

# LITTLE HIGH

## NEIGHBORHOOD FACT SHEET



**1,048**  
RESIDENTS

City: 45,133

**5,240**  
PEOPLE/SQUARE MILE

City: 4,403

**11%**  
UNDER 18

City: 16%

**\$545,000**  
MEDIAN HOME VALUE

City: \$516,000 (includes condo units)

**72%**  
RENTER OCCUPIED

City: 61%

**0.20**  
SQUARE MILES

City: 10.3 sq mi

The 4<sup>th</sup> smallest and 5<sup>th</sup> least populous neighborhood; slightly denser than average

**15%**  
OVER 65

City: 12%

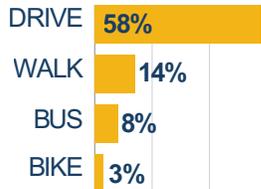
**\$2,300**  
AVERAGE RENT

City: \$2,100

Higher share of renters (5<sup>th</sup> most) and higher average rent than the City averages

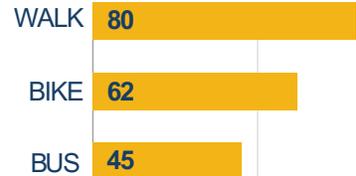
19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.

### Commuters



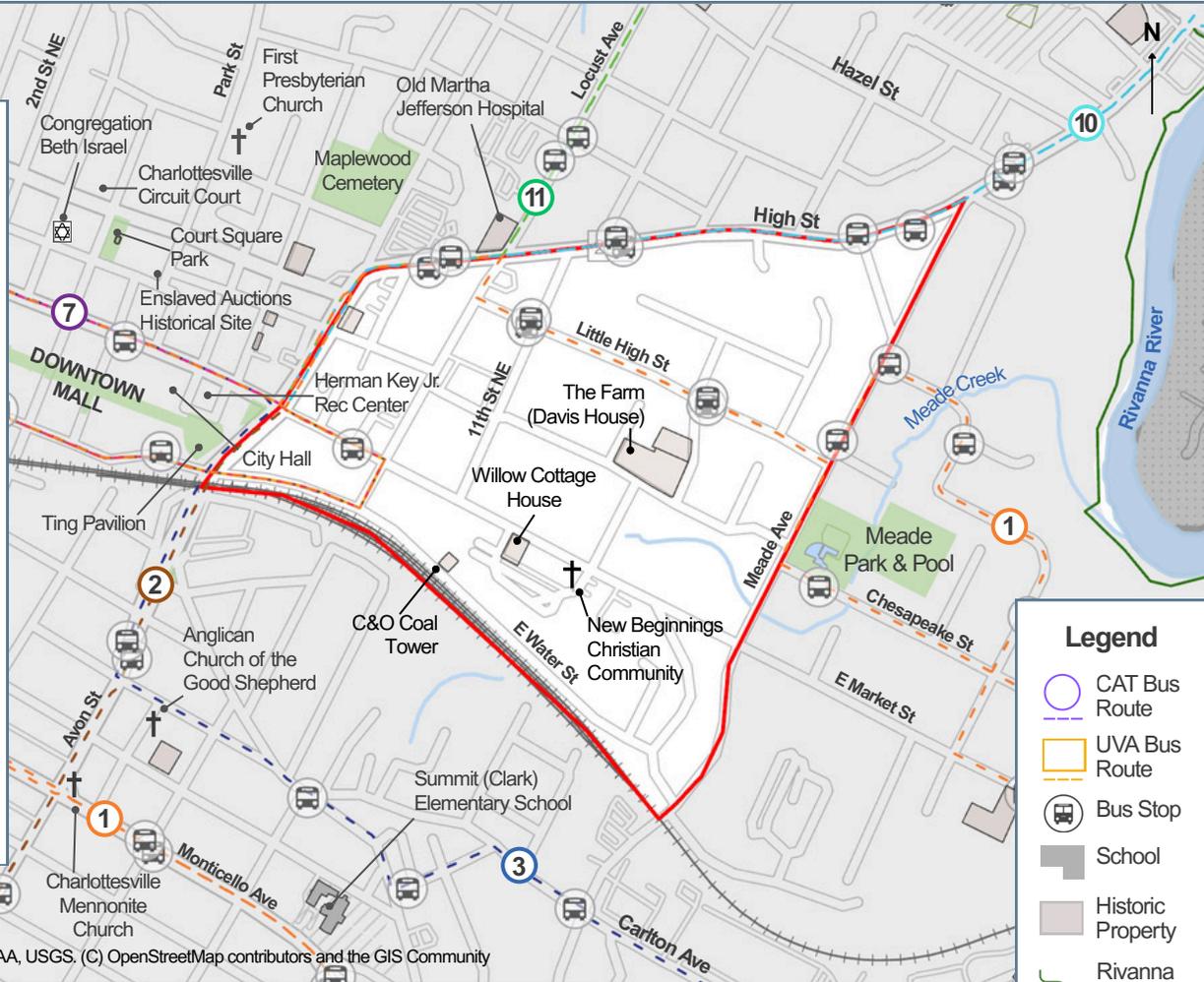
American Community Survey 2023, may include nearby neighborhoods

