

Chinatown Rezoning: Responses to the “Chinatown Rezoning Survey and Public Feedback Form//唐人街重新分区调查和公众意见反馈表” received between 2/7/24 to 3/14/24:

Per the request of community members, the Boston Planning & Development Agency (BPDA) is sharing this compiled list of responses from the Chinatown Rezoning survey to provide insight into what has been since the start of the rezoning process, February 7th, 2024, up to March 14th, 2024.

The responses have been translated into Chinese (Simplified and Traditional) and English. Please note that this is the initial batch of responses, and we intend to publish the next series of responses in the coming month.

If you would like to contribute to the survey, please click here: bit.ly/ChinatownRezone_Survey

If you would like to learn more about BPDA’s Chinatown Rezoning process, please click here: bit.ly/Chinatown-Rezoning-Process

Demographic of Respondents (Survey):

Total responses received: 59**

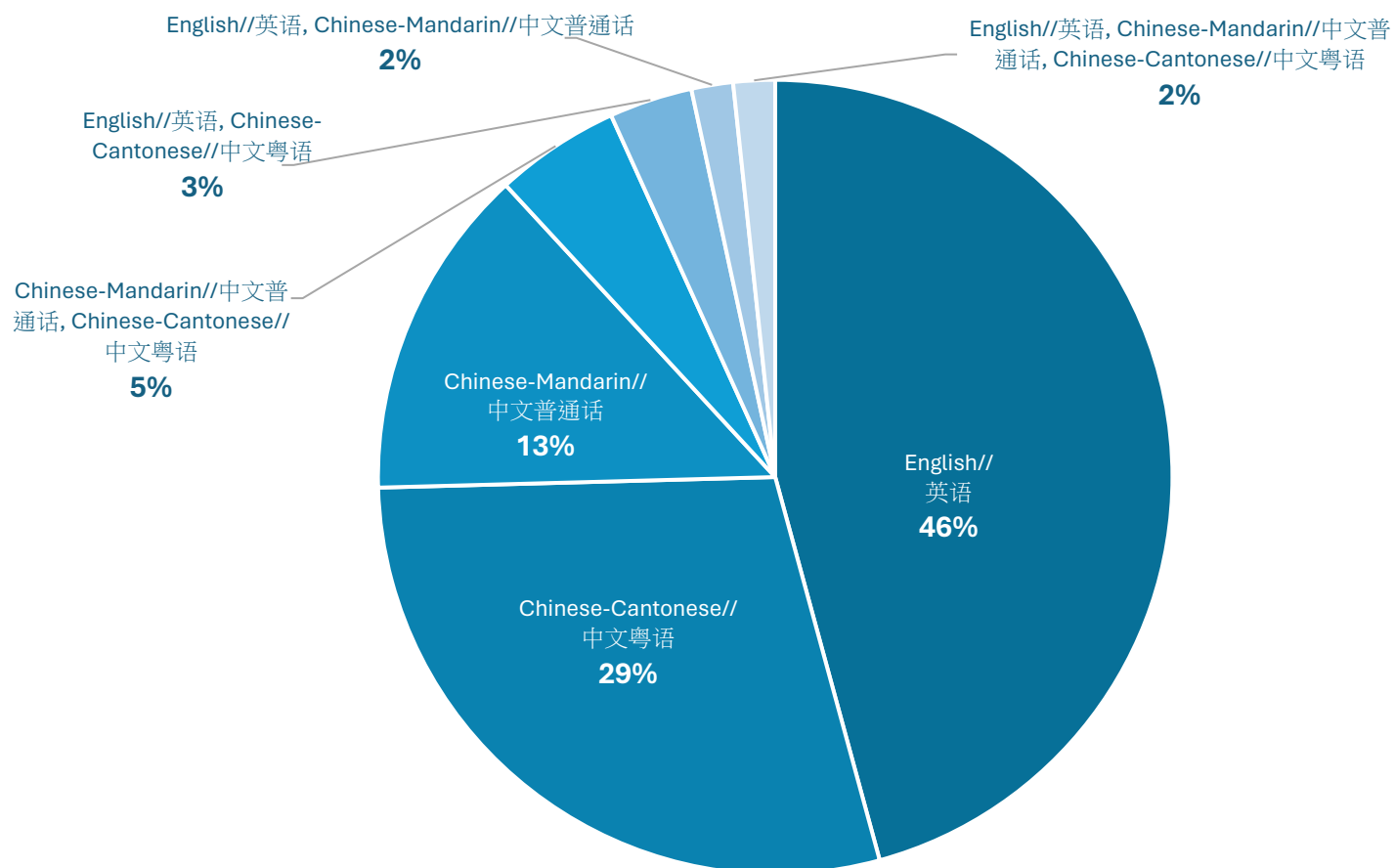
Of total surveys received:

