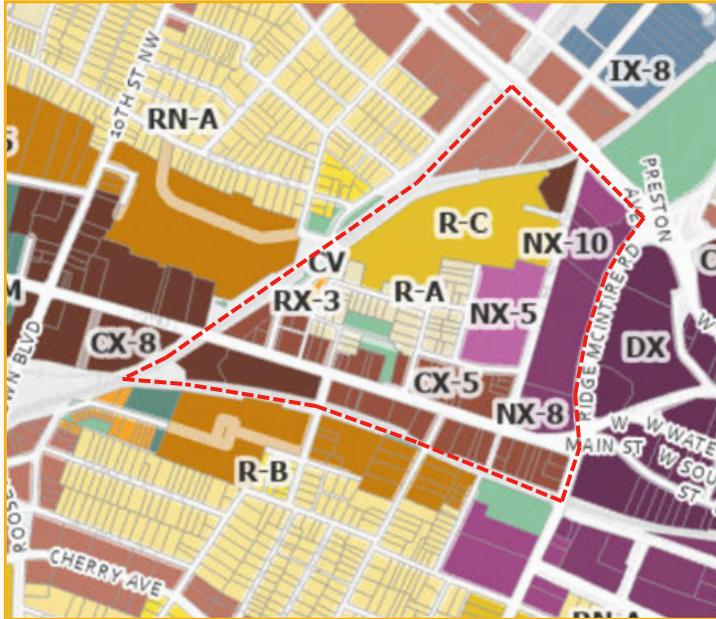
To learn more about Historic Preservation, go to: [www.charlottesville.gov/264](http://www.charlottesville.gov/264)





## 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.

Starr Hill has the smallest share of land in residential uses among city neighborhoods. The commercial corridors of West Main St, Ridge McIntire Rd, and Preston Ave are zoned for mixes of commercial and residential uses at base level height limits of 3, 5, 8, or 10 stories.

The Charlottesville City Yard is zoned **R-C**. If developed for housing, the base levels allowed would be 8 units per lot and 40' in height.

The interior residential portion is zoned **R-A**, which allows for a base level of 3 units, 4 if the existing house is not torn down.

To learn more, go to: [www.charlottesville.gov/268/Zoning](http://www.charlottesville.gov/268/Zoning)

## NEW & PROPOSED DEVELOPMENTS

To learn more, go to: [www.charlottesville.gov/1902](http://www.charlottesville.gov/1902)

- 612 W Main St - Mixed-use building with 41 residential units and 5,634 square feet of retail space
- 843 W Main Street - 307-unit apartment building
- 211 Albemarle Street - Pilgrim Baptist Church building addition for preschool and daycare
- 218 W Market St - 156-room hotel
- 1010 Wertland Street - 6-story mixed-use affordable apartment building on UVA-owned property

## NEW & FUTURE TRAFFIC PROJECTS

To learn more, go to: [www.charlottesville.gov/1912](http://www.charlottesville.gov/1912)

- McIntire Rd - Bike lanes, crosswalks
- McIntire Rd & Perry Dr - Crosswalk, rapid flashing beacon
- Ridge Street at Monticello Avenue - No right on red with button, crosswalk striping upgrades
- Hardy Drive & 8th Street NW - Speed cushion/table

## CURRENT LAND USE

Commercial & Industrial	55%
Government & Nonprofit	26%
Single Family Residential	16%
Multi-Family Residential	3%

## NEIGHBORHOOD GROUPS

To learn more, go to: [www.charlottesville.gov/711](http://www.charlottesville.gov/711)

- Starr Hill Neighborhood Association

To contact the City of Charlottesville's Neighborhood Administrators, email [CvilleNeighborhoods@charlottesville.gov](mailto:CvilleNeighborhoods@charlottesville.gov)