

華埠分區規劃草案的公眾回饋

波士頓規劃局於2024年11月19日發佈了華埠分區修正案草案、分區地圖草案和設計指南草案；公眾評論期至2025年2月5日。在整個公眾評論期內，規劃局工作人員透過各種形式徵求回饋意見，包括調查、電子郵件、意見函和請願書。

收集的回饋資訊包括所有收到的書面意見。對於請願書，每套請願書的第一頁都包含在本文件的主要部分。全套請願書收錄在附錄中。回饋意見首先依來源類型進行分類，然後依收到日期進行分類。

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問卷調查回覆

日期: 11/19/24

1. 姓名 (可選)

John Wilton

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法？

地圖本身很好反映了華埠內不同用途的傳統邊界。如若不同子區域之間的限制能稍加放寬, 或許會更好。當街道的一側的建築能達到80英尺, 卻將另一側的建築高度限制在45英尺, 並無道理。然而, 我對規劃局提議的極為嚴格的尺寸限制感到失望。鑒於我們目前面臨嚴重的住房危機, 不僅可負擔住房短缺, 市價住房也同樣緊張, 我建議將每個子區域的允許高度翻倍。

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法？

我一直密切關注這一進程, 滿心期待規劃局最終能提出一個足夠有魄力、契合當下形勢的方案。但是很遺憾, 看到R1子區域提議的高度限制為45(!) 英尺, CC子區域僅80英尺, R-10和MU-10子區域也才250英尺, 我深感失望。請將R1子區域的高度至少提高到90英尺, CC子區域提高到160英尺, R-10和MU-10子區域至少提高到500英尺。R1子區域的限高實際上比目前還低, 這簡直荒謬。我們正處於住房危機之中。這座城市需要發展, 必須大幅放寬本質上具有排他性的分區限制。為擺脫這場危機, 需要同時建造可負擔住房和市價住房, 而這個計劃遠遠不夠。

7. 請在此處提供上面未提及的額外意見:

日期: 12/17/24

1. 姓名 (可選)

Jianbo Wu

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

中文 国語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我是唐人街居民

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法?

我個人建議可以蓋10到15層, 100%可負擔性房屋

6. 分區條文修正案草案:您對分區條文修正案草案有何看法?

最好是30%AMI

7. 請在此處提供上面未提及的額外意見:

唐人街地區本來就很小, 人口又多, 衛生髒亂。需要更多的地方給低收入人居住。

日期: 12/17/24

1. 姓名 (可選)

Baolian Kuang

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

中文粵語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我在唐人街工作, 我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

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5. 分區地圖草案: 您對分區地圖草案有何看法?

在MU-10和R-10以100英尺為基準高度

可負擔住房覆蓋必須為專案的60%, 平均收入為地區收入中位數(AMI) 70% 及以下
最大建築高度為230英尺(相當於一條綠道的高度)

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法?

7. 請在此處提供上面未提及的額外意見:

日期: 12/17/24

1. 姓名 (可選)

QiuMei Li

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

中文粵語

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4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我是唐人街居民, 我在唐人街工作, 我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

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6. 分區條文修正案草案: 您對分區條文修正案草案有何看法?

MU-10 及其他地區如果建全部可負擔性房屋是30%AMI- 60%AMi 可以建15層。其他用途10層以下。

不要興建酒店

7. 請在此處提供上面未提及的額外意見:

日期: 12/17/24

1. 姓名 (可選)

ZHEN LIN

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

中文 国語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我是唐人街居民

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5. 分區地圖草案:您對分區地圖草案有何看法？

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

7. 請在此處提供上面未提及的額外意見:

日期: 12/17/24

1. 姓名 (可選)

MeiQin Wu

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

中文 国語

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4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我是唐人街居民

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7. 請在此處提供上面未提及的額外意見:

日期: 12/17/24

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

中文 国語

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4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我是唐人街居民

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法？

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

7. 請在此處提供上面未提及的額外意見:

日期: 12/18/24

1. 姓名 (可選)

Xiaoyin Qiu

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法？

N/A

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法？

1. 這個社區不需要不可負擔住房, 建築最大高度應在10層以下。

2. 可負擔住房對於社區居民應該真正負擔得起, 我們社區約70%的居民收入處於地區收入中位數(AMI)的50%或以下。分區修正案應明確規定, 可負擔住房是指建築的70%以上提供給收入屬於地區收入中位數50%以下的人群。

3. 增加綠地空間

4. 華埠內不得開設大麻商店

7. 請在此處提供上面未提及的額外意見:

日期: 12/20/24

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

中文 国語

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4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我是唐人街居民

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5. 分區地圖草案:您對分區地圖草案有何看法？

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

7. 請在此處提供上面未提及的額外意見:

日期: 1/4/25

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我在唐人街工作, 我在唐人街購買商品和服務, 我常去唐人街探親和/或會友, 其他

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法?

在R1和CC分區內有多個停車場。雖然總體上限制這些區域的建築高度以保護歷史風貌有一定道理, 但是將同樣的邏輯套用在停車場卻不合理, 這限制了停車場的再開發潛力, 給現有建築帶來更大壓力。

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法?

你們應該允許對現有低層排屋和商業空間進行垂直擴建。這樣既能保留區域特色, 又能增加住房數量。降低R1分區規劃密度是一種倒退。

7. 請在此處提供上面未提及的額外意見:

最大限度發揮未充分利用空間的潛力。

日期: 1/7/24

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我在唐人街購買商品和服務

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法？

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

7. 請在此處提供上面未提及的額外意見:

請取消新的高度限制。在交通便利的地區限制住房建設，於人於環境都不利。華埠的居民和家庭理應能住在配備電梯、中央空調和暖氣等現代化設施的可負擔公寓。為了保留20世紀初品質欠佳、能源利用效率低下的住房，而犧牲當代人的利益，是個糟糕的主意。如果吳市長繼續推進這項計畫，我會重新考慮是否投票支持她。

日期: 1/10/24

1. 姓名 (可選)

Spencer Phillips

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我是唐人街居民

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法？

我喜歡新地圖。我認為對成人娛樂區進行限制很有必要，而且將綠道區移出華埠是支持當地發展的關鍵舉措。

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

由於本地區需要更多的住房，我支持本計劃不鼓勵在該區域設置停車場，並限制新建停車場。我擔心2.5萬平方英尺的上限會導致R10的大多數住房建在面積2.5萬平方英尺的地塊上，以避免建築用地占比下降。我認為採用浮動標準而非硬性上限會更有效。我也認為，對於人口密集的IS-2區域來說，容積率為4的限制太低了。不過，我認為總體而言，這是一個很好的計劃，既能保護華埠核心區域，也能鼓勵周邊地區的住房開發。我確實認為，應進一步採取措施減少在華埠興建停車場，因為這裡非常適合步行，而車輛增多會破壞這種環境。我認為取消華埠的最低停車要求是一項絕佳的舉措。

7. 請在此處提供上面未提及的額外意見：

關於15-25 Harrison的酒店，我認為這棟建築應改建為住宅。鑒於它已閒置十多年，很有必要進行重新開發。

日期: 1/24/25

1. 姓名 (可選)

James Wang

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

英语

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我在唐人街購買商品和服務

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法?

像波士頓這樣住房嚴重短缺的城市, 居然還在考慮降低分區規劃密度, 這簡直荒謬至極。

6. 分區條文修正案草案:您對分區條文修正案草案有何看法?

7. 請在此處提供上面未提及的額外意見:

日期: 1/25/25

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英语

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我是唐人街居民, 我在唐人街學習

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法？

您能否公佈更多資訊, 說明這些分區規劃變更對持有停車許可證的華埠居民在華埠的停車有何影響？

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

我很擔心這會對居民本就棘手的停車問題造成怎樣的影響。

7. 請在此處提供上面未提及的額外意見：

日期: 1/31/25

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

英语

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4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法?

我對Harrison Ave的酒店開發提案深感擔憂, 為了住在該地區的親朋好友, 我強烈反對這一提案。

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法?

7. 請在此處提供上面未提及的額外意見:

日期: 2/2/25

1. 姓名 (可選)

Nancy Lo

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我在唐人街工作, 我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法？

我反對將R-1子區域的建築高度降至45英尺。原有的分區高度規定應保持不變。如果不允許現有業主增加建築高度, 這對他們不公平, 尤其是如果相鄰的R-10分區的建築高度可以高得多。鑒於這些區域位置相近, 它們的高度要求也應相近。

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法？

我認為, 對於R1區域, 10英尺開放空間的要求過於苛刻, 應該與其他區域5英尺的要求保持一致。面積較小的地塊比那些限高更高、開放空間要求更低的其他區域限制更嚴, 這不合理。

7. 請在此處提供上面未提及的額外意見:

由於華埠位於地下水區域, 補水系統的相關要求應由許可機構BWSC和ISD來處理, 無需提交給上訴委員會。

日期: 2/3/24

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

中文 粵語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我是唐人街居民

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法?

6. 分區條文修正案草案:您對分區條文修正案草案有何看法?

7. 請在此處提供上面未提及的額外意見:

看圖有點難度, 但我的意見是, 保護唐人街歷史, 支持小型企業, 建築方面不要太高, 同等位置的高度就OK了, 要給唐人街有空間, 減少廢氣, 總而言之以人為本, 沒有健康的身體說什麼都是假的!

日期: 2/3/25

1. 姓名 (可選)

Jenny Huang

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英語, 中文國語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我在唐人街工作, 我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法？

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法？

看到R-1和CC著力保護社區的歷史文化特色, 我感到很欣慰! 然而, 我對MU-10區域150英尺的最大限高表示擔憂, 因為該地區大多數建築都低於這個高度。我從居民那裡得知, 大多數人希望將MU-10區域的高度限制設定為10層。對於那些可負擔住房占比達60%的專案, 竟允許建築高度達350英尺, 我對此也很擔心。雖然我認同這條規定, 即更高層或更大規模的開發專案必須包含60%的可負擔住房, 但是350英尺實在太高了! 我認為即便是建設可負擔住房, 高度也不應超過150英尺。

7. 請在此處提供上面未提及的額外意見:

日期: 2/3/24

1. 姓名 (可選)

Zhanpeng Wang

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

英語, 中文國語, 中文粵語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法?

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法?

7. 請在此處提供上面未提及的額外意見:

日期: 2/3/25

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

英语

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我是唐人街居民, 我在唐人街工作, 我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法?

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法?

7. 請在此處提供上面未提及的額外意見:

日期: 2/4/25

1. 姓名 (可選)

Sebastian Luu

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我是唐人街居民, 我在唐人街工作, 我在唐人街購買商品和服務, 我常去唐人街探親和/或會友, 其他

4a. 要是選了“其他”請在以下說明

我家在華埠擁有房產

5. 分區地圖草案: 您對分區地圖草案有何看法？

我支持分區地圖草案。我認為有必要擴大開發選項, 允許建設更高的建築, 以便為社區提供更多的住房和商業空間。

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法？

對於MU-10分區區域而言, 依據可負擔住房覆蓋規定, 批准可負擔住房專案是個很好的主意。我認為針對這些專案設定新高度限制很有必要。我唯一的問題是, 該提案對於可負擔住房專案的界定缺乏明確性。這些專案會是什麼樣子的呢？將會採用哪些收入標準或其他衡量標準呢？我支持滿足可負擔住房的需求, 但是社區民眾應該瞭解這些收入限制是多少。作為一個工薪階級社區, 我們應當確保, 對可負擔住房收入標準的界定能夠準確反映華埠社區居民的實際收入情況。

MU-10分區也不應允許新建酒店, 只應允許已在營運的現有酒店繼續經營。其他正在設計或規劃中的酒店不應納入MU-10區域。

社區商業區同樣不應允許新建酒店, 僅讓已在營運的現有酒店繼續經營, 例如目前在Harrison Avenue營運的環球豪華套房酒店。其他處於設計或規劃階段的酒店不應被納入。

7. 請在此處提供上面未提及的額外意見:

MU-10分區規劃了小型公園和戶外餐飲空間。地塊所有者應有權選擇將這些空間轉入公共土地信託體系。這個由華埠社區或波士頓市營運的公共土地信託機構，將負責維護和管理這些空間。這能確保這些空間始終對公眾開放，為廣大民眾而非特定地塊的居民提供更多便利設施。可以建構一種體系，激勵房產所有者讓公共機構進行維護；或者，若房產所有者有此意願，可透過這個公共土地信託體系尋求合作，將這些有限空間向公眾開放。這有助於增加本就有限的開放空間。我們有菲力普廣場、Rose Kennedy綠道、司徒麗英公園和黃述沾公園。但這些公園數量還不夠，公園空間也不足，難以滿足需求。MU-10分區的這一方案很不錯，應該向公眾公開。

日期: 2/4/25

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英语

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我在唐人街購買商品和服務

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法？

我們必須確保分區規劃兼顧文化遺產保護。如今, 豪華公寓和過度的商業區域劃分對華埠邊界的侵蝕已經夠多了。讓我們打造針對在此謀生的亞裔家庭的可負擔住房。

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

8-10層的建築就足夠了, 任何建築都不應超過這個高度。另外, 請考慮本地區的氣候需求, 由於附近劇院區的建築高度, 已經出現了夠多的風洞效應, 而且這一社區還有大片高溫區域。

7. 請在此處提供上面未提及的額外意見:

雖然是個激進的想法, 但是可以從歐洲尋找靈感。在整個區域下方建造地下停車場(同時升級排水系統, 讓街道環境更宜人), 並將整個區域變為步行區, 或許允許送貨車輛在兩三條街道通行, 作為例外。這將有助於增加當地餐廳的戶外就餐選擇, 使這裡成為絕佳的購物和節慶場所。

日期: 2/4/25

1. 姓名 (可選)

Aaron Hoffman

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法?

總體而言, 這聽起來很棒! 我尤其讚賞並想強調, 為這個歷史悠久的華人社區增加可負擔住房以及營造支持性環境的必要性。只要可行, 還應鼓勵開闢更多開放空間。

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法?

