

公众对唐人街分区草案的反馈意见

波士顿市规划局于 2024 年 11 月 19 日发布了唐人街分区修正案草案、分区地图草案和设计指南草案，公众评论期截至 2025 年 2 月 5 日。在整个公众评论期内，规划局工作人员通过民意调查、电子邮件、评论信和请愿书等多种渠道搜集了民众的反馈意见。

这里的反馈意见汇总代表了所收到的所有书面意见。关于请愿书，每组请愿书的第一页都包含在文件的主要部分。请愿书全文见附录。反馈的组织结构顺序：首先为反馈来源的类型，然后为收到的日期。

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调查回复

日期: 11/19/24

1. 姓名 (可选)

John Wilton

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

地图本身很好地体现了唐人街内不同用途的传统界限。如果不同分区之间的差异小一些, 可能会更好。限制街道一侧的建筑高度上限为 45 英尺, 而允许街道对面的建筑高度上限为 80 英尺, 这样的没有任何理由。我对规划局提出的非常严格和限制性的尺寸限制感到失望。我只有一个建议, 即, 将每个分区内允许的高度增加一倍, 因为我们正面临着严重的住房危机, 不仅是经济适用房短缺, 市场价住房也短缺。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

我一直密切关注着这一工作进程, 希望规划局最终能有足够的勇气提出合理的提案。遗憾的是, 我非常失望地看到 R1 子分区的拟议高度限制为 45 英尺 !, CC 子分区仅为 80 英尺, R-10 和 MU-10 子分区仅为 250 英尺。请将 R1 的限制提高到至少 90 英尺, CC 提高到 160 英尺, R-10 和 MU-10 子分区提高到至少 500 英尺。这实际上降低了 R1 子分区目前的高度限制, 这太荒谬了。我们当前处于住房短缺的危机之中。这座城市需要发展, 需要大幅放宽分区限制, 因为这些限制本身就具有排斥性。我们需要建造经济适用房和市场价住房来摆脱住房短缺的危机, 这项计划远远不能满足现状的需求。

7. 请在此处提供上面未提及的任何其他评论:

日期: 12/17/24

1. 姓名 (可选)

Jianbo Wu

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

中文国语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

我个人建议可以建10到15层, 100%可负担性房屋

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

最好是30%AMI

7. 请在此处提供上面未提及的任何其他评论:

唐人街地区本来就很小, 人口又多, 卫生脏乱.需要更多的地方给低收入人居住.

日期:12/17/24

1. 姓名 (可选)

Baolian Kuang

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

中文粤语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街工作, 我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

MU-10 和 R-10 的高度为 100 英尺

经济适用房覆盖率必须为项目的 60%, 平均收入为 70% AMI 及以下

高度上限 230 英尺(公寓楼 One Greenway的高度)

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期:12/17/24

1. 姓名 (可选)

QiuMei Li

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

中文粤语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民, 我在唐人街工作, 我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

"MU-10 及其他地区如果建全部可负担性房屋是30%AMI- 60%AMi 可以建15层。

其他用途10层以下。

不要兴建酒店"

7. 请在此处提供上面未提及的任何其他评论:

日期:12/17/24

1. 姓名 (可选)

ZHEN LIN

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

中文国语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 12/17/24

1. 姓名 (可选)

MeiQin Wu

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

中文国语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 12/17/24

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

中文国语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 12/18/24

1. 姓名 (可选)

Xiaoyin Qiu

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

N/A

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

1. 本社区不需要非经济适用房, 高度上限应低于 10 层。

2. 经济适用房应该是社区成员真正负担得起的住房, 而我们的居民中约有 70% 的收入水平在 50% AMI 或以下。分区修正案应明确将经济适用房住宅楼定义为 70% 以上住户的收入低于 50% AMI 的建筑。

3. 更多绿地

4. 唐人街不能有大麻店

7. 请在此处提供上面未提及的任何其他评论:

日期: 12/20/24

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

中文国语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 1/4/25

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街工作, 我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友, 其他

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

在 R1 和 CC 子分区内有几个停车场。虽然从整体上限制这些区域的高度以保护历史特色有一定道理, 但同样的逻辑适用于停车场就不合理了, 这会限制再开发潜力, 从而给现有建筑带来更大的停车位压力。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

应该允许在现有的低矮联排住宅和商业空间上进行垂直的加建项目。这样既能保持建筑特色, 又能提供更多住房。R1 区域分区降低是倒退。

7. 请在此处提供上面未提及的任何其他评论:

最大限度地发挥未充分利用空间的潜力。

日期: 1/7/24

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街购买商品和服务

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

请取消新的高度上限限制。在交通发达的地区限制住房对人和环境都不利。唐人街的居民和家庭理应获得配有现代化基础设施的经济适用房, 这些公寓应配备电梯、中央供暖和空调等现代化设施。以牺牲今天人们的利益为代价保留二十世纪初低质量、低能效的住房是一个糟糕的想法。如果 Wu市长继续执行这一计划, 我将重新考虑我投给她的那一票。

日期: 1/10/24

1. 姓名 (可选)

Spencer Phillips

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

我喜欢新地图, 我认为限制成人娱乐区是必要的, 将绿道区移出唐人街也是支持本地发展的重要方式。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

由于该地区需要更多的住房, 我支持该规划不鼓励在该地区建造停车场并限制新建停车场的做法。我担心 2.5 万平方英尺的限制会导致大多数 R10 住房都在 2.5 万平方英尺的地块上, 以防止降低建筑物的地块使用比例。我认为采用灵活的比例和规格而不是硬性规定会更有效。我还认为, IS-2 区 4 的 FAR 限制对于密集区来说太低了。不过, 我认为这是一个很好的规划, 既保护了唐人街的核心区, 又鼓励了周边地区的住房开发。我确实认为应该采取更多措施来阻止在唐人街设立停车场, 因为唐人街是一个非常适合步行的地方, 但汽车却对此区域带来了较大的伤害。但是, 我仍然认为取消唐人街最低停车位的规定是一个非常好的补充。

7. 请在此处提供上面未提及的任何其他评论:

关于 15-25 Harrison 酒店, 我认为该建筑应作为住宅, 但有必要进行重新装修改造, 因为它已经空置了十多年。

日期: 1/24/25

1. 姓名 (可选)

James Wang

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街购买商品和服务

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

在波士顿这种住房严重短缺的地区考虑降低分区是荒谬的做法。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 1/25/25

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民, 我在唐人街学习

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

您能否提供更多信息, 说明分区变化将对持有停车许可证的唐人街居民在唐人街停车有何影响?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

作为居民, 我担心这将如何影响本已困难重重的停车问题。

7. 请在此处提供上面未提及的任何其他评论:

日期: 1/31/25

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

对 Harrison ave上的酒店开发提案表示担忧, 为了我的居住在该地区的亲朋好友担心, 我强烈反对该提案。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 2/2/25

1. 姓名 (可选)

Nancy Lo

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街工作, 我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

我不支持将 R-1 子分区的高度降至 45 英尺。原有的分区高度应保持不变。如果不允许现有业主提升高度, 尤其是如果邻近的 R-10 高度可以更高, 这对他们不公平的。由于这些区域距离很近, 它们的高度要求应该相似。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

我认为 R1 的 10 英尺开放空间要求限制过于严格, 应该与其他区的 5 英尺要求保持一致。与空地要求更少而高度上限更高的他地区的限制相比, 对较小的地块限制却更加严格是不合理的。

7. 请在此处提供上面未提及的任何其他评论:

由于唐人街位于地下水区, 对回灌系统的要求应通过许可机构、BWSC 和 ISD 完成, 而不是通过上诉委员会。

日期: 2/3/24

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

中文粤语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

看图有点难度，但我的意见是，保护唐人街历史，支持小型企业，建筑方面不要太高，同等位置的高度就OK了，要给唐人街有空间，减少废气，总而言之以人为本，没有健康的身体说什么都是假的！

日期: 2/3/25

1. 姓名 (可选)

Jenny Huang

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语, 中文普通话

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街工作, 我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

我很高兴看到 R-1 和 CC 注重保护街区的历史和文化特色! 不过, 我对 MU-10 子区 150 英尺的高度上限限制感到担忧, 因为该地区大多数建筑的高度都低于这个高度。我还听到居民说, 大多数人希望 MU-10 子区的高度限制为 10 层。我还对允许建造 60% 经济适用房的项目高度上限可达到 350 英尺表示担忧。虽然我喜欢较高/较大的开发项目必须包括 60% 的经济适用房这一规定, 但 350 英尺的高度实在太高了! 我认为, 经济适用房的高度不应超过 150 英尺。

7. 请在此处提供上面未提及的任何其他评论:

日期: 2/3/24

1. 姓名 (可选)

Zhanpeng Wang

2. 电子邮件 (可选)



3. 您喜欢用什么语言交流? (勾选所有适用项)

英语, 中文普通话, 中文粤语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 2/3/25

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民, 我在唐人街工作, 我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 2/4/25

1. 姓名 (可选)

Sebastian Luu

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民, 我在唐人街工作, 我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友, 其他

4a. 要是选了“其他”请在以下说明

我家在唐人街有房产

5. 分区图草案:您对分区图草案有何看法?

我支持分区地图草案。我认为有必要扩大开发选择的范围, 使其建筑高度更高, 以支持为社区提供更多的住房和商业空间。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

对于 MU-10 子分区来说, 经济适用房覆盖区所允许的经济适用房项目是一个很好的想法。我认为这些项目规定新的高度限制是必要的。我唯一的问题是, 该提案没有明确经济适用房项目的构成要素。它们将是或者可能是什么样子? 将采用哪些收入限制或其他衡量标准? 我支持对经济适用房的需求, 但社区应该知道收入限制的具体情形。作为工人阶级为主的社区, 我们应该确保这些界定经济适用房收入的目标能够准确反映唐人街社区居民的实际收入水准。

MU-10 区划也不应该允许酒店的存在, 应只允许已经运营的酒店。其他正在设计或规划中的酒店不应包括在内。

社区商业也不应该允许酒店的存在, 只允许已经存在的、正在运营的酒店。目前在 Harrison Avenue 上运营的 Global Luxury Suites 酒店就是一个例子。其他正在设计或规划中的酒店不应包括在内。

7. 请在此处提供上面未提及的任何其他评论:

MU-10 分区指定了一个小型公园和户外餐饮空间。地块所有者可以选择将这些空间转入公共土地信托系统。由唐人街社区或波士顿市政府运营的公共土地信托负责维护和运营这些空间。这将使这些空间继续向公众开放，并为公众提供更多的便利设施，而不仅仅是某个指定地段的居民。可以建立这样一个系统，激励房产所有者允许公共维护，或者，如果房产所有者愿意，可以通过这个公共土地信托系统寻求合作，以便将这些有限的空间提供给公众使用。这样做可以增加本已有限的开放空间。我们有 Phillips Square、Rose Kennedy Greenway、Mary Soo Hoo Park 和 Reggie Wong Park。这些公园的数量和面积都不足以让人接受。MU-10 分区的这一方案很好，应该向公众公布。

日期: 2/4/25

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街购买商品和服务

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

我们需要确保分区规划对文化遗产具有包容性, 这意味着豪华公寓和过度的商业分区已经侵占了唐人街的边界。让我们努力为在这里谋生的亚裔家庭提供经济适用房。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

8-10 层的建筑就足够了--任何建筑都不应超过这个高度。另外, 请考虑该地区的气候需求--由于附近剧院区的建筑高度, 已经有足够的风口街道, 而且主要的热区都在附近。

7. 请在此处提供上面未提及的任何其他评论:

想法很激进, 但可以从欧洲的做法寻找灵感。将停车场埋在整个街区的地下(同时升级下水道系统, 这样街道更美观舒适), 将整个街区变成行人专用区, 也许可以放宽 2-3 条街道的送货车辆。这将有助于增加这里餐厅的庭院用餐选择, 并使这里成为理想的购物/假期目的地。

日期: 2/4/25

1. 姓名 (可选)

Aaron Hoffman

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

总体上听起来不错! 我特别赞赏并强调需要为这个历史悠久的华人社区提供更多经济适用房和支持性环境。在可行的情况下, 还应该鼓励提供开放空间。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

对于取消唐人街楼门附近的唐人街邻里区开放空间空, 我确实有些担心。该区域唐人街的固有区域, 其独特的特性应得到保护。

7. 请在此处提供上面未提及的任何其他评论:

感谢你们提出这项深思熟虑的建议。只要我们大力鼓励经济适用房、延续街区的文化特征和开放空间, 我就支持该计划。

日期: 2/5/25

1. 姓名 (可选)

Asian Outreach Center of Greater Boston Legal Services

2. 电子邮件 (可选)

[REDACTED]

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

其他

4a. 要是选了“其他”请在以下说明

GBLS 的亚裔外联中心为许多唐人街居民和社区成员提供法律服务，并支持组织和宣传活动。

5. 分区图草案:您对分区图草案有何看法?

分区子区域是一个值得大家欢迎的变化，其认可不同类型的住宅、商业或混合用途区的不同需求。此外，我们感谢市政府努力与社区沟通，以防止动迁并保护唐人街的历史和文化特色，特别是认可排屋和小区商业分区。然而，鉴于唐人街大多数建筑都在 100 英尺以下，MU-10 的 150 英尺限制过高。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

拟建的唐人街可负担住房覆盖区将为低收入弱势居民提供亟需的额外可负担住房选择，尤其是那些英语能力有限的居民，他们依赖当地企业以中文提供服务、支持和社区空间活动。任何拟议的住房项目都应设置居民收入上限，真正优先考虑当地低收入居民的使用权。将收入限制设定在AMI 60% 或更低，而不是 100% AMI。此外，住房覆盖层的高度限制应在 150-200 英尺之间，而不是拟议的 350 英尺。

7. 请在此处提供上面未提及的任何其他评论:

为了社区和居民的长期健康和可持续发展，唐人街需要更多的绿色和开放空间，包括 Phillips Square。数十年的城市扩张和重建的累积效应使唐人街成为波士顿最热的社区、第二最易受水灾影响的社区、波士顿人均开放空间最少的社区以及麻萨诸塞州空气质量最差的社区。与整个波士顿居民相比，唐人街的树冠覆盖率仅为 8%，市中心区每千名居民拥有 2.17 英亩的开放空间，而全市每千名居民拥有 7.59 英亩的开放空间。在大波士顿地区的所有居民区中，

唐人街的成人哮喘发病率最高。波士顿市政府必须采取措施，对可能加重和恶化长期居住者病情发展的项目予以限制。

日期: 2/5/25

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

子分区的分区规定很重要，因为不同的街区有不同的规模、需求和问题。排屋小街与商业或机构性较强的街区不同。

市政府正在寻求保护唐人街的历史和文化特色，并关注居民流离失所问题，这很重要。我们从CC(小区商业) 和 R1(排屋)分区的提案中看到了这一点。我认为 MU-10(Beach 和 Essex Streets之间) 的 150 英尺高度过高，因为唐人街范围内的大多数建筑只有 8-10 层高。

我支持 "经济适用房覆盖区"的概念，但该覆盖区应在 150-200 英尺之间，而不是 350 英尺！同样重要的是，符合要求的项目至少要有 60% 的经济适用房，而且要达到适合唐人街居民收入水平的更高可负担性，如 60% AMI 及以下。

唐人街是极热区，我们需要一些绿色开放空间，包括 Phillips Square。

日期: 2/5/25

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我是唐人街居民

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

我赞成划定 R-1 子分区保护排屋。我认为这对保护我们城市的历史性区域极为重要。我认为 MU-10 子分区的高度上限过高。新建筑的高度应限制在现有建筑的高度。这将有助于防止过度拥挤。

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

7. 请在此处提供上面未提及的任何其他评论:

日期: 2/5/25

1. 姓名 (可选)

2. 电子邮件 (可选)

3. 您喜欢用什么语言交流? (勾选所有适用项)

英语

3a. 要是选了“其他”请在以下说明

4. 您和唐人街有怎样的联系? (勾选所有适用项)

我在唐人街工作, 我在唐人街购买商品和服务, 我常去唐人街探亲和/或会友

4a. 要是选了“其他”请在以下说明

5. 分区图草案:您对分区图草案有何看法?

6. 分区文本修正案草案:您对分区文本修正案草案有何看法?

收入要求为100% AMI 的经济适用房在唐人街行不通, 因为这远远高于该社区的收入中位数。高收入新居民的涌入, 居民老龄化和流离失所的现象将会发生。我们无法接受这样的情况。唐人街提供的商品和服务对工人阶级和新移民至关重要。我要求将经济适用房的要求降低到AMI的60%。

我还认为, 350 英尺的高度上限过高, 与 150 英尺要求不成比例。这一高度是如果通过推理论研究得出的? 如果将基本高度普遍降低到 100 英尺(基本)和 200 英尺(经济适用房奖励), 对民众来说更容易接受一些。正确执行这一点非常重要。

7. 请在此处提供上面未提及的任何其他评论:

请倾听最弱势居民的心声, 而不是优先开发商的利益。波士顿唐人街是美国历史最悠久的唐人街之一。不竭尽全力保护唐人街绝对是一种耻辱。分区仅仅是开始。唐人街的倡导者和组织非常清晰地陈述了想法。请你们倾听我们的心声。我们都在关注事态的发展。

电子邮件

格式: 电子邮件

日期: 2/3/25

来自: Jared Katsiane

我希望就唐人街分区拟议修正案提出反馈意见。

-对子区域的分区很重要。排屋所在狭小街道和机构或商业街区根本不一样。

-保护唐人街的历史和文化特色以及解决居民流离失所问题非常重要。

-对于 MU-10 来说, 150 英尺太高了, 因为该区大多数建筑都有 8-10 层高。

-我支持经济适用房覆盖区的概念, 但最高高度应在 200 英尺左右, 而不是 350 英尺! 同样重要的是, 一个项目至少要有 60% 的经济适用房, 而且要达到适合唐人街居民的更高的可负担性水平, 如 60% AMI 及以下。

-唐人街是一个极端炎热的地区, 我们需要一些绿色和开放空间, 包括改造 Phillips Square。

感谢您的关注和支持!

Jared Katsiane

格式: 电子邮件

日期: 2/3/25

来自: Martin Gao

我叫 Martin Gao, 住在 [REDACTED]。我在波士顿市中心唐人街附近工作, 我本人与唐人街有着密切的联系。

我希望就唐人街分区拟议修正案提出反馈意见。

-对子区域的分区很重要。排屋所在狭小街道和机构或商业街区根本不一样。

-保护唐人街的历史和文化特色以及解决居民流离失所问题非常重要。

-对于 MU-10 来说, 150 英尺太高了, 因为该区大多数建筑都有 8-10 层高。

-我支持经济适用房覆盖区的概念, 但最高高度应在 200 英尺左右, 而不是 350 英尺! 同样重要的是, 一个项目至少要有 60% 的经济适用房, 而且要达到适合唐人街居民的更高的可负担性水平, 如 60% AMI 及以下。

-唐人街是一个极端炎热的地区, 我们需要一些绿色和开放空间, 包括改造 Phillips Square。

感谢您的关注和支持!

您诚挚的,

Martin Gao

格式: 电子邮件

日期: 2/3/25

来自: Pong Louie

我希望就唐人街分区拟议修正案提出反馈意见。

-对子区域的分区很重要。排屋所在狭小街道和机构或商业街区根本不一样。

-保护唐人街的历史和文化特色以及解决居民流离失所问题非常重要。

-对于 MU-10 来说, 150 英尺太高了, 因为该区大多数建筑都有 8-10 层高。

-我支持经济适用房覆盖区的概念, 但最高高度应在 200 英尺左右, 而不是 350 英尺! 同样重要的是, 一个项目至少要有 60% 的经济适用房, 而且要达到适合唐人街居民的更高的可负担性水平, 如 60% AMI 及以下。

-唐人街是一个极端炎热的地区, 我们需要一些绿色和开放空间, 包括改造 Phillips Square。

感谢您的关注和支持!

Pong Louie

格式: 电子邮件

日期: 2/3/25

来自: Anju Madhok

我叫Anju Madhok, 是波士顿市民, 自2018年以来一直在唐人街社区工作。

我希望就唐人街分区拟议修正案提出反馈意见。

-对子区域的分区很重要。排屋所在狭小街道和机构或商业街区根本不一样。

-保护唐人街的历史和文化特色以及解决居民流离失所问题非常重要。

-对于 MU-10 来说, 150 英尺太高了, 因为该区大多数建筑都有 8-10 层高。

-我支持经济适用房覆盖区的概念, 但最高高度应在 200 英尺左右, 而不是 350 英尺! 同样重要的是, 一个项目至少要有 60% 的经济适用房, 而且要达到适合唐人街居民的更高的可负担性水平, 如 60% AMI 及以下。

-唐人街是一个极端炎热的地区, 我们需要一些绿色和开放空间, 包括改造 Phillips Square。

感谢您的关注和支持!

格式: 电子邮件

日期: 2/3/25

来自: David Dayton

作为波士顿和其他环境正义社区低收入组织的工程顾问, 我希望就唐人街分区拟议修正案提出自己的反馈意见。

-对子区域的分区很重要。排屋所在狭小街道和机构或商业街区根本不一样。

- 保护唐人街的历史和文化特色以及解决居民流离失所问题非常重要。

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感谢您的关注和支持!

David S. Dayton

Chairman, Clean Energy Solutions, Inc.

格式: 电子邮件

日期: 2/3/25

来自: Louisa Winchell

你好,

我希望就唐人街分区拟议修正案提出反馈意见。

-对子区域的分区很重要。排屋所在狭小街道和机构或商业街区根本不一样。

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-唐人街是一个极端炎热的地区, 我们需要一些绿色和开放空间, 包括改造 Phillips Square。

感谢您的关注和支持!

