

PUBLIC FEEDBACK ON DRAFT CHINATOWN ZONING

The City of Boston's Planning Department released the Draft Chinatown Zoning Amendment, Draft Zoning Map, and Draft Design Guidelines on November 19, 2024; the public comment period was open through February 5, 2025. Throughout the public comment period, Planning Department Staff solicited feedback from a variety of sources, including a survey, emails, comment letters, and petitions.

This collection of feedback represents all written comments received. For petitions, the first page in each set of petitions is included in the main section of the document. The full set of petitions is included in the Appendix. Feedback is organized first by source type, then by date received.

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SURVEY RESPONSES

Date: 11/19/24

1. *Name (Optional)*

John Wilton

2. *Email (Optional)*

[REDACTED]

3. *What language(s) do you prefer to communicate in?*

English

3a. *If "Other" please explain*

4. *What is your connection to Chinatown? (Check all that apply)*

I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown

4a. *If "Other" please explain*

5. *Draft Zoning Map: What are your thoughts about the Draft Zoning Map?*

The map itself is good at respecting the traditional boundaries of different uses within Chinatown. If there could be a little more permissive movement between the different sub zones, that might be better. No reason to restrict a building on one side of the street to 45 feet while allowing a building across the street to be 80. I am, however, disappointed in the very strict and restrictive dimensional limits proposed by the Planning Department. I would just recommend doubling the allowed height within each subdistrict, given the significant housing crises we are in for not just affordable housing, but market rate housing as well.

6. *Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?*

I have been closely following this process with the hope that the Planning Department would finally make a proposal courageous enough to meet the moment. Unfortunately, I am very disappointed to see a proposed height limit of 45(!) feet in the R1 subdistrict, only 80 feet in the CC subdistrict, and only 250 feet in the R-10 and MU-10 subdistrict. Please increase this to at least 90 feet in R1, 160 feet in CC, and at least 500 feet in R-10 and MU-10. The fact that this actually reduces the current height limit in R1 is absurd. We are in a housing crisis. This City needs to grow and significantly relax zoning restrictions, which are inherently exclusionary. Both affordable and market rate housing needs to be built to get us out of this crisis and this plan does not go far enough.

7. *Please provide any additional comments not addressed above here:*

Date: 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.

Date: 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？

Underlying 100' height in MU-10 and R-10

Affordable housing overlay must be 60% of project at average of 70% AMI and below

Maximum height of 230' (height of one Greenway)

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:

Date: 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：

Date: 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:

Date: 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:

Date: 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

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我是唐人街居民

4a. 要是选了“其他”请在以下说明

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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：

Date: 12/18/24

1. Name (Optional)

Xiaoyin Qiu

2. Email (Optional)

[REDACTED]

3. What language(s) do you prefer to communicate in?

English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)

I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

N/A

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

1. Non-affordable housing is not needed in this community, maximum height should be under 10 story.

2. Affordable housing should be truly affordable for the community members and around 70% of our residents are at 50% AMI or under. The zoning amendment should explicitly define affordable housing as buildings that have more than 70% of the building under 50% AMI.

3. More green space

4. No Cannabis shop in Chinatown

7. Please provide any additional comments not addressed above here:

Date: 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：

Date: 1/4/25

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?

English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)

I work in Chinatown, I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown, Other

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

There are several parking lots in R1 and CC zoned areas. While there is some sense in restricting heights in these areas overall to protect historic character that same logic does not make sense to apply to parking lots, limiting their redevelopment potential and therefore putting more pressure on the existing buildings.

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

You should allow for vertical additions to existing low lying townhomes and commercial spaces. This would preserve the character while allowing more housing. Downzoning the R1 area is a step backwards.

7. Please provide any additional comments not addressed above here:

Maximize the potential of the underutilized spaces.

Date: 1/7/24

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?
English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)
I shop for goods and services in Chinatown

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

7. Please provide any additional comments not addressed above here:

Please remove the new height restrictions. Limiting housing in a transit-rich area is bad for both people and for the environment. Chinatown residents and families deserve access to affordable apartments with modern amenities, like elevators and central heat and air. Preserving the low quality, energy inefficient housing of the early twentieth century at the expense of people today is a terrible idea. I will reconsider my vote for Mayor Wu if she proceeds with this plan.

Date: 1/10/24

1. *Name (Optional)*

Spencer Phillips

2. *Email (Optional)*

[REDACTED]

3. *What language(s) do you prefer to communicate in?*

English

3a. *If "Other" please explain*

4. *What is your connection to Chinatown? (Check all that apply)*

I'm a Chinatown resident

4a. *If "Other" please explain*

5. *Draft Zoning Map: What are your thoughts about the Draft Zoning Map?*

I like the new map, I think the restriction of the adult entertainment district is necessary and moving the greenway district out of chinatown is a key way to support local development.

6. *Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?*

I support that the plan discourages parking in the area and restricting the new creation of it due to the need for more housing in the area. I fear that the 25k sqft restriction will lead to most R10 housing being at 25k sqft lots to prevent the decrease in the percentage of lot usage for a building. I think that a sliding scale rather than a hard cutoff would be more effective. I also think the FAR limit of 4 in the IS-2 zone is too low for the dense area. I do however think that this is a great plan overall that protects the core chinatown and encourages housing development in the surrounding areas. I do think more should be done to discourage the creation of parking in Chinatown as it is a wonderful place to walk and hurt more by the cars in the area. I do think that removing parking minimums in Chinatown though is a fantastic addition.

7. *Please provide any additional comments not addressed above here:*

In regards to the 15-25 Harrison hotel, I believe the building should be housing but is necessary to redevelop as it has been vacant for over a decade now.

Date: 1/24/25

1. *Name (Optional)*

James Wang

2. *Email (Optional)*

3. *What language(s) do you prefer to communicate in?*

English

3a. *If "Other" please explain*

4. *What is your connection to Chinatown? (Check all that apply)*

I shop for goods and services in Chinatown

4a. *If "Other" please explain*

5. *Draft Zoning Map: What are your thoughts about the Draft Zoning Map?*

In a massive housing shortage like in Boston, the fact that any downzonings are being considered is absurd.

6. *Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?*

7. *Please provide any additional comments not addressed above here:*

Date: 1/25/25

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?
English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)
I'm a Chinatown resident, I study in Chinatown

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?
Can you release more information about how the zoning changes will impact parking in Chinatown for Chinatown residents with parking permits?

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?
I'm concerned about how it will affect the already difficult issue of parking as a resident

7. Please provide any additional comments not addressed above here:

Date: 1/31/25

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?
English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)

I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

Concerns about the hotel development proposal on Harrison ave, strongly against it for the sake of my friends and family residing in the area.

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

7. Please provide any additional comments not addressed above here:

Date: 2/2/25

1. *Name (Optional)*

Nancy Lo

2. *Email (Optional)*

[REDACTED]

3. *What language(s) do you prefer to communicate in?*

English

3a. *If "Other" please explain*

4. *What is your connection to Chinatown? (Check all that apply)*

I work in Chinatown, I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown

4a. *If "Other" please explain*

5. *Draft Zoning Map: What are your thoughts about the Draft Zoning Map?*

I do not support reducing the height in the R-1 subdistrict to 45ft. The original zoning height should be kept intact. It would be unfair to existing property owners if they are not allowed to extend the height, especially if neighboring heights, R-10 can go much higher. Since these areas are in close proximity, their heights should similar requirements

6. *Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?*

I think the 10ft open space requirement for R1 is too restrictive and should be in line with the 5 ft requirements as in the other districts. It does not make sense that smaller lots are more restrictive than the other areas which have higher height limits with less open space requirement.

7. *Please provide any additional comments not addressed above here:*

Since Chinatown is in the groundwater district, the requirements for a recharge system should be done through the permitting agencies, BWSC and ISD and not have to go to the Board of Appeals

Date: 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!

Date: 2/3/25

1. *Name (Optional)*

Jenny Huang

2. *Email (Optional)*

[REDACTED]

3. *What language(s) do you prefer to communicate in?*

English, Chinese-Mandarin

3a. *If "Other" please explain*

4. *What is your connection to Chinatown? (Check all that apply)*

I work in Chinatown, I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown

4a. *If "Other" please explain*

5. *Draft Zoning Map: What are your thoughts about the Draft Zoning Map?*

6. *Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?*

I'm happy to see that R-1 and CC focuses on protecting neighborhood historical and cultural character! However, I'm concerned about the 150' max height in MU-10, as most buildings are lower than that in the area. I'm hearing from residents as well that most would like to see 10 stories as the height limit in MU-10 district. I also am concerned about allowing up to 350' for projects that build 60% affordable housing. While I like the rule that taller/larger development projects must include 60% affordable housing, 350' is way, way too tall! I don't think it should be taller than 150' with affordable housing.

7. *Please provide any additional comments not addressed above here:*

Date: 2/3/24

1. 姓名 (可选)

Zhanpeng Wang

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)

English, Chinese-Mandarin, Chinese-Cantonese

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:

Date: 2/3/25

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?
English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)

I'm a Chinatown resident, I work in Chinatown, I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

7. Please provide any additional comments not addressed above here:

Date: 2/4/25

1. *Name (Optional)*

Sebastian Luu

2. *Email (Optional)*

[REDACTED]

3. *What language(s) do you prefer to communicate in?*

English

3a. *If "Other" please explain*

4. *What is your connection to Chinatown? (Check all that apply)*

I'm a Chinatown resident, I work in Chinatown, I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown, Other

4a. *If "Other" please explain*

My family owns property in Chinatown

5. *Draft Zoning Map: What are your thoughts about the Draft Zoning Map?*

I support the draft zoning map. I find it necessary to expand development options to be taller in order to support more availability of housing and commercial space to the community.

6. *Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?*

The Affordable Housing Projects allowed per the Affordable Housing Overlay is a great idea for the MU-10 zoning area. I believe the new height limits for these projects is necessary. My only problem is that this proposal lacks clarity on what constitutes Affordable Housing Projects. What will/could they look like? What income or other metrics will be used? I support the need for affordable housing, but the community should know what those income limits are. As a working class community, we should be ensuring that these targets on what defines affordable income is accurate to the real incomes are of those in the Chinatown community.

MU-10 zoning should also not allow hotels and should only grandfather in pre-existing hotels already in operation. Other hotels that are either being designed or planned should not be included.

Community Commercial should also not allow hotels, and only grandfather in pre-existing hotels already in active operation. An example of this is the Global Luxury Suites that currently operates on Harrison Avenue. Other hotels that are either being designed or planned should not be included.

7. *Please provide any additional comments not addressed above here:*

MU-10 zoning designates a small parks and outdoor dining space. Options should be available to lot owners to transfer these spaces into a public land trust system. From this public land trust that would be operated either by the Chinatown community or the City of Boston, will maintain and operate these spaces. This would allow these spaces to remain publicly available, and provide more amenities to the general public, not just the residents of a particular, designated lot. Such a system can be formed that gives incentive to the owner of the property to allow public maintenance, or, if by the desire of the owner of the property, to seek collaborative efforts through this public land trust system in order to make these limited spaces publicly available. This can allow additional open space that is already limited. We have Phillips Square, the Rose Kennedy Greenway, the Mary Soo Hoo Park, and the Reggie Wong Park. These are not an adequate number of parks, nor enough park space to be acceptable. This option for MU-10 zoning is good and should be made publicly available.

Date: 2/4/25

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?
English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)
I shop for goods and services in Chinatown

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

We need to ensure that zoning is inclusive of cultural heritage, meaning luxury condos and excessive commercial districting have encroached enough into Chinatown boundaries. Lets make affordable housing geared towards our Asian families who make a living here.

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

8-10 story buildings are sufficient - no building should be taller than that. Also, please think of the climate needs of this area - there's enough wind tunneling already happening because of the nearby theater district building heights and there are major heat zones in the neighborhood.

7. Please provide any additional comments not addressed above here:

Radical idea but look to Europe for inspiration. Bury parking underneath the entire district (and upgrade sewer systems while you're at it to make the streets more pleasant), and turn the entire district into a pedestrian only zone, maybe with some exceptions for delivery vehicles down 2-3 streets. This would help increase patio dining options for the restaurants here and make this an incredible shopping/festival destination.

Date: 2/4/25

1. *Name (Optional)*

Aaron Hoffman

2. *Email (Optional)*

[REDACTED]

3. *What language(s) do you prefer to communicate in?*

English

3a. *If "Other" please explain*

4. *What is your connection to Chinatown? (Check all that apply)*

I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown

4a. *If "Other" please explain*

5. *Draft Zoning Map: What are your thoughts about the Draft Zoning Map?*

This sounds great overall! I especially appreciate and would emphasize the need for additional affordable housing and a supportive environment for this historically Chinese neighborhood. Open space also should be encouraged whenever feasible.

6. *Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?*

I do have some concern about removing the open space area nearest to the Chinatown gate from the Chinatown Neighborhood District. It is an area that is intrinsic to Chinatown, and its identity should be protected.

7. *Please provide any additional comments not addressed above here:*

Thank you for this thoughtful proposal. As long as we are strongly encouraging affordable housing, a continuation of the cultural identity of the neighborhood, and open space, then I support the plan.

Date: 2/5/25

1. *Name (Optional)*

Asian Outreach Center of Greater Boston Legal Services

2. *Email (Optional)*

[REDACTED]

3. *What language(s) do you prefer to communicate in?*

English

3a. *If "Other" please explain*

4. *What is your connection to Chinatown? (Check all that apply)*

Other

4a. *If "Other" please explain*

The Asian Outreach Center of GBLS provides legal services to and supports organizing and advocacy on behalf of many Chinatown residents and community members.

5. *Draft Zoning Map: What are your thoughts about the Draft Zoning Map?*

The zoning subdistricts are a welcome change that acknowledges the different needs that different types of residential, commercial, or mixed-use blocks have. Additionally, we thank the City for its efforts to engage with the community to both prevent displacement and protect Chinatown's historic and cultural character, particularly through the recognition of the row house and community commercial subdistricts. However, 150 feet is too high of a limit for MU-10, given that most buildings in Chinatown are under 100 feet.

6. *Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?*

The proposed Chinatown Affordable Housing Overlay will provide much-needed additional affordable housing options to vulnerable low-income residents, particularly those with limited proficiency in English who depend on in-language local businesses for services, support, and access to community spaces. However, any proposed housing project should have income restrictions that truly prioritize access for low-income local residents. The income restrictions would be more appropriately set at 60% AMI or below instead of 100% AMI. Additionally, the height restriction of the housing overlay should be between 150-200 feet instead of the proposed 350 feet.

7. *Please provide any additional comments not addressed above here:*

Chinatown needs more green and open space, including Phillips Square, for the long-term health and sustainability of the community and its residents. The cumulative effects of decades of urban expansion and renewal have made Chinatown the hottest neighborhood in Boston, the second-most vulnerable to flooding, with the least per capita open space in Boston and the worst air quality in Massachusetts. When compared to Boston residents as a whole, Chinatown has only 8% tree canopy, and the downtown area has 2.17 acres of open space per 1,000 residents as compared to 7.59 acres per 1,000 residents citywide. Adults in Chinatown now face the highest asthma levels of any neighborhood in the greater Boston area. The city must take measures to limit development that may exacerbate and worsen conditions for long-term residents.

