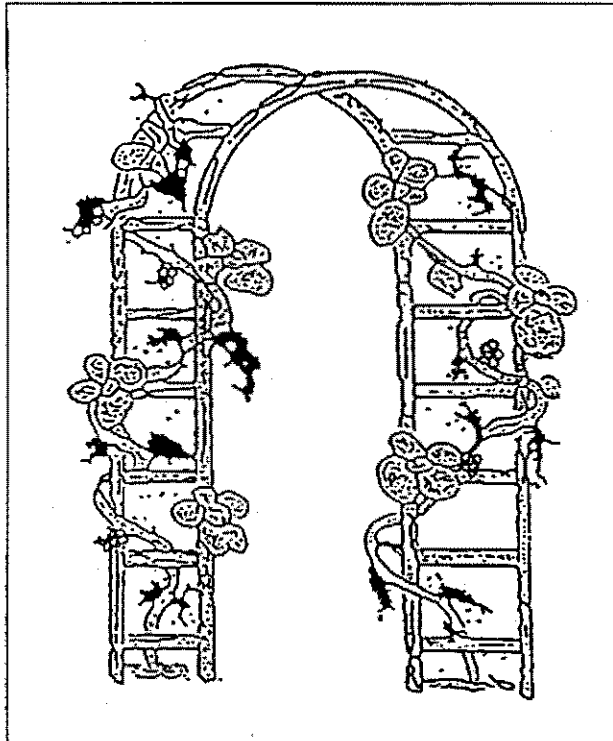


PORTLAND'S

Adopted  
**ARBOR LODGE**  
NEIGHBORHOOD PLAN



October 1993

Bureau of Planning  
Portland, Oregon

ALBINA  
COMMUNITY

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# **ARBOR LODGE NEIGHBORHOOD PLAN**

**Adopted on July 28, 1993  
by Portland City Council  
Ordinance No. 166786  
Resolution No. 35169**

**Readopted on September 30, 1993  
Ordinance No. 167054**

**Bureau of Planning  
Portland, Oregon**

# **Acknowledgments**

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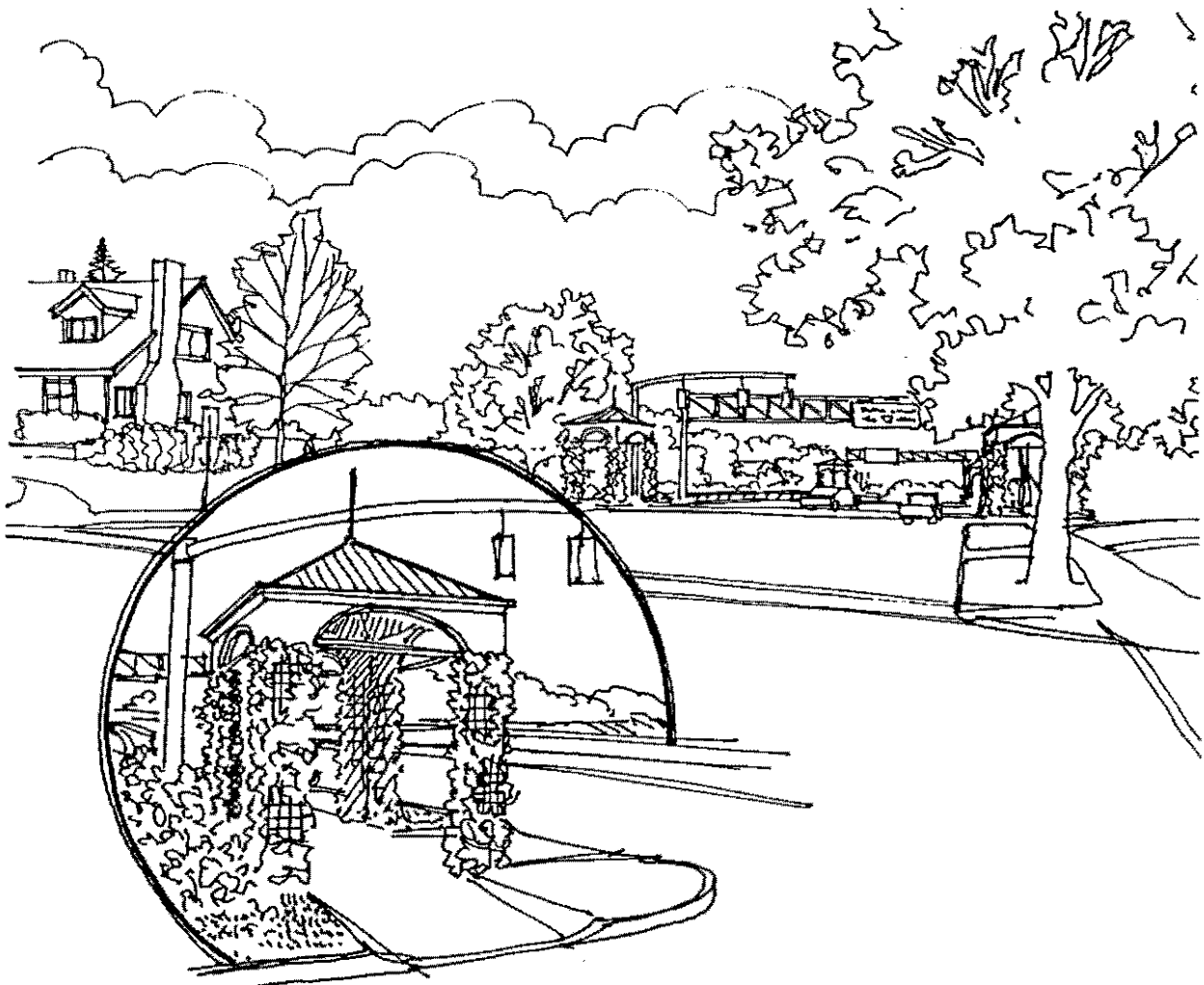
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Possible future Gateway to the Arbor Lodge Neighborhood  
at N Portland Boulevard and I-5 Freeway  
(Drawing by Jim Longstreth)



# **Introduction**

## **Purpose of the Plan**

Each of the thirteen neighborhoods within the land use study area of the Albina Community Plan was offered an opportunity to participate in the district planning process by developing a neighborhood plan. The neighborhood plans are intended to address the problems and issues that neighborhood residents feel are the most pressing and important. The plans reflect issues that the neighborhood is willing to commit time and energy to solving.

