

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 3/15/24 to 4/30/24:

Per the request of community members, the Boston Planning & Development Agency (BPDA) is sharing this compiled list of responses from the Chinatown Rezoning survey. These responses are from 3/15/24 to 4/30/24, and represent the second half of responses that have been published. To see the first half of responses received since the start of the rezoning process, February 7th, 2024, up to March 14th, 2024, please [click here](#).

The responses have been translated into Chinese (Simplified and Traditional) and English.

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 between 3/15/24 - 4/30/24: 111**

Total responses received between 2/7/24 – 4/30/24: 170

Of total surveys received between 3/15/24 – 4/30/24:

41 received via Online Survey

70 received via Paper Survey

Total: 111

Of total surveys received between 2/7/24 – 4/30/24:

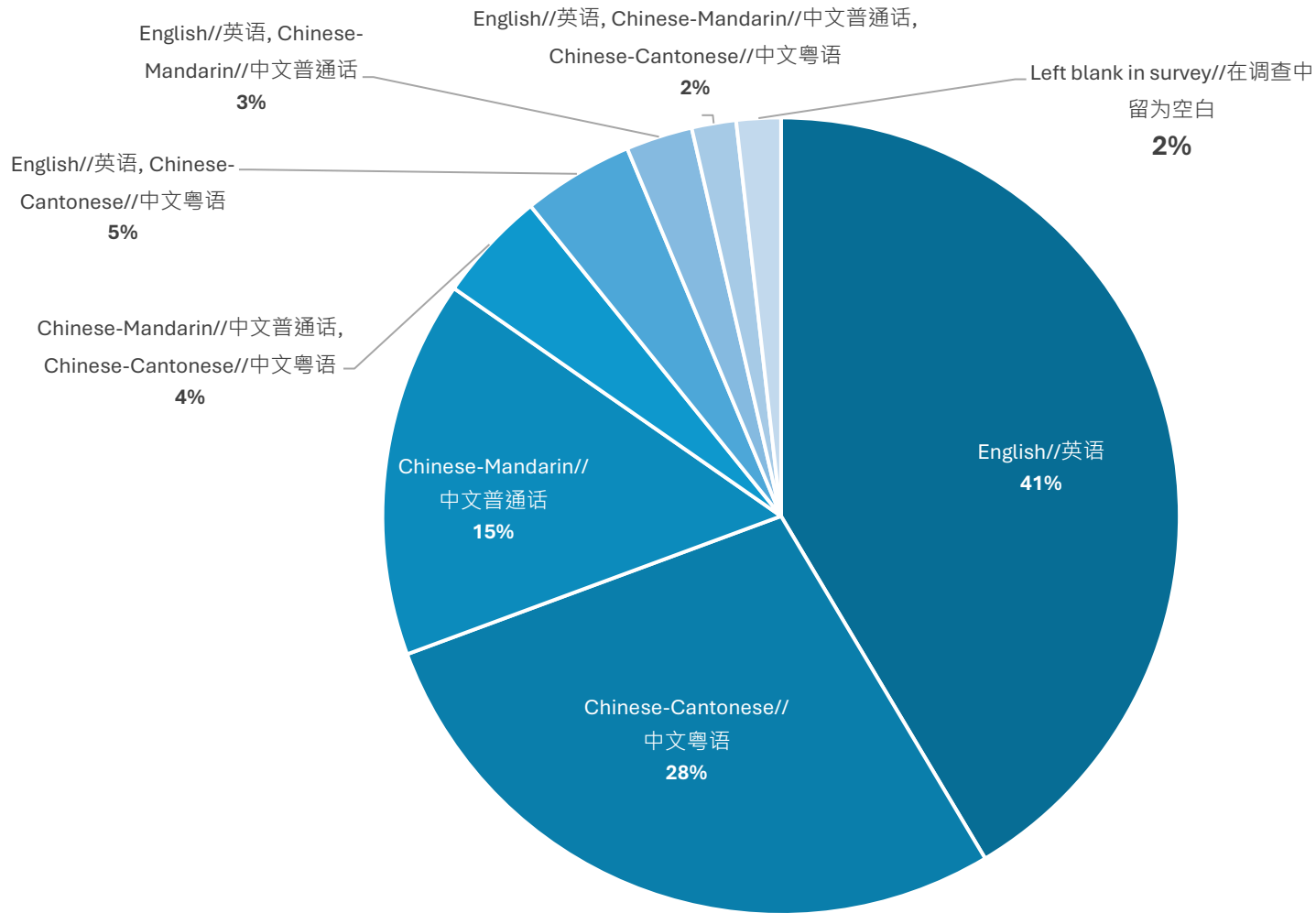
73 received via Online Survey

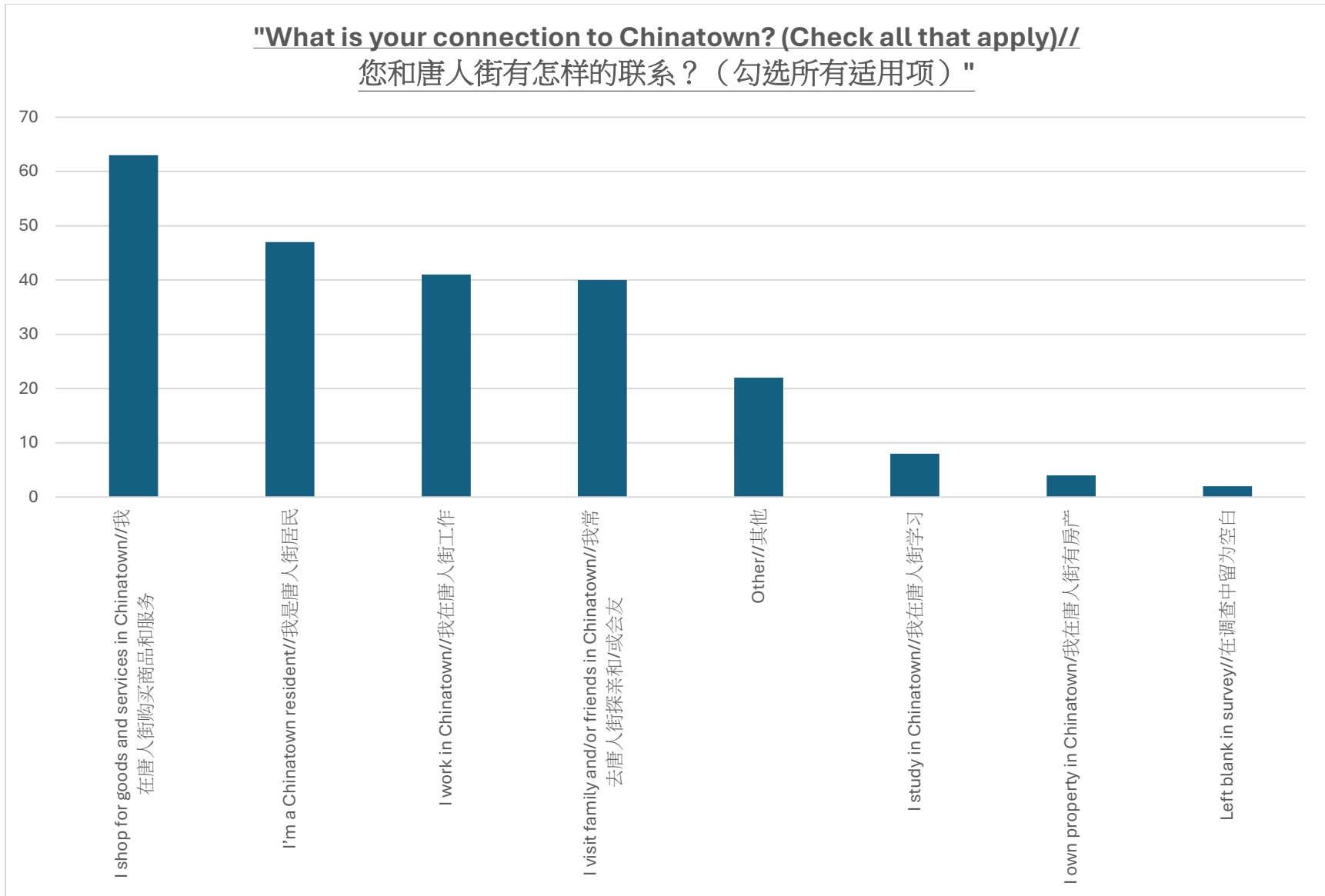
97 received via Paper Survey

Total: 170

