

# CHINATOWN REZONING

Property Owners Meeting | Wednesday, January 15

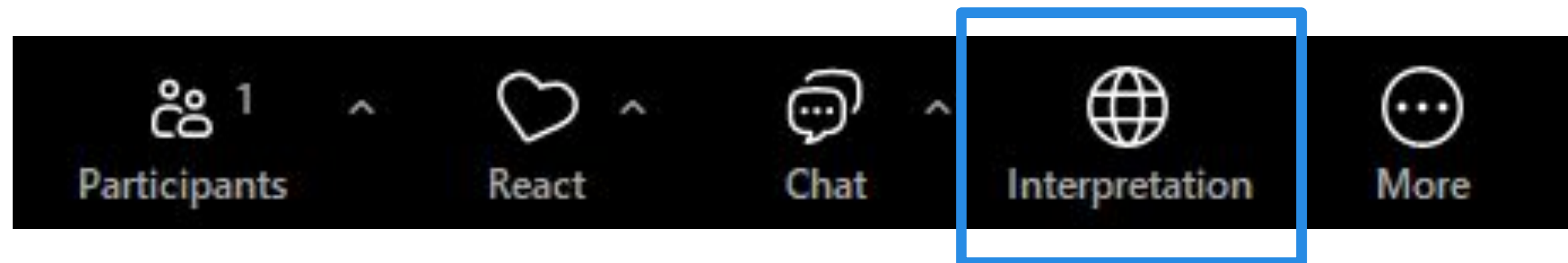


Planning Department

CITY of **BOSTON**

# ZOOM CONTROLS FOR INTERPRETATION

---

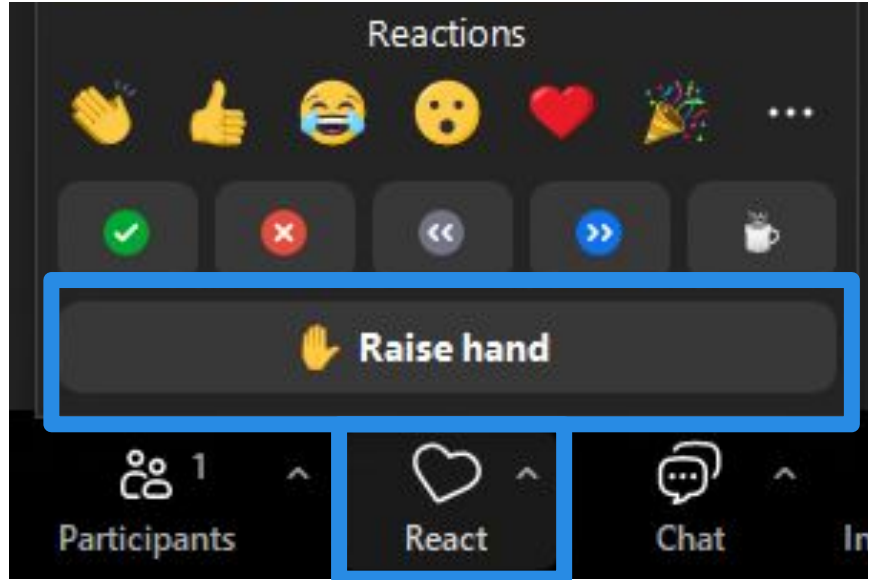


**(EN)** Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.



# ZOOM MEETING INFO + TIPS

- **This meeting will be recorded** and posted on the project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial \*9 followed by \*6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Raise Hand



Mute/Unmute

Turn Video On/Off

# CHINATOWN REZONING

Property Owners Meeting | Wednesday, January 15



Planning Department

CITY of **BOSTON**



# TONIGHT'S MEETING

---

- 1 WHAT IS ZONING?
- 2 ZONING & PRIVATE PROPERTY
- 3 DRAFT ZONING
- 4 DRAFT DESIGN GUIDELINES
- 5 NEXT STEPS





# ABOUT PLAN: DOWNTOWN

Chinatown Rezoning is a part of implementing PLAN: Downtown (2018-2023).

Creates a **framework for the growth, enhancement, and preservation** of Downtown Boston.

Encourages a **greater mix of uses** for a more inclusive and vibrant Downtown that meets **diverse needs of residents, workers, and visitors.**

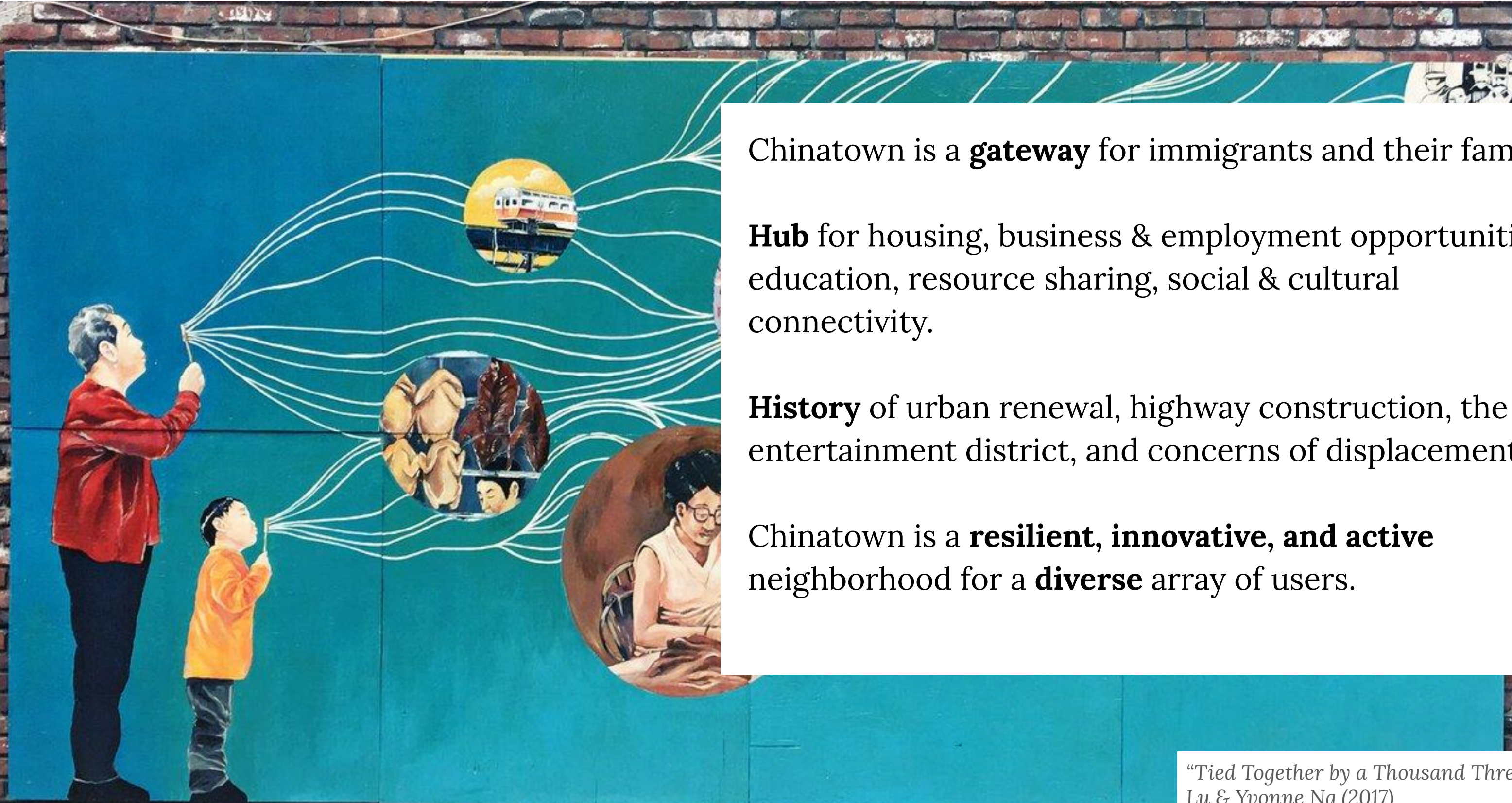
PLAN: Downtown engagement identified Chinatown as a unique cultural and community hub that needs its own rezoning process.



*Adopted by the BPDA Board on December 14, 2023*



# UNDERSTANDING CHINATOWN CONTEXT



Chinatown is a **gateway** for immigrants and their families.

**Hub** for housing, business & employment opportunities, education, resource sharing, social & cultural connectivity.

**History** of urban renewal, highway construction, the adult entertainment district, and concerns of displacement.

Chinatown is a **resilient, innovative, and active** neighborhood for a **diverse** array of users.

*“Tied Together by a Thousand Threads” by Shaina Lu & Yvonne Ng (2017)  
Photo from Asian Community Development Corporation*





# WHAT IS ZONING?

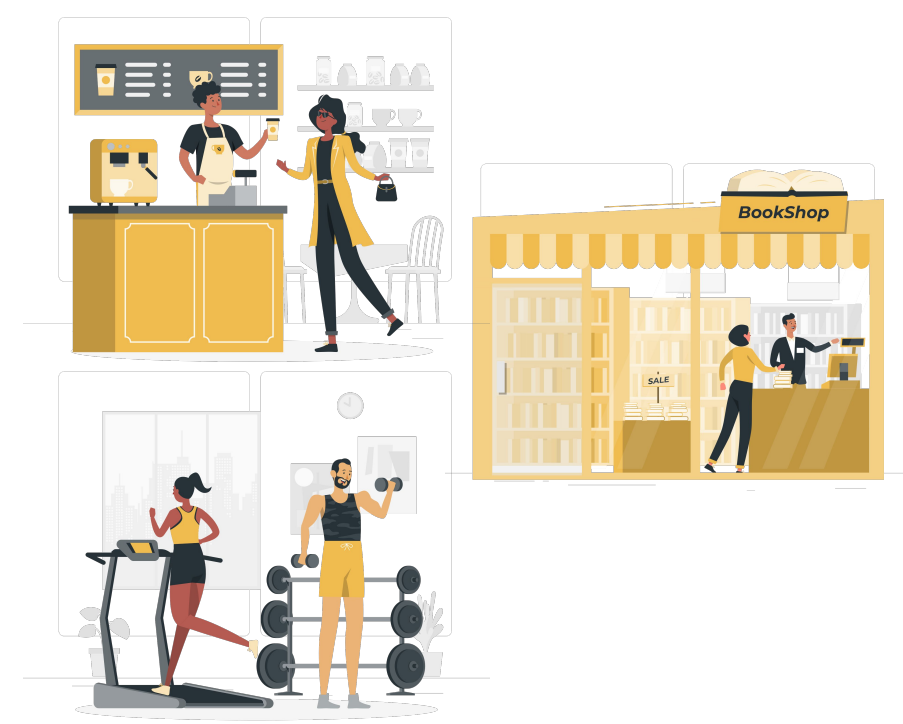
---





# WHAT IS ZONING? - ZONING OVERVIEW

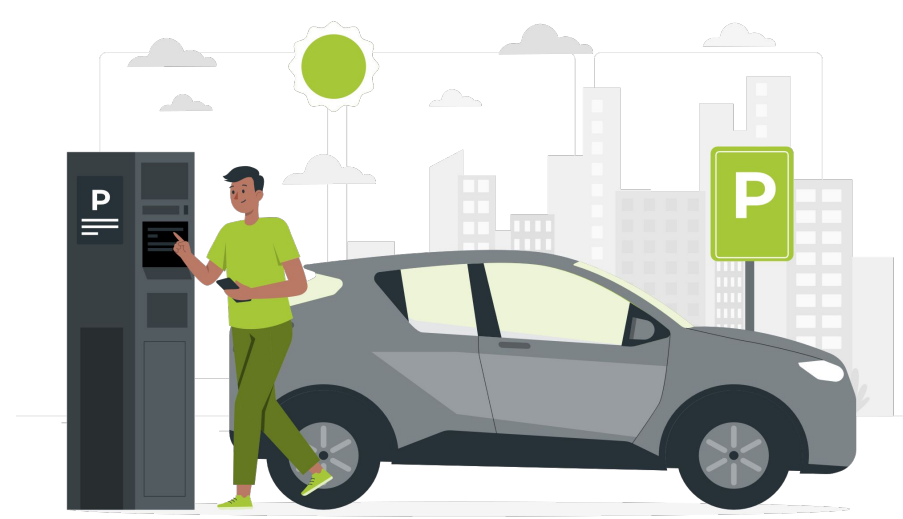
Zoning is a set of laws that are used to guide development by dictating the **allowed land use, shape, and density of a building or structure** in a given area. Some of what zoning regulates includes:



**LAND USES**  
*the types of activities allowed within a given area*



**BUILDING DIMENSIONS**  
*how much space a building takes up, its height, and the open space around it*



**OTHER REGULATIONS**  
*parking and loading, signage requirements, roof deck allowances, and many more.*

**Zoning doesn't build or demolish anything; it acts as guides and limits to what people can build.**

# HOW DO WE UPDATE ZONING? - ZONING AMENDMENTS



## ZONING TEXT AMENDMENT

Change(s) in the written text of the Zoning Code that become new or updated rules for development.

Existing Chinatown Zoning Text

### ARTICLE 43 - CHINATOWN DISTRICT<sup>[1]</sup>

Footnotes:

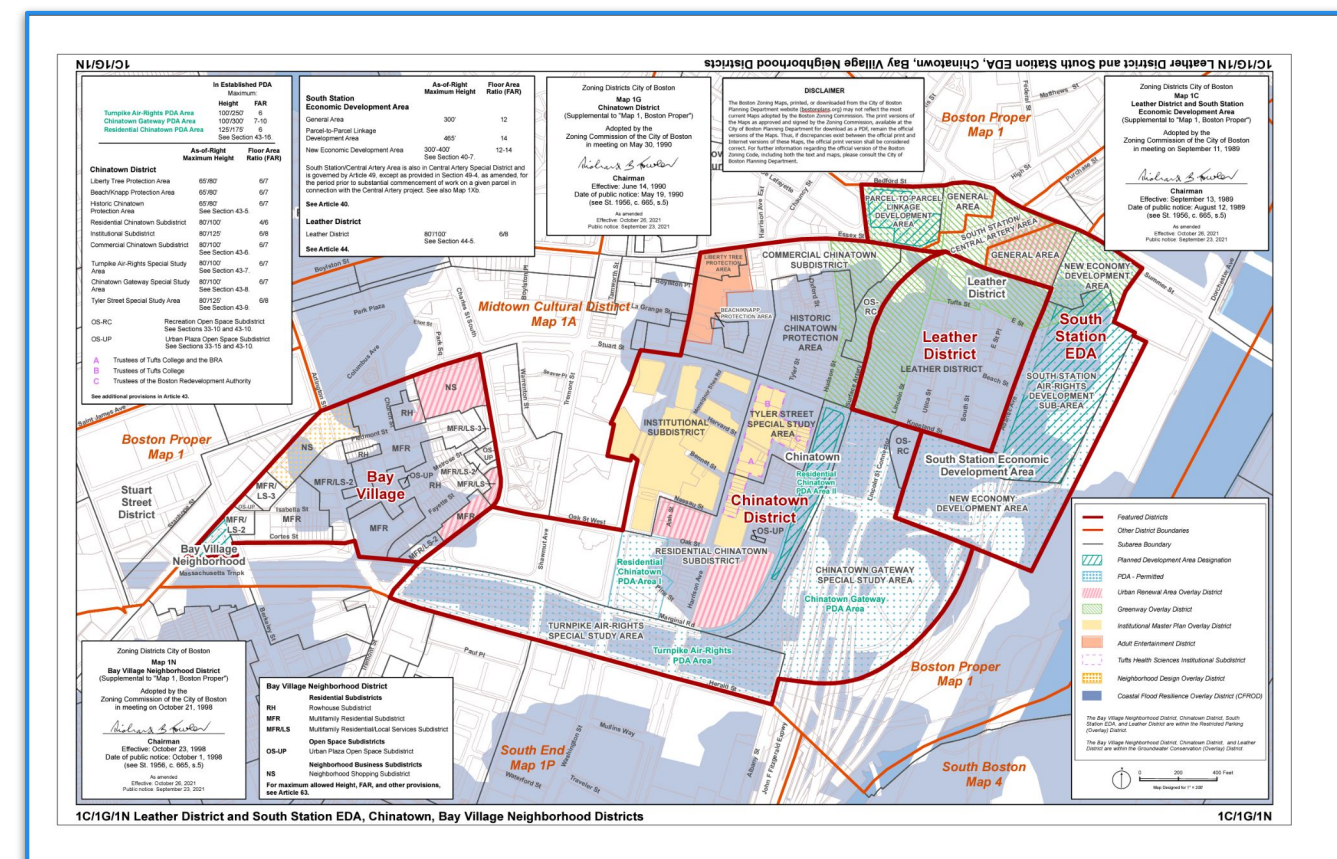
#### Section 43-1. - Statement of Purpose, Goals, and Objectives.

The purpose of this Article is to establish the zoning regulations for the comprehensive plan for the Chinatown District as required by the provisions of the Downtown Interim Planning Overlay District, [Article 27D](#) of this Code. The goals and objectives of this Article and the Chinatown Community Plan are to upgrade the quality of life and ensure the long-term viability of Chinatown as a historic residential neighborhood and a unique cultural, business, and service center; to create housing which is affordable to all segments of the community; to encourage community businesses and trades; to diversify the economy and improve employment opportunities for neighborhood residents; to protect the historic and cultural resources of the district; to improve the environment through the establishment of open space subdistricts; to manage institutional growth in an open process and to establish boundaries for institutional uses; to promote the most desirable use of land in accordance with the Chinatown Community Plan; and to promote the public safety, health, and welfare of the people of Boston.

## ZONING MAP AMENDMENT

Change(s) in the geographic location and application of specific zoning rules on a zoning map of one or more areas within the City.

Existing Chinatown Zoning Map





# WHY UPDATE ZONING?

---

We are **incrementally updating zoning CITYWIDE**; updating our zoning code has **benefits regardless of the specific place** in the City that we rezone.

1

Current zoning regulations do not match what's built, what exists, or the ways we've planned to grow

2

Updated zoning sets clear standards for what can be built (and makes it harder to rely on variances)

3

Provide pathways for small scale residential and commercial development as well as larger ones

4

Make the zoning code more legible, predictable, and easy to navigate



# LAND USES



Boston's Zoning Code regulates how **land can be used**. Each land use is delegated as **allowed, conditional, or forbidden** in each area of the City.

**Allowed uses** can be built new or open in an existing location.

**Conditional uses** require a conditional use permit, based on set criteria, from the Zoning Board of Appeal, to exist at a location.

*This means it will require a review process to determine if its appropriate, usually based on the surrounding area and priorities named in recent plans.*

**Forbidden uses** may not be built.

## RESIDENTIAL



## RESTAURANT + RETAIL



## HOSPITAL + INSTITUTIONS



And many more...



# NEW LAND USE STRUCTURE



New land uses and definitions **clarify ambiguous categories and include new land uses** that have not been in the zoning code before.



## Existing Land Use Examples

- Restaurant Uses
- Take-Out Restaurant Uses

- Service Uses

- Cultural Uses

## New Land Use Examples

- Restaurant Small + Large

- Service Establishment - Small + Large
- Check Casher

- Museum
- Arts Studios
- Entertainment/Events (Extra-Small, Small, Medium, Large, Extra-Large)



# LAND USE SIZES



Some land uses have **size thresholds**, which can **encourage small business spaces** and **limit large**, outsized and impactful land uses.

## Small Retail Store

- Total square footage less than 2,500 square feet.

Allowed on the ground floor of every Chinatown subdistrict, but conditional in the row houses area.



## Medium Retail Store

- Total square footage of 2,501-10,000 square feet.

Allowed in the community commercial and MU-10 areas, forbidden in the row houses area, and conditional everywhere else.



## Large Retail Store

- Total square footage of 10,001-49,999 square feet.

Conditional in the community commercial area and larger residential area, forbidden everywhere else.



## Extra-Large Retail Store

- Total square footage greater than or equal to 50,000 square feet.

Forbidden everywhere, except conditional in the MU-10 area.





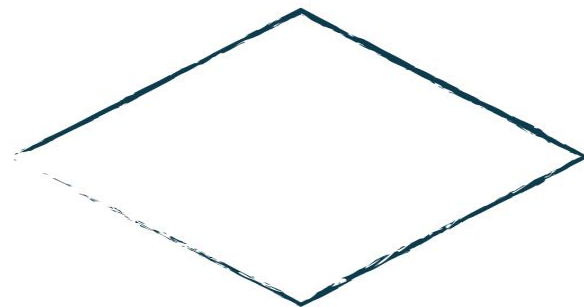
# DIMENSIONAL REGULATIONS TODAY



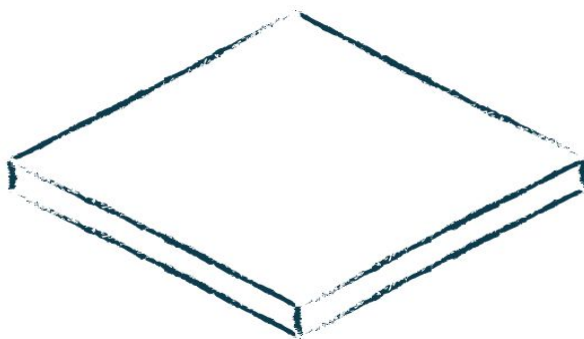
The building dimensional requirements in Chinatown today **only include Floor Area Ratio (FAR) and building height**, which don't control what happens at the ground level.

