



Arbor Lodge Neighborhood Association

2024 Culture Survey

HARPER'S PLAYGROUND
PORTLAND PARKS & RECREATION
HOURS OPEN 5:00AM TO 12:01AM

2024 Culture Survey

We have something good

Our neighborhood is charming, we have the benefits of feeling like a small neighborhood while also having immediate access to transit.

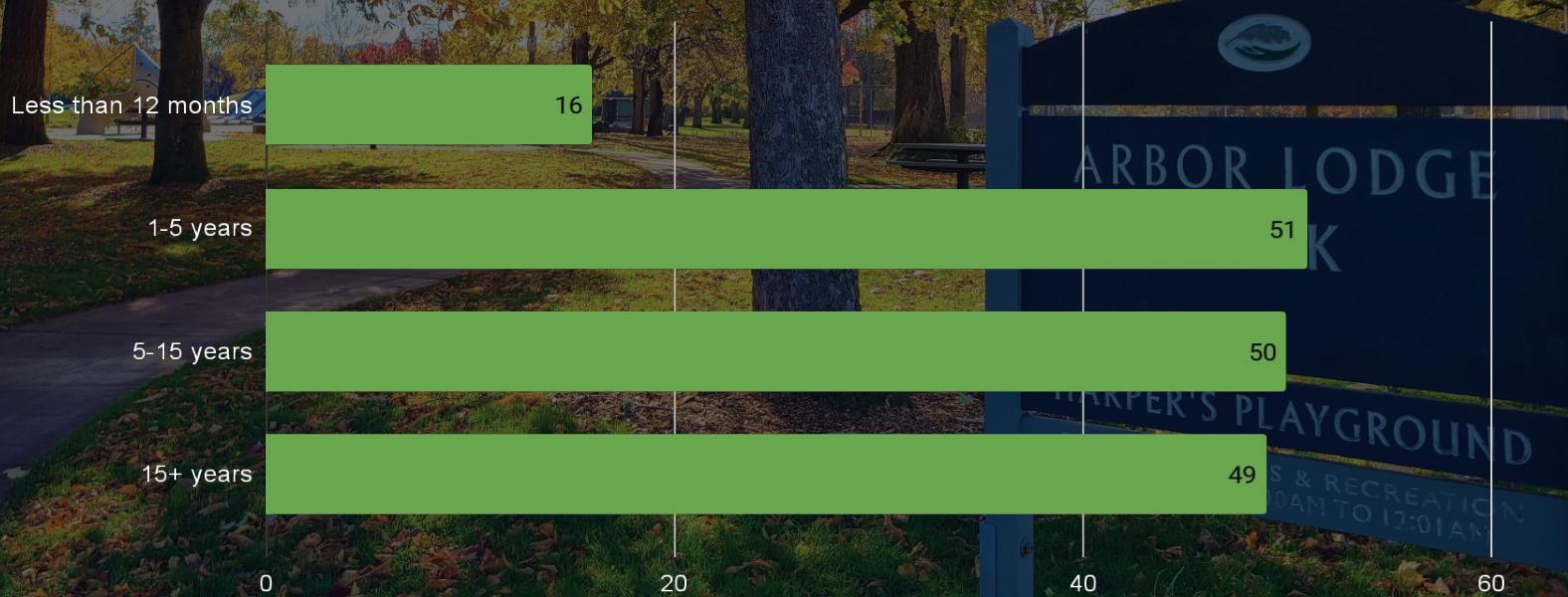
Our neighbors are friendly, and respectful with each other.

My Hope for our Community

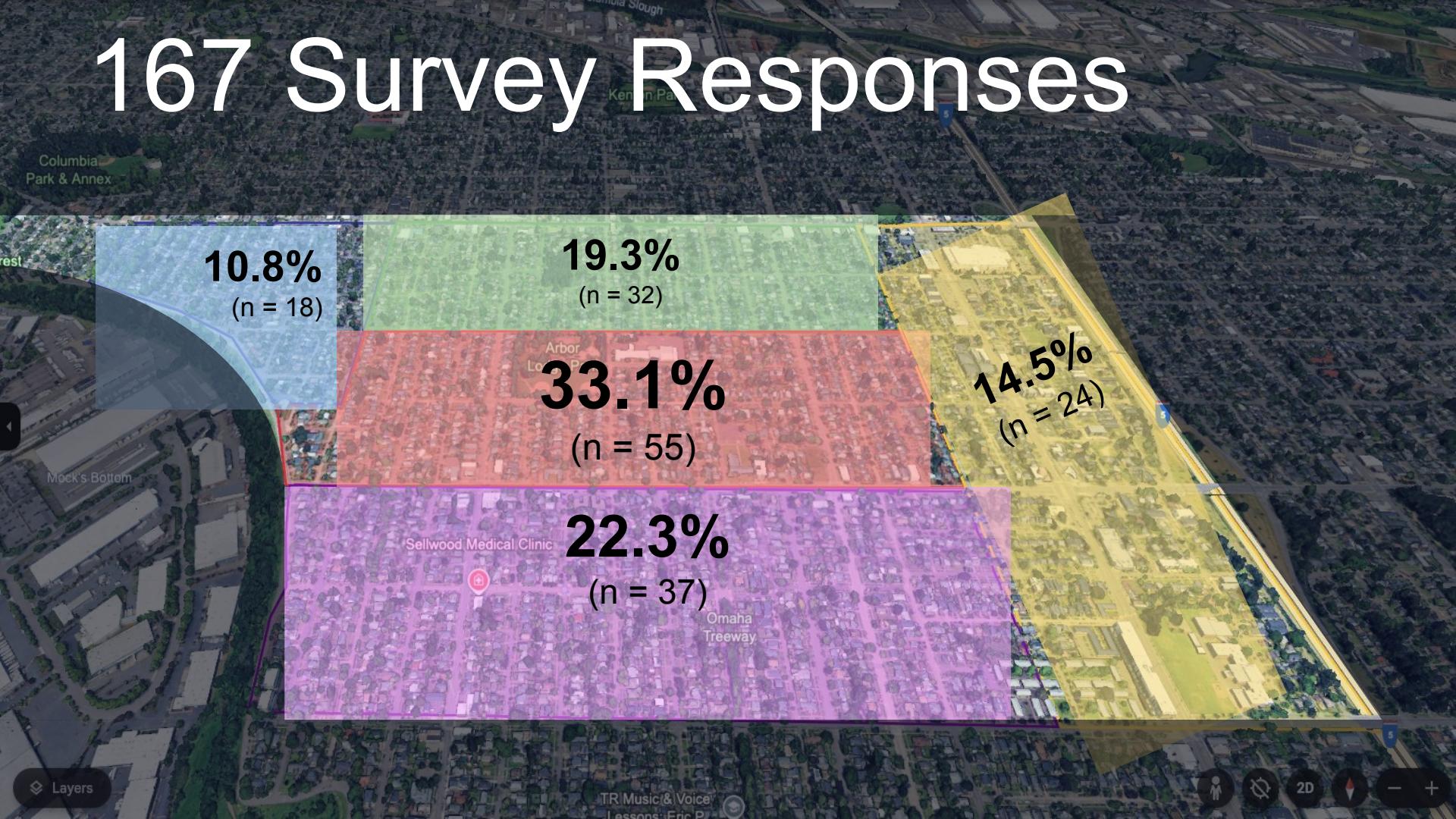
Our community will take a more active role shaping our future in Arbor Lodge.

2024 Culture Survey

How long have you been a part of our community?