Date: 2/5/25

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?
English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)
I'm a Chinatown resident

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

7. Please provide any additional comments not addressed above here:

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% AML and below.

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

Date: 2/5/25

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?
English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)
I'm a Chinatown resident

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

I approve of the R-1 Subdistrict zoning to protect row houses. I think this is extremely important for preserving one of the historic parts of our city. I think the height allowances for the MU-10 subdistrict are too tall. New buildings should be limited to the height of existing buildings. This will help prevent overcrowding.

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

7. Please provide any additional comments not addressed above here:

Date: 2/5/25

1. Name (Optional)

2. Email (Optional)

3. What language(s) do you prefer to communicate in?
English

3a. If "Other" please explain

4. What is your connection to Chinatown? (Check all that apply)

I work in Chinatown, I shop for goods and services in Chinatown, I visit family and/or friends in Chinatown

4a. If "Other" please explain

5. Draft Zoning Map: What are your thoughts about the Draft Zoning Map?

6. Draft Zoning Text Amendment: What are your thoughts about the Draft Zoning Text Amendment?

100% AMI for affordable housing is not going to work for Chinatown as that is way higher than the median income in the neighborhood. As such, gentrification and displacement WILL happen because of the new higher income residents. That is unacceptable. Chinatown provides goods and services that are essential to the working class and new immigrants. I demand that the affordable housing requirement be lowered to 60% AMI.

I also think that the max height of 350' is way too high and not in the scale of 150'. Why is the reasoning and studies for that height? It would be more acceptable for the base heights to be lowered generally, to 100' (base) and 200' for the affordable housing incentive. This is very important to get correct.

7. Please provide any additional comments not addressed above here:

Please listen to the most vulnerable residents over the profits of developers. Boston's Chinatown has one of the longest histories in the country. It would be an absolute shame not to do everything we can to protect it. That starts with just zoning. The Chinatown advocates and organizations are very clear about what they want to see. Please listen. We are all watching what happens.

EMAILS



Jack Halverson <jack.halverson@boston.gov>

Chinatown Rezoning Feedback

1 message

Martin Gao [REDACTED]

Mon, Feb 3, 2025 at 9:31 AM

To: mayor@boston.gov

My name is Martin Gao and I live at [101 Verndale St, Brookline, MA 02446](#). I work in downtown Boston near Chinatown, and have a strong personal connection to the neighborhood.

I wish to register my 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 around 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 Phillips Square.

Thank you for your attention and support!

Sincerely,
Martin Gao



Jack Halverson <jack.halverson@boston.gov>

proposed new zoning amendments for Chinatown

1 message

Jared Katsiane [REDACTED]

Mon, Feb 3, 2025 at 10:00 AM

Reply-To: Jared Katsiane [REDACTED]

To: [REDACTED]

I wish to register my 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 around 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 Phillips Square.

Thank you for your attention and support!

Jared Katsiane

671 Massachusetts Ave
Boston, MA 02118



Jack Halverson <jack.halverson@boston.gov>

Chinatown zoning

1 message

p.louie6 [REDACTED]
To: jack.halverson@boston.gov

Mon, Feb 3, 2025 at 10:07 AM

I wish to register my feedback on the proposed amendments to Chinatown zoning.

-Zoning sub-districts 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 around 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 Phillips Square.

Thank you for your attention and support!

Pong Louie
[47 Lane Park](#)
[Brighton, MA 02135](#)



Jack Halverson <jack.halverson@boston.gov>

Chinatown zoning amendments feedback

1 message

Anju Madhok [REDACTED]

Mon, Feb 3, 2025 at 2:16 PM

To: jack.halverson@boston.gov, mayor@boston.gov, kairos.shen@boston.gov, ruthzee.louijeune@boston.gov, Ed.Flynn@boston.gov, julia.mejia@boston.gov, erin.murphy@boston.gov, henry.santana@boston.gov

My name is Anju Madhok and I am a citizen in Boston who has been working with the Chinatown community since 2018.

I wish to register my 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 around 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 Phillips Square.

Thank you for your attention and support!



Jack Halverson <jack.halverson@boston.gov>

Zoning in Chinatown

1 message

David Dayton

Mon, Feb 3, 2025 at 4:15 PM

To: jack.halverson@boston.gov, mayor@boston.gov, kairos.shen@boston.gov, ruthzee.louijeune@boston.gov, Ed.Flynn@boston.gov, julia.mejia@boston.gov, erin.murphy@boston.gov, henry.santana@boston.gov, Lydia Lowe <lydia@chinatownclt.org>

Dear folks::

As an engineering adviser to low-income organizations in Boston and other Environmental Justice communities, I wish to register my 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 around 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 Phillips Square.

Thank you for your attention and support!

David S. Dayton

Chairman, Clean Energy Solutions, Inc.

[85 Merrimac Street, Boston](#)



Jack Halverson <jack.halverson@boston.gov>

Feedback on Amendments to Chinatown Zoning

Louisa Winchell [REDACTED]

Mon, Feb 3, 2025 at 8:52 PM

To: jack.halverson@boston.gov, mayor@boston.gov, kairos.shen@boston.gov, ruthzee.louijeune@boston.gov, Ed.Flynn@boston.gov, julia.mejia@boston.gov, erin.murphy@boston.gov, henry.santana@boston.gov

Hello,

I wish to register my 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 around 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 Phillips Square.

Thank you for your attention and support!

My best,

Louisa Winchell
[62 Day Street Boston MA 02130](#)



Jack Halverson <jack.halverson@boston.gov>

Opinion on proposed zoning amendments in Chinatown

1 message

Yvonne Ng [REDACTED]
To: jack.halverson@boston.gov

Tue, Feb 4, 2025 at 9:25 AM

Dear Mr. Halverson,

You've probably heard from my neighbors, but I want to add my voice to the proposed zoning amendments in Chinatown.

Namely:

- Zoning subdistricts are important, especially the historical and cultural small row house streets which are vastly different from the other types of buildings and homes in Chinatown.
- We want to protect Chinatown's historic and cultural character and to address displacement.
- The 150' is too high for MU-10, an area where most buildings are 8-10 stories high. The maximum height for an Affordable Housing Overlay District 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 Phillips Square.


I've been a resident of Chinatown since 2004 and am an affordable condominium owner. I love my neighborhood and would hate to see changes that are not in the best interest of the current and future residents.

Thank you for your attention and support.
Yvonne

Yvonne Ng
[1 Nassau Street, #1404, Boston, MA 02111](#)

Chinatown Zoning Feedback

1 message

Liv G  Tue, Feb 4, 2025 at 10:06 PM
To: jack.halverson@boston.gov, mayor@boston.gov, kairos.shen@boston.gov, ruthzee.louijeune@boston.gov, Ed.Flynn@boston.gov, julia.mejia@boston.gov, erin.murphy@boston.gov, henry.santana@boston.gov

Dear Mayor Wu and City Councilors,

I wish to register my feedback on the proposed amendments to Chinatown zoning.

- Zoning sub districts 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 around 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 Phillips Square.

Thank you for your attention and support!

Sincerely,

Olivia Golden
[62 Day Street](#)
[Jamaica Plain, MA 02130](#)

Chinatown Draft Zoning Amendment Comments

1 message

Mike [REDACTED]

Wed, Feb 5, 2025 at 10:33 AM

To: jack.halverson@boston.gov, mayor@boston.gov, kairos.shen@boston.gov, ed.flynn@boston.gov

I write to comment on the proposed amendments to Chinatown Draft Zoning Amendment as a native of the neighborhood and a scholar and writer of its history.

Because of Chinatown's tortured history with the city, planning must proceed with special care. I appreciate the complexity of competing demands for the area that is the result of this history.

As one of the city's few remaining historic immigrant enclaves, Chinatown has historic and cultural characteristics and vulnerable residents that must be kept in the forefront of concern. Furthermore, the neighborhood has serious environmental justice issues from its landfill origins and the siting of multiple highways within the area.

With its small and ever diminishing de facto land area, recognizing zoning subdistricts is important. Special consideration to support the few remaining small row house streets is critical to recognizing "Chinatown's unique character." Chinatown is an extreme heat zone, vulnerable to flooding, and suffers health issues from hosting the interstate highways in its borders. To mitigate these threats and damage, green areas and open space must be integrated wherever possible. Thus, any new developments should include such spaces and permeable area.

The concept of an Affordable Housing Overlay District is sorely needed, but the height limits need to be reduced to 200 feet. A 350 feet limit will continue to erode the history and community of the neighborhood. It will further divide residents living in towers from those in row houses. Furthermore, an affordable housing project only be eligible in this district, if it is at least 60% affordable at a deeper level of affordability that is appropriate for Chinatown residents. This would serve the proportion of the population that has the greatest needs and demands.

The height limit for the MU-10 transitional area should be reduced. Most buildings in this area are 8-10 stories high, and 15 story buildings on the northern border of Chinatown would further impose the current siege effect of a neighborhood surrounded by commercial, institutional and luxury housing towers.

Sincerely,

Michael Liu

Chinatown Rezoning

1 message

Kaitlyn Wang [REDACTED]
To: jack.halverson@boston.gov

Wed, Feb 5, 2025 at 11:49 PM

Dear Jack,

I hope you are doing well. I am writing as a close friend of Chinatown residents, and I am deeply concerned about the prevalence of displacement in the neighborhood. I am writing to thank you for your work on Chinatown rezoning and to share my feedback on this process.

I fully support the presence of zoning subdistricts, and appreciate their ability to strive to meet the unique needs of different blocks in the neighborhood, particularly the preservation efforts in R-1 and CC, and the Affordable Housing Overlay District.

However, in order for this district to be truly affordable for many working-class Chinatown residents, it is essential to lower the AMI compared to the current proposal. Rather than calculating based on 100% AMI drawing from the median incomes from a wide range of neighborhoods outside of boston, I ask that you please consider reducing to 60% AMI maximum. And to implement measures that would be actually affordable for Chinatown residents who average around 30% AMI.

Regarding the height of buildings, I hope the maximum height can be reduced from 350' to 200' in this district. MU-10 includes a majority of 8-10 story buildings and the current proposed maximum of 150' is far too high and would exacerbate existing quality of life and environmental issues in the neighborhood

The scarcity of green space in Chinatown contributes to the neighborhood's disproportionate climate impact, including heat zones and flooding. I hope you consider further changes to Phillips Square to address these issues in order to promote the health and wellbeing of the residents and community at large.

Thank you very much for your consideration.

Best,
Kaitlyn

LETTERS AND PETITIONS

- Hong Lok House Tenants Petition
- Mass Pike Towers Tenants Association Petition
- Chinatown Business Association Petition #1
- Chinatown Business Association Petition #2
- Chinese Consolidated Benevolent Association of New England Letter
- Chinese Progressive Association Petition #1
- Chinese Business Association Petition #3
- Massachusetts Port Authority Letter
- Asian Community Development Corporation Letter
- Chinese Progressive Association Petition #2
- Chinese Progressive Association Petition #3
- Chinese Progressive Association Online Petition
- Association of Independent Colleges and Universities in Massachusetts Letter
- Chinatown Community Land Trust Letter
- Chinese Progressive Association Letter
- Longwood Collective Letter
- Mass General Brigham Letter
- Tufts Medicine Letter
- Tufts University Letter
- NAIOP Massachusetts Letter

TO: Jack Halverson, Boston Planning Department

Hong Lok House Tenants Petition
Signed by 28 Individuals
[Click here to see a copy of each petition.](#)

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 Li yun Zhang

Address地址 15 Essex St # 404 Boston MA 02111

MASS PIKE TOWERS TENANTS ASSOCIATION
324 Tremont Street, Boston MA 02116

January 8, 2025

Jack Halverson
 Boston Planning Department
 One City Hall Square
 Boston MA 02201

Dear Mr. Halverson:

The Mass Pike Towers Tenants Association wishes to submit these comments on the proposed Chinatown zoning amendments.

We agree that different subdistricts have different needs and requirements, and we support the lower zoning heights of the R-1 and CC subdistricts. However, we think that the zoning heights for MU-10 and R-10 areas should be 100' for market-rate or commercial development, while affordable housing projects could have a higher maximum height if the majority of the project is affordable to the community, such as households at 60% of Area Median Income and lower.

We propose that a maximum height for the Affordable Housing Overlay District should match the height of Mass Pike Towers' high rises, so that current residents are not overshadowed by new development in the future.

Finally, because Chinatown is the hottest neighborhood in the city with very little green space, we support guidelines and priorities for open and green space in the neighborhood.

Sincerely,



Yingzhu Zhu, Cochair

On behalf of the board

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 a zoning height of 60ft for R10.
- ☒ I support the concept of an Affordable Housing Overlay District, but this should be 120 ft, 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 R10 的分区高度为 _____ 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 _____ 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 Yip Hing Sun Hui

Address 地址 330 Tremont St, A1001
Boston, MA 02116

Chinatown Business Association Chinatown Rezoning Stance

Over 50+ stakeholders from property owners, family associations, and business leaders participated in discussions hosted by the Planning Department with CCBA, CNC, and CBA.

1. Support for Long-Term Property Owners and Businesses

- **Issue:** Building height limits and zoning distinctions in the CC and MU-10 zones do not align with realistic development costs or opportunities for intergenerational wealth-building. Additionally, separating these zones limits cohesive development planning.
- **Issue:** Change of use for any businesses have to go through the ZBA process, today that process can take from a minimum of 6-9 months
- **Recommendation:**
 - Combine the CC and MU-10 zones into a single unified district, identified as the **Chinatown Business District**, to simplify and streamline development regulations.
 - Recognize this unified district as Chinatown's primary business core, where development is encouraged to preserve and expand economic opportunities.
 - Recognize opportunities for height especially along boundaries of Chinatown Business District, where height already exists - Kneeland St, Washington and Essex Sts and Surface Artery.
 - Change of use applications should not have to go through ZBA, other than certain businesses such as but not limited to cannabis, bars entertainment licenses
- **Specific Considerations:**
 - **Height Limits:**
 - Establish as-of-right building height of **250 feet on the outer edge and inner part of the neighborhood** of habitable space for this district to allow for feasible redevelopment.
 - Apply consistent height allowances to both sides of North Kneeland Street and other Chinatown edges (Kneeland, Essex, and Washington Streets).
 - **Commercial Space Requirements:**
 - Mandate the inclusion of **commercial space** in all future developments within this district to maintain and grow Chinatown's business activity.

- **Limited Parcels for Redevelopment:**
 - Acknowledge that the majority of feasible large redevelopment parcels are owned by family associations or longstanding community members. Policies must empower these groups to retain ownership and benefit from development opportunities.

Avoid Overly Restrictive Bonuses:

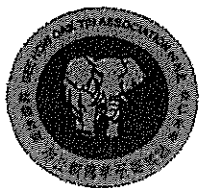
- Do not tie height or development allowances to affordable housing density bonuses within the business district to prevent further displacement of Chinese-owned and operated businesses. This is an undue burden on long-standing community property-owners in the core of the Chinatown Business District.