您诚挚的,

Louisa Winchell

格式: 电子邮件

日期: 2/4/25

来自: Yvonne Ng

尊敬的Halverson先生您好，

你们可能已经从我的邻居们那里得到了一些意见, 但我想对唐人街的拟议分区修正案发表自己的看法。

即:

- 子区域的分区很重要, 尤其是具有历史文化意义的排屋所在街道, 它们与唐人街其他类型的建筑和住宅风格完全不同。
- 我们希望保护唐人街的历史和文化特色, 解决居民流离失所的问题。
- 对于 MU-10 来说, 150 英尺的高度太高了, 因为该区域内大多数建筑都有 8-10 层高。经济适用房覆盖区的最高高度应为 150-200 英尺, 而不是 350 英尺 !
- 同样重要的是, 一个项目至少要有 60% 的经济适用房, 而且要达到适合唐人街居民的更高可负担性水平, 如 60% 的 AMI 及以下。
- 唐人街是一个极端炎热的地区, 我们需要一些绿色和开放空间, 包括改造 Phillips Square
。

自 2004 年以来, 我一直是唐人街的居民, 也是经济适用房公寓的业主。我热爱我的社区, 不希望看到不符合当前和未来居民最佳利益的改变。

感谢您的关注和支持。

Yvonne

格式: 电子邮件

日期: 2/4/25

来自: Olivia Golden

尊敬的 Wu 市长和市议员们,

我希望就唐人街分区拟议修正案提出反馈意见。

- 子区域的分区很重要, 尤其是具有历史文化意义的排屋所在街道, 它们与唐人街其他类型的建筑和住宅风格完全不同。
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- 唐人街是一个极端炎热的地区, 我们需要一些绿色和开放空间, 包括改造 Phillips Square
。

感谢您的关注和支持!

您诚挚的,

Olivia Golden

格式: 电子邮件

日期: 2/5/25

来自: Michael Liu

我是唐人街居民，也是研究唐人街历史的学者和作家，我写这封信是想就《唐人街区划修订草案》的修订建议发表意见。

由于唐人街与城市之间的曲折历史，规划工作必须特别谨慎。我理解这段历史所导致的对该地区的各种需求的复杂性。

作为本市仅存的几块历史悠久的移民地之一，唐人街的历史文化特征和弱势居民必须得到重点关注。此外，该社区因其垃圾填埋场的起源和多条高速公路的选址而存在严重的环境正义问题。

唐人街的土地面积很小，而且事实上一直在不断缩小，因此子区域的分区非常重要。要认识到 "唐人街的独特性"，就必须特别考虑支持仅存的几条排屋所在的小街道。唐人街是极热区，易受水灾的侵袭，并因其边界上的州际高速公路人们遭受健康问题的困扰。为了减轻这些威胁和损害，必须尽可能地整合绿地和开放空间。因此，任何新开发项目都应包括此类空间和雨水可渗透区域。

经济适用房覆盖区的概念非常必要，但高度限制必须降低到 200 英尺。350 英尺的限制将继续侵蚀街区的历史和社区。它将进一步分化高楼居民和排屋居民。此外，只有经济适用房项目有60% 的经济适用房并且只有达到适合唐人街居民的较高可负担性的的情况下，才有资格进入该区。这将服务需求最大的那部分人口。

应降低 MU-10 过渡区的高度限制。该区域的大多数建筑都有 8-10 层高，如果在唐人街北部边界建造 15 层高的建筑，将进一步加剧目前商业、机构和豪华住宅高楼包围街区的状况。

您诚挚的，

Michael Liu

格式: 电子邮件

日期: 2/5/25

来自: Kaitlyn Wang

尊敬的 Jack 你好,

希望您一切安好。我是以唐人街居民挚友的身份写这封信的, 我深切关注普遍的唐人街居民流离失所的情况。我写这封信是为了感谢你们在唐人街重新分区方面所做的工作, 并分享我对这一过程的反馈意见。

我完全支持分区的存在, 并赞赏其努力满足附近不同街区的独特需求的能力, 特别是 R-1 和 CC 区以及经济适用房覆盖区的保护工作。

然而, 为了让许多唐人街工人阶级居民真正能够负担得起该地区的租金, 与目前的提案相比, 有必要降低AMI。我请求您考虑降低AMI上限至60%, 而不是根据波士顿以外众多区域的收入中位数来计算100% 的AMI。请采取一些措施, 使平均收入在AMI 30% 左右的唐人街居民能够真正负担得起经济适用房。

关于建筑高度, 我希望该区的最高高度能从 350 英尺降至 200 英尺。MU-10 区包括大部分 8-10 层的建筑, 目前建议的 150 英尺高度上限过高, 会加剧附近现有社区的生活质量和环境问题。

唐人街绿地的稀缺造成了该社区严重失调不成比例的气候影响, 包括高温区和水灾。我希望您考虑进一步改造 Phillips Square, 以解决这些问题, 从而促进居民和整个社区的健康和福祉。

非常感谢您的考虑。

祝好,

Kaitlyn

信件 + 请愿书

- Hong Lok House 租户请愿书
- Mass Pike Towers租户协会
- 唐人街商业协会请愿书 1
- 唐人街商业协会请愿书 2
- 新英格兰华人联合慈善协会
- 华人进步协会请愿书 1
- 唐人街商业协会请愿书 3
- 麻萨诸塞州港务局
- 亚裔社区发展公司
- 华人进步协会请愿书 2
- 华人进步协会请愿书 3
- 华人进步协会网上请愿
- 独立学院与大学协会
- 唐人街社区土地信托基金
- 华人进步协会
- Longwood Collective
- Mass General Brigham
- Tufts 医疗中心
- Tufts 大学
- NAIOP Massachusetts

Hong Lok House 租户请愿书
28 人签名1
[单击此处查看每份请愿书的副本。](#)

致波士顿规划局 Jack Halverson

以下是我对唐人街分区提案的评论

- 对子区域的分区很重要，因为不同的街区有不同的规模、需求和问题。排屋小街与商业或机构性较强的街区是不同的。
- 市政府寻求保护唐人街的历史和文化特色，并关注流离失所问题，这一点很重要。我们尤其在 CC(小区商业) 和 R1(排屋) 子区域的提案中看到了这一点。
- 我认为 MU-10(Beach 和 Essex Streets 之间) 的 150 英尺高度上限过高，因为唐人街范围内的大多数建筑只有 8-10 层高。
- 我支持经济适用房覆盖区的概念，但该覆盖区应在 150-200 英尺之间，而不是 350 英尺！同样重要的是，一个项目至少要有 60% 的经济适用房，而且收入要求要达到适合唐人街居民的更高的可负担性，如 60% AMI 及以下。
- 唐人街是极热区，我们需要一些绿色开放空间，包括 Phillips Square

MASS PIKE TOWERS 租户协会
324 Tremont Street, Boston MA 02116

2025 年 1 月 8 日

Jack Halverson
波士顿规划局
One City Hall Square
Boston MA 02201

尊敬的 Halverson 先生你好：

Mass Pike Towers 租户协会希望就唐人街分区修订建议提交以下意见。

我们同意不同的子区域有不同的需求和要求，我们支持降低 R-1 和 CC 子区域的分区高度。但我们认为，MU-10 和 R-10 区域的分区市场价住房或商业开发的高度应为 100 英尺，如果项目的大部 分是社区经济适用房，如地区居民收入水平中位数 60% 及以下的家庭，则经济适用房项目的高度上限可以提高。

我们建议经济适用房覆盖区的高度上限应与 Mass Pike Towers 高层建筑的高度相匹配，这样目前的居民就不会被未来的新开发项目所遮挡。

最后一点，由于唐人街是本市气温最高的最热街区，但绿地却很少，因此我们支持为该街区的开放空间和绿地制定指导方针并作为优先工作事项。

您诚挚的，

Yingzhu Zhu, 联合主席
谨代表董事会

致波士顿规划局 Jack Halverson

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- 市政府寻求保护唐人街的历史和文化特色，并关注流离失所问题，这一点很重要。我们尤其在 CC(小区商业) 和 R1(排屋) 子区域的提案中看到了这一点。
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- 唐人街是极热区，我们需要一些绿色开放空间，包括 Phillips Square

唐人街商业协会唐人街重新分区立场

来自业主、家族协会和商界领袖的 50 多名利益相关者参加了由规划局与 CCBA、CNC 和 CBA 共同主办的讨论。

1. 为长期业主和企业提供支持

- 问题:CC 区和 MU-10 的建筑高度限制和子区域分区规定不符合现实的开发成本或代际财富积累机会。此外, 将这两个区分开也限制了连贯的发展规划。
- 问题:任何企业改变用途都必须经过 ZBA 程序, 如今这一程序至少需要 6-9 个月的时间。

- 建议
 - 将 CC 和 MU-10 区合并为一个统一区域, 即唐人街商业区, 以简化和精简开发法规。
 - 承认这个统一区域是唐人街的主要商业核心, 鼓励在此进行开发, 以保持和扩大经济发展机会。
 - 认识到增加高度的机会, 特别是唐人街商业区边界沿线已有较高高度的地点-- Kneeland St、Washington 和 Essex St 和 Surface Artery。
 - 改变用途的申请不应通过 ZBA, 特定商业除外, 例如但不限于大麻、酒吧娱乐许可证。

- 具体考虑因素:
 - 高度限制:
 - 在该区可居住区社区的外围和内部, 将建筑高度设定为 250 英尺, 以便进行可行的再开发工程。
 - 在 North Kneeland Street 两侧和其他唐人街边缘 (Kneeland, Essex 和 Washington Streets) 应用一致的高度上限。
 - 商业空间要求:
 - 强制规定该区未来的所有开发项目都必须包含商业空间, 以保持和发展唐人街的商业活动。
 - 供重新开发的地块有限:
 - 意识到大多数可行的大型重建地块都归或长期社区成员所有。政策必须赋予这些群体保留所有权并从开发机会中获益的权力。
 - 避免叠加限制性奖励:
 - 不要将商业区内的高度或开发津贴与经济适用房的密度奖励相联系, 以防止华人拥有和经营的企业被进一步取代。这对唐人街商业区核心地带的长期社区业主来说是不应有的负担

2. 家族协会的保存和发展

- 意义重大:家族协会是唐人街独有的特色, 对于保持社区的文化、社会和经济活力至关重要。

- 许多家族协会拥有的房产已在提供租金低于市场价的出租房，租户有机会租用造福社区的经济适用房。
- 认识到对这些协会和类似历史悠久的协会(如华人自由会和华商会)是社会服务的重要枢纽，为居民提供文化、教育和社会活动支持，以及让民众有归属感和地方感。
- 挑战：如果没有资源进行修缮或重建，家族协会可能会感受到出售房产的压力，从而威胁到它们的长期生存和唐人街的文化特性。
- 建议
 - 在重新分区中纳入支持机制，帮助家族协会保留和发展。
 - 承认家族协会是重要的社区支柱、经济驱动力以及经济适用房和社会服务的提供者。

协会所有唐人街物业

协会	所拥有的物业
Chinese Merchants Association of MA	<ul style="list-style-type: none"> ● 20 Hudson Street, Boston ● 61 Beach Street, Boston ● 63 Beach Street, Boston
Chinese Consolidation Benevolent Association	<ul style="list-style-type: none"> ● 90 Tyler Street, Boston ● 230 Harrison Avenue, Boston (Tai Tung Village) ● 288 Harrison Avenue, Boston (Pok Oi Building) ● 180 Shawmut Avenue, Boston, MA (Waterford Place)
Chinese Economic Development Council	<ul style="list-style-type: none"> ● 65 Harrison Avenue, Boston ● 31 Beach Street, Boston ● 10 Oxford Street, Boston ● 15 Oxford Street, Boston ● 78 Tyler Street, Boston
Gee How Oak Tin Association	<ul style="list-style-type: none"> ● 77 Harrison Avenue, Boston ● 23 Tyler Street, Boston ● 25 Tyler Street, Boston ● 27 Tyler Street, Boston ● 79 Hudson Street
Lee Family Association	<ul style="list-style-type: none"> ● 10 Tyler Street, Boston ● 50 Beach Street, Boston
Ni Lun Welfare Association	<ul style="list-style-type: none"> ● 57 Harvard Street, Boston ● 59 Harvard Street, Boston ● 72 Tyler Street, Boston
Kuo Min Tang of Boston	<ul style="list-style-type: none"> ● 17 Hudson Street, Boston
Moy's Family Association	<ul style="list-style-type: none"> ● 13 Hudson Street, Boston
Yee Fung Toy Association of NE	<ul style="list-style-type: none"> ● 11 Hudson Street, Boston
Fung Luen Association	<ul style="list-style-type: none"> ● 3 Hudson Street, Boston
Wong Family Association	<ul style="list-style-type: none"> ● 70 Beach Street, Boston ● 4 Tyler Street, Boston

	<ul style="list-style-type: none">• 8-10 Hudson Street
Chee Kong Tong Inc (Chinese Freemason)	<ul style="list-style-type: none">• 6 Tyler Street, Boston
Ng Family Benevolent Association	<ul style="list-style-type: none">• 22 Tyler Street, Boston
Soo Yuen Association	<ul style="list-style-type: none">• 61 Harvard Street, Boston
Gee Poy Kuo Family Association	<ul style="list-style-type: none">• 16 Pine Street, Boston
Goon Shee Association	<ul style="list-style-type: none">• 10 Oxford Place, Boston
Chiu Lun Association	<ul style="list-style-type: none">• 11 Oxford Place, Boston

唐人街商业协会请愿书 1
11 人签名
[单击此处查看每份请愿书的副本。](#)

January 15, 2025

Boston Planning & Development Agency
% Jack Halverson
One City Hall Square, 9th Floor
Boston, MA 02201

尊敬的Halverson 先生您好,

在过去的一年里, 我们参加了唐人街重新分区研讨会。我们认为, 我们的反馈和关注并没有体现在草案中, 也没有为我们的小区解决公平发展的问题。唐人街最终重新分区的结果将影响我们社区未来几代人的发展。

波士顿规划与发展局最近公布分区草案之后, 唐人街商业协会与其成员以及来自不同家族协会、小业主和其他社区利益相关者的代表举行了一次会议, 再次讨论我们希望波士顿规划与发展局考虑我们的意见并将其纳入新分区的内容。

作为一个拥有 2,000 多名注册会员的社区协会和唐人街 5 处房产的业主, 我们完全支持本信所附的建议。

您诚挚的,
Jenny Chan, 主席

组织名称:	Gee How Oak Tin Association of New England
物业地址:	77 Harrison Avenue, Boston, MA 02111 23 Tyler Street, Boston, MA 02111 25 Tyler Street, Boston, MA 02111 27 Tyler Street, Boston, MA 02111 79 Hudson Street, Boston, MA 02111

唐人街商业协会请愿书 2
11 人签名
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Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

Dear Mr. Halverson,

In the past year we have been taking part in the Chinatown rezoning workshops and feel that our feedback and concerns were not reflected in the draft release, nor does it address equity in development for our community. The final outcome from the rezoning of Chinatown will affect the future growth of our community for generations to come.

Recently after the release of the Draft zoning by the BPDA, the Chinatown Business Association hosted a meeting with its members and representatives from different Family Associations, small property owners and other community stakeholders to again discuss what we would like the Boston Planning & Development Agency to consider including in the new zoning.

We as a community fully support the recommendations attached with this letter.

Sincerely,



Name (Please Print)



Properties Owned in Chinatown:

16 HUDSON STREET, BOSTON MASS
10 HUDSON STREET, BOSTON MASS
8 HUDSON STREET, BOSTON MASS
75 HARRISON AVENUE, BOSTON MASS

January 29, 2025

Jack Halverson
 Zoning Reform Planner
 City of Boston Planning Department
 1 City Hall, 9th Floor
 Boston, MA 02201

事由:唐人街重新分区修正案

尊敬的 Halverson 先生您好,

我谨以新英格兰华裔联合总会(CCBA)会长的身份特书此信, 表达我们董事会对规划局提出的唐人街分区修正案草案的反馈意见和重大关注。

您可能已经了解到, CCBA成立于1923年, 是一个非赢利组织, 代表波士顿唐人街和新英格兰地区的33个家族协会和社区组织。CCBA及其相关组织在唐人街地区有着悠久的历史, 我们的核心任务之一是确保唐人街华人小区的集体福祉。因此, CCBA希望看到唐人街在未来能够继续繁荣发展, 无论是对企业、居民还是游客都是如此。

唐人街分区规划已多年未更新, 我们赞赏规划部门为听取当地小区反馈意见而进行的广泛小区参与工作。随着规划部门对分区修正案和唐人街设计指南的最后定稿, CCBA敬请您重新考虑为唐人街社区商业(CC)分区建议的尺寸规定。

CC 子区以 Kneeland、Washington、Surface Road 为界, 以 Beach Street 为中心, 是唐人街的商业中心。分区修订草案建议将建筑物高度上限限制在 80 英尺, 楼面面积限制在 2000 平方英尺, 以 "保持该地区独特的细节特点"(《唐人街分区文本修订草案》, 第 1 页)。CCBA 及其会员组织认为, 这一措辞对 CC 区内的小业主和家族协会造成过重负担。我们建议修订建议的分区规定, 使其符合唐人街当前的经济状况现实。以下是我们关注的主要问题:

- 1. 限制增长危及发展的可行性**
 拟议的分区将限制唐人街的发展潜力, 破坏其长期经济活力。由于核心 CC 子区没有额外的空地, 重建和垂直建筑是发展的唯一选择。建议的高度和楼层限制将迫使业主做出代价高昂的权衡, 例如安装电梯, 这将占用宝贵的楼面面积。在 CC 区典型的城市小地块上, 这些限制在经济上变得不切实际, 并阻碍了急需的重建工作。

2. 建议的限制对现有业主造成了负担, 并限制了业务的多样性

对于业主来说, 维护 CC 子区内老化的低层建筑已经成本高昂, 他们不得不面对过时的建筑系统和基础设施。保持现有的高度限制将抑制房产价值, 增加业主的经济压力。现有的建筑群也限制了租户的多样性, 仅有利于小规模经营, 而不利于菜店和宴会厅等急需的社

区设施，因为这些设施需要较大的楼面面积。我们预计，拟议的法规将长期存在，并将在未来数十年内扼杀商业创造力和多样性。

3. 尺寸限制方面的规定不利于经济适用性和地方所有权

提高住房可负担性是重新分区的既定目标之一，但这些尺寸的限制将与这一共同目标背道而驰。CC 子区的许多房产都归家族协会所有，这些协会与该地区有着深厚的历史渊源，可以追溯到 19 世纪。这些协会依靠再投资来维持和改善物业。高度和建筑面积限制将抑制长期所有权和投资，如建造适用中等收入劳动力的经济适用房。随着时间的推移，只有富人的住房将被保留下来，极度贫困者的需求将被忽视，从而进一步削弱唐人街的活力。

4. 限制措施造成唐人街经济衰退风险

分区限制阻碍了开发，将加速唐人街居民和企业向Quincy和Malden等郊区迁移，因为这些地方提供了更高的经济承受能力、更多的发展机会和面向亚洲人的便利设施。这一趋势在疫情爆发前就已出现，但随着企业因成本上升、通货膨胀和员工远程工作导致的人流量减少，企业陷入困境，这一趋势在近期愈演愈烈。如果缺乏有意义的发展和投资，唐人街的经济和文化活力有可能被郊区所取代，从而变成一个空心的外壳。

在最终确定重新分区修正案时，我们敦促规划部门深思熟虑地考虑企业和业主的需求，他们的存在对于保持唐人街作为社区的真实性和活力至关重要。历史保护固然重要，但我们也认为，保护应超越物质外观，包括保护社区的活力、商业和居民，这既需要连续性，也需要转型。

我们谨建议对拟议的分区修正案进行如下修改：

- 将社区商业(CC)子分区的最大建筑高度上限修改为 150 英尺，与邻近的 MU-10 和 R-10 子区的规定保持一致。
- 取消社区商业(CC)子区上限为 2,000 平方英尺的建筑面积限制。

年 1 月 21 日，CCBA 董事会以 95% 的赞成票通过了上述有关唐人街重新划区问题的建议。

我们相信，您和您的团队会深思熟虑、认真考虑我们的顾虑和建议。如果您有任何疑问或希望进一步讨论，请随时联系我们。

您诚挚的，
Felix Lui
主席
新英格兰华人联合慈善协会

CCBA董事会成员

Gee How Oak Tin Association of New England	Wong Family Benevolent Association	Yee Fung Toy Association of New England	Lee On Dong Association of N.E.
Goon Shee Association	Moy Shee Association	NE Gee Poy Kuo Family Association	Ng Family Benevolent Association
Fung Luen Association	Gee Tuck Sam Tuck Association of NE	Soo Yuen Benevolent Association	Leung Family Association
Loong Kong Tien Yee Assoc. of New England	Chew Lun Association of New England	Sam Yick Association of New England	Gin's Family Association of Boston
Chinese Merchants Assoc. of Massachusetts	R.O.C. Veteran's Association in Boston	Kuo Min Tang of Boston	Chee Kong Tong
Chinese Women's Association of New England	American Legion Chinatown Post 328	Que Shing Chinese Music & Boston Wang YMCA Opera Group	
Friends of Hong Kong and Macau Association	Ni Lun Welfare Association	Chinese Economic Development Council	Eastern U.S. Kung-Fu Federation
World Kwong Tung Association	Chinese Business Association	Tai Tung Tenants Association	Kwong Tung Assn. of New England
	Hip Sing Association of Boston	Taishan Community Association	