**FAR can result in significantly varying building heights, shapes, and scales.**

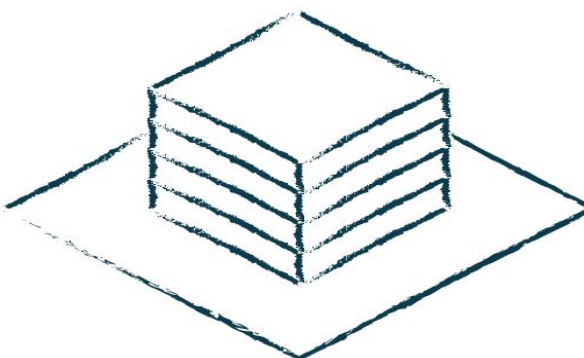
10,000  
sqft lot



**FAR 1.0**  
100% Lot  
Coverage



**FAR 1.0**  
25% Lot  
Coverage



**FAR of 2.6**

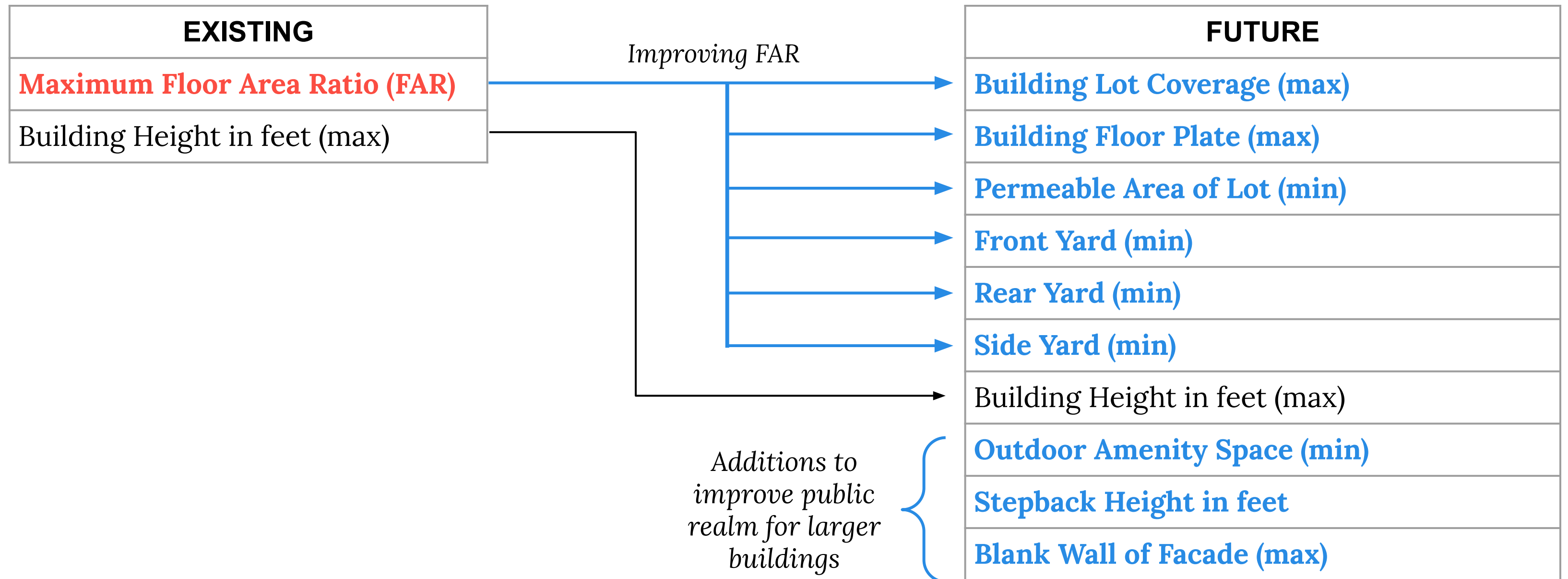




# NEW DIMENSIONAL REGULATIONS



New dimensional regulations can better control for what future development looks like and introduces new measures to meet neighborhood goals, like outdoor amenity space and permeable surfaces.







# ZONING & PRIVATE PROPERTY

---

2



# WHO DOES ZONING APPLY TO?

1

## SUB-ARTICLE 80

Changing the use of a property

Constructing an addition on your building

Adding take-out to your restaurant

Construction under 20,000 sf

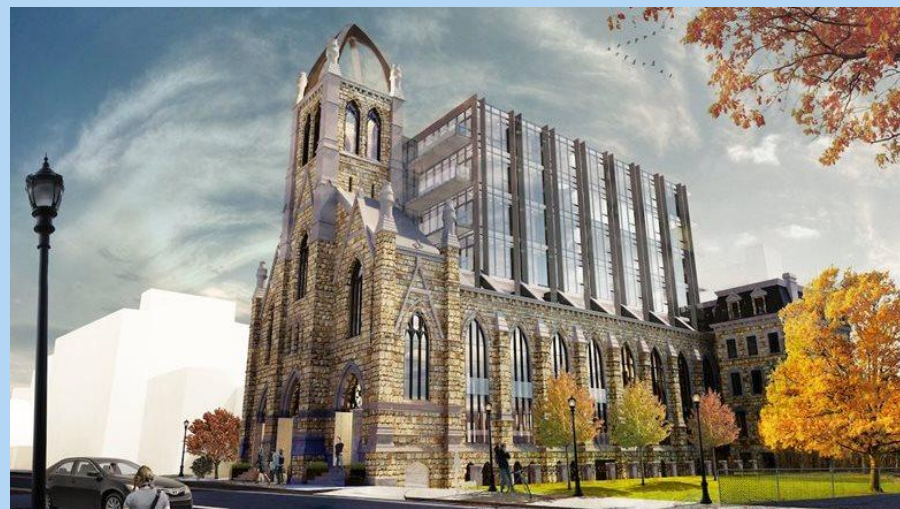
Other building changes...

2

## ARTICLE 80 SMALL PROJECTS

Projects between 20,000 sf and 50,000 sf

15 or more housing units



*Holy Trinity Church (South End)*

3

## ARTICLE 80 LARGE PROJECTS

Projects over 50,000 sf



*288 Harrison | 86,950 sf*



# ZONING VIOLATION EXAMPLES



## 7 HUDSON STREET

Added take-out to existing restaurant.  
Restaurants with take-out is a conditional use.



*New zoning would allow take-out restaurants*

## 78 TYLER STREET

Converting convent to 8 apartments; not providing required parking (4 spaces).



*New zoning would not require parking (but parking can still be built)*





# DRAFT ZONING

---

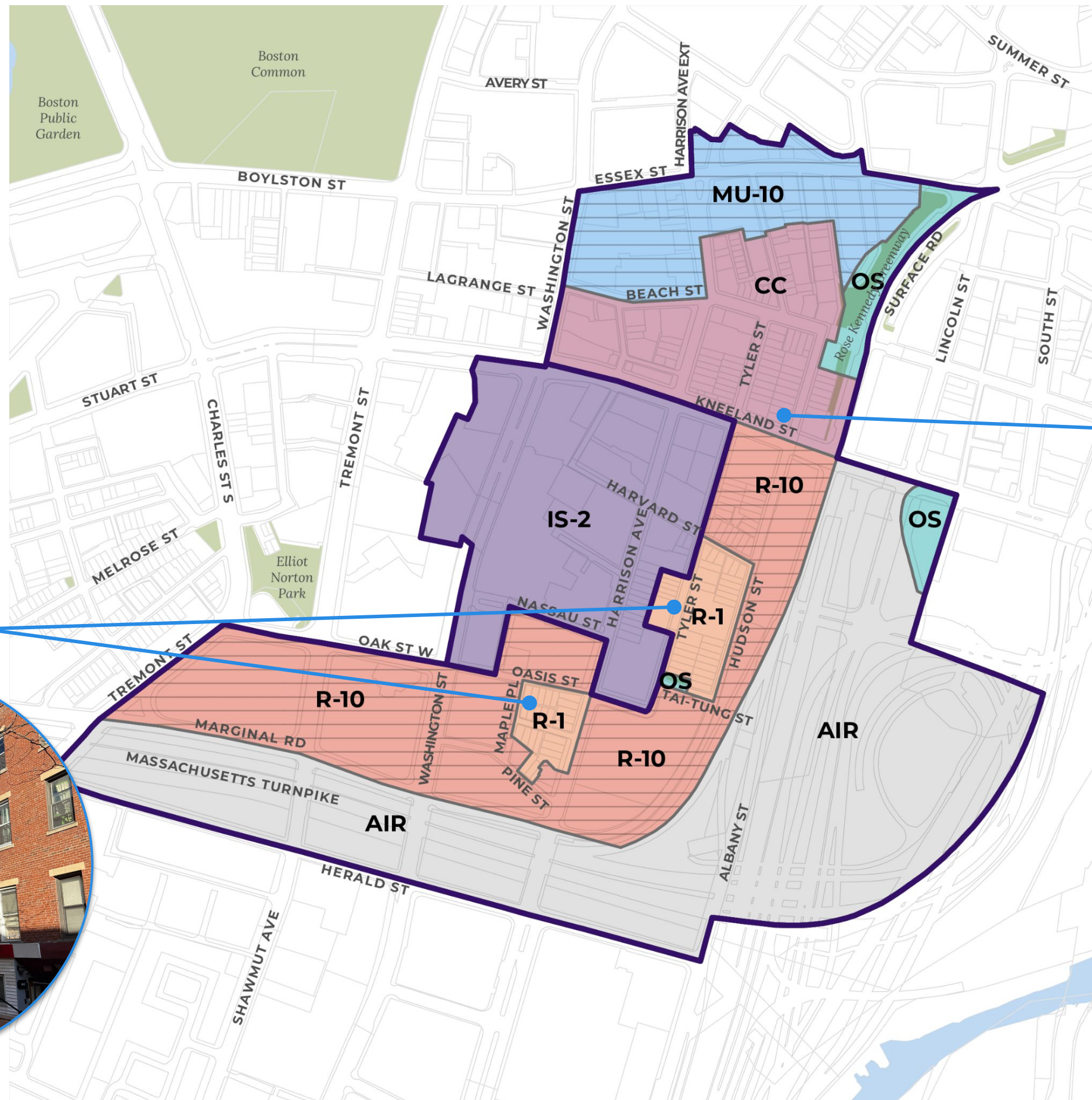
3



# CHINATOWN DRAFT ZONING OVERVIEW – DISTRICTS



These are **zoning districts**. They each have specific *land use* and *dimensional* regulations.