### Mobility Scores



www.walkabilityscore.com

Higher mobility scores, especially much higher walkability, than Charlottesville overall

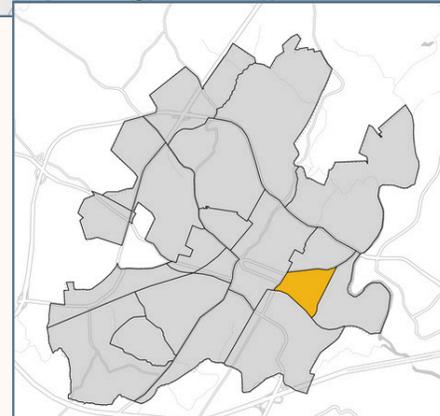


#### Legend

- CAT Bus Route
- UVA Bus Route
- Bus Stop
- School
- Historic Property
- Rivanna Trail

The land within today's Little High neighborhood was once part of a 1020-acre plantation that included a large clearing known as "The Farm", and later as the "Lewis Farm" after it was inherited in 1762 by the uncle of explorer Meriwether Lewis. The Davis House on this site was built by university professor John A.G. Davis in 1825. In 1904, a new neighborhood called Woods Addition began with 15 lots between Little High St and Free Bridge Rd (today's High St) along 11<sup>th</sup> St NE. The city's first hospital, Martha Jefferson Hospital, operated on High St from 1903 until 2011. Today the neighborhood is quite mixed with single-family homes used both as residences and as offices, several apartment and condominium buildings, and many small locally owned businesses along Market St.

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



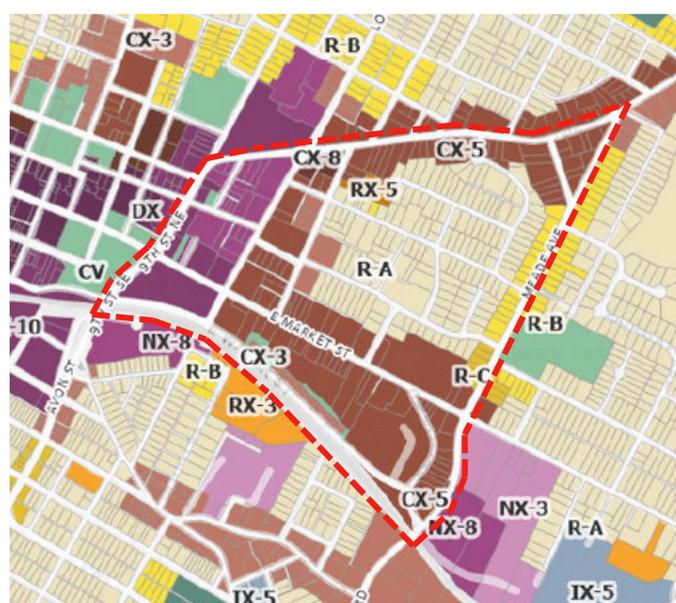
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## NEIGHBORHOOD FACT SHEET



## 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.

The interior residential areas along E Jefferson St, Little High St, and Meriwether St are zoned **R-A**, allowing only residential uses at a base level maximum of 3 units per lot. Meade Ave is mostly **R-B or R-C**, with base levels of 6 or 8 units.

Areas along E High St, 10<sup>th</sup> St NE, and E Market St are zoned **CX-3 or CX-5**, allowing a mix of office, commercial, and residential uses at maximum base levels of 3 or 5 stories.

Closer to downtown are **NX-8 and NX-10** zones, allowing mixed use, office, and residential buildings at maximum base levels of 8 or 10 stories.

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)

- 915 E High St - 192-unit apartment building with 10,265 square feet of commercial space
- 315 10th St NE - Conversion of office building to 6 apartment units
- 211 10<sup>th</sup> St NE - 5-story building with 14 residential units, 14,490 square feet of office space, and structured parking
- 1317 E Market St - 3 units on lot with an existing residence

## NEW & FUTURE TRAFFIC PROJECTS

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

- E Jefferson St - Chicane/bump-out
- E High St at Willow Ave - Lane definition striping
- E High St from Locust Ave to Lexington Ave - Bike lane
- Fairway Ave at Short 18<sup>th</sup> St - Crosswalks
- Fairway Ave, especially between Chesapeake Ave and Meade Ave - Lane definition striping with narrower lanes

## CURRENT LAND USE

Single Family Residential	45%
Commercial & Industrial	37%
Multi-Family Residential	13%
Government & Nonprofit	4%

## NEIGHBORHOOD GROUPS

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

- Little High Neighborhood Association
  - [www.littlehighneighborhood.org](http://www.littlehighneighborhood.org)
  - @littlehighneighborhood on Instagram

## NEIGHBORHOOD EVENTS

- Backyard concerts, garden days, storytelling

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