华人进步协会请愿书 1

47 人签名

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致波士顿规划局 Jack Halverson

以下是我对唐人街分区提案的评论

- 对子区域的分区很重要，因为不同的街区有不同的规模、需求和问题。排屋小街与商业或机构性较强的街区是不同的。
- 市政府寻求保护唐人街的历史和文化特色，并关注流离失所问题，这一点很重要。我们尤其在 CC(小区商业) 和 R1(排屋) 子区域的提案中看到了这一点。
- 我认为 MU-10(Beach 和 Essex Streets 之间) 的 150 英尺高度上限过高，因为唐人街范围内的大多数建筑只有 8-10 层高。
- 我支持经济适用房覆盖区的概念，但该覆盖区应在 150-200 英尺之间，而不是 350 英尺！同样重要的是，一个项目至少要有 60% 的经济适用房，而且收入要求要达到适合唐人街居民的更高的可负担性，如 60% AMI 及以下。
- 唐人街是极热区，我们需要一些绿色开放空间，包括 Phillips Square

由协会/私人业主拥有的唐人街物业

协会	所拥有的物业
Chinese Merchants Association of MA	<ul style="list-style-type: none"> ● 20 Hudson Street, Boston 02111 ● 61 Beach Street, Boston 02111 ● 63 Beach Street, Boston 02111
Chinese Consolidation Benevolent Association	<ul style="list-style-type: none"> ● 90 Tyler Street, Boston 02111 ● 230 Harrison Avenue, Boston 02111 (Tai Tung Village) ● 288 Harrison Avenue, Boston 02111 (Pok Oi Building) ● 180 Shawmut Avenue, Boston, MA 02118 (Waterford Place)
Chinese Economic Development Council	<ul style="list-style-type: none"> ● 65 Harrison Avenue, Boston 02111 ● 31 Beach Street, Boston 02111 ● 10 Oxford Street, Boston 02111 ● 15 Oxford Street, Boston 02111 ● 78 Tyler Street, Boston 02111
Gee How Oak Tin Association	<ul style="list-style-type: none"> ● 77 Harrison Avenue, Boston 02111 ● 23 Tyler Street, Boston 02111 ● 25 Tyler Street, Boston 02111 ● 27 Tyler Street, Boston 02111 ● 79 Hudson Street 02111
Lee Family Association	<ul style="list-style-type: none"> ● 10 Tyler Street, Boston 02111 ● 50 Beach Street, Boston 02111
Ni Lun Welfare Association	<ul style="list-style-type: none"> ● 55 Harvard Street, Boston 02111 ● 57 Harvard Street, Boston 02111 ● 59 Harvard Street, Boston 02111 ● 68 Tyler Street, Boston 02111 ● 72 Tyler Street, Boston 02111
Kuo Min Tang of Boston	<ul style="list-style-type: none"> ● 17 Hudson Street, Boston 02111
Moy's Family Association	<ul style="list-style-type: none"> ● 13 Hudson Street, Boston 02111
Yee Fung Toy Association of NE	<ul style="list-style-type: none"> ● 11 Hudson Street, Boston 02111
Fung Luen Association	<ul style="list-style-type: none"> ● 3 Hudson Street, Boston 02111
Wong Family Association	<ul style="list-style-type: none"> ● 70 Beach Street, Boston 02111 ● 4 Tyler Street, Boston 02111 ● 8-10 Hudson Street 02111
Chee Kong Tong Inc (Chinese Freemason)	<ul style="list-style-type: none"> ● 6 Tyler Street, Boston 02111
Ng Family Benevolent Association	<ul style="list-style-type: none"> ● 22 Tyler Street, Boston 02111
Soo Yuen Association	<ul style="list-style-type: none"> ● 61 Harvard Street, Boston 02111
Gee Poy Kuo Family Association	<ul style="list-style-type: none"> ● 16 Pine Street, Boston 02111
Goon Shee Association	<ul style="list-style-type: none"> ● 10 Oxford Place, Boston 02111
Chiu Lun Association	<ul style="list-style-type: none"> ● 11 Oxford Place, Boston 02111
Boston Asian Youth Essential Service	<ul style="list-style-type: none"> ● 199 Harrison Avenue, Boston 02111

Limin Chen	<ul style="list-style-type: none"> • 66 Harrison Avenue, Boston 02111
Zhan Huang	<ul style="list-style-type: none"> • 8 Hudson Street, Boston 02111 • 10 Hudson Street, Boston 02111 • 16 Hudson Street, Boston 02111 • 75 Harrison Avenue, Boston 02111
James Chin	<ul style="list-style-type: none"> • 43 Beach Street, Boston 02111 • 45 Beach Street, Boston 02111 • 47 Beach Street, Boston 02111 • 49 Beach Street, Boston 02111 • 51 Beach Street, Boston 02111 • 53 Beach Street, Boston 02111 • 55 Beach Street, Boston 02111
David Shum	<ul style="list-style-type: none"> • 18 Hudson Street, Boston 02111 • 19 Hudson Street, Boston 02111 • 21 Hudson Street, Boston 02111 • 23 Hudson Street, Boston 02111
Raymond Ng	<ul style="list-style-type: none"> • 225 Harrison Avenue, Boston 02111
Roman Chan	<ul style="list-style-type: none"> • 81 Tyler Street, Boston 02111
Emily Yu	<ul style="list-style-type: none"> • 52 Beach Street, Boston 02111
Ting Ting Chen	<ul style="list-style-type: none"> • 15 Hudson Street, Boston 02111
Nora Chu Szeto	<ul style="list-style-type: none"> • 7 Knapp Street, Boston 02111
Connie Moy/Danny Ching	<ul style="list-style-type: none"> • 56-58 Kneeland Street, Boston 02111

唐人街商业协会请愿书 3

11 人签名

[单击此处查看每份请愿书的副本。](#)

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

尊敬的Halverson 先生您好，

在过去的一年里，我们参加了唐人街重新分区研讨会。我们认为，我们的反馈和关注并没有体现在草案中，也没有为我们的小区解决公平发展的问题。唐人街最终重新分区的结果将影响我们社区未来几代人的发展。

波士顿规划与发展局最近公布分区草案之后，唐人街商业协会与其成员以及来自不同家族协会、小业主和其他社区利益相关者的代表举行了一次会议，再次讨论我们希望波士顿规划与发展局考虑我们的意见并将其纳入新分区的内容。

作为一个社区，我们完全支持本信所附的建议。

您诚挚的，

Bobby Tam

主席

唐人街拥有的物业

6 Tyler Street, Boston MA 02111

February 3, 2025

Kairos Shen, Chief of Planning/Director

Kairos Shen 规划部负责人 / 部长

c/o Jack Halverson, Planner II

II 级规划师 Jack Halverson 转交

Boston Planning and Development Agency

波士顿规划与发展局

One City Hall Square, 9th Floor

Boston, MA 02201

Subject: Chinatown Draft Zoning Text Amendment Comment

主题: 唐人街分区文本修正案草案评论

Dear Chief Shen:

尊敬的 Shen 部长您好:

我谨代表麻萨诸塞州港务局 ("Massport")，感谢您让我有机会就《唐人街分区文本修正案草案》("分区修正案") 表发表意见。该分区修正案是根据“市中心规划”倡议的建议制定的，其中包括：为住房和混合用途的开发项目创造新的机会；更新土地使用法规，以鼓励新的和多样化的商业；制定新的建筑尺寸和用途标准，以增强街道地层面的活力，保护历史资源区域，并改善公共领域。

Massport 感谢波士顿规划和发展局 ("BPDA") 规划人员在编制“市中心”报告期间的合作，并在规划报告的“现有分区”部分中纳入了有关 Logan 机场关键空域图 (“空域图”) 和联邦航空管理局 (“FAA”) 审查开发项目建筑高度程序的语言。Massport 绘制了 “空域图”，以确定 Logan 机场周围的关键空域。该资源根据航空公司、飞行员、市政官员和联邦航空局的意见创建，旨在保护进出 Logan 机场的飞行走廊。空域地图有助于开发商尽早进行规划，并为 Massport 和 FAA 对单个建筑项目的审查过程提供信息，以确定这些项目是否会对空中导航造成潜在危险。

通过审阅分区修正案和唐人街分区地图草案，R-10 住宅区内的唐人街经济适用房房覆盖区的拟议尺寸高度法规允许的高度上限为 350 英尺。在 R-10 区的部分地段，此高度上限超出了空域图所显示的允许高度上限。此外，本市测量建筑高度是从地面到最高使用楼层的结构顶部，而 “空域图” 中的高度计算是从平均海平面 (NAVD88) 基准点测量，直至并包括所有建筑构件，如太阳能电池板、护墙、屋顶设备、电梯上盖、照明、标志和天线。Massport 建议将以下文字纳入分区修正案表 C: 唐人街经济适用房尺寸覆盖：

以英尺为单位的高度 (上限): 350 英尺，或符合 FAA 和 Massport 关键空域地图和流程的高度，以两者较低者为准。

Massport 发现，在提交联邦航空局 7460 号文件之前，让开发商尽早参与设计过程，以确保建筑高度和所有相关屋顶面积结构不超过临界空域限制是很好的做法。由于分区是开发商在评估潜在开发地块时首先要审查的资源之一，因此在分区修正案中加入上述参考语言将很有帮助。

感谢您对此事的关注，如果您希望讨论我们的任何意见，请随时通过 (617) 568-3728 或 fleo@massport.com 与我联系。

您诚挚的，
麻萨诸塞州港务局

Flavio Leo
战略与业务规划代理主任
麻萨诸塞州港务局

抄送 :A. Carvalho, S. Gongal, B. Washburn, C. Busch/Massport

Jack Halverson
II级规划员
波士顿市规划局

事由:关于唐人街重新分区的评论

尊敬的Halverson先生您好,

我代表亚裔社区发展公司(ACDC)提交这封意见书。亚裔社区发展公司(ACDC)是一家有38年历史的非营利性社区机构,在波士顿唐人街、Malden和Quincy建造经济适用房,并提供住房和房贷咨询服务。我们为1,400名居民提供住房,并通过首次购房者教育计划和匹配储蓄计划帮助近3,000个家庭解决了住房问题。

我们对《唐人街分区修订草案》有以下几点意见

1. **R-1**

- a. 我们对规划局建议缩小包括唐人街几座留存排屋在内的街区分区规定表示赞赏。这将保护低层、小规模的住宅物业及其租户,并保留地面层现有的小型商业用途。

2. 社区商业

- a. 我们同意将高度上限保持在80英尺,这将有助于支持和保护该地区的小餐馆和本地企业。

3. **MU-10**

- a. 分区规定该区域为"文化旅游目的地"。请明确说明其含义。
- b. 分区强调商业和旅游相关用途(如酒店和娱乐),请问这对唐人街有何益处?唐人街将创造有限数量的新就业机会,以及值得商榷的游客消费增长,这些都需要与该地区居民的流离失所和高收入人群涌入风险相平衡。唐人街居民和小企业主担心这些项目会造成持续的动迁影响。在过去十年中,唐人街房地产的价值翻了两三番,在房地产转手的过程中造成了许多"清场"式的驱逐。我们担心这会影响附近的房地产价值。
- c. 第43条规定,MU-10的目的是优先发展经济适用房,但从更新的分区指南和围绕"文化旅游"的措辞中,如何优先发展经济适用房尚不清晰。
- d. 我们仍然认为将高度上限提升到150英尺太高了。我们认为应该是100英尺,以体现附近建筑的现有特征。

4. 唐人街经济适用房覆盖-

- a. 虽然经济适用房开发商有机会将高度上限提高到350英尺,但除了给他们额外的200英尺之外,还有什么激励措施促使市场价格开发商建造额外的住房?是否进行过可行性分析,表明需要额外增加200英尺才能吸引开发商建造经济适用房?
- b. 第2条--"经济适用房项目"的定义是:至少60%的住房单元有收入限制,收入不能高于100%的AMI。这个定义是如何产生的?对于大多数收入介于AMI 30-60%的唐人街居民来说,100%的AMI,尤其对于租房者,这种收入的人群根

本不应该被视为经济适用房的目标人群。此外，由市政府和州政府提供资金的大多数项目都限于 60% AMI 或以下。我们建议将定义改为至少有 60% 的单元有收入限制并且收入要在 60% AMI 或更低，以更好地反映面临搬迁风险的唐人街居民的住房需求。

5. 第 43 条 - 我们赞赏将成人娱乐区从唐人街移除。然而，由"计划：市中心"管理的剩余地点仍影响唐人街。是否有计划通过"计划：市中心"指定的成人娱乐区？如果没有任何规划，原因是什么？
6. 第 33 条--我们同意将Gateway Park及扩建区、Pagoda Park和Tai Tung Park指定为休憩用地分区的决定。
7. 表 **B**: 尺寸规定
 - a. R-10 缩后高度 - 我们同意缩后应为 70 英尺，并降低楼板高度。
 - b. MU-10 的缩后高度 - 表中显示缩后高度为 155 英尺，高于允许的分区高度。是否只有在项目满足可负担性要求的情况下，才允许将高度增加到 350 英尺？
8. 高度 - 我们认为，从允许的 150 英尺高度跃升至 350 英尺高度过于急剧。在不了解该提案作为经济适用房开发的实际激励措施是否可行的情况下，我们无法支持 350 英尺的高度。此外，鉴于唐人街大量建筑都是 8 到 10 层高，我们认为 100 英尺的基本高度更为合适。

我们感谢市政府为起草新的唐人街分区法规提案所做的努力，以及为收集反馈意见而进行的冗长的社区宣传和参与过程。我们敦促市政府平衡低收入移民居民的需求与业主的利益和社区的发展需求，因为在任何分区规划方案中，低收入移民居民都面临被迁移的巨大风险。

此致敬礼

Muge Undemir,
房地产总监
亚裔社区发展公司

华人进步协会请愿书 2

21 人签名

[单击此处查看每份请愿书的副本。](#)

致波士顿规划局 Jack Halverson

以下是我对唐人街分区提案的评论

- 对子区域的分区很重要，因为不同的街区有不同的规模、需求和问题。排屋小街与商业或机构性较强的街区是不同的。
- 市政府寻求保护唐人街的历史和文化特色，并关注流离失所问题，这一点很重要。我们尤其在 CC(小区商业) 和 R1(排屋) 子区域的提案中看到了这一点。
- 我认为 MU-10(Beach 和 Essex Streets 之间) 的 150 英尺高度上限过高，因为唐人街范围内的大多数建筑只有 8-10 层高。
- 我支持经济适用房覆盖区的概念，但该覆盖区应在 150-200 英尺之间，而不是 350 英尺！同样重要的是，一个项目至少要有 60% 的经济适用房，而且收入要求要达到适合唐人街居民的更高的可负担性，如 60% AMI 及以下。
- 唐人街是极热区，我们需要一些绿色开放空间，包括 Phillips Square

华人进步协会请愿书 3

34 人签名

[单击此处查看每份请愿书的副本。](#)

致波士顿规划局 Jack Halverson

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- 唐人街是极热区，我们需要一些绿色开放空间，包括 Phillips Square

华人进步协会网上请愿
504 人签名
[单击此处查看每份请愿书的副本。](#)

截至 2025 年 2 月 5 日(星期三), 已有 504 人在我们的网上请愿书上签名, 支持对唐人街分区拟议修正案的以下反馈意见:

- 对子区域的分区很重要, 因为不同的街区有不同的规模、需求和问题。排屋小街与商业或机构性较强的街区是不同的。
- 市政府寻求保护唐人街的历史和文化特色, 并关注流离失所问题, 这一点很重要。我们尤其在 CC(小区商业) 和 R1(排屋)子区域的提案中看到了这一点。
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- 唐人街是极热区, 我们需要一些绿色开放空间, 包括Phillips Square

以下是收集到的请愿签名:

First Name	Last Name	Zip Code
Lori	Hurlebaus	2124
Thea	Patterson	2124
Esther	Kim	2144
Mary Jo	Connelly	2125
Lee	Ong	1880
LISA	WONG	2132
Chelsey	Gao	2139
Lucy	Lao	2446
		2184
Yai Fung	Chan	2171

February 5, 2025

Kathleen Onufer, 分区常务主任
波士顿市规划局
1 City Hall Square, 9th Floor
Boston, MA 02201

事由:拟议的唐人街重新分区程序和新的机构分区第 34 条

尊敬的Onufer女士您好,

感谢您给我们机会, 就拟议的唐人街重新划区程序和新的机构划区第 34 条提供书面意见。独立学院与大学协会 (AICUM) 代表麻州 58 所独立学院与大学的公共政策利益, 这些学院与大学每年为超过 29 万名学生提供教育服务, 雇用的员工超过 9.8 万名。我们的成员包括国内和国际知名的大型研究型大学、规模较小但备受推崇的文理学院、宗教附属机构以及以创业、音乐或联合医疗服务为特殊使命的大专院校。

我们很高兴代表在波士顿市有校区的 21 所 AICUM 成员高校, 与规划局共同参与唐人街重新分区进程, 其中包括在波士顿分区法规中创建新的机构分区条款(第 34 条)。

11月下旬, 当规划局的唐人街重新分区网站首次公布分区文本和地图修订草案时, 我们就意识到唐人街的分区条款建议将影响全市。自此之后, 我们在内部进行了讨论, 并参加了规划局于 1 月 29 日举行的会议。我们提出这些意见的目的是与市政府和我们引以为豪的校园所在社区合作, 确定一个符合我们会员需求的长期愿景。

我们首先要指出的是, 我们对延长初步意见征询期, 以及规划局工作人员愿意与我们的成员会面的诚意表示感谢。这些讨论回答了我们的一些问题, 并明确了新的机构分区最终如何在全市范围适用。

我们还承认, 规划人员对我们提出的一些修改要求非常乐于接受, 这些修改要求包括

- 删除 "宗旨"部分(第 34-1 节) 中关于限制机构增长的表述。
- 同意增加并加强有关机构总体规划 (IMP) 的措辞, 以明确第 80 条和 IMP 程序取代这一新分区条款中的任何内容。
- 澄清 IS-1 和 IS-2 区将适用于更广泛的机构用途类别, 而不是像分区草案措施所示仅适用于独特学术和医疗用途。
- 同意取消(第 34-3 节中)小项目审查中设计中审查部分的门槛标准, 以适用 1,000 平方英尺的小型加建项目。现有小型项目审查门槛为20,000 平方英尺。

- 考虑到自动取款机、银行、零售店、菜店、办公室、娱乐/活动场所、艺术工作室和研究实验室等许多用途都是支持性的机构土地用途，改变对这些用途的规定(包含在第 8 条中)，包括为这些支持性用途提供更大的灵活性。

我们也对市政府在全市范围内开展重新分区进程表示赞赏，我们认为，在许多情况下，现有的分区与现有的机构背景并不匹配。尽管如此，我们认为，在批准该分区语言之前，仍有必要纳入更多的机构反馈意见，当然，在未来全市范围内实施之前也是如此。

总体而言，从城市规划的角度来看，我们仍不清楚这对城市或其院校有什么好处。我们的每所成员院校都希望保留其未来创造性开发土地的能力，部分原因是为了能够继续为本市的高等教育事业做出积极贡献。因此，我们共同寻求在适用于我们成员所拥有的房产的任何分区中，从用途和尺寸的角度保持最大程度的灵活性。

我们在下文中提出以下意见，以概述我们认为分区草案中需要进一步讨论的内容：

- 由于有关 IMP 的讨论总是从基础分区规定开始并与之进行比较，我们希望分区能够更明确地承认，新的机构分区是全市范围内重新分区过程的产物，旨在为 IMP 以外的物业提供分区背景。
- 我们了解到，工作人员正在重新考虑是否允许在 IS-2 区的住宅用途，对此我们将继续倡导和要求，并指出我们的许多成员机构如今都与邻近的住宅用途共存。
- 我们要求在 IS-1 和 IS-2 区允许艺术家居住并工作、小型酒店和室内娱乐用途。
- 我们对一揽子应用密度的做法表示担忧，因为在该分区中只提出了两个区，即 IS-1 和 IS-2。由于我们的每个成员机构都存在于不同的环境中，因此我们担心限制其尺寸会对我们的机构造成不利影响。
- 法规
- 仅有两种选择限制性太强，而且在很多情况下会降低现有密度。
- 我们仍关注进一步了解规划局的第 80 条行动计划草案(其中包括对 IMP 程序的修改)与全市分区工作之间的关系。虽然《行动计划》旨在 "简化" 审查程序，但我们仍然担心其中的许多变化实际上会加重审查程序的负担。
- 最后，我们注意到，由于各机构经常定期购置和处置地产，如果每次处置地产时都要修改现有的 IMP，将会造成不必要的负担。我们要求进一步明确行政上如何操作。

AICUM 成员高校是波士顿生态系统中充满活力的一员，重视与波士顿市及其居民的持续合作。我们期待看到下一个版本的机构区分区文本草案，并将在草案发布后提供进一步的意见。

感谢您考虑我们关注的问题。

您诚挚的，
Robert J. McCarron
President and CEO

February 5, 2025

Jack Halverson

波士顿规划局

One City Hall Square

Boston, MA 02201

尊敬的 Jack 和波士顿市的官员们你们好，

我特殊此信代表唐人街社区土地信托组织 (Chinatown Community Land Trust) 就唐人街分区修订提案发表意见。数年来，我们的组织一直与居民就分区的指导规定进行对话，尤其关注分区如何支持反对动迁战略、维护唐人街的中国特色，同时也使得社区能够发展和进步。

总的来说，我们赞扬波士顿规划局制定了一份旨在解决这些问题的提案。使用具有独特性的不同分区总体上符合当前情况，我们对使用具体的尺寸规定和设计指南以及分区高度表示赞赏。

我们还高兴地看到，唐人街招牌特别研究区和其他使用权地块仍保留在唐人街社区内。长期以来，这些高速公路地块和使用权一直被视为重要的发展区，以促进唐人街社区的利益和发展。我们也赞赏将成人娱乐区从唐人街移除，但呼吁将整个成人娱乐区从唐人街边界移除。这是歧视性政策的遗留问题，给社区带来了数十年的痛苦。

最后，我们赞扬市规划者在唐人街设计指导方针方面所做的工作，该指导方针承认了唐人街的街景、建筑类型和用途的组合。然而，设计指导方针何时发挥作用，以及如何与分区指导方针互动，我们尚不清楚。

以下是对各拟议分区的逐条评论。

经济适用房覆盖区

我们支持 "经济适用房覆盖区" 的概念，允许有相当一部分经济适用房的项目有更高的高度。但是，我们担心目前的经济适用房表述会导致该社区持续的高收入人群涌入，而且 350 英尺的高度与唐人街的大部分地区不相称。

我们建议高度上限在 200 英尺左右更为合适。最重要的是，至少包含 60% 的经济适用房，这 60% 的经济适用房单元(相当于项目的 36%)的收入要求应为 60% AMI 及以下，这一收入范围将服务于唐人街的居民，同时允许其他市价单元服务更高收入范围的人口。更深入的成本效益分析对于社区更好地权衡公寓楼高度和可负担性非常重要。

R1: (排屋分区)

我们支持降低 R1 分区，只有这仅存的几个街区小规模历史街景，值得保留。同时，我们认为 45 英尺的高度上限未能区分 Tai Tung 对面 Harrison Ave 沿线建筑的各种高度规模，而

Johnny Court上的建筑规模要小得多。我们建议, Oak Street和 Johnny Court的分区高度上限应降低到 35 英尺, 与其他街区的联排别墅分区相当。允许建造 15 个单元有点不合理, 尤其是已经有规定允许现有不符合要求的建筑继续保持其现在的规模。

对于建议的 R1 子区, 我们确实有一些担忧和疑问。为什么要禁止楼上小型办公室或社交俱乐部用途? 另外, 目前有一些家族协会在二楼设有办公室或社交空间。如果某个协会决定在其建筑内设立一个遗产中心或类似的展览空间, 这是否属于被禁止的 "博物馆" 用途?