In addition, a neighborhood plan provides guidance on matters of land use, social programs, capital expenditures and the environment. It also stimulates a partnership between public and private interests to stabilize and improve neighborhood conditions. A neighborhood plan encourages community leaders to undertake agreed-upon projects and to use community resources from neighborhood businesses and residents in these efforts. The plan involves Portland's citizens in the City's governmental process of decision making. Successful neighborhood plans improve understanding and communication between citizens, city bureaus and decision makers. Finally, the neighborhood plan, and its development, help inform Portland's citizens about their City government.

An Arbor Lodge Neighborhood Planning Workshop was held at Peace Lutheran Church on June 2, 1990. Following the workshop, a neighborhood planning committee was formed to help refine the workshop results. The committee used the results to develop the goals, objectives, and actions contained in the Arbor Lodge Neighborhood Plan. The draft plan was reviewed in July, 1990 at two additional workshops. The Arbor Lodge Neighborhood Plan Discussion Draft was reviewed by staff and by the members of the Albina Community Plan (ACP) Technical Advisory Committee (TAC). The Albina Community Plan Discussion Draft and Neighborhood Plans were published in May, 1991. The Arbor Lodge Neighborhood Plan Discussion Draft was revised by a committee of the Arbor Lodge Neighborhood Association. In February 1992, the Proposed Albina Community Plan and proposed neighborhood plans were published. The Draft and Proposed plans reflect the planning staff's efforts to place goals, objectives and actions more appropriate to the Albina Community Plan at the district level. In some cases, an objective or action is reflected in both the neighborhood and the district-wide plan. This occurs where the Arbor Lodge Neighborhood has expressed a willingness to take leadership in carrying out an action that will benefit their own goals as well as the rest of the Albina Community. In some cases, specific policies, projects, programs, and regulatory provisions contained in the Arbor Lodge Neighborhood Plan are referenced in the district-wide plan as well as in the Arbor Lodge Neighborhood Plan. In many cases the Arbor Lodge Neighborhood Plan's content will be more specific than plan elements of the Albina Community Plan.

The Arbor Lodge Neighborhood Plan was submitted to the Planning Commission for their consideration in February, 1992. The Planning Commission held four public hearings on the Albina Community Plan and the associated neighborhood plans, including Arbor Lodge's. Hearings were held on March 24, March 31, April 7, and April 14, 1992. Over the following three months the Commission held fourteen working sessions where they considered the testimonies and requested amendments. The Commission's consideration included inviting many who had testified at the initial four hearings back to participate in panel discussions on specific topics. The Commission reviewed the requested amendments and took tentative action on each. The Planning Commission also made a number of changes that were suggested by members of the Commission. The Commission directed that the Plan be republished as the "Planning Commission's Draft Albina Community Plan."

The Planning Commission's Draft Albina Community Plan was published in September, 1992. The Commission's draft changed the Albina Community Plan in many ways. Notice was provided to all those who had participated in the Commission's hearings process. Hearings on the Commission's draft were held on September 22, October 20, and November 3, 1992. Additional working sessions were held on October 27, November 17, and November 24, 1992. At these hearings and working sessions the Commission reviewed public comments on their draft, including comments on proposed changes to the Arbor Lodge Neighborhood Plan. On November 24, 1992 the Planning Commission adopted the Albina Community Plan and the Arbor Lodge Neighborhood Plan as amended during their deliberations.

The next phase in the Albina Community planning process was the review of the Planning Commission's Recommended Albina Community Plan and its eleven associated Neighborhood Plans. City Council held hearings on the plans during the spring and summer of 1993. Following these hearings the City Council met to review the testimonies and consider amendments. These were public meetings open to additional public testimonies. All those who testified to the Planning Commission (in person, in writing or through a representative) were notified of the schedule of City Council hearings.

Following the completion of the Portland City Council's hearings process, the Albina Community Plan was revised to reflect the Council's decisions. The plan was published in July 1993 as the City Council's Amended Albina Community Plan. The Arbor Lodge Neighborhood Plan and the Albina Community Plan were adopted on July 28, 1993.

## **Relationship to the Albina Community Plan**

The Arbor Lodge Neighborhood Plan was developed as a part of the Albina Community Plan. The Albina Community Plan, and the neighborhood plans developed with it, were adopted as part of Portland's Comprehensive Plan. The Albina Community Plan creates an overall framework for the entire nineteen square-mile study area. This framework establishes programs, policies, regulations and identifies actions which are applicable to the entire study area or are needed to benefit the entire Albina community. Specific policies, projects, programs, and regulatory provisions in the Arbor Lodge Neighborhood Plan are special to Arbor Lodge. The neighborhood plan also reinforces parts of the district plan as they apply to Arbor Lodge. In many cases the content of the Arbor Lodge Neighborhood Plan is more specific than plan elements of the Albina Community Plan.

The context that the Albina Community Plan establishes for the entire district assures that the detailed provisions developed for each neighborhood are coordinated within that structure. Compatibility of the elements in the Albina Community Plan as well as in the neighborhood plan is assured by the development process of the Albina Community Plan.

## **How the Arbor Lodge Neighborhood Plan is Structured**

The Arbor Lodge Neighborhood Plan consists of several parts. The plan begins with an introduction on the purpose of a neighborhood plan. This includes information on the various planning phases of the Arbor Lodge Neighborhood Plan and the Albina Community Plan.

