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1. What are three issues you want to address if you are elected to the City Council?

My overarching concern, as a professional city planner experienced in working in neighboring cities, is that Medford lacks development planning and long-term fiscal planning. Doing all of this correctly will benefit the whole community in the form of an increased commercial tax base, meaning less burden on residential taxpayers and, at the same time, more funds to address the many needs the community has identified. So improving the city's revenue picture while protecting our diversity through keeping the residential tax burden in check is a top priority for me. From that effort, other important issues can be addressed: transportation and infrastructure, education, an improved library and public buildings, the environment, culture and arts, housing, and accessibility. I've seen how this works in a city like Waltham, where the commercial tax base centered at Route 128 generates revenue that supports city initiatives like a line item for the Robert Treat Paine Estate and the purchase of a fleet of hybrid vehicles.

Second on my agenda is to improve the climate for public participation and involvement in Medford's political life. As a neighborhood planner for Union and Davis Squares while working for the City of Somerville, I gained first-hand experience with a public input process that brought stakeholder voices to the fore and guaranteed a high level of resident involvement in the workings of government. Our city leaders serve at the pleasure of the people; at the very least, City Councillors should institute regular office hours. I was the first candidate to call for this, as reported in the [Transcript's profile of me back in July](#), and I'm pleased to see several others have followed my lead. That's the bare minimum, of course. Our salaried councillors shouldn't just show up on Tuesday nights for meetings; they should be working for the people in the community every day, listening and opening up opportunities for public conversation and collaborative approaches. Further, residents should expect a city council prepared to do business in a civil and respectful manner, focusing on the substance of policies and their impact on the community, not on personalities or personal politics, which are a sideshow.

Lastly, the city needs to invest in modern systems for tracking residents' requests for day-to-day quality of life issues like snow clearing, potholes, garbage and recycling pickup, traffic enforcement, etc. Nobody should call city hall and get forwarded to three departments before being told either, vaguely, "you're on a list," or that the mayor will personally handle the concern. There are many off-the-shelf solutions to this essential communications and response problem. We should choose a cost-effective, high-quality one and implement it.

If we can move forward on a smart planning process that engages the whole community with public input opportunities, we can create an environment where we can tackle some of

our biggest challenges and opportunities together, including several I've already publicly discussed: creating and implementing a maintenance plan for schools, public buildings, parks, playgrounds, and green spaces; supporting our public library; and planning for the Green Line stops, and how they will affect businesses, housing and traffic patterns.

2. What is your understanding of climate change and what do you think Medford's role should be, if any, in preparing for climate change?

There are simple things we can do right away, like make the city more pedestrian-, bike- and mass transit-friendly to reduce car emissions. We can look to expand our recycling program and demonstrate to residents how these small actions by many individuals can add up to tangible benefits. We should explore options to offer composting for residents who choose to do so. The city can also champion larger-scale initiatives, like commercial solar conversions, or green building practices, by offering developers incentives to build new construction to LEED certification levels or similar.

3. Do you think that residents understand enough about our city's government? What changes would you push for to increase or decrease that understanding?

Medford's greatest asset is its residents. I think the question should not be "do they understand?" but rather, "do they care?" And if not, why not? A veneer of cynicism or indifference only reflects the past, not the future. The city should certainly do more to promote individual residents' involvement in civic life: I can offer many specific, concrete suggestions about how to do this, as is done routinely in other cities, from advertising elections to publicizing commission meetings and minutes to reviving and opening up our local cable TV access to establishing significant new channels of measurement, reporting, and communication, like Somerville's ResiStat. People lead busy lives and would like to feel they can trust their elected officials to make the best-informed decisions on their behalf. However, they need information, access, and accountability. Captain Barry is a good start. But the city needs to make it easier for people to engage, even at a distance, by being dramatically more proactive and receptive.

4. Do you support the Green Line extension to College Ave? Do you think Medford should push for the extension to Route 16?