我確實有些擔心, 將緊鄰華埠牌樓的開放空間區域從華埠社區區劃中移除。這片區域是華埠不可或缺的一部分, 其獨特標識應得到保護。

7. 請在此處提供上面未提及的額外意見:

感謝這份考慮周全的提案。只要我們大力推動可負擔住房建設, 延續社區的文化特色, 並保留開放空間, 我就會支持。

日期: 2/5/25

1. 姓名 (可選)

Asian Outreach Center of Greater Boston Legal Services

2. 電子郵件 (可選)

[REDACTED]

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

其他

4a. 要是選了“其他”請在以下說明

大波士頓法律服務中心(GBLS)的亞裔聯絡中心為眾多華埠居民和社區成員提供法律服務，並代表他們組織活動並為其爭取權益。

5. 分區地圖草案:您對分區地圖草案有何看法？

劃分子區域是一個值得歡迎的改變，它體認到不同類型的住宅、商業或混合用途街區各有不同的需求。此外，我們感謝市府為防止居民流離失所、保護華埠的歷史文化特色所做的努力，尤其是對排屋區和社區商業區的認定。然而，考慮到華埠大多數建築都低於100英尺，對於MU-10區域來說，150英尺的限高還是太高了。

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

擬議的華埠可負擔住房覆蓋計畫將為弱勢的低收入居民提供急需的更多可負擔住房選擇，尤其是那些英語水準有限、依賴當地使用母語的商家來獲取服務、支援以及進入社區空間的居民。然而，任何擬議的住房專案都應設定收入限制，真正優先考慮當地低收入居民的入住機會。收入限制更合適的設定應是地區收入中位數(AMI)的60%或更低，而非AMI的100%。此外，可負擔住房覆蓋區的高度限制應在150 - 200英尺之間，而非提議的350英尺。

7. 請在此處提供上面未提及的額外意見：

為了社區及其居民的長期健康與可持續發展，華埠需要更多的綠色空間和開放空間，包括菲力普廣場。數十年來城市擴張與重建的累積效應，使華埠成為波士頓最熱的社區，也是第二容易遭受洪災的區域，人均開放空間在波士頓最少，空氣品質在麻塞諸塞州最差。與波士頓全體居民相比，華埠的樹冠覆蓋率僅為8%，中心區域每1,000名居民僅有2.17英畝開放空間，而全市平均水準是每1,000名居民擁有7.59英畝。如今，華埠成年人的哮喘發病率在大波士頓地區

所有社區中居於首位。市府必須採取限制開發的措施，以免長期住在此地的居民的生活條件進一步惡化。

日期: 2/5/25

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通？(勾選所有適用項目)

英语

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫？(勾選所有適用項目)

我是唐人街居民

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法？

6. 分區條文修正案草案:您對分區條文修正案草案有何看法？

7. 請在此處提供上面未提及的額外意見:

劃分子區域很重要, 因為不同的街區各有不同的規模、需求和問題。一條排屋小街道與商業氛圍更濃或機構林立的街區迥然不同。

市府致力保護華埠的歷史文化特色, 並關注居民流離失所問題, 這一點至關重要。我們從社區商業區(CC)和排屋區(R1)的相關提案中尤其看到這一點。我認為對於MU-10區域(位於Beach街和Essex街之間)而言, 150英尺的限高太高了, 因為華埠範圍內的大多數建築僅有8到10層。

我支持設立可負擔住房覆蓋區的構想, 但這個區域的建築限高應在150至200英尺之間, 而非350英尺! 同樣重要的是, 一個專案若要符合條件, 至少60%的住房必須以更適合華埠居民的較大優惠價格提供, 例如地區收入中位數(AMI)的60%及以下。

華埠是極端高溫區域, 我們需要一些綠色開放空間, 包括菲力普廣場。

日期: 2/5/25

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

英语

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我是唐人街居民

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案:您對分區地圖草案有何看法?

我贊同設立R-1子區域來保護排屋。我認為這對於保護本市的這一歷史遺跡極為重要。我覺得MU-10子區域的限高過高。新建建築的高度應限制在現有建築的高度範圍內, 這有助於防止過度擁擠。

6. 分區條文修正案草案:您對分區條文修正案草案有何看法?

7. 請在此處提供上面未提及的額外意見:

日期: 2/5/25

1. 姓名 (可選)

2. 電子郵件 (可選)

3. 您喜歡用什麼語言溝通? (勾選所有適用項目)

英語

3a. 要是選了“其他”請在以下說明

4. 您和唐人街有怎樣的聯繫? (勾選所有適用項目)

我在唐人街工作, 我在唐人街購買商品和服務, 我常去唐人街探親和/或會友

4a. 要是選了“其他”請在以下說明

5. 分區地圖草案: 您對分區地圖草案有何看法?

6. 分區條文修正案草案: 您對分區條文修正案草案有何看法?

對於華埠而言, 以地區收入中位數 (AMI) 的100% 作為可負擔住房的收入標準行不通, 因為這遠高於該社區的居民收入中位數。如此一來, 由於更高收入的新居民湧入, 紳士化現象和居民被迫遷移的情況必然會發生。這是無法接受的。華埠為工薪階級和新移民提供了必不可少的商品和服務。我強烈要求將可負擔住房的收入要求降至AMI的60%。

我也認為350英尺的最大高度太高了, 且與150英尺不合比例。設定這個高度的理由和研究依據是什麼呢? 總體而言, 將基礎高度降低會更易讓人接受, 基礎高度降至100英尺; 而作為可負擔住房激勵措施, 可允許建至200英尺。把這個問題處理好非常重要。

7. 請在此處提供上面未提及的額外意見:

請傾聽最弱勢居民的聲音, 而不是只考慮開發商的利益。波士頓華埠擁有美國國內歷史最悠久的社區之一。如果我們不盡一切努力去保護, 那將是莫大的憾事。這一切應從分區規劃做起。華埠的宣導者和相關組織對於他們期望看到的景象已表達得十分清楚。請傾聽他們的訴求。我們都在關注事情的發展。

電子郵件

格式:電子郵件

日期: 2/3/25

寄件者: Jared Katsiane

我希望就華埠分區擬議修正案提出回饋意見。

- 分區子區域很重要。排屋小街和機構或商業街區是不同的。
- 保護華埠的歷史和文化特色以及解決流離失所問題非常重要。
- 對於MU-10區域而言, 150英尺太高了, 該區域多數建築為8-10層。
- 我支持可負擔住房覆蓋區的概念, 但是限高應在200英尺左右, 而不是350英尺! 同樣重要的是, 一個專案只有在至少60% 的住房能以更適合華埠居民經濟狀況的較大優惠價格提供時, 才具備資格, 例如家庭收入中位數(AMI)的60% 及以下。
- 華埠處於極端高溫區域, 我們需要一些綠色空間和開放空間, 其中包括對菲力普廣場進行修繕。

感謝您的關注與支持!

Jared Katsiane

格式:電子郵件

日期: 2/3/25

寄件者: Martin Gao

我叫Martin Gao, 住在 [REDACTED]。我在波士頓市中心的華埠附近工作, 對這個街區具有深厚的個人情感。

我希望就華埠分區擬議修正案提出回饋意見。

-分區子區域很重要。排屋小街和機構或商業街區是不同的。

-保護華埠的歷史和文化特色以及解決流離失所問題非常重要。

-對於MU-10區域而言, 150英尺太高了, 該區域多數建築為8-10層。

-我支持可負擔住房覆蓋區的概念, 但是限高應在200英尺左右, 而不是350英尺! 同樣重要的是, 一個專案只有在至少60% 的住房能以更適合華埠居民經濟狀況的較大優惠價格提供時, 才具備資格, 例如家庭收入中位數(AMI)的60% 及以下。

-華埠處於極端高溫區域, 我們需要一些綠色空間和開放空間, 其中包括對菲力普廣場進行修繕。

感謝您的關注與支持!

謹此,

Martin Gao

格式:電子郵件

日期: 2/3/25

寄件者: Pong Louie

我希望就華埠分區擬議修正案提出回饋意見。

-分區子區域很重要。排屋小街和機構或商業街區是不同的。

-保護華埠的歷史和文化特色以及解決流離失所問題非常重要。

-對於MU-10區域而言, 150英尺太高了, 該區域多數建築為8-10層。

-我支持可負擔住房覆蓋區的概念, 但是限高應在200英尺左右, 而不是350英尺! 同樣重要的是, 一個專案只有在至少60% 的住房能以更適合華埠居民經濟狀況的較大優惠價格提供時, 才具備資格, 例如家庭收入中位數(AMI)的60% 及以下。

-華埠處於極端高溫區域, 我們需要一些綠色空間和開放空間, 其中包括對菲力普廣場進行修繕。

感謝您的關注與支持!

Pong Louie

格式:電子郵件

日期: 2/3/25

寄件者: Anju Madhok

我叫Anju Madhok, 是波士頓的市民, 自2018年起一直與華埠社區合作。

我希望就華埠分區擬議修正案提出回饋意見。

-分區子區域很重要。排屋小街和機構或商業街區是不同的。

-保護華埠的歷史和文化特色以及解決流離失所問題非常重要。

-對於MU-10區域而言, 150英尺太高了, 該區域多數建築為8-10層。

-我支持可負擔住房覆蓋區的概念, 但是限高應在200英尺左右, 而不是350英尺! 同樣重要的是, 一個專案只有在至少60% 的住房能以更適合華埠居民經濟狀況的較大優惠價格提供時, 才具備資格, 例如家庭收入中位數(AMI)的60% 及以下。

-華埠處於極端高溫區域, 我們需要一些綠色空間和開放空間, 其中包括對菲力普廣場進行修繕。

感謝您的關注與支持!

格式:電子郵件

日期: 2/3/25

寄件者: David Dayton

作為波士頓低收入組織及其他環境正義社區的工程顧問, 我希望就華埠分區規劃的擬議修正案提出回饋意見。

-分區子區域很重要。排屋小街和機構或商業街區是不同的。

- 保護華埠的歷史和文化特色以及解決流離失所問題非常重要。

-對於MU-10區域而言, 150英尺太高了, 該區域多數建築為8-10層。

-我支持可負擔住房覆蓋區的概念, 但是限高應在200英尺左右, 而不是350英尺! 同樣重要的是, 一個專案只有在至少60% 的住房能以更適合華埠居民經濟狀況的較大優惠價格提供時, 才具備資格, 例如家庭收入中位數(AMI)的60% 及以下。

-華埠處於極端高溫區域, 我們需要一些綠色空間和開放空間, 其中包括對菲力普廣場進行修繕。

感謝您的關注與支持!

David S. Dayton

Chairman, Clean Energy Solutions, Inc.

格式:電子郵件

日期: 2/3/25

寄件者: Louisa Winchell

你好,

我希望就華埠分區擬議修正案提出回饋意見。

-分區子區域很重要。排屋小街和機構或商業街區是不同的。

-保護華埠的歷史和文化特色以及解決流離失所問題非常重要。

-對於MU-10區域而言, 150英尺太高了, 該區域多數建築為8-10層。

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-華埠處於極端高溫區域, 我們需要一些綠色空間和開放空間, 其中包括對菲力普廣場進行修繕。

感謝您的關注與支持!

祝好!

Louisa Winchell

格式:電子郵件

日期: 2/4/25

寄件者: Yvonne Ng

親愛的Halverson先生,

您可能已經聽到了我鄰居的意見,但我也想就華埠擬議的分區修正案發表一下自己的看法。

具體看法包括:

- 分區子區域很重要,尤其是那些具有歷史文化意義的排屋小街,它們與華埠其他類型的建築和住宅截然不同。
- 我們希望保護華埠的歷史文化特色,並解決居民流離失所的問題。
- 對於MU-10區域來說,150英尺太高了,該區域多數建築為8-10層。可負擔住房覆蓋區的最大高度應在150-200英尺,而非350英尺!
- 同樣重要的是,一個專案只有在至少60%的住房能以更適合華埠居民經濟狀況的較大優惠價格提供時,才具備資格,例如家庭收入中位數(AMI)的60%及以下
- 華埠處於極端高溫區域,我們需要一些綠色空間和開放空間,其中包括對菲力普廣場進行修繕。

我自2004年起就住在華埠,是一套可負擔共渡公寓的業主。我熱愛我的社區,不願看到任何不利於現有居民及未來居民的改變。

感謝您的關注與支持。

Yvonne

格式:電子郵件

日期: 2/4/25

寄件者: Olivia Golden

尊敬的吳市長及市議員:

我希望就華埠分區擬議修正案提出回饋意見。

- 分區子區域很重要,尤其是那些具有歷史文化意義的排屋小街,它們與華埠其他類型的建築和住宅截然不同。
- 我們希望保護華埠的歷史文化特色,並解決居民流離失所的問題。
- 對於MU-10區域來說,150英尺太高了,該區域多數建築為8-10層。可負擔住房覆蓋區的最大高度應在150-200英尺,而非350英尺!
- 同樣重要的是,一個專案只有在至少60%的住房能以更適合華埠居民經濟狀況的較大優惠價格提供時,才具備資格,例如家庭收入中位數(AMI)的60%及以下
- 華埠處於極端高溫區域,我們需要一些綠色空間和開放空間,其中包括對菲力普廣場進行修繕。

感謝您的關注與支持!

謹此,

Olivia Golden

格式:電子郵件

日期: 2/5/25

寄件者: Michael Liu

身為土生土長的華埠居民，以及研究其歷史的學者和作家，我寫信是想對華埠分區修正案草案的擬議修正案發表看法。

鑒於華埠與這座城市之間經歷的波折，規劃工作必須格外謹慎。我理解這段歷史導致該地區存在相互衝突的需求，情況十分複雜。

作為這座城市僅存的幾處具有歷史意義的移民聚居區之一，華埠有著獨特的歷史文化特徵以及處於弱勢的居民，這些都應成為關注的重點。此外，由於華埠始建於填埋場，且多條高速公路在該區域選址修建，使得該社區面臨嚴峻的環境公平問題。

鑒於華埠實際可用土地面積本就狹小而且不斷縮減，實施分區子區域十分重要。對僅存不多的排屋小街給予特殊扶持，這對彰顯「華埠獨特風貌」至關重要。華埠屬於極端高溫區域，易遭受洪水侵襲，而且由於州際公路穿境而過，當地居民還面臨健康問題。為減輕這些威脅和損害，應盡可能規劃綠色區域和開放空間。因此，任何新開發專案都應包含此類空間及透水區域。

可負擔住房覆蓋區的概念十分必要，但是限高需降至200英尺。350英尺的限高會持續破壞街區的歷史風貌與社區氛圍，還會進一步加劇大樓居民與排屋居民之間的隔閡。此外，在此區域內，可負擔住房專案只有在至少60%的住房能以更適合華埠居民經濟狀況的較大優惠價格提供時，才具備資格。這將滿足占比最大且需求最為迫切的人群。

MU-10過渡區的限高也應當降低。該區域大多數建築為8-10層，若在華埠北部邊界建造15層的建築，會進一步加劇目前華埠被商業建築、公共機構大樓和豪宅大樓圍困的局面。

謹此，

Michael Liu

格式:電子郵件

日期: 2/5/25

寄件者: Kaitlyn Wang

親愛的Jack:

希望您一切安好！我以華埠居民摯友的身份寫這封信，我對這個街區居民日益嚴重的流離失所問題深感擔憂。寫信是為了感謝您在華埠重新分區工作上的付出，同時也想跟您分享我對這一過程的看法。

我完全支持分區子區域，也認可它們能夠努力滿足社區內不同街區的獨特需求，尤其是R-1和CC區域的保護工作，以及可負擔住房覆蓋區的設立。

然而，為了讓這個區域能使許多華埠的工薪階層居民真正負擔得起，降低目前提案的家庭收入中位數(AMI)標準至關重要。不能以波士頓以外眾多社區的收入中位數為基礎，按AMI的100%來計算。我懇請您考慮將最高標準降至AMI的60%。而且要實施一些措施，讓平均約為AMI 30%的華埠居民真正能夠負擔得起。

關於建築高度，我希望該區域的最高建築高度能從350英尺降至200英尺。MU-10區域內大多是8-10層的建築，目前提議的150英尺最高限高過高，會加劇該社區現有的生活品質和環境問題。

