

A photograph of a city skyline, likely Boston, featuring a mix of modern glass skyscrapers and older brick buildings. In the foreground, a multi-lane highway is filled with cars, including a white van with a ladder on its roof. A green highway sign is visible, pointing towards 'S. Station Chinatown', 'Albany St', and 'Parking'. The sky is overcast.

議程：

- 過程與回顧
- Parcel 27 (27地段)
- ITB 大綱
- 方針
- 下一步計劃



# 過程與發展回顧

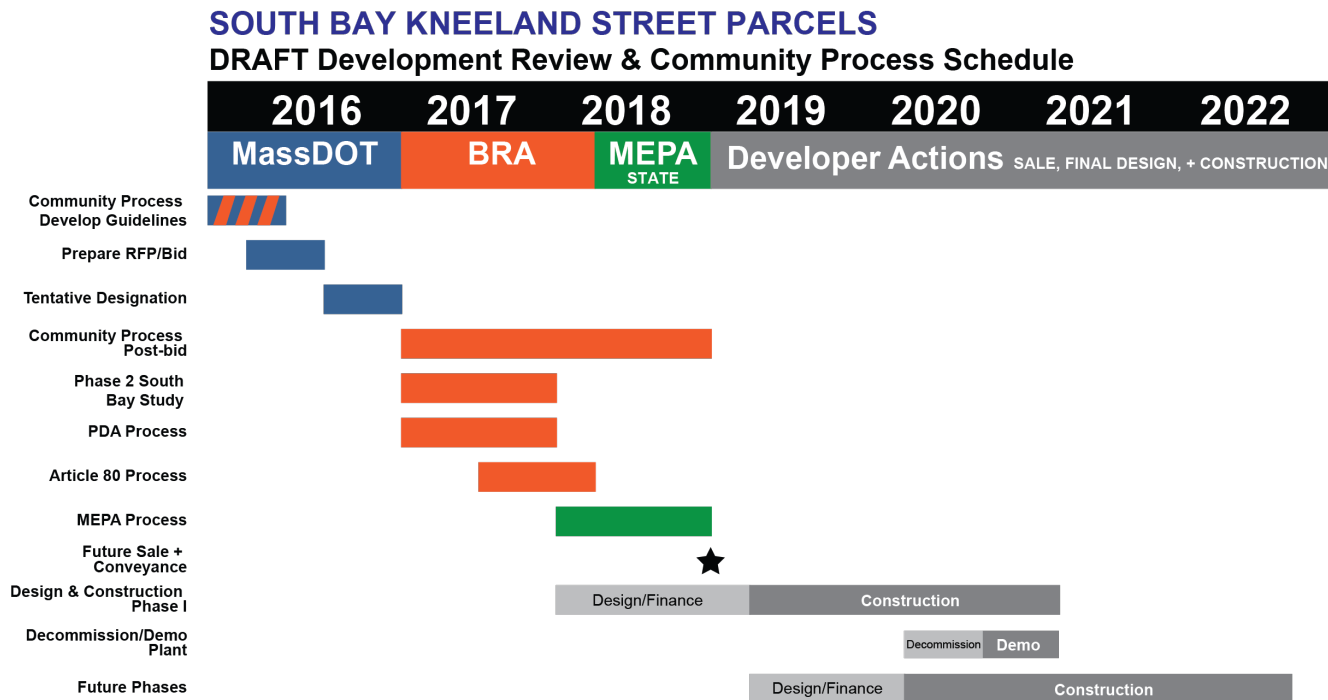
- 新聞發布會
- 會議: 3/1-月3/3日:
  - 項目概況
  - 徵求公眾意見





# 過程與回顧

- 第2次會議 - 3月29日
  - 發表計劃大綱、許可證和過程
  - 社區分組發表對發展計劃的意見及規劃過程





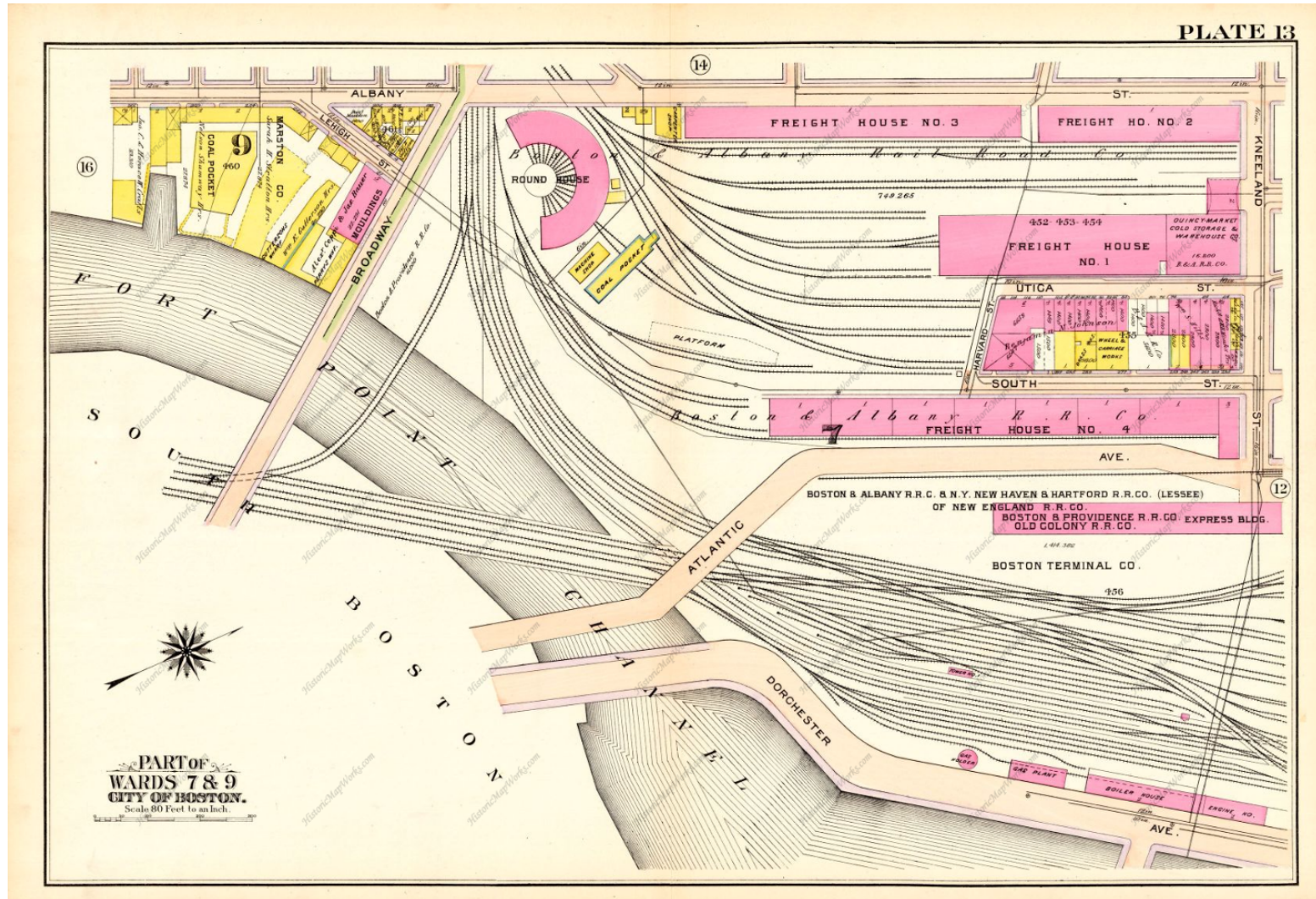
# 過程與回顧

- 第3會議 – 5月17日:
  - 27地段的分析
  - 一ITB
  - 項目準則草案
  - 第4次會議 – 6月7日:
    - Presentation of final development- 釐定方針和 ITB大綱





# 地段歷史



# 1908

**Boston 1908 Proper and Back Bay. G.W. Bromley & Co. Historic Map Works**

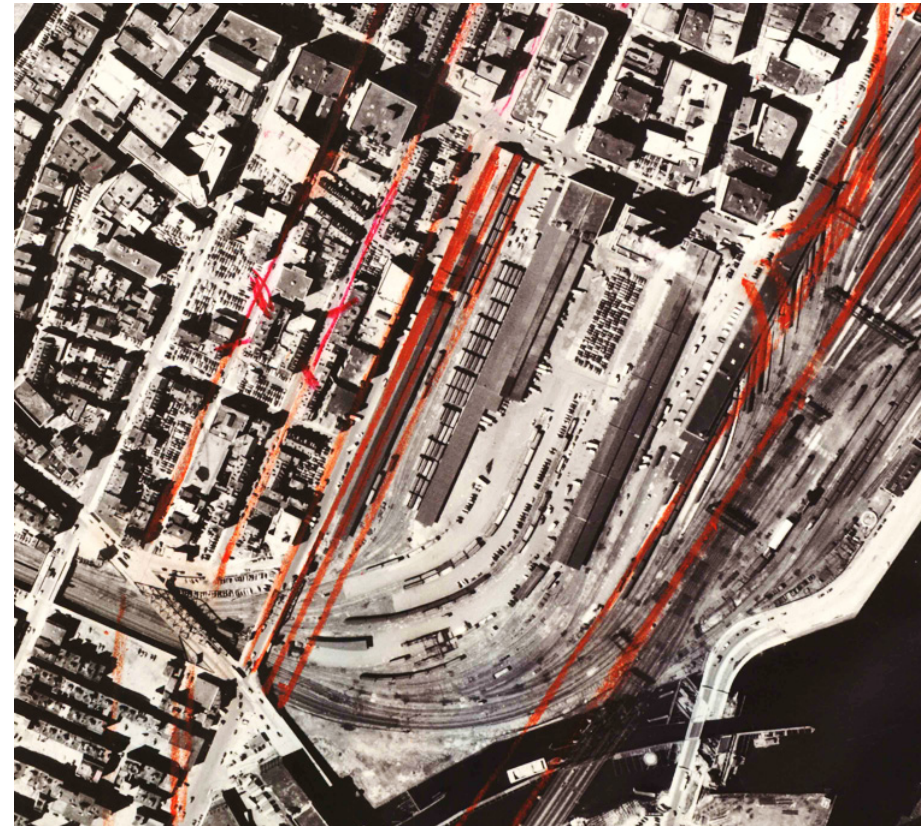


# 地段歷史



1930

Boston Public  
Library



1950 approx.