32 received via Online Survey

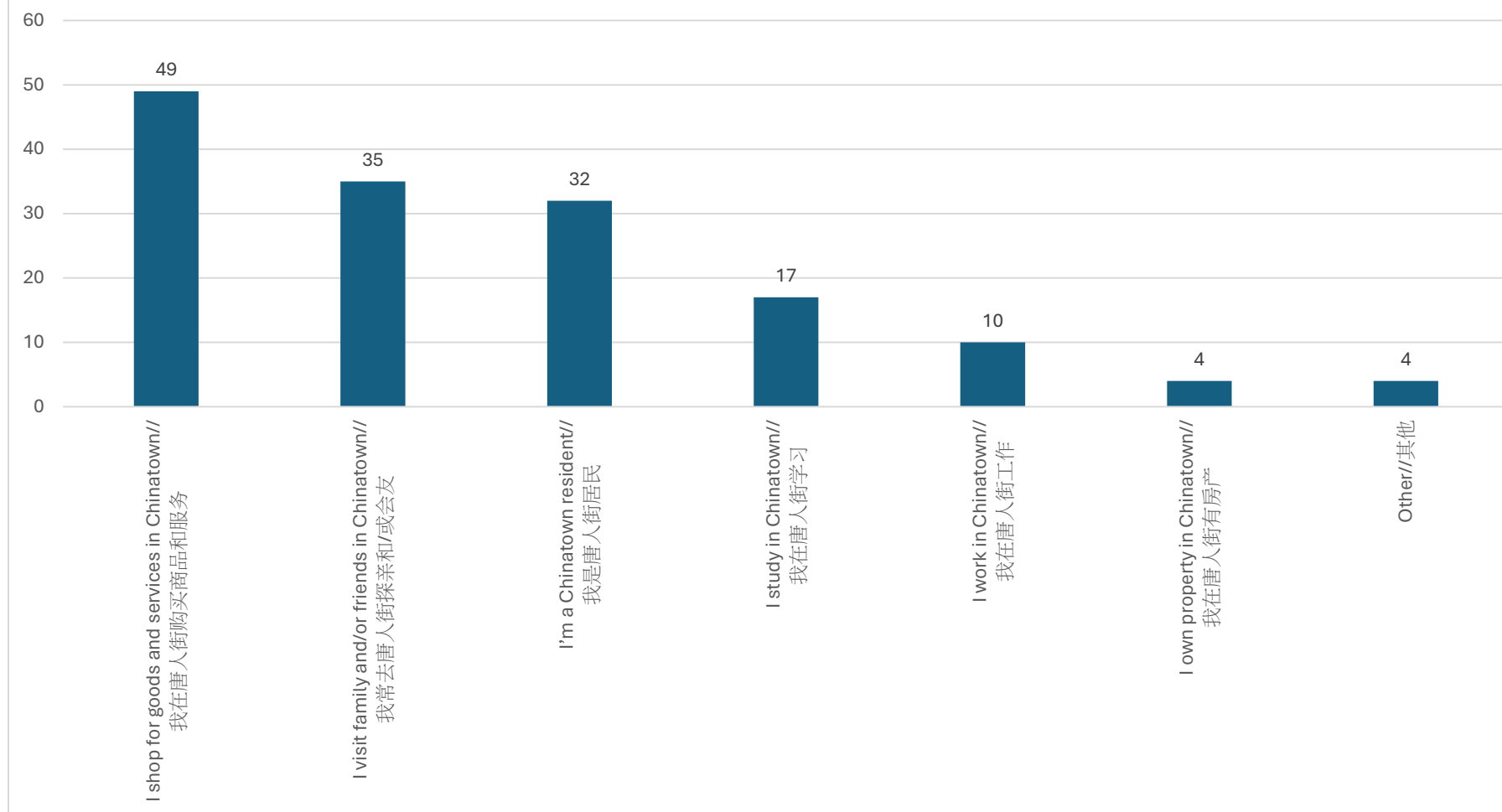
27 received via Paper Survey

***Note: Not all respondents responded to every question. Additionally, some questions allowed for multiple selections.*

"What language(s) do you prefer to communicate in? (Check all that apply) // 您喜欢用什么语言交流？（勾选所有适用项）" (Total Responses: 59)



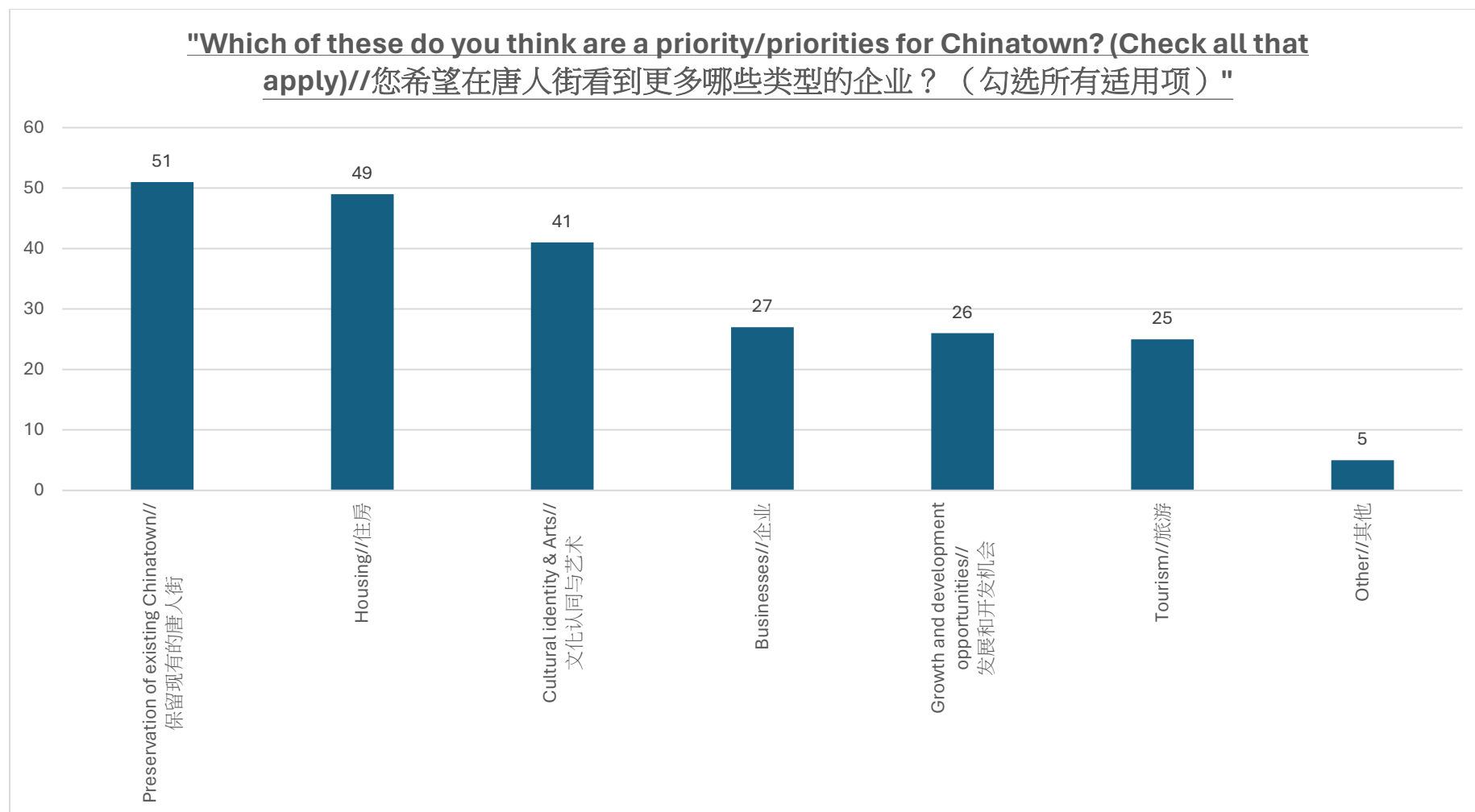
"What is your connection to Chinatown? (Check all that apply) //
您和唐人街有怎样的联系？（勾选所有适用项）"



"What is your connection to Chinatown? (Check all that apply)//您和唐人街有怎样的联系? (勾选所有适用项)" (cont'd)

"If 'Other' please explain//要是选了“其他”请在以下说明”:

Neighbor in the Leather District
My condo building is on the edge of Chinatown
I live in the Leather District, one block away from Chinatown
I am a Leather District resident and a Chinatown parent. My children attend school and activities in Chinatown.
Need parking
Work directly adjacent to Chinatown
Born in Chinatown 1924, longtime activist, live a couple blocks away
I was forced to relocate to the South End but all my life is still in Chinatown.