2. Preservation and Growth of Family Associations

- **Significance:** Family associations are unique to Chinatown and essential for maintaining the cultural, social, and economic vitality of the community.
 - Many family association-owned properties already offer below-market-rate rentals, providing affordable housing options that benefit the community.
 - Recognition that these and similar long-standing associations (such as Chinese Freemasons and Chinese Merchants Association) serve as critical hubs for social services, supporting residents with cultural, educational, social programming, and a sense of belonging and place.
- **Challenges:** Without resources for repairs or redevelopment, family associations may feel pressure to sell properties, threatening their long-term survival and the cultural identity of Chinatown.
- **Recommendation:**
 - Include support mechanisms in rezoning to help family associations remain and grow.
 - Recognize family associations as vital community anchors, economic drivers, and providers of affordable housing and social services.

Chinatown Property Owned by Association

Association	Property Owned
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 • 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



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

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)

ZHAN. HUANG

Properties Owned in Chinatown:

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



紐英崙中華公所

Chinese Consolidated Benevolent Association of New England

90 Tyler Street, Boston, MA 02111 • Tel. (617) 542-2574 • Fax (617) 542-0926

January 29, 2025

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

RE: Chinatown Rezoning Amendment

Dear Mr. Halverson,

I am writing as the President of the Chinese Consolidated Benevolent Association of New England, Inc. (CCBA) to express our Board of Directors' feedback and significant concerns regarding the Draft Chinatown Zoning Amendment proposed by the Planning Department.

As you may know, CCBA is an umbrella nonprofit organization founded in 1923, representing 33 family associations and community organizations in Boston's Chinatown and New England. The CCBA and its associated organizations have a long history in the Chinatown area, and one of our core missions is to ensure the general welfare of the Chinese community in Chinatown. As such, the CCBA would like to see Chinatown continue to prosper in the future, for businesses, residents, and visitors alike.

Chinatown zoning has not been updated in many years, and we appreciate the planning department's extensive community engagement efforts to listen to the local community for feedback. As the planning department finalizes both the Zoning Amendment and the Chinatown Design Guidelines, the CCBA respectfully urges a reconsideration of the dimensional regulations proposed for the Community Commercial (CC) subdistrict of Chinatown.

The CC subdistrict, bounded by Kneeland, Washington, Surface Road and centered along Beach Street, is the commercial heart of Chinatown. The Draft Zoning Amendment proposes limiting building heights to 80 feet and restricting floor plates to 2,000 square feet to "maintain the uniquely fine-grained character of the area" (*Draft Chinatown Zoning Text Amendment*, pg. 1). CCBA and its member organizations find this language excessively burdensome for small property owners and family associations within the CC district. We

CCBA Board Members:

Gee How Oak Tin Association of New England
Goon Shee Association
Fung Luen Association
Loong Kong Tien Yee Assoc. of New England
Chinese Merchants Assoc. of Massachusetts
Chinese Women's Association of New England
Friends of Hong Kong and Macau Association
World Kwong Tung Association

Wong Family Benevolent Association
Moy Shee Association
Gee Tuck Sam Tuck Association of NE
Chew Lun Association of New England
R.O.C. Verteran's Association in Boston
American Legion Chinatown Post 328
Ni Lun Welfare Association
Chinese Business Association
Hip Sing Association of Boston

Yee Fung Toy Association of New England
NE Gee Poy Kuo Family Association
Soo Yuen Benevolent Association
Sam Yick Association of New England
Kuo Min Tang of Boston
Que Shing Chinese Music & Opera Group
Chinese Economic Development Council
Tai Tung Tenants Association
Taishan Community Association

Lee On Dong Association of N.E.
Ng Family Benevolent Association
Leung Family Association
Gin's Family Association of Boston
Chee Kong Tong
Boston Wang YMCA
Eastern U.S. Kung-Fu Federation
Kwong Tung Assn. of New England

recommend revisions to the proposed zoning to align it with the current economic realities of Chinatown. We have outlined our key concerns below:

1. Limiting growth jeopardizes development viability

The proposed zoning will limit development potential in Chinatown, undermining its long-term economic viability. With no additional vacant land in the core CC subdistrict, redevelopment and building vertically are the only options for growth. The height and floor plate restrictions suggested will force property owners to make costly trade-offs, such as installing elevators, which consume valuable floor area. On small urban lots typical of CC, these constraints become financially impractical and discourage much-needed redevelopment.

2. Proposed limits burden current property owners and limits business diversity

Maintaining the aging, low-rise buildings in the CC subdistrict is already costly for property owners, who have to contend with outdated building systems and infrastructure. Keeping the current height restriction in-place will suppress property values and increase financial strain on owners. The existing building stock also limits tenant diversity, favoring small-scale operations over much-needed community amenities like grocery stores and banquet halls, which require large floor plates. The proposed regulations, which we anticipate will be in place in the long-term, will stifle business creation and diversity for decades to come.

3. Dimensional regulations discourage affordability and local ownership

Improving housing affordability is one of the stated goals of rezoning, but these dimensional restrictions will work against this shared objective. Many properties in the CC subdistrict are owned by family associations with deep historic ties to the area, dating back to the 1800's. These associations rely on reinvestment to sustain and improve properties. The height and floor area limits will disincentivize long-term ownership and investment, such as the creation of middle-income workforce housing. Over time, only housing for the wealthy and the very needy will remain, eroding Chinatown's vibrancy.

4. Restrictions risk Chinatown's economic decline

The zoning restrictions, which discourage development, will accelerate the exodus of Chinatown residents and businesses to the suburbs like Quincy and Malden, which are offering greater affordability, development opportunities, and Asian-oriented amenities. This trend, already underway before the pandemic, has intensified recently, as businesses struggle from rising costs, inflation, and reduced foot traffic from remote work. Without meaningful development and investment, Chinatown risks losing its economic and cultural vitality to the suburbs and hollows out.

When finalizing the rezoning amendment, we urge the planning department to thoughtfully consider the needs of business and property owners, whose presence is vital to maintaining Chinatown's authenticity and vibrancy as a neighborhood. While historic preservation is important, we also believe that preservation should go beyond physical appearances to include protecting the community's vitality, businesses, and people, which requires both continuity and transformation.



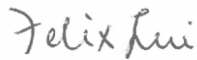
We respectfully propose the following changes to the proposed zoning amendment:

- Amend the maximum building height for the Community Commercial (CC) subdistrict to 150', to be in-line with the regulations for the adjacent MU-10 and R-10 subdistricts
- Eliminate the building floor plate restriction of 2,000 sq ft. maximum for the Community Commercial (CC) subdistrict

On the January 21, 2025, the CCBA Board passed with 95% approval votes for the above recommendation for the Chinatown rezoning issues.

We trust that you and your team will give thoughtful and serious consideration to our concerns and recommendations. Please don't hesitate to reach out if you have any questions or would like to discuss this further.

Sincerely,



Felix Lui
President
Chinese Consolidated Benevolent Association of New England





TO: Jack Halverson, Boston Planning Department

Chinese Progressive Association Petition 1
Signed by 47 Individuals
[Click here to see a copy of each petition.](#)

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 Jing Yi Huang

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

Chinatown Property Owned by Association/Private Owner

Association/Organization	Property Owned
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 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, Boston 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

Private Owner	Property Owned
Limin Chen	• 66 Harrison Avenue, Boston 02111
Zhan Huang	• 8 Hudson Street, Boston 02111 • 10 Hudson Street, Boston 02111 • 16 Hudson Street, Boston 02111 • 75 Harrison Avenue, Boston 02111
James Chin	• 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	• 18 Hudson Street, Boston 02111 • 19 Hudson Street, Boston 02111 • 21 Hudson Street, Boston 02111 • 23 Hudson Street, Boston 02111
Raymond Ng	• 225 Harrison Avenue, Boston 02111
Roman Chan	• 81 Tyler Street, Boston 02111
Emily Yu	• 52 Beach Street, Boston 02111
Ting Ting Chen	• 15 Hudson Street, Boston 02111
Nora Chu Szeto	• 7 Knapp Street, Boston 02111
Connie Moy/Danny Ching	• 56-58 Kneeland Street, Boston 02111

Chinatown Business Association Petition 3
Signed by 11 Individuals
[Click here to see a copy of each petition.](#)

洪門致公堂



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.

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,


Bobby Tam
President

Properties Owned in Chinatown:

6 Tyler Street, Boston MA 02111



Massachusetts Port Authority
 One Harborside Drive, Suite 200S
 East Boston, MA 02128-2909
 Telephone (617) 568-1000
www.massport.com

February 3, 2025

Kairos Shen, Chief of Planning/Director
 c/o Jack Halverson, Planner II
Boston Planning and Development Agency
 One City Hall Square, 9th Floor
 Boston, MA 02201

Subject: Chinatown Draft Zoning Text Amendment Comment

Dear Chief Shen:

On behalf of the Massachusetts Port Authority (“Massport”), thank you for the opportunity to comment on the Chinatown Draft Zoning Text Amendment (the “Zoning Amendment”). The Zoning Amendment was developed from the PLAN Downtown planning initiative recommendations, which include: creating new opportunities for housing and mixed use growth; updating land use regulations to encourage new and diverse businesses; and, establishing new dimensional and use standards to enhance activation at the street level, protect historic resource areas, and improve the public realm.

Massport appreciates the cooperation of Boston Planning and Development Agency (“BPDA”) planning staff during the development of the PLAN Downtown report, and inclusion of language in the planning report’s Existing Zoning section regarding Logan Airport’s Critical Airspace Map (“Airspace Map”) and the Federal Aviation Administration (“FAA”) process for review of development project building heights. Massport developed the Airspace Map to define the critical airspace around Logan Airport. This resource was created with input from airlines, pilots, city officials, and the FAA to protect the flight corridors in and out of Logan Airport. The Airspace Map aids developers early in their planning and informs the Massport and FAA review process of individual building projects to determine if they present a potential hazard to air navigation.

Through review of the Zoning Amendment and Draft Chinatown Zoning Map, the proposed dimensional height regulations for the Chinatown Affordable Housing Overlay within the R-10 Residential district allows for heights up to 350-feet. In portions of the R-10 district this height dimension is in excess of allowed heights represented in the Airspace Map. Additionally, the City measures building height from grade to the top of structure of the last occupied floor, where the Airspace Map heights are measured from the Average Mean Sea Level (NAVD88) datum up to and including all building elements such as solar panels, parapet walls, roof-top equipment, elevator over-rides, lighting, signs, and antennae. Massport proposes the following

Chief Shen
February 3, 2025
Pg. 2

language be incorporated into the Zoning Amendment Table C: Chinatown Affordable Housing Dimensional Overlay:

Height in Feet (max): 350', or such height that complies with FAA and Massport critical airspace maps and processes, whichever is lesser.

Massport has found it beneficial to engage developers early in the design process, prior to FAA 7460 submissions, to ensure that building heights and all associated roof area structures do not exceed the critical airspace limit. Since zoning is one of the first resources developers review when assessing potential development sites, it would be helpful to include the referenced language above in the Zoning Amendment.

Thank you for your attention to this matter, and please do not hesitate to contact me at (617) 568-3728 or at fleo@massport.com if you wish to discuss any of our comments.

Sincerely,

Massachusetts Port Authority

Flavio Leo

Flavio Leo
Acting Director, Strategic and Business Planning
Massachusetts Port Authority

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



Jack Halverson
Planner II
Planning Department, City of Boston

RE: Comments on Chinatown Rezoning

Dear Mr. Halverson,

I am submitting this comment letter on behalf of the Asian Community Development Corporation (ACDC). ACDC is a 38-year-old community-based nonprofit that creates affordable housing and provides housing and financial counseling in Boston's Chinatown, Malden, and Quincy. We provide homes for 1,400 residents, and we have assisted close to 3,000 households through first-time homebuyer education and matched savings programs.

We have several comments regarding the Chinatown Draft Zoning Amendment and have outlined them below:

1. R-1

- a. We appreciate that the Planning Department proposes to downzone the blocks that include the few remaining row houses in Chinatown. This will protect the low-rise, small-scale residential properties and their tenants and maintain existing small commercial uses on the ground floor.

2. Community Commercial

- a. We concur with keeping the height at 80 feet maximum, which will help support and preserve the mom-and-pop restaurants and local businesses in the area.

3. MU-10

- a. The zoning states that this area is a 'cultural tourism destination.' Please provide clarity on what this means.
- b. How would emphasizing commercial and tourism-related uses like hotels and entertainment in this subdistrict benefit Chinatown? The limited number of new jobs that would be generated and the debatable increase in tourist spending in Chinatown need to be balanced against displacement and gentrification risk of residents in this area. Chinatown residents and small business owners are worried about the ongoing displacement impact of these projects. Real estate values of Chinatown properties have doubled or tripled in the past decade, causing many building "clear-out" evictions as properties change hands. We are concerned about the impact on nearby real estate values.
- c. Article 43 states that MU-10 is meant to prioritize affordable housing development, but it is unclear from the updated zoning guidance and language around 'cultural tourism' how that prioritizes affordable housing.
- d. We still believe the increase in height to 150' is too tall. We believe this should be 100' to reflect the existing character of nearby buildings.

4. Chinatown Affordable Housing Overlay –

- a. While the opportunity for affordable housing developers to increase the height to 350' is intriguing, what incentivizes market rate developers to build that

additional housing aside from giving them an additional 200'? Has a feasibility analysis been conducted showing that a bonus of 200' is required to entice developers to build affordable housing?

- b. **Article 2** – “Affordable Housing Project” is defined as meaning at least 60% of the units are income restricted at or below 100% AMI. How was this definition created? At 100% AMI, especially for rentals, this would not be considered affordable at all to most Chinatown residents, whose income falls between 30-60% AMI. Furthermore, most projects that are funded through City and State funding sources are limited to 60% AMI or below. We recommend changing the definition to at least 60% of the units are income restricted at or below 60% AMI to better reflect the housing needs of Chinatown residents who are at risk of displacement.
5. **Article 43** – We appreciate the removal of the adult entertainment district from Chinatown. However, the remaining location, addressed by PLAN: Downtown, still has an impact on Chinatown. Are there plans to remove the adult entertainment designation through PLAN: Downtown? And if not, why?
6. **Article 33** – We approve the decision to designate the Gateway Park and expansion area, Pagoda Park, and Tai Tung Park as Open Space Subdistricts.
7. **Table B: Dimensional Regulations**
 - a. R-10 stepback height – we agree that there should be a stepback at 70' with a reduced floor plate.
 - b. MU-10 stepback height – the table states that there is a stepback height at 155' which is taller than the allowed zoning. Is this only if the project meets the affordability requirements, allowing it to increase to 350'?
8. **Heights** – We believe the jump from 150' allowed to 350' is too drastic. Without an understanding of the feasibility of this proposal as a realistic incentive for affordable housing development, we cannot support the 350' height. Also, we believe a base height of 100' is more appropriate given that a significant number of buildings in Chinatown are 8 to 10 stories tall.

