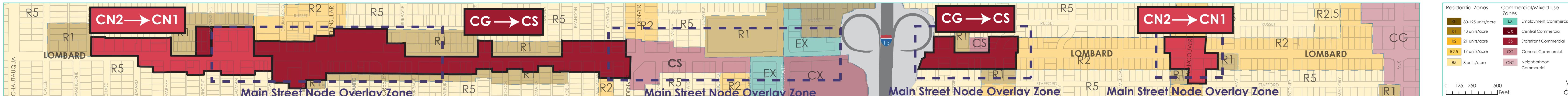


Zoning & Development

Goal: Lombard will be home to vibrant, distinctive business districts that serve the needs of surrounding neighborhoods



Strategy: Adopt zoning regulations that encourage neighborhood-friendly commercial development.

Action: Change General Commercial (CG) to Commercial Storefront (CS)



Encourages single-use, auto-oriented commercial development, often surrounded by surface parking. Drive-throughs, gas stations, and front parking lots are all allowed.



Encourages mixed-use, pedestrian-oriented development with traditional retail storefronts built up to the sidewalk and office or residential on upper floors. Drive-throughs, gas stations, and front parking lots are all prohibited.

Action: Change Neighborhood Commercial 2 (CN2) to Neighborhood Commercial 1 (CN1)



Encourages single-use, auto-oriented commercial development with surface parking. Drive-throughs, gas stations, and front parking lots are all allowed.



Encourages small-scale, pedestrian-oriented commercial development. Drive-throughs, gas stations, and front parking lots are all prohibited.

Action: Apply Main Street Node Overlay Zone to business districts along Lombard



Many corners along Lombard contain surface parking lots, which contributes to a poor pedestrian environment and separates businesses from one another.



The Main Street Node Overlay Zone prohibits parking within 40 feet of corners and encourages buildings to engage with the corner using entrances and windows.

Strategy: Improve street-facing storefronts and repurpose underutilized parking lots.

Action: Use funding from the Portland Development Commission (PDC) to encourage redevelopment.



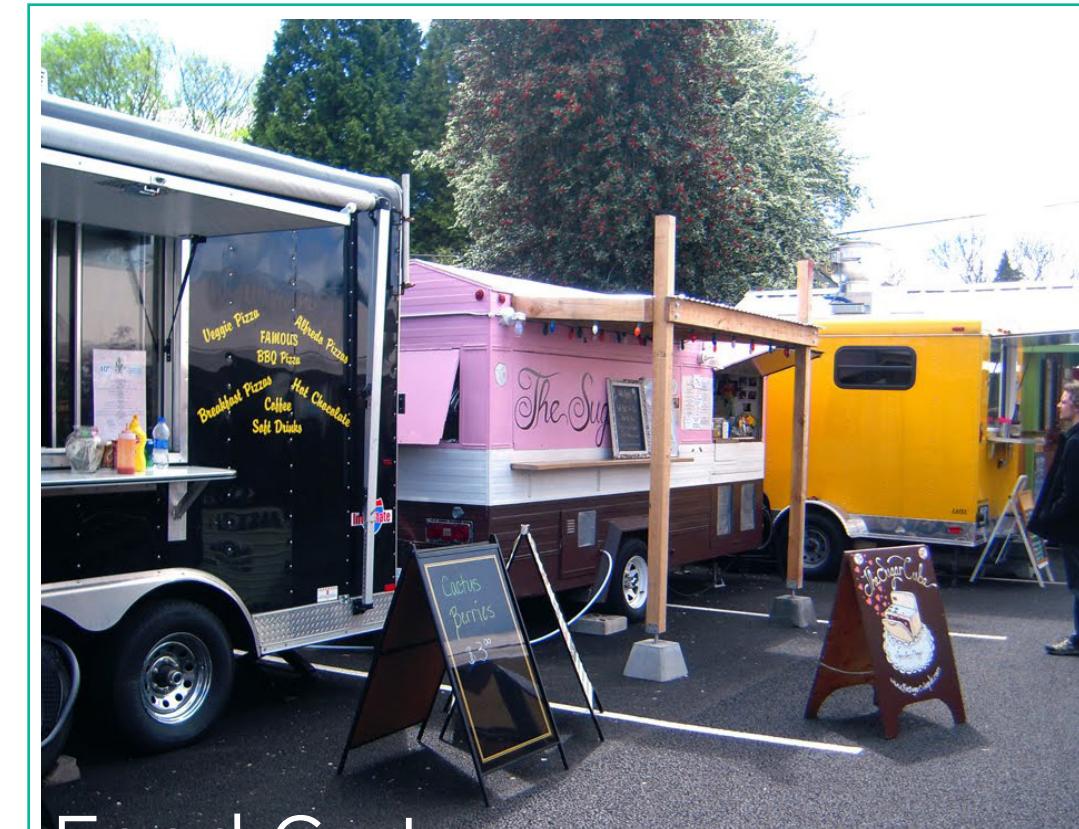
The Commercial Property Redevelopment Loan and the Development Opportunity Services Grants are two programs available through the PDC that offer assistance to property owners interested in redevelopment. Most properties along Lombard qualify because they are in within the Interstate Corridor urban Renewal Area.

Action: Use the PDC Storefront Improvement Grants to improve existing street-facing buildings.



Neighbors have told us that the presence of many unattractive and uninviting storefronts is a major problem on Lombard. Funding is available through a PDC program specifically to address this concern.

Action: Repurpose front and side parking lots to provide more pedestrian-friendly business opportunities.



Lombard has many underutilized parking lots that could be redeveloped, used for food carts, or used for outdoor seating for existing businesses. Food carts and outdoor seating have proven to be very effective element of active, pedestrian-oriented business districts.

