

District 10 Como Park Community Assessment Report

December, 2012

Prepared for District 10 Como Park Community Council by:

Theo Woehrle

Summary:

This report covers: 1) background data about the District's population, housing units, income and jobs, and reviews 2) results of interviews, survey and public meetings, and 3) themes within the data and recommendations for further investigation. Data collection for the District 10 community assessment was comprised of three overlapping strategies: interviews, surveys and public meetings. Early one-on-one interviews helped guide the creation of survey questions, and preliminary survey results helped frame public meeting topics and discussion.

The findings of the District 10 community assessment show that the majority of identified issues within the Como community fit into one of three main themes. 1) The District has changing transportation needs and an increased demand for more options. 2) Como Regional Park is seen as an asset to the community, but attractions, events and development on the Como Park campus do have a disruptive impact on the surrounding community. 3) Local business development is desired, but the preservation of District 10's residential identity is seen as a priority. It is important to note that due to the use of convenience sampling, the results of the community assessment are not representative of the District as a whole. However, the themes and issues identified in this report are still valid and can help guide the goal setting process for the District Land Use Plan. Further investigation and discussion on these topics will be critical in order for the Ad Hoc District Planning Committee to create a plan that represents the needs and values of the Como neighborhood.

Background

The data in this section is from the Wilder Foundation’s 2000 and 2010 Minnesota Compass reports, the City of Saint Paul’s 2012 Trends Report and Saint Paul’s website. The purpose of this section is to provide a detailed description of the Como community in terms of its population, housing, income and job statistics.

1) Population

Between 1990 and 2010 the population of District 10 decreased 4.9 percent while St. Paul grew by 5.5 percent. If the trend over the past 20 years continues, the estimated population of District 10 for 2013 will be about 11,820. The district’s share of St. Paul’s total population, which was about 4 percent in 2010, can also be expected to fall. *Table 1* shows age and sex for

both District 10 and St. Paul. Note that District 10 has an older population profile than the City as a whole. District 10 has almost 10 percent fewer residents who are 24 years old and younger than St. Paul as a whole.

The district’s demographics are significantly different from those of St. Paul when it comes to racial and ethnic comparisons. In 2010, about 83 percent of the district’s population identified as white, in comparison

with about 60 percent of St. Paul’s population. However, racial and ethnic diversity within District 10 has slowly increased over the past 20 years. White residents made up 93 percent of the total District 10 population in 1990, and by 2010 it had dropped to about 10 percent. This

Sex and Age (2010)	District 10	St. Paul
Male	5,539 (46.5%)	139,355 (48.9%)
Female	6,374 (53.5%)	145,713 (51.1%)
Under 5 years	737 (6.2%)	22,316 (7.8%)
5-9 years	618 (5.2%)	19,604 (6.9%)
10-14 years	528 (4.4%)	18,117 (6.4%)
15-17 years	328 (2.8%)	11,571 (4.1%)
18-24 years	1,404 (11.8%)	39,307 (13.8%)
25-34 years	2,273 (19.1%)	48,477 (17.0%)
35-44 years	1,621 (13.6%)	35,753 (12.5%)
45-54 years	1,639 (13.8%)	35,706 (12.5%)
55-64 years	1,386 (11.6%)	28,629 (10.0%)
65-74 years	521 (4.4%)	13,002 (4.6%)
75-84 years	422 (3.5%)	8,083 (2.8%)
85 years and older	436 (3.7%)	4,503 (1.6%)
<small>*MN Compass (2010) - www.mncompass.org/_pdfs/neighborhood-profiles</small>		

trend can be expected to continue, with Hispanic/Latino and Asian populations increasing at a greater rate than other racial or ethnic groups. In 2010 the Asian and Pacific Islander population made up 4.8 percent of the district, up from 2 percent in 1990, and Hispanic or Latino population increased from 2 percent to about 4 percent in that same time frame. The district’s African American/Black population has grown from 3 percent to 5 percent from 1990 to 2000, but has only increased 0.4 percent since 2000.