***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: 111)

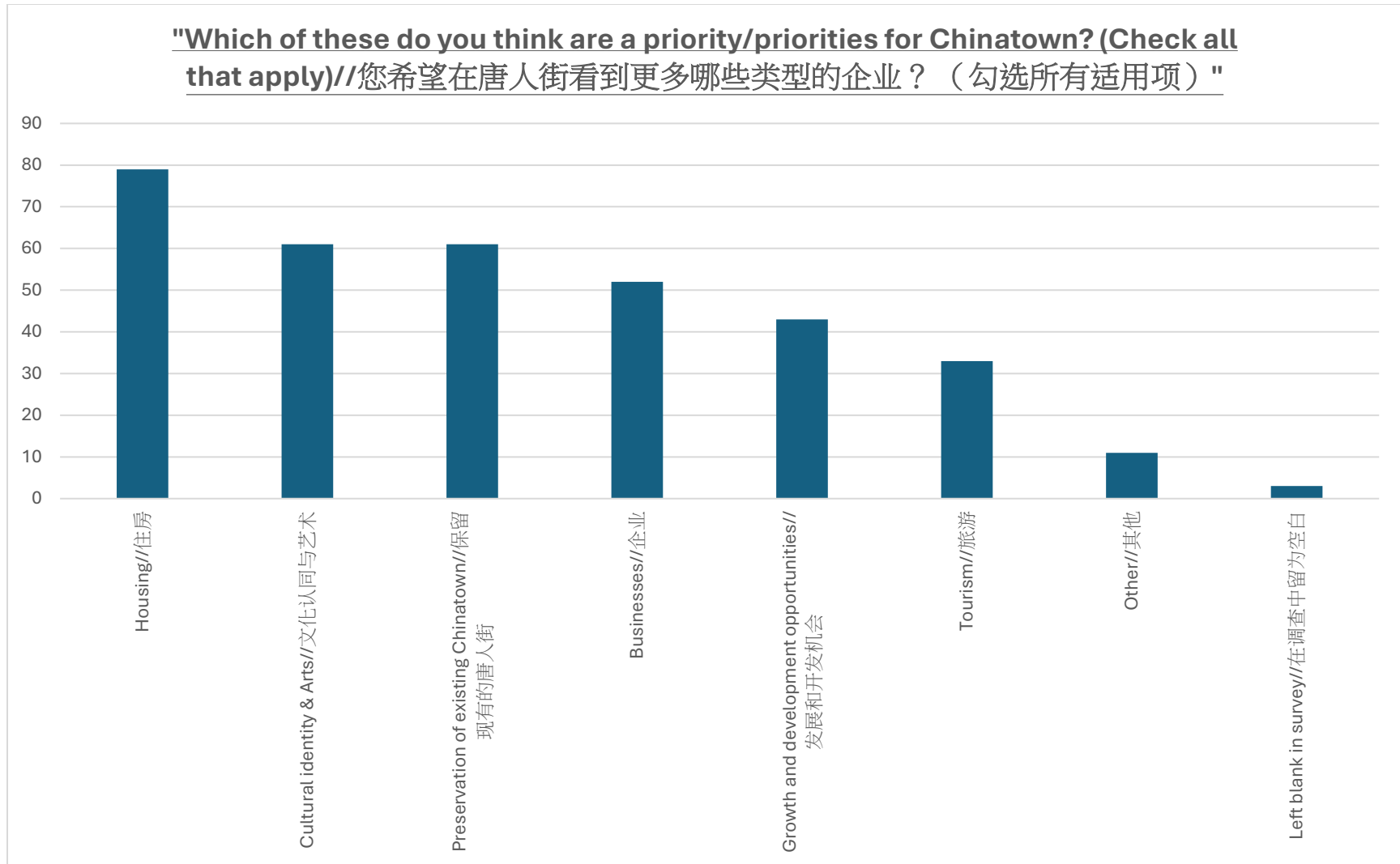




"What is your connection to Chinatown? (Check all that apply)//您和唐人街有怎样的联系? (勾选所有适用项)" (cont'd)

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

I am a member of multiple organizations in Chinatown..
I hope that Chinatown can be more beautiful.
I live on Lincoln St. we border Chinatown and were Chinatown before the LD designation. I also work in Chinatown and own-operate Boston Chinatown Tours.
Live nearby
utilitize daycare services, healthcare services, social activity (lion dance, martial arts, eateries, friends, family), access parks - tai tung tot lot, greenway/Chin park
I am a co-chair of the Friends of the Chinatown Library and a volunteer with the Chinatown Community Land Trust Immigrant History Trail Project and the Chinese Progressive Assn.
I am a neighbor of Chinatown, and my child goes to school in Chinatown.
I volunteer in Chinatown
Small business owner
Go to Chinatown for a doctor appointment or exercise.
Go to Chinatown for a doctor appointment
Community Services
Culture ties
Go to Chinatown for a doctor appointment