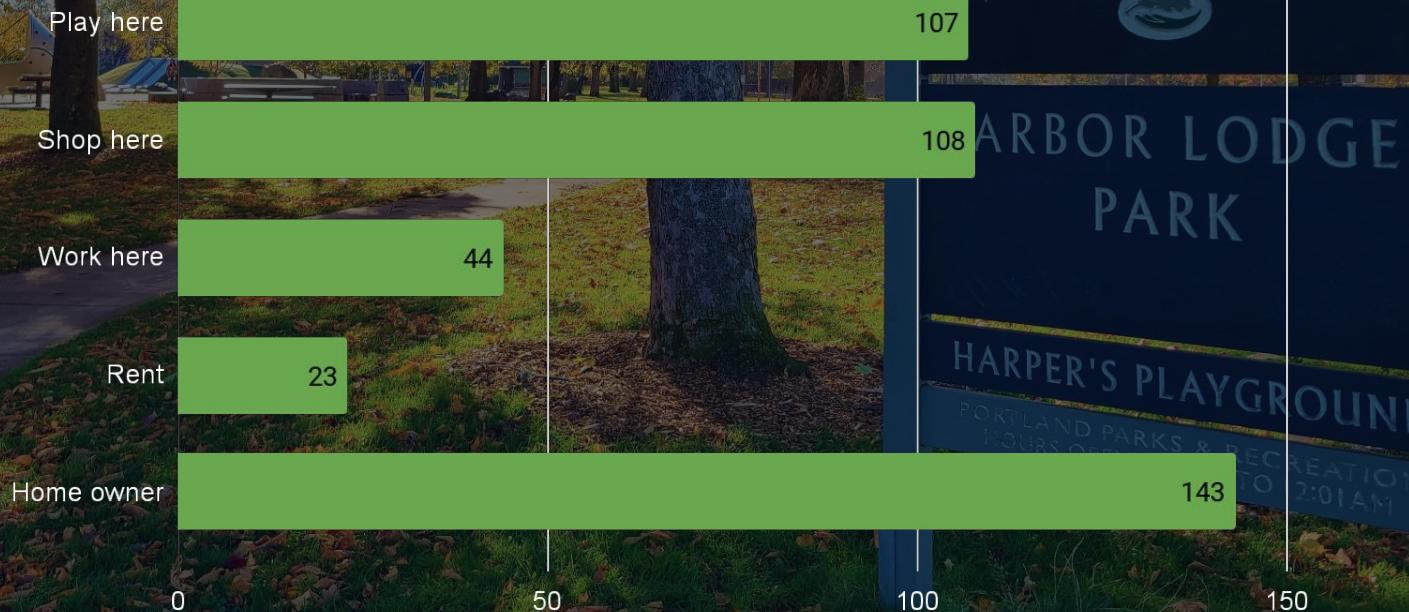


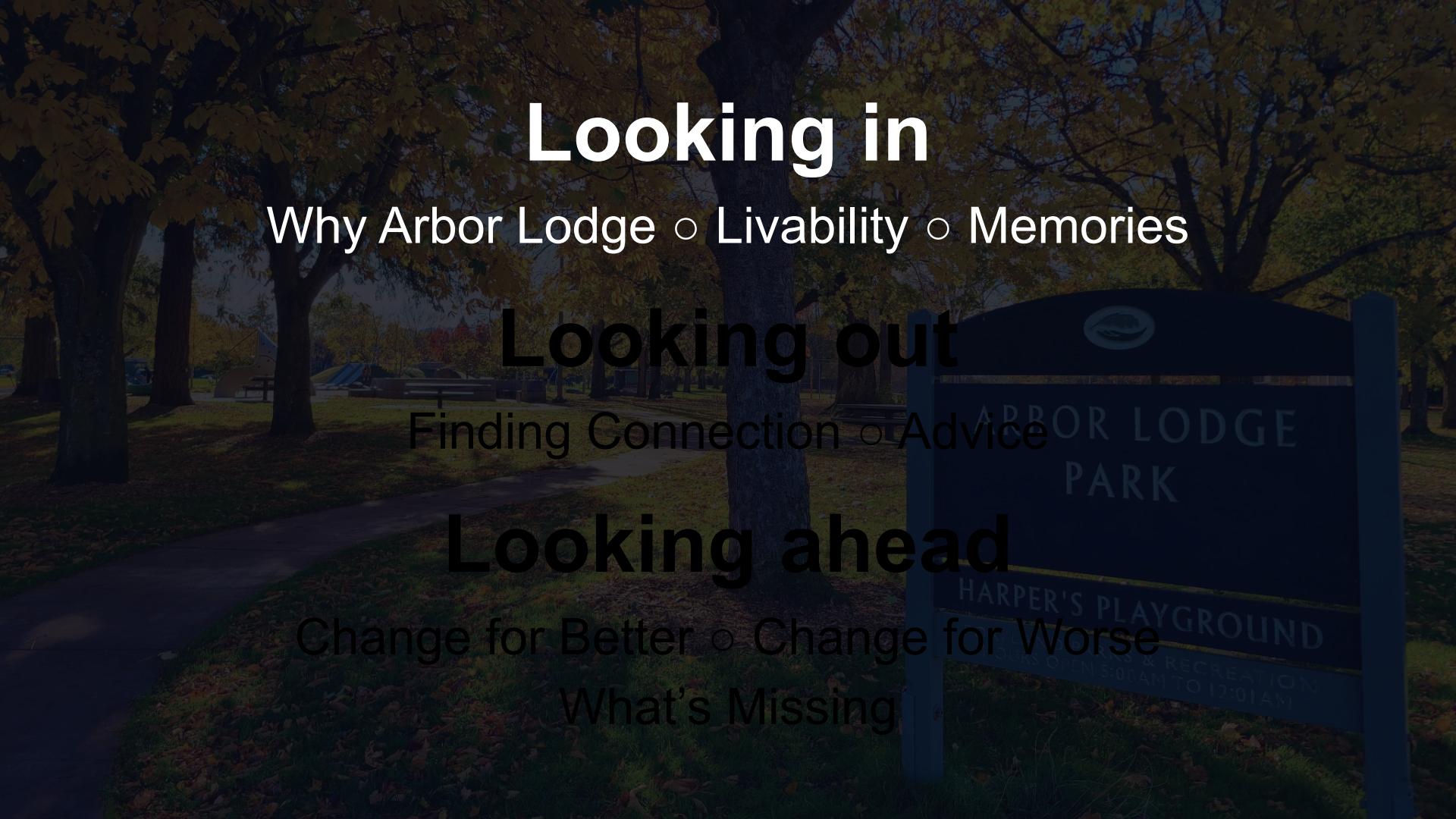
167 Survey Responses



2024 Culture Survey

Relationship with Arbor Lodge





Looking in

Why Arbor Lodge ○ Livability ○ Memories

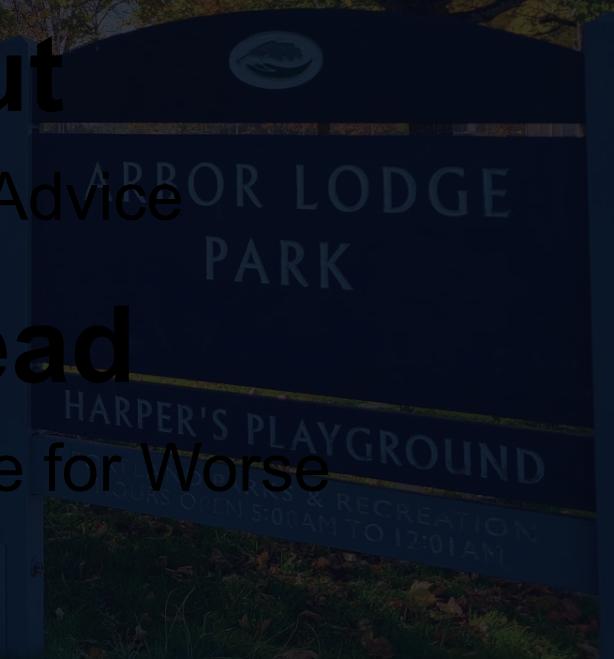
Looking out

Finding Connection ○ Advice

Looking ahead

Change for Better ○ Change for Worse

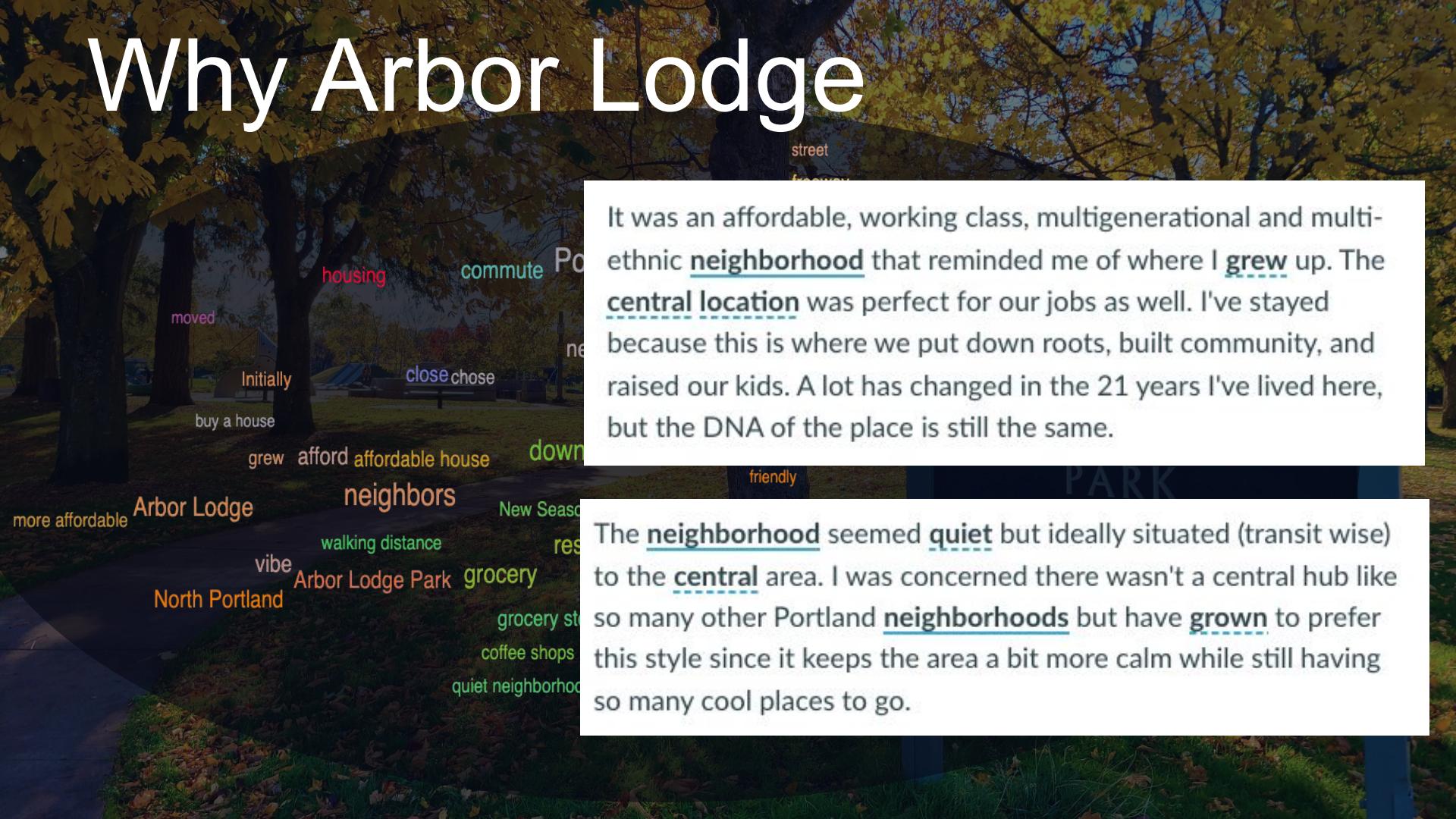
What's Missing



Why Arbor Lodge

A composite image showing a park with a sign for "ARBOR LODGE PARK" and a residential area. Overlaid text includes:
- In the top left: "Initially", "moved", "buy a house", "grew", "afford", "affordable house", "more affordable", "Arbor Lodge", "vibe", "North Portland".
- In the center: "housing", "commute", "Portland location", "neighborhood feel", "downtown", "neighbors", "New Seasons", "restaurants", "lovely", "friendly", "good transit", "grocery", "public transit", "grocery stores", "coffee shops", "quiet neighborhood".
- In the top right: "max rail", "street", "freeway transit", "transportation", "neighborhood", "parks", "quiet", "walkability", "proximity", "walkable", "nearby", "amenities".
Large text on the right side reads:
Affordable housing
Quiet neighborhood
Walkable proximity to parks
Access to grocery stores
Access to parks and transit