I support the Green Line extension to the original planned terminus at Route 16, including the station on College Ave. but no proper planning has taken place. Unfortunately, our city has done little or no traffic and development planning for these stations, unlike neighboring Somerville. At a recent Green Line public meeting, I asked a representative from the MBTA how the area around College Ave. and Boston Ave. would be studied relative to any increased vehicular traffic and how the traffic patterns and signalization timing and pedestrian mobility are going to be addressed to accommodate this reality, and the representative responded that it was not the MBTA's job to do that. This is a huge failing of the process and is unconscionable in my opinion. As an advocate for Complete Streets, for this project to not plan for this reality represents a lack of foresight as well as

oversight. From knocking on doors and talking to people, I know significant work needs to be done to address residents' concerns.

5. Medford's streets have become treacherous to walk, bicycle and drive on. What plan would you push for to get all of our streets brought back to an acceptable level during your term?

Safer streets and byways have been a cornerstone of my professional efforts for years. I was part of the Hillside citizen group that worked with the city and Tufts to install a raised crosswalk on Winthrop Street in 2013, and I've been active with the "safe routes to school" group at the Brooks Elementary, where my kids are in school. Again, the key to better infrastructure maintenance (and improvements, like dedicated bike lanes, traffic calming measures, and more) is to plan responsibly for the future and generate enough city revenue so that we can accommodate these needs on an ever-increasing basis. I want to see our roadways and infrastructure reconstructed in a lasting way, not just skim coat the roads and call it paving, and ignore the underlying problems.

6. Are you familiar with "Complete Streets" policies? Would you encourage or discourage the adoption of a "Complete Streets" plan for Medford?

Yes, I am very familiar with policies that provide for pedestrians and cyclists to be considered in any new design, and I would encourage the latest thinking in technology for traffic calming. I returned recently from a conference that offered various opinions on Complete Streets and the data are quite interesting. I think we can be in the forefront of developing better infrastructure in Medford. Nearly everyone I have spoken with about Medford Square and all the parents of school age children across the city feel unsafe walking or crossing the streets of the city and this must be reversed with proper planning for the future of our roadways. Many roadway treatments have been shown effective at reducing vehicular speed and we should start utilizing the most efficient and cost-effective of those treatments immediately.

7. Do you think Medford should adopt the Community Preservation Act? Regardless of whether you believe we should adopt it, if it passes in Medford, what project would you like to see among the first 5 undertaken?

Yes, Medford should adopt it and I'd support affordable housing as a top priority. I've worked on projects in other municipalities that derived part of their funding from the CPA (typically, these projects utilize multiple funding sources), so I know that it is possible to put an attractive development package together for additional funding. I would also make certain that an exemption for any homeowner on a fixed income is included and I would advocate for an increase in the amount of the residential exemption, much as Cambridge allows for. I also know there is federal funding to support affordable housing initiatives, so our CPA investment, augmented with CPA matching funds, and qualifying federal HOME funds, could be further extended to make projects a reality for our community. Affordability is becoming an explosive issue in many neighboring communities, and

Medford can be proactive in this area to guarantee our community can retain its welcoming nature, its diversity, and its character.

8. The Mystic River is one of Medford's great natural resources. Several organizations have been collaborating to improve the paths along the river to provide connected routes for recreational, transportation, and commuter walking and bicycling. One such path is the proposed "Clippership Connector" between Medford Square and the middle school complex at River Bend Park. What is your view about how the city should work with stakeholder on such a path? Should the city help to fund such a path?

Yes, the city should facilitate the creation of a Clippership Connector. I agree completely that it's not only one of Medford's great resources, but an underutilized key to the future smart growth of our city as a great place for families, seniors, bird and other animal watchers, athletes, cyclists, small businesses, and every other individual or group who will thrive with better stewardship of the riverbanks. Of course, the city should start by listening: to the residents eager to have full access to connected routes; the residents whose properties would be most impacted by any changes; and explore options for a grant or other such investment that would assist in making this connection.