2) Housing

In 2010, the 5,506 housing units within District 10 consisted of 67.4 percent single unit homes, about 12 percent more than that of St. Paul. Of these households, about 56 percent moved in after 2000 and about 26 percent moved in before 1980. Comparing these numbers to the rest

of St. Paul shows that District 10 households are slightly more established, having about 6 percent more households that moved in before 1980 and about 4 percent fewer households that have moved in since 2000.

Of all housing units in the district in 2010, 233 (4.2 percent) were identified as vacant, 63.7 percent were owner occupied and 36.3 percent were renter occupied.

Between 2000 to 2010, the Como neighborhood lost 168 owner-occupied

Table 2		
District 10 Vacant Buildings		
Address	Vacant As Of	Dwelling Type
1475 ALMOND AVE	5/16/2012	Single Family Residential
1579 CHELSEA ST	8/9/2012	Single Family Residential
1508 COMO AVE	7/29/2003	Duplex
1570 FERNWOOD ST	11/7/2012	Single Family Residential
1285 GROTTO ST N	11/7/2012	Single Family Residential
1487 HURON ST	8/25/2011	Single Family Residential
1524 HURON ST	11/23/2011	Single Family Residential
646 IOWA AVE W	11/14/2012	Single Family Residential
771 IOWA AVE W	7/22/2011	Single Family Residential
858 LARPEN TEUR AVE W	6/5/2012	Single Family Residential
1616 MERRILL ST	10/28/2011	Single Family Residential
1554 MIDWAY PKWY	8/7/2012	Commercial
1101 SNELLING AVE N	10/4/2012	Commercial
1290 SNELLING AVE N	8/8/2012	Commercial
1308 VICTORIA ST N	10/30/2001	Single Family Residential

*St Paul Vacant Building List(11/28/12) - <http://www.stpaul.gov/index.aspx?NID=2272>

housing units and gained 111 renter-occupied units.

**Table 2* shows the 12 vacant buildings the City of St. Paul has identified within District 10 as of November 28th.

3) Income and Jobs

Although the district continues to remain ahead of the City in terms of overall income and job statistics, the data shows that since 1990 low and high income categories have grown while middle income categories have shrunk. In 2009, the largest portions of the district had incomes in either the “Less than \$35,000” category (28.4 percent) or the “\$100,000 or more” category (21.4 percent). The median District 10 household income from 1999 to 2009 has increased from \$50,422 to \$56,744. Within this same time period the rate of poverty has remained about the same in the district, while St. Paul’s poverty rate has increased about 5 percent. In 2009, St Paul’s poverty rate was over twice as high as that of District 10.

In 2009, the district had 8,485 jobs or 4.9 percent of all St. Paul jobs. These positions were primarily located in the health care/social assistance, manufacturing and corporate management sectors. Of those who worked outside of District 10, about 30 percent commuted to St. Paul, 23 percent commuted to Minneapolis, and 5 percent commuted to Roseville. Although there is not a current unemployment rate for District 10, St. Paul’s 2012 Trends Report shows that seasonally adjusted unemployment for the City has decreased from 7.4 percent in 2011 to 6.6 percent in 2012.

Methodology & Results

Data collection for the community assessment occurred in three overlapping stages: interviews, planning survey and public meetings. Early interviews helped guide the creation of survey questions, and preliminary survey results helped frame public meeting topics and discussion. The initial plan for the community assessment also included holding focus groups for both residents and businesses to identify issues pertaining to each group and to discuss solutions to community problems. Due to difficulty in scheduling meetings, the lack of public awareness surrounding the planning process and the broad topics the groups were asked to discuss, these focus groups were unsuccessful. Going forward, it is recommended that focus groups be used to collect data on specific topics identified by this community assessment.

The target population of the community assessment was any person currently residing, owning a business, working or otherwise involved in District 10. A nonprobability, convenience sampling design was chosen due to the need for volunteer respondents. The use of convenience sampling means respondents self-selected the sample, creating a bias toward those who are more engaged in community activities and have stronger views about the community. Although the results are not representative of all of District 10, this convenience sampling has allowed us to identify the main issues of potential concern for the larger population.