Why Arbor Lodge



It was an affordable, working class, multigenerational and multi-ethnic neighborhood that reminded me of where I grew up. The central location was perfect for our jobs as well. I've stayed because this is where we put down roots, built community, and raised our kids. A lot has changed in the 21 years I've lived here, but the DNA of the place is still the same.

The neighborhood seemed quiet but ideally situated (transit wise) to the central area. I was concerned there wasn't a central hub like so many other Portland neighborhoods but have grown to prefer this style since it keeps the area a bit more calm while still having so many cool places to go.

Why Arbor Lodge

Portland location neighborhood

In 2006, it was a close-in neighborhood for commuting with a house I could afford. I loved the neighborhood trees and groceries and nearby, with proximity to downtown. Now, it's being well rooted. I know many of my neighbors well, I'm involved in Arbor Lodge Buy Nothing, NoPo kids activities, and volunteer activities in Portland. I still love the trees on my street. This is home.

"This is home."

Livability

Safe neighborhood, affordable housing, walkable to convenient restaurants and shops. Friendly Neighbors.

sidewalks

pollution

noise

bike parks

trees

clean streets

green space

Livability means access

safety

clean

neighbors walkability

neighborhood

safe

quiet

affordability

feel safe

neighborhood feel

grocery restaurants shops

stores

local businesses

library

convenience

public transit coffee shops

nearby good neighbors

access to grocery

walkable neighborhood

affordable

recreation walk

access to grocery stores

amenities

grocery and restaurants

access to transit

walkable

feel safe walking

beauty

proximity

diverse

bikeable

friendly neighbors

comfortable

pleasant

affordability

feel safe

neighborhood feel

Livability

Which best reflects how you feel about the following parts of our community?

COUNTA of Timestamp

Which part of the neighborhood do you consider your primary community?

If you feel something does not apply to you, skip that question. [Livability]

		😄 Excited	😊 At Ease	😡 Angry	😢 Sad	Grand Total
Central, around Arbor Lodge Park (Red)	4	15	32	4	55	
East, along Interstate (Yellow)	1	4	10	4	5	24
North, along Lombard (Green)		4	20	3	5	32
Northwest, closer to Mock's Crest & N Willamette (Blue)	1	3	14			18
South, between Rosa Parks and Ainsworth (Purple)	6	13	15	3	37	
Grand Total		12	40	91	7	17
						167

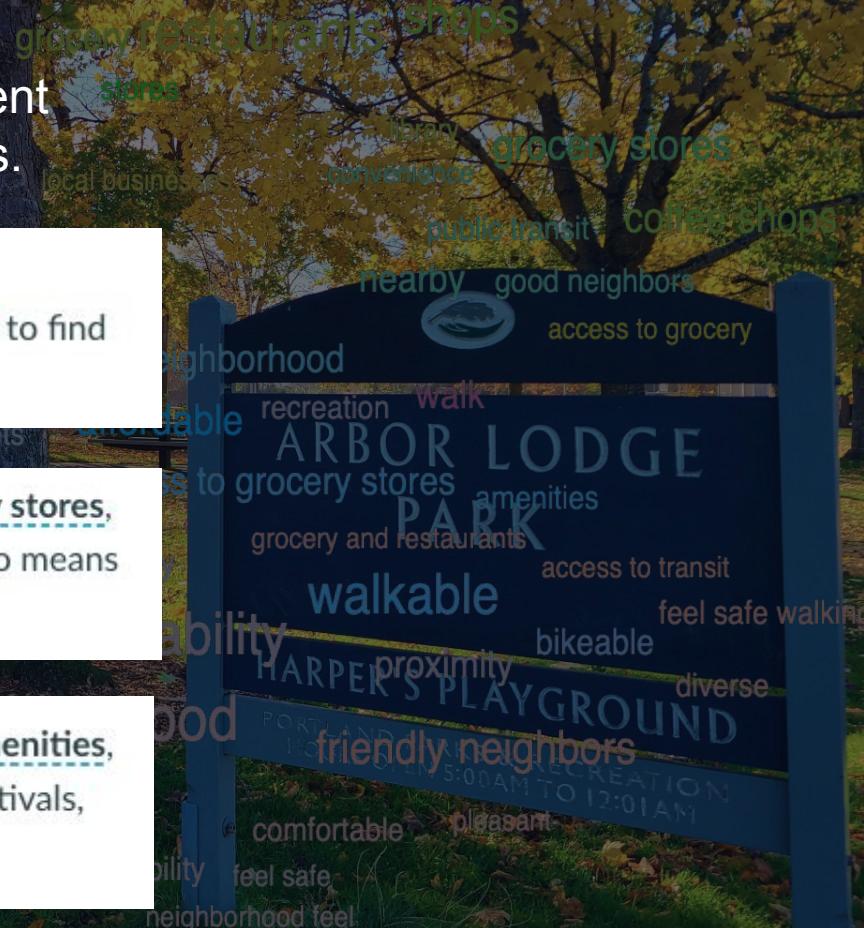
Livability

Safe, affordable, and walkable to convenient restaurants and shops. Friendly Neighbors.

Bikeable, trees and green space, walkable to stores and restaurants, good relationships amongst neighbors, able to find parking, safe

A livable neighborhood is walkable with access to grocery stores, restaurants, coffee shops, parks, and natural spaces. It also means safety, security, and knowing my neighbors.

Public safety, ease of access to useful and interesting amenities, opportunities to connect with neighbors (street fairs, festivals, music in the park, pancake feeds, etc.)



Memories

Raising families and kids,
spending time at the parks

Community relationships with
friendly **neighbors** while
gardening, riding bikes, and
walking dogs

Seeing the community change,
and experiences leaving folks
feeling less safe



Memories

This will always be the place where I raised my kids. There are so many memories at the park alone...walking a tiny screaming baby and meeting another family doing the same who became our closest friends, toddlers toddling on the old equipment, countless birthday parties, little NoPo soccer practices, first bike rides, the addition of Harper's and seeing our brick, their first ventures to the park alone with friends, slow and quiet walks when life was sad...the list could go on for ages. This neighborhood is an integral part of who they are. We've traveled the world, but this place is home.

convenience

Overlook

local businesses
coffee shops

New Seasons

Memories

Having moved from busy Greeley two blocks away, I'll never forget the feeling that I had just moved to the country. It was so quiet and peaceful that I had to keep reminding myself that it was the same neighborhood! I'm so glad barriers were put in to slow the traffic on Greeley. In Arbor Lodge, there are lots of homeowners who really care. Friendly foot traffic makes me feel safe and included. One of my neighbors saved my life once by taking me to the ER! We share things: plants, the park and Chief Joseph, and leftovers of any kind. Though we're relatively free of homeless camps, people in Arbor Lodge are also very empathetic to their plight. One memory that remains is when a longtime neighbor set up a fireworks display every 4th of July. They've moved, but it was the highlight of the year, making our street almost as good as being on the Columbia!



Safety

Which best reflects how you feel about the following parts of our community

COUNTA of Timestamp

Which part of the neighborhood do you consider your primary community?