9. What is your position on affordable housing? What steps, if any, would you push for to see more affordable housing in Medford? What would you do to keep Medford affordable for lifelong residents?

I spoke of this above. We need to make sure the city's housing plan is up to date and accurate. We should integrate planning for affordable housing along with a review of the zoning code. Medford should remain active in the North Suburban Consortium and apply for funding through the consortium. We need to ensure the housing takes into consideration all aspects of housing across the spectrum of need. We can leverage certain areas of CDBG funding to support the HOME funds. Right now, that funding is used for senior services, which supports aging in place and is an important corollary to affordable housing. However, with more funds generated by the kind of smart growth I discussed above, we could expand our commitment as a community to serving this need.

10. Do you think Medford has too many or too few liquor and entertainment licenses? Should Medford's entertainment licensing rules be changed? How and why?

We need to look at the options to reinvigorate Medford Square with entertainment choices for all ages. I've heard from a lot of elderly people who live in proximity to the square that they'd like entertainment options, too, and people know that I am a strong advocate for the creation of music venues similar to those now closing in Cambridge and Somerville. We can and should capture some of the crowds lost to those venues which may require petitioning the state for more control over our liquor licensing options. Community groups like the Medford Community Coalition, with its cash mobs, and the Chevalier leadership promoting the "OnStage" music series certainly have the right idea and the city should encourage their vitality and entrepreneurship, even as it looks at ordinances that can be adjusted.

11. Surrounding cities and towns have "sidewalk cafes" as part of their lounge and restaurant businesses, including those where the front of the building effectively opens up to the sidewalk. Would you support changes to ordinances and regulations to allow that type of establishment in the city?

Yes, we should encourage outdoor dining options as well as other street life activity that would give people a reason to congregate in our business districts. Circle the Square takes place 3 days a year, and succeeds in building that foot traffic. We need to have many more such efforts, with enough to offer that residents will come and stay in our revitalized commercial areas – not just Medford Square. And while the city can't tell a private business owner where to locate or how to invest private funds, it can create incentives or offer assistance and create the environment for people to linger. People desire to be in areas where there are other people and outdoor seating is a big step toward this goal.

12. What is one ordinance in Medford you would like to see changed? What change would you push for?

Right off the bat, I would seek to institute 30 minutes of free parking in all our business districts now regulated by the parking kiosks before we come up with a more permanent solution to this issue. This measure would benefit the small business community and residents, in particular seniors, many of whom have told me of their difficulties with the Republic parking program. It's a quick, straightforward fix that would address one of the system's worst errors immediately.

13. Do you think there should be changes to Medford's zoning? What sort of changes?

The answer to this question is critical to the city's future progress. In short, yes, there should be changes, but it will take an open, collaborative process to agree on what they will be. This has to be done as a comprehensive review in conjunction with looking at neighboring cities and towns. It has to involve the business community and residents who will be affected. The outcome of the public process will yield important answers about what we as a community will support. It may be a multi-year process but this is time well spent on visioning our future.

14. Boston and Cambridge have energy disclosure ordinances:

"In 2013, the City of Boston enacted the Building Energy Reporting and Disclosure Ordinance (BERDO). This Ordinance requires Boston's large- and medium-sized buildings to report their annual energy and water use to the City of Boston, after which the City makes the information publicly available. Additionally, every five years, buildings need to complete an energy assessment or energy action; exemptions are provided for buildings that are already efficient or are making significant progress on energy efficiency.

Cambridge has a similar ordinance. Should Medford follow suit? Why or why not?

For new construction, and especially for commercial uses, this should be built into our special permitting: incentives for companies to locate here through certain density bonuses to spur renewable energy systems. Incentives offering increased density relative to the nearer the buildings can get to net zero will benefit the environment and the city.