最后, 我们认为Oxford Place这条历史悠久的排屋小街也应纳入此子区域。Oxford Place 目前位于历史唐人街保护区内。如果按照建议用社区商业子区域取代, 将如何改变Oxford Place 的历史保护? 我们的理解是, 根据现行的分区法规附录 C, Oxford Place 4-11 号有资格被指定为历史建筑。拟议的分区是否会改变任何历史建筑指定程序或选择?

R10: (高密度住宅区)

考虑到目前一些经济适用房开发项目的规模, 将该分区高度上限升至 150 英尺是一个合理的方法。但是, 我们不同意上述拟议的经济适用房覆盖区的当前参数。

此外, 正如居民和社区倡导者一年多前与 BPDA 和市政府工作人员进行的走访中指出, 如果将 Harvard、Tyler、Kneeland 和 Hudson 之间的所有区域分区的高度上限都提高, 将无法保护 Harvard Street 沿线排屋的小规模特质。我们认为, R-1 子区域的界线应延伸至 Harvard Street 以北的 R1 地块边缘。

最后, 既然 Tyler Street 西侧有连排住宅, 那么 Tyler Street 的所有地方(除去小的机构切口)是否都在 R-1 子区内, 还是该街的大部分地方都在 IS-2 之内?

IS-2(机构)

我们了解到, 该子区将遵循全市范围内的机构指导方针, 开发工作也将继续遵循机构总体规划程序。我们希望后一种程序能够更多地考虑当地社区的背景。认可区域主要构成是机构的同时, 为什么一定要禁止住宅用途呢? 举例来说, 这样就排除了 Posner Hall 这一类楼宇在适当的时候被重新开发为学生和居民住宅的可能性。而且, 随着对商业建筑转为住宅建筑越来越密切的关注, Kneeland 和 Harrison 附近的一些建筑总有一天会被改建。

CC(社区商业) :

我们支持将这一区域划分得更细的理念, 目前这一区域大部分位于历史悠久的唐人街子区。这是一项重要的社区稳定措施, 因为该地区许多低收入住宅租户和小型家庭企业面临着搬迁的威胁。我们还将支持建立社区和文化商业覆盖区, 以支持小型本地企业、传统企业以及草药店和活家禽店等特定文化的用途。鉴于绝大多数居民反对开设大麻药房, 我们建议将大麻药房列为该子区的禁止用途, 该子区包括许多住宅楼和商业楼。

MU-10(混合用途)

由于唐人街范围内的大多数建筑只有 8 层或 10 层高, 我们担心 150 英尺的基本分区高度上限会为市中心进一步侵占唐人街大开绿灯, 唐人街西部边缘的 Washington Street 已经被高楼

大厦所取代。提高分区高度上限有可能使已经高度紧张的投机性房地产市场更加火热，从而危及数百名低收入租户以及面临被取代风险的小型家族企业。

鉴于Phillips Square目前正在规划，且居民支持绿化该区域，我们建议将Phillips Square从公共道路权中移除，并指定为开放空间。

我们再次感谢市政府对细节的关注，以及围绕这项分区修订提案的广泛的公众意见征集程序。尽管这项提案在广大的 "唐人街社区 "中倾向于分化不同阶层的利益，但我们希望，经过一些修改并获得通过后，新的分区规划能够支持保护唐人街历史和文化特色的预期目的，同时得到积极的发展。因此，我们鼓励波士顿规划局按照其建议的时间表来完成这个多年的规划过程。谢谢。

您诚挚的

Lydia M. Lowe

执行主任

抄送:Michelle Wu 市长

Kairos Shen

市议员 Ed Flynn

市议员 Ruthzee Louijeune

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February 5, 2024

Via e-mail

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事由:华人进步协会关于唐人街分区修正案草案的意见

尊敬的 Halverson 先生您好,

华人进步协会("CPA")就波士顿唐人街分区修正案草案¹和波士顿唐人街分区地图草案²提交以下意见。我们致力于改善华裔美国人的生活和工作条件,让普通社区成员参与影响我们生活的决策。我们的核心目标之一是提高波士顿唐人街的稳定性,使其成为工人阶级华裔移民的核心居住区。在此过程中,我们注重宣扬居民的心声及其对社区土地开发的关注。

唐人街应该重新规划,优先考虑经济适用房、长期和本地企业的稳定性以及增加绿地。

波士顿唐人街早就应该重新分区。数十年来,唐人街没有得到波士顿("本市")对其他历史悠久社区提供的同样保护,因此不断受到机构和大规模开发的侵袭。早在上世纪五六十年代,波士顿市政府的城市重建项目使得公路和机构的扩张摧毁大部分历了唐人街史悠久的排屋,只留下几个街道的排屋⁽³⁾。波士顿市政府随后将臭名昭著且危险的 "战斗区"(Combat Zone)划为红灯区,占据了唐人街的几个街区。直到 1989 年,该市还将唐人街的大部分地分区为机构或商业用途,长期边缘化以该社区为家的工人阶级和移民家庭⁴。过去的几十年中,市政府经常批准豪宅和机构开发商要求的分区规定变更,使得该社区的分区保护实际上"毫无意义"⁽⁶⁾。唐人街目前的分区条例对排屋和多户家庭分区缺乏与波士顿其他许多社区同等待遇的高度和体积(容积比)保护。⁷

表 1.现行《波士顿分区法规》中受保护的住宅分区。

	有指定住宅子区域的街区			
	排屋住宅子区域 (RH)	一户、两户或三户 住宅子分区	多户住宅子分区 (MFR)	多户住宅区/地方 服务子分区 (MFR/LS)
唐人街 ⁸	x	x	x	x

Roxbury ⁹	✓ *+^	✓	✓	✓
Mission Hill ¹⁰	✓ *+^	✓	✓	✓
Charlestown ¹¹	✓ *+^	✓	✓	✗
Bay Village ¹²	✓ *^	✗	✓	✓
Dorchester ¹³	✓ *+^	✓	✓	✓
Allston-Brighton ¹⁴	*+^	✓	✓	✗
East Boston ¹⁵	*+^	✓	✓	✓
North End ¹⁶	*^	✗	✓	✓
Jamaica Plain ¹⁷	*+	✓	✓	✗
West Roxbury ¹⁸	*	✓	✓	✗
South End ¹⁹	*^	✗	✓	✓
Fenway ²⁰	*^	✗	✓	✓
Roslindale ²¹	*+	✓	✓	✗
South Boston ²²	*^	✗	✓	✓

* 包括多户住宅子分区的排屋

+ 包括三户住宅子分区的排屋

^ 包括多户住宅/当地服务子分区的排屋

任何重新分区规定都必须考虑到唐人街工人阶级租户和小企业的需求, 以及社区面临的高收入人群涌入速度加速和居民动迁的威胁所带来的挑战。重新分区必须在解决唐人街经济适用房危机和保持社区较小规模之间取得适当平衡。多年来, 居民们一直在呼吁需要更多的经济实惠的经济适用房, 而市政府也有能力通过重新分区建议的经济适用房覆盖区来帮助建造更多经济实惠的单元。然而, 唐人街的住宅核心区应该受到与其他历史社区享受的同等保护待遇, 尤其是其排屋区。整体建筑高度上限应为支持当地企业的长期稳定性和居民的需求而量身定制, 而不是为进入市中心大规模开发的 "过渡区" 提供便利。

最后一点, 重新分区必须解决该社区的环境正义问题。²³唐人街居民处于极端炎热的环境中, 波士顿市自身的研究将其部分归因于缺乏绿地和行道树。²⁴未来的规划过程必须考虑到额外开发对社区的环境影响。重新分区也应为绿色和雨水可渗透空间创造更多机会。

最终分区修正案必须为低收入居民保留经济适用房，扩大绿地要求，并保持与唐人街历史特征相符的体量规则。

分区修订草案是唐人街发展的一个积极步骤，与《2020 年总体规划》的目标相一致²⁵。要完全达到这些重要的目标，分区修订草案的最终定稿应该包括以下变更：

1. 将 "经济适用房覆盖区 "的居民收入资格门槛降至地区收入中位数的 60% 或以下，以确保唐人街最低收入居民能够获得经济适用房。

CPA 支持设立经济适用房覆盖区 ("AHOD")，包括要求公寓楼包含 60% 或更多的经济适用房单元以及 60% 的建筑面积为 "经济适用房"，只有满足这些要求的住房开发项目才能享受高度上限。

然而，所建议的 100% 地区收入中位数 (AMI) 收入水平过高，不符合唐人街低收入人群的现状。唐人街家庭收入中位数仅为 \$48,636.26 美元。约 67% 的唐人街家庭收入低于 100,000 美元。²⁷ 贫困率高达 24%。²⁸ 在最近就市政府重新分区提案对唐人街居民进行的调查中，71% 的受访者表示希望将经济适用房的收入门槛限制在 AMI 的 30%，而其余 29% 的受访者则表示，真正的可负担能力意味着不超过 AMI 的 60%。²⁹ 在唐人街这样一个以劳工阶级为主的社区，收入超过 15 万美元的家庭所能获得的住房单元不应视为 "经济适用" 住房。

目前，拟议 "AHOD "的收入限额为100%AMI，这有可能刺激市政府认为 "可负担 "的住房开发，但对住房最没有保障的唐人街社区成员和波士顿居民来说，仍然是无可企及的标准。因此，我们强烈建议将 "可负担住房发展计划 "的收入资格门槛降低至60%或以下。这个较低的收入限制将确保受益于AHOD楼宇高度奖励的住房项目真正是最需要住房保障的唐人街居民能够负担得起的经济适用房。

2. 将 AHOD 楼宇高度奖励 R-10 和 MU-10 子区的高度限制降低到 100 英尺。

必须降低 AHOD 的高度限制，R-10 和 MU-10 子区的基本高度限制也应降低。就这一问题接受调查的大多数唐人街居民 (91%) 建议将 R-10 和 MU-10 内建筑的高度上限在 100-150 英尺之间。如下文所述，CPA 提出的高度限制既能满足社区需求，又不会过度限制可负担住房的发展。

虽然根据拟议的 AHOD 开发经济适用房总体上会受到欢迎，但拟议的高度限制过高，令人无法接受。在拟议的 R-10 和 MU-10 子区内，如果允许任何建筑项目的高度达到 350 英尺，将与现有街景外观严重脱节，因为目前大多数建筑的高度不超过 8 到 10 层。如果不改变 AHOD 楼宇高度奖励和收入 AMI 比例限制，那么建议的经济适用房叠加区将会迎来大规模开发，从而导致当地社区的居民动迁效应。因此，我们建议将 AHOD 高度奖励限制在高于基准 R-10 和 MU-10 建筑高度限制 100 英尺的范围内。

因此，建议将 R-10 和 MU-10 子区的高度限制为 150 英尺，这也有可能使未来的任意开发从根本上改变该社区的规模。虽然我们认识到重新分区不应将现有条件冻结在原地，但至关重要的是，未来的开发进度不应加剧本已易受高收入人群涌入社区导致的本地居民动迁问题。这些高度限制必须与 AHOD 同时降低，以确保建造出当地租户真正负担得起的住房单元。100 英尺的基线建筑高度限制将以更自然的方式鼓励符合唐人街规模的开发项目，并达到保持当地企业稳定性目标。限制 R-10 和 MU-10 子区内建筑物的最高高度为 100 英尺，并提供最高 100 英尺的 AHOD 奖励，将确保唐人街的建筑高度不超过 200 英尺，从而帮助保护社区特色，避免开发项目导致高收入人群的涌入。

3. 进一步使拟议的 R-1 子区符合唐人街排屋的历史特征。

我们赞赏将 R-1 子区纳入其中，以保护唐人街历史悠久的排屋。然而，建议中的 R-1 子区的几个特点仍然允许从根本上改变现有排屋结构的新建或翻新，这与为 Bay Village、Charlestown、Dorchester、Mission Hill 和 Roxbury 排屋提供的更有力的保护不同。BPD 应在《最终分区修正案》中对 R-1 子区做出以下修正：

- 将 Oak Street、Johnny Court 和 Oxford Place 沿街房屋的建筑高度上限限制为 35 英尺 (R-1)，以符合当前的建筑情况和全市排屋分区的现有高度限制。
- 将历史悠久的 Oxford Place 联排房屋划入 R-1 子区（目前建议划入 CC 子区），建筑高度限制为 35 英尺。
- 减少 R-1 内住房单元数量。目前建议允许 15 个单元，这一数字过高。

4. 扩大绿地覆盖面，促进唐人街的公共健康和环境正义。

《2020 年总体规划》将扩大公共空间，特别是绿色空间，这一工作被列为唐人街未来十年发展的优先事项³⁰，这一做法是有充分理由的。唐人街空气污染严重，不堪重负⁽³¹⁾，而且极易受到极端高温和水灾的影响，随着气候变化的加剧，唐人街将变得更加脆弱。⁽³²⁾

增加树木覆盖率、植被和透水面积将改善唐人街的公共卫生和环境复原力。CPA 赞赏将透水地块面积和户外休憩空间最小值分别列入 R-10 和 MU-10 子区的建议。为了最大限度地发挥绿地的潜力，建筑规划和设计局应考虑透水和室外休闲空间的某些部分要求包括植被或树木覆盖。

此外，CPA 已将 Phillips Square 场确定为进一步开发开放空间的优先区域。为支持这一目标，BPD 应根据第 33 条将 Phillips Square 指定为“开放空间-城市广场”(OS-UP) 子区。

5. 限制酒店和大麻用途，以体现对社区意见的重视。

CPA 的社区调查显示，居民非常担心酒店和大麻场所在社区的扩张，额外 73% 的意见对这些用途表示担忧。考虑到市政府历史性地决定让唐人街居民承受“红灯战斗区”的负担，将大

麻和酒店用途引入社区有可能导致社区常住居民的生活质量恶化，并使社区需求在历史上被边缘化的情况持续下去。唐人街居民表示希望增加当地彩电、餐馆、小型零售店和其他社区支持性商业用途的开发项目。

因此，CPA 支持拟议在 R-1、R-10 和 CC 子区对酒店和大麻用途的限制，以及在 MU-10 子区对大麻场所的拟议有条件使用限制。但是，我们敦促 BPD 将酒店（包括大型和小型酒店）也恢复为 MU-10 子区的有条件用途。正如社区大多数人反对在 15-25 Harrison Avenue 兴建酒店的建议所表明的那样，BPD 绝不能假定允许在 MU-10 子区内直接兴建酒店是为唐人街的保护和发展目标提供支持。

结论

CPA 赞扬 BPD 将唐人街社区的优先工作事项和民众的关注纳入这个具有历史和文化意义的社区新分区计划中。R-1 和 CC 子区、R-10 和 MU-10 的高度上限和地块面积限制，以及开放空间要求，对于保护社区特色、扩大经济适用房和公共卫生尤为重要。我们期望 BPD 将纳入上述建议，最终完成唐人街分区修正案，充分满足工人阶级社区的实际需求。

我们敦促 BPD 举办更多的公众参与活动，包括在唐人街举行面对面参与、有语言翻译的公众会议，以确保社区成员充分了解 BPD 在敲定唐人街新分区计划方面的进展和意向。我们期待继续与 BPD 合作，共同完成这项重要工作。

您诚挚的，
 Karen Y. Chen
 执行主任
 华人进步协会

注脚

1. 2024 波士顿规划部, 唐人街分区文本草案修正案
<https://www.bostonplans.org/getattachment/d6dbc294-ac79-44a8-8030-3427005f2c07>
2. 2024 波士顿规划部, 唐人街分区草案地图
<https://www.bostonplans.org/getattachment/c9bdcaad-053a-4704-96b9-0bb5bc6b16d4>.
3. <https://cpaboston.org/en/news-events/news/chinatown-calls-for-protective-zoning-for-historic-row-houses-community-fears-loss>

参见 Zenobia Lai、Andrew Leong 和 Chi Chi Wu，“地块 C 艰难斗争的教训：对社区律师工作的思考，6 UCLA 亚裔分部. AM. LJ. 1, 3-5 (2000), [链接]；华人进步协会，唐人街呼吁为历史悠久的排屋提供保护性分区规定：社区担心失去住房和工人阶层移民家庭的历史（2019年7月13日）。

4. 参见波士顿规划部1C/1G/1N Leather District 和 South Station EDA, 唐人街, Bay Village 社区区域(1989年9月13日)
<https://www.bostonplans.org/getattachment/176757bb-2b28-4c99-b2a8-a522dd7f5968/> (唐人街实施的分区图, 包括成人娱乐区分区); 另请参阅 CBS 新闻, “野蛮疯狂”战区只是波士顿唐人街传奇过去的一部分(2019 年 11 月 15 日),
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<https://hudsonstreetchronicles.com/2019/06/03/mo-hi-dont-look/> (describing the experience of living in the Combat Zone).
5. 参见波士顿重新开发授权, 1975 年总体土地用途规划
<https://mapjunction.com/?lat=42.3569060&lng=-71.0680947&clipperX=1.0000000&clipperY=0.5101523&map1=link.mapwarpermap32092&map2=link.mapwarpermap30615&zoom=13.9830758&mode=overlay&b=0.000&p=0.000>.
6. Bethany Y. Li 等人, (2013) 唐人街的过去和现在: 波士顿、纽约和费城高收入人群涌入唐人街 8-9
<https://cdn.sanity.io/files/iroghafc/production/55a958913a67c5c3ac2460878c2be407f69f2a0b.pdf>.
7. 参见表 1.
8. 《波士顿分区法规》§ 43-6.
9. 《波士顿分区法规》§ 50-26.
10. 《波士顿分区法规》§ 59-6.
11. 《波士顿分区法规》§ 62-6.
12. 《波士顿分区法规》§ 63-6.
13. 《波士顿分区法规》§ 65-7.
14. 《波士顿分区法规》§ 51-7.
15. 《波士顿分区法规》§ 53-7.
16. 《波士顿分区法规》§ 54-8.
17. 《波士顿分区法规》§ 55-7.
18. 《波士顿分区法规》§ 56-6.
19. 《波士顿分区法规》§ 64-7.
20. 《波士顿分区法规》§ 66-7.
21. 《波士顿分区法规》§ 67-7.
22. 《波士顿分区法规》§ 68-6.
23. 参见 Aimee Moon, 研究表明唐人街处于不受管制的空气污染物的“高暴露区”, WBUR(2022 年 4 月 1 日),
<https://www.wbur.org/news/2022/04/01/boston-chinatown-pollution>.
24. https://www.boston.gov/sites/default/files/file/2022/04/04212022_Boston%20Heat%20Resilience%20Plan_highreswith%20Appendix%20%281%29.pdf
波士顿市, 波士顿 88 的酷热恢复力解决方案(2022 年 4 月),

25. 总体规划中规定的社区目标包括以下内容：

- 将唐人街发展为历史和文化区，弘扬其作为移民工人阶级家庭主力社区的历史。
- 在公共和社区控制的土地上最大限度地开发经济适用房，特别优先考虑低收入家庭的住房。
- 保留唐人街现有的每一间补贴住房单元，并寻求机会确保永久负担得起的经济适用房。
- 寻找机会将房产从私人市场撤出，使其永久成为经济适用房。
- CHINATOWN MASTER PLAN COMM., Boston Chinatown Master Plan (2020), 改善社区健康和生活质量，包括绿化工作、开放空间改造、优先考虑行人安全、减轻空气污染并规划气候变化。

唐人街总体规划委员会，波士顿唐人街总体规划(2020)

https://www.mapc.org/wp-content/uploads/2020/06/2020MPDraft_ENGLISH_compressed.pdf [hereinafter MasterPlan].

26. 基于 2017-2021 年美国社区调查(ACS)的 5 年数据。参见波士顿规划和开发署研究部。波士顿背景实情:社区 23 (2023)，

<https://www.bostonplans.org/getattachment/e8629081-b656-4c43-b38a-b0cb5e7e3b4b> (providing household income by Boston neighborhood).