There is a short description on the plan's relationship to the Albina Community Plan and the City's Comprehensive Plan.

Next, the plan discusses the Arbor Lodge Neighborhood of the future. This is the vision statement for the neighborhood which is intended to guide the future development and implementation of ideas to achieve the neighborhood's goal. The vision statement is followed by a brief description about the size and location of the neighborhood within the Albina Community Plan Study Area. Also provided are some figures on the demographics of the neighborhood from the 1980 Census and a little bit of history on its development.

Following this is a neighborhood location map which shows where the neighborhood is located in relationship to other neighborhoods within the Albina Community. After this is a pie chart which makes comparisons between the land uses and zoning designations for the Arbor Lodge Neighborhood and the Albina Community Plan Land Use Study Area.

The plan is built around seven policies for the Arbor Lodge Neighborhood. The policies include objectives which help explain how the policies are to be understood, applied and implemented.

The Arbor Lodge Neighborhood Action Chart lists a number of action items that are aimed at achieving the Plan's policies and objectives. These action items are assigned a time frame for action (immediate, short, or long-range) and a possible implementor and/or advocate is identified.

An Arbor Lodge Neighborhood Urban Design Plan is included to illustrate possible ideas for the future development and improvement of the neighborhood.

The Vision Statement, goals, and comprehensive plan policies make up that part of the plan that has been adopted by Ordinance. The plan's action charts, maps, and neighborhood urban design plan were adopted by resolution.

Illustrations are included throughout this plan to show what a specific new development or improvement might look like. Pictures are also included to highlight some of the resources located within the neighborhood.

## **Arbor Lodge In The Future**

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*The Arbor Lodge Neighborhood of the future will be a beautiful, quiet, safe and clean residential neighborhood with effective schools, pleasant recreational opportunities and viable local businesses.*

*It will continue to be enjoyed for the diversity of its homes, businesses and institutions. Block watch programs will be organized, alert and responsive and cooperating with the Community Policing Programs. Speeding and excessive volume of automobiles in the neighborhood will be reduced. North Lombard Street and N Interstate Avenue will serve as the major business strips.*

*North Willamette Boulevard will be a major scenic drive with several view points and plaques to explain relevant historical events. Residents will be proud of their Special Character Area along Mock's Crest that displays the beautiful ensemble of vintage bungalows.*

*Trees, landscaping, and urban design standards will be incorporated into the construction or renovation of any structure to ensure compatibility with the beauty and order that is evident throughout the neighborhood.*

## Neighborhood Description

---

The Arbor Lodge Neighborhood is located in the northwest section of the Albina Community Plan Study Area. The neighborhood is surrounded by three other Albina Community Plan neighborhoods. Kenton is the neighborhood to the north, Piedmont is to the east, and Overlook is to the south. To the west is the University Park Neighborhood. Arbor Lodge Neighborhood is 334 acres in size exclusive of streets and the right-of-way areas. The size of the neighborhood accounts for about 9% of the entire Albina Community Plan Land Use Study Area.

Arbor Lodge's boundaries are N Lombard Street on the north, I-5 Freeway on the east, N Ainsworth Street on the south, and N Willamette Boulevard and N Chautauqua Avenue on the west.

In 1980, Arbor Lodge's population of 5,817 residents was made up of 93.40% (5,433) whites and 2.22% (129) blacks. The next largest group of people in the neighborhood were Vietnamese at 1.51% (88). All other ethnic groups combined represented 2.87% (167) of the total population in the neighborhood.

The Arbor Lodge Neighborhood developed as a residential subdivision around the same time as the Piedmont, Peninsular and Overlook neighborhoods. The "street-car suburbs" grew along with the extension of the street-car lines and the growth of Portland's middle class. Most of the area was platted around the 1890s and 1900s with nearly all sections subdivided into the familiar City of Portland grid pattern.

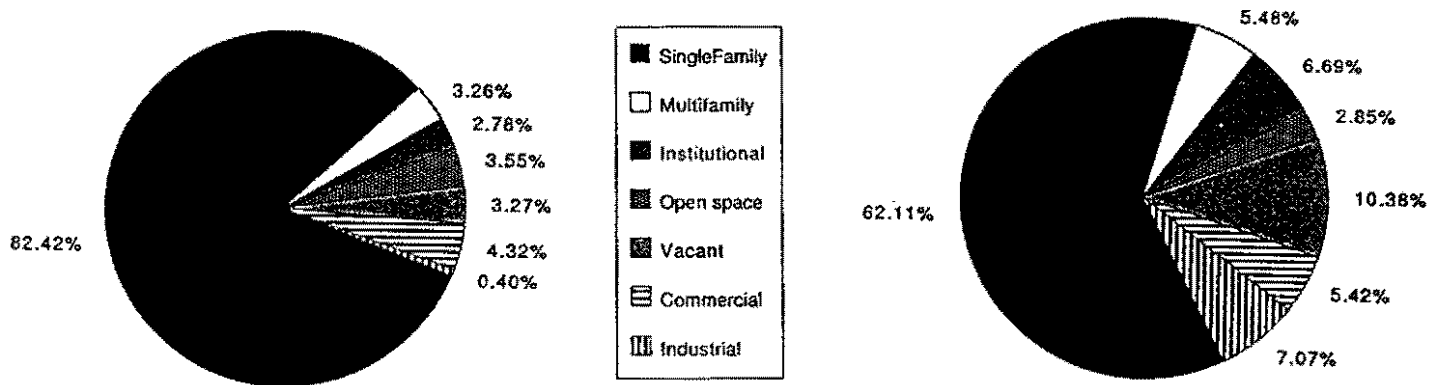
Arbor Lodge consists primarily of housing constructed from 1910 to 1930. Along with a scattering of late Victorian residences are some of the newest housing units in the Albina Community Plan Area. The most western portion of the neighborhood, known as the Mock's Crest subdivision, was platted after World War II. This area now contains one of Portland's finest ensembles of bungalow and post-World War II housing. These bungalows are located in the Mock's Crest Subdivision between N Lombard Street, N Vincent Avenue, N Willamette Boulevard and N Chautauqua Avenue. The area is unique because of its uniform deep front building setbacks and unique street lighting and mature street trees. The residents of Arbor Lodge are anxious to have this area be designated a historic design district through the implementation of the Arbor Lodge Neighborhood Plan and the Albina Community Plan. However, this area does not qualify as a Historic Design District because it is not yet fifty years old. Instead, the area is being referred to as a Special Character Area. The adopted Albina Community Plan calls for consideration of historic protection of the Mock's Crest Special Character Area in the next 6 to 20 years when the Albina Community Plan is updated.