華埠綠地稀缺，這使得該社區在氣候影響方面承受了不成比例的壓力，如高溫區和洪水問題。我希望您考慮對菲力普廣場進行進一步改造，以解決這些問題，促進居民的健康以及整個社區的福祉。

非常感謝您對我的看法予以考慮。

祝好，
Kaitlyn

信件 + 請願書

- Hong Lok House租戶請願書
- Mass Pike Towers租戶協會
- 華埠商會請願書1
- 華埠商會請願書2
- 紐英崙中華公所
- 華人進步會請願書1
- 華埠商會請願書3
- 馬薩諸塞州港務局
- 亞裔社區發展協會
- 華人進步會請願書2
- 華人進步會請願書3
- 華人進步會線上請願
- 獨立學院與大學協會
- 華埠社區土地信託
- 華人進步會
- Longwood Collective
- Mass General Brigham Letter
- 塔夫茨醫療中心
- 塔夫茨大學
- NAIOP Massachusetts

致: 波士頓規劃局Jack Halverson

以下是我對華埠分區提案的意見

- 分區子區域很重要, 因為不同的街區各有不同的規模、需求和問題。一條排屋小街與商業氛圍較濃或公共機構較多的林立迥然不同。
- 市府致力於保護華埠的歷史文化特色, 並關注居民流離失所問題, 這一點至關重要。社區商業區(CC)和排屋區(R1)的相關提案中尤其看到這一點。
- 我認為對於MU-10區域(位於Beach街和Essex街之間)而言, 150英尺的限高太高了, 因為華埠範圍內的大多數建築僅有8到10層。
- 我支持設立可負擔住房覆蓋區的構想, 但這個區域的建築限高應在150至200英尺之間, 而非350英尺! 同樣重要的是, 一個專案若要符合條件, 至少60%的住房必須以更適合華埠居民的較大優惠價格提供, 例如地區收入中位數(AMI)的60% 及以下。
- 華埠是極端高溫區域, 我們需要一些綠色開放空間, 包括菲力普廣場。

MASS PIKE TOWERS租戶協會
324 Tremont Street, Boston MA 02116

2025年1月8日
Jack Halverson
波士頓規劃局
One City Hall Square
Boston MA 02201

親愛的Halverson先生：

Mass Pike Towers租戶協會希望就擬議華埠分區修正案提交以下意見。

我們認可不同的分區有不同的需求和要求，我們支持R-1和CC子區域較低的分區高度。然而，我們認為MU-10和R-10區域針對市價或商業開發案的限高應為100英尺。對於可負擔住房專案，如果專案的大部分住房能讓社區負擔得起（例如收入為地區中位數60% 及以下的家庭），那麼這類專案可以有更高的最大限高。

我們建議可負擔住房覆蓋區的最高高度應與Mass Pike Towers高樓的高度相符，以免現有居民受到未來開發建築的遮擋。

最後，由於華埠是本市最炎熱的街區，但是綠地很少，因此我們支持增加街區開放空間與綠地的指導方針及優先事項。

謹此，

聯席主席Yingzhu Zhu
謹代表董事會

致: 波士頓規劃局 Jack Halverson

以下是我對華埠分區提案的意見

- 分區子區域很重要, 因為不同的街區各有不同的規模、需求和問題。一條排屋小街與商業氛圍較濃或公共機構較多的林立迥然不同。
- 市府致力於保護華埠的歷史文化特色, 並關注居民流離失所問題, 這一點至關重要。社區商業區(CC)和排屋區(R1)的相關提案中尤其看到這一點。
- 我認為對於MU-10區域(位於Beach街和Essex街之間)而言, 150英尺的限高太高了, 因為華埠範圍內的大多數建築僅有8到10層。
- 我支持設立可負擔住房覆蓋區的構想, 但這個區域的建築限高應在150至200英尺之間, 而非350英尺! 同樣重要的是, 一個專案若要符合條件, 至少60%的住房必須以更適合華埠居民的較大優惠價格提供, 例如地區收入中位數(AMI)的60% 及以下。
- 華埠是極端高溫區域, 我們需要一些綠色開放空間, 包括菲力普廣場。

華埠商業協會對華埠重新分區的立場

50多位來自業主、家庭協會和商界領袖的利益相關者參加了規劃局與中華公所、CNC和華埠商業協會主辦的討論。

1. 支持長期業主及企業

- 問題: CC和MU-10分區的建築高度限制和分區差異既不符合實際開發成本, 也不利於代際財富累積。此外, 將這兩個區域分開, 會妨礙連貫的發展規劃。
- 問題: 任何企業的用途變更都必須經過分區上訴委員會 (ZBA) 的核准流程, 目前該流程至少需要6到9個月。
- 建議:
 - 將CC區和MU-10區合併為一個統一的區域, 確定為華埠商業區, 以簡化和優化開發監管。
 - 將這個合併後的區域視為華埠的主要商業核心區, 鼓勵進行開發活動, 以保持和拓展經濟發展機會。
 - 確認高度的機會, 特別是沿著華埠商業區的邊界(如Kneeland 街、Washington街和Essex 街, 以及 Surface Artery) 這裡已有高度規定。
 - 大麻經營、酒吧娛樂許可證等特定業務除外, 用途變更申請無需透過ZBA核准。
- 具體考慮因素:
 - 高度限制:
 - 在本區宜居住空間的外緣和鄰近地區的內側, 將建築物高度設定為250英尺, 以便進行可行的再開發。
 - 在North Kneeland街兩側和其他華埠邊緣地區(Kneeland街、Essex街和Washington街)執行統一的限高規定。
 - 商業空間需求:
 - 強制要求在本區域內所有未來開發專案中包含商業空間, 以維持並促進華埠的商業活動。
 - 有限的再開發地塊:
 - 體認到大多數適合大規模重建的地塊, 都歸家族社團或長期住在此地的社區成員所有。相關政策必須賦予這些群體保留所有權的權力, 並能夠從開發機會中受益。
 - 避免覆蓋限制性獎勵:
 - 不要將商業區的建築限高或開發許可與可負擔住房的密度獎勵掛鉤, 以避免華人所有和經營的企業進一步被迫遷離。這對華埠商業區核心地帶的長期社區業主是一種不合理的負擔。

2. 家族社團的保護與成長

- 重要意義: 家族社團是華埠特有的組織形式, 對於維繫社區的文化、社會及經濟活力至關重要。
 - 許多家族社團所屬房產已經以低於市價出租房屋, 提供可負擔住房選擇, 為社區帶來實惠。
 - 上述以及類似的歷史悠久的社團(如華人共濟會和中華商會)是社會服務的關鍵樞紐, 在文化、教育、社會活動方面為居民提供支持, 賦予他們歸屬感和家園感。
- 挑戰: 由於缺乏維修或重建所需的資源, 家族社團可能會感受到出售房產的壓力, 這對長期存續以及華埠的文化特性構成威脅。
- 建議:
 - 重新規劃分區時, 加入扶持機制, 幫助家族社團存續與發展。
 - 認可家族社團是社區的重要支柱、經濟驅動力, 以及可負擔住房和社會服務的提供者。

社團擁有的華埠房產

社團	擁有的房產
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

華埠商會請願書1
 由11人簽署
[按此查看每份請願書的副本。](#)

January 15, 2025

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

親愛的Halverson先生：

在過去一年中，我們一直參與華埠重新分區研討會。我們覺得我們的回饋和關切並未反映在發佈的草案中，草案也沒有解決我們社區發展中的公平問題。華埠最終重新分區的結果將影響我們社區未來世世代代的發展。

在波士頓規劃與發展局 (BPDA) 近期發佈分區草案後，華埠商業協會召集成員，以及來自不同家族社團、小業主和其他社區利益相關者的代表舉行了一場會議，再次討論我們希望波士頓規劃與發展局在新的分區規劃中予以考慮並納入的內容。

作為一個擁有2,000多名註冊會員的社區協會，同時也是華埠5處房產的業主，我們完全支持本函所附的各項建議。

謹此，
 會長Jenny Chan

<u>組織名稱:</u>	Gee How Oak Tin Association of New England
<u>物業地址:</u>	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

華埠商會請願書2
 由11人簽署
[按此查看每份請願書的副本。](#)

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

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最近，在波士頓規劃與發展局(BPDA)發佈分區草案後，華埠商業協會召集成員，以及來自不同家族社團、小業主和其他社區利益相關者的代表舉行了一場會議，再次討論我們希望波士頓規劃與發展局在新的分區規劃中予以考慮並納入的內容。

作為一個社群，我們完全支持本函所附的各項建議。

謹此，

姓名(請用正楷填寫)：Zhan Huang

在華埠擁有的物業

16 Hudson Street, Boston Mass
10 Hudson Street, Boston Mass
8 Hudson Street, Boston Mass
75 Harrison Avenue, Boston Mass

January 29, 2025

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

主題: 華埠重新分區修正案

親愛的Halverson先生:

我以紐英崙中華公所(CCBA)會長的身份致函, 表達我們董事會對規劃局提出的華埠分區修正案草案的意見回饋和深切關切。

如您所知, 紐英崙中華公所是一家成立於1923年的綜合性非營利組織, 代表著波士頓華埠及新英格蘭地區的33個家族社團和社區組織。中華公所及其關聯組織在華埠地區具有悠久的歷史, 我們的核心使命之一就是保障華埠華裔社區的整體福祉。因此, 中華公所希望看到華埠在未來繼續繁榮發展, 讓商家、居民和遊客都能從中受益。

華埠的分區已多年未更新, 我們讚賞規劃局為聽取當地社區回饋所做的廣泛社區參與工作。在規劃局最終確定分區修正案和華埠設計指南之際, 中華公所懇請重新考慮針對華埠社區商業區(CC)子區域所提議的尺度規定。

社區商業區(CC)子區域以Kneeland街、Washington街、Surface路為界, 以Beach街為中心, 是華埠的商業核心。分區修正案草案提議將建築高度限制在80英尺, 並將樓板面積限制在2,000平方英尺, 以「保持該地區獨特的精細化特徵」(《華埠分區條文修正案草案》, 第1頁)。紐英倫中華公所及其成員組織認為, 這一規定對社區商業區的小業主和家族社團來說負擔過重。我們建議修改擬議的分區, 使其符合華埠目前的經濟現實。我們的主要關切概述如下:

1. 限制發展會危及開發可行性

擬議的分區將限制華埠的發展潛力, 損害長期經濟活力。由於社區商業區的核心地帶沒有額外的閒置土地, 重建和向上建造是實現成長的僅有途徑。擬議的高度和樓板面積限制將迫使業主做出代價高昂的權衡, 例如安裝電梯, 這會佔用寶貴的建築面積。在社區商業區常見的小型城市地塊上, 這些限制從經濟角度來看不切實際, 也會阻礙迫切需要的重建工作。

2. 擬議的限制給現有業主帶來負擔, 並限制商業多元性

對於社區商業區的業主來說, 維護老舊的低層建築本就成本高昂, 而且還得應對過時的建築系統和基礎設施。維持現有的高度限制會壓低房產價值, 增加業主的經濟壓力。現有的建築存量也限制了租戶的多元性, 更利於小規模經營, 而不利於開設像雜貨店和宴會廳等

急需的社區設施，因為這些設施需要大面積的樓面。我們預計擬議的限制性規定將長期實行，這將在未來幾十年中抑制商業的創新和多元發展。

3. 尺度限制規定不利於住房可負擔性和本地業主權益

提高住房可負擔性是這次重新分區宣稱的目標之一，但這些尺度限制卻與這一共同目標背道而馳。社區商業區(CC)的許多房產歸家族社團所有，這些社團自19世紀起就與該地區有著深厚的歷史淵源。這些社團依靠再投資來維持和改善房產狀況。然而，高度和建築面積的限制會削弱長期持有產權和投資的積極性，例如抑制中等收入階層住房的建設。長此以往，最終可能僅有針對富人和極度貧困人群的住房留存下來，削弱了華埠的活力。

4. 限制措施可能導致華埠經濟衰退

這些抑制發展的分區限制，將加速華埠居民和企業遷往Quincy和Malden等郊區。這些郊區房價更親民，發展機會更多，並有針對亞裔的配套設施。這一趨勢在疫情前就已初現端倪，近來更是加劇，因為企業正飽受成本上升、通貨膨脹以及遠端辦公導致的客流量減少之苦。如果沒有切實的發展和投資，華埠有可能把經濟和文化活力拱手讓給郊區，從而走向空心化。

在敲定重新分區修正案時，我們敦促規劃局審慎考慮商家和業主的需求，他們的存在對於維持華埠作為一個社區的獨特風貌和活力至關重要。雖然歷史保護很重要，但我們也認為，保護不應僅僅局限於建築外觀，還應涵蓋保護社區的活力、商業以及居民，這既需要延續，也需要變革。

我們謹對擬議的分區修正案提出以下修改建議：

- 將社區商業區(CC)子區域的最大建築高度修改為150英尺，使其與相鄰的MU - 10和R - 10子區域的規定一致。
- 取消社區商業區(CC)子區域2,000平方英尺的最大樓板面積限制。

2025年1月21日，中華公所董事會就上述華埠重新分區問題的建議進行表決，並以95%的贊成票通過。

我們相信您和您的團隊會認真慎重地考慮我們的關切與建議。如果您有任何疑問，或是希望進一步討論，請隨時與我們聯繫。

謹此，

Felix Lui

會長

紐英崙中華公所

中華公所董事會成員

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

致: 波士頓規劃局 Jack Halverson

以下是我對華埠分區提案的意見

- 分區子區域很重要, 因為不同的街區各有不同的規模、需求和問題。一條排屋小街與商業氛圍較濃或公共機構較多的林立迥然不同。
- 市府致力於保護華埠的歷史文化特色, 並關注居民流離失所問題, 這一點至關重要。社區商業區(CC)和排屋區(R1)的相關提案中尤其看到這一點。
- 我認為對於MU-10區域(位於Beach街和Essex街之間)而言, 150英尺的限高太高了, 因為華埠範圍內的大多數建築僅有8到10層。
- 我支持設立可負擔住房覆蓋區的構想, 但這個區域的建築限高應在150至200英尺之間, 而非350英尺! 同樣重要的是, 一個專案若要符合條件, 至少60%的住房必須以更適合華埠居民的較大優惠價格提供, 例如地區收入中位數(AMI)的60% 及以下。
- 華埠是極端高溫區域, 我們需要一些綠色開放空間, 包括菲力普廣場。

華埠物業由協會/私人業主擁有

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

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

華埠商會請願書3
由11人簽署
[按此查看每份請願書的副本。](#)

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

親愛的Halverson先生：

在過去一年中，我們一直參與華埠重新分區研討會。我們覺得我們的回饋和關切並未反映在發佈的草案中，草案也沒有解決我們社區發展中的公平問題。華埠最終重新分區的結果將影響我們社區未來世世代代的發展。

在波士頓規劃與發展局(BPDA)近期發佈分區草案後，華埠商業協會召集成員，以及來自不同家族社團、小業主和其他社區利益相關者的代表舉行了一場會議，再次討論我們希望波士頓規劃與發展局在新的分區規劃中予以考慮並納入的內容。

