



CLEVELAND PARK
SMART GROWTH

2020 ANC Candidate Questionnaire

Thank you for running for Advisory Neighborhood Commissioner! ANCs play a key role in our neighborhoods and we are fortunate for those of you willing to dedicate volunteer service to making our communities better. This year, Cleveland Park Smart Growth is asking all candidates running in ANCs 3C and 3F to respond to our Candidate Questionnaire below. We will publish your responses on our website so voters can learn more about you.

There is no space limit to your responses so use as much space as you need under each question. Please use this document to enter your responses, save it with your last name in file name, and return it (ideally as a PDF) via email to cpsmartgrowth@gmail.com by **5pm on October 5th**.

Name: David Cristeal

SMD: 3F 01

1) As you may know, DDOT is studying the future operations of Connecticut Ave from Chevy Chase through Woodley Park. As an ANC Commissioner, what would your priorities be for the future configuration of Connecticut Ave?

Connecticut Avenue serves both as our main street and a primary transportation corridor. Given that dual role, my main priority is for it – Connecticut Avenue – to be a safe space for all who walk along it, push strollers along it, bike, scooter, drive, hail an uber on it and take a bus on it. That means removing the reversible lanes during rush hour; it means one or more protected bike/scooter lanes to make it safe to bike or scooter down (to remove both from sidewalks) and it means we will have to figure out how to incorporate the protected bike/scooter/other lane(s) while figuring out how to address the pick-up and drop off functions needed by businesses and residential properties right along Connecticut Avenue.

I live on Connecticut Avenue at Tilden and use it on a daily basis; I cycle down it almost daily and also drive up and down it on occasion. I do nearly all of my day to day shopping in both Van Ness and Cleveland Park, so I often walk the sidewalks on both sides in both directions. As an ANC Commissioner (3F 01), I am on the Community Advisory Committee that is working with the District's Department of Transportation (DDOT) on this matter (Connecticut Avenue Reversible Lane Operations and Safety Study. If re-elected, I will continue to advocate to make improvements that make Connecticut Avenue safer for all who use it.

2) What policies should the city pursue that you would support as an ANC Commissioner to help reduce car-dependency?

I support current policies that support car alternatives – employer-based incentives that encourage us to ride the bus, take metro, walk or bike (to work). I will continue to support the siting of services like Capital Bike Share and comparable car sharing services in customer friendly locations near bus and metro stations. I also support policies that encourage non-auto use, such as installing protected bike lanes and bus-only lanes. These services and policies help us find alternative ways driving a car to get to where we want to go.

Another way to look at this question is: how to get where we want to go, closer to us. I think one avenue to explore is land use – are there types of land use we travel to that if they were closer to us, we'd walk or bike or bus to rather than drive to? When we build a new, can we mix uses rather than a develop as a single use? I feel like we're pretty lucky in Cleveland Park/Van Ness because we have so many shopping, educational and recreational options within a relatively short walk. One example is the adding of a pool to the Hearst Park site (currently under construction). Another example is the potential for adding housing to the UDC campus as they update their Campus Master Plan.

3) Should this part of the city be contributing more new housing as the city grows? Why?

Yes. There are two main reasons: first, there is demand by people who either want to make this community their home but supply is limited (especially for current renters who want to own) and renters looking for 3 or more bedroom apartments) and by people already living here who want more space to accommodate growing families.

Second, other parts of the city are growing by adding more housing as well as more affordable housing to their existing supply (and so should we in Ward 3).

3a) If yes, what are some of the ways in which your Single Member District and your broader Advisory Neighborhood Commission area can add housing?

The ANC has at least a couple of roles in the housing affordability challenge. A first way is advocating for the City Council's adoption of the update to the Comprehensive Plan. The proposed changes in the Plan would allow more housing to be built along transit corridors like Connecticut and Wisconsin Avenues. Additional density/allowing for more housing provides a foundation upon which affordable housing can be developed.

Secondly, the ANC's should advocate for sufficient City funding to allow the development of affordable housing. One example is the City's Housing Production Trust Fund (HPTF). This is used by the City to support affordable housing for low wage working families. To support affordable housing in high cost parts of the City like our Ward 3, the fund should be increased from its current level of approximately \$100 million.