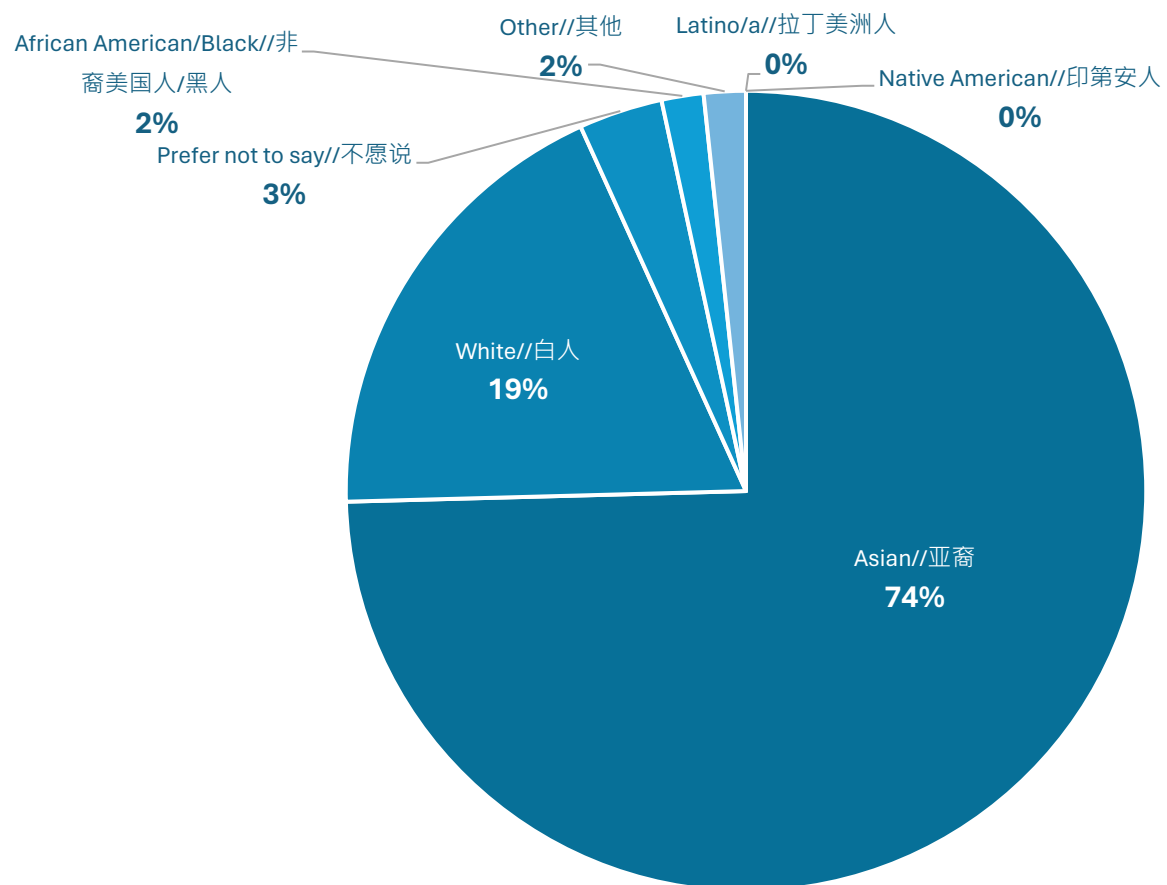


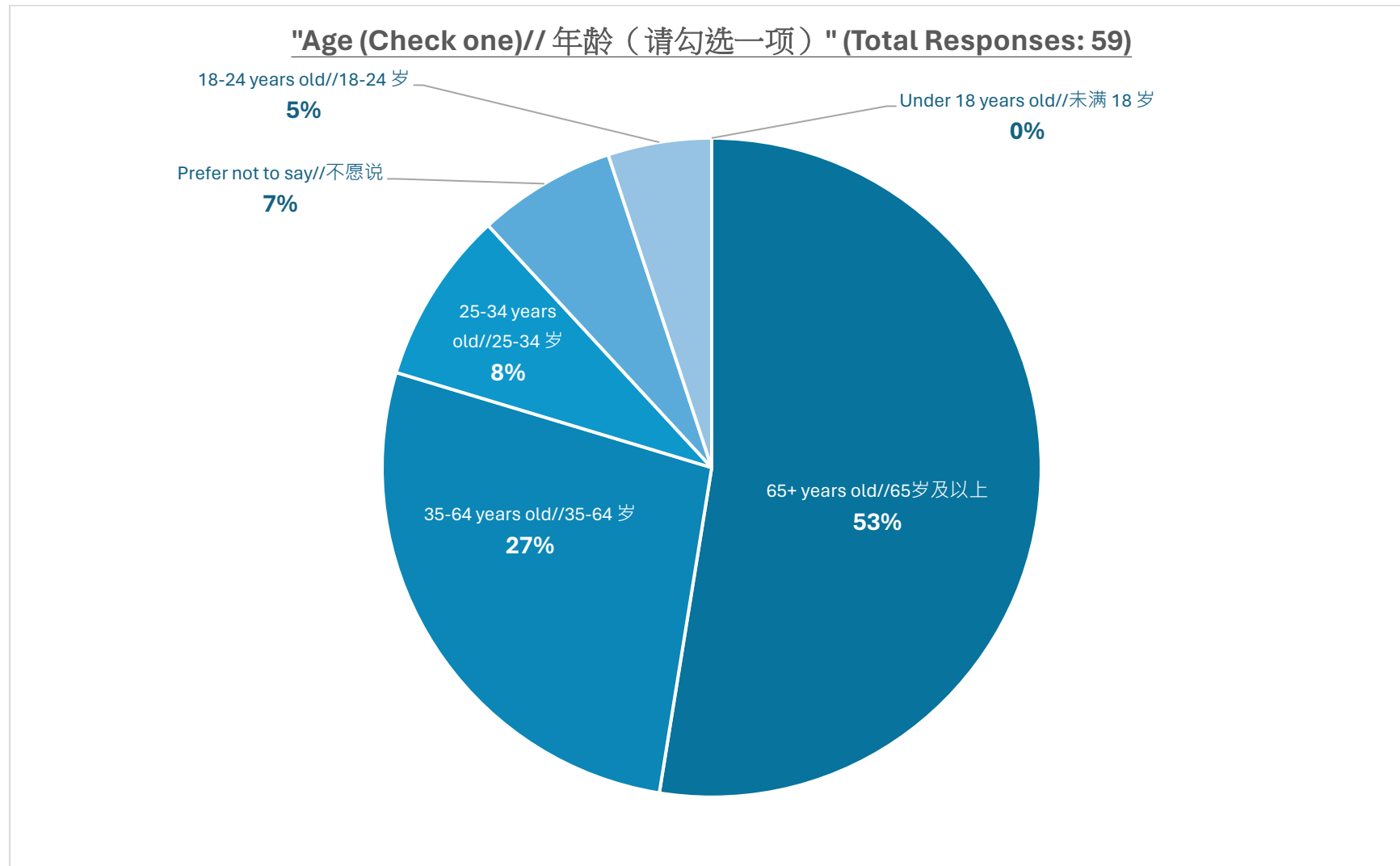
"Which of these do you think are a priority/priorities for Chinatown? (Check all that apply)//您希望在唐人街看到更多哪些类型的企业? (勾选所有适用项)" (cont'd)