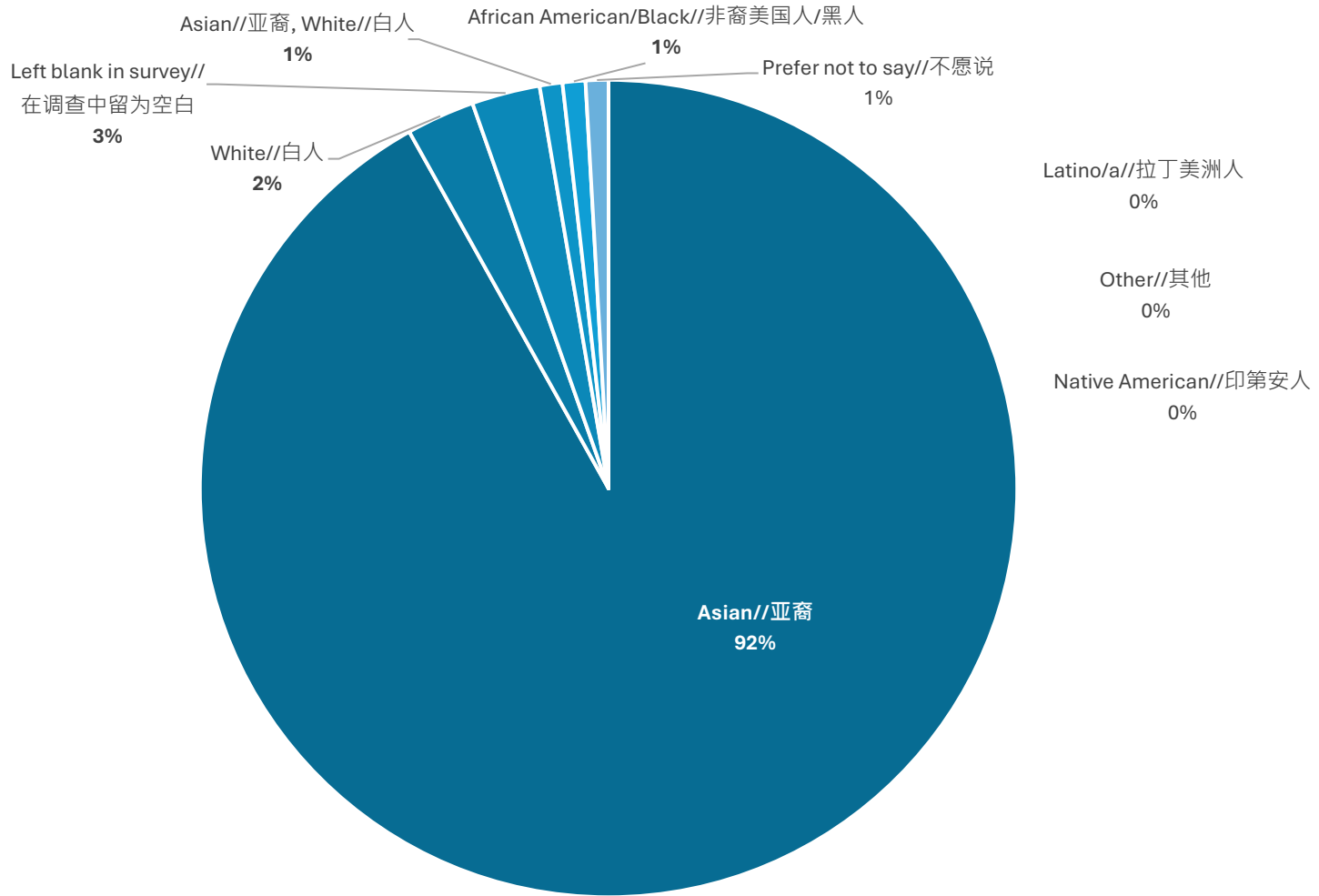
"Which of these do you think are a priority/priorities for Chinatown? (Check all that apply)//您希望在唐人街看到更多哪些类型的企业? (勾选所有适用项)" (cont'd)

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

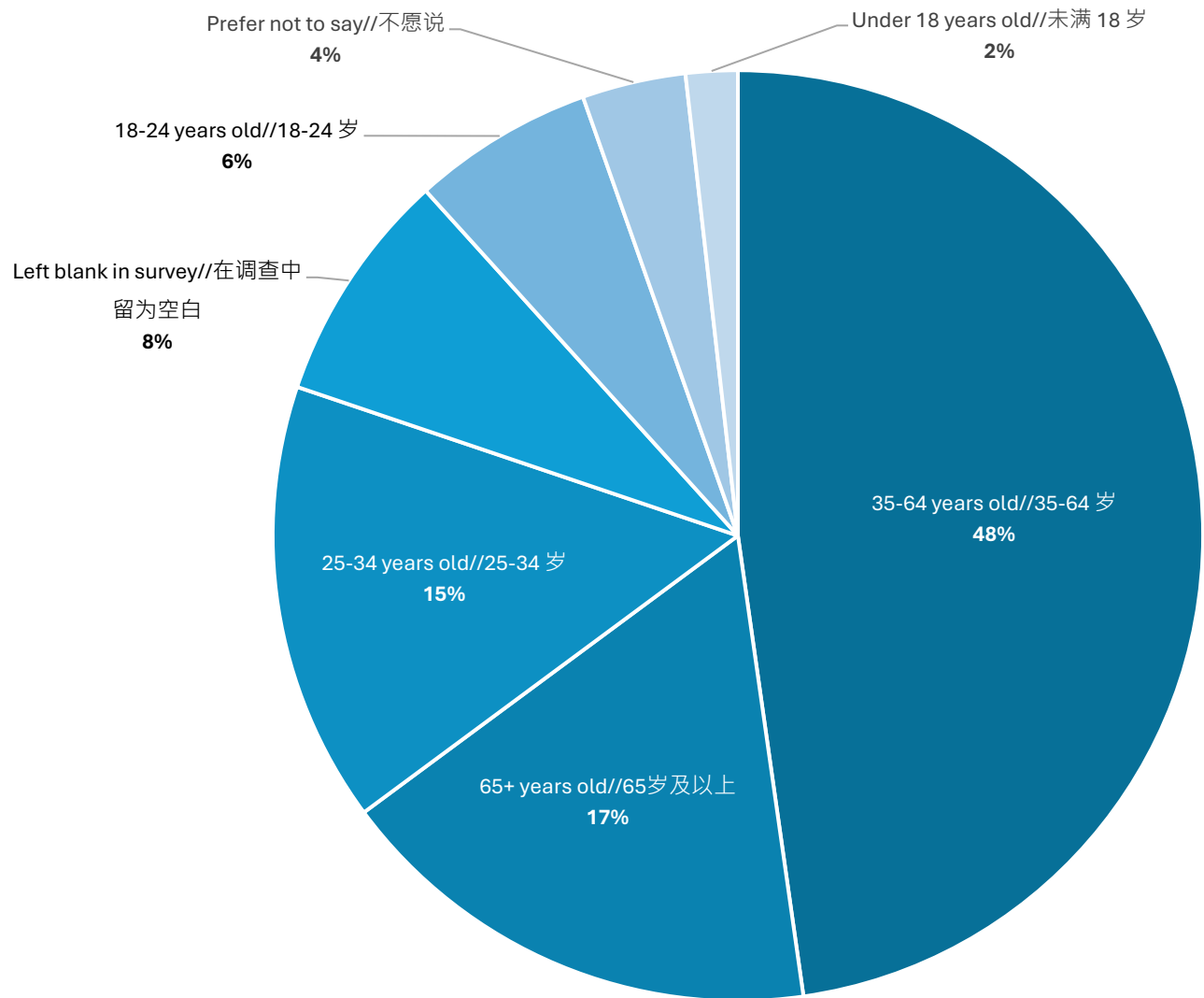
Green space/parks/cultural and historic landmarks
There will be more spaces for developments
Large stores, re-creational spaces for children, adequate affordable parking spaces.
see above
Open space development and preservation. Reggie Wong should be added to the Chinatown boundaries and, it should be permanently protected as park land. (It should be transferred to the Parks Department.) Phillips Square should be permanently created as open space. All new developments should contribute meaningful open space (the City "forgot" to do that w/ the Quinicy Upper School).
See what is happening in Nubian Square. It's very intentional in planning to make sure it's rebuilt to honor the Black history that must be preserved there. The same respect and care should be paid in Chinatown instead of allowing tall glass condo developments for the ultra rich to eat away at the neighborhood.
Retaining, supporting the social service agencies and non-profit organizations (in terms of their office spaces, meeting spaces) should receive some attention.
retaining open space/ green space
Green infrastructure and communal spaces
Better street cleaning and garbage rules/litter enforcement.
More small businesses and less monotonous chains. More than half of Chinatown is either a global franchise, boba shop, or hot pot restaurant - there's no culture in that
The roads are a mess and it's hard for me to get around with a disability without tripping.
large Chinese grocery stores, large banquet halls, more green space, nursing home for Chinese people, recreational space, mitigate climate and rising water level
Housing currently most of the proposals for affordable housing project in Chinatown are at 60% AMI or lower we need more work force housing at 80% or higher AMI. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do they qualify for affordable units.
Currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more workforce housing at 80% or higher at AMI. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units
Currently, most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more workforce housing at 80% or higher at AMI. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units
Currently, most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more workforce housing at 80% or higher at AMI. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do they qualify for affordable units