作為一個社群，我們完全支持本函所附的各項建議。

謹此，
Bobby Tam
會長

在華埠擁有的物業

6 Tyler Street, Boston MA 02111

2025年2月3日

Kairos Shen, 規劃主管 / 局長
轉Jack Halverson, 二級規劃師
波士頓規劃與發展局
One City Hall Square, 9th Floor
Boston, MA 02201

主題: 華埠分區條文修正案草案意見

親愛的Shen主管:

謹代表麻塞諸塞港務局(「Massport」), 感謝給予我們就《華埠分區條文修正案草案》(以下簡稱「分區修正案」)發表意見的機會。該分區修正案是根據計劃市中心(PLAN Downtown)規劃倡議的建議制定的, 這些建議包括: 為住房和混合用途開發創造新機會; 更新土地使用規定, 以鼓勵新興和多元化商業發展; 以及制定新的尺度和用途標準、增強街道層面的活力、保護歷史資源區域以及改善公共空間。

港務局感謝波士頓規劃與發展局(BPDA)規劃人員在編製計劃市中心報告過程中的合作, 同時感謝在規劃報告的現有分區部分納入有關洛根(Logan)機場關鍵空域圖(簡稱「空域圖」)以及聯邦航空管理局(FAA)對開發專案建築高度審查流程的相關表述。麻塞諸塞港務局繪製了空域圖, 以界定洛根機場周邊的關鍵空域。此空域圖是在綜合航空公司、飛行員、市政官員以及聯邦航空管理局的意見後繪製, 旨在保護進出洛根機場的飛行航線。空域圖有助於開發商在規劃初期做好準備, 同時也為麻塞諸塞港務局和聯邦航空管理局對個別建築專案的審查流程提供參考, 以確定這些專案是否會對空中航行構成潛在危險。

審查《分區修正案》和《華埠分區地圖草案》時, 我們發現R-10住宅區內華埠可負擔住房覆蓋區擬議的建築高度規定允許建築高度達到350英尺。在R-10區的部分區域, 這一高度超出了空域圖允許的高度。此外, 市府測量建築高度是從地面到最後一個有人居住樓層的結構頂部, 而空域圖測量高度是從平均海平面(NAVD88基準面)起算, 涵蓋所有建築構件, 如太陽能板、女兒牆、屋頂設備、電梯機房、照明設施、標識牌和天線等。麻塞諸塞港務局提議, 將以下內容納入《分區修正案》表C: 華埠可負擔住房尺寸覆蓋:

高度(最大): 350英尺, 或符合聯邦航空管理局(FAA)和麻塞諸塞港務局關鍵空域圖及相關流程規定的高度, 以較低者為準。

麻塞諸塞港務局發現, 在開發商向聯邦航空局提交7460表格之前, 儘早在設計過程中與其溝通十分有益, 這能確保建築高度及所有相關屋頂區域結構不超過關鍵空域限制。鑒於分區規劃是開發商評估潛在開發地塊時首先查閱的資料之一, 在分區修正案中納入上述提及的內容將很有幫助。

感謝您對此事的關注, 如果您想討論我們的意見, 請隨時與我聯絡, 電話:(617) 568-3728或電子郵件:fleo@massport.com。

謹此,

麻塞諸塞州港務局

Flavio Leo

策略及業務規劃代理總監

麻塞諸塞州港務局

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

Jack Halverson

二級規劃師

波士頓規劃局

關於：對華埠重新分區的意見

親愛的Halverson先生：

我代表亞裔社區發展協會(ACDC)提交這封意見函。ACDC是一家具有38年歷史的社區非營利組織，在波士頓華埠、Malden和Quincy創造可負擔住房，並提供住房和金融諮詢服務。我們為1,400名居民提供住所，並透過首次購屋者教育和配套儲蓄計畫，幫助了近3,000個家庭。對於《華埠分區修正案草案》，我們有幾點意見概述如下：

1. R-1

- a. 我們讚賞規劃局提議對包含華埠尚存為數不多的排屋街區降低分區等級。這將保護這些低層、小規模的住宅物業及其租戶，同時保留底層現有的小型商業用途。

2. 社區商業

- a. 我們贊同將建築高度上限維持在80英尺，這將有助於支持和保留該地區的夫妻店式餐館及本地商家。

3. MU-10

- a. 分區規劃中提到該區域是一個「文化觀光目的地」。請闡明具體含義。
- b. 強調這個子區域的酒店和娛樂等商業及旅遊相關用途，對華埠有何益處？有限的華埠新增就業數量以及不確定的觀光消費成長，需要與當地居民面臨的搬遷和街區紳士化風險之間進行權衡。華埠居民和小商戶業主都在擔心這些專案會持續造成居民被迫搬遷。在過去十年中，華埠房產的價值已經增加兩倍或三倍，隨著房產易手，出現了許多「清空」建築物(趕走租戶)的驅逐行為。我們非常擔心這會對周邊房產價值產生影響。
- c. 第43條規定，MU-10區域旨在優先發展可負擔住房，但從最新的分區規劃指導以及「文化觀光」相關表述中，並未明確說明如何優先保障可負擔住房。
- d. 我們仍然認為將建築高度增加到150英尺過高。我們覺得應將設定為100英尺，才能與周邊建築現有的風格特點相契合。

4. 華埠可負擔住房覆蓋區 -

- a. 雖然可負擔住房開發商有機會將建築高度提高到350英尺是很吸引人，但除了給予額外200英尺的限高，還有什麼能激勵按市場價格進行開發的開發商建造額外的可負擔住房呢？是否進行過可行性分析，以證明需要額外200英尺的限高獎勵，才能吸引開發商建造可負擔住房？
- b. 第2條 - 「可負擔住房專案」的定義是至少60%的住房單元針對收入為地區收入中位數(AMI)100%及以下的人群。這個定義是如何制定的呢？對於大多數收入處於AMI 30% - 60%區間的華埠居民而言，以AMI的100%來界定，尤其是租賃住房，根本不算是「可負擔」。此外，大多數透過市、州資金來源資助的專案，都限定在

AMI的60% 或以下。我們建議將定義修改為至少60% 的住房單元針對收入為AMI的60% 或以下人群，以便更好地反映面臨被迫搬遷風險的華埠居民的住房需求。

5. 第**43**條 – 我們對取消華埠的成人娛樂區表示讚賞。然而，「計劃市中心」所涉及的剩餘（成人娛樂區）位置仍對華埠有影響。是否有透過「計劃市中心」取消成人娛樂區指定的計畫？如果沒有，理由是什麼？
6. 第**33**條 – 我們贊同將Gateway公園及延伸區域、Pagoda公園和Tai Tung公園指定為開放空間子區域的決定。
7. 表**B**: 尺度規定
 - a. R-10回退高度 – 我們認同在70英尺高度應設置回退，並縮小樓板面積。
 - b. MU-10回退高度 – 表格顯示回退高度為155英尺，這高於分區規定的允許高度。這是否意味著只有當專案滿足可負擔性要求時，才允許將高度增加到350英尺？
8. 高度 – 我們認為，允許的建築高度從150英尺一下子躍升至350英尺，幅度太大。由於不清楚該提議作為推動可負擔住房建設的實際激勵措施是否可行，我們無法支持350英尺的建築限高。此外，鑒於華埠相當數量的建築為8到10層樓高，我們認為100英尺的基礎限高更為合適。

我們讚賞市府為華埠起草新的擬議分區法規，並進行長時間的社區參與活動以收集回饋所付出的努力。我們敦促市府在升級分區高度的情景下，在面臨極高被迫搬遷風險的低收入移民居民的需求與業主利益和社區發展需求之間找到平衡點。

謹此，

Muge Undemir,
房地產總監
亞裔社區發展協會

致: 波士頓規劃局 Jack Halverson

以下是我對華埠分區提案的意見

- 分區子區域很重要, 因為不同的街區各有不同的規模、需求和問題。一條排屋小街與商業氛圍較濃或公共機構較多的林立迥然不同。
- 市府致力於保護華埠的歷史文化特色, 並關注居民流離失所問題, 這一點至關重要。社區商業區(CC)和排屋區(R1)的相關提案中尤其看到這一點。
- 我認為對於MU-10區域(位於Beach街和Essex街之間)而言, 150英尺的限高太高了, 因為華埠範圍內的大多數建築僅有8到10層。
- 我支持設立可負擔住房覆蓋區的構想, 但這個區域的建築限高應在150至200英尺之間, 而非350英尺! 同樣重要的是, 一個專案若要符合條件, 至少60%的住房必須以更適合華埠居民的較大優惠價格提供, 例如地區收入中位數(AMI)的60% 及以下。
- 華埠是極端高溫區域, 我們需要一些綠色開放空間, 包括菲力普廣場。

致: 波士頓規劃局 Jack Halverson

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華人進步會線上請願
由504人簽署
[按此查看每份請願書的副本。](#)

截至2025年2月5日星期三，已有504人簽署了我們的線上請願書，以支持針對華埠分區擬議修正案的以下回饋意見。

- 分區子區域很重要，因為不同的街區各有不同的規模、需求和問題。一條排屋小街與商業氛圍較濃或公共機構較多的林立迥然不同。
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- 華埠是極端高溫區域，我們需要一些綠色開放空間，包括菲力普廣場。

以下是為請願書收集到的簽名：

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

2025年2月5日

Kathleen Onufer, 分區副主任
波士頓規劃局
1 City Hall Square, 9th Floor
Boston, MA 02201

主題: 擬議華埠重新分區流程及新的機構分區第34條

親愛的Onufer女士:

感謝您給予我們機會就華埠擬議重新分區流程以及新的機構分區第34條提交書面意見。獨立學院與大學協會(AICUM)代表全州58所獨立學院和大學的公共政策利益。這些院校每年負責教育超過29萬名學生, 雇用超過98,000名員工。我們的成員包括規模較大、在國內和國際上享有盛譽的研究型大學, 規模較小但備受讚譽的文理學院, 與宗教相關的院校, 以及專注於創業、音樂或聯合健康服務等特殊使命的學院。

我謹代表在波士頓市設有校區的AICUM的21所成員院校, 很高興能與規劃局就華埠重新分區流程展開合作, 這一流程包括制定《波士頓分區法典》新的機構分區條款(第34條)。

11月下旬, 當分區條文草案和地圖修正案首次在規劃局的華埠重新分區網站上發佈時, 我們意識到針對華埠的擬議分區規劃將產生全市的影響。從那時起, 我們組織了內部討論, 並參加了1月29日由規劃局召開的會議。我們提出這些意見, 目的在於與我們各校區所在的本市及社區合作, 共同確定一個符合我們成員需求的長期願景。

我們首先要對延長初步意見徵詢期以及規劃局工作人員願意與我們的成員會面表示感謝。這些討論解答了我們的一些疑問, 也讓我們更清楚地瞭解這個新的機構區分區規劃最終會如何在全市實施。

我們也注意到, 規劃局工作人員對我們提出的一些修改建議持非常開放的態度, 這些建議包括以下內容:

- 從「目的」章節(第34-1節)中刪除有關限制機構發展的表述。
- 同意添加並強化有關機構總體計劃(IMPs)的表述, 以澄清第80條以及機構總體計劃流程優先於這一新分區條款中的任何內容。
- 澄清IS-1和IS-2區將適用於更廣泛的機構用途類別, 而非分區草案表述中所暗示的特定學術和醫療用途。
- 同意取消小型專案審查設計審查要件(第34-3節)中面積小至1,000平方英尺擴建專案的門檻。小型專案審查現有的20,000平方英尺門檻將繼續沿用。

- 修改用途規定(包含在第8條中), 給予自動提款機、銀行、零售店、雜貨店、辦公室、娛樂 / 活動場地、藝術工作室和研究實驗室更大的靈活性(鑒於許多這類用途屬於輔助性機構土地用途這一事實)。

我們也讚賞市府啟動全市的重新分區流程。我們一致認為, 在許多情況下, 現有的分區規劃與目前的機構實際情況並不匹配。話雖如此, 我們認為, 在這一分區條例獲得批准之前, 尤其是未來在全市推行之前, 仍有必要納入更多來自機構的回饋意見。

總體而言, 從城市規劃的角度來看, 這對城市或其機構的影響尚不明確。我們的每一家成員機構都希望保留未來以創新方式開發自有土地的能力, 部分原因是它們希望能夠繼續為城市的高等教育事業做出積極貢獻。因此, 我們一致希望, 在適用於我們成員所擁有房產的任何分區規劃中, 無論是在用途方面還是空間維度方面, 都能保持最大的靈活性。

我們提出以下一些意見, 以概述我們認為分區草案中哪些內容還需進一步探討:

- 由於有關IMP的討論總是從與基礎分區的對比開始, 且包含這方面內容, 所以我們希望分區規劃能更明確地承認, 新的機構區分區是全市範圍重新分區進程的產物, 旨在為IMP之外的房產提供分區參考。
- 據我們所知, 工作人員正在重新考慮是否允許在IS - 2區進行住宅用途建設, 對此我們表示持續支持並要求通過, 知道目前我們很多成員院校都與周邊的住宅區域相鄰共處。
- 我們請求允許在IS-1和IS-2區內建設藝術家居住兼工作室、小型酒店及室內休閒娛樂場所。
- 我們對密度的全面適用表示擔憂, 因為這次分區規劃僅提議了兩個區, 即IS-1和IS-2。鑒於我們每個成員機構所處的環境各異, 我們擔心將尺度規定僅局限於這兩種選擇限制過嚴, 而且在很多情況下, 這意味著現有密度的降低。
- 我們仍希望進一步瞭解規劃局的《第80條行動計畫草案》(其中包含對機構總體計畫流程的修改)與此次全市分區規劃工作之間的關係。雖然該行動計畫旨在「簡化」審查流程, 但我們仍擔心其中許多改變實際上會使這一流程變得更加繁瑣。
- 最後, 我們注意到, 由於各機構經常定期進行房產的購置與處置, 而每次辦理處置流程時都必須修改現有的IMP, 這將帶來過度的負擔。我們要求進一步澄清行政上如何運作。

AICUM的成員院校是波士頓生態系統中充滿活力的一部分, 他們非常珍視與波士頓市及居民的長期合作關係。我們期待看到機構區分區條例的下一版草案, 並會在發佈後進一步提出意見。

感謝您考慮我們提出的關切問題。

誠摯問候,
Robert J. McCarron
President and CEO

2025年2月5日

Jack Halverson
波士頓規劃局
One City Hall Square
Boston, MA 02201

親愛的Jack及波士頓市府官員：

我謹代表華埠社區土地信託，就華埠擬議分區修正案發表意見。多年來，我們組織一直與居民討論分區的規劃準則，尤其關注分區規劃如何有利於防止居民被迫搬遷、保持華埠的特色，同時又能促進社區的發展與壯大。

總體而言，對於波士頓規劃局精心制定的旨在解決上述問題的提案，我們非常讚賞。設置具有獨到特色的不同子區域，基本上符合目前的實際情況。我們也讚賞對具體尺度規定、設計準則以及分區限高的運用。