"If 'Other' please explain//要是选了“其他”请在以下说明”:

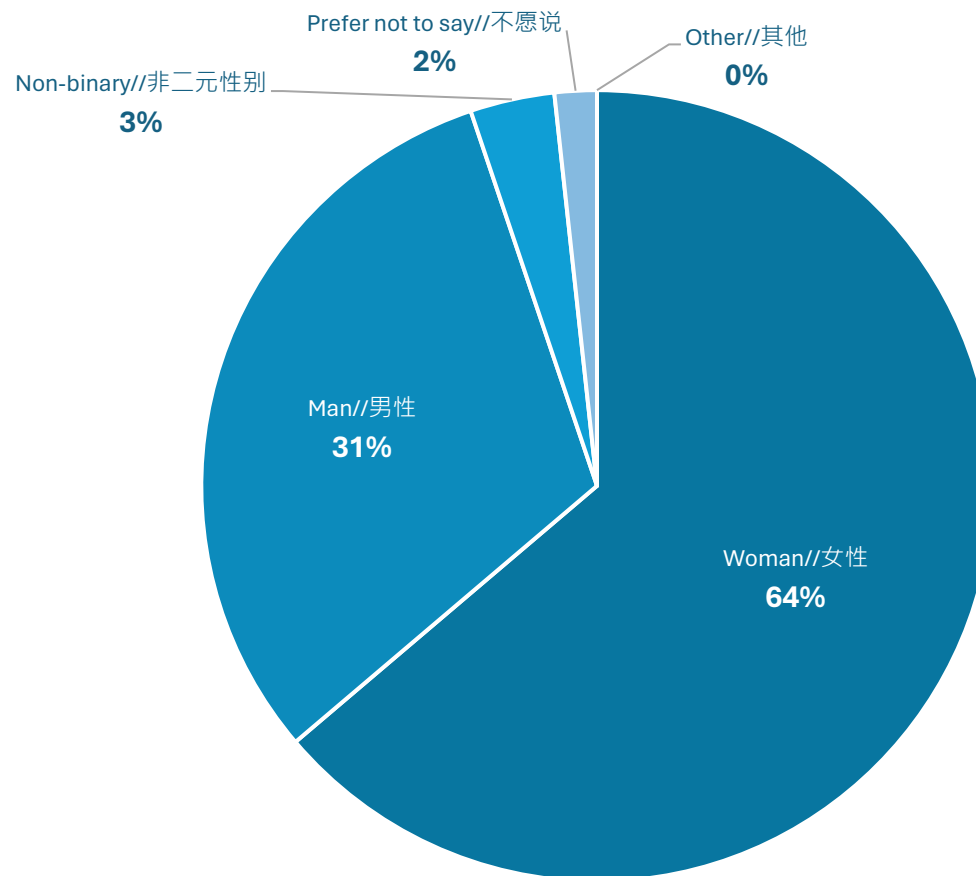
Open space.
Public green space
movie theater
Small businesses, particularly cultural small businesses
Health, human services, sanitation, more open space for different types of health uses
Protect Chinatown

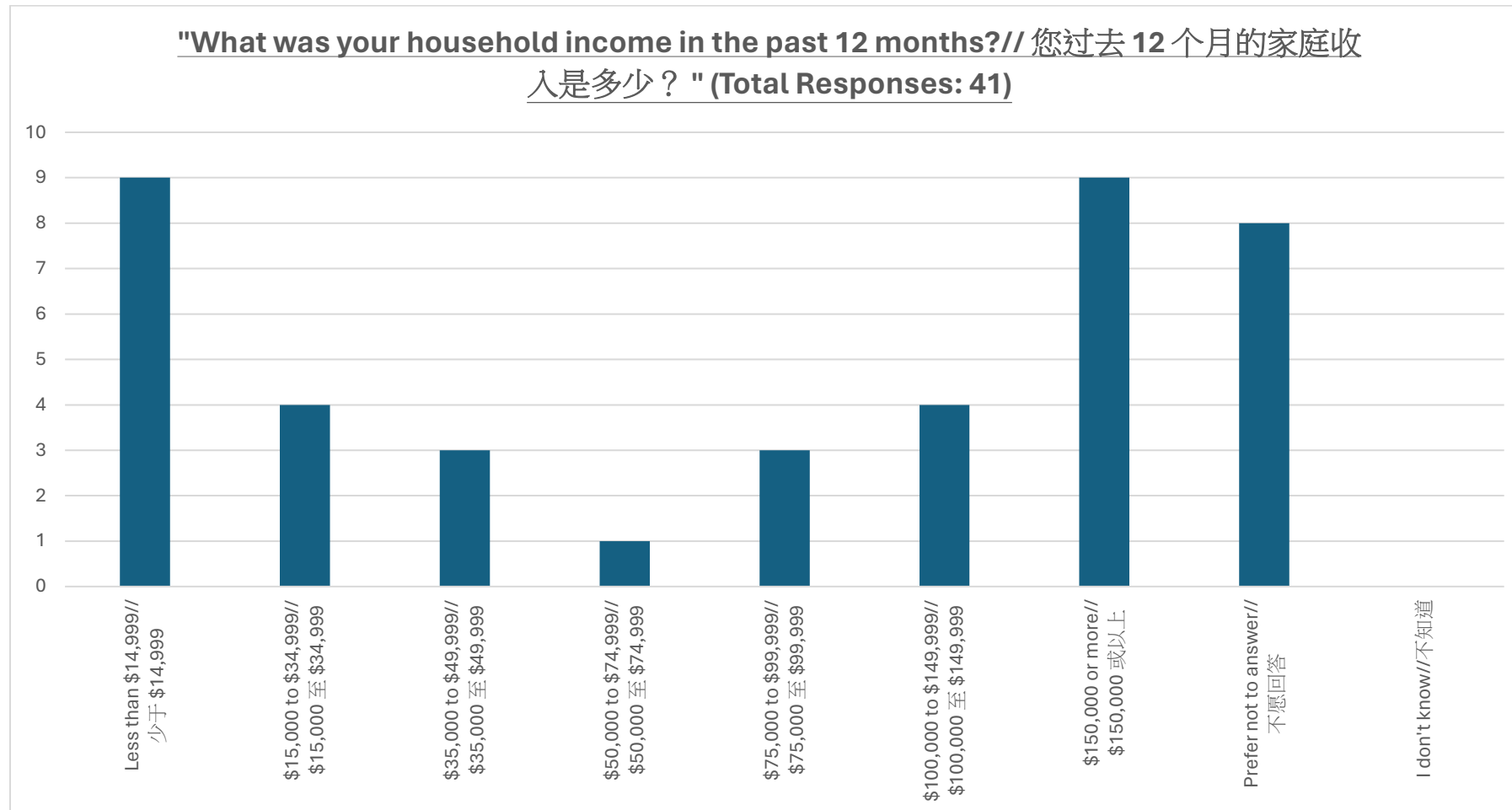
"What is your race/ethnicity (Check all that apply) // 您的种族/民族是什么 (勾选所有适用项)" (Total Responses: 59)