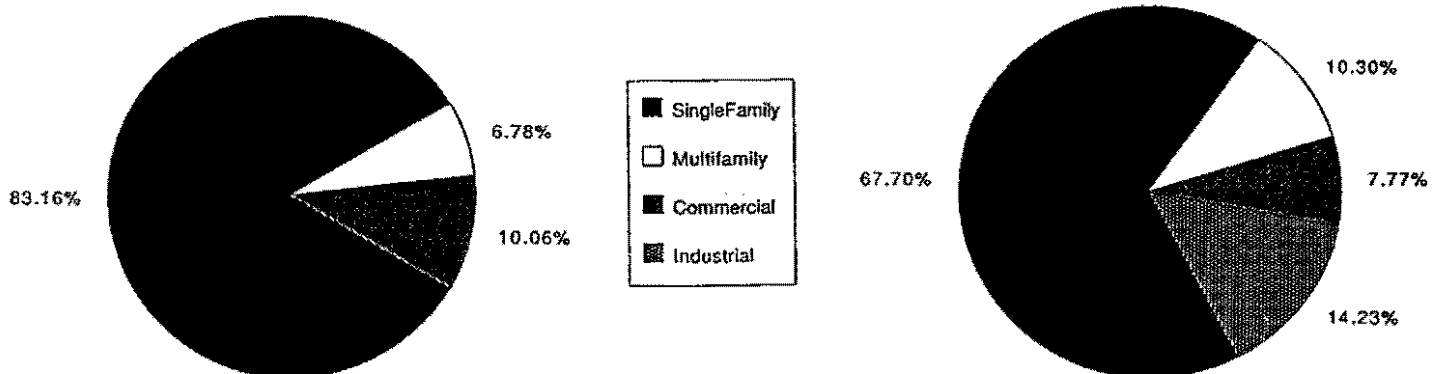
# Arbor Lodge Land USE AND ZONING :

## Compared to Albina Community Plan District

Arbor Lodge	Land Use*	District
-------------	-----------	----------



Arbor Lodge	Zoned Land*	District
-------------	-------------	----------



\*Percentages are exclusive of streets and other portions of the ROW (4/90)

# **Goals, Policies, Objectives and Implementation Actions for Arbor Lodge**

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The following statements are included in Portland's Comprehensive Plan as a plan policy. This inclusion will make the Arbor Lodge Neighborhood Plan a part of Portland's Comprehensive Plan. Future land use changes in the Albina Community Plan area will be required to conform with the Albina Community Plan and applicable neighborhood plans as well as the city-wide Comprehensive Plan. These policies will read:

## **Comprehensive Plan Policies 2.25 and 3.8**

### **2.25 Albina Community Plan**

**Promote economic vitality, historic character and livability of inner north and inner northeast Portland by including the Albina Community Plan as part of this Comprehensive Plan.**

### **3.8 Albina Community Plan Neighborhoods**

**Include as part of the Comprehensive Plan neighborhood plans developed as part of the Albina Community Plan. Neighborhood plans developed as part of the Albina Community Plan are those for Arbor Lodge, Boise, Concordia, Eliot, Humboldt, Irvington, Kenton, King, Piedmont, Sabin, and Woodlawn.**

### **Objectives\***

- A. Ensure that the Arbor Lodge Neighborhood retain its unique assortment of homes and places. Encourage the development of the Mock's Crest Bluff as a scenic, recreational and tourist area. Continue to develop parts of N Lombard Street and N Interstate Avenue as economically viable commercial streets where businesses choose to remain and expand and where new businesses locate. Use the Arbor Lodge Neighborhood Plan to guide decisions on land use and capital improvement projects within the neighborhood.*

\* Other objectives associated with Policy 3.8 have as their subjects the other neighborhoods within the Albina Community Plan study area which, like Arbor Lodge, are developing neighborhood plans as part of the community planning effort.

## **Policy 1: Historic Preservation**

***Preserve the historic character of the Arbor Lodge Neighborhood.***

### **Objectives:**

1. Designate and protect buildings and areas in the neighborhood that are historically and architecturally significant.
2. Preserve the beautiful ensemble of houses located in the Mock's Crest Subdivision.
3. Preserve historic features such as horse rings, stamping and street names found on sidewalks and in other places throughout the neighborhood.