Currently, most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need workforce housing at 80% or higher at AMI. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do they qualify for affordable units
Currently, most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need workforce housing at 80% or higher at AMI. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do they qualify for affordable units
Currently, most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need workforce housing at 80% or higher at AMI. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do they qualify for affordable units
Making alliances with other cultures and people
Currently, most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need workforce housing at 80% or higher at AMI. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units

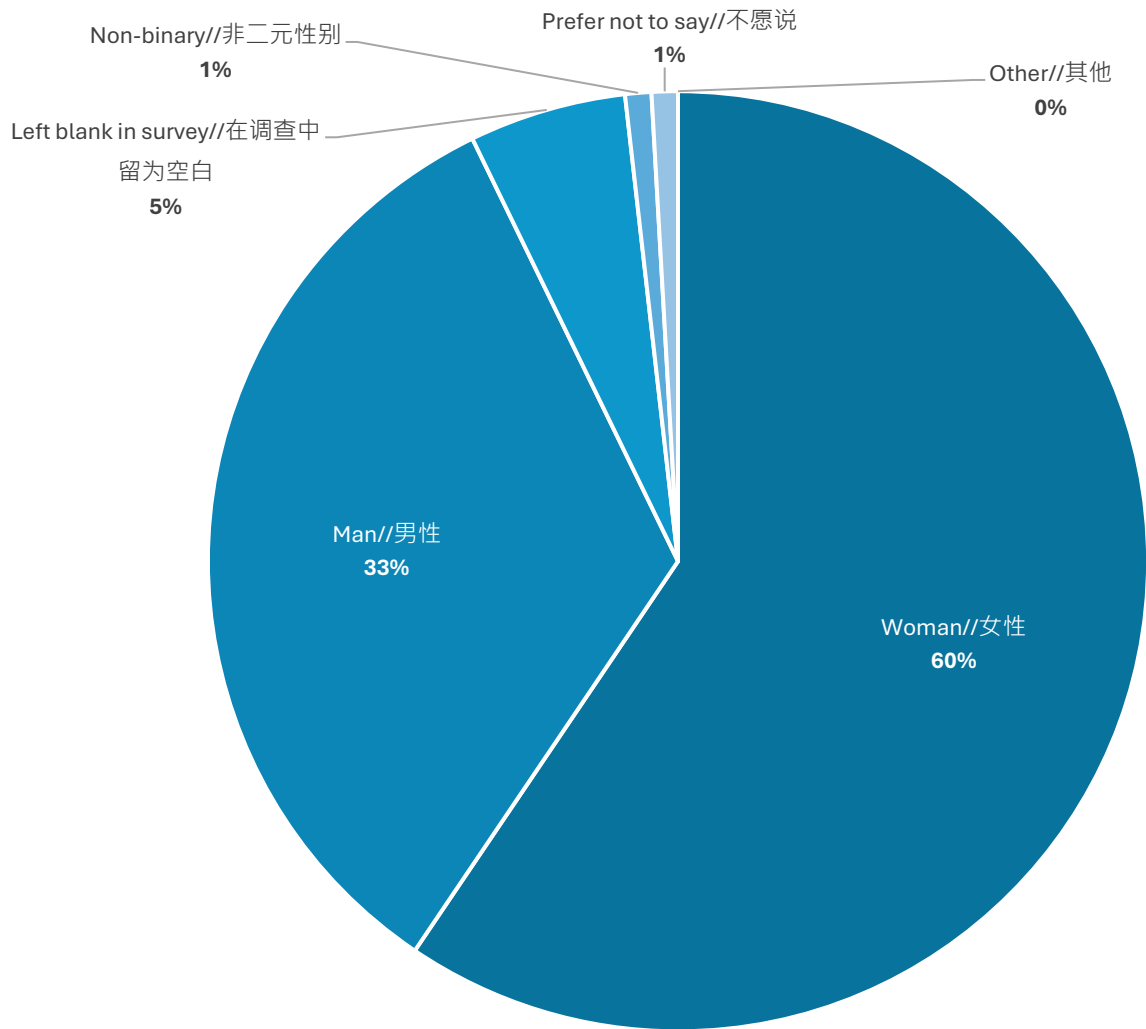
**"What is your race/ethnicity (Check all that apply)"//
您的种族/民族是什么 (勾选所有适用项)" (Total Responses: 111)**

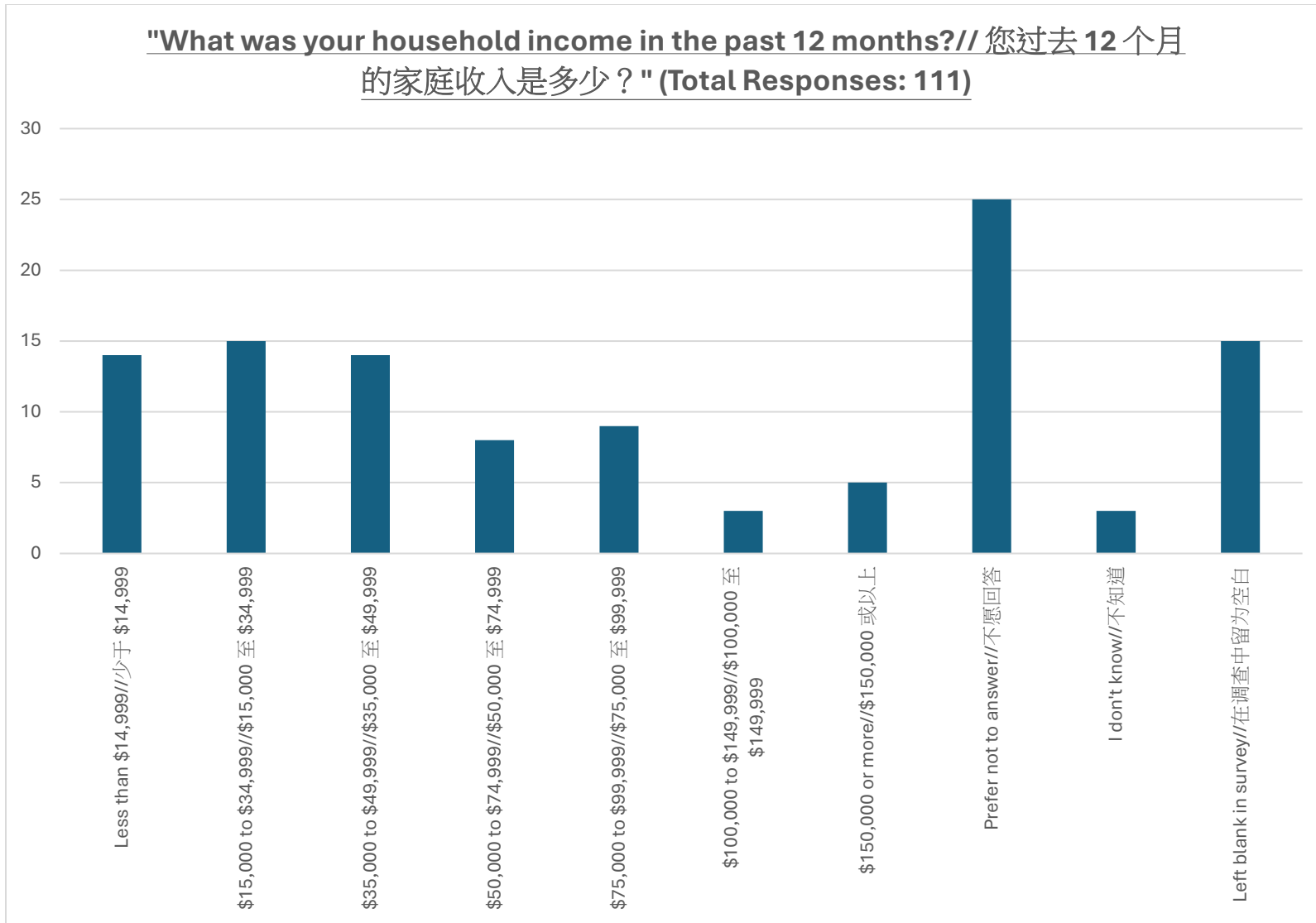


"Age (Check one)// 年龄 (请勾选一项)" (Total Responses: 111)



"What is your gender?//您的性别是什么?" (Total Responses: 111)





Qualitative Responses by Respondent (Survey):

3/15/24 – 4/30/24

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

Timestamp: 3/15/2024

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?”**

Absolutely 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.)?”**

Yes. Liberalize zoning. Mix the 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?”**

Infill developments, pedestrian improvements, mixed-use zoning, more housing

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

cultural identity, exciting mix of residential and commercial, small lot sizes

- **“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:”**

Chinatown is the one most culturally distinct neighborhood and also one of most negatively affected by highways and parking lots.