We appreciate the City's efforts in drafting new proposed zoning regulations for Chinatown and conducting a lengthy community engagement process to collect feedback. We urge that the City balance the needs of low-income immigrant residents who are at great risk of displacement under any upzoning scenario, versus the interests of property owners and the neighborhood's growth needs.

Sincerely,

muge undemir

Muge Undemir,
Director of Real Estate
Asian Community Development Corporation

TO: Jack Halverson, Boston Planning Department

Chinese Progressive Association Petition 2
Signed by 21 Individuals
[Click here to see a copy of each petition.](#)

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。
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Signed 签名 Shen Ken Xu

Address地址 1 Nassau #226 Boston MA 02111

TO: Jack Halverson, Boston Planning Department

Chinese Progressive Association Petition 3
Signed by 34 Individuals
[Click here to see a copy of each petition.](#)

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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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。
- ☒ 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 JIE CHENG LI

Address地址 115 CHAU NOY STREET 506

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



February 5, 2025

Kathleen Onufer, Deputy Director of Zoning
City of Boston Planning Department
1 City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Chinatown Rezoning Process and New Institutional Zoning Article 34

Dear Ms. Onufer,

Thank you for the opportunity to provide written comments regarding the proposed Chinatown rezoning process and new institutional zoning Article 34. The Association of Independent Colleges and Universities (AICUM) represents the public policy interests of 58 independent colleges and universities throughout the Commonwealth – institutions responsible for educating more than 290,000 students each year and employing more than 98,000 people. Our members include large, nationally and internationally renowned research universities, smaller, highly regarded liberal arts colleges, religiously affiliated institutions and colleges with special missions focusing on entrepreneurship, music or allied health services.

On behalf of AICUM's 21 member colleges and universities with campuses in the City of Boston, we are pleased to engage with the Planning Department on the Chinatown Rezoning process, which includes the creation of a new Institutional Zoning Article (Article 34) of the Boston Zoning Code.

When the draft zoning text and map amendments were first published on the Planning Department's Chinatown Rezoning website in late November, we became aware that the proposed zoning for Chinatown would have citywide implications. Since then, we have hosted internal discussions and participated in the January 29th meeting hosted by the Planning Department. These comments are framed in the interest of identifying a long-term vision that fits our members' needs, in partnership with the City and neighborhoods that our campuses are proud to be located within.

We start by noting that we appreciate the extension of the initial comment period, as well as the fact that Planning Department staff has been open to meeting with our members. These discussions have provided answers to some of our questions, and clarity as to how this new Institutional Districts zoning might eventually apply citywide.

We also acknowledge that the Planning staff has been highly receptive to some of our requested modifications, which include the following:

- Removing the phrase about limiting institutional growth from the Purpose section (Section 34-1).
- Agreeing to add in and strengthen the language regarding Institutional Master Plans (IMPs), to make it clear that Article 80 and the IMP process supersedes anything in this new zoning article.
- Clarifying that IS-1 and IS-2 districts will apply to the broader category of institutional uses, rather than distinct academic and medical uses, as implied in the draft zoning language.
- Agreeing to remove the threshold for the Design Review Component of Small Project Review (in Section 34-3) for additions as small as 1,000-SF. The existing 20,000-SF threshold for Small Project Review will prevail.
- Changing the regulation of uses (included in Article 8), including greater flexibility for ATMs, banks, retail stores, grocery stores, offices, entertainment/event spaces, art studios, and research laboratories, in acknowledgement of the fact that many of these uses are supportive institutional land uses.

We also compliment the City for embarking on a citywide rezoning process, and we collectively agree that in many cases, the existing zoning does not match the existing institutional context. That being said, we believe that there is still a need for more institutional feedback to be incorporated before this zoning language is approved, and certainly ahead of any future implementation citywide.

Overall, it remains unclear from a city planning perspective what this achieves for the City or for its institutions. Each of our member institutions wishes to preserve their ability to develop their land creatively in the future, in part so that they can continue to be able to contribute positively to the City's higher education landscape. As such, we collectively seek to keep the greatest level of flexibility from both a use and dimensional perspective in any zoning applicable to the properties owned by our members.

We offer the following comments below in order to outline the elements of the draft zoning that we believe would benefit from further discussion:

- Because conversations on IMPs always start with and include comparisons to the underlying zoning, we would like the zoning to more plainly acknowledge that the new Institutional Districts zoning is the product of a citywide rezoning process meant to provide zoning context for properties outside of an IMP.
- We understand that the staff is reconsidering allowing residential uses in the IS-2 district, for which we continue to advocate and request, noting that many of our member institutions co-exist with adjacent residential uses today.
- We request that artists' live-work, small hotels, and indoor recreation be allowed uses in both the IS-1 and IS-2 districts.
- We have concerns about the blanket application of density, as there are only two districts proposed in this zoning, IS-1 and IS-2. Because each of our member institutions exists in a different context, we are concerned that limiting dimensional

regulations to only two options is too restrictive, and in many cases, represents a reduction in existing density.

- We remain interested in learning more about the relationship of the Planning Department's Draft Article 80 Action Plan (as it includes modifications to the IMP process) and this citywide zoning effort. While the Action Plan seeks to "streamline" the review process – we remain concerned that many of these changes will in fact make the process more burdensome.
- Finally, we note that because institutions frequently acquire and dispose of property on a regular basis, it would be unduly burdensome to have to amend their existing IMP each time they wanted to undertake a disposition process. We request further clarity on how this would work administratively.

AICUM member colleges and universities are vibrant members of the Boston ecosystem and value their continued partnerships with the City and its residents. We look forward to seeing the next draft of the Institutional Districts zoning language and will offer further comments once it is released.

Thank you for considering our concerns.

Sincerely,



Robert J. McCarron
President and CEO

Cc: Mayor Michelle Wu
Kairos Shen, Chief of Planning
Devin Quirk, Deputy Chief of Planning
Nupoor Monani, Senior Deputy Director of Development Review
Jack Halverson, Planner II



董事會 Board of Directors
 鄭繼良 Lawrence Cheng
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 伍國龍 Russell Eng
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 馬雪梅 Xue Mei Ma
 梅清嫣 Ann Moy
 黃國威 Michael Wong
 余佩英 Peiying Yu

February 5, 2025

Jack Halverson
 Boston Planning Department
 One City Hall Square
 Boston, MA 02201

Dear Jack and City of Boston officials:

I am writing on behalf of the Chinatown Community Land Trust with comments on the proposed zoning amendments for Chinatown. Our organization has engaged in conversations with residents about zoning guidelines for several years now, particularly with an eye toward how zoning can support an anti-displacement strategy, keep Chinatown *Chinatown*, and at the same time allow for community development and growth.

Overall, we commend the Boston Planning Department for crafting a proposal that seeks to address these concerns. The use of different subdistricts with a unique character is generally in keeping with current conditions, and we appreciate the use of specific dimensional regulations and design guidelines as well as zoning heights.

We are also glad to see that the Chinatown Gateway Special Study Area and other air rights sites remain in the Chinatown Neighborhood District. Those highway parcels and air rights have long been envisioned as important areas for development to benefit and grow the Chinatown community. We also appreciate the removal of the Adult Entertainment zone from Chinatown but call for the removal of the entire Adult Entertainment District from the border of Chinatown. This is a legacy of discriminatory policy that brought decades of suffering to the community.

Finally, we commend City planners for their work on Chinatown Design Guidelines, which recognize the mix of streetscapes, building types, and uses that make up Chinatown. However, it is unclear to us when the design guidelines come into play and how they interact with zoning guidelines

Below are section by section comments on the various proposed subdistricts.

Affordable Housing Overlay District

We support the concept of the Affordable Housing Overlay District, allowing greater height for projects with a significant portion of affordable housing. However, we are concerned that the current affordability formulation would lead to continued gentrification of the neighborhood, and that the 350' height is out of scale with most of Chinatown.

28 Ash Street, Boston, MA 02111. T: 617.259.1503. E: participate@chinatownclt.org

Community control of land, development without displacement, permanently affordable housing, and shared neighborhood spaces.

社區土地管轄權，無逼遷的發展建設，永久可負擔住房，鄰里空間共享

We propose that a maximum height around 200' would be more appropriate. Most importantly, the 60% affordable units in a project which includes 60% housing (which translates to 36% of a project) should require affordability at 60% AMI and below, a range that would serve the Chinatown population, while allowing for other market rate units to serve higher income ranges. A more in-depth cost-benefit analysis would be important for the community to better weight the tradeoffs of height and affordability here.

R1: (Row House Subdistrict)

We support the downzoning of R1, just several blocks with a historic small-scale streetscape that is worth preserving. At the same time, we believe the 45' height fails to distinguish between varying scales along Harrison Ave across from Tai Tung as opposed to the much smaller scale on Johnny Court. We would suggest that Oak Street and Johnny Court should have a lower zoning height of 35', comparable to the row house subdistricts of other neighborhoods. Allowing 15 units as of right is also excessive, particularly since there already is a provision for existing nonconforming buildings to continue at their current scale.

We do have a few concerns and questions about the R1 subdistrict as proposed. Why should upstairs small office or social club uses be forbidden? Also, there are currently a few family associations with office or social space on the second floor. If an association decided to have a heritage center or similar exhibit space in their building, would that be a forbidden "museum" use?

Finally, we believe that the tiny historic row house street of *Oxford Place* should be included in this subdistrict. Oxford Place today stands within the Historic Chinatown Protection Area. If this designation is replaced with the Community Commercial subdistrict as proposed, how would that change any historic protection for Oxford Place? Our understanding is that under the current zoning code, Appendix C, 4-11 Oxford Place is eligible for Historic Building designation. Would the proposed subdistrict shift any historic designation procedures or options?

R10: (High Density Residential)

Upzoning this subdistrict to 150' is a reasonable approach given the current conditions of a number of affordable housing developments at that scale. However, we disagree with the current parameters of the proposed Affordable Housing Overlay District as described above.

Also, as residents and community advocates pointed out in a walk-through with BPDA and City staff more than a year ago, upzoning all of the area between Harvard, Tyler, Kneeland, and Hudson would fail to respect the small scale nature of row houses along Harvard Street. We believe that the line of the R-1 subdistrict should be extended to the edge of Parcel R1 just north of Harvard Street.

Finally, since there are residential row houses along the western side of Tyler Street, is all of Tyler Street, minus the little institutional cutout, in the R-1 subdistrict or is most of that side of the street in IS-2?

IS-2 (Institutional)

We understand that this subdistrict will follow citywide guidelines for institutions and that development will continue to be governed by the Institutional Master Plan process. We hope that the latter process can allow for more consideration of the local neighborhood context. While recognizing that this area is primarily institutional, why should residential uses be forbidden? For instance, that would rule out the possibility that at some point, a site like Posner Hall could be redeveloped to include both student and residential housing. And, with the current interest in commercial to residential building conversion, there is always the possibility that some of the buildings around Kneeland and Harrison may one day be converted.

CC (Community Commercial):

We support the concept of keeping this area more fine-grained, most of which currently lies in the Historic Chinatown subdistrict. This is an important community stabilization measure given the threat of displacement facing many lower income residential tenants as well as smaller, family-owned businesses in this area. We would also support the establishment of a community and cultural business overlay district that favors small local enterprises, legacy businesses, and cultural uses such as herbal stores and live poultry shops. Given the overwhelming resident opposition to cannabis dispensaries, we recommend that cannabis dispensaries be a Forbidden use in this subdistrict, which includes many residential buildings as well as commercial.

MU-10 (Mixed Use)

Since most buildings within Chinatown's borders are only 8 or 10 stories in height, we are concerned that the 150' underlying zoning height is a green light for further downtown encroachment into Chinatown, which has already sacrificed Washington Street to high rises on its western edge. Upzoning threatens to supercharge the already highly charged speculative real estate market, which endangers hundreds of low income tenants as well as small family-owned businesses at risk of displacement.

With the current planning process underway for Phillips Square and residents' support for greening the area, we propose that Phillips Square be removed from the public right of way and designated for Open Space.

Again, we appreciate the City's attention to detail and extensive public process surrounding this zoning amendment proposal. While the proposal has tended to polarize various class interests within the broad "Chinatown community," we are hopeful that, with some changes and once passed, the new zoning can support the intended purposes of preserving the historic and cultural character of Chinatown while allowing for positive growth. For that reason, we encourage the Boston Planning Department to move forward on its proposed timeline to complete this multi-year planning process. Thank you.

Sincerely,



Lydia M. Lowe
Executive Director

cc: Mayor Michelle Wu
Kairos Shen
Councilor Ed Flynn
Councilor Ruthzee Louijeune
Councilor Julia Mejia
Councilor Erin Murphy
Councilor Henry Santana



華人前進會

Chinese Progressive Association

28 Ash Street, Boston, MA 02111

Tel. (617)433-8522 or (617) 357-4499 Fax (617) 357-9611 www.cpuboston.org

February 5, 2024

Via e-mail

Jack Halverson, Planner II
Planning & Zoning Division
Planning Department
City of Boston
One City Hall, Ninth Floor
Boston, MA 02201

Transmitted via e-mail to jack.halverson@boston.gov.

**Re: Chinese Progressive Association Comments regarding Draft Chinatown
Zoning Amendments**

Dear Mr. Halverson,

The Chinese Progressive Association (“CPA”) respectfully submits the following comments regarding the Draft Chinatown Zoning Amendment¹ and Draft Chinatown Zoning Map.² CPA is a community organization based in Boston’s Chinatown. We seek to improve the living and working conditions of Chinese Americans and to involve ordinary community members in making decisions that affect our lives. One of our core objectives is to stabilize Boston’s Chinatown as a residential core for working-class Chinese immigrants. In doing so, we uplift resident voices and concerns around community development of land.

Chinatown deserves rezoning that prioritizes affordable housing, stability for longstanding and local businesses, and increased green space.

Rezoning Chinatown is long overdue. For decades, Chinatown has lacked the same protections that other historic neighborhoods in Boston (“the City”) have long enjoyed, and as a result, suffered from the continued incursion of institutional and large-scale development. Going back as far as the 1950s and 1960s, urban renewal projects enabled highway and institutional expansion to destroy most of the neighborhood’s historic row houses, leaving only a few pockets of row homes behind.³ The City then codified the infamous and dangerous “Combat Zone” red

¹ BOSTON PLAN. DEP’T, *Chinatown Draft Zoning Text Amendment* (2024), <https://www.bostonplans.org/getattachment/d6dbc294-ac79-44a8-8030-3427005f2c07>

² BOSTON PLAN. DEP’T, *Draft Chinatown Zoning Map* (2024), <https://www.bostonplans.org/getattachment/c9bdcaad-053a-4704-96b9-0bb5bc6b16d4>.