Special Lighting Standard in the Mock's Crest Special Character Area  
(Photo by Paul Scarlett)

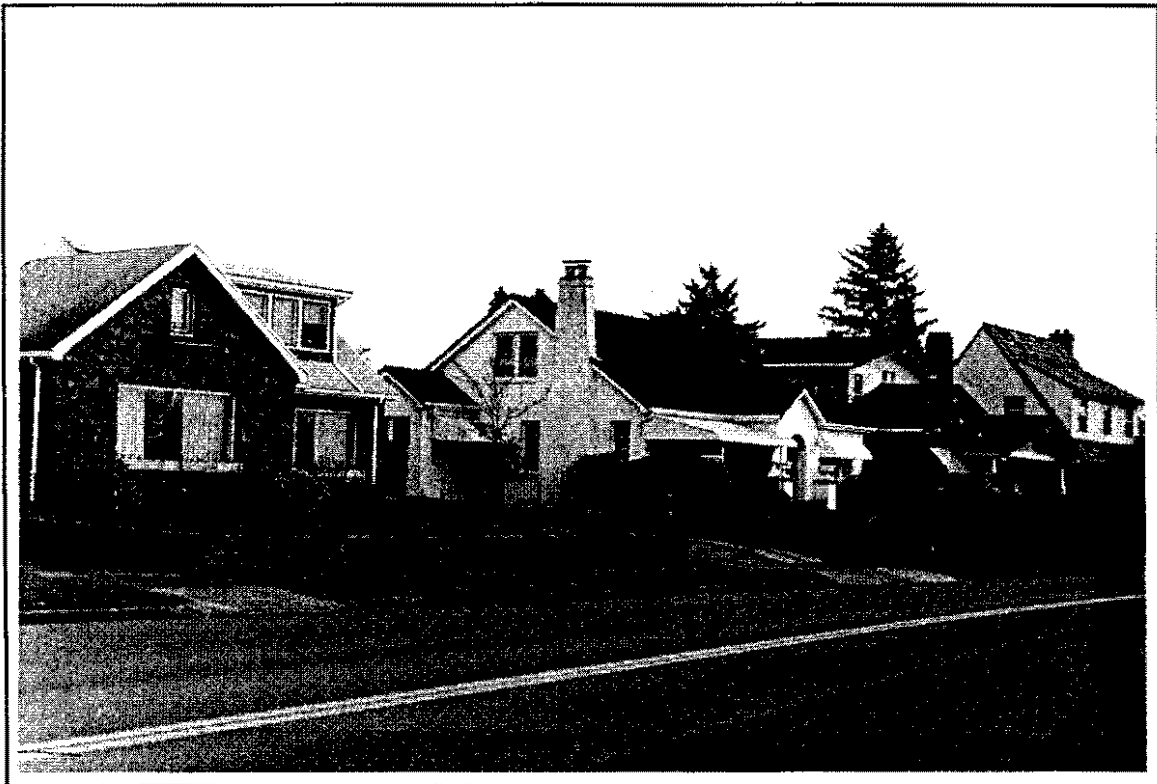


## Policy 2: Housing

*Maintain the single dwelling residential character of Arbor Lodge while allowing for the development of multi-dwellings in appropriate areas.*

### Objectives:

1. Continue to maintain the stable housing stock found in the neighborhood.
2. Rehabilitate dilapidated and vacant homes in place of building new ones.
3. Encourage infill developments in the neighborhood that are attractive and compatible with the surrounding area.
4. Encourage home-ownership throughout the neighborhood.
5. Provide a variety of housing types for neighborhood residents with different incomes, needs and physical abilities.



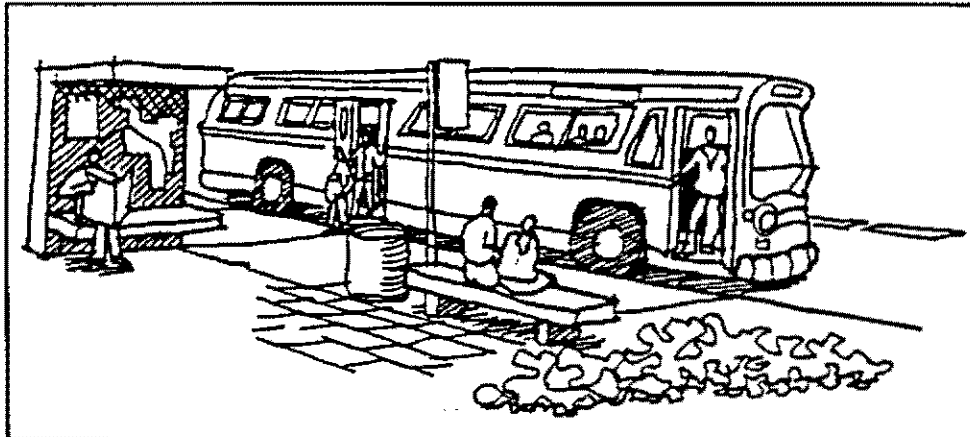
Houses along N Willamette Boulevard  
(Photo by Bureau of Planning)

### Policy 3: Transportation

*Preserve Arbor Lodge's network of streets by encouraging its residents and visitors to walk, ride bicycles and use public transportation when making trips within, to, and from the neighborhood.*

#### Objectives:

1. Reduce the use of private automobile and one person trips throughout the neighborhood.
2. Continue to maintain and improve the network of streets, sidewalks and alleys throughout the neighborhood.
3. Protect and emphasize the scenic and recreational beauty and value of N Willamette Boulevard.
4. Study alternative modes of future "recreational scenic transportation" (i.e. trolley trains, tram cars and river boats) between Swan Island and Cathedral Park.
5. Pave unimproved streets, alleys and sidewalks in areas of the neighborhood where it is most needed.
6. Ensure that public transportation is accessible to all neighborhood residents.