MassDOT Cultural Resources  
Unit

**massDOT**  
Massachusetts Department of Transportation



# 地段歷史



2015

Google Earth

**massDOT**  
Massachusetts Department of Transportation

# 27 地段

南灣2004年的研究：

- 完成對社區提出未來在南灣20英畝的遠景計劃
- 沒有考慮到三重層面對發展條件影響及經濟配合的可行性

唐人街21010總體發展規劃：

- 認識到27地段有長期開發潛力，但建議部份南灣 陸地地段發展首先 – 25地段 和 26地段
- 沒有考慮空氣質量帶來的潛在問題



# 27 地段

## ULI 報告2012:

- 一些評估2004年的研究指出發展27 地段 及南地區近南站部分的重建在經濟上是不可行的
- 重大基建制肘
- 着重以創造性策略去處理及打造27地段為中國城總體規劃一部分，

# 今天

- 我們認為，南站連接處是不適合發展於傳統發展市場用途上
- 在上次會議上，討論了27地段陸地的開發
- 我們同意應該探討可行的發展戰略，以開放空間，連接South End社區及鄰近社區

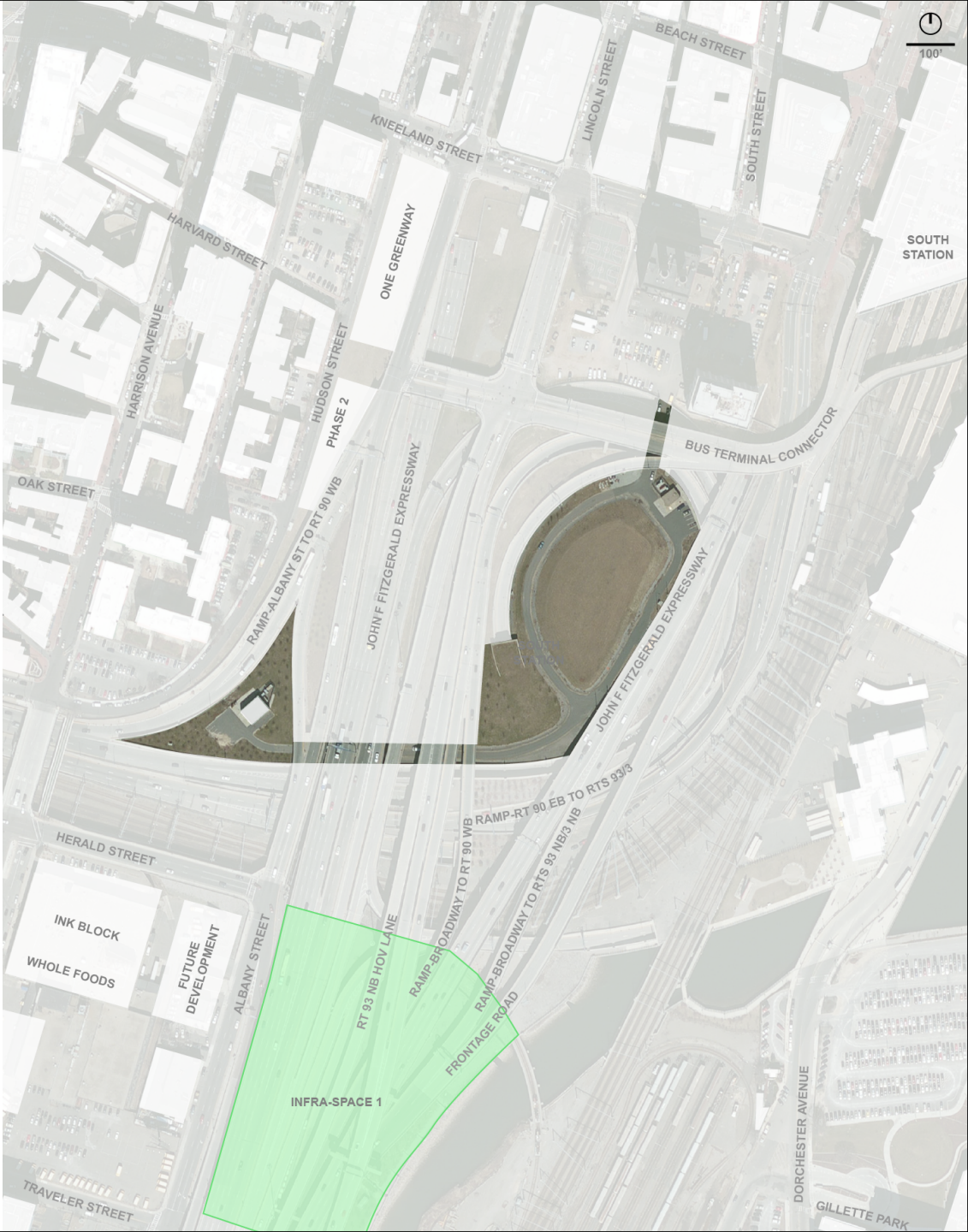


# 發展地段的限制





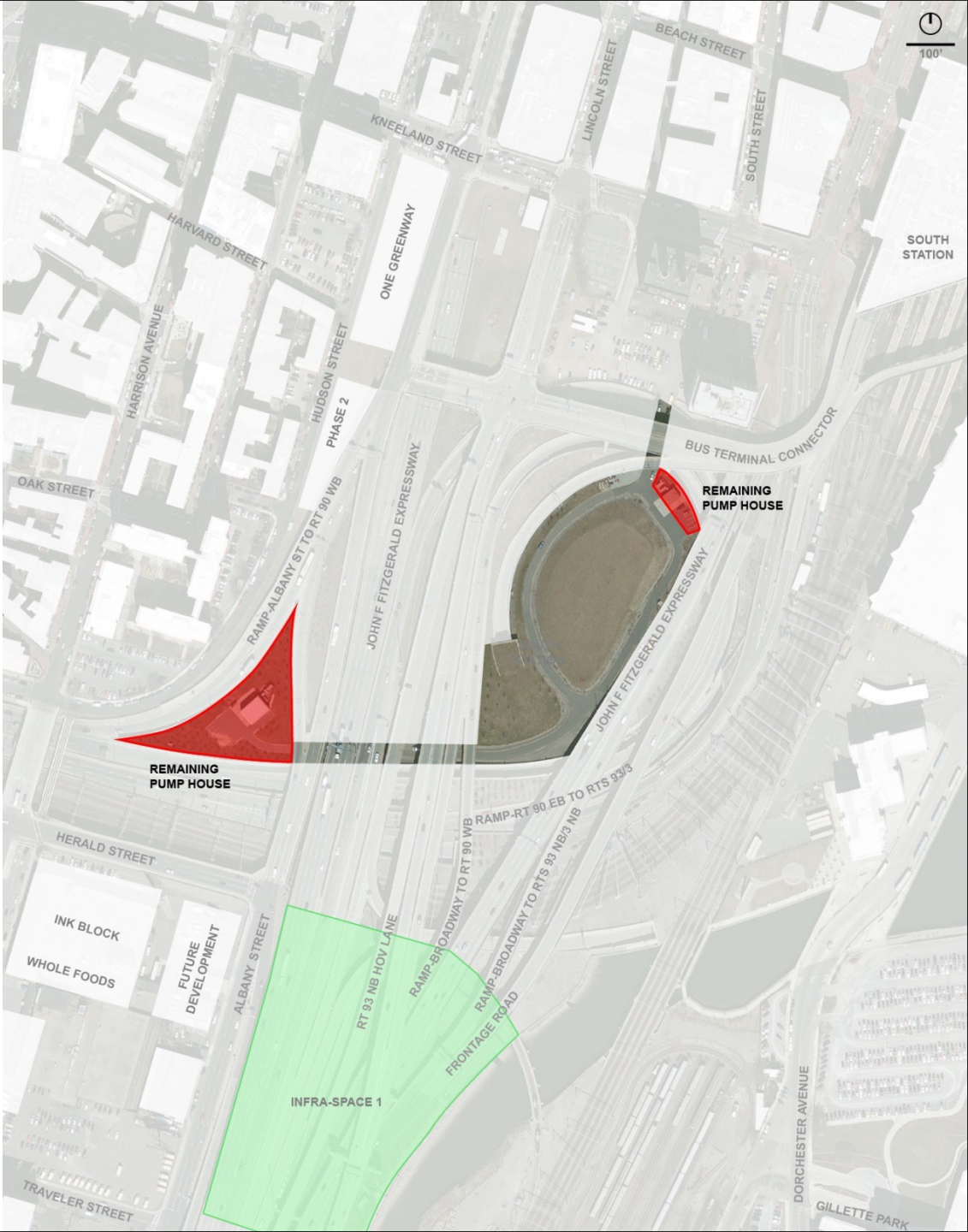
範圍區域



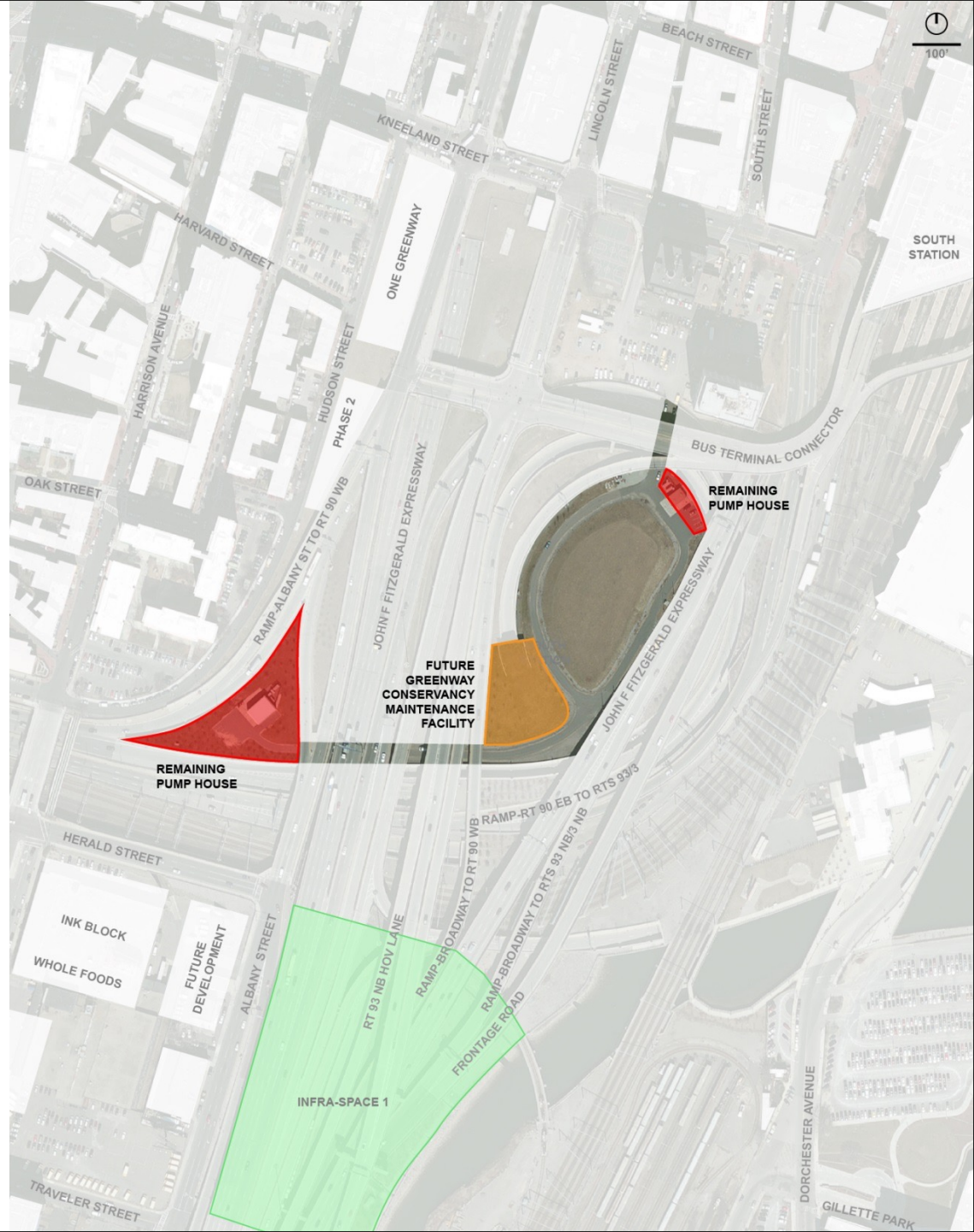


# Remaining uses

- 兩個（州立）泵設立處將仍然使用

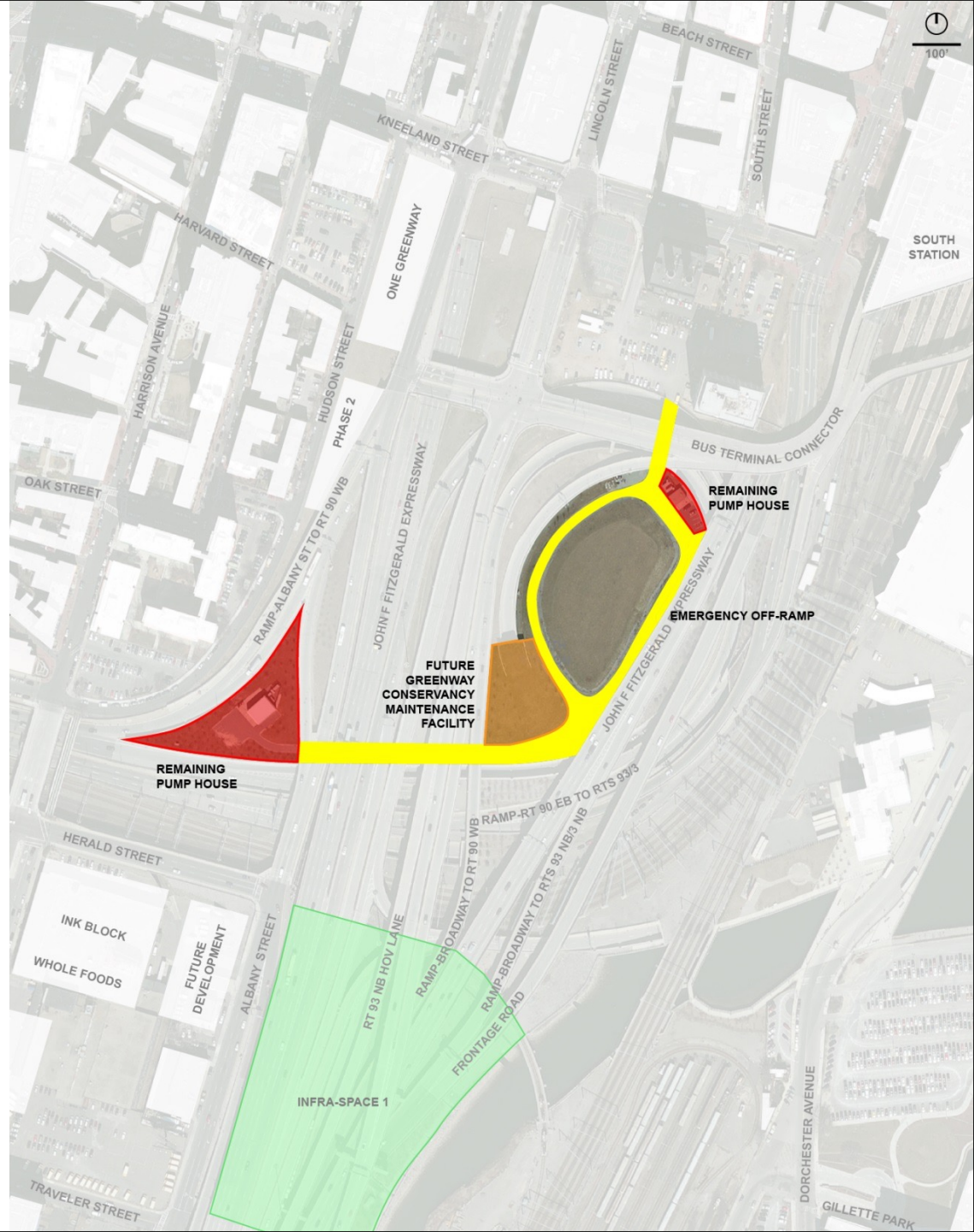


- Greenway Conservancy 的維修大廈將會被列入用址之內
- 包括天棚和露天擺放處



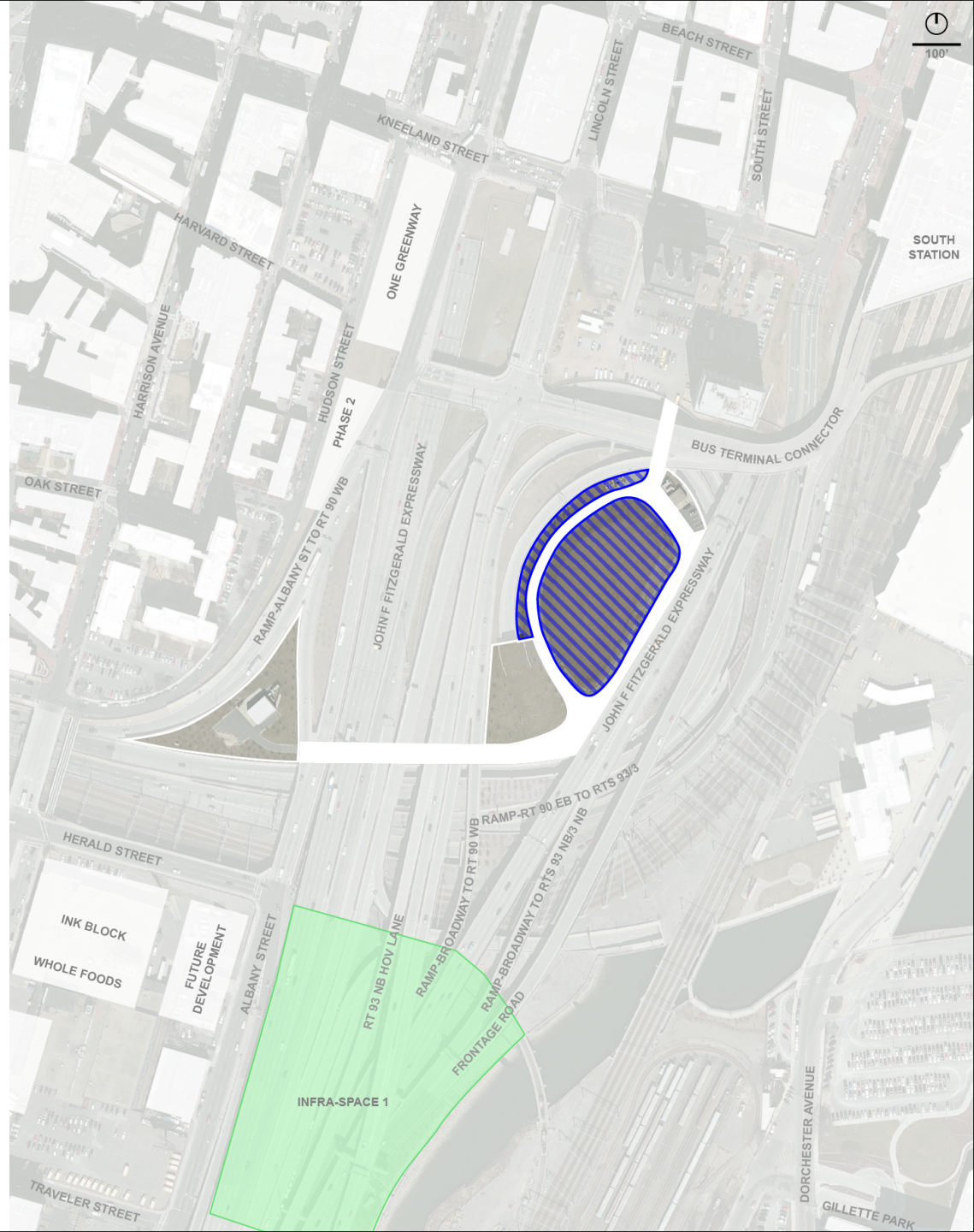


- 地段出入要求
- 包括在隧道前 I-93 的緊急通道





- 其餘區域的大部分是從大開挖石棉垃圾填埋場 Big Dig
- 有關出入問題
- 空氣質量可能是一個問題
- 只有一個接入點可能會導致安全問題





# 27地段問題

How would you get there?



