

10TH & PAGE

NEIGHBORHOOD FACT SHEET



2,178
RESIDENTS
City: 45,133

12,812
PEOPLE/SQUARE MILE
City: 4,403

20%
UNDER 18
City: 16%

\$370,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

84%
RENTER OCCUPIED
City: 61%

0.17
SQUARE MILES
City: 10.3 sq mi

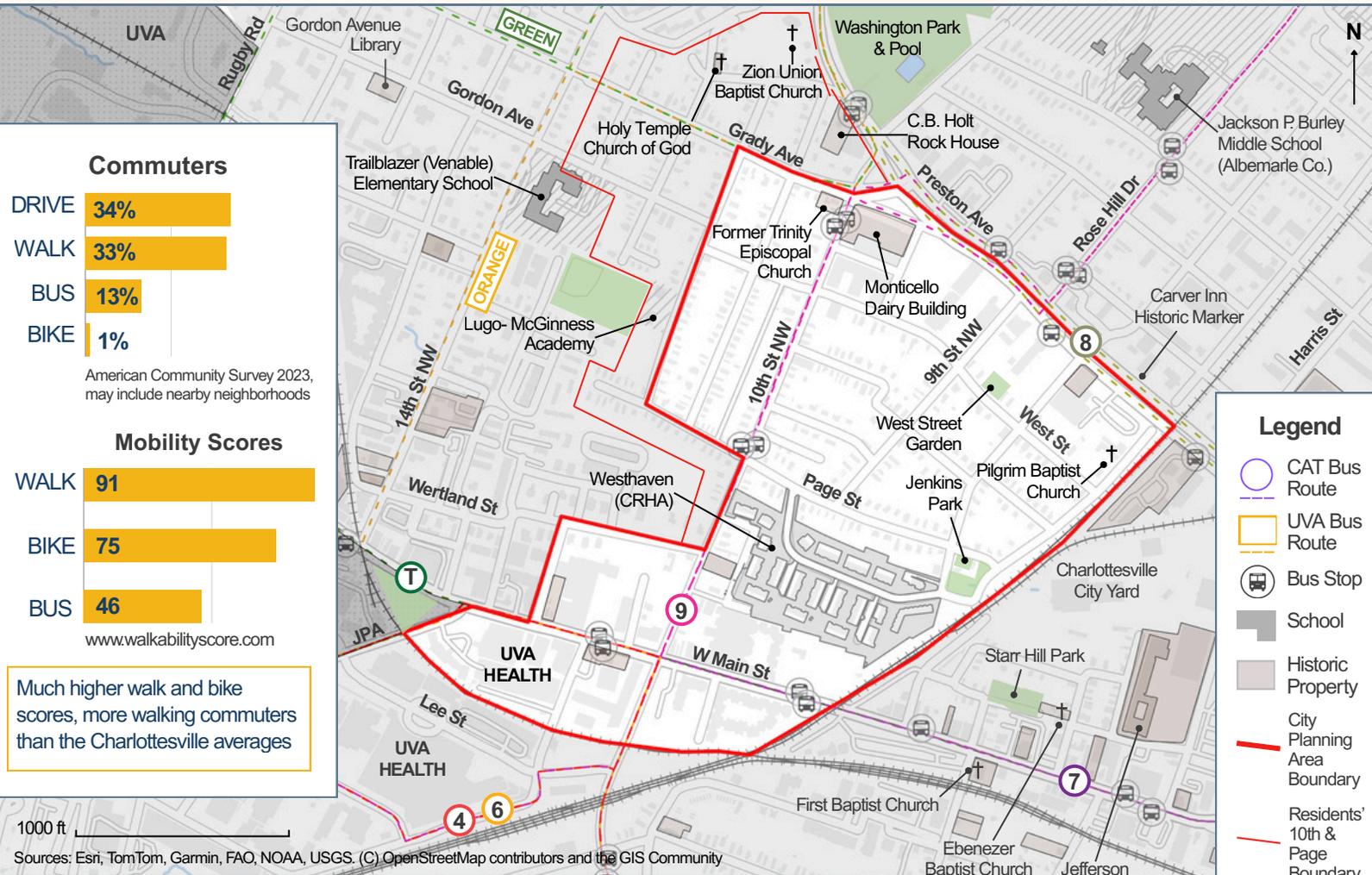
The most densely populated and second smallest neighborhood by area

7%
OVER 65
City: 12%

\$2,500
AVERAGE RENT
City: \$2,100

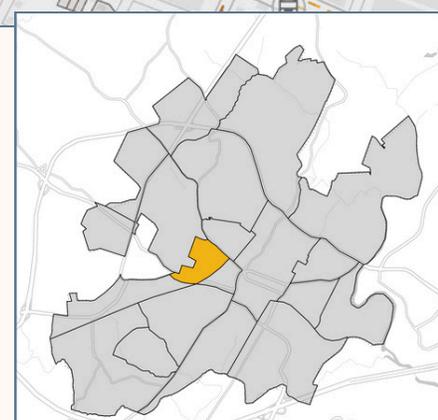
Lower home values, higher average rent, and 3rd highest share of renters in the City

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.



A historically Black neighborhood, much of 10th & Page was first developed in the late 1800s by John West, a formerly enslaved man who built a career as a businessman and civic leader. West Street and the Westhaven housing complex are named after him. After West, Reverend Charles H. Brown, civil rights leader Eugene Williams, and others bought properties to promote homeownership and preserve affordable rental properties for Black families. Gentrification, rising housing costs, and over 1600 bedrooms of student housing built since 2014 are changing what is still home to one of the largest percentages of Black families in the city.

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 10th & Page a “**Core Neighborhood**” and zoned its residential areas **RN-A**. This allows no more than one existing home per lot, plus one additional newly built 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.

Westhaven is zoned **RX-5**, mostly residential use, with limited commercial uses, at a base height of 5 stories.

Buildings near Main Street are zoned **CX-8**, with commercial and residential uses allowed at a base height of 8 stories.

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

NEW & PROPOSED DEVELOPMENTS

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

- 843 W Main Street - 307-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
- 1609 Gordon Avenue - 9-unit apartment building
- 626 Cabell Avenue - Proposed apartment building

NEW & FUTURE TRAFFIC PROJECTS

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

- 10th Street NW at Page Street - New crosswalk, curb ramps, rapid flashing beacons
- Hardy Drive & 8th Street NW - Speed cushion/table
- 10th Street NW at Washington Park - Speed cushion/table
- Lee Street at Roosevelt Brown Blvd - No right on red with button, add green crossing for bike lane

CURRENT LAND USE

Single Family Residential	37%
Government & Nonprofit	25%
Commercial & Industrial	22%
Multi-Family Residential	16%

NEIGHBORHOOD GROUPS

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

- 10th & Page Neighborhood Association
 - www.facebook.com/groups/812677942180621/
- PHAR (Public Housing Association of Residents)
 - www.pharville.org

NEIGHBORHOOD EVENTS

- Westhaven Community Day - Annually in August

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