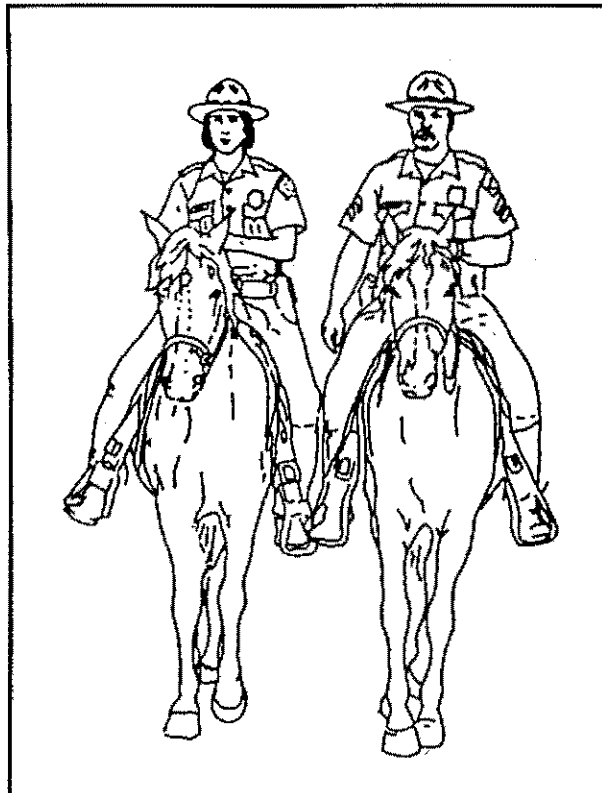
Residents using public transportation  
(Drawing by Judy Galantha)

## Policy 4: Public Safety

*Increase public safety activities to enhance the safety and livability of the neighborhood.*

### Objectives:

1. Improve communication between Arbor Lodge residents and the Police Bureau.
2. Discourage the using and selling of drugs in the neighborhood.
3. Encourage neighborhood residents to participate in block watch programs and other public safety activities.
4. Ensure that summer programs in the parks are conducted in a fun and safe manner.
5. Improve lighting on playing fields and walking paths in Arbor Lodge and Gammans parks.
6. Improve safety levels for school children crossing at designated cross walks.
7. Promote and encourage residents to participate in community policing.



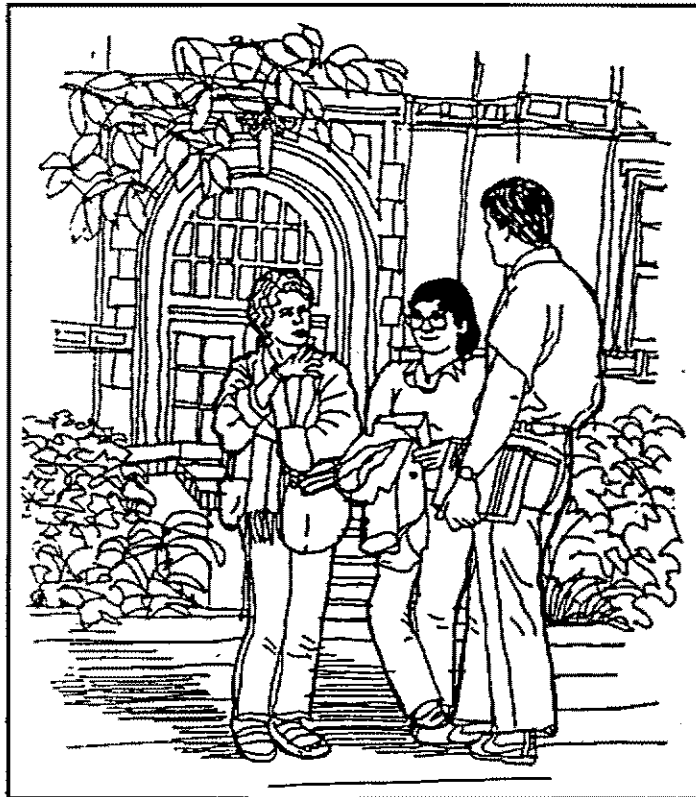
Police on horse patrol  
(Drawing by Judy Galantha)

## Policy 5: Education

*Ensure that area youth are being provided with the training and skills that will help them successfully achieve their academic and career goals.*

### Objectives:

1. Ensure that north Portland schools are receiving funding comparable to those in other parts of the city.
2. Provide for after-school tutoring programs in the public schools for young people and adults.
3. Strengthen communication with the University of Portland on issues such as education, sporting activities, performing arts and any proposed expansions that may impact the neighborhood.



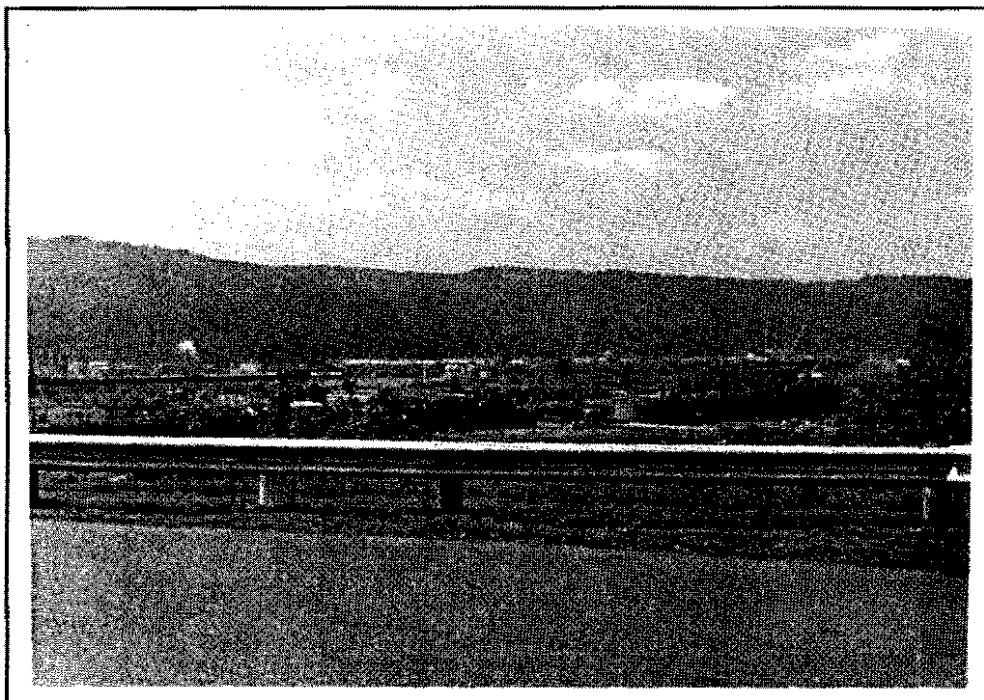
Students on the campus of University of Portland  
(Drawing by Judy Galantha)