27. 同上

28. 于第 25 条相同

29. 波士顿市, 收入与租金限制(2024 年10月15日)

https://docs.google.com/spreadsheets/d/1z_7FNfKzI4_S-zHcWy-O8KkgR9Fo4VmK/edit?gid=2060898829#gid=2060898829.

30. 波士顿总体规划, 同上, 44-49、60-61、68-69。

31. <https://www.epa.gov/ejscreen>. 参见美国EPA EJSCREEN

32. 请参阅都市地区规划委员会。波士顿地区的气候脆弱性,

<https://climate-vulnerability.mapc.org/>。

至： Nupoor Monani, 波士顿市规划局总体规划与政策部常务主任
 Kathleen Onufer, 波士顿市规划局分区常务主任
 Jack Halverson, 波士顿市规划局 II 级规划师

抄送： Kairos Shen, 波士顿市规划局局长兼主任
 Devin Quirk, 波士顿市规划局常务副局长

来自： Tom Yardley, 地区规划与开发副总裁, Longwood Collective
 Abby Oliveira, 资深土地利用和可持续发展规划师, Longwood Collective

事由：关于第 34 条机构区分区草案的意见

日期：2025 年 2 月 5 日

我谨代表 Longwood Collective (简称 LC) 和我们的成员机构，感谢您给我们这次机会，对作为唐人街分区文本和地图修正案草案一部分的第 34 条机构区新分区语言草案提出意见，并与 Longwood Collective 团队多次会面，以澄清信息和回答我们的问题。此外，我们还感谢当局延长了评论期，让我们有更多时间审视提案对 Longwood 机构的潜在影响，并与城市规划人员合作，对分区语言进行可能的调整。

本备忘录有两个目的：1) 根据与市规划局工作人员的对话，就新分区对 Longwood 医疗和学术区以及 Longwood 机构总体规划(IMP) 的影响提供评论；2) 对拟议的新分区语言以红线的方式提供建议，我们认为这些以红线格式显示的建议澄清了机构分区的意图，并最大限度地减少了与 IMP 工具冲突的可能性。

拟议机构分区的背景

市政府发布了一份唐人街分区文本和地图修正案草案，其中包括新的第 34 条 "机构区域"，其地图将包括唐人街 Tufts 大学和 Tufts 医疗中心现有 IMP 区的部分区域。我们了解到，随着时间的推移，市政府打算在该市的其他地区采用新的 IS-1 和 IS-2 区，主要是为了解决长期以来陈旧过时的基本分区与现有机构用途之间的不一致问题，尤其是在机构用途被包含非机构和住宅用途的社区所包围的地方。我们从市政府那里了解到，虽然在上述地区需要设立机构区，但在 Longwood 区等学术和医疗机构高度集中的地区，需要采用不同的方法来反映既有密集机构区的分区需求。

1) 评论主题：关于 IMP 以及对 Longwood 不适用性的冲突

尽管之前已经确认，在没有进一步规划研究以把握该区独特背景的情况下，没有计划在 Longwood 医疗与学术区应用机构区的措辞，但以下评论旨在进一步强调 Longwood 区的独特情况，即如果按照草案适用于 Longwood 区，该分区措辞将与之不相容。

- **Longwood**是一个社区，包含多个毗邻机构。在与城市规划人员讨论的过程中，大家认识到Longwood与唐人街的Tufts大学和Tufts医疗中心以及其他类似位于社区内的机构有很大不同。Longwood本身就是一个社区。除了一侧的 Mission Hill 外(机构物业被绘制在 IMP 内)，Longwood 也没有被其他社区所包围。它与邻近社区之间由主干道和 Emerald Necklace 路段组合而成。因此，对机构园区边缘物业的担忧并不适用。
- **Longwood**的 "排除"通过IMP进行管理，并增加了兼容用途。Longwood从综合管理计划中撤出的土地用途通常从教育用途转为支持Longwood研究、生命科学和临床需求的用途。地图如下。随着Simmons住宅园区的重建，办公、生命科学和住宅用途的发展预计将以同样的方式继续下去。

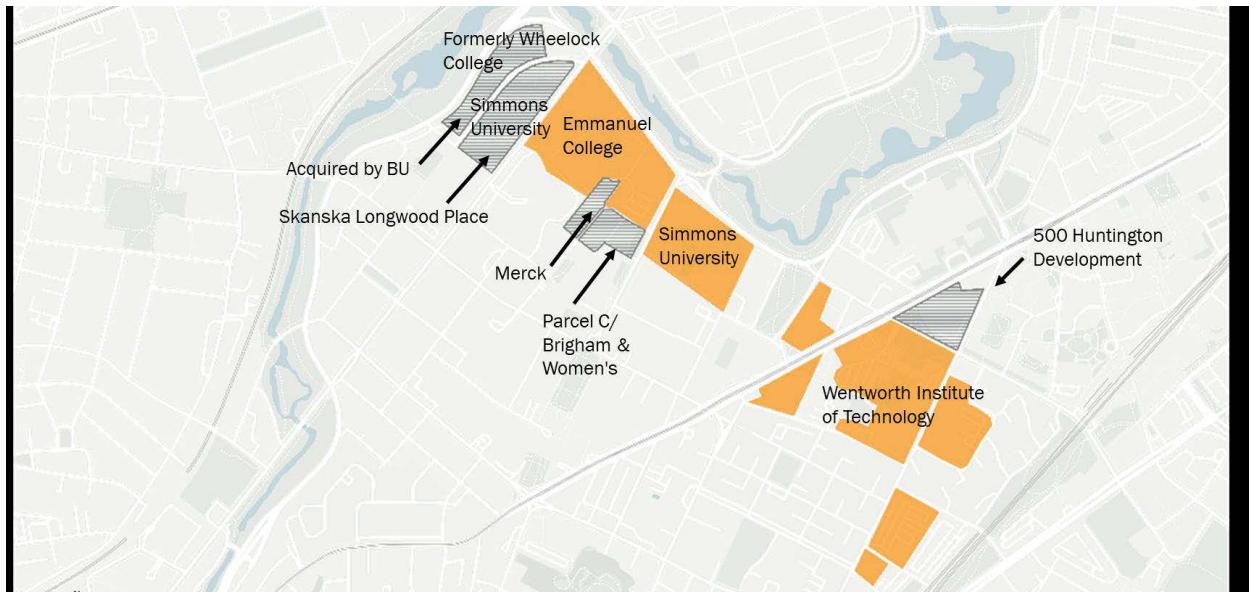


图 1 2010 年以来Longwood区的前机构地块

这突出了研究实验室作为Longwood区任何重新分区允许用途的重要性。

- 机构分区与机构边缘分区对照。我们赞赏对 "机构分区" 的解释，特别是要对其进行规范的不属于IMP一部分的机构建筑，通常位于主院区边缘的过渡区域，毗邻主管社区。
- 时间安排。在与城市规划团队的会议中，大家一致认为目前没有计划改变Longwood的基本分区规定。我们代表我们的成员支持这种做法，特别是因为如上所述，唐人街 Longwood 区的情况和周边土地用途非常不同。
- 规划研究。如果要对基本分区进行任何更改，则应进行广泛的规划过程(包括强有力的利益相关者参与程序、定期举办参与机会以及一套反映Longwood独特需求和城市规划目标的明确项目目标)。这将为确保任何新的分区都能最好地反映Longwood独特建筑以及研究、临床和学术空间的组合提供机会。
- **Longwood**区特定的机构分区。目前，IS-1 和 IS-2 机构区被提议作为唐人街重新分区和创建新的独立机构分区条款的一部分。根据以Longwood为重点的土地使用研究的结果，我们预计Longwood将被划分为完全不同的区域，如 IS-3，以反映其独特的需求和环境。

- **IMP取代基本分区规定。** IMP取代第 34 条, 我们(在下方以红线方式)在分区文本中澄清并编入建议文字。我们认为, 同样的规定也应适用于未来可能对Longwood进行的任何重新分区。

2) 建议的分区文本(附后)

请参见所附对第 34 条以红线方式提出的分区语言的建议, 这是我们在最近与市政府的一次会议上讨论过的。

第 34-1 节- 机构区的目的。

我们对措辞进行了一些调整, 以澄清目的, 例如, 增加了 "在机构区的邻近区域内", 并删除了 "限制增长"字样, 这些调整体现了我们与市政府的对话。

第 34-1 A 和 B节

我们编辑了这些小节, 以澄清 IS-1 和 IS-2 区反映了两种不同的园区类型。IS-1 区是密度较低的四合式校园, IS-2 区是密度较高的城市园区。我们对其进行的编辑还体现了我们的理解, 即允许医疗和学术机构用途。

新第 34-2.E. 章节

我们增加了一个新的章节, 说明机构总体规划(IMP)取代第 34 条的规定。这是我们建议修改的最关键部分。新的分区必须明确IMP 是当前根据第 80 条改革条款, 也是未来的土地用途工具, 用于促进本市大专院校的发展。

删除第 34-3 节。机构区设计审查规定

我们建议删除 1,000 平方英尺的特别小型项目审查的门槛要求。我们认为在机构背景下没有必要这样做, 并担心在实际管理中会非常具有挑战性。

第 8-3 节 使用规定。

正如在会议上所讨论的, 研究是Longwood教学医院和Longwood区内非机构地块的核心功能。因此, 我们建议调整用途表, 将研究实验室从有条件用途改为允许的用途。

[单击此处查看 Longwood Collective 提议的整份标注红线的文件。](#)

NEW: ARTICLE 34 – INSTITUTIONAL DISTRICTS

Section 34-1. - Purpose of Institutional Districts. Institutional Districts are areas characterized by ~~the concentration of 1)~~ facilities ~~for~~of higher education and/or medical care ~~that are part of larger~~located within distinct campuses of institutions and ~~2)~~ the presence of ~~a~~one or more mapped Institutional Master PlanPlans. The purpose of the Institutional Districts is to affirm the continued presence of these institutions and institutional uses within the city, appropriately guide ~~and limit~~ their growth within adjacent areas of the Institutional District and outside Institutional Master Plan areas, appropriately guide the use of land for non-institutional purposes within Institutional Districts, and ensure encourage compatibility of buildings and uses in Institutional Districts with those in surrounding areasdistricts. Institutional Districts and their purposes characteristics are listed in this Section 34-1:

- A. The IS-1 District is distinguished by the presence of higher education and/or medical institutions ~~with~~within large, distinct campuses ~~and containing~~ significant outdoor amenity space. IS-1 has modest building lot coverage and floor area ratio maximums to ~~maintain a~~encourage the maintenance of traditional campus typology. Allowed land uses are either institutional uses or uses supportive to institutional uses.
- B. The IS-2 District is distinguished by the integration of distinct higher education and/or medical ~~institutions~~institution campuses within the context of ~~a~~ denser urban ~~settings~~setting. Lot coverage and floor area ratio maximums are higher in these areas to allow for the typical scale of ~~significant medical institutions~~a denser institutional campus. Allowed land uses are either ~~directly~~ institutional uses or uses supportive to institutional uses.

Section 34-2. - Establishment of Institutional Districts

- A. This Section 34-2, together with Section 3-1 (Establishment of Zoning Districts) establishes two Institutional Districts: IS-1 and IS-2.** An Institutional District is indicated by the designation “IS-1” or “IS-2” on any official map of the City of Boston. The provisions of this Article 34 and the remainder of this Code constitute the zoning regulations in ~~a~~an Institutional District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article 34 and the remainder of this Code, the provision of this Article 34 shall govern. Where a conflict exists between a provision of this Article 34 and an overlay district, the terms of Section 3-1A shall govern which provision shall take precedence.
- B. Use Regulations Applicable in Institutional Districts.** Use regulations for Institutional Districts are set forth in Article 8 (Uses) of this code, ~~unless otherwise modified by an Institutional Master Plan (“IMP”)~~.
- C. Dimensional Regulations Applicable in Institutional Districts.** Dimensional Regulations for Institutional Districts are set forth in Table A of this Article 34, ~~unless otherwise modified by an Institutional Master Plan (“IMP”)~~.

通过电子邮件:

波士顿市规划局
One City Hall, Ninth Floor
Boston, Massachusetts 02201

收件人 Nupoor Monani, 总体规划与政策部常务主任
Kathleen Onufer, 分区常务主任
Jack Halverson, 波士顿市规划局 II 级规划师

事由: 机构分区草案(拟议第 **34** 条)

尊敬的常务主任 Monani 和 Onufer 及 Halverson 先生:

Mass General Brigham 非常感谢有机会代表我们在波士顿市的成员机构, 对唐人街分区文本修订草案中新的机构分区语言草案第 34 条提出意见。我们也感谢你们在 2024 年 12 月 18 日抽出时间与我们房地产团队的成员会面, 使我们能够更好地理解第 34 条的意图和目的, 以及你们对未来的可能在市内绘制更多 IS-1 和 IS-2 分区图的计划。

Mass General Brigham 致力于改善波士顿市和整个麻州患者和社区的健康和福祉。麻州 MGB 医疗保健系统的机构在全市范围内共同拥有和占用空间, 包括 Charlestown、West End、North Station 经济开发区、Brighton、Longwood 医疗区和 Jamaica Plain 的房产。我们非常重视在这些地方建立的长期社区关系。在其中的许多地方, 我们依靠波士顿分区法规第 80D 条规定的机构总体规划("IMP")程序, 以周到和透明的方式与市政府和当地社区就我们的校园规划进行接触, 我们还依靠 IMP 重叠区作为一种工具, 以确保将互动讨论的结果和分区一样被大家所铭记。虽然我们知道, 作为当前分区提案的一部分, 没有 MGB 物业将被纳入 IS 区, 但我们要提供的意见预计该分区类别将扩展到其他社区。

Longwood Collective 代表 Longwood 医疗和学术区的机构提出了意见, 其中包括 Brigham and Women's Hospital 医院, 该医院是 Mass General Brigham 医院("MGB")的创始成员。MGB 支持这些意见, 尤其是对第 34 条草案的拟议文本修订, 这将使现有机构总体规划的拟议分区应用更加清晰并可预测。此外, 我们还代表全市可能受制于不同分区和街区规划流程的成员机构, 提出以下补充意见:

1. MGB 赞赏工作人员在我们 12 月 18 日的会议上所做的声明, 即新的 IS 分区将被用作支持和引导机构增长的工具, 而不是加以限制。特别是, 了解到市政府并不打算使用 IS 区来限制哪些地产可能会被纳入 IMP, 了解这非常很重要。利用第 34 条来限制 IMP, 不但不能帮助我们的机构通过制定/修改/更新 IMP 所涉及的全面社区程序来实现负责任的增长, 反而会使我们的成员机构在满足服务所在社区所需的资本需求方面面临挑战, 而且成本高昂, 并可能给现有机构校园周围的商业地产带来更多困难。

2. 除了按照Longwood Collective的建议, 将研究实验室作为机构区的允许用途外, 我们还建议允许医疗办公用途。这将符合城市的既定目标, 即认识到机构园区边缘临界的私有用途(如租赁行政办公室的建筑)通常为机构本身提供各种支持各种。就 MGB 成员机构而言, 并非所有这些支持性功能都属于医院或诊所用途类别。
3. 最后, 我们赞同 Longwood Collective所做的声明, 并在 12 月份的会议上与工作人员讨论了这一声明, 即如果没有彻底、公开的社区进程, 以及对环境是否值得使用这一新分区的深思熟虑, 不应也不会在其他地方绘制新的 IS 分区图。虽然我们理解机构使用区可能是解决位于Dorchester 的 Carney Hospital 和 Brighton的Saint Elizabeth所面临挑战的适当方案, 这两个地方去年都受到了 Steward Health Care 破产申请的影响, 但我们 鼓励市政府在全市范围内的社区采用谨慎的方法来应用这一新的使用类别, 因为现有的分区工具, IMP 重叠区, 已经满足了市政府的目标, 即引导机构增长、鼓励与周围社区兼容 , 并将社区纳入当地规划工作。如果在存在 MGB 机构用途的街区提议设立 IS 区, 我们恳请有机会参与全面的街区规划过程。

感谢您考虑我们建议的修改。我们期待着合作, 以确保MGB及其机构能够继续在波士顿市负责任地发展, 并支持波士顿市作为社区合作伙伴和经济发展的驱动力。

您诚挚的
Niyum Gandhi
首席财务官
February 5, 2025

Jack Halverson
II 级分区改革规划师
波士顿市规划局

尊敬的 Halverson 先生您好，

我们代表 Tufts 医疗中心感谢有机会就唐人街分区文本修正案草案，包括建议的第 34 条，提供反馈意见。Tufts 医疗中心长期为唐人街居民提供服务，并与各小区组织合作满足他们的医疗需求。我们认同并重视唐人街重新分区程序的目标，即在保护其文化特性的同时促进社区发展。我们希望以我们独特的视角，在您修正案定稿时分享我们的见解。

交通使用条例

我们希望就禁止在新的 R-1 和 R-10 住宅子区建造独立停车库的提议表达我们的顾虑。这些分区将毗邻新的 IS-2 机构子区，目前我们通过 Tufts Shared Services 的合作伙伴在该子区运营停车库。修正案声称，R-1 和 R-10 "非需要独立停车库的重要商业目的地"，但是，我们的设施每天为依赖这些设施的患者和医务人员提供服务方面发挥着至关重要的作用。如果该提案获得通过，我们将失去更新车库许可证的能力，从而危及我们的患者和医务人员到达医疗中心的通道。

IS-2 中的容积率限制

我们还对将 IS-2 区的最大容积率从 8 降低到 4 的建议表示担忧。这一变化代表着分区的大幅缩减，与我们作为一家学术性医疗机构的使命不符，因为我们位于人口稠密的城市地区，而可用土地有限。修正案承认高地块覆盖率和高楼面面积对我们这样的机构的重要性，但仍建议将最大 FAR 降低到 "低于周边大部分地区和机构本身" 的水平。这种降低将严重损害我们的运营、财务稳定性以及为我们照顾的众多弱势患者提供服务的能力，并限制我们投资于不断发展的社区医疗保健需求的能力。我们建议重点关注高度和容积率规定，以更好地适应环境。

研究实验室

我们还对将研究实验室列为'有条件使用'表示担忧。研究实验室对于学术医疗机构的使命和运营不可或缺，我们认为分区法规应将其指定为'允许用途'，以体现其重要作用。

编纂 IMP 取代 IS-2 的基本分区

鉴于所讨论内容的复杂性，我们恳请波士顿规划局修改分区草案，明确指出，在决定 IS-2 区内的分区、允许用途（包括交通和研究实验室功能）和校园尺寸大小控制时，将优先考虑第 80 条规定的机构总体规划（IMP）进程。在规划部最近于 2025 年 2 月 4 日（星期二）举行的会议上，我们很高兴地听到规划部打算确认 IMP 程序将始终取代基础分区规定，我们鼓励规划部澄清基础分区的变更不会给使用 IMP 作为解决上述复杂问题的主要工具带来更多困难。通过利益相关者的广泛参与，IMP 流程成功地指导了我们的发展，确保在最终协议中考虑到不同的观点。通过确认 IMP 取代第 34 条作为我们园区的主要土地使用框架，我们可以更好地满足 safety-net（关键医治需求）医院的需求，同时允许重新分区工作按照更广泛的社区和城市的预期推进。

感谢您考虑我们的意见。如果您有任何问题或需要我们提供更多信息，请随时与我联系，电话：
(617) 359-8623 或发送邮件至 elizabeth.bahnuk@tuftsmedicine.org。

您诚挚的，
Elizabeth Bahruk, AIA, LEED AP
设施与支持服务执行主任

Tufts 医药
Tufts 医学中心

2025 年 2 月 5 日

Kathleen Onufer, 分区常务主任
波士顿市规划局
1 City Hall Square, 9th Floor
Boston, MA 02201

事由: 拟议的唐人街重新分区程序

尊敬的 Onufer 女士您好,

我们代表 Tufts 大学的团队, 感谢规划部在过去两个月中与我们会面, 讨论将对我们位于唐人街的健康科学校区产生影响的分区变更提案。我们感谢有机会与贵公司员工, 尤其是 Jack Halverson 以及规划部的其他人员进行对话。

正如之前所讨论的, 我们将就拟议的唐人街区文本和地图修订草案提出一套正式的意见, 该草案目前已张贴在规划局的 "唐人街重新分区程序" 网页上, 其中包括新分区第 34 条的文本: 机构区。

如您所知, 在过去的一个月里, 我们还与一些同行高等教育机构进行了讨论, 并希望提及 2025 年 2 月 5 日的 AICUM 评论信, 我们也是该评论信签署方之一。

我们与唐人街附近的众多利益相关者建立了非常密切的合作关系, 并为我们长期以来建立和加强的众多社区合作计划感到自豪。

必须说明的是, 这些意见和问题的提出是出于对以下方面的关注, 以防止进一步限制我们地产的未来开发工作。虽然我们知道, 通过既定的机构总体规划 (IMP) 程序, 取消某些用途并在当前的基础分区中改变现有的尺寸规定, 可以有效地绕过或 "修改" 所有拟议的尺寸规定和用途, 市政府为未来与市政府和社区的讨论设定了预期目标。

首先, 我们认可贵团队在我们的会议上所讨论并同意的更改。这些具体事项包括:

- 在第 34 条中增加并加强有关机构总体规划 (IMP) 的措辞, 以明确第 80 条和既定的 IMP 程序取代这一新条款中的任何内容。在这种情况下, 我们还希望交叉引用规划部的第 80 条行动计划草案, 该草案旨在为教育机构及其相关的 IMP 创建一个更加灵活的程序。
- 认可 IS-2 子区既适用于医疗机构, 也适用于学术机构。
- 同意取消(第 34-3 节中)触发小项目审查中设计审查部分 1,000 平方英尺的门槛标准。
- 修改两个机构区的用途规定表(包含在第 8 条: 用途规定), 包括: 允许使用艺术工作室、自动取款机、银行、大型菜店、艺术家住宅工作区、中型零售店、中小型办公室和中型娱乐/活动空间。