**RESIDENTIAL-1 (R-1)**  
Downzone to maintain row houses.



**COMMUNITY COMMERCIAL (CC)**  
Right-size dimensions to match existing context and encourage small business uses.





# R-1 OVERVIEW

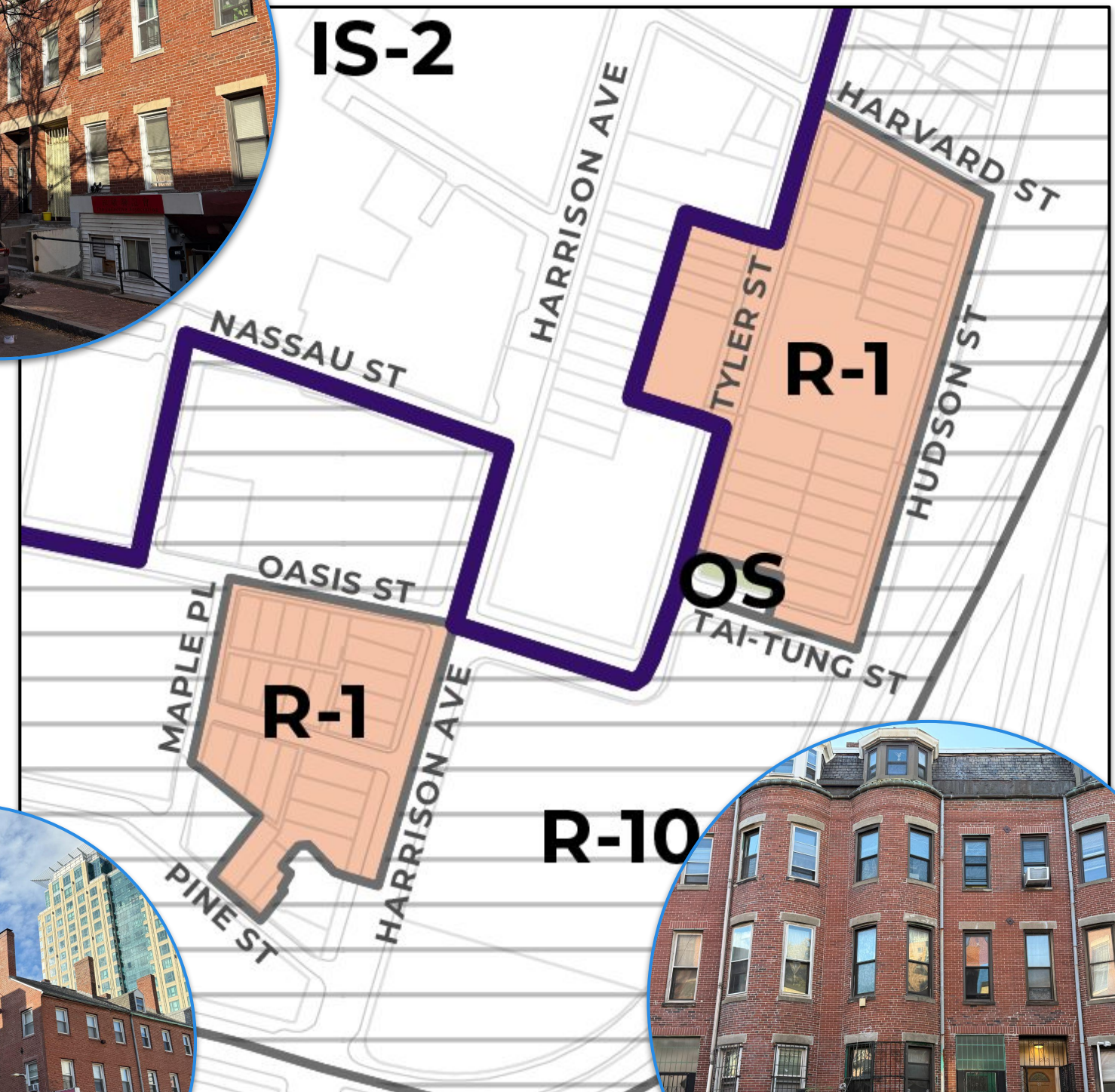
## WHAT WE'VE HEARD

- Keep this area generally the same as it exists right now, with a little flexibility to build out, but **not allow growth in height.**

“Preserve the historic fabric of the neighborhood, especially the **row house blocks.**”  
 -PLAN: Downtown

## ZONING OVERVIEW

- Downzoning and setting dimensional regulations to maintain row houses and small commercial spaces serving the neighborhood.





# R-1 LAND USE REGULATIONS



Encourage preservation for residential uses, with some opportunity for commercial or community uses.

## ALLOWED USES *(can be built)*

- Residential under 15 units
- Ground floor small grocery stores

## CONDITIONAL USES *(requires review)*

- Ground floor small offices, restaurants, retail, and services

## FORBIDDEN USES *(cannot be built)*

- Hotels, research labs, larger offices and commercial uses



Focus on small residential



Small commercial (conditional) mixed in with allowed residential uses



Civic uses allowed to support surrounding community



# R-1 DIMENSIONAL REGULATIONS



New zoning will limit the size of new buildings to ensure small residential character.

## BUILDING HEIGHT

- Maximum 45' (down from 80' today)

## FLOOR PLATE MAXIMUM

- 1,500 square foot maximum to maintain small-scale buildings (none today)

## YARD MINIMUMS

- Allowing for party wall condition and possibility for small rear-yard additions





# CC OVERVIEW



## WHAT WE'VE HEARD

- Preserve the Chinese heritage of existing shops and restaurants
- Provide **affordable goods and services**

“Support new and legacy small businesses.”  
-PLAN: Downtown

## ZONING OVERVIEW

- Focus on maintaining what's there today and encouraging commercial activity with zoning rules that allow it.





# CC LAND USE REGULATIONS



Allow smaller commercial land uses across multiple floors, confirm the commercial heart of Chinatown, and limit larger land uses that could threaten the small-scale fabric of the area.

## ALLOWED USES *(can be built)*

- Residential on upper floors
- Medium retail and entertainment
- Small grocery stores, services, and offices

## CONDITIONAL USES *(requires review)*

- Residential on ground floor
- Retail cannabis establishment

## FORBIDDEN USES *(cannot be built)*

- Hotels, research labs, larger offices and entertainment/events

Mix of land uses across multiple floors



Small-scale land use allowances

Blend of retail, restaurants, and services





# CC DIMENSIONAL REGULATIONS



Limit the maximum size of developments to match what's built today. Keep current rules for building height.

## BUILDING HEIGHT

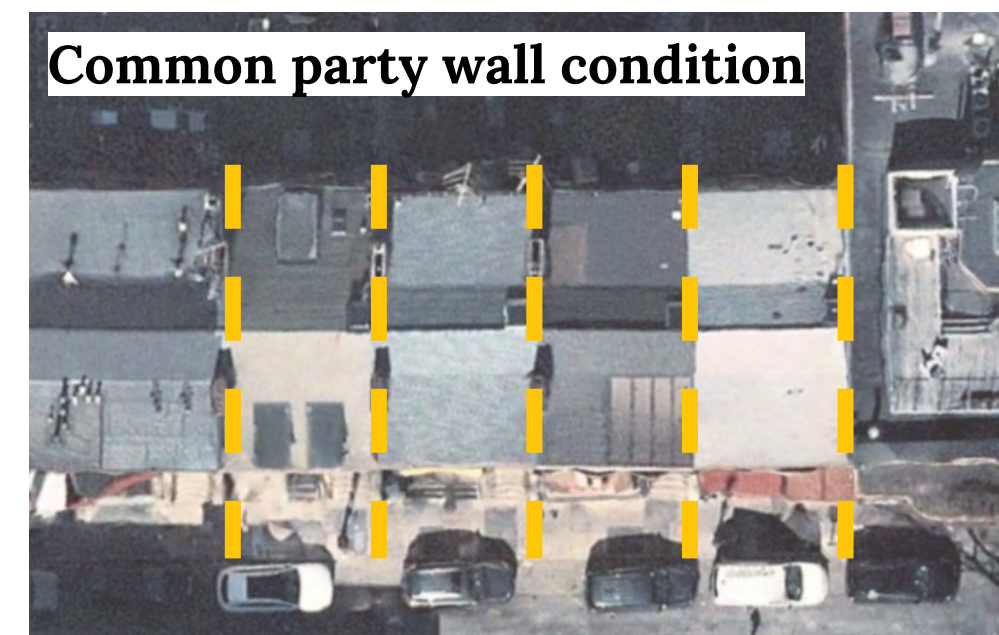
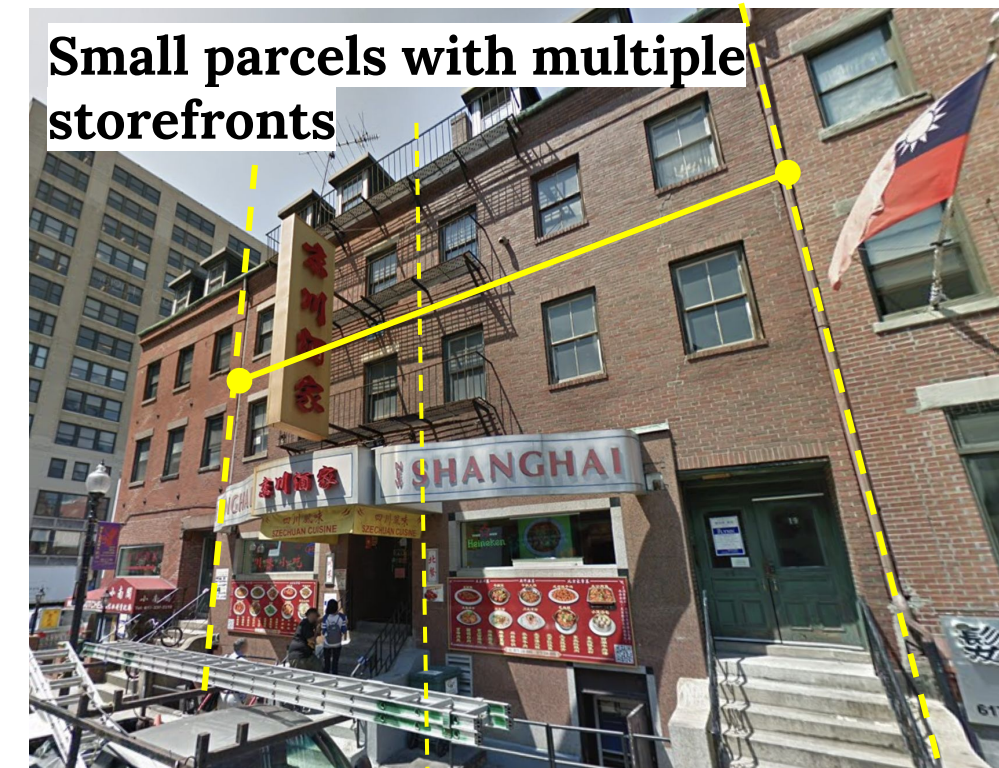
- Maximum 80' (no change from today)

## FLOOR PLATE MAXIMUM

- 2,000 square foot maximum to maintain small-scale buildings

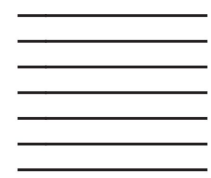
## LOT COVERAGE

- High building lot coverage to reflect existing density





# CHINATOWN DRAFT ZONING OVERVIEW – DISTRICTS



## CHINATOWN AFFORDABLE HOUSING OVERLAY

Encourage affordable housing projects through a height bonus.