## **Policy 6: Neighborhood Livability**

*Protect the neighborhood's quality housing stock, parks and scenic views of the city and the west bank of Portland.*

### **Objectives:**

1. Promote Arbor Lodge Neighborhood as a good place to live and conduct business.
2. Encourage residents to maintain and improve their place of dwelling, businesses and the neighborhood's parks, trees and streets.
3. Increase the use of schools on weekday nights and weekends for community activities.
4. Develop a jogging path and bike lanes along N Willamette Boulevard.
5. Reduce litter in the neighborhood.
6. Improve the care and maintenance of trees in the public right-of-way and throughout the neighborhood.



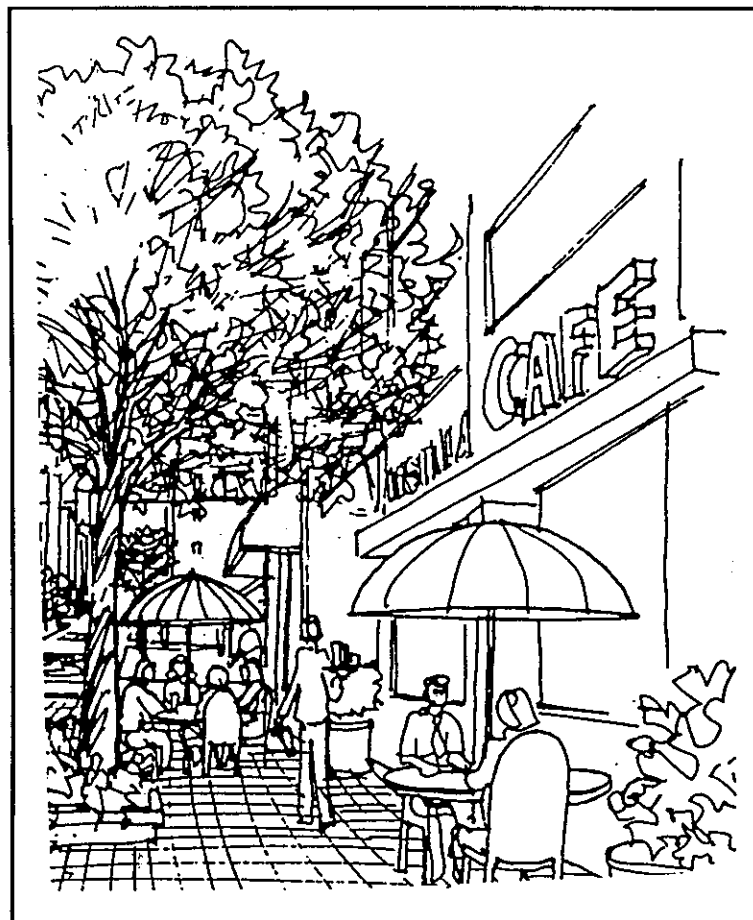
View of Swan Island and the Northwest Hills from N Willamette Blvd.  
(Photo by Paul Scarlett)

## Policy 7: Commercial Development

*Support and promote commercial development along the neighborhood's major arterials.*

### Objectives:

1. Provide adequate parking for neighborhood commercial businesses.
2. Ensure that commercial development is compatible with its immediate surroundings.
3. Promote N Lombard Street and N Interstate Avenue as the major streets for commercial development in the neighborhood.
4. Improve the appearance of N Lombard Street and N Interstate Avenue, while allowing for expansion opportunities of existing businesses.



Dining on a sidewalk  
(Drawing by Judy Galantha)

## Action Chart: Arbor Lodge Neighborhood

#	Actions	Time				Implementors /Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>PROJECTS</b>					
1	Organize a committee to inventory homes in the Mock's Crest subdivision of Arbor Lodge and seek to designate the area a Historic Design District.			X		BOP/ALNA/ LC
2	Request a neighborhood traffic management plan for N Willamette Boulevard.		X			PDOT/ALNA
3	Encourage infill development on vacant lots throughout the neighborhood.	X				ALNA/BOP
4	Rehabilitate good housing that is in a state of deterioration.		X			ALNA
5	Consider developing alternative recreational and scenic routes such as a hiking and bicycle trail system next to the Willamette River. Also, investigate other modes of travel such as a monorail alignment connecting north Portland to the River Gate District.				X	BOP/PDOT/ ALNA/PP
6	Improve N Lombard Street and N Interstate Avenue by placing public utilities underground and planting street trees.			X		FM/ALNA/ NLBA
7	Encourage Fred Meyer to upgrade their N Interstate store by painting a mural on the outside and improving the store's landscaping.			X		FM/ALNA/ BOP
8	Place trash receptacles at all bus stops located at major intersections throughout the neighborhood.			X		TM/ALNA/ PDOT
9	Encourage the University of Portland to notify the Arbor Lodge Neighborhood Association of any proposed changes and/or expansions to the university.		X			UP/ALNA/ BOP
	<b>PROGRAMS</b>					
10	Continue to preserve historic features such as horse rings, stamping and names found on sidewalks as well as in other parts of the neighborhood.		X			LC/ALNA/ PDOT/BOP
11	Encourage residents and businesses to participate in curbside and recycling programs to help reduce litter in the neighborhood.		X			BES/ALNA
12	Encourage residents to participate in public safety activities such as neighborhood block watch and neighborhood patrols.		X			PPB/ALNA
13	Ensure new developments are in compliance with the city's building and zoning codes.		X			BOP/BOB
14	Reduce vehicle speeding and moving violations in the neighborhood through ticketing and other enforcement methods.		X			PPB/ALNA/
15	Develop special themes and common design elements for the N Lombard and N Interstate commercial areas.		X			BOP/ALNA/ NLBA
16	Encourage Arbor Lodge residents to help implement Community Policing in the neighborhood.	X				ALNA/PPB