"What is your gender?//您的性别是什么?" (Total Responses: 58)





Qualitative Responses by Respondent (Survey):

2/7/24 – 3/14/24

***Note: If no response was provided for the question by the respondent, response will be written as “(Left blank in survey)”*

Timestamp: 2/20/2024

Name: Roger Berman

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I have for density. It enlivens the street scene and makes housing creation more affordable.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Chinatown suffers from a lack of open space. The Reggie Wong Park is the most heavily used parcel in the City. Trade height and density for open space or recreational space within new structures.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Open space, police station, recreational uses inside new structures, affordable housing and affordable retail spaces subsidized by density allowed for market rate housing.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Retail and restaurants. Cultural identity.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

Make it easier to do business in Boston from a regulatory basis. Allow for greater height and density.

- **“Other/Additional Thoughts:”**

Have more people on staff who have actually built something, run a business, applied for permits, etc. Encourage and embrace investment and not NIMBY everything that comes along.

Timestamp: 2/20/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I say go for it; recreate the skyline of boston

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

FAR of 30

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

cultural significance, but also bad looking property

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: Ouma

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

It will be too congested for the city. The traffic will be worse than it already is.

Access to parking will be limited as well as cost for parking will probably increase.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

As long as it’s being used to make the community more welcoming and the community is happy with the outcome

I think it should be used according to the needs of the community

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Traffic

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The people, food and culture

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

No

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: Barbara Ginader

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Not in favor of taller buildings, particularly so close to the Boston Common and Garden. Changes the nature of the surrounding area.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Think it makes sense to reconsider retail/service needs of residents.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Keeping scale of buildings consistent. Examine service/retail needs of community.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The scale, the restaurants, the small businesses.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: Glenn Campbell

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I think it's important to maximize the limited space for both residential and commercial use in Chinatown. Taller buildings that provide affordable housing opportunity is a good idea.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

The current land use can better align with Chinatown's need by making allowing businesses such as supermarkets, hotels and others that benefits the residents be allowed.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The current land uses. I would like to see buildings that are no longer in use, closed for years and dilapidated be develop.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

It's Chinese's culture and diversity of residents.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

No.

- **“Other/Additional Thoughts:”**

None

Timestamp: 2/20/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Higher affordability requirements for new developments. Focus on preservation, not development. Keep the price of existing housing stock low

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

We need bigger supermarkets in Chinatown

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

(Left blank in survey)

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: Eric Herot

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

There is no place in Boston that is more appropriate for this kind of high density infill development

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I believe the vitality and stability of neighborhood would benefit most from maximizing the flexibility for changing uses to meet the needs of the local market

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Maximizing the production of all housing, but especially smaller and cheaper housing types with zero off-street parking, and making it easier to start and run any and all kinds of small business (both retail and otherwise).

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

People actually live there, giving it a real sense of community.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I don't like seeing developers defying height regulations and attempting to break the rules and build tall buildings. Shade on neighboring buildings and on green spaces like the Greenway is a real problem.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown's needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I want to be sure that Chinatown preserves its sense of community and fulfills the needs of elderly Chinese citizens

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Prevent developers from changing the spirit of the neighborhood, and improve living conditions

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The Chinese-run shops and restaurants

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

(Left blank in survey)

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Public green space

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Housing is too dense, no more space for greenery and activity spaces

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: Meika Shuman (ACDC)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I would hope that all existing buildings become occupied before newer and taller buildings are built. I would be for taller buildings if it is the best option that allows for more affordable housing to be created. Regardless, any new structure that is developed should be considered for its impacts on the surrounding ecosystem.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I think the older infrastructure of properties should be addressed. There are certain streets and businesses that need structural work done, and if land use is being considered I think land value should also be evaluated.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I believe the Chinatown Rezoning process is aiming to survey the community for their needs, and advocate on their behalf. There also seems to be scientific analysis and data collection involved, so I assume they will be supporting their arguments with published research.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The density of culture. Chinatown is distinctly outlined by its small businesses. I associate downtown Boston with a more consumerist atmosphere.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

No!

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: Linda See

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I generally support building taller developments/higher density in order to facilitate more affordable housing units.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I would love to see more affordable housing opportunities with resources for residents (e.g., supermarkets, community space, playgrounds, underground parking, etc).

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Developing more affordable housing should be a top priority. I would also like to see a prohibition against cannabis establishments and electronic billboards within Chinatown. Our residents have consistently and overwhelmingly demonstrated our opposition to dispensaries and billboards in our neighborhood.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown is a decidedly mixed use neighborhood where residential and commercial life is very much intertwined.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/20/2024

Name: Pamela Lee

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

(Left blank in survey)

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

(Left blank in survey)

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Historical

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

Need more parking

Timestamp: 2/20/2024

Name: Richard Chang

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

In favor

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

More affordable housing

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Land use is an important concern

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Past land takings for high way projects (Mass Pike, Expressway)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/21/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Ok for affordable housing, but I believe greater density will also mean pushing out existing residents

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

More as of right retail, ground floor, and other uses and less conditional uses

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Maintain existing residents and businesses

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Residents and businesses

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/22/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

(Left blank in survey)

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

(Left blank in survey)

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/23/2024

Name: Courtney Ho

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Taller buildings are great because they can house more unit and family but do we have enough services and infrastructure to serve

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

We need larger a community center. To meet the current needs, more retail space , mom and pop shop and also big box store needs to be a right mix. More municipal parking or lot for the current slim to none parking for its current resident or not issue anymore newer parking permit.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

A real deep dive on community needs assessment

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Culture

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/23/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Allow taller buildings if they provide onsite affordable housing opportunities.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

not sure. it's a large mix now.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

more affordable housing

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

a cohesive community

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

no

- **“Other/Additional Thoughts:”**

no

Timestamp: 2/23/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I think that would be a wonderful idea, as long as displacement does not occur

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

More diverse businesses reflecting the needs of every day Chinatown residents

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

easier to build housing

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Great density, a strong culture, and great transit access.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 2/24/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Makes sense

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Affordable housing. Green public spaces to gather/rest. Pedestrian only streets.
Removal of bus lane on Washington Street

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

History, culture

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

Can you please provide a map that delineates the actual Chinatown area by which streets bound it?