- 我们了解到，工作人员仍在考虑重新审议其他一些用途变更（包括大型办公楼、大型零售店、研究实验室、小型酒店和室内娱乐设施），我们希望重申，我们要求在这些用途具有一定的灵活性，但我们的理解是，我们提出这一要求是因为我们希望将来有可能将我们物业的一部分出租。

以下是我们提出的尚未落实的意见，希望能够被纳入下一轮也是最后一轮的文本编辑中：

用途变更建议

- W我们对第 8 条 "用途管理 "的修改建议表示担忧，尤其是关于取消我们校园中目前属于唐人街住宅分区的部分（Posner Hall 目前位于该区）的住宅用途的建议。正如我们在上文的评论中所指出的，我们希望在我们拥有的物业上保留广泛的用途灵活性，例如教育、临床、研究和住宅用途。为了保持我们在未来创造性地激活我们物业的能力，我们更愿意看到目前分区中包含的用途得以保留，使其具有更大的灵活性。
- 此外，从城市规划的角度来看，我们不理解为什么市政府要限制一个城市街区的住宅开发，而这个街区正是未来住宅发展的合适地点。
- 总结我们对住宅用途的意见，我们强烈呼吁您重新考虑在拟议的 IS-2 子区允许住宅用途。

建议的密度变化

- 由于我们位于唐人街的健康科学校园（因此也包括我们拥有的物业）已经位于密集的城市环境中，我们不理解降低目前按权利允许的容积率（FAR）的理由。例如，目前 Posner Hall 地块的容积率为 6.0/8.0，该地块位于唐人街住宅子区内。IS-2 子区的拟议分区旨在将容积率限制在 4.0。
- 4.0 FAR 严重降低了我们自有物业的密度。我们校园未来的任何开发都必须在财务上是可行的。将我们的基本容积率降低一半，将大大削弱我们开发此类物业的能力。
- 我们了解到，你们正在考虑取消 IS-2 子区中对建筑面积的限制，转而建议限制高度上限为 155 英尺，最大楼面面积仍有待确定。我们强烈呼吁你们考虑将最大楼面面积设定为 32,500 平方英尺，以便使未来的开发在经济上可行，同时又不会破坏社区现有的城市环境。

如上所述，我们提出这些意见的目的是与市政府保持合作伙伴关系。

感谢您对此事的关注。

您诚挚的，

Liza Perry

政府与社区关系常务主任

抄送：波士顿市长 Michelle Wu

Kairos Shen, 规划主管

Devin Quirk, 规划部常务主任

Nupoor Monani, 开发审查资深常务主任

Jack Halverson, II 级规划师

2024年2月 5日

Kairos Shen, 规划部主任
City of Boston
1 City Hall Square, 9th Floor
Boston MA, 02201

事由: **NAIOP** 对市中心和唐人街重新分区工作的评论

尊敬的 Shen主任:

麻萨诸塞州商业地产开发协会 (NAIOP) 感谢波士顿市和波士顿规划局(规划局)致力于将第80条大型项目审查程序现代化。在过去的两年里, NAIOP 成员参与了规划部的外联宣传过程, 担任第 80 条指导委员会成员, 参加工作会议和焦点小组, 并回复了发送给开发社区的调查。指导这一进程的规划部门工作人员齐心协力, 与所有利益相关者进行沟通和接触, NAIOP 期待继续与他们合作, 共同推进对第 80 条进程的实际改革, 以确保清晰度、可预测性和及时性。

因此, NAIOP 对以下情况表示担忧:尽管多阶段进程正在进行中, 但市政府却在两个社区规划工作中寻求推进可能不一致的第 80 条分区变更。市中心区和唐人街区的拟议分区修正案均包括将在全市范围内改变第 80 条分区关键条款的规定, 不仅仅在市中心区和唐人街区。

NAIOP 担忧的是, 由于唐人街和市中心区所包含的第 80 条修改建议是通过特定地区的分区工作来进行的, 因此没有得到利益相关者的广泛审查, 也没有征求社区成员和受监管社区成员的意见。

此外, 拟议的唐人街重新分区在全市范围内设立了新的分区类别, 包括大学和医院新设的“机构区”类别。NAIOP 认为, 由于规划局似乎计划在全市范围内实施这一概念, 因此值得广大利益相关者认真考虑。重要的是, 如上所述, 拟议的机构区将危及机构出售或租赁其部分地产以筹集资金的能力, 从而严重限制机构区内的非机构用途。在未讨论全市影响的情况下, 在一个社区的分区法规中加入这一概念, 似乎是为了确保各社区之间有差异, 这与市政府声明的在重新分区过程中保持透明度的目标不符。

NAIOP 坚信, 任何将在全市范围内产生影响的拟议分区变更提案, 都应通过正在进行的第 80 条更新和现代化工作来解决, 其中包括广泛的利益相关者外展和参与。出于这些原因, NAIOP 敦促规划部在将唐人街和市中心分区提案提交表决之前, 删除提案中第 80 条语言, 并对这些类别另行开展利益相关者参与流程, 以确保所有受影响的利益相关者都有机会和能力对提案进行权衡和评价。NAIOP 还敦促规划部从唐人街分区提案中删除拟议的第 34 条。这将允许针对特定地区的工作继续向前推进, 同时通过更广泛的第 80 条现代化流程促进对第 80 条更改提案的考虑。

麻萨诸塞州NAIOP代表从事商业地产开发、所有权、管理和融资公司的利益。NAIOP成员超过1,800各，成员的业务涉及办公室、研发、实验室、工业、综合用途、多户住宅、零售和机构空间。

NAIOP期待着在第80条审核流程中继续作为作为利益相关者开展工作。如果您想进一步讨论我们在此信提及的评论，或希望讨论我们对其他立法优先事项的立场，请随时联系我本人或NAIOP的公共事务政策副总裁Anastasia Daou。

真诚地

Tamara C. Small
首席执行官
麻萨诸塞州 NAIOP, 商业房地产开发协会

附录

TO: Jack Halverson, Boston Planning Department

Hong Lok House 租户请愿书
28人签名1
[单击此处返回主文件。](#)

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

- Zoning subdistricts are important because there are different scales, needs, and issues for different blocks. A small row house street is different from a more commercial or institutional block.
- It is important that the City is seeking to protect Chinatown's historic and cultural character, and is paying attention to the issue of displacement. We see this especially with the proposals for the CC (community commercial) and R1 (row house) subdistricts.
- I think that 150' is too high for MU-10 (between Beach and Essex Streets), since most buildings within Chinatown's borders are only 8-10 stories high.
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- Chinatown is an extreme heat zone and we need some green open space, including Phillips Square.

以下是我对于华埠重新分区草案的意见：

- 细分区划分至关重要，因为每个街区都有其独特的规模、需求和问题。例如，住宅排屋街区与商业或机构街区有着截然不同的特点。
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- 华埠是一个极端炎热的城市热岛区，我们迫切需要更多绿色开放空间，包括菲利普斯广场在内。

Signed 签名 Li Yun Zhao

Address 地址 15 Essex St # 404 Boston MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Lai Kin Y Li

Address 地址 15 Essex Street, Boston MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 xin dia ma

Address 地址 15 Essex St #410 Boston MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 King Phu Lehman

Address 地址 #203
15 Essex St.

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Shao Wei Chen

Address 地址 15 Essex ST 410

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Qing Lam Yu 606

Address 地址 15 Essex St #606

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 李海云

Address 地址 #705

15 Essex St.

TO: Jack Halverson, Boston Planning Department

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Signed 签名 ZHUXIUCAI

Address 地址 #301

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 陳月英

Address 地址 1610

15 ESSEX ST.

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Address 地址

#606

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Chihen Li

Address 地址 15 Essex St #205

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Chinatown

Address 地址 15 Essex St 703

TO: Jack Halverson, Boston Planning Department

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Signed 签名 SUJUN WU

Address 地址 # 812

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 yanq weng

Address 地址 # 811

15 Essex St

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Signed 签名 Guo Ciang Huang

Address 地址 116 SEX ST APT 706
BOSTON MA 02117

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Shitao 244

Address 地址 # 411

15 Essex St

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Xunlei Ye

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Signed 签名 ELIAN CHAN WONG

Address 地址 # 409

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 CHEN PUXIN

Address 地址 15 Essex St

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Signed 签名 Jack Halverson

Address 地址 #208

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Kim Wah Yee

Address 地址

24210

15 Essex St.

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Signed 签名 Reyz Tai Jiang

Address 地址 15 Essex St #303

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Zhuo Zhao Li

Address 地址 麻子樓 308

15 Essex St

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黄文少兰

Signed 签名 _____

Address 地址 #808
15 Essex St.

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- 我支持设立可负担住房覆盖区，但建议将高度限制设在150-200英尺之间，而非350英尺！同时，项目必须确保至少60%的单位属于可负担房屋，且其可负担程度要切实满足华埠居民的需求，例如面向收入中位数60%及以下的家庭。
- 华埠是一个极端炎热的城市热岛区，我们迫切需要更多绿色开放空间，包括菲利普斯广场在内。

Signed 签名 蔡雅文

Address 地址 #204

15 Essex St

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

- Zoning subdistricts are important because there are different scales, needs, and issues for different blocks. A small row house street is different from a more commercial or institutional block.
- It is important that the City is seeking to protect Chinatown's historic and cultural character, and is paying attention to the issue of displacement. We see this especially with the proposals for the CC (community commercial) and R1 (row house) subdistricts.
- I think that 150' is too high for MU-10 (between Beach and Essex Streets), since most buildings within Chinatown's borders are only 8-10 stories high.
- I support the concept of an Affordable Housing Overlay District, but this should be between 150-200', not 350'! It is also important that a project only be eligible if it is at least 60% affordable at a deeper level of affordability that is appropriate for Chinatown residents, such as 60% AMI and below.
- Chinatown is an extreme heat zone and we need some green open space, including Phillips Square.

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Signed 签名 Yong Lam

Address 地址 #603

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Tim Y Chen

Address 地址 #603

15 Essex St

TO: Jack Halverson, Boston Planning Department

Mass Pike Towers租户协会

25人签名

[单击此处返回主文件。](#)

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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- I support a zoning height of 60 ft for R10.
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Signed 签名 Yiwei Feng Sun Hua

Address 地址 30 Tremont St. A101

Boston, MA 02116

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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- 我支持 R10 的分区高度为 100 英尺
- 我支持设立可负担住房覆盖区，但建议将高度限制设在 130 英尺之间，而非350英尺！同时，项目必须确保至少60%的单位属于可负担房屋，且其可负担程度要切实满足华埠居民的需求，例如面向收入中位数60%及以下的家庭。
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Signed 签名 Vincent Diap

Address 地址 Tremont St B205 MA 02116

Tremont St #330

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Ying zhu

Address 地址 330 Tremont St Apt A902 Boston MA 02116

Boston

TO: Jack Halverson, Boston Planning Department

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Signed 签名 LAM-VUONG LY

Address 地址 B 205 Tremont St Apt # MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 So Wong

Address 地址 330 Tremont ST A903

BOSTON, MA 02116

TO: Jack Halverson, Boston Planning Department

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[Handwritten note: 100]
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Signed 签名 XIN CHAN HUANG

Address 地址 公路村 A 1006 房

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Linlin Hung

Address 地址 330 Tremont St Apt B1207 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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- Chinatown is an extreme heat zone and we need some green open space, including Phillips Square.

以下是我对于华埠重新分区草案的意见：

- 细分区划分至关重要，因为每个街区都有其独特的规模、需求和问题。例如，住宅排屋街区与商业或机构街区有着截然不同的特点。
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- 我支持 R10 的分区高度为 100 英尺
- 我支持设立可负担住房覆盖区，但建议将高度限制设在 130 英尺之间，而非350英尺！同时，项目必须确保至少60%的单位属于可负担房屋，且其可负担程度要切实满足华埠居民的需求，例如面向收入中位数60%及以下的家庭。
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Signed 签名 QUAN DAIK TAN

Address 地址 330 TREMONT ST APT B208
BOSTON MA 02116

TO: Jack Halverson, Boston Planning Department

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- 我支持 R10 的分区高度为 80 英尺 140
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Signed 签名

Address 地址

335 Tremont St, Allston, Boston, MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 SO Qin Cu

Address 地址 330 Tremont St Apt A304 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Jack M. Tavel

Address 地址 336 Tatemont St B407 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 刘华权

Address 地址 330 Tremont St Apt B1002 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Yuke Guinaboy

Address 地址 330 Tremont St Apt B1102 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Dongxue Wang

Address 地址 330 Tremont Boston Apt A906

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Ying Yau Tam

Address 地址 330 Tremont St Apt 13302 BOSTON MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Shixian Sheng

Address 地址 230 Tremont St. Apt A906

TO: Jack Halverson, Boston Planning Department

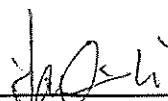
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Signed 签名



Address 地址 348 Tremont St. Apt# C303 Boston, MA 02116

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Defini

Address 地址 330 Tremont St Apt B1308 Boston MA 02116

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Signed 签名 Bi Hua Huang

Address 地址 330 Tremont St Apt A708 Boston MA 02116

BOSTON

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Signed 签名 Yung, Salk

Address 地址 330 Tremont st Apt B1104 Boston MA 02116

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Signed 签名 林

Address 地址 公路村 B1108

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Signed 签名 YAO HAO HUANG

Address 地址 330 Remont St Apt A1003 Boston MA 02116

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Signed 签名 林卓文

Address 地址 15 路村 A706

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Signed 签名 Mei Na Yu

Address 地址 330 Tremont St Apt B1003 Boston MA 02116

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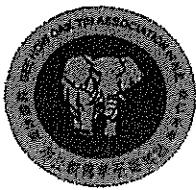
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Signed 签名 Jia Junmei

Address 地址 330 Tremont St Apt A905

330 Tremont St Apt A905 Boston MA 02116

唐人街商业协会请愿书 1
11 人签名
[单击此处返回主文件。](#)



紐英崙至孝馬親公所
GEE HOW OAK TIN ASSOCIATION OF NEW ENGLAND
 77 Harrison Avenue, Boston, MA 02111
 Telephone: (617) 542-1585
 Email: GHOTnewengland@gmail.com

January 15, 2025

Boston Planning & Development Agency
 % Jack Halverson
 One City Hall Square, 9th Floor
 Boston, MA. 02201

Dear Mr. Halverson,

In the past year we have been taking part in the Chinatown rezoning workshops. We feel that our feedback and concerns were not reflected in the draft release, nor does it address equity in development for our community. The outcome from the final rezoning of Chinatown will affect the future growth of our community for generations to come.

After the recent release of the Draft Zoning by the BPDA, the Chinatown Business Association hosted a meeting with its members and representatives from different Family Associations, small property owners and other community stakeholders to again discuss what we would like the Boston Planning & Development Agency to consider and include in the new zoning.

We, as a community association with over 2,000 registered members and a landowner of 5 properties located in Chinatown, fully support the recommendations attached with this letter.

Sincerely,

Jenny Chan, President

Name of Organization: Gee How Oak Tin Association of New England
Property Addresses: 77 Harrison Avenue, Boston, MA 02111
 23 Tyler Street, Boston, MA 02111
 25 Tyler Street, Boston, MA 02111
 27 Tyler Street, Boston, MA 02111
 79 Hudson Street, Boston, MA 02111



65 Harrison Ave. 7th Floor Boston, MA
02111-1924
617.482.1011
info@cedc-boston.org

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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We as a community fully support the recommendations attached with this letter.

Sincerely,

T. T. Cheung
President

Properties Owned in Chinatown:

65 Harrison Ave, Boston, MA 02111
31 Beach Street, Boston, MA 02111
10 Oxford Street, Boston, MA 02111
15 Oxford Street, Boston, MA 02111
78 Tyler Street, Boston, MA 02111

藝聯慈善社

NI LUN WELFARE ASSOCIATION

55 HARVARD STREET . BOSTON, MA 02111

Boston Planning & Development Agency
 % Jack Halverson
 One City Hall Sq 9th Flr
 Boston, MA. 02201

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We as a community fully support the recommendations attached with this letter.

Sincerely,

Wilson Tsof
 President

Properties Owned in Chinatown:

55 Harvard Street, Boston, MA 02111
57 Harvard Street, Boston, MA 02111
59 Harvard Street, Boston, MA 02111
68 Tyler Street, Boston, MA 02111
70 Tyler Street, Boston, MA 02111
72 Tyler Street, Boston, MA 02111

波士頓安良工商會

Chinese Merchants Association of Massachusetts

20 Hudson Street
Boston, MA 02111
Telephone: 617 482-3972

Boston Planning & Development Agency
%Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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Sincerely,

James Chan
President

Properties Owned in Chinatown:

20 Hudson Street, Boston, MA 02111
61 Beach Street, Boston, MA 02111
63 Beach Street, Boston, MA 021211

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

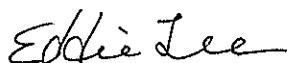
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Eddie Lee
President of Lee Family Association

Properties Owned in Chinatown:

10 Tyler Street, Boston, MA 02111
50 Beach Street, Boston, MA 02111

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

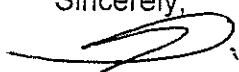
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Name (Please Print)

Limin Chen

Properties Owned in Chinatown:

41 Beach Street, Boston Mass
66 Harrison Avenue, Boston Mass (CORNER CAFE)

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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We as a community fully support the recommendations attached with this letter.

Sincerely,



Name (Please Print) JANE LEUNG

Properties Owned in Chinatown:

199 Harrison Avenue, Boston, MA 02111

波士頓阮氏公所
GOON SHEE ASSOCIATION
10 OXFORD PLACE, 1ST FLOOR
BOSTON, MA 02111

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

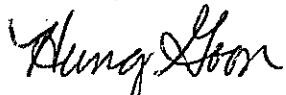
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We as a community fully support the recommendations attached with this letter.

Sincerely,



President

Properties Owned in Chinatown:

10 Oxford Place, Boston, MA 02111

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

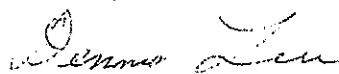
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Name (Please Print) Dennis Lui (Chairman) Soo Yuen Association

Properties Owned in Chinatown:

61 Harvard Street, Boston

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

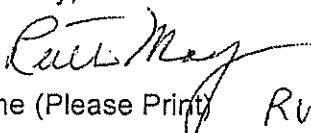
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Sincerely,


Name (Please Print) RUTH MOY

Properties Owned in Chinatown: Moy Family Association

13 Hudson St, Boston, MA 02111

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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Sincerely,


Wei Wesley Huang

Name (Please Print)

Properties Owned in Chinatown:

Eagle Kitchen Supply INC.

唐人街商业协会请愿书 2
11 人签名
[单击此处返回主文件。](#)

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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Sincerely,



Name (Please Print)



Properties Owned in Chinatown:

16 HUDSON STREET, BOSTON MASS
10 HUDSON STREET, BOSTON MASS
8 HUDSON STREET, BOSTON MASS
75 HARRISON AVENUE, BOSTON MASS

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

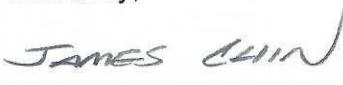
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Sincerely,


Name (Please Print)

Properties Owned in Chinatown:

43 Beach Street, Boston, MA 02111
45 Beach Street, Boston, MA 02111
47 Beach Street, Boston, MA 02111
49 Beach Street, Boston, MA 02111
51 Beach Street, Boston, MA 02111
53 Beach Street, Boston, MA 02111
55 Beach Street, Boston, MA 02111

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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We as a community fully support the recommendations attached with this letter.

Sincerely,


Name (Please Print)

Properties Owned in Chinatown:

19 Hudson Street Boston
21 Hudson Street Boston
23 Hudson Street Boston

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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Sincerely,

Raymond Bng, President
Name (Please Print)

Properties Owned in Chinatown:

NG Family Benevolent Association
22 Tyler Street Boston Mass

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

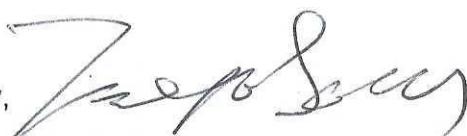
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Sincerely,



Name (Please Print)

Properties Owned in Chinatown:

18 Hudson Street #1 Boston MA

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

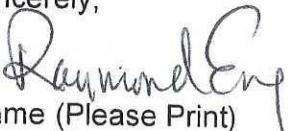
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Sincerely,


Name (Please Print)

Properties Owned in Chinatown:

Ray Eng	225 Harrison Ave Boston, Mass 02111

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

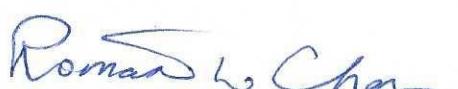
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Roman Chan
Owner

Properties Owned in Chinatown:

81 Tyler Street, Boston, MA 02111

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA 02201

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Sincerely,

Emily y =

Name (Please Print)

Emily Yu

Properties Owned in Chinatown:

52 BEACH ST BOSTON, MASS 02111



紐英崙余風采堂
Yee Fung Toy Association of New England
11 Hudson Street, Boston, MA 02111
Telephone: 617-338-8179



January 17, 2025

Boston Planning and Development Agency
 c/o Jack Halverson
 One City Hall Square, 9th Floor
 Boston, MA 02201

Dear Mr. Halverson:

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We as a community fully support the recommendation attached with this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lup Yu".