#	Actions	Time				Implementors /Advocates
		Adopted With Plan	On- Going	Next 5 Yrs	6 to 20 Yrs	
	<b>REGULATIONS</b>					
17	Consider the establishment of a Portland Historic Design District in the Special Character Area (Mock's Crest Subdivision) in the Arbor Lodge Neighborhood.				X	BOP/HPS/ LC/ALNA
18	Request lowering traffic speed on N Willamette Boulevard to 25 miles per hour to promote its scenic beauty.		X			ODOT/ PDOT/ALNA

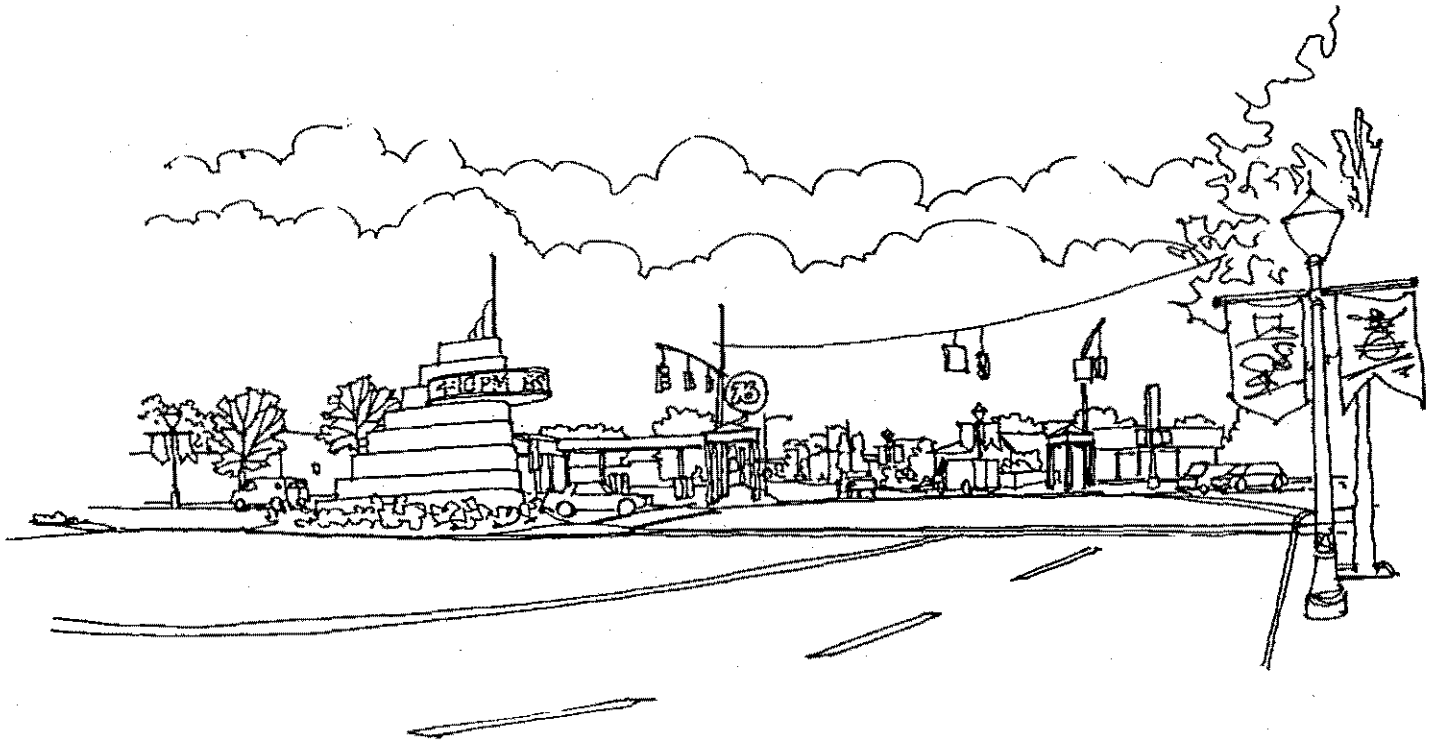
Note: Action Charts were approved by Portland City Council by resolution. They are a starting place. Actions with an identified implementor will be adopted with the understanding that some will need to be adjusted and others replaced with more feasible proposals. Identification of an implementor for an action is an expression of interest and support with the understanding that circumstances will affect the implementation leader's ability to take action. Actions with a listed advocate rather than an implementor are included in recognition of the importance of continued discussion of these issues. Such actions will become part of this plan only when an implementor has agreed to support them.

#### Key To Possible Implementing Agencies In The Arbor Lodge Neighborhood Action Chart

<b>ALNA</b>	Arbor Lodge Neighborhood Association
<b>BES</b>	Bureau of Environmental Services
<b>BOB</b>	Bureau of Buildings
<b>BOP</b>	Bureau of Planning
<b>FM</b>	Fred Meyer
<b>HPS</b>	Historic Preservation Society
<b>LC</b>	Landmarks Commission
<b>NLBA</b>	North Lombard Business Association
<b>ODOT</b>	Oregon Department of Transportation
<b>ONA</b>	Office of Neighborhood Associations
<b>PP</b>	Port of Portland
<b>PPB</b>	Portland Police Bureau
<b>PPS</b>	Portland Public Schools
<b>PDOT</b>	Portland Office of Transportation
<b>TM</b>	Tri-Met
<b>UP</b>	University of Portland



# ARBOR LODGE NEIGHBORHOOD URBAN DESIGN PLAN



Possible future setting at  
N Denver Avenue and N Lombard Street  
(Drawing by Jim Longstreth)