Timestamp: 3/18/2024

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 think this is a good idea. I support affordable housing, but taller buildings does not provide 100% affordable housing and will overshadow the smaller buildings that have already been established with many of them small businesses, homes, and organizations. More buildings or more taller buildings is making Chinatown more denser in population and in physical space. This in turn makes less available parking for residents and visitors and a change in the cultural climate.

- **“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 is a need for businesses and social organizations for residents that live there. This includes supermarkets, laundromats, day cares, schools, etc. Many residents do not take part in these type of surveys or know to take part in these surveys, so their voice is not being heard. However, it seems a large percentage of the land use is affecting them. I think it also make sense that certain businesses and services go through a more rigorous application, as I've seen multiple businesses of the same type being less than two blocks are providing the same services. This doesn't really benefit anyone, except the business itself.

- **“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 more green space in Chinatown. More development means a denser population and less space for people.

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

Its an ethnic enclave that serves a specific population that not only residents benefit from, but for many of the Chinese and Chinese American population outside of 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?”**

I would like to see what are the possibilities of the rezoning process and if it would affect areas outside of Chinatown.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/21/2024

Name: Roman Chan

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 to develop taller and dense buildings in Chinatown, develop more affordable housing and work force housing, to attract young undergraduates with income of 70%-80% AMI to work in 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.)?”**

Chinatown should be a place similar to a super mall area with various kinds of stores, such as hotels, office buildings, restaurants, fast food restaurants, beauty salons, hair salons, gift shops, glasses shops, theaters, and shopping malls, to meet all needs of its 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?”**

Currently, only the first floor is allowed to be commercial use in Chinatown, which leads to negative impacts on the long-term continuous development. The Chinatown Rezoning process should increase the commercial space by allowing upper floors to be commercial use.

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

The unique culture and various kinds of food are the characteristics of 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: 3/22/2024

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?”**

Taller development is fine, but existing and/or historic buildings should be kept as much as possible - at least retaining major structure and facades.

- **“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 feels like businesses and services to support residents - such as grocery, laundry, childcare and education, would be beneficial. There are plenty of restaurants, which I assume brings great business to the neighborhood - I wonder if it's the right balance though.

- **“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?”**

green space, public gathering space. As a residential neighborhood, Chinatown feels cramped and chaotic with heavy traffic, trucks, poor air quality. Though there are many pedestrians, sidewalks and crossings are tight.

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

it's a popular and accessible neighborhood for people who don't live there as much as it is for 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:”**

(Left blank in survey)

Timestamp: 3/24/2024

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 that’s great

- **“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 houses

- **“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 restaurants

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

Asian get to meet one another

- **“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?”**

When you start

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/25/2024

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?”**

my concern would be for safety and quality of life. We all want affordable housing but you can only fit so many people into a limited space before making serious quality of life issues.

- **“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.)?”**

allowing a daycare to go anywhere sounds dangerous. Sometimes those rules are there to protect us.

- **“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?”**

greater focus on safety and quality of life.

- **“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:”**

It was difficult to find information about this anywhere. including BPDA website.

Timestamp: 3/27/2024

Name: Jia Bao Yang

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 don't allow too tall 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.)?”**

Types of 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?”**

A bidirectional zoning process can help to address problems.

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

The long history of Chinatown made it different from the rest of downtown 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?”**

Either traffic diversion or rezoning is OK.

- **“Other/Additional Thoughts:”**

Expect Chinatown to become more and more beautiful.

Timestamp: 3/27/2024

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?”**

Disagree, such development will cause the prices or rents of housing in Chinatown and its surrounding area to increase. Chinese residents in Chinatown cannot afford this increase. It will benefit only those wealthy individuals.

- **“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.)?”**

Residents in Chinatown need more better public spaces and utilites instead of larges 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?”**

The zoning process shall address the parking issue.

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

Overseas Chinese think of Chinatown as a “legacy” from their ancestors’ hard work, where they can find peace of mind.

- **“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?”**

Why do we need rezoning? What benefits can we expect from rezoning? How many residents in Chinatown are aware of, participate or agree with the rezoning?

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 3/27/2024

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 neutral about this issue.

- **“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 like this standard difference for daycare centers and 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?”**

I think we need affordable housing and parking spaces, and less claustrophobia.

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

Cultural identity and Chinese arts.

- **“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: 3/27/2024

Name: Sylvia Chen

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 create enough parking spaces while providing on-site affordable housing so as to avoid any inconvenience.

- **“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.)?”**

Large shopping mall, playing spaces for children, and affordable parking spaces.

- **“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?”**

Health and safety

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

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?”**

None

- **“Other/Additional Thoughts:”**

The first thing is to keep the area clean, especially the street outside of the restaurants. Parking is another issue to be addressed.

Timestamp: 3/27/2024

Name: Dieyi situ

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?”**

Very good, strongly agree

- **“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.)?”**

Create distinctive landscapes in Chinatown to attract people to have recreative activities there.

- **“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 expensive rent is a issue that should be addressed.

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

Culture, context and delicious food

- **“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?”**

Yes

- **“Other/Additional Thoughts:”**

The government shall pay more attention and gives more assistance.

Timestamp: 3/27/2024

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: 3/28/2024

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?”**

Parking must be an issue to be considered when providing 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 residents in Chinatown have an urgent need for parking spaces.

- **“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 agree to build more affordable housing , provided that there can be enough parking spaces in our community.

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

The hottest and the most polluted 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?”**

I agree to build more affordable housing with a scientific plan. The development without a parking plan, which is a disaster to Chinatown, should not be approved.

- **“Other/Additional Thoughts:”**

Parking is a key to the future development of Chinatown.

Timestamp: 3/28/2024

Name: Jackie Church

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 would change the light in this very tightly laid out neighborhood. There are existing properties /blocks that could be developed at existing heights without blocking more light. Harrison Ave, where the former SRO sits, is one example. The dilapidated DYNASTY building should become a visitor center with community space, historic photos, clean public restrooms, space for food access deliveries, healthy cooking classes and maps and brochures. The heights should stay in as they are and keep the look and feel of the neighborhood. Empty lots and empty existing buildings should be leveraged before new towers are contemplated.

- **“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 should have a tea house! Not boba, but tea. We need more space for kids to gather like a community center. Supermarkets should be kept to standards to ensure health and safety of the neighborhood. GREEN space is desperately needed. The Chin Park is a giant brick oven most days of the year. We have walls (Edinboro, Essex) that could be living green walls as is done in other cities around the world! Beauty, carbon capture, cooling.