³ See Zenobia Lai, Andrew Leong & Chi Chi Wu, *The Lessons of the Parcel C Struggle: Reflections on Community Lawyering*, 6 UCLA ASIAN PAC. AM. L.J. 1, 3-5 (2000), [[link](#)]; CHINESE PROGRESSIVE ASS’N, *Chinatown Calls for Protective Zoning for Historic Row Houses: Community Fears Loss of Housing and History of Working Immigrant Families* (July 13, 2019),

light district to occupy several blocks of Chinatown.⁴ The City also zoned most of Chinatown for institutional or commercial use until 1989, demonstrating the marginalization of the mostly working-class and immigrant families who have long called the neighborhood home.⁵ Throughout the last several decades, the City regularly granted zoning variances to luxury and institutional developers, rendering the neighborhood's zoning protections "practically meaningless."⁶ Chinatown's current zoning regulations lack the same height and bulk (floor area ratio) protections for row house and multifamily subdistricts that cover many other Boston neighborhoods.⁷

Table 1. Protected residential subdistricts in current Boston Zoning Code.

	Neighborhoods with Residential Subdistrict Designations			
	Row House Residential Subdistricts (RH)	One-, Two-, or Three-Family Residential Subdistricts	Multifamily Residential Subdistricts (MFR)	Multifamily Residential/Local Services Subdistricts (MFR/LS)
Chinatown ⁸	✗	✗	✗	✗
Roxbury ⁹	✓ ^{*,+~}	✓	✓	✓
Mission Hill ¹⁰	✓ ^{*,+~}	✓	✓	✓
Charlestown ¹¹	✓ ^{*,+}	✓	✓	✗
Bay Village ¹²	✓ ^{*,+~}	✗	✓	✓
Dorchester ¹³	✓ ^{*,+~}	✓	✓	✓
Allston-Brighton ¹⁴	* ^{+,+~}	✓	✓	✗
East Boston ¹⁵	* ^{+,+~}	✓	✓	✓

<https://cpaboston.org/en/news-events/news/chinatown-calls-for-protective-zoning-for-historic-row-houses-community-fears-loss>.

⁴ See BOSTON PLAN. DEP'T, *IC/IG/IN Leather District and South Station EDA, Chinatown, Bay Village Neighborhood Districts* (Sept. 13, 1989),

<https://www.bostonplans.org/getattachment/176757bb-2b28-4c99-b2a8-a522dd7f5968/> (operative zoning map for Chinatown, including the Adult Entertainment District zone); see also CBS NEWS, 'Wild and Woolly' Combat Zone Just a Part of Storied Past in Boston's Chinatown (Nov. 15, 2019),

<https://www.cbsnews.com/boston/news/boston-then-and-now-chinatown/>; Cynthia Yee, *Mo Hi: Don't Look*, HUDSON STREET CHRONICLES (June 3, 2019), <https://hudsonstreetchronicles.com/2019/06/03/mo-hi-dont-look/> (describing the experience of living in the Combat Zone).

⁵ See BOSTON REDEVELOPMENT AUTH., *1975 General Land Use Plan* (1975),

<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 et al., *Chinatown Then and Now: Gentrification in Boston, New York, and Philadelphia* 8-9 (2013), <https://cdn.sanity.io/files/irohahfc/production/55a958913a67c5c3ac2460878c2be407f69f2a0b.pdf>.

⁷ See Table 1.

⁸ BOSTON ZONING CODE § 43-6.

⁹ BOSTON ZONING CODE § 50-26.

¹⁰ BOSTON ZONING CODE § 59-6.

¹¹ BOSTON ZONING CODE § 62-6.

¹² BOSTON ZONING CODE § 63-6.

¹³ BOSTON ZONING CODE § 65-7.

¹⁴ BOSTON ZONING CODE § 51-7.

¹⁵ BOSTON ZONING CODE § 53-7.

North End ¹⁶	*^	✗	✓	✓
Jamaica Plain ¹⁷	*+	✓	✓	✗
West Roxbury ¹⁸	*	✓	✓	✗
South End ¹⁹	*^	✗	✓	✓
Fenway ²⁰	*^	✗	✓	✓
Roslindale ²¹	*+	✓	✓	✗
South Boston ²²	*^	✗	✓	✓

* Includes Row Houses under Multifamily Residential Subdistricts

+ Includes Row Houses under Three-Family Residential Subdistricts

^ Includes Row Houses under Multifamily Residential / Local Services Subdistricts

Any rezoning must account for the needs of Chinatown's working-class tenants and small businesses and the challenges the community faces from the threat of accelerated gentrification and displacement. It is crucial for the rezoning to strike the right balance between addressing Chinatown's affordable housing crisis and preserving the neighborhood's smaller scale. Residents have been sounding the alarm for years about the need for more affordable housing and the City is well-positioned to help facilitate the construction of more affordable units through the rezoning's proposed Affordable Housing Overlay District. However, Chinatown's residential core deserves protections equivalent to other historic neighborhoods, especially for its rowhouses. And overall height limits should be tailored to support the long-term stability of local businesses and needs of residents instead of facilitating a "transition zone" into the large-scale Downtown developments.

Finally, the rezoning must address the neighborhood's environmental justice concerns. Chinatown suffers from disproportionate exposure to air pollution due to its proximity to major highways and traffic thoroughfares.²³ Residents are also regularly exposed to extreme heat, which the City of Boston's own study attributes in part to a lack of green space and street trees.²⁴ Future planning processes must account for the environmental impact of additional development on the community. The rezoning, in turn, should create more opportunity for green and permeable spaces.

¹⁶ BOSTON ZONING CODE § 54-8.

¹⁷ BOSTON ZONING CODE § 55-7.

¹⁸ BOSTON ZONING CODE § 56-6.

¹⁹ BOSTON ZONING CODE § 64-7.

²⁰ BOSTON ZONING CODE § 66-7.

²¹ BOSTON ZONING CODE § 67-7.

²² BOSTON ZONING CODE § 68-6.

²³ See Aimee Moon, *Chinatown in 'High Exposure Zone' For Unregulated Air Pollutants, Study Shows*, WBUR (April 1, 2022), <https://www.wbur.org/news/2022/04/01/boston-chinatown-pollution>.

²⁴ CITY OF BOSTON, *Heat Resilience Solutions for Boston* 88 (Apr. 2022), https://www.boston.gov/sites/default/files/file/2022/04/04212022_Boston%20Heat%20Resilience%20Plan_highres-with%20Appendix%20%281%29.pdf.

The Final Zoning Amendment must preserve affordable housing for low-income residents, expand green space requirements, and maintain bulk rules consistent with Chinatown's historic character.

The Draft Zoning Amendment is a positive step forward for development in Chinatown consistent with the goals of the 2020 Master Plan.²⁵ To fully meet these important goals, the final Zoning Amendment should include the following revisions:

1. *Reduce the income eligibility threshold for the Affordable Housing Overlay District to 60% area median income or below to ensure affordable housing is accessible to Chinatown's lowest-income residents.*

CPA supports the creation of an Affordable Housing Overlay District ("AHOD"), including the requirement that at least 60% of units and 60% of gross floor area be made "affordable" for a housing development to receive the height bonus.

However, the proposed income limit of 100% area median income ("AMI") is far too high to meet the needs of Chinatown's low-income population. The median household income in Chinatown is only \$48,636.²⁶ Roughly 67% of Chinatown households have incomes below \$100,000.²⁷ The poverty rate is as high as 24%.²⁸ In a recent survey of Chinatown residents on the City's rezoning proposal, 71% of respondents expressed a preference for the affordable threshold for housing to be limited to 30% AMI, while the remaining 29% of respondents expressed that true affordability means no more than 60% AMI. The current 100% AMI threshold is \$114,250 for a family of one and \$163,200 for a family of four.²⁹ A housing unit available to a family whose income exceeds \$150,000 should not be designated "affordable" in a majority working-class neighborhood such as Chinatown.

²⁵ The community's objectives as stated in the Master Plan include the following:

- Develop Chinatown as a Historic and Cultural District that celebrates its history as an anchor neighborhood for immigrant working class families.
- Maximize affordable housing development on public and community-controlled land, with a particular priority on housing for low-income families.
- Preserve every unit of Chinatown's existing subsidized housing and seek opportunities to secure permanent affordability.
- Seek opportunities to remove properties from the private market for permanent affordability
- Improve community health and quality of life, including greening efforts, open space improvements, prioritization of pedestrian safety, air pollution mitigation, and planning for climate change.

CHINATOWN MASTER PLAN COMM., *Boston Chinatown Master Plan* (2020), https://www.mapc.org/wp-content/uploads/2020/06/2020MPDraft_ENGLISH_compressed.pdf [hereinafter Master Plan].

²⁶ Based on 2017-2021 American Community Survey (ACS) 5-year Data. See BOSTON PLAN. & DEV'T AGENCY RSCH. Div., *Boston in Context: Neighborhoods* 23 (2023), <https://www.bostonplans.org/getattachment/e8629081-b656-4c43-b38a-b0cb5e7e3b4b> (providing household income by Boston neighborhood).

²⁷ *Id.*

²⁸ *Id.* at 25.

²⁹ CITY OF BOSTON, *Income & Rent Limits* (Oct. 15, 2024), https://docs.google.com/spreadsheets/d/1z_7FNfKzI4_S-zHcWy-O8KkgR9Fo4VmK/edit?gid=2060898829#gid=2060898829.

The current 100% AMI income limit for the proposed AHOD risks incentivizing housing development that the City considers “affordable” but remains inaccessible to the most housing-insecure Chinatown community members and Bostonians. Accordingly, we strongly recommend the income eligibility threshold for the AHOD be reduced to 60% or below. This lower limit would ensure that housing projects that benefit from the AHOD height bonus will be truly affordable to the Chinatown residents most in need of housing security.

2. Reduce the AHOD height bonus R-10 and MU-10 subdistrict height limits to 100 feet.

The height limit for the AHOD must be lowered, and in turn, the underlying height limits for the R-10 and MU-10 subdistricts should also be smaller scale. The majority of Chinatown residents surveyed on this issue (91%) proposed that building heights in R-10 and MU-10 be limited to 100-150 feet total. As discussed below, CPA proposes height limits that are responsive to community needs while not exceedingly constraining affordable housing development.

While the development of affordable housing under the proposed AHOD would generally be welcomed, the proposed height limits are unacceptably high. Allowing any building project to reach 350 feet within the proposed R-10 and MU-10 subdistricts would be severely out of step with the existing streetscape, as most buildings currently reach no more than 8 to 10 stories high. If the AHOD height bonus and AMI limits are not changed, taken together, the overlay as proposed will usher in the exact type of large-scale development that will have a displacing effect on the local community. Accordingly, we propose the AHOD height bonus be limited to 100 feet above the baseline R-10 and MU-10 building height limits.

In turn, the proposed height limit of 150 feet for the underlying R-10 and MU-10 subdistricts also threatens to allow future as-of-right development to fundamentally transform the scale of the neighborhood. While we recognize that the rezoning should not freeze existing conditions in place, it is still critical that future development progresses in a way that does not accelerate displacement in a neighborhood already vulnerable to gentrification. These height limits must be lowered in conjunction with the AHOD to ensure construction of units affordable to local tenants. A 100-foot baseline building height limit would more naturally encourage development in keeping with Chinatown’s scale and with the goal of preserving stability for local businesses. Limiting the maximum R-10 and MU-10 building heights to 100 feet with a maximum 100-foot AHOD bonus would ensure Chinatown building heights do not exceed 200 feet, thereby helping preserve the neighborhood’s character and avoiding potentially gentrifying development.

3. Further conform the proposed R-1 subdistrict to the historic character of Chinatown’s rowhouses.

We appreciate the inclusion of an R-1 subdistrict to preserve Chinatown’s historic row houses. However, several features of the proposed R-1 subdistrict would still allow new construction or renovations that could fundamentally transform existing row house structures, unlike the stronger rowhouse protections in Bay Village, Charlestown, Dorchester, Mission Hill, and Roxbury. BPD should make the following amendments to the R-1 subdistrict in the Final Zoning Amendment:

- Limit the maximum building height to 35 feet in R-1 for the houses along Oak Street, Johnny Court, and Oxford Place, in conformance with current construction and with existing height limits for the rowhouse subdistricts across the City.
 - Add the historic Oxford Place row houses to the R-1 subdistrict (currently proposed to be in the CC subdistrict), with a 35-foot building height limit.
 - Reduce the number of units allowed as of right in R-1. The current proposal to allow 15 units as of right is excessive.
4. *Expand green space coverage to promote public health and environmental justice in Chinatown.*

The 2020 Master Plan identifies expanding civic spaces, particularly green space, as a priority for the next decade of Chinatown's development³⁰—and for good reason. Chinatown is overburdened by air pollution.³¹ The neighborhood is also highly vulnerable to extreme heat and flooding and will become even more so as climate change worsens.³²

Increasing tree cover, vegetation, and permeable area will improve public health and environmental resilience in Chinatown. CPA appreciates the proposed inclusion of permeable lot area and outdoor amenity spaces minimums for the R-10 and MU-10 subdistricts, respectively. To maximize green space potential, BPD should consider requiring that some portion of the permeable and outdoor amenity space include vegetation or tree cover.

Additionally, CPA has identified Phillips Square as a priority area for further development as an open space. To support this objective, BPD should designate Phillips Square as an Open Space – Urban Plaza (OS-UP) subdistrict under Article 33.

5. *Limit hotel and cannabis uses to respond to community concerns.*

CPA's community survey shows that residents are greatly concerned about the expansion of hotels and cannabis establishments in the neighborhood, with 73% of additional comments raising concerns about these uses. Considering the City's historical decision to burden Chinatown residents with the red light Combat Zone, bringing cannabis and hotel uses to the neighborhood risks worsening the quality of life for permanent residents and perpetuating the historic marginalization of the community's needs. Rather, Chinatown residents expressed a desire to increase development of local grocery stores, restaurants, small retail shops, and other community-supportive commercial uses.

Accordingly, CPA supports the proposed limitations on hotel and cannabis uses in the R-1, R-10, and CC subdistricts and the proposed conditional use limitation on cannabis establishments in the MU-10 subdistrict. However, we urge BPD to restore hotels (both large and small) as a conditional use in MU-10 as well. As the community's majority opposition to the proposed hotel at 15-25 Harrison Avenue demonstrates, BPD must not assume that allowing

³⁰ Master Plan, *supra*, at 44-49, 60-61, 68-69.

³¹ See U.S. EPA, *EJSCREEN*, <https://www.epa.gov/ejscreen>.

³² See METRO. AREA PLAN. COUNCIL, *Climate Vulnerability in Greater Boston*, <https://climate-vulnerability.mapc.org/>.

hotels as-of-right in the MU-10 subdistrict will support Chinatown's preservation and development goals.

Conclusion

CPA appreciates BPD's efforts to incorporate the Chinatown community's priorities and concerns into the new zoning plan for the historic and culturally significant neighborhood. The R-1 and CC subdistricts, height and lot area limitations in R-10 and MU-10, and open space requirements are particularly important for preserving the neighborhood's character and expanding affordable housing and public health. We expect BPD will incorporate the foregoing recommendations to finalize a Chinatown Zoning Amendment that fully addresses the working-class community's needs.

We urge BPD to incorporate additional public engagement activities, including in-person, language-accessible public meetings in Chinatown, to ensure community members are fully informed about BPD's progress and intentions toward finalizing the new zoning plan for Chinatown. We look forward to continuing to engage with BPD on this important effort.