1) Interviews

A total of five in-depth interviews were conducted with district residents and business owners who volunteered to be contacted. Interviews consisted of a brief explanation of the planning process and seven open ended questions. Respondents were asked follow up questions for clarification but were otherwise asked the same questions regarding their perspectives on

District 10.

Business owners and residents described District 10 as a stable, mixed middle class neighborhood that values its single-family residential identity and has a strong sense of community. They viewed Como Park as being a major asset to the community and also recognized the need for District 10 to diversify and acknowledge its changing demographics. Business owners and residents also identified negative impacts of the growth of the Como Park campus, the State Fair and other events at the Fairgrounds. Parking issues were commonly cited as a source of conflict, with most respondents asking for more effort to be put towards creating a sustainable solution.

The issues of beautification and having consistent landscaping/signage at the entrances to the Como neighborhood were also a common theme. One business owner cited the St. Anthony business district as an example of what they would like to see in District 10, while another recommended increasing police presence to decrease vandalism and being more tolerant to local business development. All respondents agreed that the neighborhood's sustainability will be affected by its ability to balance the needs of neighborhood visitors and residents.

2) Planning Survey

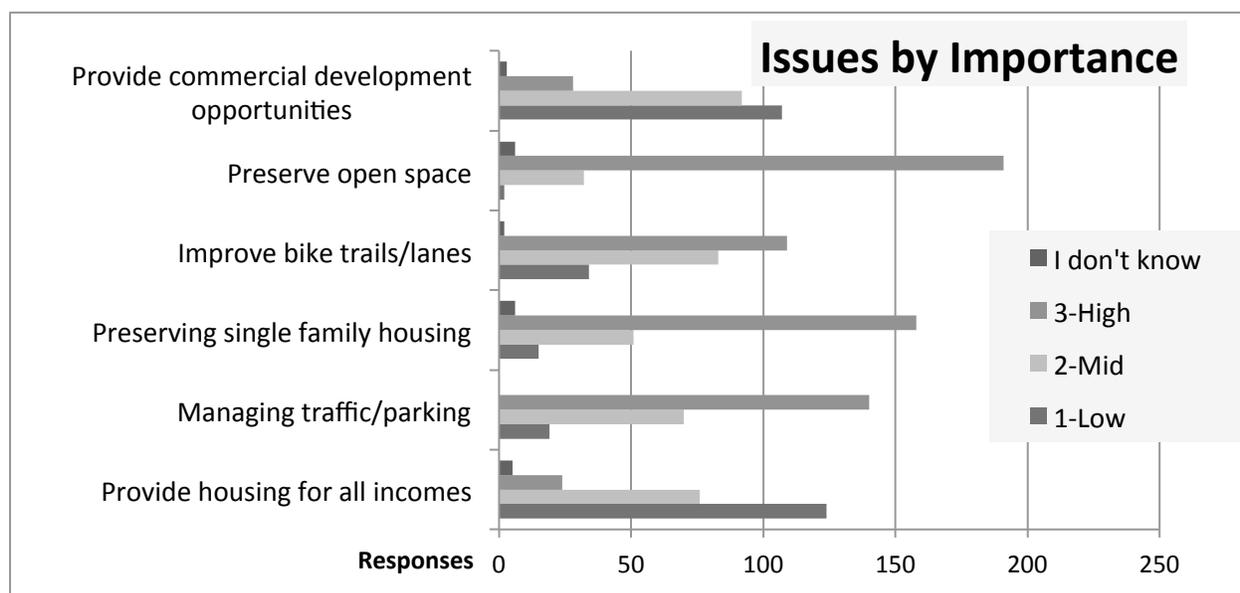
The District 10 Planning Survey questions were created to capture overall satisfaction, positive and negative aspects of the Como community, and specific issues residents and businesses believe to be important to the future of the district. A total of 232 responses to the survey were recorded between October 1, 2012 and November 29, 2012. The Planning Survey was promoted in the *Park Bugle*, the *Monitor*, on the District 10 website, e-newsletter, social media pages and through block club leaders. In addition to collecting responses electronically

through an online survey hosting site, paper surveys were available at public meetings, community events and through Block Leaders. (See the appendix for a copy of the District 10 Planning Survey.)

