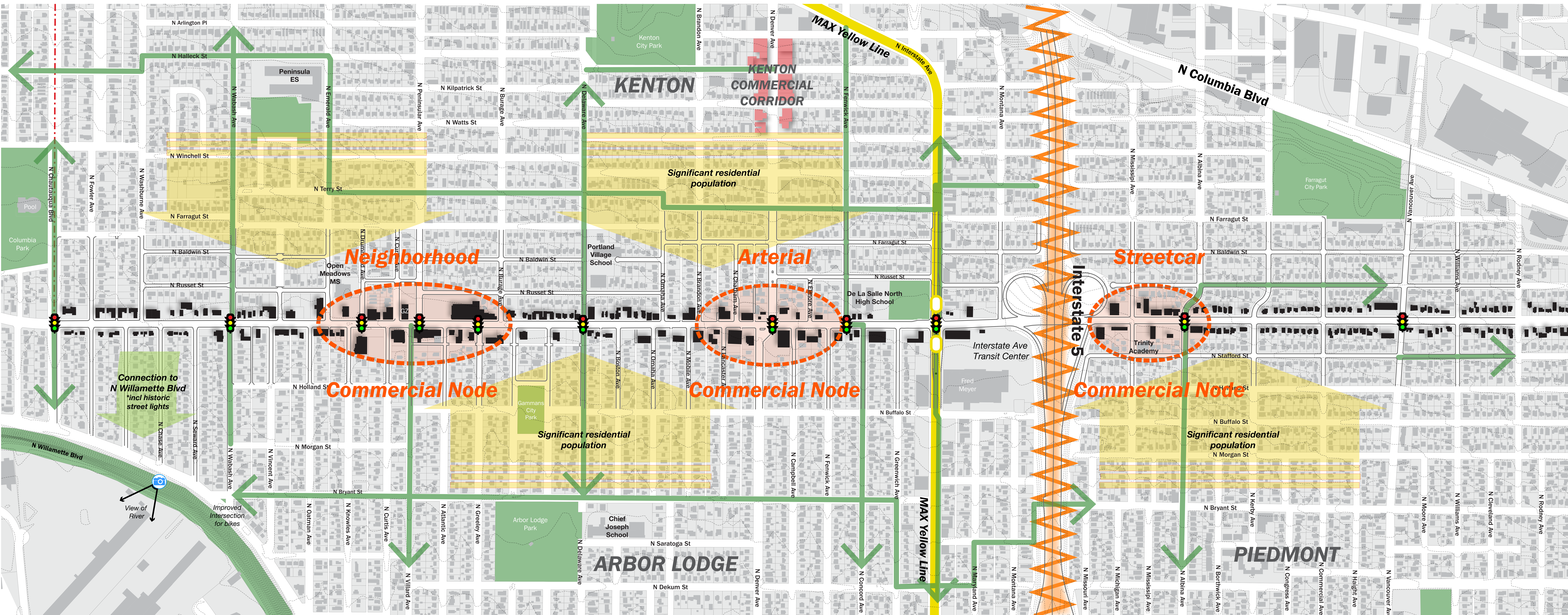


N Lombard Street Investment Strategy



Strengths:

Diversity of businesses and building types
Residential areas support retail within walking distance
Grid allows variety of access points
ROW wide enough for reconfiguration

Weaknesses:

Four-lane configuration, traffic speeds discourage pedestrian usage
Predominance of auto-oriented businesses; street frontage dominated by parking lots
Lack of consistent on-street parking
Poor bike /ped connectivity across Lombard
I-5 acts as barrier between East and West Lombard