Sincerely,



Karen Y. Chen
Executive Director
Chinese Progressive Association



To: Nupoor Monani, Deputy Director of Master Planning and Policy, City of Boston Planning Department
 Kathleen Onufer, Deputy Director of Zoning, City of Boston Planning Department
 Jack Halverson, Planner II, City of Boston Planning Department

Cc: Kairos Shen, Chief of Planning and Director, City of Boston Planning Department
 Devin Quirk, Deputy Chief of Planning, City of Boston Planning Department

From: Tom Yardley, Vice President of Area Planning and Development, Longwood Collective
 Abby Oliveira, Senior Land Use and Sustainability Planner, Longwood Collective

Re: Comments re: Article 34 Institutional Districts Draft Zoning

Date: February 5, 2025

On behalf of the Longwood Collective (LC) and our member institutions, thank you for the opportunity to comment on the new draft zoning language for Institutional Districts, Article 34, included as part of the Chinatown Draft Zoning Text and Map Amendment, and for meeting several times with the Longwood Collective team to clarify information and answer our questions. In addition, we are grateful for the extension of the comment period, which has allowed more time to review the proposal for potential impacts to Longwood institutions and to work with City Planning staff on potential adjustments to the zoning language.

The purpose of this memorandum is twofold: 1) To provide commentary, based on conversations with City Planning staff as to the implications of the new zoning for the Longwood Medical and Academic Area and Institutional Master Plans (IMPs) within Longwood; and 2) To provide suggested redlines to the proposed new zoning language that we believe clarifies the intent of the institutional zoning districts and that minimizes the potential for conflicting with the IMP tool.

Background to Proposed Institutional Districts Zoning

The City released a draft Chinatown zoning text and map amendment, which includes a new Article 34, Institutional Districts, which would be mapped to include parts of the existing IMP areas for Tufts University and Tufts Medical Center in Chinatown. We understand that over time the City intends to adopt the new IS-1 and IS-2 districts in other areas of the City, primarily to address longstanding inconsistencies between the underlying, outdated zoning and existing institutional uses, and particularly in locations where the institutional uses are surrounded by neighborhoods containing non-institutional and residential uses. It has been helpful to understand from the City that while there are needs for Institutional Districts in places such as those referenced above, in a district such as Longwood, which has a high concentration of academic and medical institutions subject to Institutional Master Plans, there would need to be a different approach to reflect zoning needs in an established, dense institutional district.

1) Comments Re: Conflicts with IMPs, and Inapplicability to Longwood

Although it has been previously acknowledged that there are no plans to apply the Institutional Districts language in the Longwood Medical and Academic Area without a further planning study to capture the unique context of the district, the following comments are intended to further emphasize the unique circumstances in the Longwood Area that would make this zoning language incompatible if applied to Longwood as drafted.

- **Longwood is a Neighborhood and Contains Multiple Adjacent Institutions.** During discussion with City Planning staff, it was acknowledged that Longwood is very different from Tufts University and Tufts Medical Center in Chinatown, and other institutions similarly situated within neighborhoods. Longwood IS a neighborhood in and of itself. Longwood is also not surrounded by other neighborhoods, with the exception of Mission Hill on one side, where institutional properties are mapped within an IMP. It is separated from adjacent communities by a combination of arterial roadways and sections of the Emerald Necklace. Therefore, the concerns regarding properties at the edges of institutional campuses are not applicable.
- **Longwood’s “De-accessioning” has been Managed through IMPs and has Added Compatible Uses.** Land that has been removed from IMPs in Longwood has typically moved from educational uses to uses in support of Longwood’s research, life sciences and clinical needs. A map is provided below. This is projected to continue in the same fashion, as the Simmons Residential Campus is redeveloped with office, life-science and residential uses.

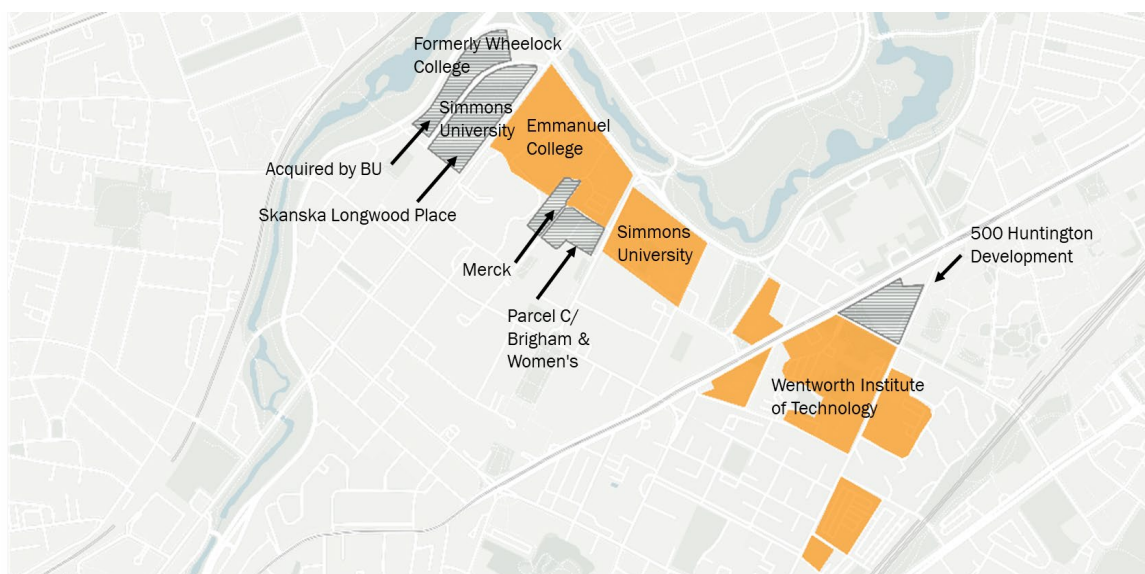


Figure 1 Former Institutional Parcels in Longwood Since 2010

This underscores the importance of Research Laboratory being an allowed use in any re-zoning of the Longwood Area.

- **Institutional Zoning versus Institutional Edge Zoning.** We appreciate the explanations for the Institutional Zoning, specifically the intent to regulate institutional buildings that are not part of the IMP and that are typically located in transitional areas at the edge of the main campus and adjacent to host neighborhoods.
- **Timing.** There was consensus in meetings with the City Planning team that there are no immediate plans to change the underlying zoning in Longwood. We, on behalf of our members, are supportive of this approach, particularly since the circumstances and surrounding land uses are very different in the Longwood Area in Chinatown, as described above.
- **Planning Study.** Were there to be any changes to underlying zoning, it was acknowledged that there should be an extensive planning process (with a robust stakeholder process, regular opportunities for participation, and a

clear set of project goals reflective of Longwood’s unique needs and the City’s planning goals). This would provide the opportunity to ensure that any new zoning best reflects Longwood’s unique buildings and mix of research, clinical and academic space.

- **Longwood-Specific Institutional Zoning District.** Currently IS-1 and IS-2 Institutional Districts are proposed as part of the Chinatown rezoning and creation of a new independent Institutional Districts zoning article. Depending on the outcomes of such a Longwood-focused land use study, we expect that Longwood would be mapped as something entirely different such as an IS-3 reflecting its own unique needs and context.
- **IMPs Override Underlying Zoning.** It was helpful to have it clarified in conversations that IMPs will always supersede and override Article 34, which is language that we recommend be clarified and codified in the zoning text (redlines below). We believe the same should apply in any future potential rezoning of Longwood.

2) Suggested Zoning Text (Attached)

Please find the attached suggested redlines to Article 34 zoning language, as discussed at one of our recent meetings with the City.

Section 34-1. - Purpose of Institutional Districts.

We attach some adjustments to language to clarify the purpose, such as the addition of “within adjacent areas of the Institutional District” and the removal of “limiting growth” that reflects conversations we had with the City.

Section 34-1. A. and B.

We edited these subsections to clarify that IS-1 and IS-2 districts reflect two different campus typologies. IS-1 is a lower-density, quad-type campus, IS-2 is a higher density, urban campus. We also edited it to reflect our understanding that both medical and academic institutions are permitted.

New Section 34-2. E.

We added a new section clarifying that Institutional Master Plans (IMPs) supersede Article 34. This is the most critical aspect of our recommended edits. New zoning must recognize that IMPs are the current, and under Article 80 Reform, the future land use tool for facilitating the development of the City’s institutional campuses.

Deletion of Section 34-3. Provisions for Design Review in Institutional Districts

We have suggested the deletion of the special small project review threshold of 1,000 SF. We don’t see the need for this in the institutional context and are concerned that it would be very challenging to administer as a practical matter.

Section 8-3 Use Regulations.

As discussed in meetings, research is a central function of Longwood’s teaching hospitals and of the non-institutional parcels within the Longwood Area. Accordingly, we have suggested adjustments to the use tables to change Research Laboratories from a Conditional to an Allowed Use.

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 ~~Plan~~Plans. 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 ~~areas~~districts. 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”).~~



February 5, 2025

Via Electronic Mail:

City of Boston Planning Department
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Attention: Nupoor Monani, Deputy Director of Master Planning and Policy
Kathleen Onufer, Deputy Director of Zoning
Jack Halverson, Planner II, City of Boston Planning Department

RE: Draft Institutional Districts Zoning (Proposed Article 34)

Dear Deputy Directors Monani and Onufer and Mr. Halverson:

Mass General Brigham greatly appreciates the opportunity to comment on the new draft zoning language for Institutional Districts, Article 34, included in the Chinatown Draft Zoning Text Amendment, on behalf of our member institutions within the City of Boston. We are also grateful for the time you took to meet with members of our Real Estate team on December 18, 2024 to enable us to better understand the intent and purpose behind the adoption of Article 34 and your plans for the potential future mapping of additional IS-1 and IS-2 zoning districts within the City.

Mass General Brigham is dedicated to improving the health and well-being of patients and the communities we serve in the City of Boston and throughout the Commonwealth. Collectively, institutions in the MGB healthcare system own and occupy space across the City, including properties in Charlestown, the West End, North Station Economic Development Area, Brighton, the Longwood Medical Area and Jamaica Plain. We value our longstanding community relationships in each of these locations. In many of them, we rely on the Institutional Master Plan ("IMP") process pursuant to Article 80D of the Boston Zoning Code as a way to engage with the City and local community in a thoughtful and transparent manner about our campus planning and we also rely on the IMP overlay district as a tool to ensure that the outcomes of this engagement are memorialized as zoning. While we understand that no MGB property will be included within an IS district as part of the current zoning proposal, we are providing comments in anticipation of an expansion of this zoning category to other neighborhoods.

Comments have been offered by the Longwood Collective on behalf of institutions in the Longwood Medical and Academic Area, including Brigham and Women's Hospital, a founding member of Mass General Brigham ("MGB"). MGB supports those comments, particularly the proposed textual revisions to the draft Article 34, which would bring clarity and predictability to the application of the proposed zoning for institutions with existing Institutional Master Plans. Additionally, on behalf of our member institutions throughout the City that may be subject to different zoning and neighborhood planning processes, we wish to supplement those comments with the following additional considerations:

1. MGB appreciates the statements by staff at our December 18th meeting that the new IS zoning will be used as a tool to support and guide institutional growth, not to limit it. In particular, it was helpful to understand that the City does not intend to use the IS districts to limit what property may be subject to inclusion in an IMP. Rather than aiding our institutions in achieving responsible

growth through the comprehensive community process involved in developing/amending/updating an IMP, utilizing Article 34 to limit IMPs would make it challenging and costly for our member institutions to meet their capital needs as necessary to serve the communities in which we are located and would likely impose additional hardships on commercial properties surrounding existing institutional campuses.

2. In addition to providing for Research Laboratories as an Allowed Use in Institutional Districts as recommended by the Longwood Collective, we recommend that medical office uses be permitted as of right. This would be consistent with the City's stated objective of recognizing that private uses at the edge of an institutional campus (e.g. buildings that house leased administrative offices) often support the institution itself. In the case of MGB member institutions, not all of these supportive functions would fall into the Hospital or Clinic use categories.
3. Finally, we echo the statements made by the Longwood Collective and discussed with staff at our meeting in December that the new IS zoning should not and will not be mapped in additional locations without a thorough and open community process and a thoughtful consideration of whether the context merits use of this new zoning. While we appreciate that an institutional use district might be an appropriate solution to the challenges faced by the City at the Carney Hospital site in Dorchester and the Saint Elizabeth's site in Brighton, both of which were impacted by the Steward Health Care bankruptcy filing last year, we encourage the City to adopt a cautious approach in applying this new use category in neighborhoods across the City where the existing zoning tool – the IMP overlay district – is already meeting the City's objectives of guiding institutional growth, encouraging compatibility with surrounding neighborhoods and including the community in local planning efforts. To the extent that IS districts are proposed in neighborhoods where MGB institutional uses are present, we respectfully request an opportunity to participate in a comprehensive neighborhood planning process.

Thank you for your consideration of our recommended changes. We look forward to working in collaboration to ensure that MGB and its institutions can continue to grow responsibly within the City of Boston, and to support the City as community partners and drivers for economic development.

Sincerely,



Niyum Gandhi
Chief Financial Officer

February 5, 2025

Jack Halverson
 Zoning Reform Planner II
 City of Boston Planning Department

Dear Mr. Halverson,

On behalf of Tufts Medical Center, we appreciate the opportunity to provide feedback on the Chinatown Draft Zoning Text Amendment, including the proposed Article 34. Tufts Medical Center has a longstanding history of serving the residents of Chinatown and collaborating with various community organizations to address their healthcare needs. We recognize and value the goals of the Chinatown Rezoning Process, which seeks to enhance the neighborhood's development while preserving its cultural identity. With our unique perspective, we would like to share our insights as you work to finalize the amendment.

Transportation Use Regulations

We would like to express our concerns regarding the proposal to prohibit standalone parking garages in the new R-1 and R-10 residential subdistricts. These subdistricts will be adjacent to the new IS-2 institutional subdistrict, where we currently operate parking garages through our partners at Tufts Shared Services. The amendment asserts that R-1 and R-10 “are not intended to be significant commercial destinations that necessitate standalone parking garages,” but our facilities play a crucial role in accommodating the needs of our patients and medical staff who rely on them daily. If this proposal is enacted, we would lose the ability to renew our garage licenses, jeopardizing access for our patients and staff to the medical center.

Floor Area Ratio Restrictions in IS-2

We are also concerned about the proposed reduction of the maximum Floor Area Ratio (FAR) in the IS-2 zone from 8 to 4. This change represents a significant downzoning that does not align with our mission as an academic medical institution located in a densely populated urban area with limited land availability. The amendment recognizes the importance of high lot coverage and floor areas for institutions like ours but nonetheless suggests lowering the maximum FAR to a level that is “lower than most of the surrounding area and the institutions themselves.” Such a reduction would severely undermine our operations, financial stability, and capacity to serve the many vulnerable patients in our care and restrict our ability to invest in the evolving healthcare needs of the community. We recommend a focus on height and floorplate regulations to better fit the context.