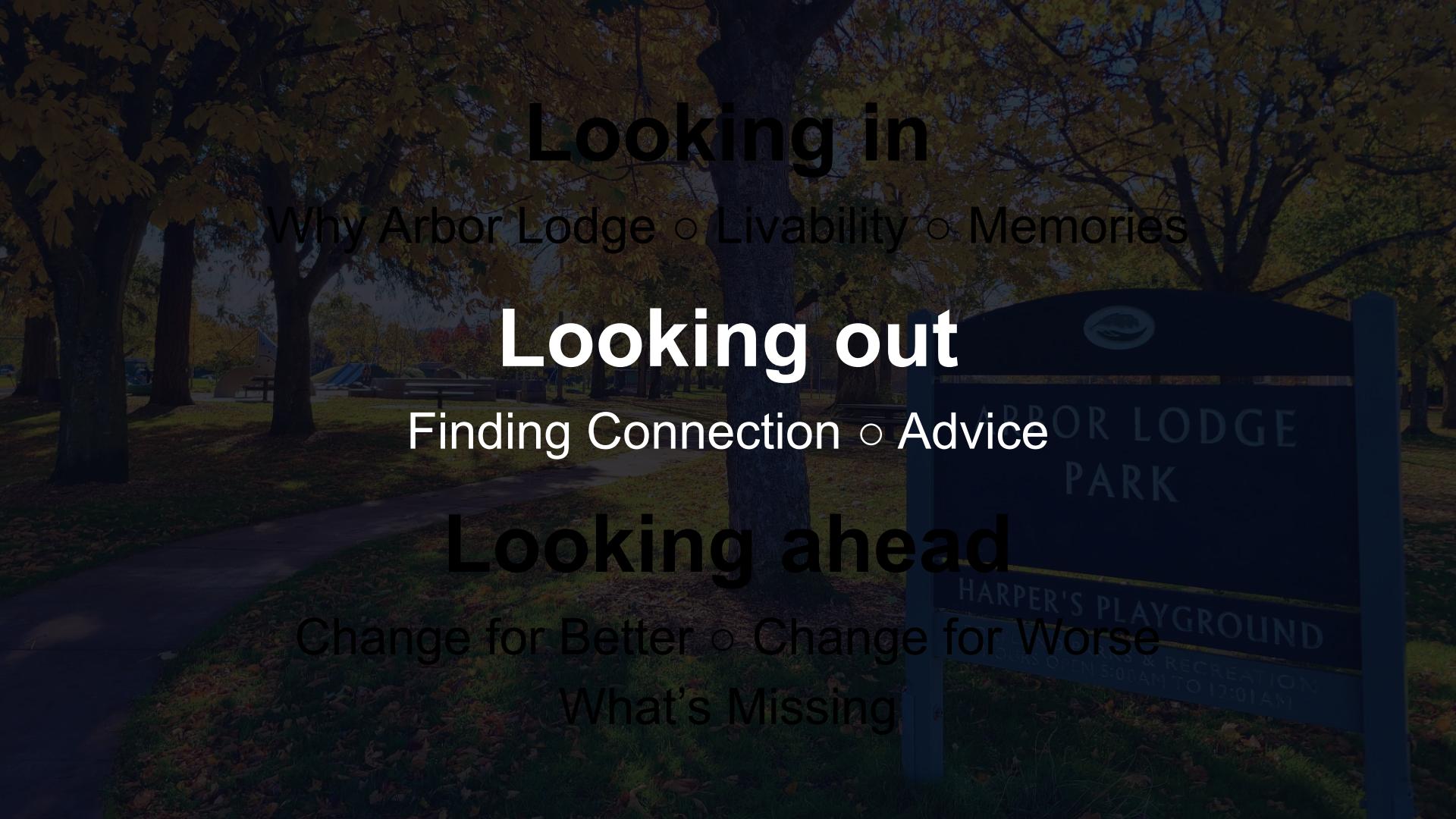
If you feel something does not apply to you, skip that question. [Safety]

		😊 Excited	😌 At Ease	😡 Angry	😢 Sad	Grand Total
Central, around Arbor Lodge Park (Red)	6	5	24	2	18	55
East, along Interstate (Yellow)	1	2	8	4	9	24
North, along Lombard (Green)	1		16	3	12	32
Northwest, closer to Mock's Crest & N Willamette (Blue)	2	1	11	1	3	18
South, between Rosa Parks and Ainsworth (Purple)	5	2	23	1	6	37
Grand Total		15	10	83	48	167

Memories

Unfortunately, the most memorable experiences I have in this location are about the homeless people: I've witnessed 2 people die on the Max platform across from my house. Another 2 shot up across the street and I watched as they passed out on the ground. I've watched 3 times as homeless people tried to steal from my house in the middle of the night from my security camera. It's scary and very upsetting. I wish I could feel safe here. It's the only reason why I may not live here in the coming years.





Looking in

Why Arbor Lodge ◦ Livability ◦ Memories

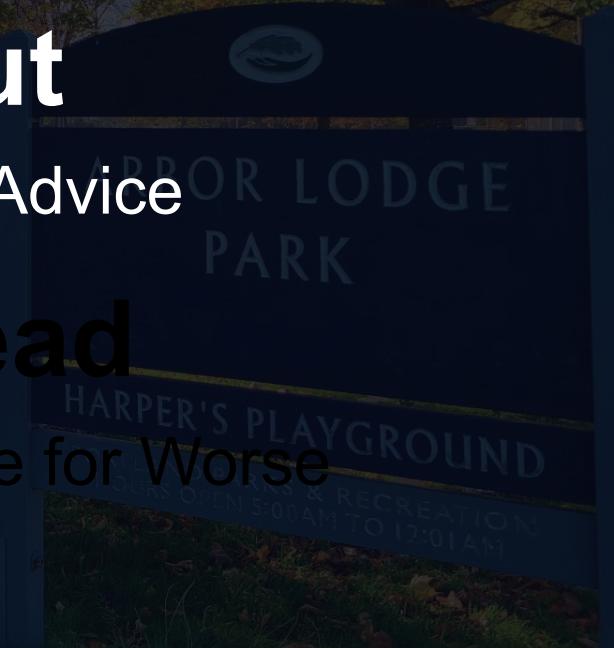
Looking out

Finding Connection ◦ Advice

Looking ahead

Change for Better ◦ Change for Worse

What's Missing



Finding Connection



Advice to new neighbors



Advice to new neighbors

get to know your neighbors

join
enjoy

Really dog friendly, very neighborly in the sense that everyone here is friendly and welcoming. Great coffee shops nearby such as cyclemaster, futura and grindhouse. The parks are nice, dining and shops are a quick bike ride or car ride away. Avoid parts of N Lombard street, some areas are dicey as you get closer to N interstate ave.

library Grindhouse
food carts Burrito Azteca Enjoy the parks
local businesses Arbor Lodge Park New Seasons
bus lines Stacks
Tiny Bubble Room