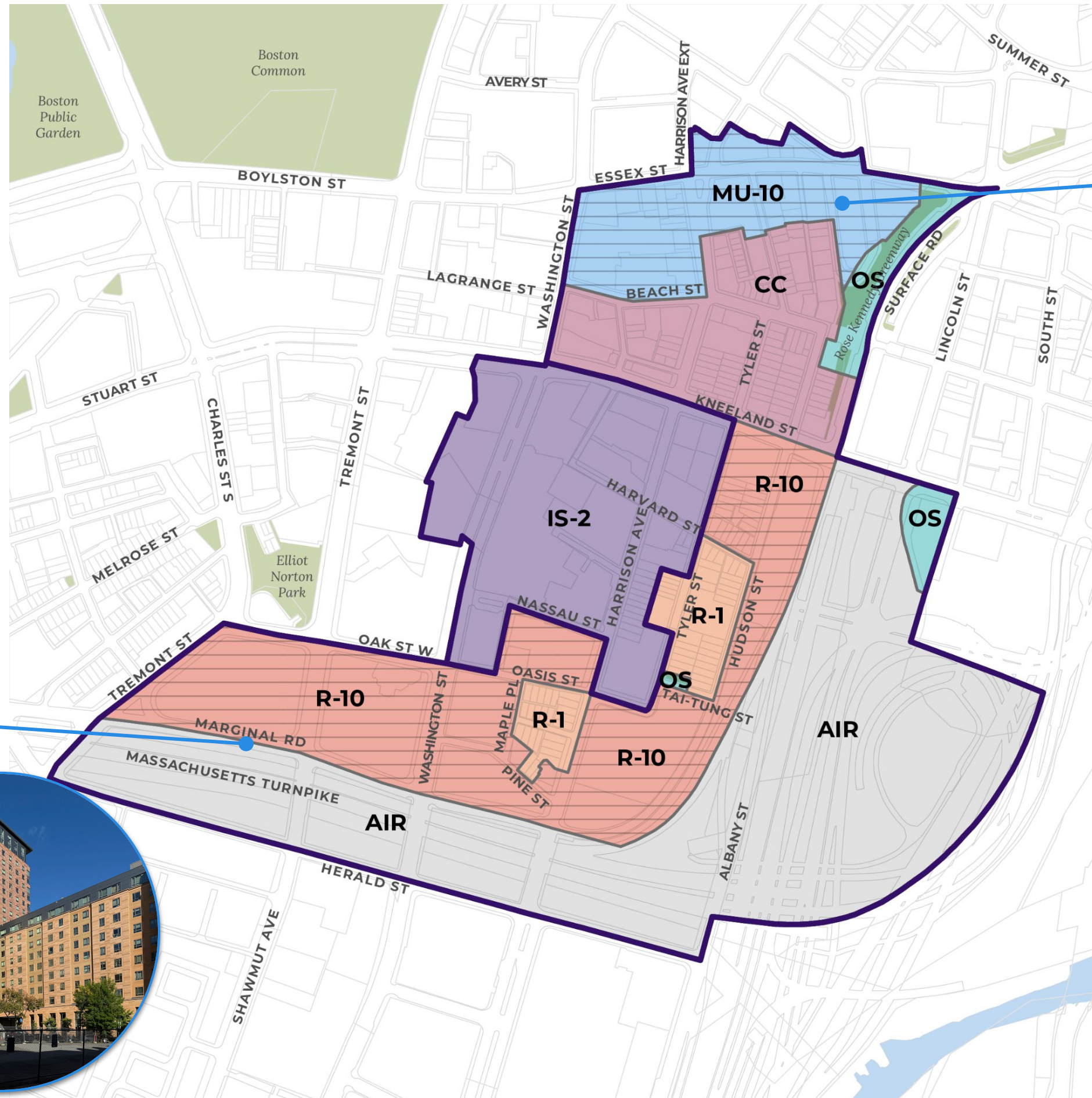
## RESIDENTIAL-10 (R-10)

Right-size dimensions to allow height of existing apartment buildings, with a height bonus for affordable housing projects.



## MIXED-USE-10 (MU-10)

Prioritize affordable housing with height bonus and allow residential and tourism-related development





# R-10 OVERVIEW

## WHAT WE'VE HEARD

- Higher density for more affordable and workforce housing units
- Build off existing concentrations of **affordable and mixed-income** housing
- Increase open space opportunities

“Support programmed public outdoor spaces... to **create space for community/ social gatherings** and families.”  
-PLAN: Downtown

## ZONING OVERVIEW

- Increase heights to enable affordable housing and create regulations to improve residents' and visitors' experience.





# R-10 LAND USE REGULATIONS



Encouraging housing and supportive community land uses by allowing any number of residential units and some limited commercial uses.

## ALLOWED USES *(can be built)*

- Residential uses, grocery stores, and community centers
- Ground floor small offices, restaurants, retail, and services

## CONDITIONAL USES *(requires review)*

- Ground floor larger retail, services, and restaurants

## FORBIDDEN USES *(cannot be built)*

- Hotels, research labs, larger offices and entertainment/events



Restaurants serve residents + the community



Service establishments, like salons, allowed on ground floor



Schools are an important civic use within the neighborhood



# R-10 DIMENSIONAL REGULATIONS



Allowing the highest height for affordable housing, requiring permeable area and outdoor amenity space, and setting dimensions that better match existing apartment buildings.

## BUILDING HEIGHT

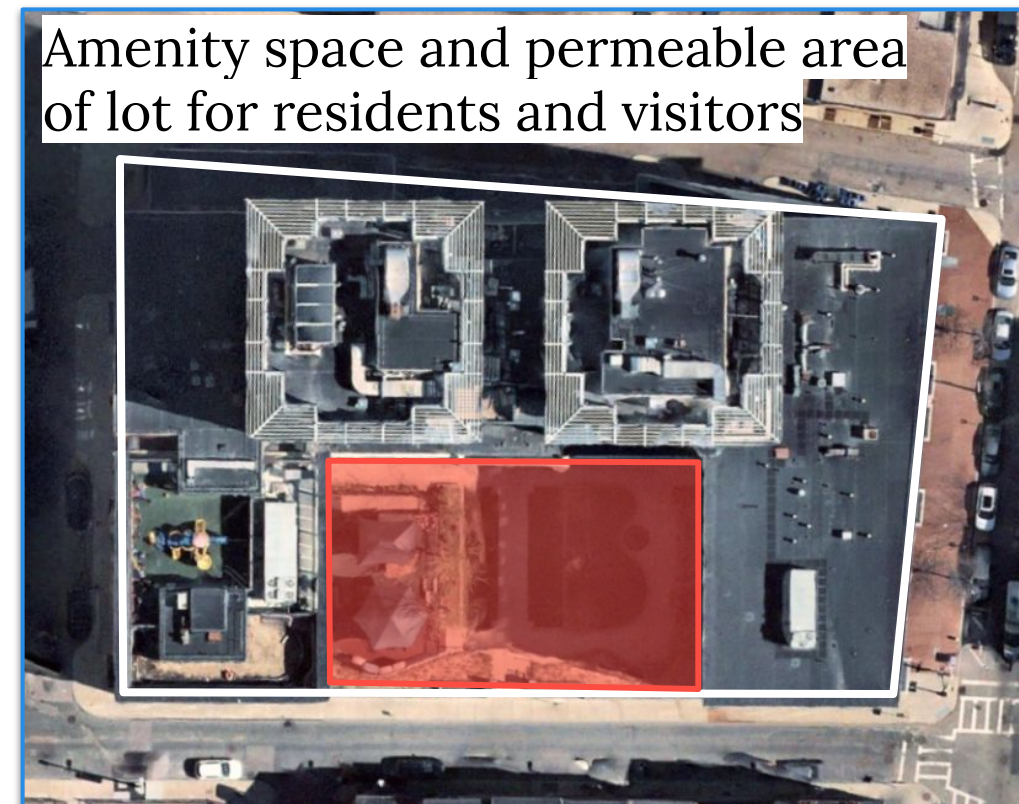
- 350' for affordable housing
- 150' for all other uses

## AMENITY SPACE + PERMEABILITY

- 20% minimum outdoor amenity space
- Large lots must include 15% permeable area

## STEPBACKS

- Buildings must to reduce size above 70', or to the height of an abutting historic building





# MU-10 OVERVIEW

## WHAT WE'VE HEARD

- More opportunities for development of varied businesses and housing above ground floor
- **Growth and development opportunities + tourism** as priorities for Chinatown (survey)
- Residential identity of the Essex St area

“Create **additional housing for a range of incomes** while balancing the preservation of the existing built fabric.”  
-PLAN: Downtown

## ZONING OVERVIEW

- Zoning to encourage more of the uses that Chinatown has expressed needing, including housing and uses for tourism.





# MU-10 LAND USE REGULATIONS



Highlight Chinatown as a growing residential neighborhood and tourism destination by allowing residential and tourism-related uses while limiting large offices and research labs.

## ALLOWED USES *(can be built)*

- Multi-unit residential
- Hotels and large offices
- Grocery stores, restaurants, services, large retail, entertainment/events

## CONDITIONAL USES *(requires review)*

- 1-8 residential units

## FORBIDDEN USES *(cannot be built)*

- Research labs



Larger scale residential buildings



Mix of residential uses and accessory retail/services



# MU-10 DIMENSIONAL REGULATIONS



Ensure that if tall buildings are built, they incorporate affordable and workforce housing.

## BUILDING HEIGHT

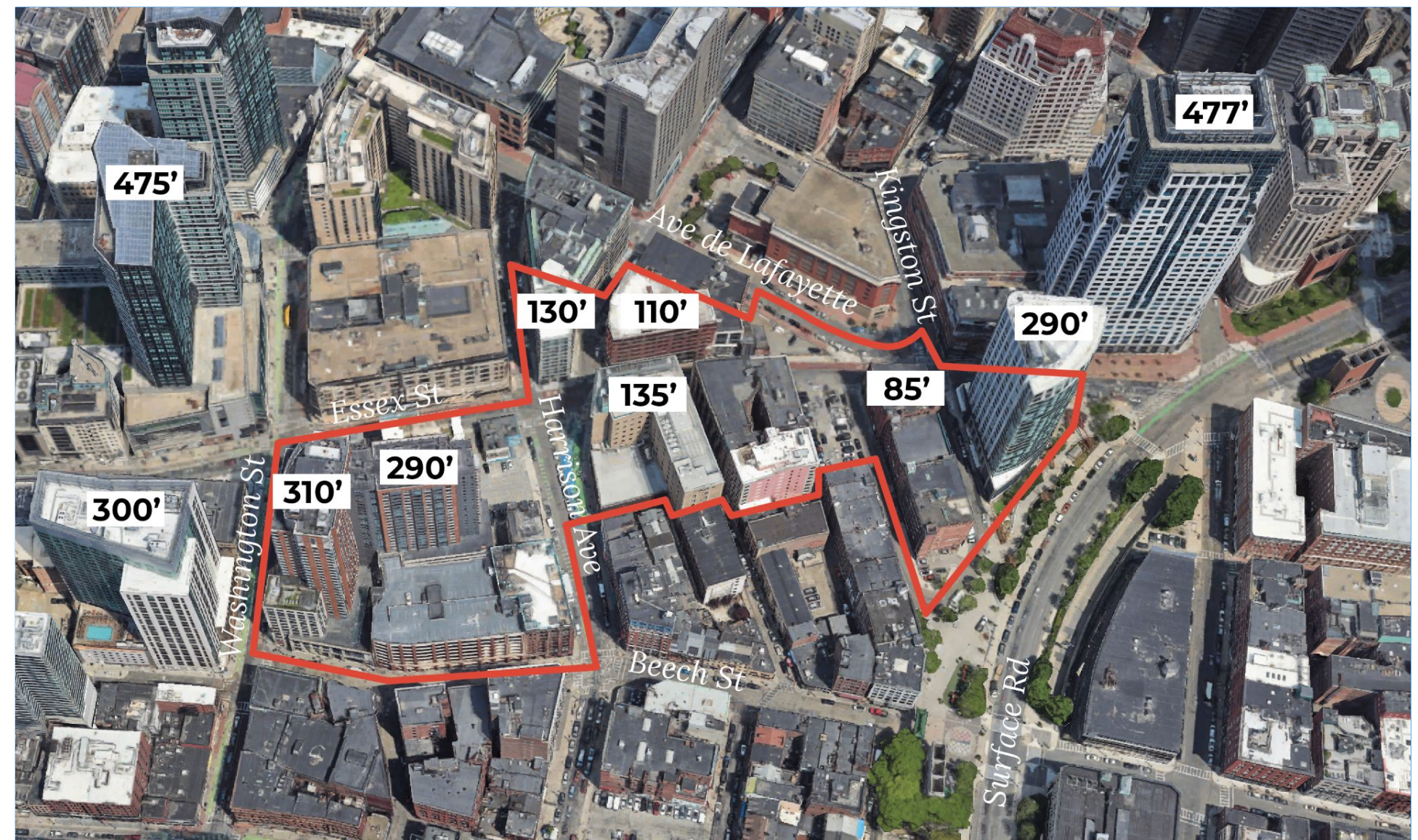
- 350' for affordable housing
- 150' for all other uses