Research Laboratories

We are further concerned about the classification of research laboratories as ‘conditional use.’ Research laboratories are integral to the mission and operations of academic medical institutions, and we believe these regulations should reflect their essential role by designating them as ‘allowed use.’

Codify IMP’s Supersede Underlying Zoning in IS-2

Given the complexities discussed, we respectfully request that the Boston Planning Department amend the draft zoning to explicitly state that the Institutional Master Plan (IMP) process, governed by Article 80, will take precedence in determining zoning, permitted uses (including



both transportation and research laboratory functions), and dimensional controls for our campus within the IS-2 zone. At our recent meeting on Tuesday, February 4, 2025, hosted by the Planning Department, we were pleased to hear the department intends to affirm that the IMP process will always supersede underlying zoning, and we encourage the department to clarify that the changes to the underlying zoning will not create more difficulty in using the IMP as the primary tool to solve for the complexities described above. The IMP process has successfully guided our development through extensive stakeholder engagement, ensuring that diverse perspectives are considered in final agreements. By affirming that IMPs supersede Article 34 as the primary land use framework for our campus, we can better meet the needs of our safety-net hospital while allowing the rezoning effort to advance as intended for the broader neighborhood and city.

Thank you for considering our comments. If you have any questions or if we can provide more information, please do not hesitate to contact me at (617)359-8623 or elizabeth.bahnuk@tuftsmedicine.org.

Sincerely,



Elizabeth Bahnuk, AIA, LEED AP
Executive Director Facilities & Support Services
Tufts Medicine
Tufts Medical Center



February 5, 2025

Kathleen Onufer, Deputy Director of Zoning
City of Boston Planning Department
1 City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Chinatown Rezoning Process

Dear Ms. Onufer,

On behalf of our team at Tufts University, we thank the Planning Department for meeting with us over the course of the past two months to discuss the proposed changes to the zoning that will impact our Health Sciences Campus in Chinatown. We appreciate the opportunity to engage in a dialogue with your staff, in particular Jack Halverson, and others in the Planning Department.

As discussed, we are following up with a formal set of comments on the proposed Draft Zoning Text and Map Amendments for Chinatown, which are currently posted on the Planning Department's "Chinatown Rezoning Process" webpage, and include text for a new Zoning Article 34: Institutional Districts.

As you know, we have also engaged with a number of our peer higher educational institutions in discussions over the past month and would like to reference the AICUM comment letter, dated February 5, 2025, of which we are also signatories.

We have an incredibly collaborative relationship with the many stakeholders in the Chinatown neighborhood and take pride in the numerous community partnership programs we have built and strengthened over time.

It is important to state that these comments and questions are framed with an interest in preventing further limitations on the future development of our properties. While we understand that all of the proposed dimensional regulations and uses can be effectively bypassed, or "modified" through the established Institutional Master Plan (IMP) process, by removing certain uses and changing the existing dimensional regulations within the current underlying zoning, the City is setting an expectation for future discussions with both the City and the communities of which we are a part.

First, we acknowledge the changes that your team has discussed and agreed to in our meetings. These specific items include:

- Adding in and strengthening the language on Institutional Master Plans (IMPs) within Article 34, to make it clear that Article 80 and the established IMP process supersedes anything in this new article. In this instance, we would also like to cross-reference the Planning Department's Draft Article 80 Action Plan, which

seeks to create a more nimble process for educational institutions and their associated IMPs.

- Acknowledging that the IS-2 subdistrict applies to both medical and academic institutions.
- Agreeing to remove the 1,000-SF threshold for triggering the Design Review Component of Small Project Review (in Section 34-3).
- Changing the use regulations table (included in Article 8: Regulation of Uses) in both institutional districts to include: allowing Art Studios, ATMs, Banks, Large Grocery Stores, Artists Live-Work, Medium Retail Stores, Small & Medium Offices, and Medium Entertainment/Event Spaces.
- We understand that staff is still considering revisiting some of the other use changes (including Large Offices, Large Retail Stores, Research Laboratories, Small Hotels, and Indoor Recreation), and we would reiterate our request for flexibility on these uses, with an understanding that the request comes from our desire to potentially lease out portions of our property in the future.

Below are the outstanding comments we have made and remain interested in seeing incorporated in the next and final round of textual edits:

Proposed Changes to Uses

- We have concerns regarding the proposed changes to Article 8: Regulation of Uses, particularly as it relates to the removal of residential uses currently allowed by-right on the part of our campus (where Posner Hall is currently sited) that is currently in the existing Residential Chinatown subdistrict. As noted in our comments above, we seek to retain a wide flexibility of uses on properties that we own, such as educational, clinical, research, and residential uses. We would prefer to see the uses included in the current zoning remain, which allow for greater flexibility, in the interest of preserving our ability to creatively activate our properties in the future.
- Furthermore, from a city planning perspective, we do not understand why the City would seek to limit residential development in an urban neighborhood, and therefore an appropriate place for future contextual residential growth.
- To summarize our comments on residential uses, we strongly urge you to reconsider allowing residential uses in the proposed IS-2 subdistrict.

Proposed Changes to Density

- As our Health Sciences Campus (and therefore, the properties that we own) in Chinatown is already situated in a dense urban environment, we do not understand the rationale for the reduction in the current floor area ratio (FAR) allowed by-right. Currently, for instance, an FAR of 6.0/8.0 is allowed on the Posner Hall site, which is within the Residential Chinatown subdistrict. The proposed zoning for the IS-2 subdistrict seeks to limit the FAR to 4.0.
- A 4.0 FAR represents a serious reduction in density on our owned property. Any future development on our campus would need to be financially viable. Reducing

our underlying FAR by half will vastly undermine our ability to develop these types of properties.

- We understand that you are considering removing the limitation on FAR in the IS-2 subdistrict, and instead may propose a maximum height limit of 155', with a maximum floorplate size still to be determined. We strongly urge you to consider a maximum floorplate of 32,500-SF, in order for future development to be financially viable and yet not overwhelm the community's existing urban context.

As noted above, we are providing these comments with the goal of remaining a collaborative partner with the City.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Liza Perry". The signature is written in a cursive, flowing style.

Liza Perry

Deputy Director for Government & Community Relations

Cc: City of Boston Mayor Michelle Wu
Kairos Shen, Chief of Planning
Devin Quirk, Deputy Chief of Planning
Nupoor Monani, Senior Deputy Director of Development Review
Jack Halverson, Planner II



February 5, 2024

Kairos Shen, Chief of Planning
City of Boston
1 City Hall Square, 9th Floor
Boston MA, 02201

Re: NAIOP Comments on Downtown and Chinatown Rezoning Efforts

Dear Chief Shen:

NAIOP Massachusetts, The Commercial Real Estate Development Association, is grateful to the City of Boston and the Boston Planning Department (Planning Department) for their commitment to modernizing the Article 80 Large Project Review Process. Over the past two years, NAIOP members have participated in the Planning Department outreach process, serving on the Article 80 Steering Committee; participating in working sessions and focus groups; and answering surveys sent to the development community. The Planning Department staff guiding this process have made a concerted effort to reach out and engage with all stakeholders, and NAIOP looks forward to continuing our work together to advance practical reforms to the Article 80 process that ensure clarity, predictability, and timeliness.

Therefore, NAIOP is concerned that despite the ongoing multi-phase process, the City is seeking to advance potentially inconsistent Article 80 zoning changes within two neighborhood planning efforts. The proposed zoning amendments for Downtown and Chinatown districts each include provisions that would change key provisions of Article 80 zoning *citywide* – not just within the Downtown and Chinatown districts.

NAIOP is concerned that because the proposed Article 80 changes contained within the Chinatown and Downtown districts have been undertaken through district-specific zoning efforts, they have not received broad stakeholder review or input from community members and members of the regulated community.

Additionally, the proposed Chinatown rezoning creates new citywide zoning categories, including a new category of “institutional districts” for colleges and hospitals. NAIOP believes that because it appears that the Planning Department plans to implement this concept citywide, it merits careful consideration from a broad range of stakeholders. Importantly, as written, the proposed institutional districts would jeopardize an institution’s ability to sell or ground lease portions of its property to raise funds and would thus severely limit non-institutional uses within an institutional district. Adding this concept to the zoning code in one neighborhood without discussion about citywide impacts seems to ensure neighborhood by neighborhood differences, which is inconsistent with the City’s stated goal of transparency in the rezoning process.

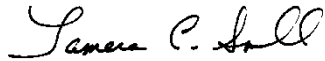
NAIOP strongly believes that any proposed zoning changes that will have citywide effects should be addressed through the ongoing effort to update and modernize Article 80, which include broad stakeholder outreach and engagement. **For these reasons, NAIOP urges the Planning Department to remove the Article 80 language from both the Chinatown and Downtown zoning proposals before advancing those proposals for a vote and instead run a separate stakeholder engagement process on these categories to ensure that all impacted stakeholders have the opportunity and ability to weigh in on the proposal. NAIOP also urges the Planning Department to remove the proposed Article 34 from the Chinatown zoning proposal.** This would allow the district-specific efforts to move forward while facilitating consideration of proposed Article 80 changes through the broader Article 80 modernization process.

NAIOP Comments – Draft Chinatown and Downtown Rezoning
February 5, 2025

NAIOP Massachusetts represents the interests of companies involved with the development, ownership, management, and financing of commercial properties. NAIOP has over 1,800 members who are involved with office, research & development, lab, industrial, mixed use, multifamily, retail and institutional space.

NAIOP looks forward to continuing our work as a stakeholder in the Article 80 Review process. Please feel free to reach out to myself or NAIOP's Vice President of Policy of Public Affairs [Anastasia Daou](#) if you would like to further discuss our comments here or our position on other legislative priorities.

Sincerely,

A handwritten signature in black ink, reading "Tamara C. Small". The signature is written in a cursive, flowing style.

Tamara C. Small
Chief Executive Officer
NAIOP Massachusetts, The Commercial Real Estate Development Association

APPENDIX

TO: Jack Halverson, Boston Planning Department

Hong Lok House Tenants Petition
Signed by 28 Individuals
[Click here to return to main document.](#)

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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Signed 签名 Li yun Zhang

Address地址 15 Essex St # 404 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 Lai King Li

Address地址 15 Essex Street, 203 Boston MA, 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Lin Xia Ma

Address地址 15 Essex St #410 Boston MA 02111

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Signed 签名

King P. Leung

Address地址

503

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

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Signed 签名 梅云柳

Address地址 #705

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名

ZHUXIU CAI

Address 地址

#301

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Signed 签名 陳月英

Address地址 #610

15 Essex St.

TO: Jack Halverson, Boston Planning Department

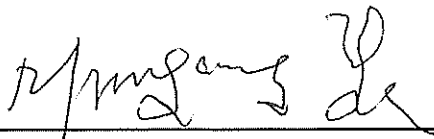
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Signed 签名



Address地址

#606

15 Essex St

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Caizhen Li

Address地址 15 Essex St PT#205

TO: Jack Halverson, Boston Planning Department

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Signed 签名 CW Hui

Address地址 15 ESSEX ST 703

TO: Jack Halverson, Boston Planning Department

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Signed 签名 SYON WU

Address地址 # 812

15 Essex St

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Signed 签名 yanxia weng

Address地址 # 811

15 Essex St.

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Signed 签名 Guo Liang Huang

Address地址 15 ESSEX ST APT 706
BOSTON MA 0211166

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Shitao zhy

Address地址 # 411

15 Essex St

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Signed 签名 Humei Ye

Address地址 # 804

15 Essex St

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Signed 签名 SIL FAN CHOY WONG

Address地址 # 409

15 Essex St

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Signed 签名 Chen Pixin

Address地址 15 Essex St

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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

Yue Li Wong

Address地址

#208

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.
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Signed 签名 Kim Wah Yee

Address地址 210
15 Essex St.

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Reng 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 康年楼 308

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名

黄秋香

Address地址

#706

15 Essex St

TO: Jack Halverson, Boston Planning Department

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黃文少 謹

Signed 签名 _____

Address地址 # 308 _____

15 Essex St. _____

TO: Jack Halverson, Boston Planning Department

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Signed 签名

蔡雅慈

Address 地址

#204

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Pony Lam

Address 地址

#603

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Jian Y Chen

Address地址 #603

15 Essex St

TO: Jack Halverson, Boston Planning Department

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- ☐ 我支持 R10 的分区高度为 _____ 英尺
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Signed 签名 Yip Hing Sze Hui

Address地址 330 Tremont St, A1001
Boston, MA 02116

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 Vung Drap

Address 地址 Tremont St B205 MA 02116

Tremont St 6330

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Ying zhu 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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Signed 签名 XZV CHAN HUANG

Address地址 公路村 A1006 房

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Linnea Hany

Address地址 330 Tremont St Apt B1207 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Quan Davis Tam

Address地址 330 TREMONT ST APT B208
BOSTON MA 02116

TO: Jack Halverson, Boston Planning Department

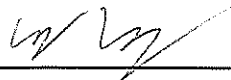
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Signed 签名



Address地址

330 Tremont St, Alcob, Boston, MA 02116

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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

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 a zoning height of _____' for R10.
- ☐ I support the concept of an Affordable Housing Overlay District, but this should be _____', 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。
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- ☒ 我支持 R10 的分区高度为 100 英尺
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Signed 签名 Janine Tan

Address地址 330 TREMONT ST B407 BOSTON MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名

刘华叔

Address地址

330 Tremont St Apt B1002 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Yoke Quin Wong

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

330 Tremont St. Apt A906

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Signed 签名 Jack Li

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

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Debra

Address地址 330 Vermont St APT R13-8 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Bi Hua Huang

Address地址 330 Tremont St APT A708 Boston MA 02116
Boston

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Ying, Sak

Address地址 330 Tremont St Apt B1104 Boston MA 02116

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 林

Address地址 公路村 B1108

TO: Jack Halverson, Boston Planning Department

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Signed 签名 YAO HAO HUANG

Address地址 330 Tremont St Apt A1003 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 林卓文

Address地址 分路村 A706

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Melina Yu

Address地址 330 Tremont St Apt B1003 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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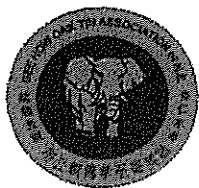
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Signed 签名 Fia Jumerai

Address地址 330 Tremont St Apt A905 Boston MA 02116



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,

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

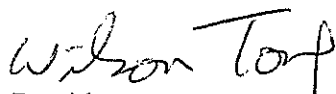
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We as a community fully support the recommendations attached with this letter.

Sincerely,


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

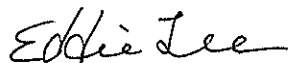
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Sincerely,



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

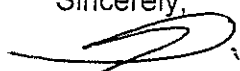
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Sincerely,



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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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

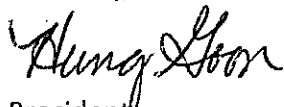
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Sincerely,


President

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10 Oxford Place, Boston, MA 02111

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

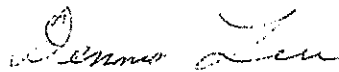
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Name (Please Print) Dennis Lui (Chairman of Sooyuen Association)

Properties Owned in Chinatown:

61 Harvard Street, Boston

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

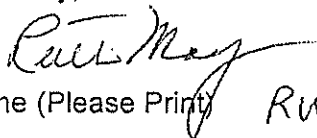
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We as a community fully support the recommendations attached with this letter.