- **“Other/Additional Thoughts:”**

Thanks for doing this

Timestamp: 2/24/2024

Name: Charles Denison

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I support this, however I would ask that historic preservation be a key part of this (by preserving historically significant buildings or integrating their facades into newer taller buildings)

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I think Chinatown needs more housing in general

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I think the Chinatown is focusing on allowing for the construction of more housing, especially affordable housing

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Its history is of a neighborhood of immigrants who at one point were not really allowed to live anywhere else. It's important that we not forget that history and that we celebrate Chinese American culture moving forward.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

I think it's important that we do what we can to ensure that immigrants and Chinese-Americans are not pushed out of Chinatown through gentrification as we build much needed housing.

Timestamp: 2/29/2024

Name: Kate Collins

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

1. There are quite a few large buildings around where I live in Chinatown that are vacant - why can't we fill the existing buildings with housing and first floor retail before building new? 2. Will height affect the sun and wind elements in Chinatown? Will height effect having viable green space? How can BPDA assure that there is a healthy balance of all the objectives (housing, sun, nice green space, less vacant buildings, etc.)

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown's needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I think this type of zoning has led to an issue of diversity of businesses in Chinatown. Because of this I need to leave Chinatown for non-Chinese groceries, hardware store, refill shop, parks with more plants/permeable surfaces and space for off leash dogs (most of our open space near me are hard top surfaces with little plant life - Chinatown Gate and Phillips Sq) Chinatown's businesses mostly consist of restaurants & bakeries, banks, hair salons. Also Tufts takes up a large portion of Chinatown and doesn't really feel welcoming. I prefer the side of Chinatown that feels homey and not corporate. I think it should have more residential space and more variety of street level businesses.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I think the priorities for the re-zoning process are to provide more housing and more diversity of businesses. I would like to see individual buildings zoning updated from industrial to mixed use - our zoning is outdated and does not reflect who is actually occupying these buildings.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The diversity in ages and income levels who live here together.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/1/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

There are enough skyscrapers. Taller buildings exacerbate traffic. Already empty taller buildings providing onsite affordable (low income) housing opportunities is much needed.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Chinatown residents and businesses know their needs- housing, open/green space, day care, senior day center w/programming, supermarket, bakery on beach/hudson

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

protected cultural district

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

cultural foods, retaining cultural events

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

Rezoning DOES NOT CAUSE DISPLACEMENT!

- **“Other/Additional Thoughts:”**

underground infrastructure maintenance updated; clean the sewer pipes/lines if not done already.

Timestamp: 3/4/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I support equitably developed density including taller buildings in Chinatown and all neighborhoods in the urban core of Boston.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I think Chinatown has a relatively reasonable mix of uses. I support less restrictive implementations of use based zoning provided health and safety, sound, light, and other regulations remain robustly enforced.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I think equitable growth should be the priority.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

status as a cultural district

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/6/2024

Name: Lydia Lowe

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

More resources should be allocated to preserve existing housing as long term affordable housing in addition to new construction. Taller buildings should only be allowed on the edges of Chinatown, such as lower Washington Street, and only if the projects provide at least 2/3 affordable housing and community commercial space on site.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Uses should allow for restaurants, supermarkets, herbal stores, salons, as well as different types of housing, including single room occupancy. Uses that are forbidden in other residential neighborhoods, such as cannabis dispensaries and electronic billboards, should be similarly forbidden in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Protect Chinatown as a historic and cultural district which continues to anchor working class families and small cultural businesses. Maintain lower heights unless a project fully aligns with the community's own priorities. Provide for greater protections for both residential and commercial tenants and meaningful resident decision-making.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown's significant history as an immigrant, working class neighborhood and its survival as a cultural center.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: He, YuQiong / 何玉琼

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I would support the project if more than 50% of the on-site units developed will be affordable housing.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

nursing homes for low-income elderly people and affordable grocery stores

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Avoid forcing the residents to relocate, protect row houses in Chinatown so the residents can live and work in Chinatown.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Our very own Chinatown has our own language (Chinese) and our own stores.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

I hope the government will allocate more funding to Chinatown.

Timestamp: 3/7/2024

Name: Rong, LiuHuan/容柳焕

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Please build more affordable housing but the building height should be limited.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

build nursing homes and day care facilities.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Protect residents’ benefits and preserve the row houses.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown has its own bilingual services and Chinese grocery stores.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

I hope the government will provide more allowances to the elderly.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Hu, AiE/胡爱娥

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

If you build affordable housing, I agree that the building can be as high as 9 floors.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Build more day care facilities, nursing homes, and parking so people can find free parking.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Protect the row houses so the residents can work and live in peace.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown has our own bilingual services, supermarkets and medical services.

The government should allocate more allowances to residents.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

The opinions from residents should be heard and considered more in the process.

Timestamp: 3/7/2024

Name: Bao Yi Hhang

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

If you build affordable housing, the building height can be higher.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

build nursing homes for the low-income elderly and build affordable grocery stores.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Avoid forcing the residents to relocate, preserve the row houses in Chinatown so the residents can live and work in peace.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown has our own culture, our own language Chinese and Chinese stores.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

I hope the government will allocate more funding to Chinatown.

Timestamp: 3/7/2024

Name: Jie M Deng

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Allow the developers to build affordable housing but the max height should be limited to 15 floors. 80% of total units should be affordable housing.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

The plan shall include nursing homes and activity centers for the low-income elderly.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Protect the benefits for residents and preserve the row houses in Chinatown.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The Chinese culture, language and bilingual services are the characteristics in Chinatown.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

I hope the government will allocate more funding and benefits to Chinatown.

Timestamp: 3/7/2024

Name: Li, LiFang/李丽芳

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

The building shall not exceed 14-stories. 50% of the total units shall be affordable housing.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Build supermarkets and nursing homes for the low-income elderly.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Protect the benefits of local residents and preserve the existing low height buildings and row houses.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The bilingual organizations and Chinese culture are the characteristics in Chinatown.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

I hope the government provides more financial support to the growth and development of Chinatown.

Timestamp: 3/7/2024

Name: Xi You Ma

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I would agree with 16-story buildings in Chinatown but all of units need to be affordable housing.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

build several nursing homes for the low-income elderly in Chinatown that offers many units.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The rezoning process shall protect residents’ rights to raise questions and concerns. Please preserve the existing row houses.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The Chinese culture, language and bilingual organizations are the characteristics in Chinatown.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

The government shall distribute more allowances to residents in Chinatown.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Jie

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

If the developer is building affordable housing, the height of the building can be higher.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I think that we need affordable grocery stores and nursing houses for the low-income elderly in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The Chinatown Rezoning process shall preserve the row houses and maintain the benefits for residents in Chinatown.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown has its own language, culture of living and stores.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

The government shall provide more financial support to the development of Chinatown.