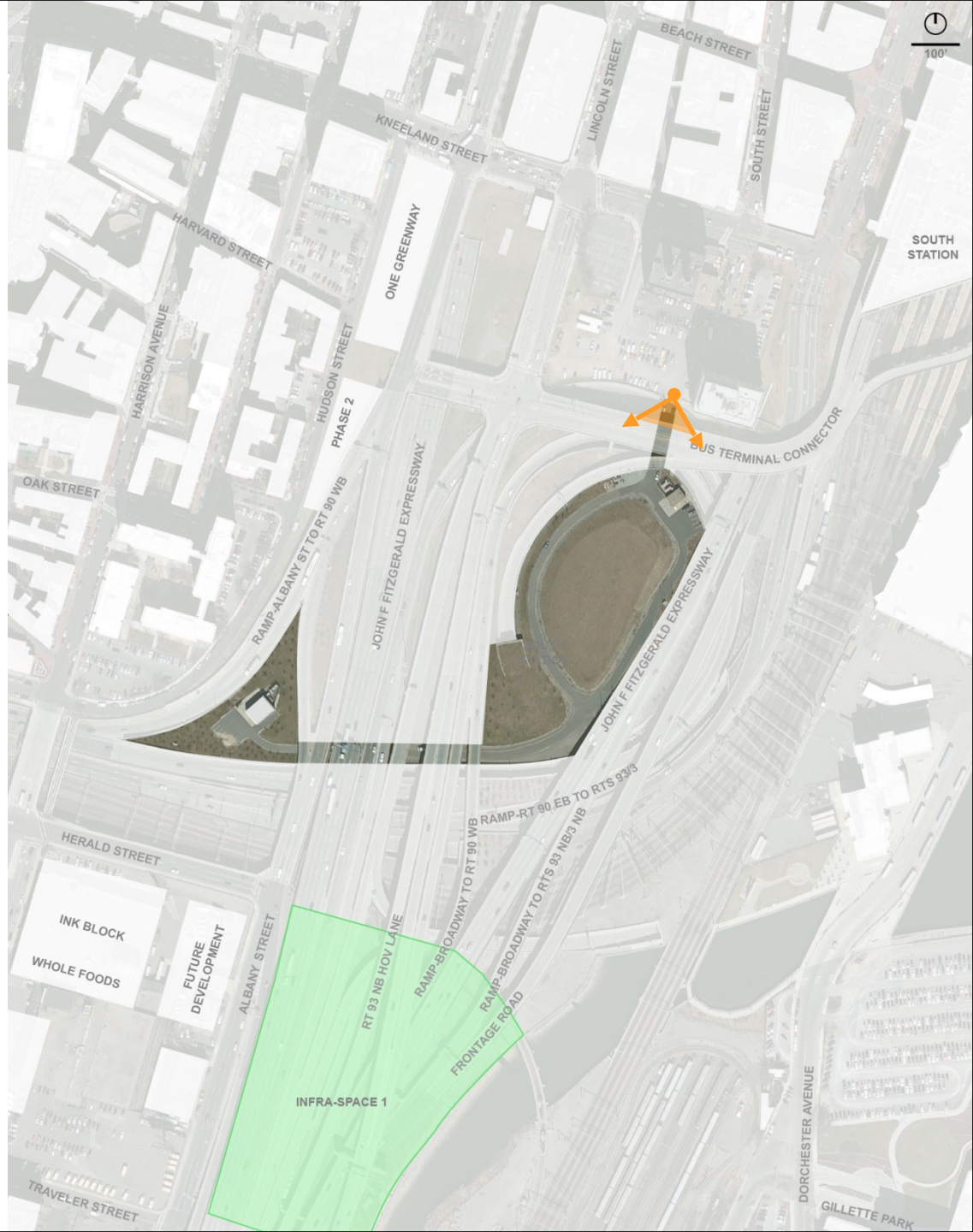






# Existing conditions

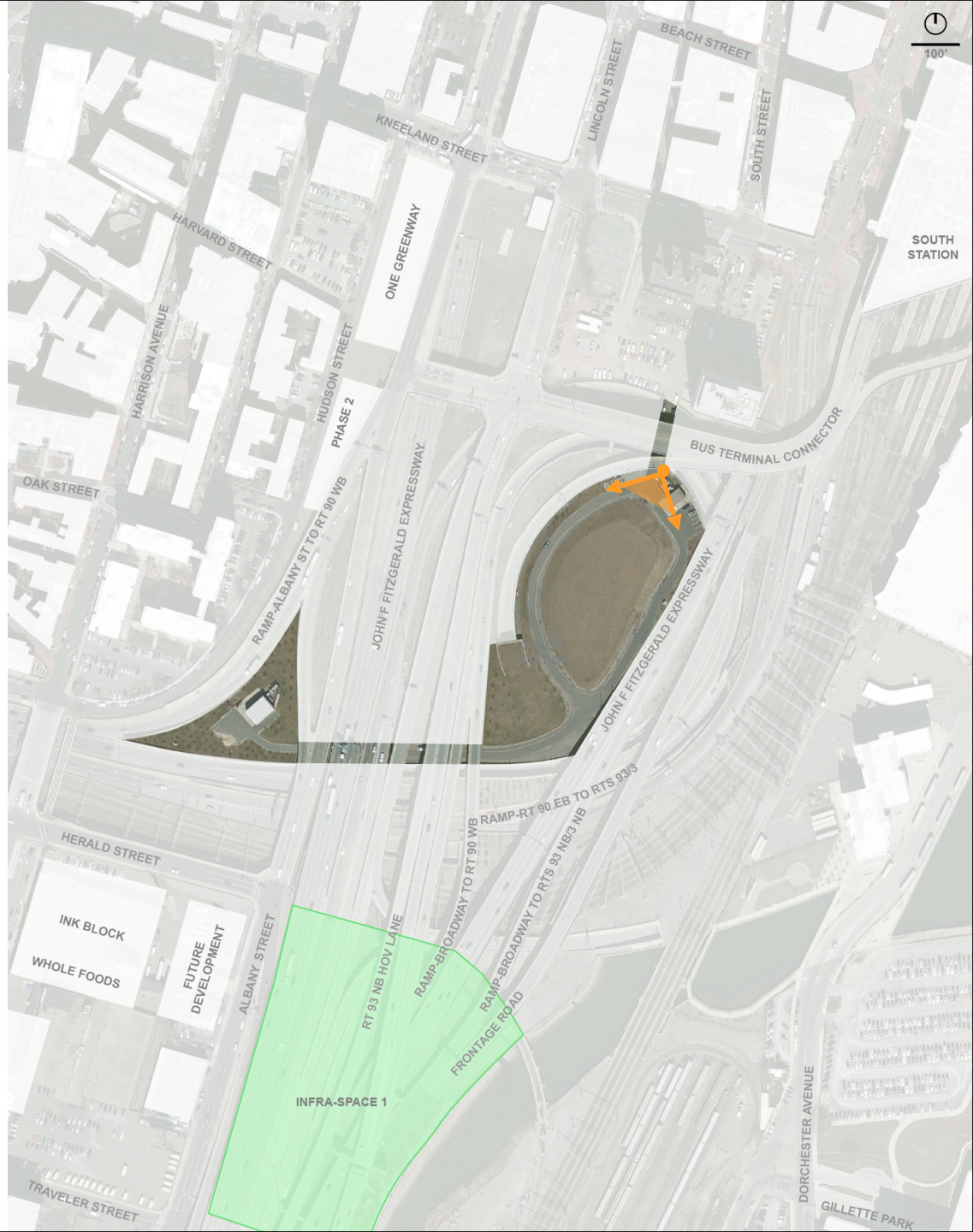
- 27'-wide entrance
- Only access to parcel





# Existing conditions

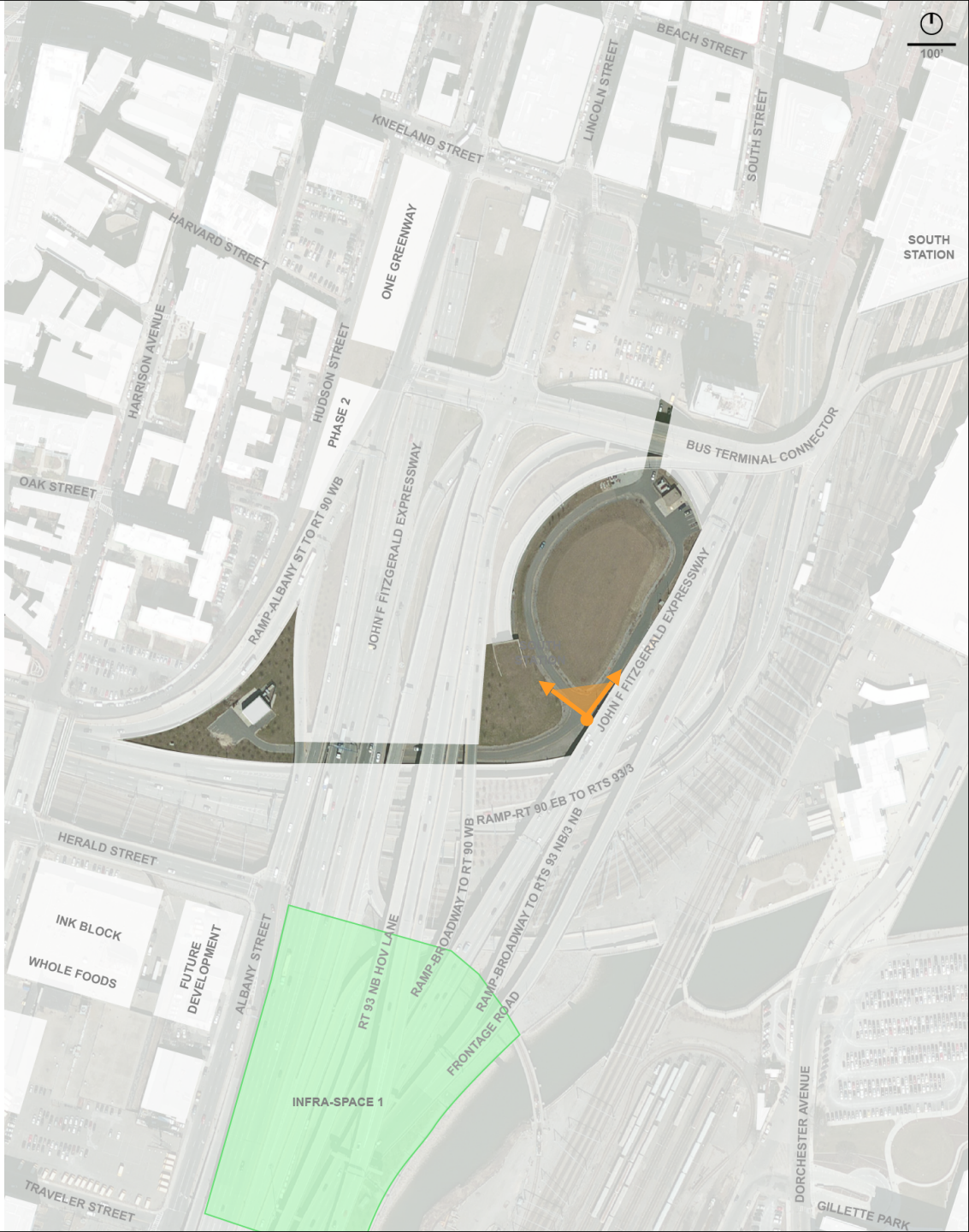
- Front slope of the landfill
- About 15'-tall