shops restaurants

vantage

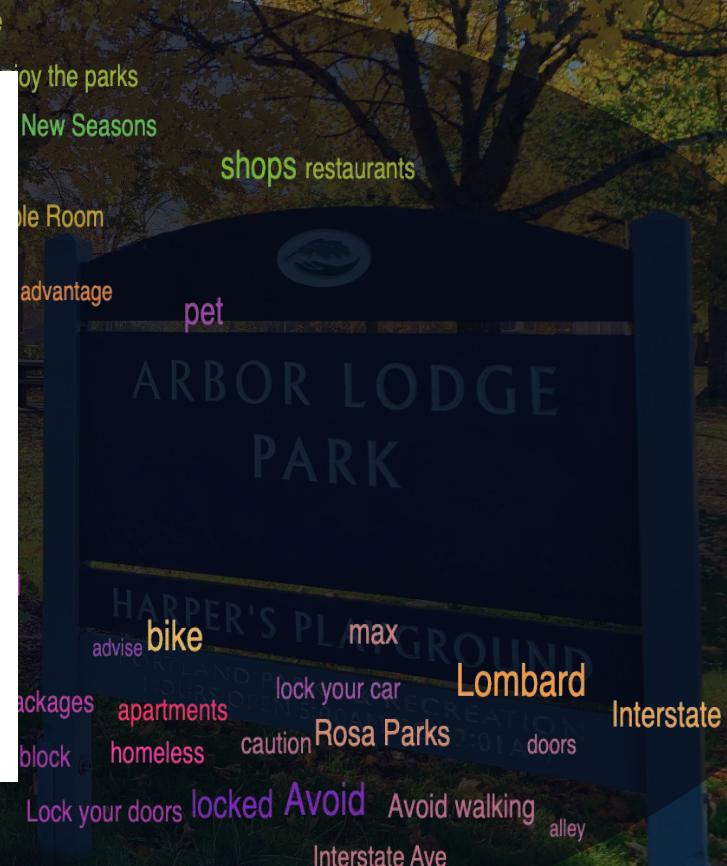
pet

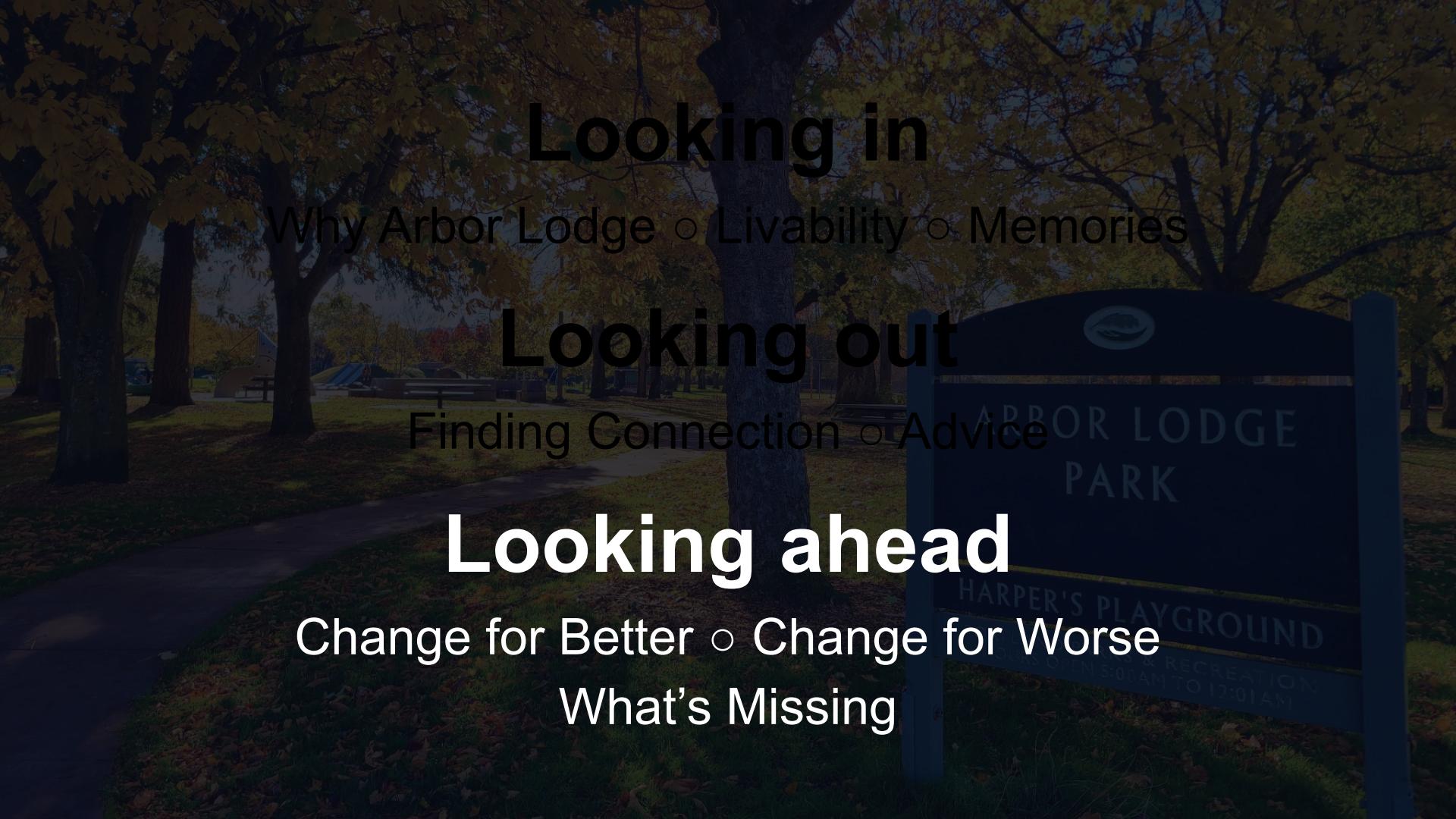
ARBOR LODGE
PARK

sketchy
yard
advise bike max
packages apartments Lombard
valuables block homeless caution Rosa Parks doors
Interstate
Lock your doors locked Avoid Avoid walking alley
Interstate Ave

Advice to new neighbors

Walk to New Seasons, coffee (Grindhouse, Stacks, the one that used to be The Arbor Lodge), and burritos (Azteca). It's great to walk, bike or run along the bluff and into Overlook. The neighborhood events in the park are fun. Go see the swifts in September on Liberty! Don't pay too much attention to Next Door. Lock your doors and don't get packages at home when you won't be there, but don't stress too much about safety beyond that. Take the MAX if you're going to Moda. Sign up for Buy Nothing on Facebook and its companion, the Being Neighborly group. Stay off Rosa Parks (driving) when there are graduations at U of P. Walk to Peninsula Park when roses are in bloom. Get to know all the bus lines in the area - flexibility getting home is sometimes helpful. It really is a great neighborhood!





Looking in

Why Arbor Lodge ◦ Livability ◦ Memories

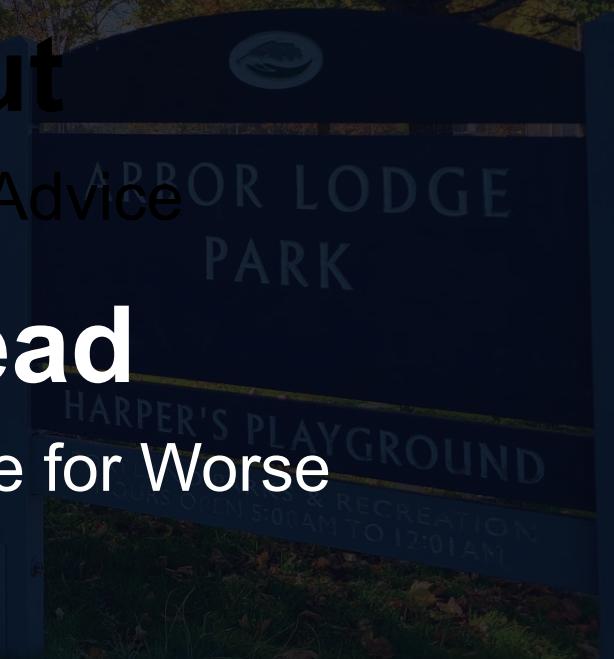
Looking out

Finding Connection ◦ Advice

Looking ahead

Change for Better ◦ Change for Worse

What's Missing



Changes for Better

Fill empty storefronts with more restaurants, shops, and third spaces

Cleaner streets with trash pickup, graffiti removal

Slower traffic on busy streets like Rosa Parks, Greeley, Interstate, and Lombard, improving walkability with speed bumps, beautification, & pedestrian crossings



Changes for Better

Turn Lombard between Interstate and St. John's into an area more like Mississippi Arts District. Also, along Lombard, create more walkability and outdoor areas (plazas, restaurants, etc.) for neighbors to linger (while disincentivizing camping and loitering). More community events throughout the year designed to entertain, draw people together and cultivate community pride. More concerted efforts to create collaboration between effective neighborhood efforts to serve vulnerable populations.

A collage of words related to urban planning and community improvement, such as 'affordable housing', 'retail', 'empty', 'vacant', 'improvement', 'neighborhood', 'shops', 'grocery', 'abandoned', 'walkable', 'transit', 'improve', 'residential streets', 'parks', 'trash', 'graffiti', 'RVs', 'camping', 'sidewalks', 'bike', 'pedestrian', 'crosswalks', 'traffic', 'slow', 'crossing', 'Rosa Parks', 'speed', 'speed bumps', 'stop signs', and 'Willamette'.

Changes for Worse

Loss of **neighborhood feel**,
losing **existing retailers**

Increased **housing density** that
results in a **loss of parking**,
amplifies traffic **congestion**, and
noise

Reducing pedestrian
friendliness, like removing **bike
lanes** or increased presence of
encampments, tents, graffiti,
drugs, and trash



Changes for Worse

Too much density in particular parts of Arbor Lodge makes the location more transient in nature. It makes it feel less like a neighborhood and more like a stopping point in a journey toward better housing.

While the city-sponsored homeless villages are clearly needed, it very well could be a tension point in the community. LOTS of communication and, ideally, connection with those residents will be needed to integrate them into the neighborhood.

Less safety - I'm a woman and like to walk alone so feeling safe in my neighborhood is important



Retail Options

Which best reflects how you feel about the following parts of our community?

COUNTA of Timestamp

Which part of the neighborhood do you consider your primary community?

If you feel something does not apply to you, skip that question. [Retail options]

		😄 Excited	= 😐 At Ease	= 😡 Angry	= 😢 Sad	Grand Total
Central, around Arbor Lodge Park (Red)	6	7	19	1	22	55
East, along Interstate (Yellow)	2	3	9		10	24
North, along Lombard (Green)	2	2	8		20	32
Northwest, closer to Mock's Crest & N Willamette (Blue)	4	1	6		7	18
South, between Rosa Parks and Ainsworth (Purple)	9	3	11		14	37
Grand Total	23	16	54	1	73	167

Dining Options

Which best reflects how you feel about the following parts of our community?

COUNTA of Timestamp

Which part of the neighborhood do you consider your primary community?

If you feel something does not apply to you, skip that question. [Food & Dining]

		😄 Excited	<th angry<="" th="" 😡=""><th sad<="" th="" 😢=""><th>Grand Total</th></th></th>	<th sad<="" th="" 😢=""><th>Grand Total</th></th>	<th>Grand Total</th>	Grand Total
Central, around Arbor Lodge Park (Red)	7	13	23	1	11	55
East, along Interstate (Yellow)	2	6	8		8	24
North, along Lombard (Green)	3	5	10		14	32
Northwest, closer to Mock's Crest & N Willamette (Blue)	3	1	5	1	8	18
South, between Rosa Parks and Ainsworth (Purple)	6	9	13		9	37
Grand Total		21	35	59	2	167

What's Missing?

Thriving businesses along Lombard, including local restaurant options for breakfast/brunch, vegetarian/vegans, and seating

Grocery options, we miss Green Zebra, but a Trader Joe's might work

Speed bumps on Ainsworth and Greeley, stop signs, crosswalks, and more trees along main roadways

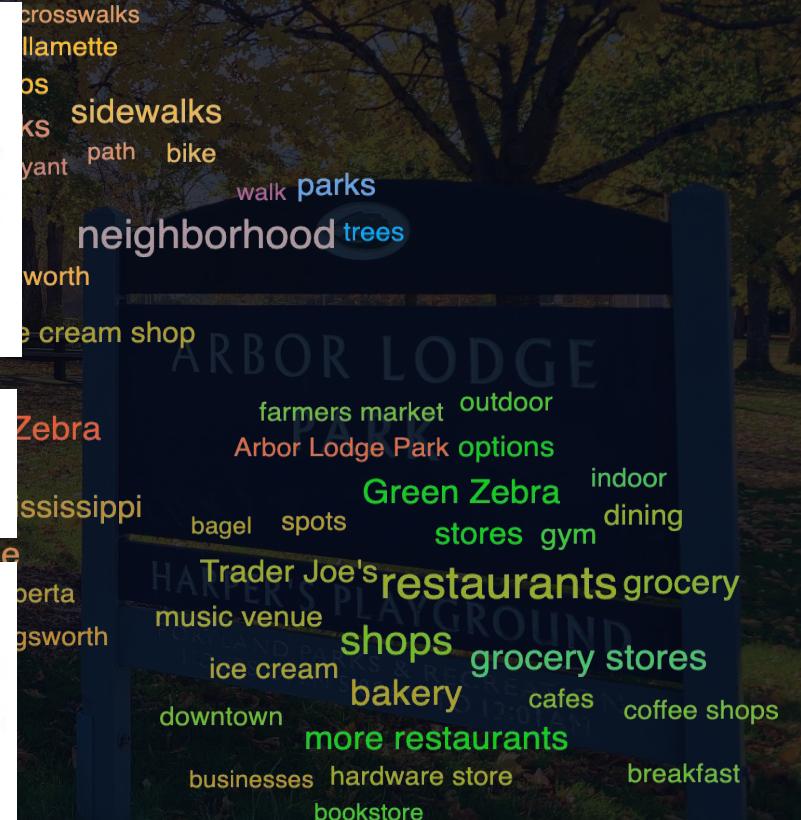


What's Missing?

