Good evening, my name is Jan Devereux (255 Lakeview Ave.)

I'm here tonight both in my capacity as a leader of the newly formed Fresh Pond Residents Alliance and as a 20-year resident of West Cambridge to support Mayor Maher and Councilor Carlone's policy order #3 to initiate a master planning process. I trust this order will be approved, since it combines elements of the two orders that were presented at the Council's last meeting. The lengthy public comment period left no doubt that residents across the city are feeling great frustration with the planning and permitting process, especially in the Fresh Pond/Alewife area. We thank the entire Council for being willing to work together to address residents' concerns on this issue. This initiative is an important step in the right direction. We hope it succeeds in giving residents a greater voice in setting the city's growth goals and policies, and ultimately results in a detailed action plan that will be better guide decision making on future development.

We would also like to voice our support for Councillor Mazen's order relating to maintaining the affordability of the "expiring use" apartment towers at 362 and 364 Rindge Avenue. Housing affordability is a critical element any new master plan will have to address, but these buildings expire in 2020, so time is short to find a funding solution.

Likewise, time is of the essence in the Fresh Pond area. As I stated at the last Council meeting, new residential development is already nearing the total amount that the Concord Alewife study projected for 2024, without any of the new public amenities, retail services, or improvements to infrastructure and transport connections envisioned 10 years ago in the study. We risk painting ourselves into a corner if such high-density development as we're seeing around Alewife is allowed to continue in this piecemeal fashion -- and to spill over into adjacent areas like New Street that have not been subject to any recent planning study.

Cambridge's western frontier presents tremendous opportunities to innovate and a unique set of challenges (transportation capacity and circulation and flood control, to name a few) that should be addressed with further delay.

Let's compare what was proposed and projected in the 2005 Concord Alewife planning study to what's been already built and what's in the pipeline. Let's look at which elements of the plan are missing, and review together the overarching goals and what's needed most urgently. Finally, let's work together as responsible stewards of our precious resources, so that future Cantabrigians that will thank us for leaving this small corner of the earth better than we found it.