我們也很高興看到，華埠門戶特別研究區(Gateway Special Study Area)以及其他空中權區域仍然保留在華埠鄰里區內。長期以來，人們一直設想將那些高速公路沿線地塊及空中權區域作為重要的開發區域，以造福華埠社區並推動發展。我們也讚賞將成人娛樂區從華埠移除，但希望能將整個成人娛樂區從華埠邊界移除。這是一項歧視性政策的遺留問題，給社區帶來了數十年的痛苦。

最後，我們讚賞市府規劃人員在華埠設計指南方面所做的工作，該指南考慮到了構成華埠的街道景觀、建築類型和用途的多元性。然而，對我們來說，尚不清楚這些設計指南何時生效，以及它們如何與分區規劃指南相互作用。

以下是對各個擬議子區域的逐條評論。

可負擔住房覆蓋區

我們支持可負擔住房覆蓋區這一概念，即對於可負擔住房占可觀比例的專案，允許建造更高的建築。然而，我們擔心目前的可負擔性準則會導致街區持續紳士化，而且350英尺的限高與華埠大部分區域的規模不相稱。

我們提議，將最高高度設定在200英尺左右更為合適。最重要的是，對於可負擔住房占比達60%的專案，應確保其中60%的可負擔住房單元(即占專案總量的36%)針對收入為地區收入中位數(AMI)60%及以下的人群，這一收入範圍能滿足華埠居民的需求。同時，允許其他按市場價格出售或出租的單元針對收入更高的人群。進行更深入的成本效益分析至關重要，因此社區更能權衡建築高度與住房可負擔性之間的利弊。

R1: (排屋子區域)

我們支持降低R1區域的分區規劃，因為只有幾個街區有值得保護的小規模歷史街景。同時，我們認為，45英尺的限高未能區分Tai Tung對面Harrison Ave沿路不同規模的建築，也沒有考慮到Johnny Court規模小得多的情況。我們建議Oak街和Johnny Court的分區限高應降至35英尺，與其他街區的排屋子區域限高相當。允許直接建設15套居住單元也過多了，特別是考慮到已有規定允許現有不符合規定的建築按目前規模繼續保留。

對於擬議R1子區域，我們確實有一些擔憂和疑問。為什麼要禁止在樓上設置小型辦公室或社交俱樂部呢？另外，目前有幾個家族協會在二樓設有辦公室或社交空間。如果某個協會決定在其大樓內設立一個歷史遺產中心或類似的展覽空間，是否會被視為禁止的「博物館」用途？

最後，我們認為Oxford Place這條歷史悠久的排屋小街應該被納入這個子區域。目前Oxford Place位於華埠歷史保護區內。如果按照提案，將這一區域的規劃變更為社區商業區，會對Oxford Place的歷史保護產生怎樣的影響？我們理解是，根據現行的分區法規附錄C，Oxford Place街4-11號建築有資格被認定為歷史建築。那麼，擬議的子區域調整會改變任何歷史建築認定程序或選項嗎？

R10: (高密度住宅用地)

鑒於多項達到此規模的可負擔住房開發專案的現狀，將這個子區域的建築限高提升至150英尺是一種合理的做法。然而，我們不同意上述可負擔住房覆蓋區的現有參數設定。

此外，正如居民和社區宣導者在一年多前與波士頓規劃與發展局(BPDA)及市府工作人員實地考察時所指出的，將Harvard、Tyler、Kneeland和Hudson街之間的整個區域進行升級分區高度，會掩蓋Harvard街沿線排屋的小規模特性。我們認為，R-1子區域的邊界應延伸至Harvard街以北R1地塊的邊緣。

最後，由於Tyler街西側有排屋住宅區，那麼除了一小部分機構用地外，整個Tyler街是全部屬於R-1子區域，還是街道的那一側大部分屬於IS-2(機構用途)子區域？

IS-2(機構用途)

我們理解這個子區域將遵循全市性的機構準則，開發工作也將繼續受機構總體計劃流程的管理。我們希望後者的流程更能考慮當地社區的實際情況。雖然我們承認該區域以機構用途為主，但為什麼要禁止居住用途呢？例如，這排除了像Posner Hall這樣的地塊在未來進行重新開發以同時容納學生住房和居民住房的可能性。而且，鑒於目前將商業建築改成住宅建築的熱潮，Kneeland街和Harrison街周邊的一些建築總有一天可能會被改造。

CC(社區商業):

我們支持對這個區域進行更精細化規劃的理念，目前該區域大部分位於歷史悠久的華埠子區域內。鑒於該地區許多低收入居民租戶以及小型家族企業面臨被迫搬遷的威脅，這是一項重要的社區穩定措施。我們也支持設立一個社區文化商業覆蓋區，扶持本地小企業、老字號企業，以及草藥鋪和活禽店等文化用途的店鋪。鑒於居民強烈反對開設大麻藥房，我們建議在這個包含眾多住宅樓以及商業區子區域內，將大麻藥房列為禁止經營項目。

MU-10(混合用途)

由於華埠範圍內的大多數建築僅有8層或10層高，我們擔心150英尺的基準分區高度限制，無異於允許市中心進一步向華埠擴張。之前，華埠西側的Washington街就已因高樓建設而做出犧牲。升級分區高度可能會讓本就過熱的投機性房地產市場火上澆油，這將危及數百名低收入租戶以及面臨被迫搬遷風險的小型家族企業。

鑒於目前正在進行菲力普廣場的規劃工作，且居民支持該區域的綠化，我們提議將菲力普廣場從公共通行權範圍中劃出，並指定為開放空間。

就市府對這項分區修正案提案細節的關注，以及所進行的廣泛公眾參與流程，我們再次表示感謝。儘管該提案在寬泛的「華埠社區」內引發了不同階層利益的分化，但我們仍抱有希望，經過一些調整及通過後，新的分區規劃能夠達成既保護華埠歷史文化特色，又能實現積極發展的預期目標。基於此，我們鼓勵波士頓規劃局按照擬定的時間推進，完成這項歷時多年的規劃進程。感謝！

謹此，

Lydia M. Lowe

執行董事

抄送： 吳弭市長

Kairos Shen

市議員Ed Flynn

市議員Ruthzee Louijeune

市議員Julia Mejia

市議員Erin Murphy

市議員Henry Santana

2024年2月5日

透過電子郵件發送

Jack Halverson, 二級規劃師
規劃與分區部門
規劃局
City of Boston One City Hall, Ninth Floor
Boston, MA 02201

透過電子郵件寄至jack.halverson@boston.gov

主題: 華人進步會關於華埠分區修正案草案的意見

親愛的Halverson先生:

華人進步會(「CPA」)謹就《華埠分區修正案草案》¹及《華埠分區地圖草案》²提出以下意見。華人進步會是一個位於波士頓華埠的社區組織。我們致力改善華裔美國人的生活與工作條件,並讓普通社區成員參與影響我們生活的決策流程。我們的核心目標之一是穩固波士頓華埠作為工薪階層華裔移民居住核心區的地位。為此,我們積極傳達居民對於社區土地開發的心聲與關切。

華埠理應進行重新分區,重點關注可負擔住房建設、保障長期經營的本地企業的穩定發展,以及增加綠地面積。

華埠重新分區早該進行了。幾十年來,華埠一直未能享有波士頓其他歷史社區長久以來擁有的同等保護,因此,華埠一直不斷遭受機構擴張和大規模開發的侵蝕。早在1950年代和60年代,城市重建專案推動高速公路建設和機構擴張,摧毀了華埠社區大部分的歷史排屋,僅留下幾處排屋群落³。隨後,市府將臭名昭彰且危險的「Combat Zone」(紅燈區)劃入華埠的幾個街區⁴。直到1989年,市府還將華埠大部分區域規劃為機構或商業用途,凸顯了長期以來以工薪階層和移民家庭為主的華埠居民被邊緣化的處境⁵。在過去幾十年裡,市府經常為豪華住宅和機構開發商批准分區變更,使得該社區的分區保護「幾乎毫無意義」⁶。與波士頓的其他許多社區相比,華埠現行分區法規在排屋和多戶住宅子區域方面缺乏同等的高度和體量(容積率)保護⁷。

表1. 現行《波士頓分區規劃法規》中的受保護住宅子區域。

	指定住宅子區域的街區			
	排屋住宅子區域(RH)	單戶、雙戶或三戶 住宅子區域	多戶住宅子區域(MFR)	多戶住宅 / 本地服 務子區域(MFR/LS)

Chinatown ⁸	✗	✗	✗	✗
Roxbury ⁹	✓*+^	✓	✓	✓
Mission Hill ¹⁰	✓*+^	✓	✓	✓
Charlestown ¹¹	✓*+^	✓	✓	✗
Bay Village ¹²	✓*^	✗	✓	✓
Dorchester ¹³	✓*+^	✓	✓	✓
Allston-Brighton ¹⁴	*+^	✓	✓	✗
East Boston ¹⁵	*+^	✓	✓	✓
North End ¹⁶	*^	✗	✓	✓
Jamaica Plain ¹⁷	*+	✓	✓	✗
West Roxbury ¹⁸	*	✓	✓	✗
South End ¹⁹	*^	✗	✓	✓
Fenway ²⁰	*^	✗	✓	✓
Roslindale ²¹	*+	✓	✓	✗
South Boston ²²	*^	✗	✓	✓

* 將排屋納入多戶住宅子區域

+ 將排屋納入三戶住宅子區域

^ 將排屋納入多戶住宅 / 本地服務子區域

任何重新分區都必須考慮到華埠工薪階層租戶和小企業的需求，以及社區面臨的加速紳士化和居民流離失所的威脅所帶來的挑戰。對於此次重新分區而言，在解決華埠可負擔住房危機與保留街區較小規模特色之間達成恰當平衡至關重要。多年來，居民一直在呼籲增加可負擔住房，而市府完全有能力透過重新分區中提議的可負擔住房覆蓋區，推動建造更多可負擔住房單元。然而，華埠的住宅核心區域應得到與其他歷史街區同等的保護，尤其是其排屋。整體限高應量身定制，以支持當地企業的長期穩定和居民需求為宗旨，而不是為大規模的市中心開發案打造一個「過渡地帶」。

最後，重新分區必須解決社區在環境公平方面的關切。華埠由於靠近主要高速公路和交通要道，承受嚴重的空氣污染²³。波士頓市府自己的研究顯示，居民也經常受到極端高溫的影響，部分原因是缺乏綠地和行道樹²⁴。未來的規劃過程必須考慮到進一步開發對社區的環境影響。相應地，重新分區應該為打造更多綠色空間和透水性空間創造更多機會。

最終分區修正案必須保障低收入居民的可負擔住房，擴大綠地空間，並維持與華埠歷史風貌相符的體量規則。

分區修正案草案朝著與《2020年總體計劃》²⁵目標一致的華埠發展方向邁出了積極的一步²⁵。為全面實現這些重要目標，最終的分區修正案應包含以下修訂內容：

1. 將可負擔住房覆蓋區的收入資格門檻降至地區收入中位數的60% 或更低，以確保華埠收入最低的居民能夠獲得可負擔住房。

華人進步會支持設立可負擔住房覆蓋區（「AHOD」），其中包括一項要求，即一個住房開發專案若要取得限高獎勵，至少60% 的住房單元和60% 的總建築面積必須屬於「可負擔範疇」。

然而，擬議的100% 地區中位數收入（AMI）的收入限制過高，無法滿足華埠低收入人群的需求。華埠的家庭收入中位數僅為48,636美元。大約67% 的華埠家庭收入低於10萬美元²⁷，貧困率高達24%²⁸。在最近一項針對華埠居民關於城市重新分區提案的調查中，71% 的受訪者傾向於將住房的可負擔門檻限制在30% AMI，而其餘29% 的受訪者表示，真正可負擔意味著不超過60% AMI。目前100% AMI的門檻是單身家庭收入為114,250美元，四口之家為163,200美元²⁹。在像華埠這樣以工薪階層為主的社區，針對收入超過15萬美元家庭的住房單元不應被認定為「可負擔住房」。

目前針對擬議的可負擔住房覆蓋區（AHOD）所設的100% 地區收入中位數（AMI）收入限制，有可能鼓勵開發那些在市府看來「負擔得起」，但是華埠住房最無保障的社區成員以及波士頓居民卻仍然無法企及的住房。因此，我們極力建議將AHOD的收入資格門檻降至60% 或更低。降低門檻將確保受益於AHOD限高獎勵的住房專案，對於那些最需要住房保障的華埠居民而言，真正能夠負擔得起。

2. 將AHOD限高獎勵R-10和MU-10子區域高度限制降至100英尺。

AHOD限高必須降低，相應地，R-10和MU-10分區基準限高也應降低。在這個問題上接受調查的大多數華埠居民（91%）提議，將R-10和MU-10的建築整體高度限制在100 - 150英尺。如下文所討論，華人進步會提出的高度限制既能回應社區需求，又不會過度限制可負擔住房的開發。

雖然根據擬議AHOD進行的可負擔住房開發總體上會受到歡迎，但是擬議的高度限制過高，令人難以接受。在擬議的R-10和MU-10子區域內，若允許任何建築專案高度達到350英尺，將與現有的街景嚴重不協調，因為目前大多數建築不超過8到10層樓高。如果不改變AHOD的限高獎勵和AMI限制，綜合來看，擬議的覆蓋區將促成大規模開發，進而導致當地社區居民流離失所。因此，我們建議將AHOD限高獎勵限制在R-10和MU-10基準建築限高之上100英尺。

相應地，針對R-10和MU-10子區域所提議的150英尺高度限制，也可能會致使未來依法可進行的開發案從根本上改變社區的樣貌，這一點令人擔憂。儘管我們承認重新分區不應維持現狀一成不變，但鑒於華埠本就很容易受紳士化影響，未來的開發應以一種不會加速社區居民流離失所的方式推進，這點同樣至關重要。必須連同AHOD降低這些高度限制，以確保建造當地租戶能夠負擔的住房單元。100英尺的基準建築高度限制將更自然地推動與華埠規模相符的開發案，並實現維護當地商業穩定性的目標。將R-10和MU-10的最大建築高度限制在100英尺，而AHOD限高獎勵最多100英尺，這樣就能確保華埠的建築高度不超過200英尺，這樣有助於保護社區特色，避免可能導致街區紳士化的開發案。

3. 進一步使擬議的R-1子區域與華埠排屋的歷史風貌相符。

我們讚賞設立R-1子區域以保護華埠的歷史排屋。然而，與Bay Village、Charlestown、Dorchester、Mission Hill和Roxbury對排屋更為有力的保護措施不同，擬議的R-1子區域的一些規定仍然允許可能從根本上改變現有排屋結構的新建或翻新工程。波士頓規劃與發展局應在最終分區修正案中對R-1子區域做出以下修改：

- 在R-1子區域內，將Oak街、Johnny Court和Oxford Place沿線的房屋最大建築高度限制在35英尺，與目前的建築情況以及全市排屋子區域現有的高度限制保持一致。
- 將歷史悠久的Oxford Place排屋劃入R-1子區域（目前提議將其劃入CC分區），並設定35英尺的建築高度限制。
- 減少R-1子區域允許合法修建的單元數量。目前的提議允許修建15套單元，這個數量太多了。