## AMENITY SPACE

- For large lots, 10% minimum ground floor outdoor amenity space

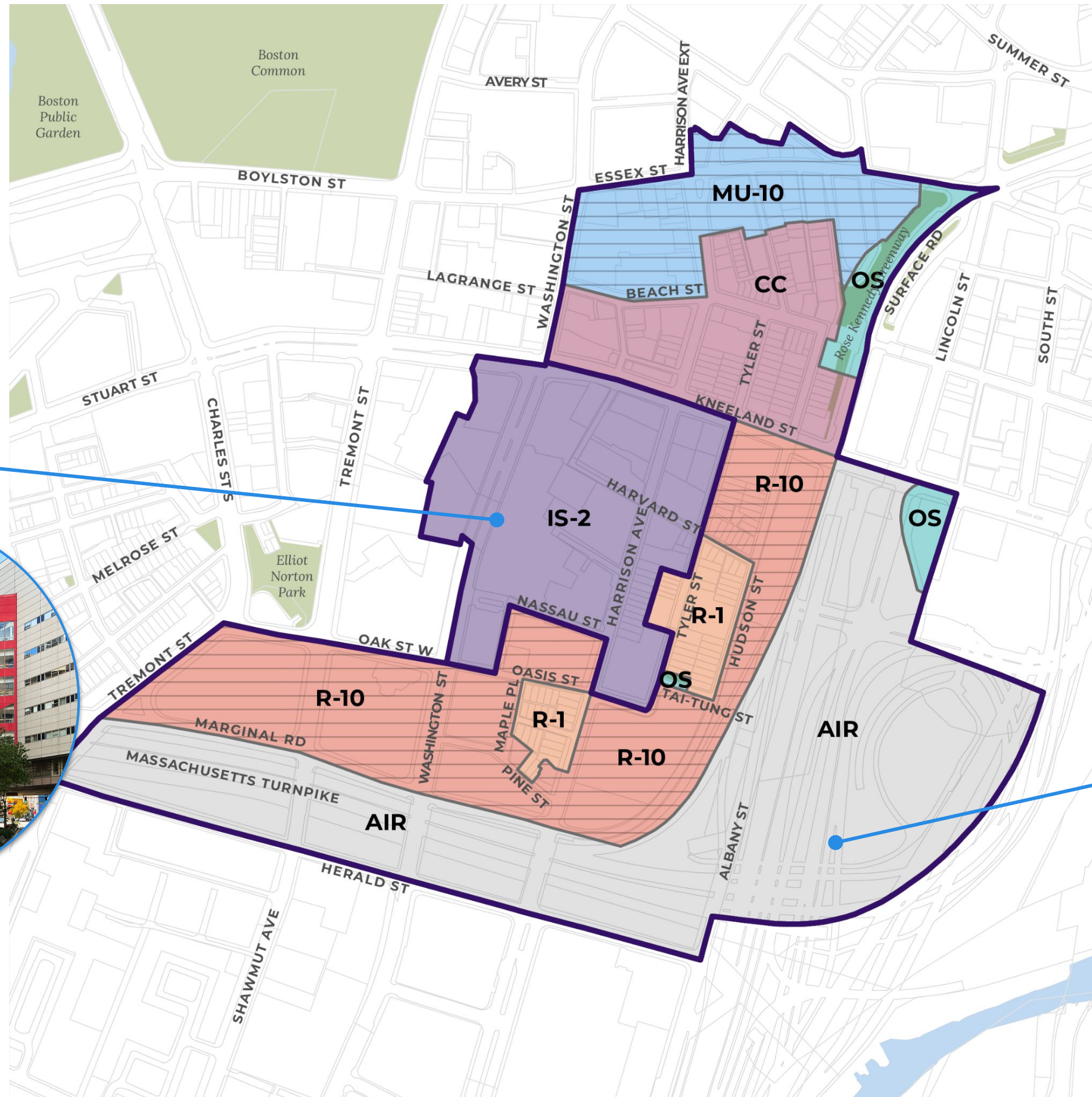
## STEPBACKS

- Buildings must reduce size above 155', or to the height of an abutting historic building





# CHINATOWN DRAFT ZONING OVERVIEW – DISTRICTS



**INSTITUTIONAL-2 (IS-2)**  
Set regulations to better match medical institutional uses.



**AIR RIGHTS STUDY AREA (AIR)**  
Allow PDA projects and use regulations to stitch together both sides of the highway.





# DRAFT DESIGN GUIDELINES

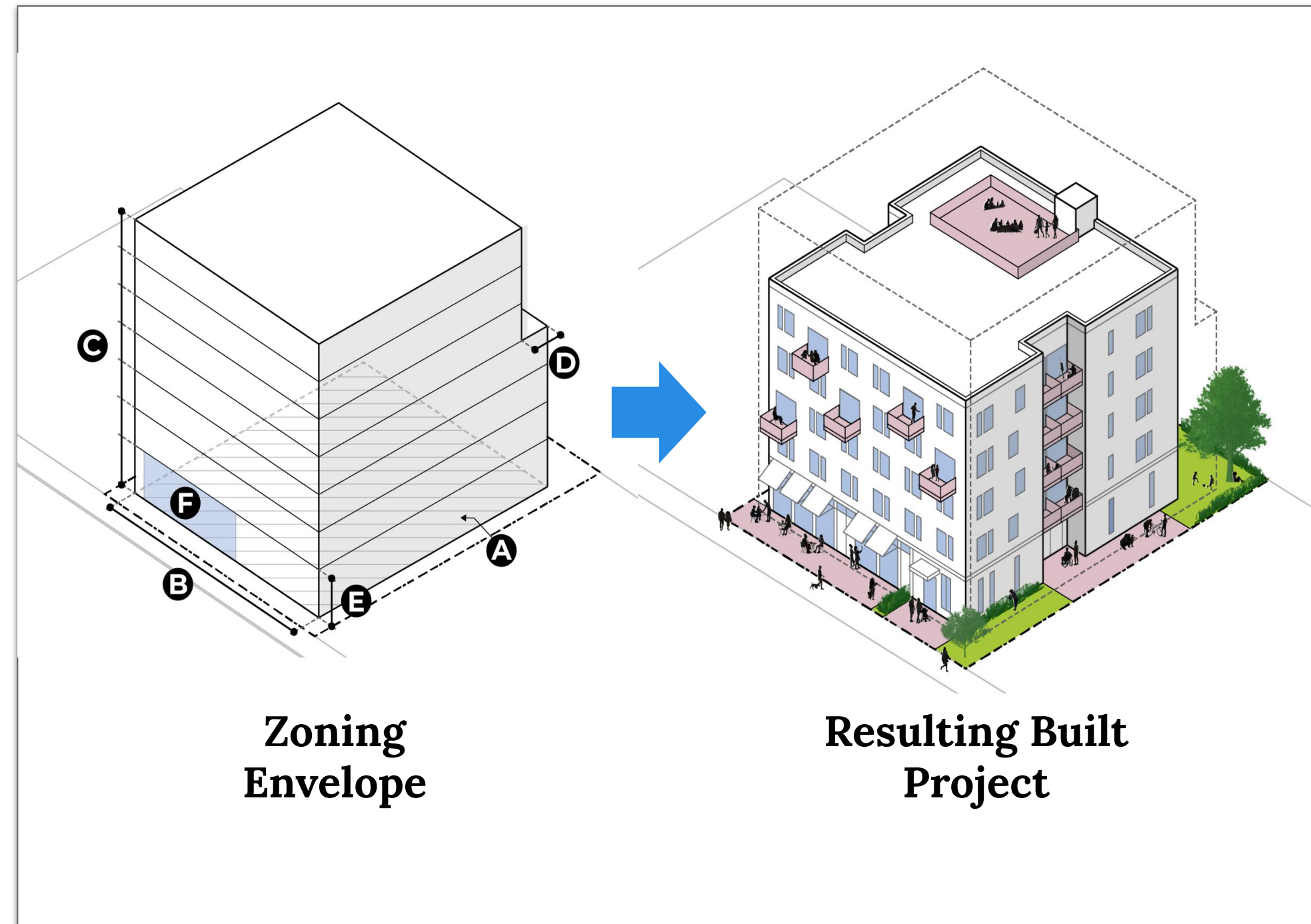
4



# CHINATOWN DESIGN GUIDELINES

Design guidelines, enforced through Article 80 project review, help ensure projects enhance and respect Chinatown's historic streets, buildings, and character.

- The guidelines are intended for City staff as well as developers, architects, and community members to help shape and evaluate projects in the area.
- They will be used and enforced when projects undergo the BPDA and BLC design review process
- The place-specific guidelines for Chinatown are an addition to the general design guidelines in PLAN: Downtown that apply to Downtown and Chinatown





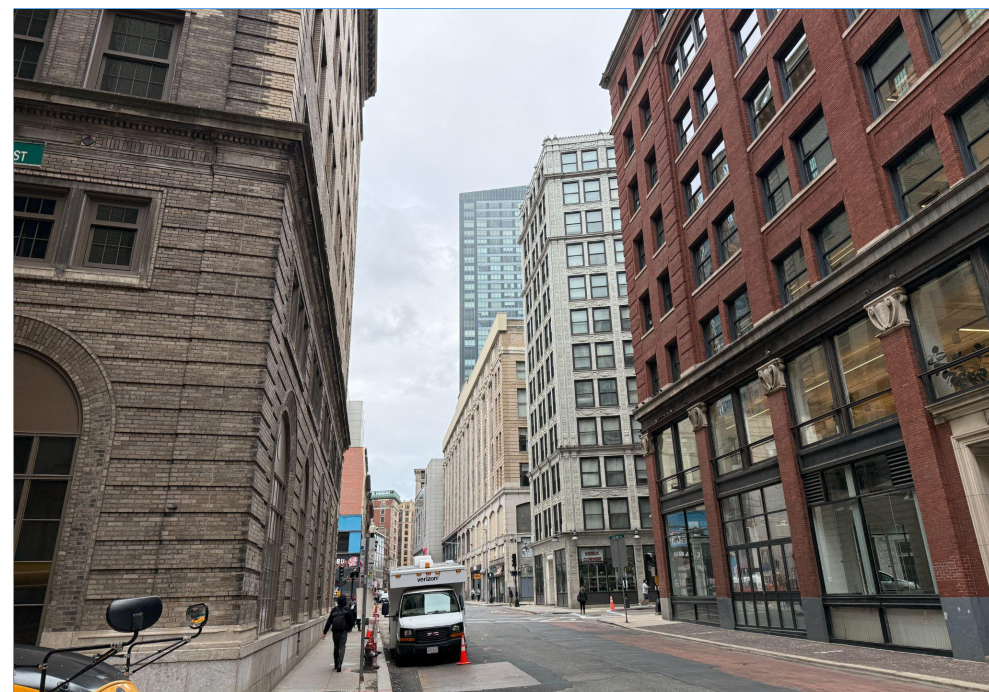
# KEY DESIGN PRINCIPLES



Find mixed-use growth and adaptive reuse opportunities along Chinatown's Essex St. edge and Harrison Ave. gateway.