Safer crossing at curve where Willamette becomes Rosa Parks (speeding is a huge problem at the curve). It'd be great to have another high-quality small market where Green Zebra used to be-- we all loved it! Better rain/sun protection at bus stops for lines 35 and 44, sidewalks all along N Bryant which would make walking there safer

Bagels! Also, missing Green Zebra terribly. I know it's a wild pipe dream, but a Trader Joe's would be life changing.

Trader Joe's, more restaurants/bars, retail and smaller stores, gym. Our main arteries are still hard to cross by foot and bike, particularly Rosa Parks. Interstate and Rosa Parks is a very complicated crossing, too much to send kids across to go to New Seasons alone. Cars drive too fast down Greeley and Denver.



What's Missing?

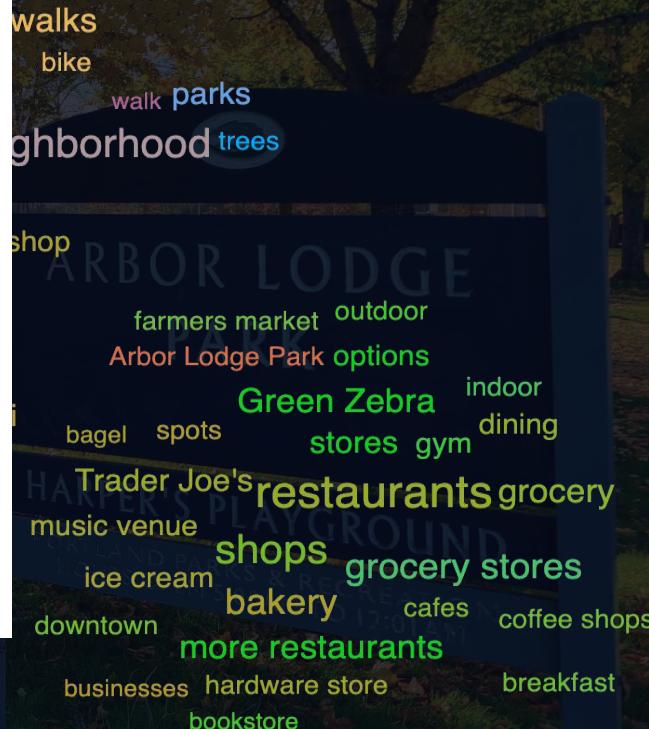
More spots for lunch. Better vegetarian options at existing restaurants. The removal of crosswalks across Lombard ("SIDEWALK CLOSED") over the last couple years has been a huge drag and feels hostile, requiring walking 1-3 blocks in either direction to actually get across. The closing of Green Zebra was a huge blow to my daily routine. I shopped there about 3 times a week and enjoyed being able to walk to a store for groceries and necessities. New Seasons is great, but it's a little too far to walk for me, and I miss that convenience.

A collage of words related to neighborhood amenities and businesses, such as crosswalks, Willamette, speed bumps, Rosa Parks, sidewalks, path bike, walk parks, neighborhood trees, Arbor Lodge, farmers market, outdoor, Arbor Lodge Park options, indoor, Green Zebra, dining, ississippi, bagel spots, stores gym, Trader Joe's, restaurants, grocery, music venue, shops, grocery stores, ice cream, bakery, cafes, downtown, more restaurants, businesses, hardware store, bookstore, coffee shops, breakfast.

What's Missing?

A small grocery store. I really need something in walking distance with a small child so we don't have to get in our cars to go on a quick run to the store. Fred Meyer is a big store and with a toddler it does not make for a short trip. New Seasons is too far and too expensive but the size is more helpful for a quick run.

Mock Crest Grocery is here, but is in desperate need of renovations and inventory. I would love to find or help the (AAPI) owner apply for a small business grants to help in this prospect to better serve the community. I imagine he is struggling to stay open and I would hate to see another place come in if we could work with him to fill this need.

A collage of various neighborhood amenities and businesses, including crosswalks, Willamette, speed bumps, walks, bike, walk parks, neighborhood trees, shop, ARBOR LODGE, farmers market, outdoor, Arbor Lodge Park options, Green Zebra, indoor, bagel spots, stores, gym, dining, Trader Joe's, restaurants, grocery, music venue, shops, grocery stores, ice cream, downtown, bakery, cafes, coffee shops, more restaurants, businesses, hardware store, bookstore, and breakfast.

crosswalks
Willamette
speed bumps
walks
bike
walk parks
neighborhood trees
shop
ARBOR LODGE
farmers market outdoor
Arbor Lodge Park options
Green Zebra indoor
bagel spots stores gym dining
Trader Joe's restaurants grocery
music venue shops grocery stores
ice cream downtown bakery cafes coffee shops
more restaurants businesses hardware store bookstore
breakfast

Looking to 2025

Explore the Feedback

Contact Kevin (kevin@arborlodgepdx.org)
or Kim (klarson@Luminoso.com) for access
to see more of what was shared

Participate

Our community needs you to shape our future
Stay connected with volunteer opportunities

Volunteer Opportunities

SOLVE Oregon

Organize a SOLVE trash cleanup day

Block Parties

Schedule a Safer Together Block Party

Invite your representatives and extended neighbors



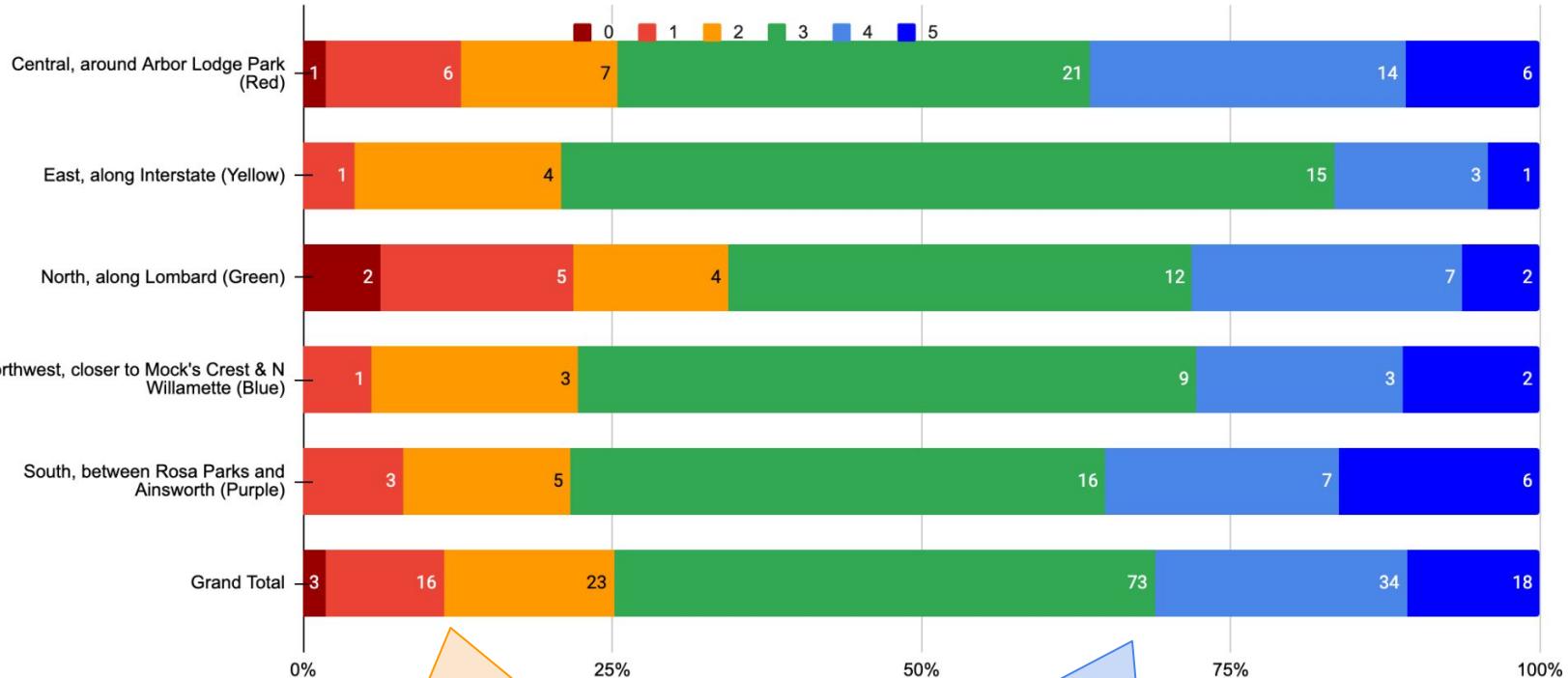
Thank you Discussion Time



The background image shows a park during autumn. Large trees with yellow and orange leaves stand on a grassy hillside. A paved path leads through the trees towards a playground area. In the foreground, a dark blue rectangular sign is mounted on a post. The sign features a circular logo with a stylized tree or leaf design at the top. Below the logo, the words "ARBOR LODGE PARK" are written in white capital letters. A yellow horizontal bar across the middle of the sign contains the text "HARPER'S PLAYGROUND" in white. At the bottom of the sign, smaller white text reads "PORTLAND PARKS & RECREATION" and "HOURS OPEN 5:00AM TO 12:00AM".