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

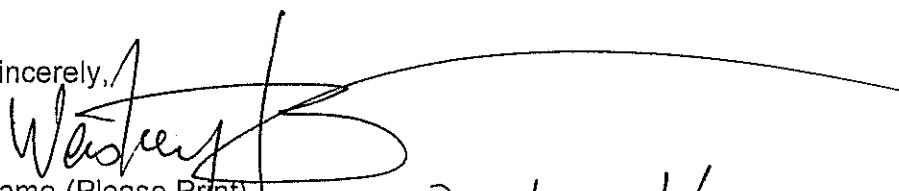
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Sincerely,


 Name (Please Print)

Properties Owned in Chinatown:

Eagle Kitchen Supply INC.

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

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Sincerely,



Name (Please Print)

ZHAN. HUANG

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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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 Eng, 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

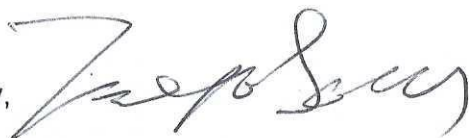
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Sincerely,



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

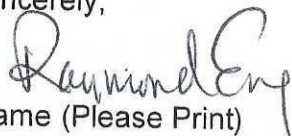
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Sincerely,



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

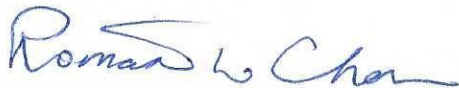
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Sincerely,



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)

Name (Please Print)

Emily Yu

Properties Owned in Chinatown:

52 BEACH ST BOSTON, MASS 02111

2011-12-21 02:10, 11/103 0211



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

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Sincerely,

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

Chinese Progressive Association Petition 1
Signed by 47 Individuals
[Click here to return to main document.](#)

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.
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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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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 Fady Li

Address地址

10B CASTLE LT BOSTON MA 02118

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Tie M Denny

Address地址

66 Hudson # 904 BOSTON

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Thany Tiley Yin PAN HUXIAN G

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 君子楼 402 5 Dale Street W #402

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Jing liang mai

Address地址 10 Temple place #807

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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ding lan yu

Address 地址

康东楼#606 15 Essex St.

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林克棋

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好来福 30 Oxford St #2 BOSTON

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Wu Huan Rong

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Wan Na Li

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华信屋 38 Pine St BOSTON 02111

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林肖容

5 Oak St W

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Signed 签名

CHOW SZE KUN

Address地址

君子樓#1002 5 Park St W.

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Per Xiaoyu

Address地址

君子楼 5 Oak St W.

TO: Jack Halverson, Boston Planning Department

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Signed 签名 BIHONG HE

Address地址 君子楼 5 Oak St W #1102

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Hong zhen Shen

Address地址 华信楼 888 Washington St

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Signed 签名

AI E HU

Address地址

邱子楼 5 Oak St W 1406.

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Signed 签名

苏初娇

Address地址

大同村 212 Harrison Ave D307

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Yun Qin Huang

Address地址

361 街 6 号

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Yaoiong He

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Signed 签名 Anging Li

Address地址 大同村 230 Harrison Ave

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Signed 签名

Bao Yi Huang

Address地址

5 Oak St W407

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Chu Giao So

Address地址 大同村 230 Harrison Ave

TO: Jack Halverson, Boston Planning Department

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Wan Jiao Li

Address 地址

君子楼 5 Dale St W.

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Signed 签名

曹贤

Address地址

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Signed 签名 Xue Mei Ma

Address地址 8 OXFORD PL #2

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Gian Hua Tang

Address地址

*80 West Dedham St Apt 1026
Boston, MA 02118*

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Signed 签名

Pei 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#

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Signed 签名 XIYOU MA

Address地址 君子楼 1108 5 Oak St w#1108

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Signed 签名 Sheng Qun Lin

Address地址 ~~1234~~ 245 Tremont St #

Boston MA 02116 5654

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Signed 签名

ZH CHI MEI

Address地址

三

89 union park st 82号4楼

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名

LI YING GU

Address地址

君子楼 #301

5 Oak St W

TO: Jack Halverson, Boston Planning Department

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Signed 签名

XIAOYAN

Address地址

泰朝街

83号 3楼

83 Tyler St. Apt 3

TO: Jack Halverson, Boston Planning Department

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Signed 签名 SUNA HUANG

Address地址 227 HARRISON AVE #3

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Yu Qin Chen

Address地址 施屯楼 #807 10 Temple St.

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Signed 签名

Wah Yon Li

Address地址

新嘉楼#706

115 Chauncy St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 J.V. Mei

Address地址 依华楼 #43 440 Tremont St.

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Li Jing Li

Address地址 450 Tremont St MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名

譚惠儀

Address地址

伊华楼 440 42号

440 Tremont St #42

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Signed 签名 Li Then Li

Address地址 195# pleasant St Malden

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

Yann Yu

Address地址

10 庙前楼

10 Temple St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Xiao Yun Yu

Address地址 18 PINE ST #1 BOSTON

TO: Jack Halverson, Boston Planning Department

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Signed 签名

ying zhu zhu

Address地址

公路村 330 Tremont St

Chinatown Business Association Petition 3
Signed by 11 Individuals
[Click here to return to main document.](#)

洪門致公堂



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

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

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Sincerely,

Name (Please Print) *Ki Wong Chan*

Properties Owned in Chinatown:

<i>48 Beach St. Boston</i>
<i>80-82 Essex St. Boston</i>

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

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Sincerely,

My Khanh Lam Luu
 Name (Please Print)

My Khanh Lam Luu
 Properties Owned in Chinatown:

5 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)

WONG FAMILY BENEVOLEN ASSOCIATION

Properties Owned in Chinatown:

70-72 BEACH STREET BOSTON MA 02111
8-10 HUDSON 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)

MARK CHIN

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

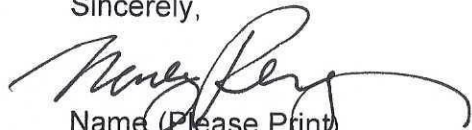
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Sincerely,



Name (Please Print)

NANCY PENG

Properties Owned in Chinatown:

Kuo Min Tang of Boston

<i>17 HUDSON STREET BOSTON MA</i>

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

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Name (Please Print)

Nora Chu Szeto

Properties Owned in Chinatown:

<i>7 Knapp St. Boston, MA 02111</i>

Boston Planning & Development Agency
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 One City Hall Sq 9th Flr
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Name (Please Print) *Connie Moy / Danny Ching*

Properties Owned in Chinatown:

<i>56-58 Kneeland Street Boston, MA 02111</i>

TO: Jack Halverson, Boston Planning Department

Chinese Progressive Association Petition 2
Signed by 21 Individuals
[Click here to return to main document.](#)

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Signed 签名 Shen Ren Xu

Address地址 1 Nassau #226 Boston MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名

KITAH WONGTAE

Address地址

1350 Columbia Rd #211 South Boston MA 02127

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Signed 签名 Guo Liang Qin

Address地址 7 Oak St. Apt C Boston MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Daniel Qiu

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

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Signed 签名 Hui xIAN Li

Address地址 31 Beach St #802, Boston, MA 02111

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Signed 签名

Guo Yu HUANG

Address地址

450 Tremont St #81, Ma 02116, Boston.

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Qixia Ye

Address 地址

30 Washington St #6C Brighton MA 02135.

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Signed 签名 HE PENG MEI

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Signed 签名 Sheng-min Chen

Address 地址 334 mass ave

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Signed 签名

T. Sun

Address地址

997 ~~Beach~~ Salem St.

Malden MA 02148

TO: Jack Halverson, Boston Planning Department

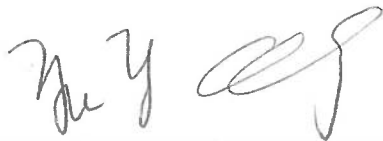
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Signed 签名



Address地址

15 Beach St 3B

TO: Jack Halverson, Boston Planning Department

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Signed 签名

HAH YU

Address地址

10 Temple ~~place~~St #413

TO: Jack Halverson, Boston Planning Department

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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

张西峰

Address地址

吴 经 3 Oak St 3E Boston 02111

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Signed 签名

Chunxia Wang

Address地址

11 EAST NEWTON Apt 409
BOSTON 02118

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Dao Pang Xu

Address地址 11 EAST ~~17th~~ NEWTON #409
BOSTON 02118

TO: Jack Halverson, Boston Planning Department

Chinese Progressive Association Petition 3
Signed by 34 Individuals
[Click here to return to main document.](#)

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Signed 签名

JIE CHENG LI

Address地址

115 CHAU NOY STREET 506

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Address地址

Wing Wong
80 Boylston St. Boston

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Yang Li

Address地址

68 Ash St Fall River MA 02724

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Xue Mei Ma

Address地址 8 OXFORD St #2, Boston, MA 02111.

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Signed 签名

Jeffrey Che

Address地址

230 Stuart St #217

Boston MA 02116

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Signed 签名

WEN WU HUANG JIM LI Juan Lin

Address地址

5 Oak St #1207

TO: Jack Halverson, Boston Planning Department

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Signed 签名

AI E HU

Address地址

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

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Address地址

218 Chestnut St #2 Brooklyn, MA 024

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Signed 签名 Minghong Yu XIAO XIAO WU

Address地址 50 KOSTER 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

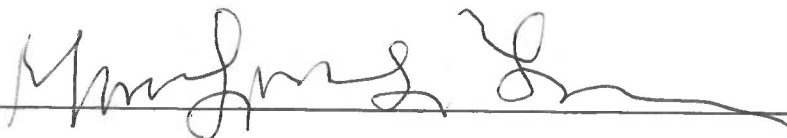
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Signed 签名



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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Address 地址

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Signed 签名 Yong L Tan

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caifang li

Address地址

15 ESSEX ST APT 309.

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Jean M. Lough
15 Essex St Apt 210
Boston, MA 02122

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Signed 签名 Xiuneyu

Address地址 15 Essex St.

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Xiaohong Wu ^{Xuhui} ~~Xuhui~~ WU

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

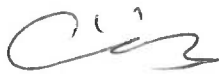
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- ☒ 细分区划分至关重要，因为每个街区都有其独特的规模、需求和问题。例如，住宅排屋街区与商业或机构街区有着截然不同的特点。
- ☒ 市政府正致力于保护华埠的历史文化特色，并重视防止居民流离失所问题，这一点值得肯定。这种态度在社区商业(CC)和排屋住宅(R1)分区的提案中尤为明显。
- ☒ 对于MU-10区域（介于 Beach St 必珠街和 Essex St 益石士街之间），我认为150英尺的高度限制仍然过高，因为华埠区域内的建筑物大多仅为8-10层高。
- ☒ 我支持设立可负担住房覆盖区，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 Renz Tai Jiang

Address地址 15 Essex St #303

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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- ☒ 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。
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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

Ru | N e

Address地址

11 Essex St Apt 211

Boston MA 02111

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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- ☒ 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,

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	Highet	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	Grumbacher	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
Alekhyia	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
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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

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 ~~areas~~districts. 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 institutionsinstitution 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	F <u>C</u>	A	A	C-G A	A*
Fraternity or Sorority	F	F	F	F	F	A	F <u>A</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	F <u>C</u>	C	F	C-G A	F	A*
Supportive Housing	A*	A	A*	A*	A*	F <u>C</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	F <u>A</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 Cashier	F	F	F	F	F	F	F	F	F	F	A
Drive-in	F	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	F <u>C</u>	F	A-G F	A	A
Entertainment/Events - Small	F	C-G F	A-G C	A-G C	A	C	F <u>C</u>	F	A-G F	A	A
Entertainment/Events - Medium	F	F	C	A-G C	A	C	F <u>C</u>	F	F	A	A
Entertainment/Events - Large	F	F	F	C	C	C	F <u>C</u>	F	F	F	A
Entertainment/Events - Extra Large	F	F	F	F	F	F	F	F	F	F	C
Funeral Home	F	C	C	C	C	F	F	F	F	F	F
Grocery Store - Small	C	A	A	A	A	A	A	A-G C	A-G F	A	A
Grocery Store - Large	F	F	C	C	A	C	C	F	A-G C	C	A
Hotel - Small	F	F	C	A	A	C	C	F	F	C	A
Hotel - Large	F	F	F	C	C	C	C	F	F	F	A
Indoor Recreation	F	F	C	A-G C	A	F	F	F	A-G C	C	A
Makerspace	F	A	A	A	A	A	A	F	A-G C	A	A
Museum	F	A	A	A	A	A	A	F	A	A	A
Office - Small	C	A-G C	A	A*	A*	C	C	C-G F	A-G C	A	A
Office - Medium	F	A-G C	A	A*	A*	C	C	F	F	C	A
Office - Large	F	F	F	C*	C*	F	F	F	F	F	A
Research Laboratory	F	F	F	F	F	E <u>A</u>	E <u>A</u>	F	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	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	A	F	C-G F	A	A
Retail Cannabis Establishment	F	C-G F	C-G F	C-G F	C	C	C	F	F	C-G F	C
Retail Store - Small	C-G F	A-G F	A-G C	A	A	A	A	C-G	A-G C	A A _F	
Retail Store - Medium	F	C-G F	A-G C	A	A	C	C	F	C-G F	A	A
Retail Store - Large	F	F	C	A-G C	A-G C	F	F	F	C-G F	C	A
Retail Store - Extra Large	F	F	F	F	C	F	F	F	F	F	C
Service Establishment - Small	C-G F	A	A	A	A	A	A	C-G F	A-G C	A	A
Service Establishment - Large	F	F	C	A	A	C	C	F	C-G F	C	A
Social Club	C	A	A	A	A	F	F	C-G F	A	A	A
Standalone ATM	F	C	C	C	C	C	C	F	C	A	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 <u>A</u>	A	F	F	F	C
Nursing Home Use	C	C	C	A	A	F <u>A</u>	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 Facility	F	C	C	C	C	C	F <u>C</u>	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	F	A	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	A	E <u>A</u>	F	C	A	A
Accessory Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A
Accessory Helicopter Landing Facility	F	F	F	F	F	E <u>A</u>	A	F	F	F	C
Accessory Home Occupation	A	A	A	A	A	F	F	A	A	A	A
Accessory Keeping of Animals	C	C	C	C	C	C	C	C	C	C	C
Accessory Keeping of Laboratory Animals	F	F	F	F	F	A	A	F	F	F	C
Accessory Motor Vehicle Rental	A	A	A	A	A	F	F	F	A	A	A
Accessory Office	F	A	A	A	A	A	A	A	A	A	A
Accessory Parking	A	A	A	A	A	A	A	A	A	A	A*
Accessory Personnel Quarters	F	C	C	C	C	A	A	F	C	C	C
Accessory Smoking	F	F	F	C	C	F	F	F	F	C	C

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