Maintain the rhythm, scale, and vibrancy of facades and storefronts in Chinatown's mixed-use core.





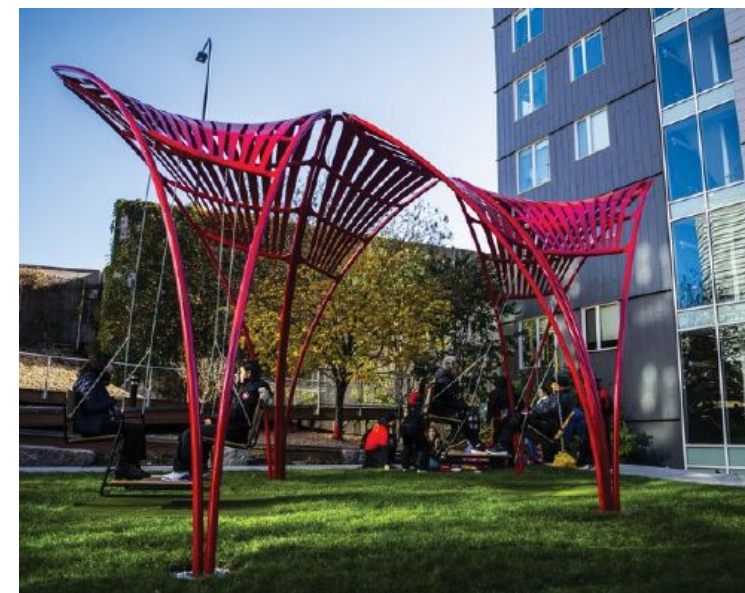
# KEY DESIGN PRINCIPLES



**Maintain the scale and character of the clusters of historic rowhouses throughout Chinatown.**



**Find opportunities to pair new residential growth with the creation of new community spaces and improved public realm in Chinatown's larger-scale residential area south of Kneeland.**



[Dancing Dragon] 2023-2024  
Katherine Chin & Parke MacDowell



[Storytell and Sway] 2021-2022  
Gianna Stewart



# KEY DESIGN PRINCIPLES



Work with artists, Chinatown organizations, and the community to identify opportunities to include public art and integrate features in site and building design that highlight the history and culture of Chinatown.



*“Tied Together by a Thousand Threads” by Shaina Lu & Yvonne Ng (2017)*



*“Where We Belong” mural in Chinatown by Ponnapa Prakkamakul at Oxford St. and Essex St.*





# NEXT STEPS

---

5



# ZONING AMENDMENT MATERIALS



## ZONING SUMMARY

**CHINATOWN DRAFT ZONING AMENDMENT SUMMARY**  
November 2024

**BACKGROUND**

唐人街分区修正案草案摘要  
2024年11月

華埠分區修正案草案摘要  
2024年11月

**背景**

華埠重新分區流程是更大的計劃：市中心綜合策略的一部分。自19世紀末以來，華埠一直是多代移民和家庭夢想開始的地方，至今仍是住房、商業和就業機會，教育和資源分享，以及社會和文化聯繫的樞紐。華埠也曾受到城市更新、高速公路建設、成人娛樂區等歷史事件的影響，最近還出現了流離失所的問題。

根據社區的回饋意見，擬議分區變更旨在確認華埠作為一個社區的多面性。我們聽到：

- 華埠幫助支持新移民、老年人、低收入家庭和個人；
- 需要更多可負擔住房和商業空間；
- 華埠是一個商業區，需要同時為居民和遊客提供服務，才能與其他提供類似商品和服務的地區保持競爭力，特別是為該地區的移民社群提供服務；以及
- 應為對華埠有強烈文化認同感和親近感的中等收入家庭提供更多住房機會。

因此，提議的新分區提倡可負擔住房，強調小企業和文化空間的重要性，並繼續突顯華埠的獨特性。

City of Boston Planning Department

## DRAFT TEXT AMENDMENT AND DRAFT ZONING MAP

**CHINATOWN DRAFT ZONING TEXT AMENDMENT**

This Chinatown Draft Zoning Text Amendment and the accompanying Chinatown Draft Zoning Map constitutes the entirety of the proposed rezoning in Chinatown. A Chinatown Zoning Summary document is available on the Chinatown Rezoning webpage, and describes this Draft Zoning Text Amendment at a summary level. Annotations throughout this Draft Zoning Text Amendment explain the rationale behind some key provisions.

Today, Article 43 - Chinatown District regulates the entirety of the Chinatown neighborhood. However, zoning changes in one article may require changes in other articles to update cross-references and definitions. The following zoning articles include proposed changes:

**Substantial Changes**

- Article 43 - Chinatown Neighborhood Article (Replacing Existing Article)
- Article 34 - Institutional Districts (New Article)
- Article 8 - Regulation of Uses

**Supportive Changes**

- Article 2 - Definitions
- Article 3 - Establishment of Zoning Districts
- Article 23 - Off-Street Parking
- Article 33 - Open Space Subdistricts

## DRAFT DESIGN GUIDELINES

**CHINATOWN DRAFT DESIGN GUIDELINES**

Design Guidelines  
Historic Context | Chinatown

Find mixed-use growth and adaptive reuse opportunities along Chinatown's Essex Street edge and Harrison Avenue gateway.

Essex Street forms the northern edge and serves as a gateway to the Chinatown neighborhood, particularly where Harrison Ave widens at Essex Street, encompassing Phillips Square. This Essex Street edge presents opportunities for both the reuse of historic mercantile buildings and the redevelopment of several vacant parcels. These efforts can help the transition between larger Downtown blocks to the north and smaller-scale urban fabric of Chinatown's commercial core.

more gradually, while still encouraging the preservation of these post-industrial buildings. There are several late-nineteenth and early-twentieth-century buildings clustered along Essex Street that offer key opportunities for adaptive reuse. Some of these buildings have already been converted into apartments or new offices and are officially highlighted as part of the Textile National Historic Register District. Additions to buildings and facadectomies, where a building's facade is preserved with a new structure behind or within it, such as that of the Greater Boston Chinese Golden Age Center, provide further opportunities to increase density while preserving historic facades. Redeveloping underutilized parcels along Essex Street can also help fill gaps in the historic urban fabric with contextual stepbacks that mitigate height impact and tie the new development to the scale of neighboring historic buildings.

2024 MACRIS Inventory  
 ● NRHP  
 ○ Inventoried  
 ● PR  
 ● MHL

2024 BLC Inventory  
 ■ Designated Landmark  
 ■ Inventoried Landmark  
 ■ Pending Landmark  
 ■ CFROD  
 ■ Study Area



# GIVING FEEDBACK

---



## COMPLETE the Public Feedback and Comment Form

- Open until February 5, 2025
- [bit.ly/ChinatownRezoning\\_feedback](https://bit.ly/ChinatownRezoning_feedback)

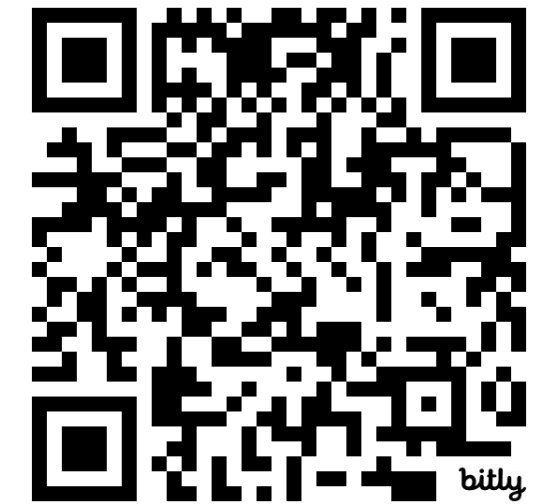
## ATTEND Office Hours + Public Meetings

- In-person and virtual options from November 20, 2024 - February 4, 2025
- Sign up to receive email notifications:  
[www.bostonplans.org/about-us/get-involved](https://www.bostonplans.org/about-us/get-involved)

## SCHEDULE Planning Staff to Meet with Your Group/Organization

- Planning staff will be available to meet with any groups or organizations
- Please email: [Jack.Halverson@boston.gov](mailto:Jack.Halverson@boston.gov)

### Public Feedback and Comment Form





# UPCOMING ENGAGEMENT TIMELINE



**JANUARY 15, 2024**  
Property Owners  
Meeting

**JANUARY 18, 2025**  
Property Owners  
Meeting

**FEBRUARY 5, 2025**  
Comment Period Ends

**WINTER 2025**  
BPDA Board + Boston  
Zoning Commission



**WE ARE HERE**

**Office Hours**

**VIRTUAL**

- 1/22 | 10:00 am - 11:00 am
- 1/23 | 12:00 pm - 1:00 pm
- 1/27 | 5:00 pm - 6:00 pm
- 1/30 | 1:00 pm - 2:00 pm
- 2/4 | 11:00 am - 12:00 pm

**Public Comment Period**

**Zoning Adoption**



# THANK YOU

---

## HAVE QUESTIONS?

JACK HALVERSON [Jack.Halverson@boston.gov](mailto:Jack.Halverson@boston.gov)

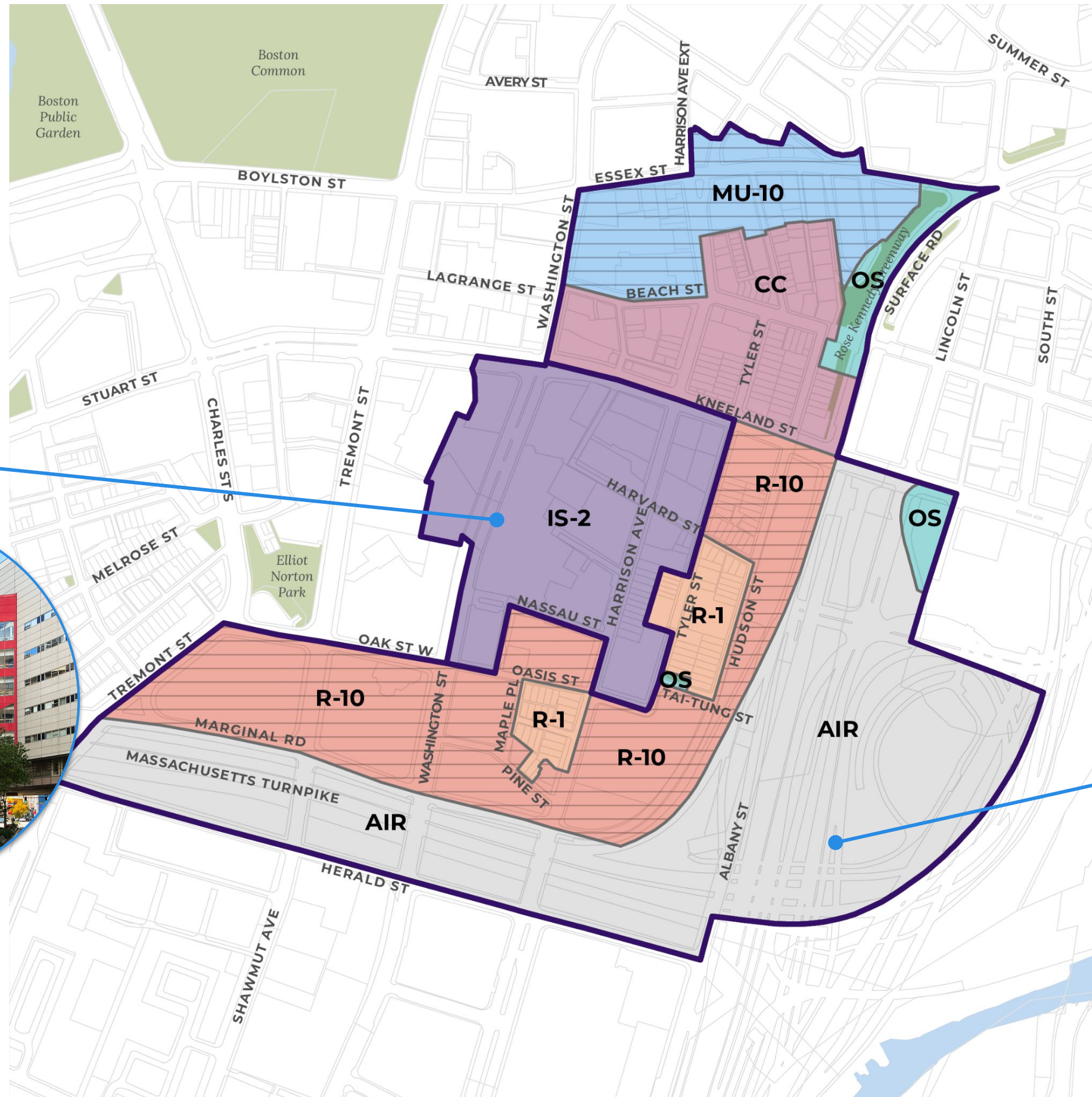
OR VISIT:

[bit.ly/ChinatownRezoning](https://bit.ly/ChinatownRezoning)





# CHINATOWN DRAFT ZONING OVERVIEW – DISTRICTS



**INSTITUTIONAL-2 (IS-2)**  
Set regulations to better match medical institutional uses.



**AIR RIGHTS STUDY AREA (AIR)**  
Allow PDA projects and use regulations to stitch together both sides of the highway.



# IS-2 OVERVIEW

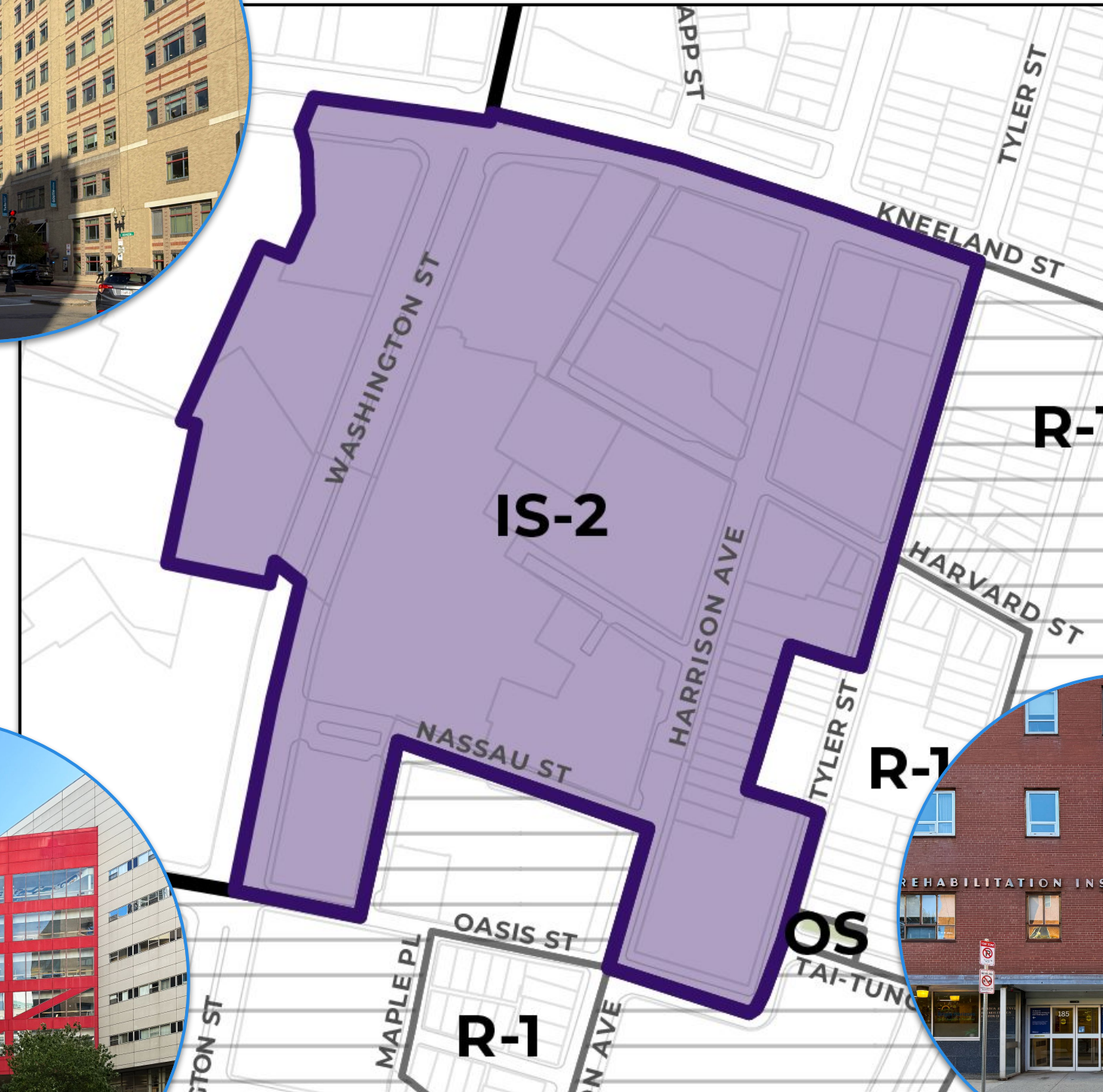


## WHAT WE'VE HEARD

- Institutions can feel outsized compared to the rest of the neighborhood
- More community participation in the institutional master planning process

## ZONING OVERVIEW

- Institutions still go through IMP process, but new zoning better aligns with the medical campus.





# IS-2 LAND USE REGULATIONS



Land uses should be more predictable should anything about the institution change in the future, and allow some limited supportive land uses that are often associated with institutions.

## ALLOWED USES *(can be built)*

- Higher education and health care uses
- Small grocery stores, retail, services, and restaurants

## CONDITIONAL USES *(requires review)*

- Hotels, small and medium offices, research laboratories

## FORBIDDEN USES *(cannot be built)*

- Residential uses
- Large retail, services, and offices



Traditional institutional uses



Community uses in institutional buildings



Student housing considered a Higher Education Use



# IS-2 DIMENSIONAL REGULATIONS

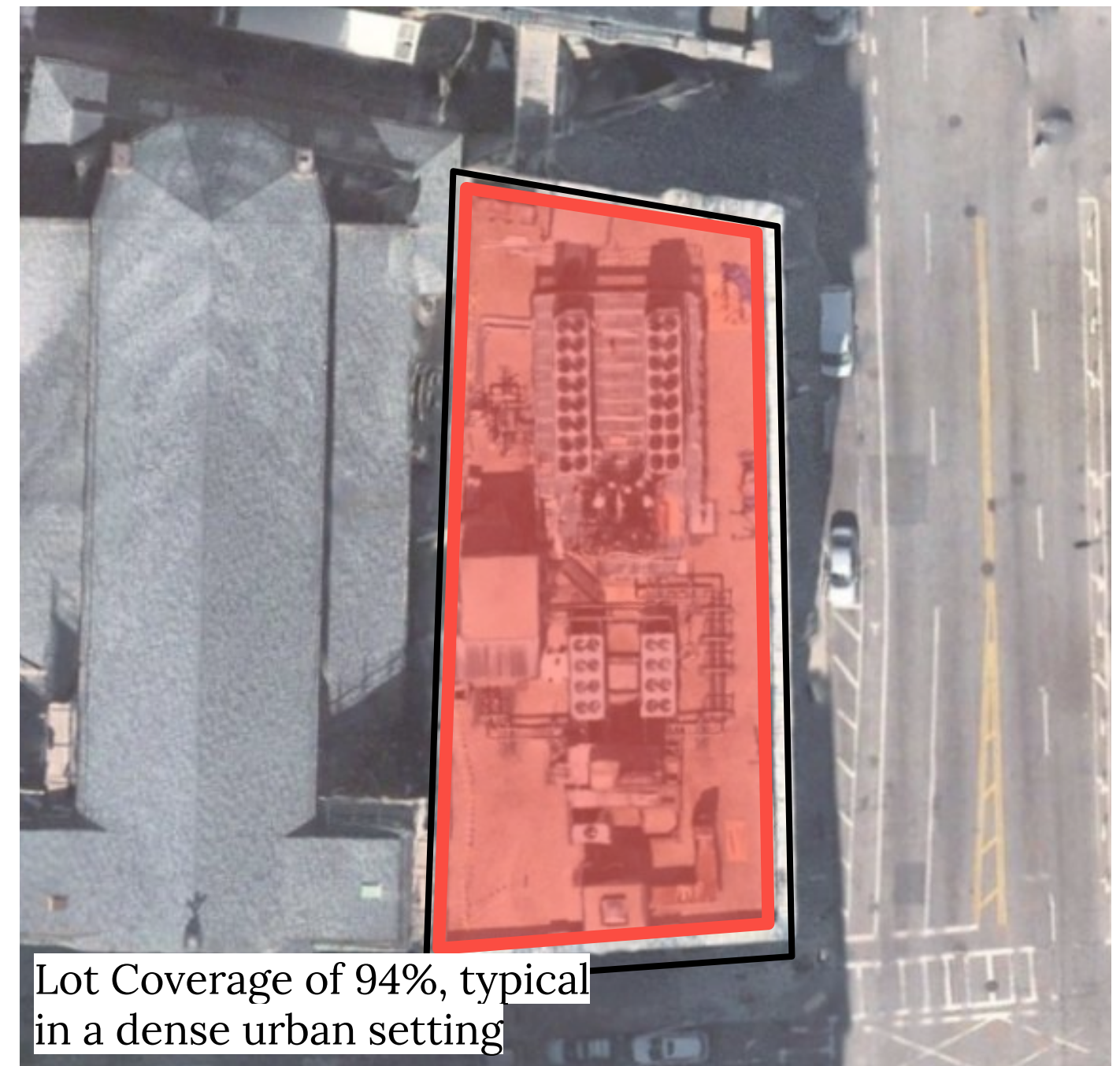


Dimensions are set intentionally to be restrictive, because institutions will establish zoning and final design of projects through the Institutional Master Plan process.

Maximum Floor Area Ratio (FAR) of 4



Lot coverage is higher for denser urban settings.





# AIR OVERVIEW

## WHAT WE'VE HEARD

- Planning goals from 1990 Chinatown Community Plan reference a need for **open space, affordable housing,** and appropriately **stitching together both sides of the highway**

## ZONING OVERVIEW

- Ensure that future development is possible in these areas without substantial change to existing zoning.





# AIR USE AND DIMENSIONAL REGULATIONS

---



Use the same regulations as neighboring proposed R-10 subdistrict, knowing that future projects may require Planned Development Areas (PDAs) tools and multiple layers of federal/state permitting.