The planning survey consisted of nine questions and was designed to capture reactions to previously identified issues (from initial interviews), and allow open ended comments on issues respondents recognized as important to the district. The “Other” survey responses were then categorized, with issues that were only identified by one respondent labeled as extraneous and removed from these results. All responses will be kept on file and be referred to as needed by the Ad Hoc Committee.

Survey Results:

The first survey question, detailed in the graph below, shows that most respondents found that preservation of open space, traffic/parking management and preservation of single-family homes were the most important issues in the district. Providing housing for all incomes and providing commercial development opportunities were ranked the least important.



Questions two and three identified that most respondents are happy with their quality of life today and that this has not changed significantly over the past five years. On average, survey respondents said their quality of life was high, indicated by an 8.2 out of 10 rating. When asked “What aspects of the Como neighborhood have contributed to your quality of life?” respondents most frequently cited the Como Park campus amenities and also identified District 10’s sense of community. Twenty-one percent of respondents identified an “other” aspect contributing to their quality of life. Of these responses, Como Park, and a strong sense of community were again most frequently identified. The district’s location, the District 10 Community Council, safety and local events were also identified as positive aspects contributing to respondent’s quality of life.

Many more respondents (54 percent) identified “other” specific aspects decreasing their quality of life in District 10. In addition to the aspects most often selected from in the answer categories (traffic, taxes and noise), respondents also identified crime, parking, the expansion of the Como Park campus, and large scale events as contributing to decreasing their quality of life.

Tables 3 and 4 below show the aspects that contributed most to decreasing quality of life for respondents.

Which aspects of the Como neighborhood have contributed to decreasing your quality of life?		
Answer Options	Response Percent	Response Count
Housing Cost	9.7%	18
Neighborhood Traffic	65.9%	122
Increased Taxes	51.9%	96
Noise	41.6%	77
Increased development	21.1%	39
Other	54.1%	100
	<i>answered question</i>	185
	<i>skipped question</i>	49

Other - Issues	Responses
Crime	33
Traffic	15
Parking	13
Noise	13
Expansion of Como Park Campus	10
Large Scale Events	10
Home Values	7
Taxes	5
Tree Management	4
Public Transit	4
Poor Maintenance of Prop	4
Commercial Expansion	3
Redistricting (Como/District 6 inclusion)	3
Sholom Home	2
Job Corps	2

Question 6, similarly to question 4, asked respondents to identify positive aspects of District 10 that they would like to preserve. The aspects that were most frequently identified for preservation were the Como Park campus, green/open space, and the residential identity of the neighborhood. In question 7, when asked what respondents would change about District 10, the most common responses were more small businesses, improved bike paths and lanes, and better traffic management. This result is surprising considering the number of respondents who have identified commercial development as having low importance in the district.

When asked about the growth in the district, most survey respondents said that the district is growing at about the right speed. Those who chose the “other” category made comments about the issue of overuse of the neighborhood rather than its actual growth.

Table 5 shows the categorized responses to the question “What do you see as the most

important issue the Como neighborhood will have to face of the next five years?” Overwhelmingly, respondents answered that District 10 traffic and transportation is the most important issue for the next five years. Overcrowding and over development of the Como Park campus was often seen by respondents as a root cause of many of the other top-ranked issues for the community. Another interesting finding is that there were about the same number of respondents who want

Table 5 - Question 9 - District 10 - Planning Survey	
<i>answered question</i>	192
<i>skipped question</i>	39
Features	Responses
Transportation/Traffic	50
Over Crowding/Increased Development of Como Campus	34
Crime	31
Home Ownership	23
Parking	19
Environment	15
Community	10
Taxes	12
Maintaining Como Park Campus	11
Infrastructure	
More Local Businesses	11
Decrease of Commercial Development	11
Property Maintenance	8
Changing Demographics	8
Noise	7
Bike/Walkability	5
Lexington/Larpenteur Development	4
Snelling/Como Development	2

more local businesses as those who want to decrease commercial development in the district.