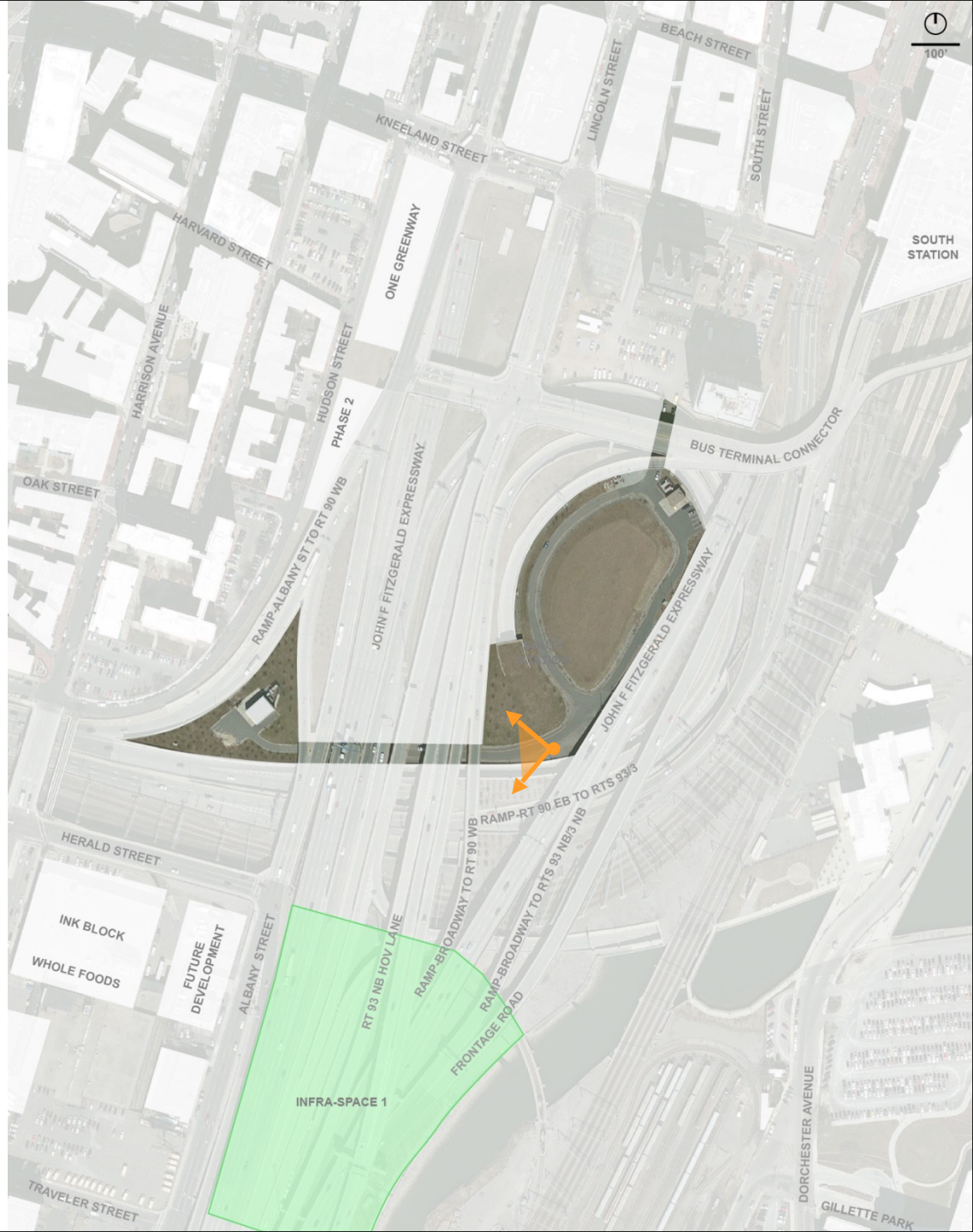
# 垃圾填埋場的背後

- 大約6尺





- 查看下高速公路
- 可沒有太多的空間
- 除了在車道低矮的天花板高度





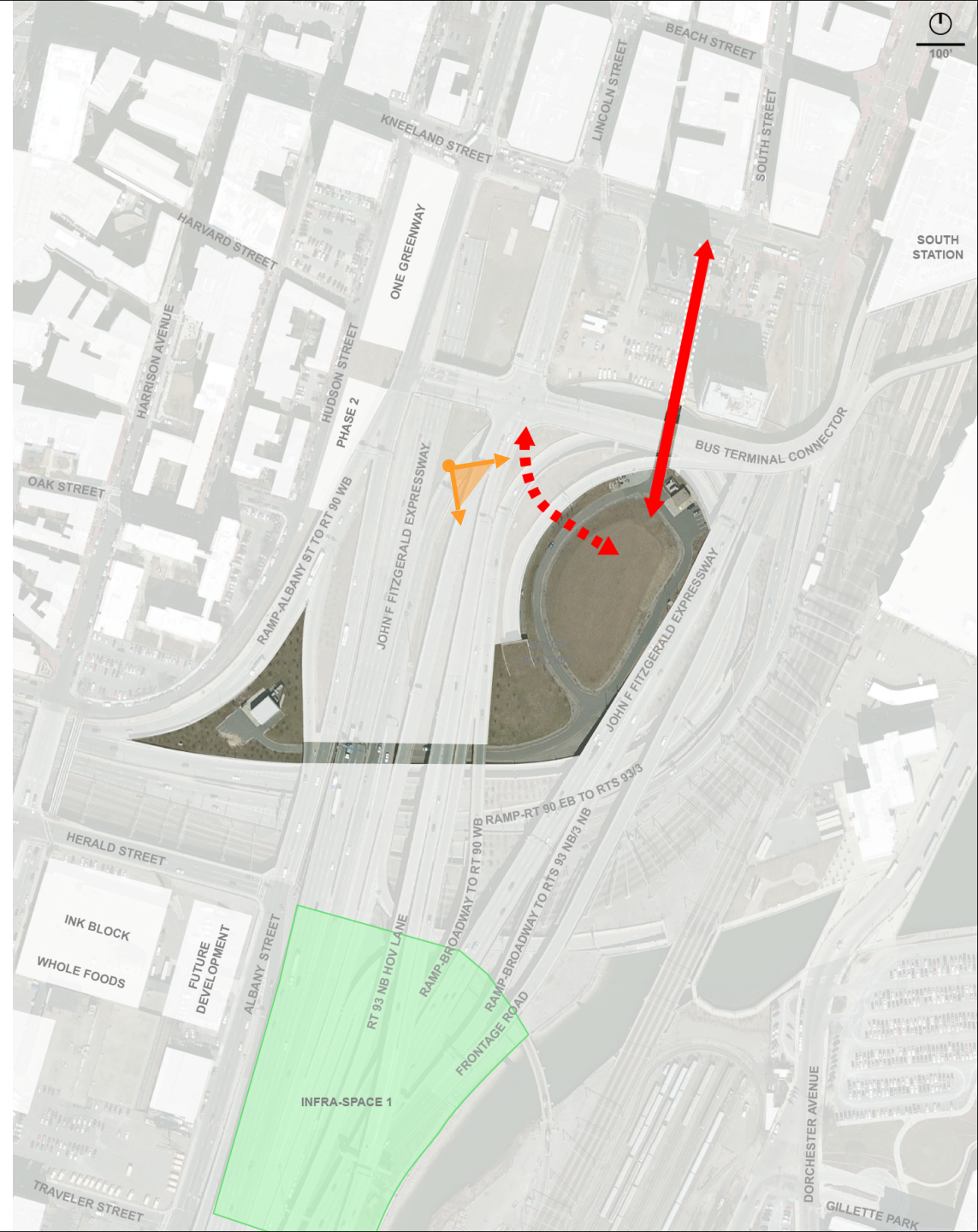
哪裡是前門？





潛在的建築採用了新的道路通行

- 不足
- 現有車道太窄
- 新的車輛入口潛力不大
- 發展





# 市場為導向發展不工可得

1. 如果沒有前門和網站是孤立的開發者不會追求。誰願意租？地面條件
2. 品位和基礎設施的制約
3. 其他場地限制
4. 公路坡道環繞
5. 緊急出口

連接

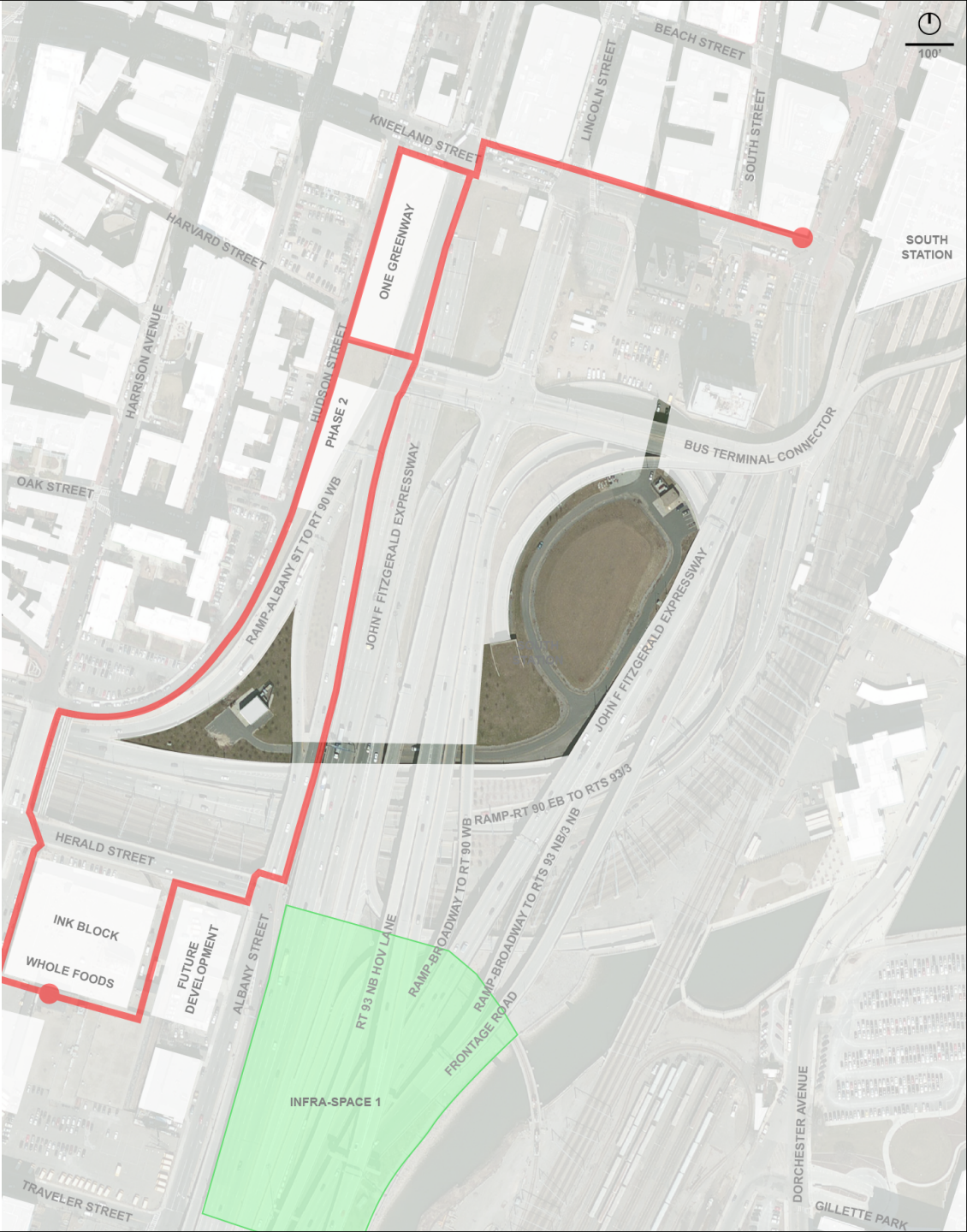




Connectivity 連通性

# 現有行人連接

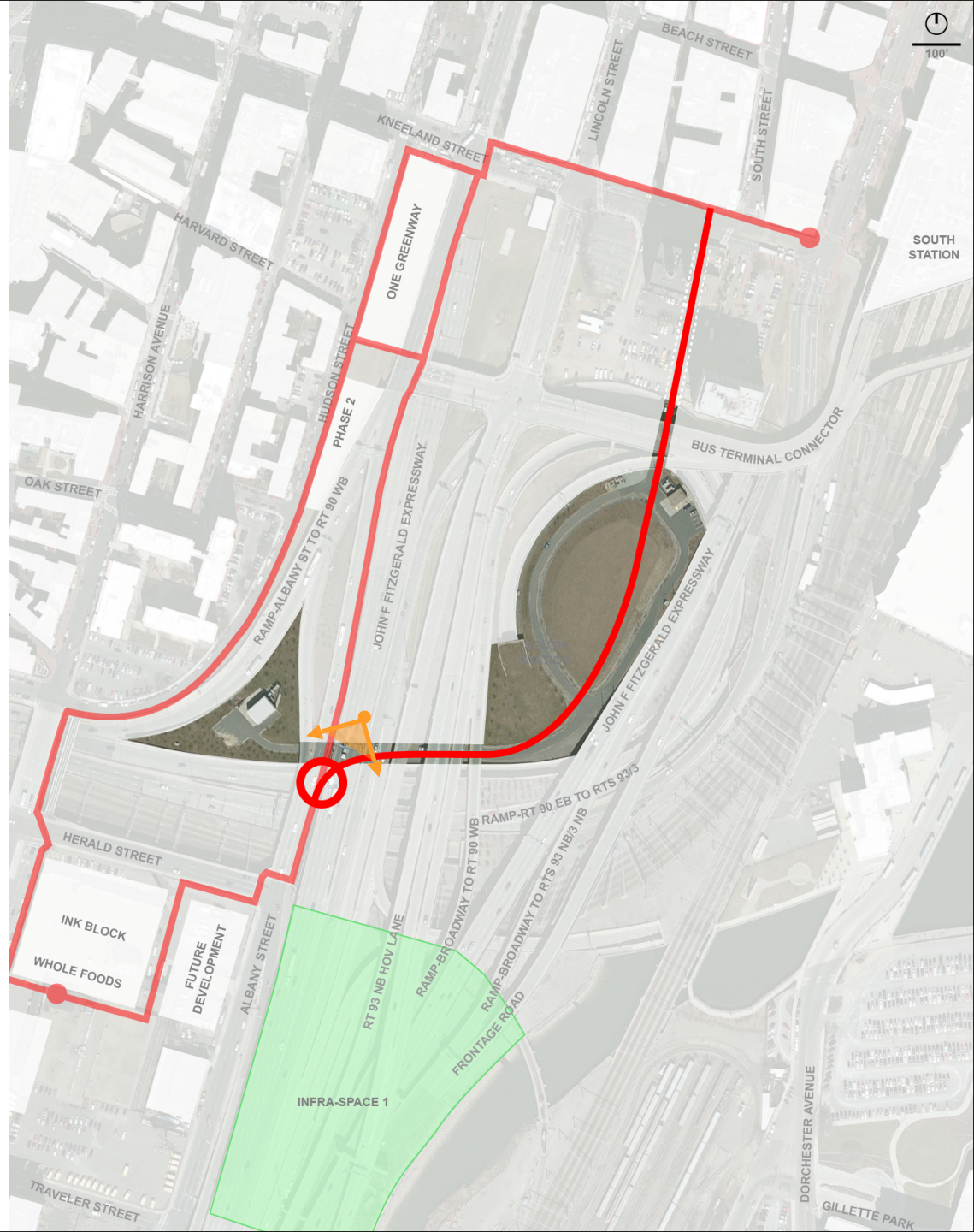
從朝南邊皮革區/南站現有行人連接： 人  
行道在 Albany 街  
行道在 Hudson 街





# 新的行人連接到 Albany 行道

- 巷道太窄差距
- 對於訪問的斜坡沒有足夠的空間
- 今天比存在不提供顯著更好的訪問





# 新建成的步行連接紅外線太空1 跨線橋

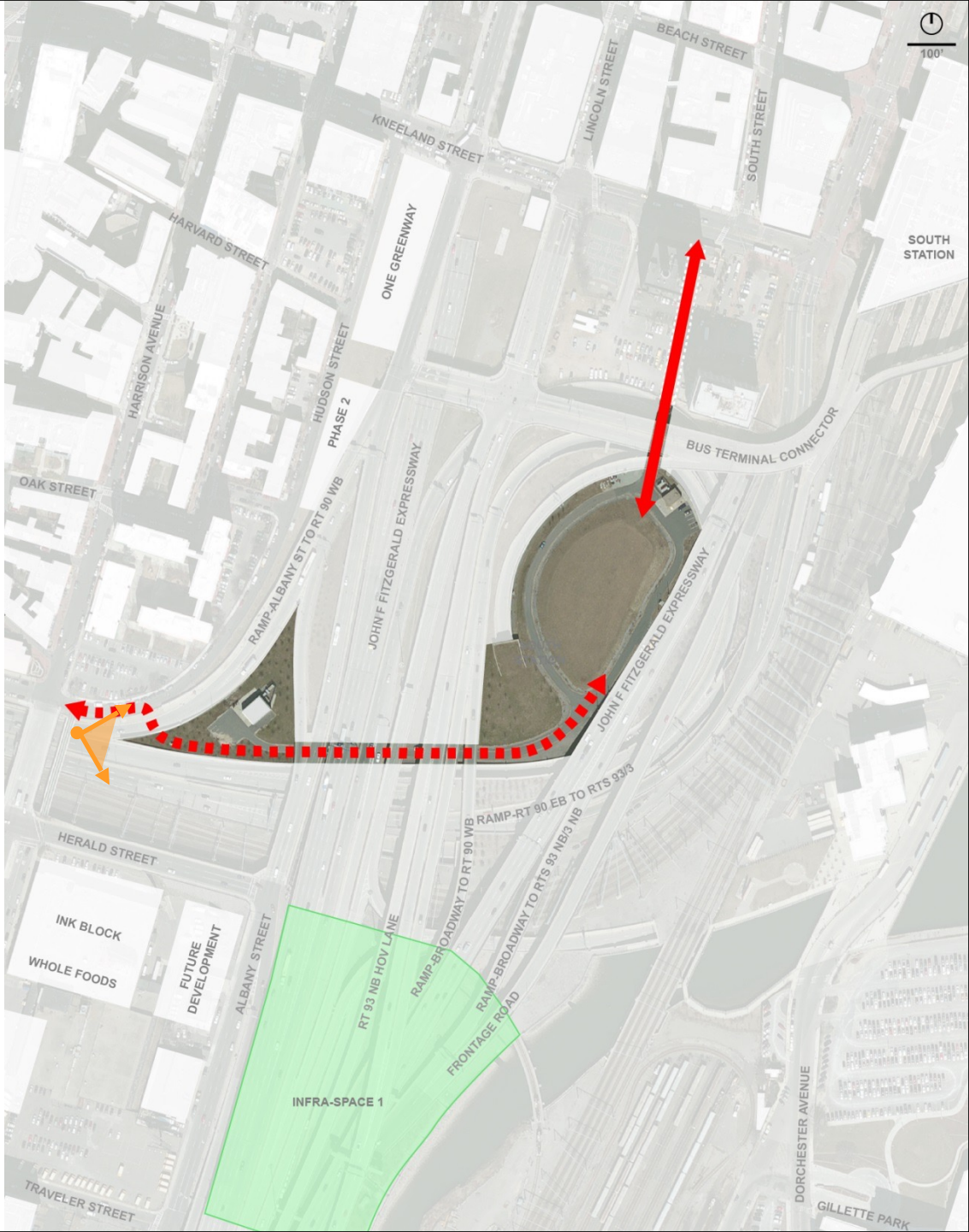
- 不適合道路之間的橋樑
- 距離太遠且昂貴跨越
- 工程是不可行





潛在的建築採用了新的道路通行

- 大橋將需要超過允許足夠的空間上匝道
- 無處“土地”
- 道路的海拔高度不同造成的挑戰





# 今天

- 27 地段不適合市場化發展
- 27 地段 可能:
  - 公共藝術
  - 交通基礎設施或公用事業升級
- 離開開放的可能性為未來的發展
- 注重品質的開發25地段和26地段和威立雅地段

# ITB 大綱

- 介紹
- 樓宇簡介
  - 位置
  - Site 說明
    - Parcel
    - I-93 Cover
    - Buildings
      - Veolia Steam plant—to be demolished & replaced on-site
      - City Pump Station—to be demolished
      - 185 Kneeland—may be demolished at developer's option
  - Site context
- 鄰里
- 緊靠性能
- 交通計數
- 分區
- 地役權/限制，包括。地塊27訪問， I93隧道， 公路橋面（S）
- 網站的潛力
- 環保（電子競價室）