Timestamp: 3/7/2024

Name: You Da Nang

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

The development plan shall include new as well as preserve existing affordable housing. The building includes onsite affordable units and can be built as high as 20 stories.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Daycare centers, nursing homes for the low-income elderly, and multiple supermarkets shall be included in the development plan for Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The row houses and low buildings in Chinatown need to be preserved, avoid forcing the residents relocate.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Downtown Boston should provide bilingual services (English and Chinese).

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

I have no questions about zoning in general.

- **“Other/Additional Thoughts:”**

I’d like to see more benefits for the elderly, improvements in streets and landscaping in Chinatown.

Timestamp: 3/7/2024

Name: Liang, ShengSheng/梁生生

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

The priority should be affordable housing and keep the existing affordable units. All parties should focus on affordable housing!!! This is just my opinion.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

The uniqueness of Chinatown shall be preserved. More affordable units need to be built in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

(Left blank in survey)

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

spaces for people to gather, its own culture and art, tourism, etc.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Xie Ping Zhou

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

(Left blank in survey)

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

(Left blank in survey)

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Wan Na Li/李婉娜

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

The housing in Chinatown shall be 100% affordable units and no height limit for the affording housing.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

There shall be nursing homes for the low-income elderly and affordable grocery stores in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The zoning process needs to preserve the row houses in Chinatown, protect the residents so we can live and work in peace, avoid forcing the residents to relocate.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

The characteristics in Chinatown include its own culture, art, social activities, Chinese language and organizations which help Chinese residents solve their problems.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

The government should provide more financial support to Chinatown.

Timestamp: 3/7/2024

Name: Li, Jin/李锦姿

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

All residential units in Chinatown can be affordable housing and the building can be as high as it needs to be.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

There shall be nursing homes for the low-income elderly and affordable grocery stores in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Protect Chinatown’s row houses, don’t force relocation so the residents can work and live here in peace.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

We need to preserve Chinese culture language, schools and hospitals in Chinatown. I hope the government allocates more funding to improve the life quality of residents in Chinatown.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Chen, YuQin/陈玉琴

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Chinatown should be allowed to build affordable housing units but limit the building height to 20 stories.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Chinatown needs nursing homes for the low-income elderly.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The zoning process needs to preserve the row houses in Chinatown, avoid forced relocation to ensure the residents live and work in peace.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Cui Mei Zhi

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Chinatown should be allowed to build affordable units with a height limit up to 20 stories.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

I hope more nursing homes for the low-income elderly are built in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

(Left blank in survey)

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Xia VANY

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

(Left blank in survey)

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

(Left blank in survey)

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Jin, PeiYing/金佩英

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

100% of the units to be built should be affordable housing. If the developer is a for profit company, the affordable units shall account for 70% of the total units. Any companies which fail to meet this requirement should not allowed to build in Chinatown.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

We need supermarkets, nursing homes for the low-income elderly, and restaurants which could accommodate more than 1,000 guests.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The zoning process needs to preserve the row houses in Chinatown, keep residents to live and work in peace, prevent residents from being forced to relocate.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown has its own culture, art, social activities and common language. There are organizations such as Chinese Progressives Association which can help residents to solve their problems, such as help with paperwork applications.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

I hope that the government can provide more support to the residents of Chinatown.

Timestamp: 3/7/2024

Name: Chen, QinDi/陈勤娣

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I agree to build affordable housing with a max height of 8 stories.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

There needs to be green open spaces and parks in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The rezoning process needs to preserve the row houses, add more green spaces and parks in Chinatown.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

I hope the government allocate more funding to support the development in Chinatown.

Timestamp: 3/7/2024

Name: Mei, HePeng/梅鹤朋

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

More affordable housing should be allowed. I would support an affordable residential build up to 8 stories.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

There needs to be green open spaces and parks in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The rezoning process shall keep residents from being forced to relocate, preserve the row houses and add more green open spaces and parks.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

The government needs to allocate more funding to support the development in Chinatown.

Timestamp: 3/7/2024

Name: RuiYing, Lin

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

The government shall encourage developers to construct more and higher affordable residential buildings in Chinatown to accommodate more low-income residents.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I think that the integrity of Chinatown shall be the top priority for the Chinatown Rezoning process. Don’t divide and separate Chinatown into pieces.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown is the oldest Chinese community in Boston, Massachusetts. There are many hotels, restaurants, and shops with Chinese characteristics in Chinatown.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: BAOEN QIU

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

The government shall encourage developers to construct more and higher affordable residential buildings in Chinatown to accommodate more low-income residents.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I think that the integrity of Chinatown shall be the top priority for the Chinatown Rezoning process. Don’t divide and separate Chinatown into pieces.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown is the oldest Chinese community in Boston, Massachusetts. There are many hotels, restaurants, and shops with Chinese characteristics in Chinatown.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: He, BiHong/何碧红

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Affordable housing buildings can be as high as 8 stories.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Chinatown needs to build affordable residential units for the elderly, day care facilities and free parking.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The Chinatown Rezoning process needs to preserve the row houses. Our residents have been enjoying life and work here.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

There are bilingual services in Chinatown such as Chinese grocery stores, Chinese medical providers. The government needs to allocate more funding to Chinatown.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

The government needs to listen to the feedback from residents, pay more attention to their lives and allocate more funding/resources to improve the environment in Chinatown.

Timestamp: 3/7/2024

Name: LiFang Li

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

The development plan shall focus on building more affordable housing while preserving the existing affordable units and allow higher buildings.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

The Chinatown Rezoning process needs to build affordable units for the elderly and free parking facilities.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The Chinatown Rezoning process need to preserve the row houses, history and culture.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown can provide bilingual services, hospitals and supermarkets with Chinese speaking staff.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

I hope the government will pay more attention to the residents’ lives and allocate more funding/resources to improve the environment in Chinatown.

Timestamp: 3/7/2024

Name: Chen, DeQing/陈德庆

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

We welcome more affordable housing to be built here because it provides housing for low-income residents.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

It shall be the top priority to build more affordable units in Chinatown.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The most important thing is for the Chinatown Rezoning process to listen and consider the residents’ opinion and feedback.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown preserves and prompts Chinese culture.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Zhang, TianYin/张天银

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

(Left blank in survey)

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

(Left blank in survey)

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

(Left blank in survey)

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/7/2024

Name: Shi Yuan Yu

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

The development plan shall include as many affordable units as possible and the buildings can be taller.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Chinatown needs more affordable housing units, nursing homes, day-care centers and facilities.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The Chinatown Rezoning process needs to hear the voices from residents and provide more benefits to the community.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

convenient transportation, wide range of products in various stores, easier to communicate, festive environment and easy access to health care.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/9/2024

Name: WILLIAM YOUNG

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

YES, I AGREE WITH THAT SINCE THE CHINESE PEOPLE COMING TO BOSTON NEED HOUSING THAT THEY CAN NOT AFFORD

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

MORE HOUSING FOR THE POOR

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

THE DIFFERENT RESTAURANT THAT YOU CAN EAT AT

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

HOW LONG WILL IT TAKE

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/9/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I am in favor. This is already a dense area with amenities and directly on and adjacent to several transit lines.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Prohibit surface parking lots. Chinatown needs more freely accessible third places.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I am not sure. I would like to see efforts to get rid of the empty lots.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Concentration of Asian businesses and people.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

Will you create a tax on surface parking lots to incentivize their development?