How can we get our neighbors
more involved in building community
as a neighborhood association?

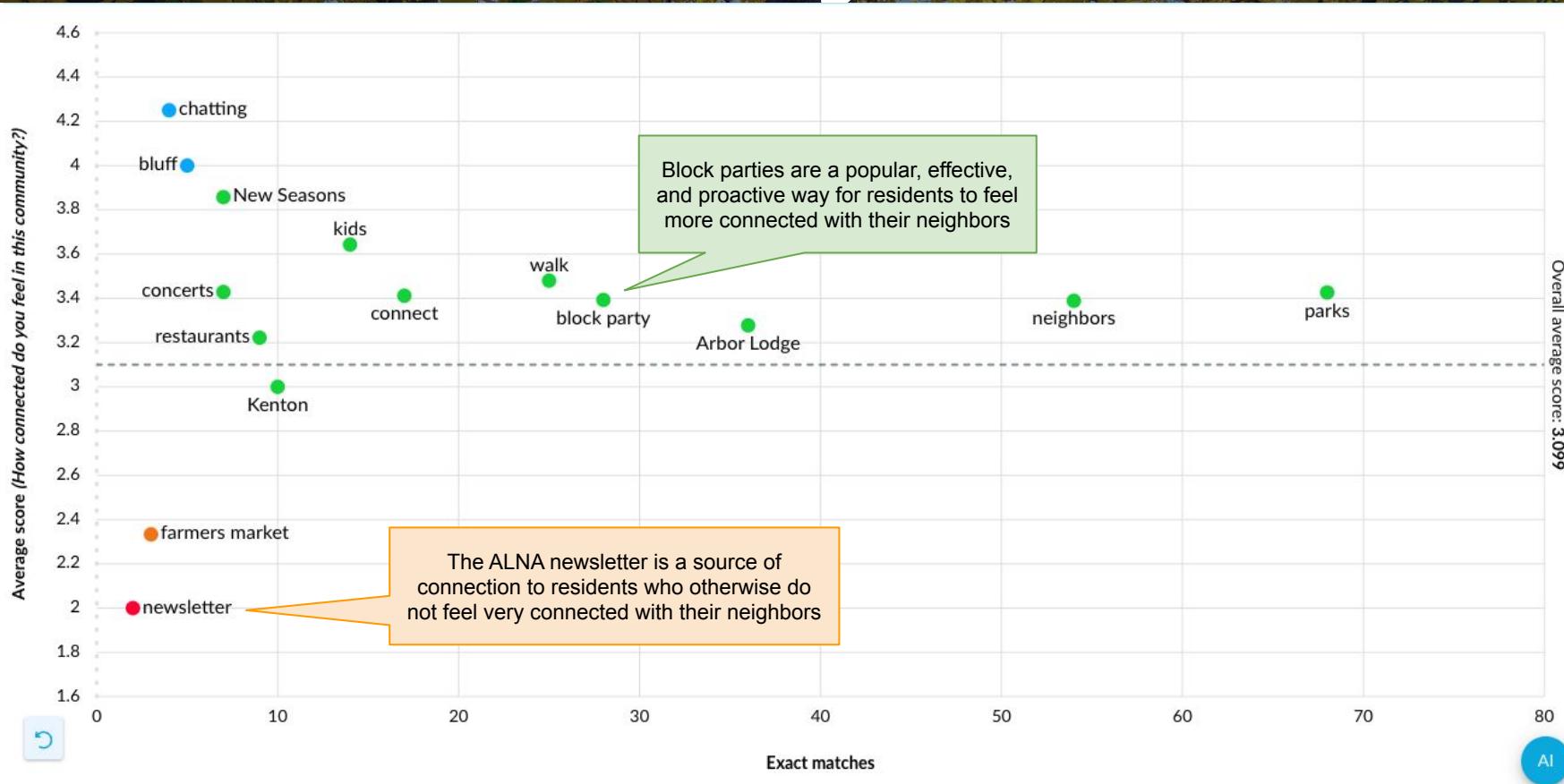
Connection



0, 1, 2 represent folks who identify those
who feel less connected

3, 4, 5 represent folks who identify as
feeling more connected

Community (123 mentions)



Halloween (8 mentions)

Luminoso Daylight® / Arbor Lodge Culture Survey - 2024 (Responses) (3).xlsx / Sentiment

Viewing: 1,203 (100%) documents
Coverage: 637 of 1,203 (53%)

Share

Unsaved changes Active concepts No filter selected

Documents Select fields

Download or create project from matching documents

Showing: Exact Conceptual

○ Sentiment Indicator

○ Question: Remember
Halloween parade and summer block party at gammans park, jazz in the park, and the people make arbor lodge memorable

○ Question: Connection
...walks, babysitting, local school attendance, Halloween parade at Gammans, Block party

○ Question: Connection
Gammans Block Party, Gammans Halloween Parade - these super local events make me feel much more connected to my...

○ Question: Remember
...a lot of time there and love it. And the Halloween at Gammans Park was a special memory.

○ Question: Connection
Halloween at Gammons! That was so cool.
What about a block party??

○ Question: Connection
We went to the Halloween party at Gammans Park- we had just moved here with our kids and they loved it. We have...

○ Question: Missing

Halloween 8 (0.7% matches)

Export as PNG

Concepts

Concept	Exact matches	Negative matches	Positive matches
concerts	12 (1%)	0%	33%
farmers market	9 (0.7%)	0%	44%
Halloween	8 (0.7%)	13%	75%

Negative for "Halloween"

- Traffic slowing infrastructure, includes permanent physical bike infrastructure, pedestrian safety devices such as cross walks with lights (needed on southern end of Denver, along ainsworth), speed light/tracking sign with lights to call attention when driving over speed limit, NO semi truck traffic down Denver. This is most critical. I can't count the amount of road rage incidents I've seen just by driving the speed limit, resulting in dangerous and entitled behavior by others.
- Local businesses - although this is out of our scope. Need more local businesses such as hardware stores, ice cream, dessert, BRUNCH!!!
- Neighbors - too many empty houses, sitting there for years. I want neighbors, not squatters and not rats. Build more apartments, duplexes, homes less shelters, etc. it's all good. No one hands out candy on Halloween and that makes me sad.
- Neighborhood events - sure the once a year block parties and tiny farmers markets are cute. But we need more regular seasonal events - look at the other neighborhoods in Portland. We need that. [« Show less](#)

Positive for "Halloween"

It's just our first year but Arbor Lodge park is very special for our kids- they spend a lot of time there and love it. And the Halloween at Gammans Park was a special memory. [« Show less](#)

Neutral for "Halloween"

Spending time outside, walks, babysitting, local school attendance, Halloween parade at Gammans, Block party [« Show less](#)