2) Public Meetings

The District 10 Ad Hoc Committee has held two public meetings to engage citizens and businesses in the Land Use Planning process. In these meetings there has been an effort to inform the public about why the district is updating the Land Use Plan, provide information about the interaction of District 10 and St. Paul’s planning documents, as well as to address questions and concerns about land use and zoning for high-density housing and commercial development. These public meetings have also been another opportunity for the public to comment on the issues affecting district residents and business, and how they might be addressed in the District’s Land Use Plan

The first public meeting took place on October 8, 2012. Approximately 25 people were present. Josh Williams from St. Paul’s Planning and Economic Development Department reviewed the planning process, the function of district plans and their relation to the City’s comprehensive plan. Information was provided on district demographics before meeting participants were separated into small groups to discuss issues relating to land use, historic preservation, transportation, parks and recreation, housing, and water resources. Each topic had a corresponding station headed by a committee member where small groups of participants could ask questions, discuss issues and make comments. These comments, questions and issues were then recorded and presented at the end of the meeting for further discussion and clarification.

Table 3 below shows the comments for each topic from the October 8th public meeting.

Table 3 – Oct. 8th Public Meeting

Topic:	Comments:
---------------	------------------

Land Use and Historic Preservation	<ul style="list-style-type: none"> • Identify preservation opportunities/Capture “stories” of the neighborhood. • How do we have conversations about preserving/sharing neighborhood history? • Maintain an appropriate relationship (ratio?) of high density to existing residential areas. • “Walkable” neighborhood/pedestrian-friendly • More transparency in process
Transportation	<ul style="list-style-type: none"> • Improve access to airport via public transportation • North/South through routes (Hamline, Lexington, Victoria) are raceways. Can traffic be calmed—landscaped center islands? Painted crosswalks? • Buses on Hamline and/or Lexington to get to LRT • Eliminate one parking spot on Hamline at the Hamline/Frankson intersection. • Bus to Como Regional Park up Lexington • Nice Ride bikes in Como Park • Traffic circles? • Relieve neighborhood parking for the McMurray Field festival, walkathons, the pool and the zoo at Lexington/Horton—Como • Directional signage at Como Regional Park perimeter to direct traffic to shuttle with directional arrows • Right turn lane from Lexington to Horton & Left turn signals from Horton to Lexington • Reduced size buses • Bus should serve the south, middle and north of Como Park, connecting directly and well to LRT. It’s a necessary shuttle, reducing car traffic and opening the regional park for the public who rely on public transportation. It makes it easier to use public transportation, encourages use of public transit over car traffic to the park. Please run the bus north/south through Como Regional Park. • “Walkability” More neighborhood destinations: restaurant, pub, etc... • Keep residential areas residential
Parks and Recreation	<ul style="list-style-type: none"> • Shuttle parking signage (better directions) • Commercial use of the public parks (growth limits) • Notification of large events that consume parking • Strategies to cope with lack of parking • Amplified audio regulations and monitoring measurement • Historic Como Lakeside Pavilion—Black Bear Crossings on the Lake: needs ice skating warming room; would like to use as neighborhood community center; current rates on boat rentals, etc. are too high. More would use the facilities and more money could be made if the rates were lower.
Housing	<ul style="list-style-type: none"> • Include residents currently in District 6 along Lexington Pkwy to the tracks and over to Dale Street • Make sure single family rental housing is well maintained • Having a broad range of housing price points including high end ensures a healthy mix • Attract and retain families with children • Reestablish a school at the Holy Childhood property • Look for more opportunities for single family houses (golf course? Sholom site?) • Promote safety
Water Resources	<ul style="list-style-type: none"> • Water quality metrics?