Lup Yu
 President Yee Fung Toy Association of New England

Properties Owned in Chinatown:
 11 Hudson Street

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

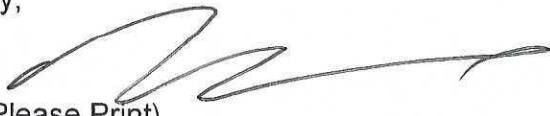
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Sincerely,



Name (Please Print)

Newman Tam

Properties Owned in Chinatown:

11 Oxford Place Boston

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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Sincerely,



Name (Please Print)

TING TING CHEN
Properties Owned in Chinatown:

15 Hudson STREET, Boston

TO: Jack Halverson, Boston Planning Department

华人进步协会请愿书 1
47 人签名
[单击此处返回主文件。](#)

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

- Zoning subdistricts are important because there are different scales, needs, and issues for different blocks. A small row house street is different from a more commercial or institutional block.
- It is important that the City is seeking to protect Chinatown's historic and cultural character, and is paying attention to the issue of displacement. We see this especially with the proposals for the CC (community commercial) and R1 (row house) subdistricts.
- I think that 150' is too high for MU-10 (between Beach and Essex Streets), since most buildings within Chinatown's borders are only 8-10 stories high.
- I support the concept of an Affordable Housing Overlay District, but this should be between 150-200', not 350'! It is also important that a project only be eligible if it is at least 60% affordable at a deeper level of affordability that is appropriate for Chinatown residents, such as 60% AMI and below.
- Chinatown is an extreme heat zone and we need some green open space, including Phillips Square.

以下是我对于华埠重新分区草案的意见：

- 细分区划分至关重要，因为每个街区都有其独特的规模、需求和问题。例如，住宅排屋街区与商业或机构街区有着截然不同的特点。
- 市政府正致力于保护华埠的历史文化特色，并重视防止居民流离失所问题，这一点值得肯定。这种态度在社区商业(CC)和排屋住宅(R1)分区的提案中尤为明显。
- 对于MU-10区域（介于 Beach St 必珠街和 Essex St 益石土街之间），我认为150英尺的高度限制仍然过高，因为华埠区域内的建筑物大多仅为8-10层高。
- 我支持设立可负担住房覆盖区，但建议将高度限制设在150-200英尺之间，而非350英尺！同时，项目必须确保至少60%的单位属于可负担房屋，且其可负担程度要切实满足华埠居民的需求，例如面向收入中位数60%及以下的家庭。
- 华埠是一个极端炎热的城市热岛区，我们迫切需要更多绿色开放空间，包括菲利普斯广场在内。

Signed 签名 Jing Yi Huang

Address 地址 65 Harvard St, Apt 3, Boston, MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 _____

Li Fang Li

Address 地址 _____

10B CASTLE CT BOSTON MA 02118

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Tie M Deny

Address 地址 66 Hudson # 904 BOSTON

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Wang Tie yin PAN GUOLIANG

Address 地址 199 H ST #22 SOUTH BOSTON, MA. 02127

TO: Jack Halverson, Boston Planning Department

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Signed 签名 XIU HUA Li

Address 地址 君子樓 402 5 Oak Street W #402

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Signed 签名 Jing liang Mai

Address 地址 10 Temple place #807

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Signed 签名 Qing Lan Yu

Address 地址 康乐楼#606 15 Essex St

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Signed 签名

林克棋

Address 地址

好事情 30 Oxford St #2 BOSTON

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Signed 签名 Wu Huan Rong

1105

Address 地址 昌子楼 50 West W. #1105 ✓

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Signed 签名

梅杏喜

Address 地址

君子樓

5 Oak St. W.

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Signed 签名 Wan Nah

Address 地址 华信屋 3EPine St BOSTON 02111

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Signed 签名

Address 地址

居子樓 5 Oak St W

TO: Jack Halverson, Boston Planning Department

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5 oak st w

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wv mel po

Address 地址

层七楼#602 S oak st w

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Signed 签名 CHOW SZE KUEN

Address 地址 君子樓 #1002 5 Dak St W

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Signed 签名 Terry Xiaoyu

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Signed 签名 BIHONG HE

Address 地址 君子楼 5 Docks St W #1102

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Signed 签名 Hong zhen Shen

Address 地址 华信房 888 Washington St

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Signed 签名

Alice Hu

Address 地址

2nd fl 5 Oak St W 1406,

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苏初娟

Address 地址

大同村

212 Harrison Ave D307

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Address 地址 361 Essex Street

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Signed 签名

Yusiong He

Address 地址

5 Oak St W #403

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Annyng Li

Address 地址 大同村 230 Harrison Ave

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Signed 签名

Bao Yi Huang

Address 地址

君子楼 5 Oak St w 407

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Signed 签名 Chu Giao So

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Signed 签名 Xile Mei Ma

Address 地址 8 OXFORD PL #2

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Signed 签名

Jianhua Tang

Address 地址

80 west pedham st apt 1006

Boston, MA 02118

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Signed 签名 Bei Ying Yu
 Address 地址 89 Union Park St 306.

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Miao Zhu Hu

Address 地址 89-UNION PARK ST 215#

TO: Jack Halverson, Boston Planning Department

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Signed 签名 XIYU MA

Address 地址 君子樓 1108 5 Oak St w#1108

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Sheng Qun Lin

Address 地址 795 Tremont St #

Boston MA 02116 5654

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Signed 签名 Jack Halverson

Address 地址 89 Union Park St

85号4楼

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Signed 签名

LIVING BIU

Address 地址

君子楼 #301

5 Oak St W

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Signed 签名 XIAO ANY

Address 地址 泰勒街 83号 3楼

83 Tyler St. Apt 3

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Signed 签名 SUNA HUANG

Address 地址 227 HARRISON AVE #3

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Signed 签名 Yu qin chen

Address 地址 施七樓 #807 10 Temple St .

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Signed 签名 WAN YOUNG LI

Address 地址 115 Chauncy St

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Signed 签名 J.V. Mei

Address 地址 波士頓 菲利普斯廣場 440 Tremont St.

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Signed 签名 Li Jing Lin

Address 地址 450 Tremont St MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名

谭惠仪

Address 地址

伊华楼 440 42号

440 Tremont St #42

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Li Then Li

Address 地址 195# pleasant St Malden

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Signed 签名 YMM JM

Address 地址 10 伦勃朗街 10 Temple St.

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Signed 签名 Xiao Yun Yu

Address 地址 18 PINE ST #1 BOSTON

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Signed 签名

Ying Zhu Zhu

Address 地址

1公路村 330 Tremont St

洪門致公堂

唐人街商业协会请愿书 3

11 人签名

[单击此处返回主文件。](#)



6 Tyler Street, Boston, MA 02111 USA
617-542-1387

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

Dear Mr. Halverson,

In the past year we have been taking part in the Chinatown rezoning workshops and feel that our feedback and concerns were not reflected in the draft release, nor does it address equity in development for our community. The final outcome from the rezoning of Chinatown will affect the future growth of our community for generations to come.

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We as a community fully support the recommendations attached with this letter.

Sincerely,

Bobby Tam
President

Properties Owned in Chinatown:

6 Tyler Street, Boston MA 02111

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% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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Sincerely,

Name (Please Print) *Kwong Chan*

Properties Owned in Chinatown:

48 Beach St. Boston-
80-82 Essex St. Boston

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% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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My Khanh Lam Luu

Name (Please Print)

My Khanh Lam Luu
Properties Owned in Chinatown:

5 OXFORD PLACE BOSTON

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% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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Name (Please Print)

WONG FAMILY BENEVOLEN ASSOCIATION

Properties Owned in Chinatown:

70 - 72 BEACH STREET BOSTON MA 02111
8 - 10 HUDDSON STREET BOSTON MASS 02111
4 TYLER STREET BOSTON MASS 02111

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

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Sincerely,



Name (Please Print)



Properties Owned in Chinatown:

56 Beach Street Boston
58 Beach Street Boston

Boston Planning & Development Agency
% Jack Halverson
One City Hall Sq 9th Flr
Boston, MA. 02201

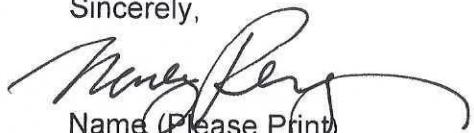
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Name (Please Print)



Properties Owned in Chinatown:



17 Hudson STREET BOSTON MA

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Properties Owned in Chinatown:

7 Knapp St. Boston, MA 02111

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Name (Please Print)

CONNIE MOU / DANNY CHING

Properties Owned in Chinatown:

56-58 Kneeland Street Boston, MA 02111

TO: Jack Halverson, Boston Planning Department

华人进步协会请愿书 2

21 人签名

[单击此处返回主文件。](#)

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Signed 签名 Shi Lin Xu

Address 地址 1 Nassau #226 Boston MA 02111

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Signed 签名

KITAH Wong/TE

Address 地址

1350 Columbia Rd #211 South Boston MA 02127

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Signed 签名 Guoqiang Liu

Address 地址 7 Oak St. Apt C Boston MA 02111

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

- Zoning subdistricts are important because there are different scales, needs, and issues for different blocks. A small row house street is different from a more commercial or institutional block.
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Signed 签名 Hui xian li

Address 地址 31 Beech st #802, Boston, MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 GUOTC HUxN6

Address 地址 450 Tremont st #81, Ma 02116, Boston.

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Qixiu Ye

Address 地址 30 Washington #6C Brighton MA 02135

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Signed 签名 Xiangqiaoxie

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Signed 签名 HE DENG MEI

Address 地址 10 Maple PL Apt. 3E Boston MA 2111

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Signed 签名 Sherry Lin

Address 地址 334 mass ave

TO: Jack Halverson, Boston Planning Department

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Address 地址 7 Dale St. Apt. C Boston MA 02111

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Signed 签名 Meixiao Yu

Address 地址 10 Maple pl 3B Boston MA 02111

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名

tsm

Address 地址

997 ~~Salem~~ Salem St

Malden MA 02148

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Signed 签名

141 you

Address 地址

10 Temple ~~pl~~ st #413

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Signed 签名 Hui Xiang

Address 地址 305 RIVERSIDE AVE APT 42 medford. MA 02155

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Ruolin Wu

Address 地址 18 Pine St, Boston, MA 02111

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Signed 签名 孟庆伟

Address 地址 友邻 3 Oak St 3E BOSTON 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Chunxia Wong

Address 地址 11 EAST Newton Apt 409
BOSTON 02118

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Das Peng Xu

Address 地址 11 EAST ~~NESTON~~ Newton #409
BOSTON 02118

TO: Jack Halverson, Boston Planning Department

华人进步协会请愿书 3

34 人签名

[单击此处返回主文件。](#)

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Signed 签名 JIE CHANG LiAddress 地址 115 CHANNOY STAPT 506

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Signed 签名 Wing

Wong

Address 地址 80

Boylston ST. Boston

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Address 地址

Janet Li
68 Ash St Fall River MA 02724

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Xiao Mei Ma

Address 地址 8 OXFORD ST #2, BOSTON, MA 02111.

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Jack Tong Che

Address 地址

230 Stuart St #217

BOSTON MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名

WEN (Wen Huifang) Li Juan Lin

Address 地址 5 Oak St #1207

TO: Jack Halverson, Boston Planning Department

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Signed 签名 AI C HU

Address 地址 5 OAK ST west #1406, Boston,
MA 02116.

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Signed 签名

Address 地址 218 chestnut st Brookline, MA 02445

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Ming Hong Yu Xiao Xian Wu

Address 地址 50 KOST W Apt 901 Boston 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Xuhui Wu xiao hong Wu

Address 地址 15 . Essex . street Apt 609
Boston MA 02111

TO: Jack Halverson, Boston Planning Department

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Address 地址

15 Essex St.

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Signed 签名

Guo Liang Huang

Address 地址

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Delphine Bizzell

Address 地址

Terry w Bizzell

15 Congress St

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Signed 签名 Caifang Li

Address 地址 15 Essex St Apt 309.

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Signed 签名 Shuwei Chen

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Address 地址



15 Essex St Apt 210
Boston, MA 02122

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Signed 签名 Xlunefx

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黄少兰

Signed 签名

Address 地址 15 Essex St.

TO: Jack Halverson, Boston Planning Department

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Signed 签名 xiaohong Wu Xiaohong Wu

Address 地址 15 Essex Street Apt. 609
Boston MA 02111

Xiaohong
WU

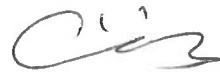
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- 细分区划分至关重要，因为每个街区都有其独特的规模、需求和问题。例如，住宅排屋街区与商业或机构街区有着截然不同的特点。
- 市政府正致力于保护华埠的历史文化特色，并重视防止居民流离失所问题，这一点值得肯定。这种态度在社区商业(CC)和排屋住宅(R1)分区的提案中尤为明显。
- 对于MU-10区域（介于 Beach St 必珠街和 Essex St 益石士街之间），我认为150英尺的高度限制仍然过高，因为华埠区域内的建筑物大多仅为8-10层高。
- 我支持设立可负担住房覆盖区，但建议将高度限制设在150-200英尺之间，而非350英尺！同时，项目必须确保至少60%的单位属于可负担房屋，且其可负担程度要切实满足华埠居民的需求，例如面向收入中位数60%及以下的家庭。
- 华埠是一个极端炎热的城市热岛区，我们迫切需要更多绿色开放空间，包括菲利普斯广场在内。

Signed 签名

RuN e

Address 地址

15 Essex St Apt 211

Boston MA 02111

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

- Zoning subdistricts are important because there are different scales, needs, and issues for different blocks. A small row house street is different from a more commercial or institutional block.
- It is important that the City is seeking to protect Chinatown's historic and cultural character, and is paying attention to the issue of displacement. We see this especially with the proposals for the CC (community commercial) and R1 (row house) subdistricts.
- I think that 150' is too high for MU-10 (between Beach and Essex Streets), since most buildings within Chinatown's borders are only 8-10 stories high.
- I support the concept of an Affordable Housing Overlay District, but this should be between 150-200', not 350'! It is also important that a project only be eligible if it is at least 60% affordable at a deeper level of affordability that is appropriate for Chinatown residents, such as 60% AMI and below.
- Chinatown is an extreme heat zone and we need some green open space, including Phillips Square.

以下是我对于华埠重新分区草案的意见：

- 细分区划分至关重要，因为每个街区都有其独特的规模、需求和问题。例如，住宅排屋街区与商业或机构街区有着截然不同的特点。
- 市政府正致力于保护华埠的历史文化特色，并重视防止居民流离失所问题，这一点值得肯定。这种态度在社区商业(CC)和排屋住宅(R1)分区的提案中尤为明显。
- 对于MU-10区域（介于 Beach St 必珠街和 Essex St 益石士街之间），我认为150英尺的高度限制仍然过高，因为华埠区域内的建筑物大多仅为8-10层高。
- 我支持设立可负担住房覆盖区，但建议将高度限制设在150-200英尺之间，而非350英尺！同时，项目必须确保至少60%的单位属于可负担房屋，且其可负担程度要切实满足华埠居民的需求，例如面向收入中位数60%及以下的家庭。
- 华埠是一个极端炎热的城市热岛区，我们迫切需要更多绿色开放空间，包括菲利普斯广场在内。

Signed 签名 PEIXIN CHEN

Address 地址 15 Essex St,

华人进步协会网上请愿
504 人签名
[单击此处返回主文件。](#)

As of Wednesday, February 5th, 2025, 504 people has signed our online petition in support of the following feedback on the proposed amendments to Chinatown zoning:

- Zoning subdistricts are important. A small row house street is different from an institutional or commercial block
- It is important to protect Chinatown's historic and cultural character and to address displacement.
- 150' is too high for MU-10, an area where most buildings are 8-10 stories high.
- I support the concept of an Affordable Housing Overlay District, but maximum height should be 150-200', not 350'. It is also important that a project only be eligible if it is at least 60% affordable at a deeper level of affordability that is appropriate for Chinatown residents, such as 60% AMI and below.
- Chinatown is an extreme heat zone and we need some green and open space, including improvement of Philips Square.

Below are the collected signatures for the petition:

First Name	Last Name	Zip Code
Lori	Hurlebaus	2124
Thea	Patterson	2124
Esther	Kim	2144
Mary Jo	Connelly	2125
Lee	Ong	1880
LISA	WONG	2132
Chelsey	Gao	2139
Lucy	Lao	2446
		2184
Yai Fung	Chan	2171
Winnie	Zhang	2125
Lindsey	Lo	2169
Marian	Bolalek	1505
Vi	Khuc	2170
Sarah	Horsley	2130

Mimi	Fong	2132
Siu Wan	Luie	2186
Susan	Chen	1930
Sam	He	2116
Penn	Loh	2139
Patricia	Moran	2119
Cynthia	Yee	2134
Sharon	Lee	2124
Katarra	Peterson	10457
Patty	Murphy	2467
Shema	Rubdi	3055
Luther	Yee	2135
Taylor	Lo	2169
Lincy	Shen	2171

Danielle	Kim	2116
Sam	Yoon	2135
Evan	George	2125
Linda	Freeman	2119
J	Khy	2135
Ashley	Shen	2134
Shelly	Wen	19125
Aaron	Hoffman	21
Lauren	Siegel	2130
Caroline	Smith	2130
Kevin	Lam	2122
Weiwei	Chan	2145
Jane	werner	2090
Emily	Ding	2139
Vivian	Ho	2148

Jenny	Zhou	2125
Franc	H	2111
Christina	Lee	2143
Tom	Nyer	2128
Karen Li	Li	2148
Jia	Zeng	2130
Sarah	Kiamie	2135
Maya	Duffy	21
Amy	Wong	2466
Sylvia	ng	2111
Galina	Tan	2145
Kezia	Chee	2130
Talia	Rodriguez	2130
Connie	Wong	2114
Shaina	Lu	2148
Laura	Le	2124
Yoshiko	Okazaki	2445

Lane	To	2145
Lexi	Murphy	1757
Victoria	Shen	2127
Anjali	Madhok	2130
Molly	Ryan	2122
Kaitlyn	Wang	2446
May	Louie	2446
MyDzung	Chu	2067
Matthew	Chan	2148
Brigitte	Joy	2130
Connie	Le	2111

Anonymous Signer		2481
Lina	Huang	2129
Arielle		2421
Cindy	Tai	1876
Evelyn	Roberts	2155
Chae		2139
Lilia	Bickson	2481
Dana	Lee	2139
Annie	Huynh	2170
Anonymous Signer		2127
Juliette	Bennett	2474
Amanda	Yuan	2135
Annie	Chen	2145
Angela	Wang	2445
Lily	Song	2145
Kacey	L	2135
Emma	Duncan	2472
Chun-Hei	Chan	2132
A	M	2125
Kira	Lauring	2155
Mu-Chieh	Yun	2118

L	T	2125
Isadel	Saunter	2148
Susan	Tang	2134
Emily	Li	2113
Alisha	Shahriar	2481
Fiona	Campbell	11216

Kellyann	Leong	2134
Matthew	Gu	2143
Wylie	Blais	1505
Jonathan	Truong	2169
Alice	Tang	2066
Betsy	Khalil	2176
Magie	Pham	2150
Yu Ying	Wu Chou	02494-2026
Cynthia	Fang	2139
Aya	Ross	2134
Terance	Wang	2111
Richard		2144
Joevy	Sum	2114
Sophia	Chen	2143
Kelly	Tan	2135
Christian	Chun	2215
Anna	Hu	8550
Rachel	Styles	2131
Lina	Huang	2134
Jennifer	Duan	2139
Katelyn	Lipton	63116
W	C	2127
ABBA	C	2148
Jenny	Ngo	2122
Phoebe	Eis	12561
Emma	Ishida	2446

Abby		2130
Anonymous Signer		2134

jay	Fondin	23222
J	Z	2139
Georgia	Moore	2145
Minis	Chuigyn	2127
Nathan	Huang	2120
Cesar	Fuentes	1702
Jia Cheng	Liu	02115-6225
Le	Nguyen	2145
Donald	Nguyen	2148
Annvie	Nguyen	2135
Julia	Joyce	1827
Greta	Larget	2145
Hilary	Wong	2115
Drexel	Osborne	2155
Peri	Barest	2139
Keertti	Sinnan	14850
Danielle	Lu	2481
Xi	Yu	2139
Elizabeth	sullivan	2155
Ann	Moy	2118
Christine	Yu	2148
Grace	Yang	2420
Yu-Qing	Chua	2141
Matthew	Cho	2135
Jamie	Glass	2148
Willa	Tucker	11218
Jason	Wang	2171
Rohini	Narayanan	2481
Jupiter	Lê	02144-3018

Sarah	Wang	2111
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Sophie	Wang	2139
Emma	Downs	2139
Joshua	Lam	2171
Audrey	Sun	2493
Jessa	Malicdem	2135
Blue	Rockett-Rhe e	2131
Tommy	Lam	2135
Jodie	Ye	2115
Lillian	Dong	2127
Sarah	Stone	2139
Grace	Qian	2118
Jackie	Gong	2139
Paul	Bi	2186
Julie	McCarthy	1867
Timothy	Benoit	1151
Jennifer	Hight	1982
David Jasen	Wu Wong	2118
Ping	Zhou	2169
Rachel		1543
Jenny	Chin	2111
anna	deng	2184
Angie	Liou	2108
Feronia	Mei	2215
Joann	Yung	2111
Shirley	Fang	2118
Caitlyn	Brillejo	2149
Ngakay	Wong	2148

Nora	Li	2446
Rachel	Chan	11428
Chloe	Chau	2134
Bridget	Doyle	2135
Noelle	Salisbury	2111