Will you include decking over the pike in these plans?

- **“Other/Additional Thoughts:”**

Replace parking lots with urban fabric.

Timestamp: 3/9/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

All the construction jobs building commercial and residential units near chinatown are already going to tower over this small area. The construction by south Station, ink block, quincy high school and few other locations have surpassed the height of existing buildings. The major concern is the environmental impact of even taller buildings in a congested space by the highways. My parents live in chinatown and there is constantly a thick layer of soot and dust whenever they open the windows. More affordable housing is welcomed but the health of the community is vital to improve healthy living spaces.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Senior living options with cantonese speaking staff and medical professionals are lacking. Every elderly chinese person that I know has had to go to south cove senior living facilities in quincy because chinatown does not have this capacity.

With the opening of the new quincy school in fall 2024, I have not seen any new establishments to support the hundreds of students and families that will attend. Parking and transportation plans have not not been communicated.

It is noticeable the delays in food establishment openings and how long it takes to get all permits. It would be ideal to streamline this process while keeping the safety and regulations in check.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

Chinatown cultural identity should be preserved. It should be a place for residents to live with others speaking a shared language, custom and identity. Others are always welcomed. It would be ideal to keep the traditions of going into a bakery for a bao, restaurant for a rice dish and supermarket with ingredients that are not in the local stop and shop. Above all, it needs to be a safe and healthy neighborhood for

everyone. Chinatown has cleaned up a bit in the past years but crime, discrimination and environmental safety are still major issues.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Culture

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/12/2024

Name: Nancy Lo

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Yes, only if they will provide affordable housing opportunities to Chinatown residents and if the developer collaborates with a Chinatown affordable housing organization. I would also like to see a generous community benefits package that funds open space in Chinatown and or a community base agency.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Currently the uses are very restrictive and many things such as take out has to go to ZBA. There should be more allowed use such as food service, take out, retail, supermarket, hair salon, bakery.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The FAR should be increased and take out the parking restriction. There is no parking available in Chinatown and projects that cannot provide parking should not have to go to ZBA

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown is denser and has many residential units above retail space.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

Get it down quickly

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/12/2024

Name: Amy Guen

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

Gentrification is expected where housing is very old. Affordable housing is good. People who live or do business will adapt. If the Chinese culture and community is kept strong, the visitors will come. The neighborhood is not dependent on old buildings. Modern services and maintaining sanitation should take priority.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Make sure there is a balance; where there is housing make sure residents have amenities met. Examples: health, nutrition, access to social life, to meet their physical, emotional and spiritual needs.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

The planning process must give people enough time or notice, explaining reasons for, and what to expect from the change.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Chinatown is a historic enclave which today continues to give new immigrants a place to adjust. The younger generation of Americans can learn their ancestral culture. It invites diverse groups to the Boston area and to learn about Asian culture. Provides for a stronger US, based demonstrating a multicultural society, having a positive impact on racism.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

Make sure the plan incorporates re-engineering of streets, sanitation, roadway storm drains and trash removal. Use computer technology to help the residents, businesses, and city communicate and manage an active maintenance system.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/13/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I support this model, specifically about introducing new mixed-income buildings. I'm not sure what preserving existing affordable housing means since these already have legal protections in place.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown's needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

Unless I'm mistaken, I don't think the city can make a particular business type located in Chinatown. If anything, I think there needs to be deregulation for permitting small businesses as opposed to new zoning.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I'm not sure because there is no proposal from the City/BPDA to respond to. Of the questions asked, mixed-income housing expansion is important to me so more of my family members can stay or relocate to Chinatown.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

It's still a first stop for many Chinese immigrants moving to the area. A place where they can feel connected to their former homes through food, cultural events, and gathering with other Chinese speakers in the park.

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

I'm not sure what this rezoning process is trying to accomplish and why I provided feedback through PLAN: Downtown. Will those recommendations be tossed? Is this a new process?

- **“Other/Additional Thoughts:”**

Date: 4/5/2024

Zoning changes are a way for Chinese-American families who have stayed in Chinatown since it was a less desirable place to live due to City policies to capitalize by reinvesting in their community. Zoning changes should be approached through this lens because long-term property owners/community members have a deeper understanding of Chinatown than the City - which has historically disenfranchised Chinatown residents in the past.

Timestamp: 3/13/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I am in favor but the only development entering should be actually affordable. The term “affordable housing” should be tightly regulated. Also the architecture/development should not disrupt the cultural spirit of the neighborhood. This should not displace current residents.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

(Left blank in survey)

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

I would like to see preservation of the community as a priority. Rezoning and redevelopment are just covers for gentrification and displacement.

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

It’s cultural identity and long history makes it unique to the rest of Boston

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

Do you define “affordable housing” in this process? What ratio of affordable housing to profitable development is there? I find this ethically dubious.

- **“Other/Additional Thoughts:”**

If you’re just rezoning to bring in high rise development and displace residents and businesses that have been in Chinatown for generations, you’re a terrible person. I hope you know what you’re opening Chinatown up to and the consequences on a community that will happen because of your actions.

Timestamp: 3/14/2024

Name: (Left blank in survey)

Comment:

- **“PLAN: Downtown identifies improving housing options, with a focus on affordable housing (new and preserving existing). What are your thoughts on allowing taller building development in Chinatown if those developments were to also provide onsite affordable housing opportunities?”**

I support it.

- **“As part of the Chinatown Rezoning process, the BPDA will also update land uses in Chinatown to better reflect the needs of the community. Land uses regulate what is allowed to be developed in different parts of a neighborhood or city. For instance, land use currently allows for daycares anywhere in Chinatown, but requires other types of businesses or services, like supermarkets, to go through a more rigorous application and review process. Based on this, how do you think current land use can better align with Chinatown’s needs? Do you see more of a need for other uses or types of uses (i.e. types of housing, businesses, etc.)?”**

make business easier to operate and make change as needed.

- **“Based on what was covered in this survey, what do you think are the priorities for the Chinatown Rezoning process? What would you like to see addressed in the zoning process?”**

business friendly

- **“What makes Chinatown unique compared to the rest of downtown Boston?”**

Asian cultural and business center

- **“Is there anything that you would like to know more about regarding the Chinatown Rezoning process? Or do you have questions about zoning in general?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)