The second District 10 planning meeting was held November 12, 2012 and was attended by 17 people. Josh Williams from St. Paul’s Planning and Economic Development Department (PED) again reviewed the planning process, the function of District Land Use Plans and the zoning of District 10. Theo Woehrle, Planning Intern, reviewed the discussion from the October

8 meeting, as well as the preliminary results from the planning survey.

Four topics were chosen for discussion from the preliminary results of the district planning survey. Topics surrounding preserving open/green space, preserving single family homes/Development, managing traffic/parking and improving bike lanes/trails were discussed with a focus on how they might be addressed within the Land Use Plan. These topics and a summary of the comments made on them can be found in *Table 4*.

Table 4 – Nov. 12th Public Meeting

Topic	Comments
Green space	<ul style="list-style-type: none"> • Como Park land preservation language states that park land shall not be converted for other purposes. That’s a separate issue from how that parkland is managed. Como Park is different because it is regional, not city, but the city manages it. Como Golf Course is parkland. • Open space and green space are not necessarily defined the same way by residents and the Park. • Going forward we should ask projects in the park to designate a percentage of their funding for plantings and green areas. We also want to preserve unmanaged areas of the Park.
Development	<ul style="list-style-type: none"> • When it occurs, no fake windows. • We should use lessons we learned during the Walgreens process and put them in the plan. It will be easier to work with potential developers and small businesses if we specify guidelines that work in our neighborhoods. • Height limits are determined by zoning. But it is possible to have overlays with more specific design standards. The plan would be the place to lay out why we want those specifics. (Neighborhood support gives the city the ability to implement it.) • Zoning—B2- 30-foot height limits. It’s very hard to change zoning. It doesn’t happen quickly without community input.
Single-family homes	<ul style="list-style-type: none"> • Preserving housing stock, keeping them maintained. How can we make sure rental properties are well maintained? Residents can make complaints as a first step. • District councils can apply pressure on owners, but hard to codify in the plan. You can’t force commercial owners to the table but owners should come to the neighborhoods every six months to converse.
Biking and Walkability	<ul style="list-style-type: none"> • How can we link up the neighborhoods? A city-wide bike plan is in the works. • Where do we need/want lanes in our district? Como Ave. is an important connection to Dale. We need a focused conversation. • The city got a grant to look at all streets in terms of vehicles, bicycles and walking to make it easier to bike and walk everywhere.
Transportation, traffic and parking	<ul style="list-style-type: none"> • District 10 can emphasize that we want the city bus up Lexington through park north to Larpenteur and beyond. • We have to address the issue of cut through commuter traffic through the neighborhoods. Our plan can help identify how we want to work with law enforcement to enforce speed limits and traffic stops. We have to identify specific problems (timing of the lights) and get them into the plan. • Permit parking may or may not be effective. It is not enforced consistently. As the park gets busier and use of the area expands more areas may want permit parking, but without

- enforcement... Let's advocate for three legged stool...Permit parking, paid parking in the park, and shuttle.
- City should install signs on Lexington that say do not block intersections and extend to signage district-wide to enforce existing laws.

Themes and Recommendations for Further Investigation

The results of the District 10 community assessment have helped identify a variety of issues that can be addressed through the Land Use Plan. However, the issues that have most frequently been cited within this assessment do not stand alone. There are three main themes that have emerged from this assessment, connecting many of the most important issues within the Como neighborhood. Although these themes do not encompass all the findings of the community assessment, they will help guide the next stages of the planning process.

1) The district's transportation needs are changing, with an increased demand for a diversity of options

Traffic, parking, public transit, and bike/pedestrian issues were frequently cited as the most important issues in the community assessment. Alternative transportation options are viewed by many District 10 residents as a key factor in reducing parking and traffic issues within the neighborhood. Improving the bus routes, bike routes and walkability of the district will also be important in drawing new homeowners who value alternative transportation. It is recommended that specific transportation issues, such as the location of bus routes, the Como Park Shuttle, and improving/adding sidewalks and bike paths in the neighborhood continue to be discussed in focus groups or public meetings.