In Ward 3 and ANC 3F, sites along and near the Connecticut Avenue transit corridor are places to consider the development of more housing and affordable housing.

There are sites along Connecticut Avenue and close to metro stops – that could accommodate additional development – mixed use including housing. There are also institutions such as UDC and Howard University that control land that could be developed as housing – for their students, their faculty, their employees, and more. Existing City properties, WMATA, and other publicly owned sites should also be considered. In my previous work for Arlington County, we financed several successful affordable housing developments that were developed on publicly owned and faith community/church sites – vPoint, 116 units of mixed income housing; opposite the Clarendon metro, was the first completed over 10 years ago. Check it out – 8 residential stories above a rebuilt sanctuary w/3 levels of underground parking below – quite a feat. There are several faith communities that have surface parking lots (that could accommodate housing). Accessory dwelling units and missing middle housing are other forms of housing that can be developed in lower density residential areas. This past April, the City's Office of Planning put out a report on how these types of housing could be considered in single-family zones.

I think the City has an effective set of finance and land use tools to both preserve and create affordable housing. If re-elected, getting more housing and affordable housing developed in ANC 3F will be one of my top priorities. More affordable housing will make our community – ANC 3F – Van Ness and Cleveland Park - a better place to live.

4) ANC 3C includes the Woodley Park Historic District and most of the Cleveland Park Historic District, while 3F includes part of the Cleveland Park HD (Sedgwick & Tilden Gardens). How will you approach Historic Preservation applications in your SMD (if applicable) and in your ANC generally?

I am open to reasonable changes to historic properties that reflect current and future needs.

An example of my approach to historic properties is the support I demonstrated for the recent proposal to add homes, rental and ownership, to the existing Macklin apartment site on Connecticut Avenue just north of the Cleveland Park library. The owner brought to the community a reasonable proposal to add 36 units to the existing site (on vacant portions of the site). They thoughtfully engage the community with a workable proposal that was supported by the Historic Preservation and Review Board (HPRB). I hope as this development is built, it will show others that redevelopment and historic preservation can be mutually inclusive.

5) What steps would you take to make your ANC more transparent, inclusive and engaged with your community?

We are making progress. One small step is that our 3 Committee chairs now have access to the ANC 3F zoom account and are using it to hold their meetings. We are also adding new members to these committees. I expect that the new members may bring different perspectives and opinions. We have work to do get more participation at the monthly ANC meetings. They

are often advertised on several list serves like the Cleveland Park List Serve but there may be more that we have missed – let us know how we can get on yours! Our website can be updated more often, and we are considering ways to do that. We can push out earlier our meeting agendas, attachments and then subsequent minutes to community stakeholders; several small, easy to do steps make our ANC more accessible. I long for the time when COVID – 19 is in our past and we can go door to door ... just like in the old days!

6) What else do you want neighbors to know about you and why you are running to represent them?

I love cities because of their vibrancy. That vibrancy is contingent upon allowing cities to grow and evolve – everywhere – not just their downtowns, not just the areas of “hot real estate” markets. If we make all parts of our city safe and fun, encourage and allow a mix of uses in appropriate areas, allow more housing to accommodate more people and more kinds of people – then we have an even better Cleveland Park & Van Ness.

I have been a Cleveland Park/Van Ness resident here at Tilden Gardens for almost 4 years. I have lived in different parts of the US and overseas and I travel for fun a fair amount. I think my 27+ years working in the affordable housing field, seeing the many different ways places accommodate growth would be helpful for my role as an ANC Commissioner.

I am accessible to my neighbors and willing to try and use, if re-elected, the ANC as one vehicle to make this a better community. I feel confident even in this current COVID-19 period we will continue to make progress addressing community concerns. Please feel free to contact me at: 3f01@anc.dc.gov

Use as much space as needed in your responses. Please save your responses to PDF format, include your last name in the file name, and email to cpsmartgrowth@gmail.com by 5pm, October 5th. Thank you!

About Cleveland Park Smart Growth

CP Smart Growth is a community of over 500 Cleveland Park-area residents who share an interest in promoting and discussing urbanist issues. Our mission is to advance smart growth policies in Cleveland Park to ensure an economically vibrant, environmentally sustainable, and socially inclusive neighborhood. We do this through education, organizing, and advocacy.

Learn more at cpsmartgrowth.com