4. 擴大綠地覆蓋範圍，以促進華埠的公共衛生與環境公平。

《2020年總體計劃》確定將擴大公共空間，尤其是綠地，作為華埠未來十年發展的優先事項³⁰ - 這樣做有充分的理由³¹。華埠空氣污染負擔過重，而且該社區極易受到極端高溫 and 洪水的影響，隨著氣候變化加劇，情況還會愈發嚴峻³²。

增加樹木覆蓋率、植被以及可滲透地塊面積，將有助於改善華埠的公共衛生狀況並增強環境恢復力。對於在R-10和MU-10子區域設定可滲透地塊面積和室外宜人空間最小值的提議，華人進步會非常讚賞。為最大程度發揮綠地潛力，波士頓規劃局應考慮要求可滲透空間和戶外休閒設施空間的一部分包含植被或樹木覆蓋。

此外，華人進步會已將菲力普廣場確定為進一步開發成開放空間的重點區域。為實現這一目標，波士頓規劃局應依據第33條，將菲力普廣場劃定為開放空間 - 城市廣場(OS - UP)子區域。

5. 作為對社區關切的回應，限制酒店和大麻經營場用途。

華人進步會進行的社區調查顯示，居民極擔憂社區內酒店和大麻經營場所的擴張，73%的補充意見都對這些用途提出了擔憂。鑒於在過去市府決定將紅燈區Combat Zone設立在華埠，對當地居民帶來嚴重困擾。如今將大麻經營場所和酒店引入社區，可能會降低常住居民的生活品質，延續了社區需求長期被邊緣化的狀況。反之，華埠居民表示希望增加當地雜貨店、餐廳、小型零售店，以及其他有助於社區發展的商業設施。

因此，華人進步會支持在R-1、R-10和CC子區域限制酒店及大麻經營場所用途的提議，以及在MU-10子區域對大麻經營場所用途進行有條件限制的提議。然而，我們敦促波士頓規劃局恢復酒店（無論大小）在MU-10子區域有條件使用的規定。正如社區大多數人反對在Harrison Avenue 15 - 25號擬建酒店所顯示的，波士頓規劃局不能認為在MU-10分區將酒店作為依法可進行的用途，將有助於實現華埠的保護與發展目標。

結論

華人進步會讚賞波士頓規劃局努力將華埠社區的優先事項和關切融入這個具有歷史和文化意義街區的新分區計劃。R-1和CC子區域、R-10與MU-10中的高度和地塊面積限制，以及開放空間要求，對於維護街區的特色、擴大可負擔住房規模和促進公共健康尤為重要。我們期望波士頓規劃局能採納上述建議，最終確定一項全面滿足工薪階層社區需求的華埠分區修正案。

我們敦促波士頓規劃局進行更多的公眾參與活動，包括在華埠舉行便於語言溝通的當面公開會議，以確保社區成員充分瞭解波士頓規劃局在敲定華埠新分區計劃方面的進展與意圖。我們期待能在這項重要工作上繼續與波士頓規劃局保持交流。

謹此，

Karen Y. Chen

執行董事

華人進步會

註腳

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6. Bethany Y. Li等人《華埠的過去與現在:波士頓、紐約和費城的紳士化》第8-9頁(2013年),
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7. 見表格1。
8. BOSTON ZONING CODE § 43-6.《波士頓分區法典》
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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.
16. BOSTON ZONING CODE § 54-8.
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23. 見Aimee Moon《研究顯示華埠處於無監管空氣污染物的「高暴露區」》, WBUR(2022年4月1日) <https://www.wbur.org/news/2022/04/01/boston-chinatown-pollution>.
24. 波士頓市府《波士頓抗熱解決方案》第88頁(2022年4月),
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25. 總體計劃中所述的社區目標包括以下內容:

- 將華埠發展為歷史文化區，彰顯作為移民工薪階級家庭聚居核心社區的歷史。
- 最大限度地在公共及社區支配的土地上開發可負擔住房，尤其優先考慮為低收入家庭提供住房。
- 保留華埠現有每一套補貼住房，並妥善確保可負擔住房的長期供應。
- 尋找機會將房產從私人市場中撤出，保障可負擔住房的長期需求。
- 提升社區健康水準與生活品質，包括進行綠化、改善開放空間、優先保障行人安全、減輕空氣污染以及應對氣候變化的規劃。

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26. 基於2017-2021年美國社區調查(ACS)的5年資料。見波士頓規劃與發展局研究部,《波士頓概況:各社區情況》第23頁(2023年),
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27. 同上
28. 同第25條。
29. 波士頓市《收入與租金限制(2024年10月15日)》
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31. 見美國環境保護署的EJSCREEN, <https://www.epa.gov/ejscreen>.
32. 見都會區規劃委員會《大波士頓地區氣候脆弱性》。
<https://climate-vulnerability.mapc.org/>.

致： Nupoor Monani, 波士頓規劃局總體規劃與政策副主任
 Kathleen Onufer, 波士頓規劃局分區規劃副主任
 Jack Halverson, 波士頓規劃局二級規劃師

抄送： Kairos Shen, 波士頓規劃局首席規劃師兼局長
 Devin Quirk, 波士頓規劃局副首席規劃師

寄件者：Tom Yardley, Longwood Collective區域規劃與發展副總裁
 Abby Oliveira, Longwood Collective土地利用與永續發展資深規劃師

主題：關於第34條：機構區分區草案的意見

日期：2025年2月5日

謹代表Longwood Collective (LC) 及其成員機構，感謝你們給予機會，就作為華埠分區條文與地圖修正案一部分的機構區新分區條例草案(第34條)發表意見，同時感謝你們多次與Longwood Collective團隊會面，以澄清資訊並解答我們的疑問。此外，我們很感激評論期的延長，使我們有更多時間評估該提案對Longwood各機構可能產生的影響，並就分區規劃用語的潛在調整，與市府規劃局工作人員合作。

本備忘錄旨在達成兩個目的：其一，基於與市府規劃局工作人員的溝通，闡述新分區規劃對Longwood醫療與學術區以及Longwood區域內機構總體計劃(IMP)的影響；其二，針對擬議的新分區條例提供建議性的修訂標註，我們認為這些修訂能夠澄清機構分區的意圖，並且最大程度降低與IMP工具產生衝突的可能性。

擬議機構區分區規劃背景

市府發佈了華埠分區規劃條文與地圖修正案草案，其中包含新的第34條機構區內容，該區域規劃涵蓋了華埠內塔夫茨大學(Tufts University)和塔夫茨醫療中心(Tufts Medical Center)現有機構總體計劃區域的部分地段。我們知道，隨著時間推移，市府計畫在市內其他區域採用新的IS-1和IS-2分區，這樣做主要是為了解決過時的分區規劃與現有機構用途之間長期不一致的問題，特別是在那些被非機構和住宅用途街區圍繞的機構用途區域。我們從市府瞭解到，雖然在上述地區需要設立機構區，但在Longwood區等根據機構總體計劃學術和醫療機構高度集中的地區，需要採用不同的方法來體現在已確立的密集機構區進行分區的必要性，這一點很有幫助。

1) 評論主題：與IMP的衝突及對Longwood的不適用性

儘管先前已確認，在沒有進一步規劃研究以掌握該區獨特背景的情況下，並無計畫將機構區的措辭應用於Longwood醫療與學術區，但是以下意見旨在進一步強調Longwood地區的特殊情形，顯示若按現有草案將該分區措辭用於Longwood地區，會使這些措辭不適用實際情況。

- **Longwood**是一個社區，其中包含多家相鄰的機構。在與市府規劃局工作人員的討論中，大家都認可Longwood與華埠的塔夫茨大學和塔夫茨醫療中心，以及其他位於社區內類

似情況的機構截然不同。Longwood本身就是一個社區。除了一側與Mission Hill相鄰外，Longwood周邊並無其他社區，而與Mission Hill相鄰的機構地產已被納入IMP範圍。它與相鄰社區之間由主幹道和部分Emerald Necklace公園隔開。因此，對機構院區邊緣房產的疑慮並不適用。

- **Longwood的「分區屬性變更」(De-accessioning)**一直透過IMP管理，並增添了相容用途。在Longwood地區，從IMP劃出的土地，其用途通常從教育用途轉變為支持Longwood地區的研究、生命科學及臨床需求的用途。以下附有一張地圖。隨著Simmons Residential Campus重新開發為辦公、生命科學及住宅用途，預計這一趨勢還將繼續。

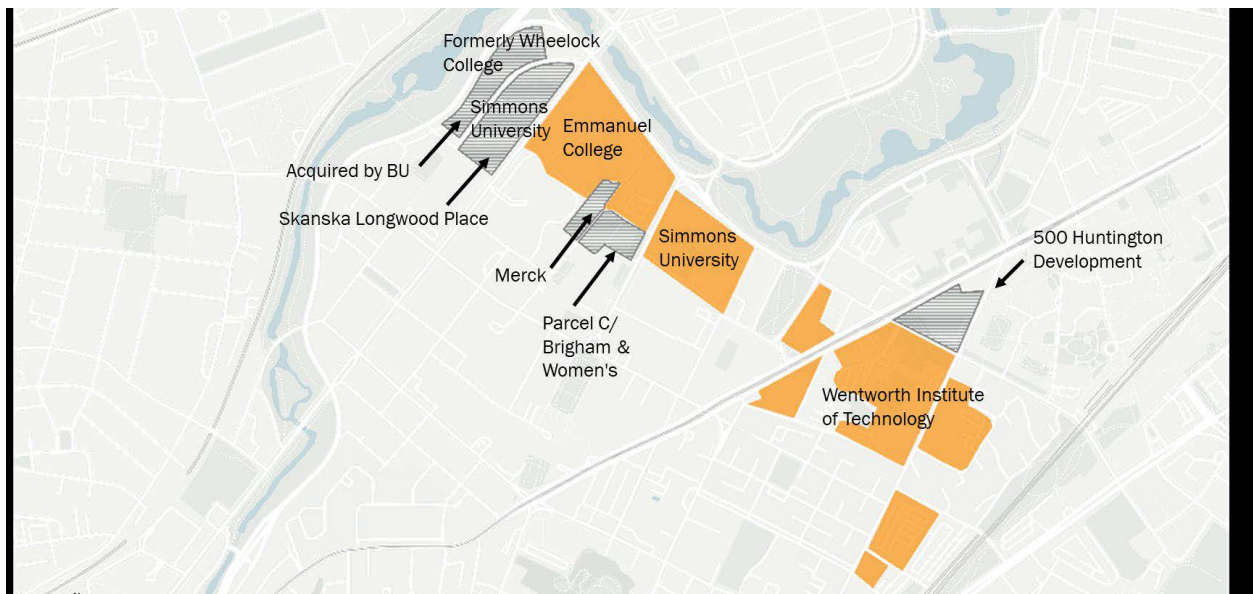


圖1 2010年以來Longwood地區原機構用地情況

這凸顯了Longwood地區的任何重新分區中，將研究實驗室列為允許用途的重要性。

- 機構分區與機構邊緣分區。我們感謝對機構分區所做的解釋，特別是對那些不屬於IMP範疇的機構建築進行規範的意圖，這類建築通常位於主校區邊緣的過渡區域，並毗鄰周邊社區。
- 時間安排。在與市府規劃團隊的會議中，各方一致認為目前沒有立即改變Longwood基礎分區規劃的計畫。我們代表成員機構支持這一做法，尤其是鑒於上文所述，Longwood地區與華埠的情況及周邊土地用途差異很大。
- 規劃研究。各方一致認可，如果要對基礎分區進行任何改動，都應該進行廣泛的規劃流程（包括健全的利益相關者參與流程、定期的參與機會，以及一套明確的專案目標，以反映Longwood的獨特需求以及市府的規劃目標）。這將提供契機，確保任何新的分區規劃都能最恰當地體現Longwood獨特的建築風貌，以及研究、臨床與學術空間的融合特色。
- **Longwood專屬機構分區區域。**目前，作為華埠重新分區以及設立新的獨立機構區分區條款的一部分，提出了IS-1和IS-2機構區。根據針對Longwood的土地使用研究結果，我們預計Longwood將被劃分為完全不同的區域，例如IS-3，以體現其獨特的需求和實際情況。

- **IMP**優先於基礎分區。在討論中澄清了IMP總是會取代並優先於第34條規定，這一點很有幫助。我們建議在分區規劃條文(如下紅線標註處)中闡明這項表述並編入法規。我們認為，在未來Longwood任何可能的重新分區中，也應適用同樣原則。

2) 建議分區條文(附後)

如我們最近與市府的某次會議所討論的，請查看附件中針對第34條分區條例的建議修訂標註。

第34 - 1節 - 機構區的目的。

我們附上了對措辭的一些調整，以澄清目的。例如添加「在機構區相鄰區域內」，並刪去「限制成長」，這反映了我們與市府交流的結果。

第34 - 1節A和B部分。

我們對這兩個小節進行了編輯，以澄清IS-1和IS-2區體現了兩種不同的校園類型。IS-1是低密度、四合院式校園，IS-2是較高密度的市區校園。我們也進行了編輯，以反映我們的理解，即醫療和學術機構在這上述兩類區域中都是被允許的。

新增第34 - 2節E部分。

我們新增了一個小節，澄清機構總體計劃(IMPs)優先於第34條。這是我們建議修改內容中最關鍵的部分。新的分區規劃必須承認IMP不僅是目前推動本市機構校區發展的土地利用工具，而且依據《第80條改革法案》，也是未來的工具。

刪除第34 - 3節. 機構區設計審查規定

我們建議刪除針對1,000平方英尺小型專案的特殊審查門檻。從機構層面來看，我們認為並無此必要，而且在實際作法中，執行這一規定會面臨許多困難。

第8 - 3節 用途規定。

正如在會議中所討論的，研究是Longwood教學醫院以及Longwood地區內非機構地塊的核心功能。因此，我們建議對用途表進行調整，將研究實驗室從「有條件使用」改為「允許用途」。

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 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”).~~

透過電子郵件寄至：

波士頓規劃局

One City Hall, Ninth Floor

Boston, Massachusetts 02201

收件人：總體計劃與政策副主任Nupoor Monani

分區規劃副主任Kathleen Onufer

波士頓規劃局二級規劃師Jack Halverson

主題：機構區分區草案(擬議第**34**條)

親愛的Monani副主任、Onufer副主任以及Halverson先生：

Mass General Brigham很感謝有機會代表我們在波士頓市的成員機構，就《華埠分區條文修正案》中機構區新的分區規劃草案條款(第**34**條)發表意見。我們也感謝你們在2024年12月18日抽空與我們不動產團隊成員會面，讓我們能更好地理解第34條通過背後的意圖與目的，以及你們對市內未來可能新增IS-1和IS-2分區區域的設想。