- **“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 in line with the needs of the neighborhood. Green space, parks desperately needed.

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

We have one of the last remaining historic immigrant enclaves. Multiple generations live and work here. Asians across New England come to celebrate weddings, lunar holidays. From a city revenue perspective we have yet to really recognize the

millions of tourism dollars that did flow to Boston because of Chinatown from around the country, the world. We have one of the last remaining historic Chinese immigrant communities, this should be preserved yes, and CELEBRATED and promoted. I'm working every day to do this through my business and nonprofit, and through working with MeetBoston.

- **“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?”**

Thank you for providing this in English and Chinese. Please ensure that those who are not on your email list also get access to this info in Chinese.

- **“Other/Additional Thoughts:”**

While I'm genuinely happy to see new Chinese restaurants arrive, I strongly believe we could do more to ensure that legacy restaurants and shops could be supported. Once the owners retire the only people that can afford to come here are chains. Even young people are complaining on message boards of "only ordering on QR Codes." Something is lost when we everything is so impersonal. Community connections wither and it becomes transactional. This is a tragedy. Anyone who loves this community must continue to fight for a balance of needs being met and support for legacy businesses.

Timestamp: 3/29/2024

Name: Harvey Leong

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?”**

Can you explain who can apply and live in Chinatown Affordable Housing? I thought “AH” was open to all qualified citizens of any ethnicity...as Fed/State/City, if so goodbye CH.

- **“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.)?”**

Where are these Chinese people coming from? China? Inexperience n adequate is enough for them.

- **“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?”**

Recognizing changes in immigration of Chinese, young educated Northern Chinese live Cambridge, Quincy, Malden. Recognizing new immigrants have same needs but integration of Cantonese and Mandarin may be difficult. Take for example the turning of the Teatro Restaurant into a high end Hunan Restaurant. The new sophisticated and young educated Northern Chinese.

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

Chinese stores n 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?”**

What is the purpose of “all this” effort? Cantonese is no longer used or taught in HK or China.

- **“Other/Additional Thoughts:”**

Date: 7/19/24

Yes, a safe, clean, Chinatown which provides a sense of being Chinese and partaking of Chinese culture. So, will development of large AH buildings provide this or actually cause the demise of Chinatown as hundreds of non Chinese will bid to live in this area close to Downtown.

Timestamp: 3/31/2024

Name: Sydney Neugebauer

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 supportive of this, although I am biased as a resident of an affordable unit in a tall building in Chinatown! However, Chinatown is already home to tall buildings that do NOT provide benefit to residents (hotels, for example) and doesn't have views of the city or nature that need to be preserved. However, the small-scale of the street fronts are endearing and part of the character, so having tall buildings be somewhat set back from the immediate street would be beneficial.

- **“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 see the mix of businesses and residences in Chinatown as very strong, and I personally do not have experience with any issues to offer critiques. However, I do feel that the outsized presence of Tufts does harm the feel of cohesiveness in Chinatown. There are many opportunities for street enhancements that would ease the experience of pedestrians and cyclists that prevail in Chinatown's narrow streets, and great opportunities for greening the landscape. Chinatown is a lively outdoor neighborhood year round, and the car-centered nature does not support the way people use the streets (which is, they walk all over the place, bikes zip in all directions - it's aching to be freed up for more pedestrian action!) Chinatown has awesome assets for citizens like the Wang YMCA and Pao Center for the Arts, but feels subdivided around Tufts and the hotels.

- **“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?”**

Adapting streets to better serve the needs of pedestrians and cyclists and enhance safety

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

Chinatown is densely concentrated with food, shops, and culture in a totally unique way in Boston. The area is so close to popular tourist destinations and provides inexpensive, accessible shopping and dining.

- **“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 would like to know more about the specificity of zoning, so I can provide better feedback. I'd also like to be notified of changes and the intended implications of those changes on x timescale. I'd also like to be aware of other steps upcoming in the community engagement process so that I can provide more appropriate/timely feedback throughout the process.

- **“Other/Additional Thoughts:”**

Thanks for the opportunity to engage. Chinatown has so much potential to be a really revolutionary neighborhood in Boston with gentle design changes. Thank you!

Timestamp: 4/1/2024

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?”**

Support increased height and density, particular along major streets/roads - surface artery, Kneeland, Washington, Harrison. Support height and density in the "business district" of Chinatown, where most buildings are already mixed use - boundaries of Essex, Washington, Kneeland, Surface Artery.

I would encourage more focus on "workforce housing" to meet needs of middle class, working individuals and families who do not qualify for "affordable" units and cannot afford the current "luxury" market rate units. Policies and funding can do more to support the middle class, esp those with kids, who currently have few avenues to return to the community, they may have grown up in, or have a cultural or linguistic affinity to.

While there are efforts to preserve row houses and keep them as is, these have very small footprints and square footage, and make it difficult for a family to want to or be able to grow in place, either adding stories and/or extending living space into backyards needs to be made easier, not more difficult. Chinatown has a major rodent problem, keeping underutilized, overgrown, unkempt backyards and open space when they can be put to good use, and give rodents less outside hiding spaces, etc. is a good thing.

While this section asks about housing, my comments extend to commercial and institutional uses where it may be appropriate.

Also along the lines of density and height, greater consideration for multi-generational property owners, family and merchant type associations that have been an important resource and social gathering place for generations, nonprofit institutions/orgs who want to build up and have demonstrated a long history/connection with the community and keeping it a vibrant Chinese community.

Would also note that with greater density comes greater need for parking, with many spots already taken away for bike lanes and traffic calming measures. While I understand the desire for TOD, if you are trying to bring more families back to the community, they will need and want to bring cars to better meet their family needs. This needs to be given more thought and inclusion.

- **“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.)?”**

how does zoning and land use currently apply to above ground floor uses? there are only a finite and limited # of ground and basement level that can be used for commercial uses. Consideration should be given to easing challenges and hurdles to upper floors to allow for more mixed use, cafes, retail, office, etc. However where alcohol and live entertainment are concerned, need continued oversight and ways for community to weigh in to ensure those uses are not in conflict with the residential 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?”**

(Left blank in survey)

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

maintaining its rich cultural heritage and language. ethnic enclave. things you can only get there (or malden or quincy "Chinatowns")

- **“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: 4/5/2024

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?”**

THIS WILL BE GOOD SI WHEN MORE ASIAN FAMILY COME TO BOSTON THEY WILL HAVE A PLACE TO STAY

- **“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 A PARK SO PEOPLE CAN CONNECT TO EACH OTHER AND PLAY

- **“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

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

MANY FINE RESTAURANT TO PICK

- **“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:”**

NA

Timestamp: 4/6/2024

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 if we allow taller buildings they should not block other neighborhoods view of the city. The buildings should be no more than 5 stories and not luxury. The city has too much luxury housing and it is forcing people out 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.)?”**

Chinatown needs an investment in infrastructure. Money needs to be spent to fix the current buildings and modernize the T station.

- **“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 investment in what is already there. And below market rent and modernization of the T station. Fixing the sidewalks

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

The history

- **“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 more luxury housing. We are in a crisis

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/12/2024

Name: Yi-Jun Tan

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?”**

For the love of god, yes, please. Boston is dearly short on middle-housing and vertical density.

- **“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 current mix of businesses in Chinatown is very on-brand. But more housing is always good.

- **“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 density!

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

I think there are very few places in Boston that you can get food/services/products at the scale and variety and price point of Chinatown elsewhere in Boston. Part of this is just how the Chinese do business.

