

21st AVENUE STUDY

Character Areas

Northern Gateway & St. Bernard Park

This northern portion of the corridor has an established connection with Hillsboro Village and Magnolia Boulevard. The existing St. Bernard Park and open spaces are defining features in this area and should be enhanced while the traditional style buildings present opportunities for low-rise redevelopment or adaptive reuse of existing structures.

- Mixed use buildings with:
 - » Shallow to Medium Setback
 - » Commercial along the ground floor
 - » Multi-family
 - » Small scale office
 - » Parking in rear
- Enhance St. Bernard Park and existing open space
- Properties with frontage along St. Bernard Park should orient to or otherwise establish a direct relationship between the park and private development.
- Preserve character and scale of existing historic structures
- Physically connects the corridor with Hillsboro Village and link to Magnolia Boulevard

Blair Crossing

A vital intersection, 21st Avenue South and Blair Boulevard, serves as a node of commercial activity and is anchored by community resources that contribute a strong sense of identity to the surrounding neighborhoods. The crossing is central to the community and should reflect an inviting and walkable character.

- Mixed use buildings with:
 - » Shallow to Medium Setback
 - » Mixture of uses with a focus on neighborhood retail
 - » Parking in rear
- Transition area to neighborhoods (hatched)
- Properties with frontage along St. Bernard Park should orient to or otherwise establish a direct relationship between the park and private development.
- Existing community resources:
 - » Kroger
 - » Hillsboro Hardware
 - » Brown's Diner
 - » Fire Station 16

Neighborhood Corridor

This linear segment along 21st Avenue connects the historic neighborhoods on either side with a walkable, mixed use environment. The businesses support the needs of the nearby residents, and development is compatible with the character of adjacent neighborhoods.

- Mixed use buildings with:
 - » Limited commercial
 - » Structured parking, parking in rear or underground parking
 - » Transitions to single-family residential
- Buildings facing 21st Avenue have a unique site condition with a saw-tooth effect that results in open space between the building and the street

South Gateway

The southern gateway of 21st Avenue South functions as the primary entry into surrounding neighborhoods, connects the corridor to I-440 and Green Hills, and links the community to the future I-440 greenway.

- Maintain existing multifamily
- Evaluate future connection to I-440 greenway
- Woodlawn as primary access point to the neighborhood
- Gateway / connection