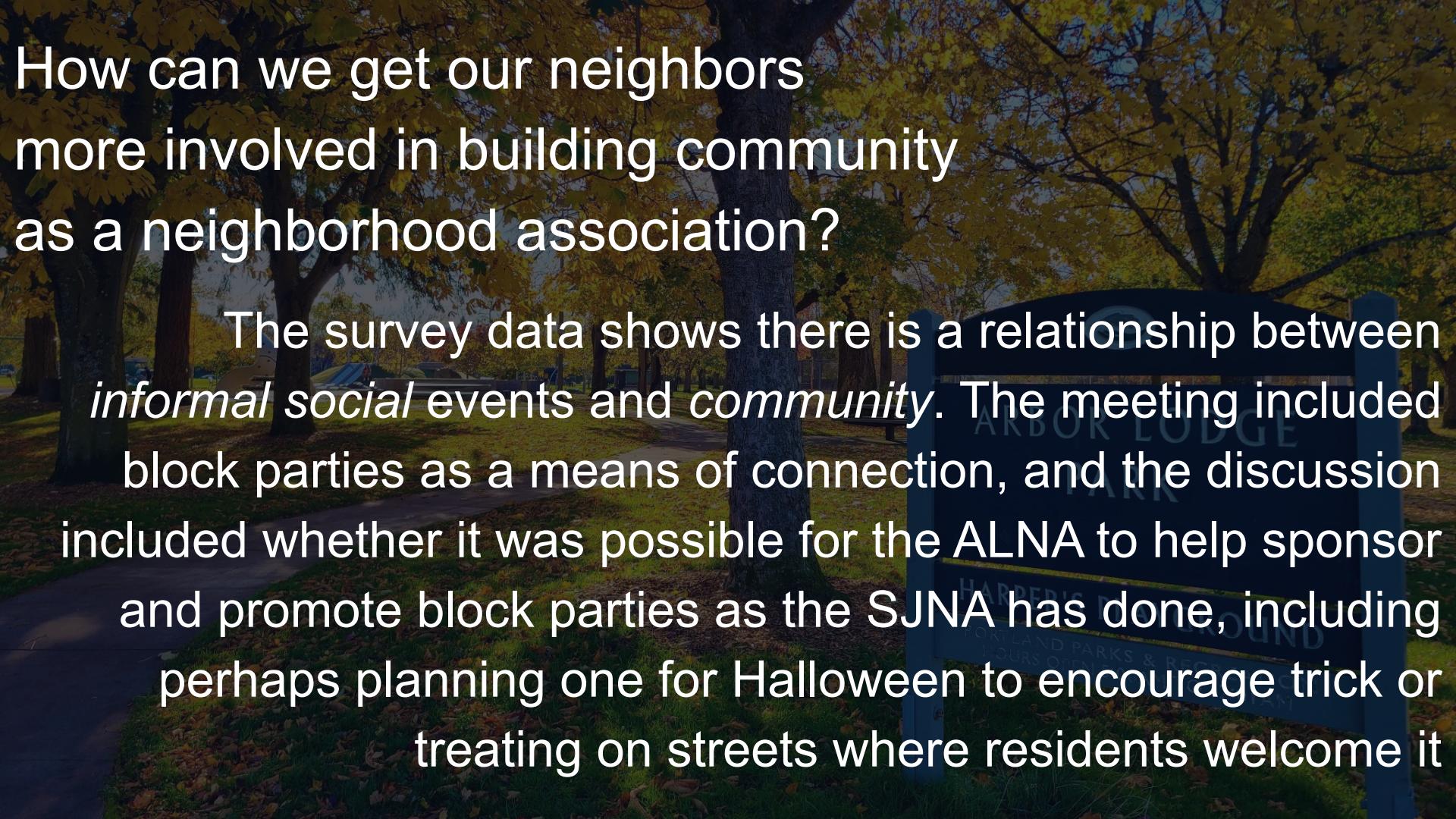
Download more matches

Concept	Exact matches	Negative matches	Positive matches
chatting	6 (0.5%)	0%	17%

AI

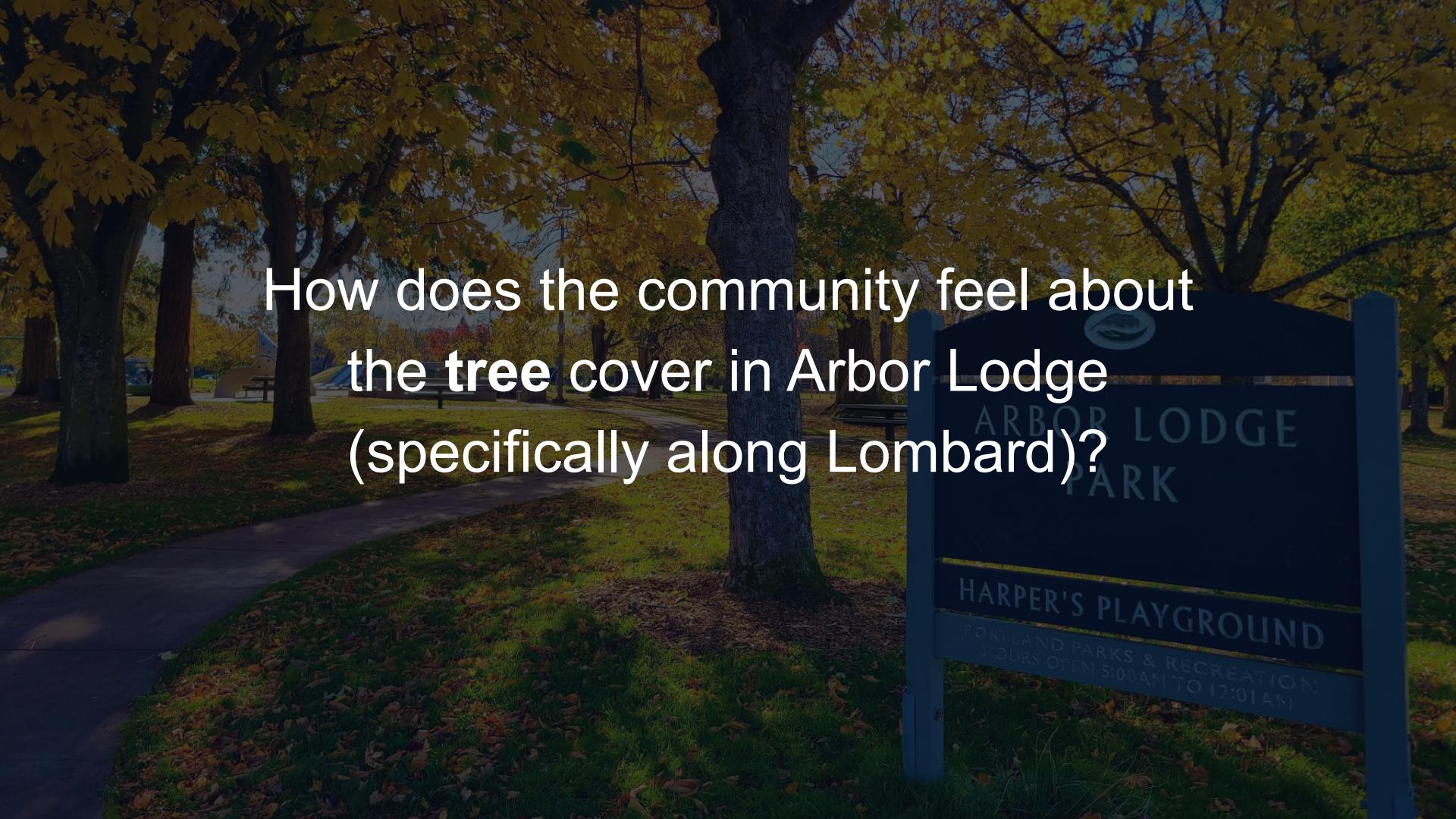
?

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How can we get our neighbors more involved in building community as a neighborhood association?

The survey data shows there is a relationship between *informal social* events and *community*. The meeting included block parties as a means of connection, and the discussion included whether it was possible for the ALNA to help sponsor and promote block parties as the SJNA has done, including perhaps planning one for Halloween to encourage trick or treating on streets where residents welcome it.

A photograph of a park scene during autumn. In the foreground, there's a paved path leading through a grassy area covered with fallen leaves. Several trees with yellow and orange leaves are visible. On the right side, a dark blue wooden sign stands. It features a circular logo at the top with a stylized tree or leaf design. Below the logo, the words "ARBOR LODGE" are written in large, light-colored letters, and "PARK" is written below them in a slightly smaller font. A yellow horizontal bar runs across the middle of the sign. On this bar, the words "HARPER'S PLAYGROUND" are written in white capital letters. At the bottom of the sign, the text "PORTLAND PARKS & RECREATION" is written in a smaller font, followed by "HOURS OPEN 5:00AM TO 12:01AM".

How does the community feel about
the **tree** cover in Arbor Lodge
(specifically along Lombard)?

Trees (55 mentions)

Viewing: 1,203 (100%) documents Share
Coverage: 637 of 1,203 (53%)

Unused changes Active concepts No filter selected

Documents Select fields

Download or [create project](#) from matching documents

Showing: Exact Conceptual

Sentiment Indicator

Question: Advice
...growing, and be grateful we have so many huge trees keeping the air fresh. **Avoid walking on Lombard**, as it's...

Question: Missing
...visibility for pedestrians and bicyclists. More trees, for shade and feeling of comfort. Require property...

Question: Change for the Better
Trees and greenery. I live on a street that used to be all original 40's homes. Developers started tearing...

Question: Remember
...views of Forest Park from the bluff, all the trees and lush landscaping in the neighborhood, all the birds...

Question: Change for the Better
...comment I have is to allow for some street trees on Lombard. I noticed when Mikes drive in developed that...

Question: Livability
...neighborhood and security for our property. Trees and plants for beauty and healthy air.

Question: Missing

trees trees 55 (4.6%) matches Export as PNG

Concepts	Exact matches	Negative matches	Positive matches
parks	301 (25%)	16%	48%
walk	185 (15.4%)	12%	59%
neighbors	158 (13.1%)	4%	74%
Arbor Lodge	127 (10.6%)	13%	59%
restaurants	103 (8.6%)	11%	51%
kids	78 (6.5%)	14%	53%
trees	55 (4.6%)	15%	64%

Negative for "trees"
House the homeless and have a centralized location (like a parking lot) where they can park their RVs. This would reduce the trash, street camping, late-night activities, fires, propane tank explosions, damaged trees, graffiti, and street obstructions. Also, making N Montana and N Maryland a coupled pair of one-way streets. They are clogged with parked cars and difficult to navigate due to the proliferation of apartment buildings on the blocks between Rosa Parks and N Buffalo. [« Show less](#)

Positive for "trees"
The easy access to other areas of PDX, the trees and bluff walk... we stay because we found ourselves amongst lovely neighbors. [« Show less](#)

Neutral for "trees"
Tree plantings

[Download more matches](#)

block party 32 (2.7%)
Kenton 31 (2.6%)

Damaged trees aren't positive trees

Changes for Better were framed as statement of fact, which the platform understood as neutral

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How does the community feel about
the **tree** cover in Arbor Lodge
(specifically along Lombard)?

The survey data shows we **love our tree cover**.
The discussion in the meeting recommended
checking out Arbor Lodge **Tree Team** and building a
tighter relationship with **Friends of Trees**
as we could all benefit from helping each other with
tree maintenance.

Why Arbor Lodge

1. Walkability and proximity to parks, restaurants, shops, and public transit. The neighborhood has a high walkability and is close to amenities like Arbor Lodge Park, restaurants on N Lombard St, and the MAX Yellow Line.
2. Sense of community and friendly neighbors. Many residents appreciate the neighborhood feel, opportunities to meet neighbors through events like block parties, and being part of community groups.
3. Affordability compared to other areas of Portland, especially for buying homes. While prices have risen, Arbor Lodge is still seen as a relatively affordable option close to downtown.