- **“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: 4/14/2024

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?”**

Tall buildings should only be allowed along Kneeland Street, where the density can be ameliorated by the width of the street and would be most compatible with already existing buildings. It is not appropriate mid-block within the neighborhood, where mid-rise development could be appropriate, depending upon the location.

- **“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.)?”**

Supermarkets and wholesale operations such as those which exist on Harrison Avenue between Nassau St. and Marginal Street require loading accommodations which today, consist of double or triple parking. These uses should be better regulated. Generally, other than cannabis establishments, which I think should be a forbidden use, I think service and retail spaces should be allowed as of right. I think banks should be conditional - they are deadening presences on the streets - closed nights and weekends. Multi-family housing should be as of right everywhere although not on the first floor.

- **“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?”**

Ensuring that multi-family dwellings are as of-right; protecting the Hudson Street and Johnny Court townhouses from being demolished/added onto, and it's took late to insist that the Quincy Upper School undergo Article 80B LPR scrutiny - why shouldn't municipal facilities undergo the same kind of scrutiny that private developments do? The school has ended up placing its entire mechanical rooftop farm right across the street from residents at Oak Terrace.

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

Its density, its relative cultural homogeneity, its historical role in welcoming immigrants to 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?”**

The BPDA should commit to proposing zoning amendments that will allow for public comment on not only the initial proposal, but also the proposal as revised after public comment has been evaluated and incorporated. One and done will not be acceptable to the Chinatown community.

- **“Other/Additional Thoughts:”**

Kudos to the BPDA for pulling Chinatown rezoning out of the disastrous PLAN:Downtown process and giving the neighborhood the respect it has long-deserved.

Timestamp: 4/15/2024

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?”**

As long as it allows for Chinese residents to stay in Chinatown, instead of being pushed out. Density isn't problematic, it's the gentrification and removal of POC, elderly and poor that's the issue.

- **“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 is tailored to the 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?”**

Making it easier for ESOL/immigrant/Asian business owners to open businesses that suit the neighborhood, like a bookstore or grocery store. We should stop putting unnecessary bureaucratic barriers and streamline the process.

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

Clear cultural preservation of Chinese and Chinese American history

- **“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: 4/25/2024

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 allowing 1000 story skyscrapers if they're providing 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.)?”**

I support removing land use restrictions and promoting diverse use in compliance with robust health, safety, and noise requirements rather than use based restrictions

- **“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 continued equitable development of Chinatown and expansion of opportunities. I would also like to see less land used for surface level parking lots

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

the cultural heritage and opportunities

- **“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:”**

Less parking lots in the well served urban core of Boston

Timestamp: 4/25/2024

Name: Vivian Wu Wong

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 not in support of taller buildings that would interfere with the sunlight of current residents. The Metropolitan ended up with a dozen extra floors of high-end condos when it was supposed to be a much shorter building. And we can see how those extra floors block the sunlight for those in 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.)?”**

Decisions about land use and policies about land use need to be developed with input from the Chinatown residents and community leaders.

- **“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 and services that would benefit residents should be the priorities. Chinatown has lost several agencies/non-profit organizations and grocery stores in the past 10-15 years that place a burden on residents and the health of the community.

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

Chinatown has a unique history that should be preserved; it is a community that continues to serve new immigrants; and it serves as the face of the larger AAPI community in the Greater Boston area.

- **“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 would like to know how the Chinatown residents, social service agencies and non profits orgs will have input in this rezoning process.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/25/2024

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?”**

buildings not taller than 65-80 feet

- **“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.)?”**

affordable housing for low income / seniors/ disabled/ Veterans

- **“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?”**

no more luxury condominium high rises

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

Cultural 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?”**

As long as Chinatown Rezoning does not cause DISPLACEMENT of residents/families/ and cultural businesses. Reassign or eliminate Adult entertainment District that Chinatown does not embrace. No Cannabis Businesses in Chinatown- Unnecessary

- **“Other/Additional Thoughts:”**

Thank you for finally listening to Chinatown residents and advocates who care about their community and families.

Timestamp: 4/25/2024

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?”**

The appropriate height of any building should be determined by both use and by the impacts of that height on its neighbors and the public realm. If extra height reduces sunlight for people/plantings, creates uncomfortable/unsafe wind conditions, etc. then it should not be permitted regardless of use. If there are no negative impacts associated with added height, then it should be an option but only after a thorough review and public process.

- **“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 is a mixed-used neighborhood with a large residential population. Businesses that address resident needs such as supermarkets should have a more streamlined process. It's businesses that hurt the residential population such as dispensaries that should have a much more rigorous review or be outright banned.

- **“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 consider infrastructure as well as height and use. Right now the commuter/hospital traffic is dominating the neighborhood, and it's jeopardizing the health and safety of Chinatown residents. Rezoning should focus on residential needs and rebalancing some of the resources. That involves creating designated communal spaces, adding more green infrastructure, establishing safe street crossings, and limiting permits for clubs/dispensaries.

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

The energy that comes from mixing residences with small businesses gives Chinatown a unique energy. The ratio of building height to street width (with the exception of Kneeland Street) also creates a comfortable scale.

- **“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: 4/25/2024

Name: Emily 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?”**

there are modes to provide affordable housing besides upzoning areas and increasing density. working to maintain and increase affordability in existing units should be prioritized before turning to increase density. if increasing density will occur regardless, the units should match the AMIs of the neighborhood to ensure residents can stay. in addition, other affordability measures should be implemented such as rental assistance and tenants rights.

- **“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 outdated adult entertainment district zoned next to chinatown should be removed and updated to better reflect and accommodate the neighborhood. zoning that allows for CLTs and other community ownership models are also necessary to match community needs. in addition, streamlining processes and opening up opportunities for clean energy retrofits such as heat pumps, cool roofs, and more can open up opportunities to address longstanding issues in this neighborhood such as extreme heat and utility burden.

- **“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 priorities should be maintaining Protection Areas and work to maintain legacy businesses and tenants through anti-displacement strategies.

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

chinatown does not follow the ever-changing trends the rest of downtown tries to keep up with, but rather invests in a sustained and consistent neighborhood character focused on 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?”**

what is chinatown's current zoning? i couldn't find any maps or ordinances reflecting current conditions.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/25/2024

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 the development of more affordable housing opportunities provided that the construction's impact on the local neighborhood is mitigated.

- **“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 could include more open air public spaces for community building and activities.

- **“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?”**

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

Boston Chinatown has a rich history in anchoring many local immigrant networks. Its stabilization is a statement against the prioritization of corporate developments over historical cultural sites. It is the community in which immigrant families grows and flourishes.

- **“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: 4/26/2024

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?”**

Taller buildings are okay

- **“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.)?”**

A more rigorous application and review process for all businesses would be best

- **“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?”**

Better street cleaning and garbage rules/litter enforcement.

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

Cultural identity and unique businesses (restaurants, asian supermarkets, 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: 4/27/2024

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?”**

AS LONG IT PROVIDES MORE HOUSING FOR THE PEOPLE WHO CAN'T AFFORD 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.)?”**

KEEP ALL THE BUSINESS IN ONE PLACE

- **“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?”**

THAT THEY HAVE ZONEING FOR BUILDING ONLY

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

WHERE YOU CAN EAT AND SHOP ASIAN FOOD AND BUY ASIAN RELATED THINGS

- **“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?”**

WHEN WILL THEY START THAT PROCESS

- **“Other/Additional Thoughts:”**

KEEP IT SIMPLE

Timestamp: 4/29/2024

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 there are enough tall buildings in and surrounding Chinatown so I would oppose tall buildings. I support affordable housing and think there needs to be affordable housing period and not in exchange for more high rise condos in the neighborhood.