Mass General Brigham致力提升波士頓市及整個麻塞諸塞州患者和社區民眾的健康與福祉。MGB醫療系統旗下的各機構在波士頓市擁有並使用著多處場地(分佈在Charlestown、the West End、North Station Economic Development Area、Brighton、the Longwood Medical Area以及Jamaica Plain等地)。我們珍視在這些地區與社區建立的長期友好關係。在許多地方，我們依據《波士頓分區法典》第80D條，透過機構總體計劃(IMP)流程，以周全且透明的方式，就我們的院區規劃與市府及當地社區展開溝通；同時，我們也借助IMP覆蓋區這一工具，確保溝通成果能以分區規劃的形式留存下來。雖然我們瞭解到，在目前的分區規劃提案中，MGB旗下沒有任何物業會被納入IS區，但考慮到未來這一分區類別可能會擴展到其他街區，我們特此發表意見。

Longwood Collective代表Longwood醫療和學術區的各機構發表了意見，其中包括作為Mass General Brigham(「MGB」)創始成員之一的Brigham and Women's Hospital。MGB支持這些意見，尤其是對第34條草案提出的文字修訂建議。這些修訂將使針對已制定機構總體計劃的機構所實施的擬議分區規劃，在應用過程中更清晰且可預測。此外，我們代表分佈在全市、可能適用不同分區規劃和社區規劃流程的成員機構，希望在這些意見基礎上補充以下額外考量因素：

1. MGB感謝工作人員在12月18日會議上的發言，亦即新的IS分區規劃將作為支持和引導機構發展的工具，而非限制其發展。尤其有益的是，我們瞭解到市府無意利用IS區來限制哪些房產可納入IMP。透過制定 / 修訂 / 更新IMP所涉及的全面社區流程，本可助力我們的機構實現負責任的發展，但利用第34條來限制IMP，非但無益於此，反而會讓我們的成員機構在滿足服務所在社區所必需的資金需求時困難重重且成本高昂。此外，這還可能給現有機構校區周邊的商業地產帶來額外的困擾。

2. 除了按照Longwood Collective的建議，在機構區將研究實驗室列為允許用途之外，我們建議將醫療辦公用途也列為法定允許用途。這與波士頓市府所宣稱的目標相符，即承認機構院區邊緣的私人用途（例如，用於出租行政辦公室的建築物）往往對機構本身具有支持作用。就Mass General Brigham的成員機構而言，並非所有這些支持性功能都能歸入醫院或診所用途類別。
3. 最後，我們贊同Longwood Collective的聲明，以及12月會議上與工作人員討論的內容：在沒有經過全面、公開的社區流程，以及審慎考量具體情況是否適合採用這種新分區規劃之前，新的IS分區不應該也不會在其他地方進行規劃。我們理解，對於市府在Dorchester社區的Carney Hospital地塊以及Brighton社區的Saint Elizabeth地塊所面臨的挑戰而言，機構用途分區或許是合適的解決方案，這兩個地塊都受到了去年Steward Health Care破產申請的影響。然而，在全市內的一些社區，現有的分區規劃工具 - IMP覆蓋區 - 已然達成了市府引導機構發展、促進與周邊社區相容以及讓社區參與地方規劃工作的目標。因此，我們鼓勵市府在這些社區謹慎應用這一新的用途類別。如果在有Mass General Brigham機構用途的社區提議設立IS區，我們懇請能有機會參與全面的社區規劃流程。

感謝你們考慮我們提出的修改建議。我們期待攜手合作，確保MGB及所屬機構能夠在波士頓市繼續穩健發展，並作為社區合作夥伴和經濟發展推動者來支持市府。

謹此，

Niyum Gandhi

財務長

2025年2月5日

Jack Halverson

二級分區改革規劃師

波士頓規劃局

親愛的Halverson先生：

我謹代表塔夫茨醫療中心，感謝有機會就華埠分區條文修正案草案，包括擬議的第34條，提供回饋意見。塔夫茨醫療中心長期以來一直為華埠居民提供服務，並與各類社區組織合作，以滿足他們的醫療保健需求。我們認可並重視華埠重新分區規劃的目標，該目標旨在促進社區發展，同時保留其文化特色。在您敲定修正案之際，我們希望以獨特的視角與您分享一些看法。

交通用途規定

我們希望表達我們對禁止在新的R-1和R-10住宅分區建造獨立停車庫的提議的關切。這些住宅子區域將與新的IS-2機構子區域相鄰，目前我們透過Tufts Shared Services的合作夥伴在IS-2分區經營停車場。修正案稱，R-1和R-10「並非旨在成為需要獨立停車場的重要商業目的地」，但我們的停車場設施對於滿足患者和醫護人員的日常需求扮演關鍵的角色。如果該提案得以實施，我們將無法續簽停車場經營執照，這會危及患者和醫護人員前往醫療中心的便利性。

IS-2區容積率限制

我們也對將IS-2區的最大容積率從8降低到4的提議表示關切。這一變化意味著大幅的分區降級，與我們作為位於人口稠密的都會區且土地供應有限的學術醫療機構的使命不符。修正案雖體認到高容積率和建築面積對我們這類機構的重要性，但仍建議將最大容積率降至「低於周邊大部分區域以及機構自身現有水準」。這樣的降幅將嚴重損害我們的營運、財務穩定，削弱我們為眾多需要照料的弱勢患者提供服務的能力，還會限制我們針對社區不斷變化的醫療需求進行投資的能力。我們建議重點關注建築高度和樓板面積的規定，以更好地契合實際情況。

研究實驗室

我們進一步擔憂的是，研究實驗室被歸類為「有條件使用」。研究實驗室對於學術醫療機構的使命和營運至關重要，我們認為，應將研究實驗室規定為「允許用途」，以此體現它們的關鍵作用。

將IMP在IS-2 優先於基礎分區的規定編纂成法

鑒於討論的複雜性，我們懇請波士頓規劃局對分區草案進行修改，明確表明在確定IS-2區內校園的分區、允許用途(包括交通和研究實驗室功能)以及建築尺度控制方面，第80條規定的機構總體計劃(IMP)流程具有優先權。在2025年2月4日星期二由規劃局召開的最近一次會議上，我們很高興聽到規劃局打算確認IMP流程將始終優先於基礎分區。我們敦促規劃局確認基礎分區的變更不會給將IMP作為解決上述複雜問題的主要工具帶來更多問題。透過廣泛的利益相關者參與，IMP流程成功地指導了我們的城市開發，確保在最終協議中考慮到各種不同的觀點。透過確認IMP作

為我們校園的主要土地用途架構優先於第34條, 我們既能更好地滿足我們安全網醫院的需求, 又能使重新分區工作能夠按計劃推進, 為更廣泛的社區和城市服務。

感謝您考慮我們的意見。如果您有任何疑問, 或需要我們提供更多資訊, 請隨時透過電話 (617) 359 - 8623或電子郵件elizabeth.bahnuk@tuftsmedicine.org與我聯繫。

謹此,

Elizabeth Bahnuk, AIA, LEED AP

設施與支援服務執行總監

塔夫茨醫學中心

塔夫茨醫療中心

2025年2月5日

Kathleen Onufer, 分區副主任
波士頓規劃局
1 City Hall Square, 9th Floor
Boston, MA 02201

主題: 華埠擬議重新分區流程

親愛的Onufer女士:

謹代表我們在塔夫茨大學的團隊, 感謝規劃局在過去兩個月中與我們會面並商討分區規劃變更提案, 這些變更將影響我們位於華埠的健康科學園區。我們感謝有機會與貴局的工作人員, 尤其是Jack Halverson以及規劃局的其他人員進行交流對話。

如之前所討論的, 我們將就擬議的華埠分區條文和地圖修正草案提出一系列正式意見。這些草案目前發佈在規劃局的「華埠重新分區進程」網頁上, 其中包含新的分區規劃第34條: 機構區的文字內容。

如您所知, 在過去一個月, 我們也與一些同行高等教育機構進行討論, 同時也想提及2025年2月5日的AICUM意見函, 我們也是該意見函的簽署方。

我們一直與華埠社區的眾多利益相關者保持極為良好的合作關係, 並且對我們長期建立而且不斷鞏固的眾多社區合作計畫深感自豪。

需要聲明的是, 提出這些意見和問題的目的是避免對我們房產未來開發施加更多限制。雖然我們清楚, 透過既定的機構總體計劃(IMP)流程, 取消某些用途並在目前的基礎分區中改變現有的尺寸規定, 可以有效地繞過或「修改」所有擬議的尺寸規定和用途, 但透過取消目前基礎分區內的某些用途並更改現有尺度規定, 市府實則為未來與市府以及我們所在社區的討論設定了一種預期。

首先, 我們認可貴團隊在會議中討論並達成一致的各項修改。具體內容如下:

- 在第34條中增加並加強有關機構總體計劃(IMP)的措辭, 以明確第80條和既定的IMP程式優先於這一新條款中的任何內容。在這種情況下, 我們也希望交叉引用規劃局第80條行動計畫草案, 該草案旨在為教育機構及其相關的IMP創造更靈活的流程。
- 確認IS-2子區域既適用於醫療機構, 也適用於學術機構。
- 同意取消觸發小型專案審查設計審查要件的1,000平方英尺面積門檻(見第34-3節)。
- 修改兩個機構區的用途規定表(包含在《第8條: 用途規定》中), 使其涵蓋: 允許設立藝術工作室、自動提款機、銀行、大型雜貨店、藝術家居住兼工作室、中型零售店、中小型辦公室以及中型娛樂 / 活動場地。

- 我們瞭解到，工作人員仍在考慮重新審議其他一些用途的變更(包括大型辦公樓、大型零售店、研究實驗室、小型酒店和室內娛樂設施)；我們重申，希望在這些用途方面保持靈活性，理解這一訴求出於我們將來可能想要出租部分的物業。

以下是我們提出的重要意見，希望能被納入下一輪也是最後一輪的文字修訂中：

擬議用途修改

- 我們對第8條：用途規定的擬議修改表示關切，特別是其中涉及取消目前位於華埠住宅子區域內的部分校園(Posner Hall所在地)的現有規定允許的合法住宅用途。正如我們在上述意見中所指出的，我們力求在自有房產的使用上保持廣泛的靈活性，例如教育、臨床、研究以及居住用途。我們希望現行分區規劃中所涵蓋的用途能夠保留，因為這些用途提供了更大的靈活性，有助於我們未來能夠活用房產資源。
- 此外，從城市規劃的角度來看，我們不明白為何市府要設置限制城市社區住宅開發的規定(該社區可能是理想的未來住宅開發之地)。
- 作為我們對住宅用途意見的總結，我們極力敦促您重新考慮在擬議的IS-2子區域中允許住宅用途。

擬議密度修改

- 由於我們位於華埠的健康科學校園(因此也包括我們擁有的物業)已經位於密集的城市環境中，因此我們不理解降低享有規定允許的容積率(FAR)的理由。例如，目前Posner Hall地塊的容積率為6.0/8.0，該地塊位於華埠住宅子區域內。而IS-2子區域的分區提案則試圖將容積率限制在4.0。
- 4.0的容積率意味著我們自有房產的密度大幅降低。未來我們校園的任何開發專案都必須在經濟上可行。將基礎容積率減半會大幅削弱我們開發這類房產的能力。
- 我們瞭解到，您正在考慮取消IS-2子區域對建築容積率的限制，轉而提議155英尺的最大限高(最大樓面面積仍有待確定)。我們極力呼籲您考慮將最大樓面面積設定為32,500平方英尺，以便未來的開發專案在經濟上可行，同時又不會破壞社區現有的城市風貌。

如上文所述，我們提出上述意見，希望繼續作為市府的合作夥伴。

感謝您對此事的關注。

謹此，

Liza Perry

政府與社區關係副主任

抄送：波士頓市市長吳弭

Kairos Shen, 首席規劃師

Devin Quirk, 副首席規劃師

Nupoor Monani, 開發審查資深副主任

Jack Halverson, 二級規劃師

華埠重新分區:更新的分區修正案草案

瞭解因公眾參與而對擬議華埠分區修正案草案所做的更新。

2024年2月5日

Kairos Shen, 規劃主管
波士頓市
1 City Hall Square, 9th Floor
Boston MA, 02201

事由: **NAIOP**對市中心和華埠重新分區工作的意見

親愛的Shen主管:

美國全國工業和辦公物業協會 (NAIOP) 麻塞諸塞州分會, 即商業房地產開發協會, 感謝波士頓市及波士頓規劃局(規劃局) 致力推進第80條大型專案審查流程的現代化。在過去兩年中, NAIOP的成員參與了規劃局的意見徵集活動, 加入了第80條指導委員會; 參與了工作會議和焦點團體討論, 並回覆了發給開發業界的調查問卷。負責指導這項進程的規劃局工作人員齊心協力, 積極與所有利益相關者溝通, 並促使他們參與。NAIOP期待繼續與各方攜手合作, 推動第80條流程的實際改革, 確保流程清晰明確、可以預測, 而且及時。

因此, NAIOP擔心, 雖然這個多階段的進程仍在進行中, 但是市府卻在兩項社區規劃工作中試圖推進可能不一致的第80條分區變更。針對市中心和華埠區提出的分區修正案各自包含會改變第80條全市性分區關鍵條款的内容, 而不僅僅限於市中心區和華埠區。

NAIOP擔心, 由於涉及華埠及市中心區域的擬議第80條變更是透過特定區域的分區規劃工作推進的, 這些變更並未得到廣大利益相關者的全面審視, 或聽取社區成員以及受監管社區成員的意見。

此外, 擬議的華埠重新分區設立了新的全市性分區類別, 其中包括為大學院校和醫院設立的「機構區」。NAIOP認為, 鑒於規劃局似乎計畫在全市推行這一概念, 因此應交由廣泛的利益相關者進行審慎考量。重要的是, 就目前擬定的内容而言, 提議設立的機構區會損害機構出售部分房產或進行土地租賃以籌集資金的能力, 進而嚴重限制機構區內的非機構用途。在未探討對全市影響的情況下, 就將這個概念納入一個社區的分區規劃條例, 似乎會造成社區之間的差異, 這與市府宣稱重新分區過程透明化的目標相悖。

NAIOP堅信, 任何將對全市產生影響的擬議分區變更都應透過更新第80條並使其現代化的工作來解決, 其中包括廣泛的利益相關者溝通和參與。基於上述原因, NAIOP敦促規劃局, 在將華埠

和市中心的分區提案提交表決之前，刪除其中第80條的相關表述。反之，應針對這些類別另外進行利益相關者的參與流程，以確保所有受影響的利益相關者都有機會且能夠對提案發表意見。NAIOP也促請規劃局從華埠分區提案中刪除擬議的第34條。這將使各地區的具體工作得以推進，同時透過更廣泛的第80條現代化進程，加快對第80條擬議修改的審議。

NAIOP麻塞諸塞州分會代表從事商業地產開發、所有權、管理和融資公司的利益。NAIOP擁有1,800多名成員，涉及辦公、研發、實驗室、工業、綜合用途、多戶住宅、零售和機構空間。

NAIOP期待作為利益相關者繼續參與第80條審查流程。如果您想進一步瞭解我們的意見或我們對其他立法優先事項的立場，請隨時聯繫我本人或NAIOP公共事務政策副總裁Anastasia Daou。

謹此，

Tamara C. Small

執行長

NAIOP麻塞諸塞州分會，即商業房地產開發協會

附錄

TO: Jack Halverson, Boston Planning Department

Hong Lok House租戶請願書
由28位租戶簽署
[請按此處返回主文件。](#)

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

- ☐ Zoning subdistricts are important because there are different scales, needs, and issues for different blocks. A small row house street is different from a more commercial or institutional block.
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- ☐ Chinatown is an extreme heat zone and we need some green open space, including Phillips Square.