2) The popularity and growth of the Como Park campus and its impact on District 10

Como Park has been identified as having a positive influence on the quality of life for

District 10 residents, as well as being an important factor for local businesses. At the same time, the community assessment shows that District 10 residents and businesses view the overuse of Como Park as straining transportation systems, parking, increasing noise and leading to a possible increase in crime. Many residents are concerned with lack of resources needed to appropriately deal with the number of visitors to the district. The community assessment identified that the preservation of open/green space, the commercialization of the Como Park campus, and maintenance of the current park infrastructure as important issues. In order to take meaningful steps toward addressing the many conflicting impacts the park has on the community, District 10 must have a voice in Como Park development. If this issue is to be addressed in the District's Land Use Plan, it is recommended that there be an increased effort to work with the City of Saint Paul's Como Regional Advisory Committee to set shared planning goals.

3) Local business development and the preservation of District 10's single-family homes

The community assessment found that there is demand for locally-owned restaurants, grocery stores and other small businesses within District 10. Encouraging more businesses to come to the neighborhood, and/or helping improve businesses already located in the district are both realistic goals to be addressed in the Land Use Plan. However, the assessment also shows that there is a strong desire to preserve the community's residential identity, and to avoid encroachment by commercial development. This view is supported by data that show a decline in owner-occupied housing units over the past 10 years. It will be important to further investigate these two perspectives to see if they do, in fact, conflict or if some middle ground can be found.

Another issue relating to the preservation of single-family homes is that of high-density housing. The development of high-density housing had little support in the community

District 10 Community Assessment

assessment, and was the topic of concern that arose frequently during public meetings. It is expected that the issue of rezoning, whether for commercial development or high-density housing, will continue to be opposed by District 10 residents. It is recommended that the District Land Use Plan pursue setting goals aimed at preserving single-family housing and encouraging dialog about local business development that is in line with the needs and vision of the district.

It is important to note that due to the use of convenience sampling, the results of the community assessment are not representative of the district as a whole. However, the themes and issues identified in this report are still valid and can help guide the goal setting process for the District Land Use Plan. Further investigation and discussion on these topics will be critical in order for the Ad Hoc District Planning Committee to create meaningful goals that represent the values of the Como neighborhood. It is recommended that the District Plan Ad Hoc Committee target the following areas for additional investigation: 1) transportation needs, 2) Como Park and its impacts on District 10, and 3) local business development and the preservation of single-family housing.

Appendix

District 10 - Como Neighborhood - District Planning Survey

1. How would you rate these issues on their importance? (circle one number for each issue)

	1-Low	2-Mid	3-High	I don't know
Provide housing for all incomes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Managing Traffic/parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserving single family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve bike trails/lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preserve open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. On a scale from 1 to 10, how would you rate the overall quality of life in the Como neighborhood?

(Poor) Excellent

3. Which of the following best describes how your quality of life in the Como neighborhood has changed in the past 5 years: (please select one)

Much Better Now Somewhat Better No Change Somewhat Worse Much Worse Now

4. What aspects of the Como neighborhood have contributed to your quality of life? (Please select all that apply)

- Schools
- Sense of Community
- Events
- Environment

Other (please specify)

District 10 Community Assessment

5. Are there one or more features of the Como neighborhood that you value and would like to see stay the same? (Structures, places, characteristics, etc.) If so, please describe them below:

6. Are there one or more features of the Como neighborhood that you would like to see changed? (Structures, places, characteristics, etc.) If so, please describe them below:

7. Which aspects of the Como neighborhood have contributed to decreasing your quality of life?

- Which aspects of the Como neighborhood have contributed to decreasing your quality of life? Housing Cost
- Neighborhood Traffic
- Increased Taxes
- Noise
- Increased development

Other (please specify)

8. What is your opinion of how the Como neighborhood is growing? Would you say it is...

- Too fast
- About right
- Too slow
- Don't know

Other (please specify)

9. What do you see as the most important issue the Como neighborhood will have to face over the next five years?