# ITB 大綱

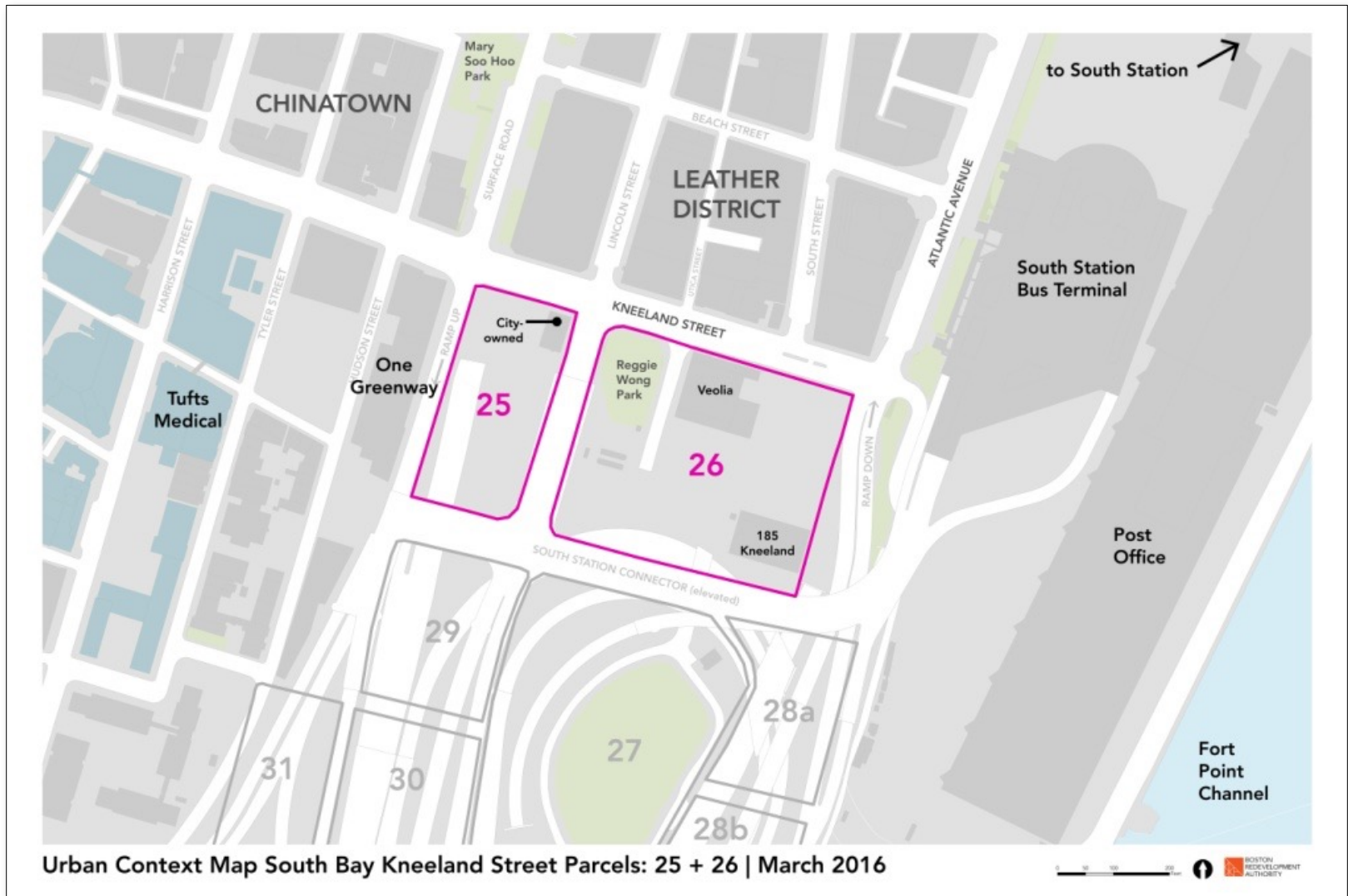
- 計劃承諾
  - 其他承諾/限制/批准
    - 聯邦– FHWA
    - 州立 – MEPA
    - 市 – Art. 80, Phase 2 Study, PDA, 諮詢小組
    - FAA/Massport
    - 106 部分
  - 選擇規劃過程
  - 規劃目標和發展的指導方針
- 提交要求
  - 過程和程序
  - 回應
  - Qualifications Package
  - Bid 表塔

# ITB 大綱

- 銷售條款
  - 購銷和契約條款
  - Closing subject to MEPA certificate
- 挑選
  - 處理
  - 標準
    - 投標人負責
    - 最高價
- 保留和條件
- 附錄
- 時間表



# 發展準則草案



# 發展準則草案

## Property Description 樓宇簡介

- 大約5.5英畝包括公路航權
- 威立雅汽廠和停車場（搬遷）
- 185 Kneeland街.-- MassDOT區6 HQ等，並停車
- 波士頓市泵站
- 地下設施，包括新東區攔截下水道
- 首都高速公路系統的隧道和道路凹陷



# 發展準則草案

## 使用指南和要求

- 用於更換外殼廠空間
- 提供在靠近威立雅工廠的業務接入和停車場
- 提供新的消防栓允許更換供水站
- 維持或在接近取代 Reggie Wong Memorial紀念公園，至少大如目前園區
- I- 93 SB貫穿 25地段

# 發展準則草案

## 使用指南和要求續

- 維護並允許訪問地役權的將來擴展至27地段
- 持或搬遷地下設施
- 發展混合使用，多期開發
- 用途包括：住宅，辦公，科研，酒店，零售，社會/文化，停車場和空地
- 經濟適用住房：這種規模的任何開發預計將超過波士頓市 Inclusionary Development Policy (IDP) 包容性發展政策（IDP）需求13%.上述IDP的百分比之前要發行ITB的決定。



# 發展準則草案

- 使用指南和要求續
- 考慮空間的圖書館服務空間位於方便唐人街和皮革區
- 零售/餐飲空間應該沿著Kneeland街和周圍的空地庭院一樓設，幫助激活公共領域
- 用途應補充並連接到兩個相鄰的街區和南站。
- 獲得所有必要的許可和批准，其中包括： MEPA, 波士頓市(South Bay南灣 Phase 2 study, PDA, Article 80), FHWA, FAA/Massport, 部分 106

# 發展準則草案





[illegible]

STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<p>Learn about the 2004 South by Planning Study)</p> <p>Enhance Boston's place in the <b>regional economy</b></p>	YES		<p>Focus on local residents' mobility needs, such as:</p> <ul style="list-style-type: none"> <li>• improving transit and walking/bicycling options</li> </ul>
<p>Create a dramatic <b>gateway</b> to the city from the south</p>			<p>Focus primarily on address mobility in local street network</p> <ul style="list-style-type: none"> <li>• create stronger pedestrian/bicyclist options</li> </ul>
<p>Form an attractive and diverse new <b>residential neighborhood</b></p>			<ul style="list-style-type: none"> <li>• encourage high-quality urban design</li> <li>• include a mix of housing types</li> </ul>
<p>Contribute to the <b>prosperity</b> of Chinatown and Leeward District</p>			<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>Promote <b>city's</b> economic hub for the city and region's <b>Asian</b> community</p>	YES!!		<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>What role do you see for jobs in this area?</p>			<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>Provide new <b>job opportunities</b> for city residents, particularly among <b>adjacent neighborhoods</b></p>	YES		<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>What types of jobs should be generated from development in this area? Examples: retail, health care, education, recreation, office, commercial, medical?</p>			<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>Meet the City's <b>urgent housing</b> needs</p>	YES		<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>Do you want more rental units? More condos? Market rate housing? Affordable housing? Low and no-income?</p>			<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>Create significant new <b>open space</b> for the district and adjacent communities</p>	YES		<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>Provide a framework for the <b>public realm</b> that can expand over time to integrate with development of adjacent areas</p>	YES		<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>What types of amenities and improvements are needed in this area? Examples: with sidewalks, more street trees, benches?</p>			<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>
<p>Enrich Boston's culture and sense of <b>history</b></p>	YES		<p>Focus primarily on:</p> <ul style="list-style-type: none"> <li>• transit and walking/bicycling options</li> <li>• pedestrian/bicyclist options</li> <li>• transit and walking/bicycling options</li> </ul>

## #1 priority: [see list above, allowable priorities in first round from list or on the accompanying work sheet below] (x's below)

Tom Cox  
Liam O'Connell

	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE HOW?
<b>STUDY GOAL</b> Batten down the hatch, South (see Planning Study)			
Enhance Boston's place in the regional economy		✓	✓
Create a dramatic gateway to the city from the south			✓
Form an attractive and diverse new residential neighborhood			
Contribute to the prosperity of Chinatown and Leather District	✓		
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community	✓		
What city and regional goals are linked to this one?			Connect with your own vision for public space
Provide new job opportunities for city residents, particularly in adjacent neighborhoods			
What types of jobs would be generated from development in this zone? Examples include (what type?), hotels, incubator space, office commercial, medical?	renewal		
Meet the city and adjacent neighborhood's urgent housing needs?			
Do you envision more affordable housing? Medium? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?			
Create significant new open space for the district and adjacent communities	Green		keep open to "new housing" and to future Bx
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas	Religall core 15		100% new building
What public realm/transportation improvements are needed in this area? Examples with sidewalks, more street trees, benches?			
Enrich Boston's culture and sense of history	new		
Align with National Transportation	✓		Produce planbook and a brochure for story
Lead from Park to <u>borderline</u> <u>Spiller</u> to <u>Transportation</u> <u>core</u>			
Consider 27 as a possible sub-center of Regge 102 is a sub-center			
All year			

STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE?	CHANGE LANGUAGE HOW?
<p>taken from the 2008 book <i>the Planning Study</i>.</p> <p>Enhance Boston's place in the <b>regional economy</b></p>	<p>Continuing topic</p> <p>Some job loss</p>		
<p>Create a dramatic <b>gateway</b> to the city from the south</p> <p>Focus on attractive and diverse <b>residential neighborhoods</b></p>	<p>Attractivity</p> <p>Yes</p>		<p>Don't use word "gateway" in this context. Use the relationship between urban and rural areas.</p> <p>Emphasis on the relationship between the city and the surrounding area.</p>
<p>Contribute to the <b>prosperity</b> of Chinatown and Leather District</p>	<p>Same of</p>		<p>Prosperity implies growth and wealth. More likely to be used in the context of the city and the surrounding area.</p>
<p>Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community</p> <p>What can and cannot be being in this area?</p>			
<p>Provide new <b>job opportunities</b> for city residents, particularly in disadvantaged neighborhoods</p>			
<p>What types of jobs could be generated from development in this area? Examples: retail (what type?), hotels, incubator space, office, manufacturing, etc.</p>			
<p>Meet the City's <b>university housing</b> needs</p> <p>How do we meet the needs of the city's university housing needs?</p> <p>Really housing? or just one or two night?</p>	<p>Yes!</p>		<p>As much as possible of the urban area and the surrounding area.</p>
<p>Create significant new <b>open space</b> for the district and urban communities</p>	<p>Highly relevant</p>		<p>Need to have high quality open space in the city and the surrounding area.</p>
<p>Provide a <b>framework</b> for the public realm that can expand over time to integrate with development of adjacent areas</p>			<p>Framework is a good word to use.</p>
<p>What public realm/transportation improvements are needed in this area? Examples: walking, biking, transit, etc.</p>			
<p>Enrich Boston's culture and sense of history</p>			<p>Highly relevant</p>
<p>Family's (or family's) needs over time in this area, what does that mean?</p>			<p>Improvements for future generations, not just for the current generation.</p>
<p>Equilibrium/transition (in, out, etc.)</p>			

STUDY GOAL (taken from the 2008 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE?	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the regional economic ecosystem		X	
Create a dramatic gateway to the city from the south			Remove "dramatic" and substitute "welcoming, vibrant gateway to the city"
Form an attractive and diverse new residential neighborhood			Substitutable, interesting, vibrant to all
Contribute to the prosperity of Chinatown and Leather District	X		
Promote stability of Chinatown as a social, cultural and economic hub for the city and region's Asian community	X		Libraries, cultural centers, people etc.
Other uses and cultural uses that fit the area?			
Provide new job opportunities for city residents, particularly in adjacent neighborhoods		X	diversify? opportunities for city residents (financial growth of diverse opportunities) business
Other types of jobs should be generated from development in this area? (University, retail, health care, hotels, residential, office, commercial, medical?)			
Meet the City's urgent housing needs	X		Shrink housing needed for middle class, working families
Do you need more rental units? More condos? More townhouses? More family housing? More town or high rise?			
Create significant new open space for the district and adjacent communities		X	Small green spaces, parks, to walk, to jog, to play, to sit, to stand, to sit on (urban oasis)
Provide a framework for the public realm that can expand over time to integrate with development of adjacent areas	X		reduce amount of public infrastructure by leveraging contributions of businesses, to the five key priorities: 1. Transit 2. Transit 3. Transit 4. Transit 5. Transit
What public recreational and other improvements are needed in this area?			Transit, to the five key priorities: 1. Transit 2. Transit 3. Transit 4. Transit 5. Transit
Enrich Boston's culture and sense of history			if not related to history or culture, remove. Culture is both, history is not. History is not, culture is not.

STUDY GOAL		STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the <b>regional economy</b>	Yes			let not be the epitome of regional success
Create a dramatic <b>gateway</b> to the city from the south	Yes			connect to other gateway
Form an attractive and diverse <b>residential neighborhood</b>	Yes			not of existing neighborhood
Contribute to the <b>prosperity of Chinatown and Leather District</b>	Yes			not the epitome of the success of Chinatown (the district)
Promote stability of Chinatown as a <b>social, cultural and economic hub</b> for the city and region's Asian community	Yes			the district
Provide new job opportunities for city residents, particularly in adjacent neighborhoods				
Other types of jobs that are generated from development in this area? (Example: retail, hotel, sports, hotels, residential, office, commercial, medical)				
Meet the City's and adjacent neighborhood's <b>urgent housing needs</b>				
Do you need more rental units? More condos? Market rate housing? Family housing? Low cost or no cost?				
Create significant new <b>open space</b> for the district and adjacent communities	Yes			the open space is not the same as the open space in the city
Provide a framework for the <b>public realm</b> that can expand over time to integrate with development of adjacent areas				
Other public realm/landscape improvements are needed in this area? (Example: streetscape, parks, open space, landscape)				
Enrich Boston's culture and sense of <b>history</b>	I include Parcel 27 in the offering (that is not yet)	Yes		the open space is not the same as the open space in the city

[illegible]

STUDY GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE HOW?
Enhance Boston's place in the <b>regional economy</b>	X		Other cities look to attract tech & service jobs [overkill]
Create a dramatic <b>gateway</b> to the city from the south	X		Gateway is a negative connotation and a negative connotation to the city
Provide a <b>multicultural</b> and diverse new <b>residential neighborhood</b>	X		Terrace only by new residential only
Contribute to the <b>prosperity</b> of Chinatown and Eastern District	X		
Promote stability of <b>Chinatown</b> as a social, cultural and economic hub for the city and region's Asian community	X		Inter (continually) open (e.g. housing, social)
Provide new job opportunities for city residents, particularly in <b>adjacent neighborhoods</b>	X		Don't want to lose out of housing, social, economic, cultural, and economic. Current problems: MPE, MPE, problems
What types of jobs should be generated from development in this area? (e.g. retail, food, service, health, education, office, commercial, residential)			grace
Meet the City's and adjacent neighborhood's <b>housing</b> needs			100 units, medium income
Do we need more retail units? More offices? Market rate housing?			
Create significant new <b>open space</b> for the district and adjacent communities			Expand Olympic Village Marginalized, isolated Newspapers, restaurants Newspapers, restaurants Short trees Green, smart lighting Greenhouse Public, cultural Mentoring space Green and more green Water, electricity
Provide a framework for the <b>public realm</b> that can expand over time to <b>integrate</b> with development of adjacent areas			incompatible, cultural space as a hub for the city Public realm Public realm Public realm to develop Public realm to develop Public realm to develop
What social, cultural, economic, or aesthetic issues are critical to this project's success, with implications, more around this, broader?			
Integrate the <b>cultural</b> and sense of <b>history</b>			
Incorporate <b>Public Art</b> into the <b>planning</b>			

10590  
South Bay Kneeland Street Parcels  
PARCELS 25, 26, & VEOLIA PARCEL

STUDY GOAL (taken from the 2004 South Bay Planning Study)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance Boston's place in the <b>regional economy</b>	Somewhat Yes	Somewhat No!	
Create a dramatic <b>gateway to the city</b> from the south	Absolutely		Don't want architecture similar to Seaport bridge to new neighborhood Walking - better scale of the city and as the local scale Extension of existing neighborhood cohesive neighborhood network
Form an attractive and diverse <sup>exciting</sup> <b>new residential neighborhood</b>	Yes		
Contribute to the <sup>wealth, vitality in block</sup> <b>prosperity</b> of Chinatown and Leather District	Somewhat		Prosperity implies more than wealth. Better vitality and the amenities that help a neighborhood function
Promote stability of <b>Chinatown as a social, cultural and economic hub</b> for the city and region's Asian community			
Provide <b>new job opportunities</b> for city residents, particularly in adjacent neighborhoods			
What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, medical?			
Meet the City's and adjacent neighborhood's urgent <b>housing</b> needs	YES!!		As much as possible - if not more - than affordable and ON SITE! Mixed income unit mix should reflect families
Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?			
Create significant <sup>and safe</sup> <b>new open space</b> for the district and adjacent communities	Highly Relevant		Must serve both Chinatown and LD. widen programming dog park, "sitting therapy", topography uses for young girls, green
Provide a <sup>collaborative and active streetscapes</sup> <b>framework for the public realm</b> that can expand over time to integrate with development of adjacent areas			Connections between Chinatown + LD Scale should be broken down to not become barrier
What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?			
Enrich Boston's <b>culture and sense of history</b>		Not Relevant	
Family + community needs are pressing in a way that they were			programming for young families -> playground structures, places to sit/shade, water features
Environmental impacts (air, traffic, etc.)			



# 設計準則草案

- 1) 般城市設計原則
- 2) 高度
- 3) **Gateway** 設計
- 4) 公共領域與鄰里連接
- 5) 開放空間與環境

# 設計準則草案

## 城市設計一般原則

- A密集，混合使用，多塊重建將促進中國城（西），皮革區（北），以及南站（東）之間的可行走的連接
- 約5英畝的土地應該被分解成更小的地塊和街道，以更好地涉及到鄰近的社區
- 建設（S），並從鄰近的街區和內該網站的定位到另一個很重要



# 設計準則草案

## 高度

- 不要超過125 '尺的高度範圍內 50 '尺 Kneeland 街
- 高度每不超過300' 尺南部部分(FAA準則)南部部分
- 更大的高度和密度是沿地塊南緣合適，但降壓至Kneeland街創造一個溫馨的環境街景規模
- 建築體量必須考慮到太陽和陰影。變化的高度是可取的

# 設計準則草案

## Gateway 設計

- 網關設計有多重含義：一個戲劇性的，標誌性的正規表達式標誌著進入城市，從南點，還要設計與鄰里環境，促進到來感
- 上鄰近側網關設計應相對於現有的建築物進行縮放，但高度在現場的背面（南）側是合適的，並鼓勵 (up to 300' per FAA regulations)
- 街道級網關設計應該提升知名度和進入行人周圍的鄰里
- 靈敏度到相鄰的附近的建築物，公園和行人是最重要的設計考慮



# 設計準則草圖

## 公共地域與鄰近社區連接

- 改善街道的整體外觀、建築物大小，促進鄰里連接，保護和改善現有走廊外觀，街景設計，體現出波士頓的完整街道設計方針，積極使用及發展社區開放空間及行人使用在適當情況下與社區開放空間和民用設施的發展。
- Kneeland**街是至關重要的接縫和街景設計和連接南灣街道**Kneeland**包裹的直接背景的零售機會。
- 增強的街景應被視為不可或缺的重建和旨在減輕交通基礎設施和空氣質量問題的不良噪音和接近的影響。

# 設計草圖準則

## 開放空間與鄰近環境連接

- 保留Reggie Wong 黃述占公園或在現有公園附近另找新址，以近華埠及皮革區為選址因素
- 開放式的空間設計需顧及長者及年輕人對社區需要，以娛樂性和其他共存用途
- 27地段的93公路加以覆蓋，同時發展應盡量考慮取材應該有助創造更多開放空間
- 減低對環境影響，改善空氣質量
- 透過適當的通風和過濾系統 解決建築物 室內空氣質量問題



# 下一步計劃

- 強化發展指導方針--ITB，收集社區各方評論
- 6月7日會議提交最終草案計劃

# *Questions*

## 提題