

28

**Lopez, Donna**

---

**From:** Mahsa Yazdy [ms.mahsa@gmail.com]  
**Sent:** Sunday, April 06, 2014 11:16 AM  
**To:** City Council; Lopez, Donna  
**Subject:** Fwd: Yes to Master Plan

I'm writing to express my support for the master plan put forth in the Carlone/Mazen/Simmons proposal. A master plan is required by state law and with this new City Council we have a unique opportunity to accomplish this!

We have had millions of square feet of new development over the past 10 years. We are facing some 22 million possible additional square feet of commercial and residential development from the period between 2010 and 2030 or so. Yet most of these proposals for development have proceeded piecemeal, without a comprehensive Master Plan showing the impact of each on the overall economy, infrastructure, traffic patterns, and quality of life in our city.

A Master Plan needs to squarely address the displacement and gentrification that have already taken place and is likely to heat up under the current wave of development. Plans for many thousands of new residential units are underway in different parts of the city, but 88% of these are for market-rate and luxury housing. Only a small number of affordable units will result from these proposals, as required by the inclusionary zoning ordinance. This massive construction of market rate units has a ripple effect on the surrounding neighborhoods, pushing up rents and housing prices and continuing to drive out low- and middle-income residents.

Thanks to Councilors Dennis Carlone, Nadeem Mazen, and Denise Simmons for bringing forth this policy order calling for a Master Plan process in this city. As a Cambridge resident I fully support this plan and look forward to starting the conversation about the future of our city!

Mahsa Yazdy  
348 Franklin St, Cambridge