以下是我对于华埠重新分区草案的意见：

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

Signed 签名 Li yun Zhang

Address地址 15 Essex St # 404 Boston MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Lai King Li

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Signed 签名 Lin Xia Ma

Address地址 15 Essex St #410 Boston MA 02111

TO: Jack Halverson, Boston Planning Department

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Signed 签名

King P. Lehan

Address地址

503

15 Essex St.

TO: Jack Halverson, Boston Planning Department

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Address地址 15 Essex St 410

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Signed 签名

Qing Lam Yu

606

Address地址

15 Essex St #606

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Signed 签名 梅云柳

Address地址 #705

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

ZHUXIU CAI

Address 地址

#301

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 陳月英

Address地址 #610

15 Essex St.

TO: Jack Halverson, Boston Planning Department

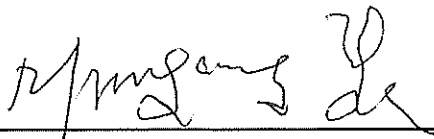
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Signed 签名



Address地址

#606

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Paizhen Li

Address地址 15 Essex St PT#205

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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

TO: Jack Halverson, Boston Planning Department

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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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- ☒ 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 Shitao zhy

Address地址 # 411

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 Xumel Ye

Address地址 # 804

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 SIL FAN CHOY WONG

Address地址 # 409

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Chen Pixin

Address地址 15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Yue Li Wong

Address地址

#208

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Kim Wah Yee

Address地址 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

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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. _____

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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

蔡雅慈

Address 地址

#204

15 Essex St

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

- ☐ Zoning subdistricts are important because there are different scales, needs, and issues for different blocks. A small row house street is different from a more commercial or institutional block.
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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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- ☒ I support a zoning height of 60ft for R10.
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Signed 签名 Yin Heng Sun Huro

Address地址 330 Tremont St, A1001

Boston, MA 02116

TO: Jack Halverson, Boston Planning Department

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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

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Quyn Dava Tam

Address地址 330 TREMONT ST APT B208
BOSTON MA 02116

TO: Jack Halverson, Boston Planning Department

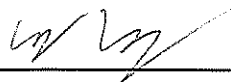
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Signed 签名



Address地址

330 Tremont St, Alcob, Boston, MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名

So Qin Cu

Address地址

330 Tremont St APT A304 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Jani M. Tavel

Address地址 230 TREMONT ST 13407 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

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Signed 签名

Shixian Sheng

Address地址

330 Tremont St. Apt A906

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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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

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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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 Y. Wang, Sak

Address地址 330 Tremont St Apt B1104 Boston MA 02116

TO: Jack Halverson, Boston Planning Department

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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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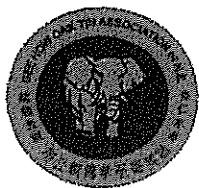
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- ☒ 对于MU-10区域（介于 Beach St 必珠街和 Essex St 益石士街之间），我认为150英尺的高度限制仍然过高，因为华埠区域内的建筑物大多仅为8-10层高。
- ☒ 我支持 R10 的分区高度为 80 英尺
- ☒ 我支持设立可负担住房覆盖区，但建议将高度限制设在 120 英尺之间，而非350英尺！同时，项目必须确保至少60%的单位属于可负担房屋，且其可负担程度要切实满足华埠居民的需求，例如面向收入中位数60%及以下的家庭。
- ☒ 华埠是一个极端炎热的城市热岛区，我们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 Fia Jumerai

Address地址 330 Tremont St Apt A905 Boston MA 02116

華埠商會請願書1
由11人簽署
[請按此處返回主文件。](#)



紐英崙至孝篤親公所
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

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,

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

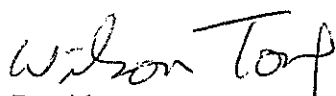
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We as a community fully support the recommendations attached with this letter.

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

Dear Mr. Halverson,

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

Sincerely,

James Chan
President



Properties Owned in Chinatown:

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

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

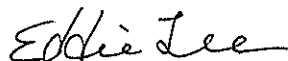
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Eddie Lee
President of Lee Family Association

Properties Owned in Chinatown:

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

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

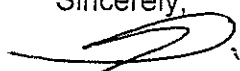
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Name (Please Print)

Limin Chen

Properties Owned in Chinatown:

41 BEACH STREET, BOSTON MASS
66 HARRISON AVENUE, BOSTON MASS (CORNER CAFE)

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

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,



Name (Please Print) JANE Leung

Properties Owned in Chinatown:

199 Harrison Avenue, Boston, MA 02111

波士頓阮氏公所

GOON SHEE ASSOCIATION

10 OXFORD PLACE, 1ST FLOOR

BOSTON, MA 02111

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

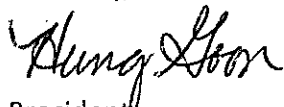
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We as a community fully support the recommendations attached with this letter.

Sincerely,


President

Properties Owned in Chinatown:

10 Oxford Place, Boston, MA 02111

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

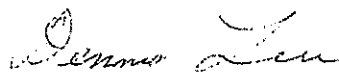
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Name (Please Print) Dennis Lui (Chairman 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

Dear Mr. Halverson,

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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

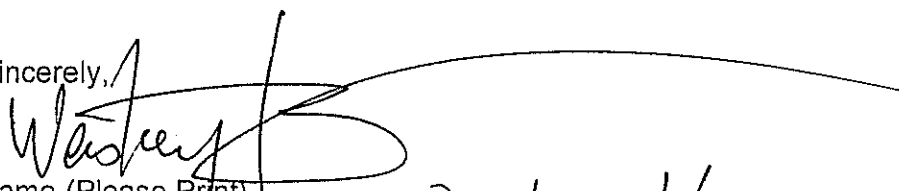
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We as a community fully support the recommendations attached with this letter.

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

Dear Mr. Halverson,

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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

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

Dear Mr. Halverson,

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



Sincerely,



Name (Please Print)

Properties Owned in Chinatown:

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

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

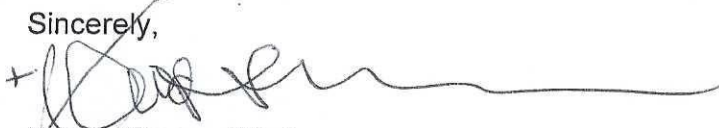
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Name (Please Print)

Properties Owned in Chinatown:

19 HUDSON STREET BOSTON
21 HUDSON STREET BOSTON
23 HUDSON STREET BOSTON

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

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

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

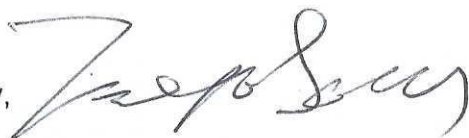
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We as a community fully support the recommendations attached with this letter.

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

Dear Mr. Halverson,

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

Sincerely,

Raymond Eng

Name (Please Print)

Properties Owned in Chinatown:

Ray Eng	225 Harrison Ave Boston, Mass 02111

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

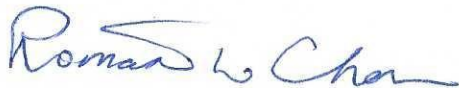
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We as a community fully support the recommendations attached with this letter.

Sincerely,



Roman Chan
 Owner

Properties Owned in Chinatown:

81 Tyler Street, Boston, MA 02111

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

Dear Mr. Halverson,

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

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

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 recommendation attached with this letter.

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

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

Dear Mr. Halverson,

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

Sincerely,



Name (Please Print)

TING TING CHEN
 Properties Owned in Chinatown:

15 HUDSON STREET, BOSTON

TO: Jack Halverson, Boston Planning Department

華人進步會請願書1
由47人簽署
[請按此處返回主文件。](#)

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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

以下是我对于华埠重新分区草案的意见：

- ☐ 细分区划分至关重要，因为每个街区都有其独特的规模、需求和问题。例如，住宅排屋街区与商业或机构街区有着截然不同的特点。
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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 Jing Yi Huang

Address地址 65 Harvard St, Apt 3, 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

Li Fady Li

Address地址

10B CASTLE LT BOSTON MA 02118

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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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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Thany Tian 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

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10 Temple place #807

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ding lan yu

Address地址

康东楼#606 15 Essex St.

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Signed 签名

林克棋

Address地址

好来福 30 Oxford St #2 BOSTON

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Signed 签名

Hu Huan Rong

Address地址

君子楼 501 St W. #1105 ✓

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Signed 签名

杨志豪

Address地址

君子楼

5 oak st. w.

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Wan Na Li

Address地址 华信屋 38 Pine St BOSTON 02111

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林子楼

Address地址

林肖容

5 Oak St W

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Signed 签名

WV Mei Po

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君子楼 #1002 5 Oak St W.

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CHOW SZE KUN

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Per Xiaoyu

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Signed 签名 BIHONG HE

Address地址 君子楼 5 Oak St W #1102

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Signed 签名 Hong zhen Shen

Address地址 华信楼 888 Washington St

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Address地址

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Signed 签名

苏初娇

Address地址

大同村 212 Harrison Ave D307

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Yun Qin Huang

Address地址

361 街 6 号

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Yaoiong He

Address地址

5 Oak St W #403

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Signed 签名

Anjing Li

Address地址

大同村 230 Harrison Ave

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Bao Yi Huang

Address地址

5 Oak St W407

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Signed 签名

Chu Giao So

Address地址

大同村 230 Harrison Ave

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Wan Jiao Li

Address 地址

君子楼 5 Dale St W.

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廖贤

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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*

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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Pei Ying Yu

Address地址

89 UNION PARK ST 306.

TO: Jack Halverson, Boston Planning Department

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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

TO: Jack Halverson, Boston Planning Department

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Signed 签名

2M CH1 ME1

Address地址

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89 union park st 82号4楼

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LI YING GU

Address地址

君子楼 #301

5 Oak St W

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Signed 签名

XIAOYAN

Address地址

泰朝街

83号 3楼

83 Tyler St. Apt 3

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Signed 签名 SUNA HUANG

Address地址 227 HARRISON AVE #3

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

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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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

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Signed 签名

Yann Yu

Address地址

10 庙前楼

10 Temple St

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Address地址 18 PINE ST #1 BOSTON

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Signed 签名

ying zhu zhu

Address地址

公路村 330 Tremont St

華埠商會請願書3
由11人簽署
[請按此處返回主文件。](#)

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

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

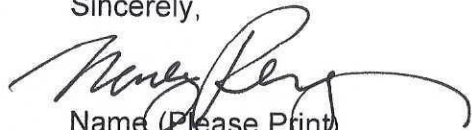
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Name (Please Print)

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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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)

Nora Chu Szeto

Properties Owned in Chinatown:

7 Knapp St. Boston, MA 02111

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

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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

華人進步會請願書2
由21人簽署
[請按此處返回主文件。](#)

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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

以下是我对于华埠重新分区草案的意见：

- ☒ 细分区划分至关重要，因为每个街区都有其独特的规模、需求和问题。例如，住宅排屋街区与商业或机构街区有着截然不同的特点。
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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

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Signed 签名

KITAH WONG

Address地址

1350 Columbia Rd #211 South Boston MA 02127

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Guo Liang Qin

Address地址 7 Oak St. Apt C Boston MA 02111

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Signed 签名 Hui xIAN Li

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

TO: Jack Halverson, Boston Planning Department

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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

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

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Signed 签名 Sheng-min Chen

Address 地址 334 Mass Ave

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Signed 签名 Henry Qiu

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

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Meixiao Yu

Address地址 10 Maple pl 3B Boston MA 02111

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Address地址

997 ~~Beach~~ Salem St.

Malden MA 02148

TO: Jack Halverson, Boston Planning Department

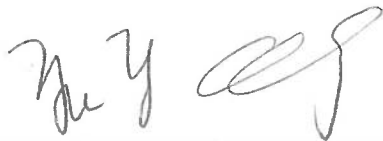
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Address地址

15 Beach St 3B

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10 Temple ~~place~~ St #413

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Hui Xiang

Address地址

305 RIVERSIDE AVE APT 42 medford.MA 02155

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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 纪 3 Oak St 3E Boston 02111

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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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 Peng Xu

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

TO: Jack Halverson, Boston Planning Department

華人進步會請願書3
由34人簽署
[請按此處返回主文件。](#)

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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

Wing Wong

Address地址

80 Boylston St. Boston

TO: Jack Halverson, Boston Planning Department

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Signed 签名

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 CHAO 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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Signed 签名

Address地址

218 Chestnut St #2 Brooklyn, MA 0245

TO: Jack Halverson, Boston Planning Department

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Signed 签名 Minghong Yu XIAO XIAO WU

Address地址 5 OKO ST W APT 901 BOSTON 02116

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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

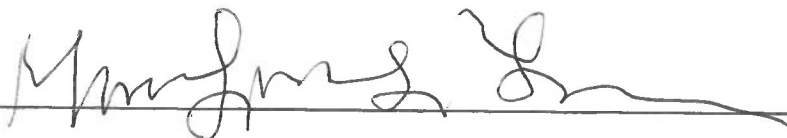
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Delphia Buzzell

Address 地址

Terry Co Buzzell

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caifang li

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Signed 签名 Xia Ci

Address地址 15 Essex St

TO: Jack Halverson, Boston Planning Department

CHECKED BELOW ARE MY COMMENTS ON THE CHINATOWN ZONING PROPOSAL

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Tianyan Luo

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Address 地址

Jean P. McLaughlin
15 Essex St Apt 210
Boston, MA 02122

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DAQIANG SU

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Signed 签名

Xian Jia Gao

Address地址

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

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

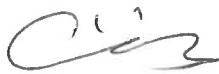
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Signed 签名



Address地址

15 Essex St

TO: Jack Halverson, Boston Planning Department

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Signed 签名

Ali Na Li

Address地址

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Signed 签名 Renz Tai Jiang

Address地址 15 Essex St #303

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Signed 签名

Ru | N e

Address地址

11 Essex St Apt 211

Boston MA 02111

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Signed 签名 PEIXIN CHEN

Address地址 15 Essex St,

華人進步會線上請願
由504人簽署
[請按此處返回主文件。](#)

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

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

Below are the collected signatures for the petition:

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

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

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

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

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

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

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

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

Abby		2130
Anonymous Signer		2134

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

Sarah	Wang	2111
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Sophie	Wang	2139
Emma	Downs	2139
Joshua	Lam	2171
Audrey	Sun	2493
Jessa	Malicdem	2135
Blue	Rockett-Rhe e	2131
Tommy	Lam	2135
Jodie	Ye	2115
Lillian	Dong	2127
Sarah	Stone	2139
Grace	Qian	2118
Jackie	Gong	2139
Paul	Bi	2186
Julie	McCarthy	1867
Timothy	Benoit	1151
Jennifer	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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