Roy	Zhu	2184
Joanne	Lau	2111
Katelyn	Jaime	2115
Bronte	Wen	2143
Kennedy	K	6831
Dana	Rodriguez	2142
Kolab	Son	2124
Helen	Cedzidlo	2214
Grace	Yang	2116
Hieu	Do	2143
Aria	Young	2125
Sarah	Duval	2132
Emily	Lee	2118
Wendy	Han	2118
Esther	Tzau	2493
Kurt-Michael	Songcog	2135
Cara	Lew	2171
Anonymous Signer		2118
Audrey	Gunawan	2138
Matthew	Gee	2155
Sophia	Kim	2111
Barak	Soref	212
Katie	Jacques	92129

Danny	Nguyen	2125
Anonymous Signer		2445
Julie	Leung	2118
Daniel	Nguyen	1028
Anonymous Signer		2132
tammy	yang	2458
Van	Hoang	2122
Sharon	He	2148
Samantha	Gibson	2139

Gerry	Li	2492
Pierson	Husted	2155
Kayla	Nguyen	2125
Macki	Mei	2125
Dana	Lee	2139
Megan	Ryan	2472
Michelle	Wu	2420
Katrina	Lin	2145
Anonymous Signer		92606
Charles	Gyukeri	2124
Abeo	Powder	2130
Benjamin	Chen	2169
Winnie	Li	2111
Michelle		2135
Angela	Cao	2184
Lily	Xu	2446
Nicole	Xie	2135
Wendy	Zhu	2118

Daria	Clark Santollani	2142
Thomas	Tran	2184
Deanna	Ruelo	2136
Violet	McDonald	2188
Erin	Chow	2144
Romy	Li	2132
Layheab	Ly	1905
Marco	Fontan	1904
Jessie	Yip	2458
Dmitri	Foster	2038
Claire	Grumbach er	11366
Tessa	Dunagan	02481-0326
Kayla	Dinh	2124
Kayla	Chao	2135

Sophie	Weinstock	2130
Theodore	Turner	2130
Jennifer	Zhou	2138
Colomba	Klenner	2119
Claire	Yao	2155
Alexandria	Quigley	1760
Ashley	Mcfarlane	1801
Kevin	Chan	2132
Billy	Zeng	2148
Kevin	Williams	2122
Connie	Wong	2459
Anonymous Signer		2090
Tracy	Wang	2111

Yuxin	Wang	2122
Joy	Yu	21218
Catherine	Le	2186
Joyce	Fang	2155
Keegan	DuBrown	02452-6209
Martin	Gao	2446
Wenshu	Mo	2111
Krista	Caasi	2120
Kimi	Nguyen	2119
Darren	Tswei	2420
Shirley	Yan	2111
Camille	Newman	2481
Charissa	Lin	2135
Janice	Wong	2138
Eric	Huynh	2124
Alice	Zhou	2140
Phoebe	WANG	2125
Trisha An	Obsequio	2132
Erynn	Lau	2481

Tegan	Trueblood	2132
kristen	delatour	2125
Milena	Zhu	1720
Emily	Bunting	2144
Denneen Marie	Macariola	2115
Susan	Han	2118
Keira		2481
Wren	Lee	2145
Geraldine	Boisvert	2149
Rebecca	Leu	2111

Yeonji	Pak	2149
LeeAnn	Martin	2481
Sylvia	Truong	11204
Yubing	Yang	2482
Mingjia	Chen	2139
Keith	Huang	2120
Cedric	Honigberg	2130
Anonymous Signer		11542
Eimaan	Anwar	2135
Summer	Sun	2138
Sam	Larson	7642
Melania	Yee	2136
Aditi	Marshan	2143
Oliver	Bandong	02122-1990
Susan	Buta	2116
Maria	Majid	2111
Liv	Downey	2115
Anonymous Signer		2138
Jewel	Kyaw	2144
Tiffany	Tai	21
Emily	Chan	11020
Elsie	Stickler	2467

Angela	Shen	2493
Julia	Klein	2145
Jeanne	Osborne	79907
Regina	Tham	2170
Marek	Lo	2169

Lila	Joffe	452
Muriel	Tice	2536
Liam	Crampton	2169
Eileen	Lee	91324
Sueling	Ung	1851
Alex	Gong	2067
Ashley	Yung	2148
Ivan	Yung	2132
Vivian	Wang	2132
Leslie	Lam	2111
Ethan	Matthews	2130
Jessica	Chiarelli	2115
Mel	Taing	2188
Holly	Leung	2460
Annie	Xue	2127
Nicole	Roach	2114
David	Wong	2111
Bonnie	Li	2118
Isabella	Liu	2420
Miriam	Mindel	2130
Yeqing	Chen	2118
Allison	Lau	2446
Ada	Wu	2111
Shariqa	Rahman	2139
Alekhya	Pidugu	2130
Clayne	Rockett-Rhe	2131
Tyler	Nguyen	02155-3905

Tommy	Lo	2169
Nicole	Loeb	2171

Tristin	Tse	2132
Allyson	Tse	2132
Kelly	Leung	2446
Elijah	Hernandez	2446
Tina	Leung	2445
Kelly	Wang	2139
Andrew	Kang	8502
Matt	Sim	2134
Betty	Szeto	2067
Thanh	Pham	2124
Nabayit	Fassil	2115
Elizabeth	Anderson	02111-1668
Asala	Naeem	2125
Adrienne	Chau	2132
Emily	Huang	2115
Zoe	Chen	2111
Christopher	Pho	2021
Eric	Li	2127
William	Mei	2130
Sonnya	Yong	2116
Arlene	Ng	2118
Devin	Payne-Woo	2121
fiona	ho	10
Christy	Nguyen	2186
Briana	Wong	3101
Johnny	Hoang	2171
Yueyue	Rong	2118
Kelly	Zhu	2128
jean	quintal	2116

Anthony	Lin	2116
Emily	Huang	2129
Anonymous Signer		2120
Christine	Le	2125
Olivia	Moy	2131
Robert	Chin	2170
Tina	Vo	2124
Jef	Haynes	154
Caroline	Tharakan	2481
Hailey	Ho	2176
Katelyn	Monaco	2170
Amy	Zhang	2481
Ya-Hsin	Dittrich-Tilton	92009
Anonymous Signer		2841
Elizabeth	Lin Moore	21401
Lauren	Young	2481
Skye	Bulman	96734
Melissa	Teo	2481
Angela	Ouyang	93730
Sandy	Zheng	14617
Chizitelu	Onuora	2481
Martin	Doo	2472
Biao	Li	2111
Leah	N	2115
Alan	Mazzone	1876
Jared	Teel	1970
J	W	2030

Aubrey	Tang	1720
Robin	Adams	2127
Josephine	Kuo	2806
Shirley	Fong	1760
Ammany	Ty	2170
Jennie	Chang	2135

Luke	Tocher	2359
Cui	Zeng	2111
Yanhui	Jiang	2176
Jillian	Rhodes	2139
Gloriann	Zhou	2111
Jessica	Ding	2130
Catherine Ang	Pingo	2128
Tramanh	Nguyen	2180
klei	accad	1803
Allan	Tran	2125
Lyvvie	Nguyen	2169
Emma	Ngo	2125
Preston	Thavone	3038
Kevin	Chin	2135
Alexis	Lee	2155
Lichang	Li	2118
Leona		2090
Eugine	Szeto	2148
Briana	Wong	3101
Bob	Bobert	2144
Aaron	Liu	2111
Lena	Thai	2111
Gabriella	Huynh	2125

Sarah	Cao	2118
Michael	Baker	1602
Angela	Deng	2127
Eric	Chan	2116
Grace	Tsoi	2118
Anonymous Signer		2120
James	Yee	2467
Vicki	Zou	11356
Janet	Ye	2138

Glory	Ramey	2360
Michele	Li	2110
Annie	Mei	2459
Phoebe	Chan	2138
Andrew	Zhao	1778
Christy	Zheng	2138
Kenny	Nguyen	2124
Emily	Pham	2134
Tiana	Nguyen	2125
Edith	Bachmann	2481
Meika	Shuman	2131
Karima	Zahiri	2155
Elizabeth	Leung	2445
Charlie	Chen	2138
Anna	Wong	2481
Xin	Yan	2128
Augustine	Nguyen	2125
Daniel	Dang	2368
Brandan	Huang	2186

Angelina	Nguyen	2122
Melissa	Lin	2119
Marvin	Nguyen	2184
Macy	Tsang	2132
Eva	Yuan	2116
Annie	Li	2118
Joyce	Lee	2118
Kiran	K	2111
Lai Ling	Chou	2132
Karen	Cheung	2171
Erin	Buckley	2119
Matthew	Sagar	2134
Avi	Kandavalli	302010

Ryan	Morrison	2370
Damon	Nguyen	2125
Trystan	McCiyrt	2472
Yongkang	Kuang	2116
Mandy	Huang	2169
Abby	Jin	1890

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NEW: ARTICLE 34 – INSTITUTIONAL DISTRICTS

Section 34-1. - Purpose of Institutional Districts. Institutional Districts are areas characterized by ~~the concentration of 1)~~ facilities ~~for~~of higher education and/or medical care ~~that are part of larger~~located within distinct campuses of institutions and ~~2)~~ the presence of ~~a~~one or more mapped Institutional Master PlanPlans. The purpose of the Institutional Districts is to affirm the continued presence of these institutions and institutional uses within the city, appropriately guide ~~and limit~~ their growth within adjacent areas of the Institutional District and outside Institutional Master Plan areas, appropriately guide the use of land for non-institutional purposes within Institutional Districts, and ensure encourage compatibility of buildings and uses in Institutional Districts with those in surrounding areasdistricts. Institutional Districts and their purposes characteristics are listed in this Section 34-1:

- A. The IS-1 District is distinguished by the presence of higher education and/or medical institutions ~~with~~within large, distinct campuses ~~and containing~~ significant outdoor amenity space. IS-1 has modest building lot coverage and floor area ratio maximums to ~~maintain and encourage the maintenance of~~ traditional campus typology. Allowed land uses are either institutional uses or uses supportive to institutional uses.
- B. The IS-2 District is distinguished by the integration of distinct higher education and/or medical institutions~~institution campuses~~ within the context of ~~a~~ denser urban ~~settings setting~~. Lot coverage and floor area ratio maximums are higher in these areas to allow for the typical scale of ~~significant medical institutions~~a denser institutional campus. Allowed land uses are either ~~directly~~ institutional uses or uses supportive to institutional uses.

Section 34-2. - Establishment of Institutional Districts

- A. **This Section 34-2, together with Section 3-1 (Establishment of Zoning Districts) establishes two Institutional Districts: IS-1 and IS-2.** An Institutional District is indicated by the designation “IS-1” or “IS-2” on any official map of the City of Boston. The provisions of this Article 34 and the remainder of this Code constitute the zoning regulations in ~~a~~an Institutional District. Unless otherwise specified in this Article, where conflicts exist between a provision of this Article 34 and the remainder of this Code, the provision of this Article 34 shall govern. Where a conflict exists between a provision of this Article 34 and an overlay district, the terms of Section 3-1A shall govern which provision shall take precedence.
- B. **Use Regulations Applicable in Institutional Districts.** Use regulations for Institutional Districts are set forth in Article 8 (Uses) of this code, ~~unless otherwise modified by an Institutional Master Plan (“IMP”)~~.
- C. **Dimensional Regulations Applicable in Institutional Districts.** Dimensional Regulations for Institutional Districts are set forth in Table A of this Article 34, ~~unless otherwise modified by an Institutional Master Plan (“IMP”)~~.

D. Parking and Loading Regulations Applicable in Institutional Districts. Parking regulations for Institutional Districts are set forth in Article 23 (Off-Street Parking). Loading regulations for Institutional Districts are set forth in Article 24 (Off-Street Loading).

E. Institutional Master Plans. The provisions of any Institutional Master Plan, whenever adopted, shall supersede the provisions of this Article 34 with respect to the land governed by such Institutional Master Plan.

TABLE A: DIMENSIONAL REGULATIONS

BUILDING LOT STANDARDS	IS-1	IS-2
Building Lot Coverage (max)		
Lot area < 25,000 sf	75%	95%
Lot area > 25,000 sf	70%	90%
Permeable Area of Lot (min)		
Lot area < 25,000 sf	10%	-
Lot area > 25,000 sf	15%	-

BUILDING FORM STANDARDS	IS-1	IS-2
Floor Area Ratio (max)	2	4
Multiple Buildings Allowed Per Lot	Yes	Yes

Section 34.3.—Provisions for Design Review in Institutional Districts Any Proposed Project for the erection or extension of one or more buildings that results in the addition of an aggregate gross floor area of one thousand (1,000) or more square feet, shall be subject to the Design Component of Small Project Review of Section 80E 2.1 (Applicability of Small Project Review: Design Component).

ARTICLE 8 - REGULATION OF USES

Section 8-3. Use Regulations.

TABLE A: USE REGULATIONS

Key:

Districts.

S = Squares + Streets

IS = Institutional

Subdistricts.

Chinatown Neighborhood District

R-1 = Residential Subdistrict

R-10 = Residential Subdistrict CC = Community Commercial Subdistrict

MU-10 = Mixed-Use Subdistrict

Status.

A*, A-G | C*, A-G | F*, C*, or C-G | F* = Subject to district Use and Performance Standards
ALLOWED

A = Allowed

A-G | C = Allowed only on basement or ground floor (Conditional on upper stories)

A-G | F = Allowed only on basement or ground floor (Forbidden on upper stories)

CONDITIONAL

C = Conditional

C-G | F = Conditional only on basement or ground floor (Forbidden on upper stories)

C-G | A = Conditional only on basement or ground floor (Allowed on upper stories)

FORBIDDEN

F = Forbidden See Section 3-1 (Division of the City into Districts) for listing of districts.

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10	
OPEN SPACE USES											
Cemetery	F	F	F	F	F	F	F	F	F	F	F
Private Open Space	C	C	C	C	C	A	A	C	C	C	C
Publicly Accessible Open Space	A	A	A	A	A	A	A	A	A	A	A
CIVIC USES											
Child Care/Adult Day Health Center	A	A	A	A	A	A	A	A	A	A	A
Community Center	C	A	A	A	A	A	A	A	A	A	A
Municipal Use	A	A	A	A	A	A	A	A	A	A	A
Place of Worship	A	A	A	A	A	A	A	A	A	A	A
School, K through 12	A	A	A	A	A	A	A	A	A	A	A
RESIDENTIAL USES											
Artists' Live-Work	A*	A	A*	A*	A*	C	<u>FC</u>	A	A	C-G A	A*
Fraternity or Sorority	F	F	F	F	F	A	<u>FA</u>	F	F	F	C
Household Living - 1-4 units	A	A	A*	A*	A*	F	F	A	A	C-G A	C*
Household Living - 5-8 units	A	A	A*	A*	A*	F	F	A	A	C-G A	C*
Household Living - 9- 14 units	A	A	A*	A*	A*	F	F	A	A	C-G A	A*
Household Living - 15+ units	F	A	A*	A*	A*	F	F	F	A	C-G A	A*
Lodging House	F	C	C*	C*	A*	F	F	C	A	C-G A	A*
Mobile Home Establishment	F	F	F	F	F	F	F	F	F	F	F
Shelter Facility	F	F	F	F	F	<u>FC</u>	C	F	C-G A	F	A*
Supportive Housing	A*	A	A*	A*	A*	<u>FC</u>	C	A	C-G A	C-G A	A*
COMMERCIAL USES											
Adult Entertainment	F	F	F	F	F	F	F	F	F	F	F
Art Studios	F	A	A	A	A	A	<u>FA</u>	F	A	A	A

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District		
	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10
	C-G F	C-G F						C-G F	A-G F	A
Check Casher	F	F	F	F	F	F	F	F	F	A
Drive-in	F	F	F	F	F	F	F	F	F	F
Entertainment/Events - Extra Small	C-G F	A-G F	A-G C	A-G C	A	C	<u>FC</u>	F	A-G F	A
Entertainment/Events - Small	F	C-G F	A-G C	A-G C	A	C	<u>FC</u>	F	A-G F	A
Entertainment/Events - Medium	F	F	C	A-G C	A	C	<u>FC</u>	F	F	A
Entertainment/Events - Large	F	F	F	C	C	C	<u>FC</u>	F	F	A
Entertainment/Events - Extra Large	F	F	F	F	F	F	F	F	F	C
Funeral Home	F	C	C	C	C	F	F	F	F	F
Grocery Store - Small	C	A	A	A	A	A	A	A-G C	A-G F	A
Grocery Store - Large	F	F	C	C	A	C	C	F	A-G C	C
Hotel - Small	F	F	C	A	A	C	C	F	F	C
Hotel - Large	F	F	F	C	C	C	C	F	F	A
Indoor Recreation	F	F	C	A-G C	A	F	F	F	A-G C	C
Makerspace	F	A	A	A	A	A	A	F	A-G C	A
Museum	F	A	A	A	A	A	A	F	A	A
Office - Small	C	A-G C	A	A*	A*	C	C	C-G F	A-G C	A
Office - Medium	F	A-G C	A	A*	A*	C	C	F	F	C
Office - Large	F	F	F	C*	C*	F	F	F	F	A
Research Laboratory	F	F	F	F	F	<u>CA</u>	<u>CA</u>	F	F	C
Restaurant - Small	C-G F	A-G F	A-G C	A	A	A	A	C-G F	A-G C	A

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10	
Restaurant - Large	F	C-G F	A-G C	A	A	A	F	C-G F	A	A	
Retail Cannabis Establishment	F	C-G F	C-G F	C-G F	C	C	F	F	C-G F	C	
Retail Store - Small	C-G F	A-G C	A-G C	A	A	A	C-G	A-G C	A _F		
Retail Store - Medium	F	C-G F	A-G C	A	A	C	C	C-G F	A	A	
Retail Store - Large	F	F	C	A-G C	A-G C	F	F	C-G F	C	A	
Retail Store - Extra Large	F	F	F	F	C	F	F	F	F	C	
Service Establishment - Small	C-G F	A	A	A	A	A	A	C-G F	A-G C	A	
Service Establishment - Large	F	F	C	A	A	C	C	F	C-G F	C	
Social Club	C	A	A	A	A	F	F	C-G F	A	A	
Standalone ATM	F	C	C	C	C	C	C	F	C	C	

HIGHER EDUCATION USES

College or University Use	F	F	C	C	C	A	A	F	C	F	C
School, Trade or Professional	F	F	C	C	A	A	A	F	C	C	A

HEALTH CARE USES

Clinic	F	A-G C	A	A*	A*	A	A	F	A-G C	A	A
Hospital Use	F	F	F	F	C	F _A	A	F	F	F	C
Nursing Home Use	C	C	C	A	A	F _A	A	F	C	A	A

TRANSPORTATION USES

Airport-Related Remote Parking Facility	F	F	F	F	F	F	F	F	F	F	F
Gasoline Station	F	F	F	F	F	F	F	F	F	F	F
Major Transportation	F	C	C	C	C	C	F _E _C	F	F	F	

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10	
											C
Motor Vehicle Rentals	F	F	F	C	C	C	F	F	F	F	C
Motor Vehicle Sales	F	F	F	F	F	F	F	F	F	F	F
Standalone Parking Garage	F	F	F	C*	C*	C	C	F	F	F	C*
Standalone Parking Lot	F	F	C	C	C	C	C	F	F	F	F
Vehicular Services	F	F	F	F	F	F	F	F	F	F	F
INDUSTRIAL AND STORAGE USES											
Crematory	F	F	F	F	F	F	F	F	F	F	F
Food and Beverage Production	F	F	F	C*	A*	F	F	F	F	A*	A*
General Industrial	F	F	F	F	F	F	F	F	F	F	F
Light Manufacturing or Trade Establishment	F	F	F	F	C*	F	F	F	F	F	C
Non-retail Cannabis Establishment	F	F	F	F	F	F	F	F	F	F	C
Restricted Industrial	F	F	F	F	F	F	F	F	F	F	F
Self-Storage	F	F	F	F	F	F	F	F	F	F	F
Storage of Fuel or Minerals	F	F	F	F	F	F	F	F	F	F	F
Storage of Supplies and Scrap	F	F	F	F	F	F	F	F	F	F	F
Urban Agriculture	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89	See Article 89
Warehouse or Distribution Center	F	F	F	F	F	F	F	F	F	F	F
<i>Accessory uses must comply with the provisions of Section 8-2.5</i>											
ACCESSORY USES											
Accessory Drive- Through	F	F	F	F	F	F	F	F	F	F	F
Accessory Dwelling Unit (Detached)	C	C	F	F	F	F	F	F	F	F	F
Accessory Dwelling Unit (non-Detached)	C	C	F	F	F	F	A	F	F	F	F
Accessory Electrical Vehicle Charging	A	A	A	A	A	A	A	A	A	A	A

	Squares + Streets (S)					Institutional		Chinatown Neighborhood District			
	S1	S2	S3	S4, S5	IS-1	IS-2	R-1	R-10	CC	MU-10	
Accessory Entertainment/Events	C	A	A	A	A	<u>CA</u>	F	C	A	A	
Accessory Family Day Care Home	A	A	A	A	A	A	A	A	A	A	
Accessory Helicopter Landing Facility	F	F	F	F	F	<u>CA</u>	A	F	F	C	
Accessory Home Occupation	A	A	A	A	A	F	F	A	A	A	
Accessory Keeping of Animals	C	C	C	C	C	C	C	C	C	C	
Accessory Keeping of Laboratory Animals	F	F	F	F	F	A	A	F	F	C	
Accessory Motor Vehicle Rental	A	A	A	A	A	F	F	F	A	A	
Accessory Office	F	A	A	A	A	A	A	A	A	A	
Accessory Parking	A	A	A	A	A	A	A	A	A	A*	
Accessory Personnel Quarters	F	C	C	C	C	A	A	F	C	C	
Accessory Smoking	F	F	F	C	C	F	F	F	C	C	

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