- **“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 more affordable housing and programs that support the ****existing**** smaller store fronts and commercial spaces for the small and family businesses that cannot compete with franchises and are providing diverse services (not bubble tea stores and fast food restaurants) but like small grocery stores, salons, tailor services, herbal stores, fabric stores, family associations, and family style restaurants. We need to conserve these existing businesses — so that there is a mix of the legacy and new businesses and not just think abt how to attract new ones. A neighborhood with majority new businesses would change the character of a neighborhood a great deal.

- **“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?”**

Rezoning to conserve row houses from being converted to condos and efforts to conserve existing small and family businesses that serve the working class immigrant community that built and are living in the neighborhood

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

History that is relevant and draws people and community to the neighborhood; strong working class immigrant Chinese and Vietnamese community. Downtown is gentrified and upper class.

- **“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: 4/29/2024

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?”**

Don't allow to build taller housing 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.)?”**

The affordable housing shall be built for low-income residents 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?”**

Chinatown is a community for Chinese and new immigrants. They need their own culture, activities, custom, restaurants and institutions to improve their English.

- **“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 want to know why we need rezoning and how to rezone?

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

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?”**

High-rises would destroy what Chinatown means to a lot of people. For urbanists who favor the importance of common street life as a place of community and interaction, high rise buildings tend to work against that, because the people inside are removed from the street and don't have "their own" bit of the sidewalk. It tends to favor the style of interaction where socializing is physically removed from your residence.

With such limited space in Chinatown already, our community cannot risk being further gentrified. There are already so few commercial spaces available and we don't want those opportunities taken away from local entrepreneurs by developers. With less character and flair, Chinatown will no longer be Chinatown, it would just be another neighborhood that lost to gentrification.

- **“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?”**

No tall buildings

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

character

- **“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: 4/30/2024

Name: Juan (translated into english by a family member)

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'm from China. I'm fine with tall buildings and more housing. I wish there were more so there could be more Chinese-owned businesses for me to shop at

- **“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.)?”**

This question is hard to answer because I don't know what's allowed now. It should be as easy as possible to open any kind of store or restaurant in Chinatown. Right now, it costs too much money, so our family couldn't move our restaurant to Chinatown when we moved here, so we had to sell the business.

- **“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 wish my son's family could afford to live and run a restaurant here so I at least want more housing built

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

So many people from my village are here

- **“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?”**

When will this be done?

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

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?”**

The development shall take different levels of income(high, middle and low) into account.

- **“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 land use should align with the actual need of development for the society.

- **“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 want to see that the zoning process can align with the actual needs of the society.

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

Chinatown is the last Chinese Culture area for the old Chinese generation.

- **“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: 4/30/2024

Name: Chelsey Gao

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 building development should be allowed only if it includes more than 50% affordable housing or affordable commercial space. Areas that are now considered protection areas should not be upzoned.

- **“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.)?”**

Certain uses including electronic billboards and dispensaries should be restricted in Chinatown. Uses for social services and community (excluding institutional nonprofits like Tufts Medical or other universities) space should be allowed anywhere in Chinatown/reduce levels of application and review.

- **“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?”**

If there are any additional ways to utilize zoning to support additional protections against displacement for tenants and small businesses, they should be prioritized. It is important to preserve Chinatown's affordable housing and small businesses, but also to think about what can support the continued development and growth of our community's needs (ie. how will Chinatown's resident populations continue to change and how can zoning work to support changing needs?).

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

Its history of cultural perseverance and grassroots organizing and its center for social services for working class Chinese community members.

- **“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: 4/30/2024

Name: Meiqun Huang

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 affordable housing 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.)?”**

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?”**

The zoning process shall provide housing to low-income people.

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

Chinese cultrue, bilingual service, and people can speak 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?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

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?”**

If taller buildings will have negative impact on air quality and living environment, make the over crowded Chinatown even more crowded, I won't 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.)?”**

Chinatown needs more affordable housing, small businesses and green spaces.

- **“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 and a nursing home

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

The home with Chinese characteristics for Chinese immigrants.

- **“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?”**

None for now

- **“Other/Additional Thoughts:”**

More planting and spaces, reducing noise.

Timestamp: 4/30/2024

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 hope not to build a building higher than ten 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.)?”**

Chinatown should have shops, houses, school and nursing home....no hotel.

- **“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?”**

keep Chinatown.

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

it is convenient to buy food, travel, see doctor and go to school, childcare.. 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?”**

keep clean

- **“Other/Additional Thoughts:”**

n/a

Timestamp: 4/30/2024

Name: Karen Chen

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?”**

Only if the building is 100% affordable with at least 50% of the affordable units is below the neighborhood’s area median income

- **“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.)?”**

Electronic billboard should go through more rigorous process. Dispensaries should be far away from Chinatown because of Chinatown already had many years of impact of combat zone.

- **“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 row houses, small businesses who rent and going through rent increases., expand green spaces and recreational space

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

History of resiliency, cultural identity, bilingual services, and working class neighborhood

- **“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:”**

work with Master Plan Implementation Committee to convene stakeholders to talk about priorities.

Timestamp: 4/30/2024

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?”**

Not forcing the existing residents to relocate, develop more affordable housing, not allowing luxury building or hotels 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.)?”**

Develop small business, Chinese supermarket, a nursing home, green street and small parks.

- **“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?”**

Green space and nursing home Chinese elderly.

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

Chinatown has bilingual services, the residents communicate with their own language and get a strong feel 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?”**

Preserve row houses and protect working class residents.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: FAYUAN HE

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 suggest to increase the height of existing buildings and use those additional floors for businesses and residence.

- **“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.)?”**

Attract various businesses, such as restaurants, community services, 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?”**

Housing and businesses

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

Chinatown, Downtown of Boston, Metro, Airport, colorful

- **“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: 4/30/2024

Name: Mei Rong Zhu

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 to develop taller buildings and more stores.

- **“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 that the government does not strictly regulate land 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?”**

The zoning process shall address the long-lasting housing issue in Chinatown.

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

Chinese culture is the characteristics of 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?”**

None

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: WAI ON Tong

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 to develop more stores.

- **“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 to preserve the culture 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?”**

I hope that the zoning process will preserve 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:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Yee Lai Ying

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 allow height and density building for mixed use such as commercial and residential.

- **“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?”**

Should allow commercial space uses on upper floor for food service and grocery and encouraged with new zoning.

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

Chinatown has its own history culture activities and business.

- **“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?”**

Currently, there are many stores and office space are empty.

Chinatown does not have this issue.

So, Chinatown would not be part of rezoning with downtown of Boston.

- **“Other/Additional Thoughts:”**

Chinatown should keep its culture identity and history.

Timestamp: 4/30/2024

Name: Cao Cai Lian

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?”**

Since the land area in Chinatown is limited, the taller buildings shall be allowed.

- **“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 land development in Chinatown should not be regulated.

- **“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 shall prioritize developing taller buildings in Chinatown and allow more businesses to use the upper floors.

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

Chinatown is a vibrant area with various types of food, culture, activities, and education.

- **“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?”**

Chinatown should not be a part of “Plan: Downtown”.

- **“Other/Additional Thoughts:”**

Chinatown shall preserve its community, history and all cultural activities.

Timestamp: 4/30/2024

Name: Kevin Tan

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?”**

Many buildings in Chinatown are pretty historic and the current neighborhood of Chinatown doesn't have space.

- **“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.)?”**

No

- **“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?”**

It currently has a growing identity and after the “big dig” allowing new building and zoning will hurt the older gen 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?”**

No.

- **“Other/Additional Thoughts:”**

No.

Timestamp: 4/30/2024

Name: Jolie Nguyen

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 would be beneficial.

- **“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.)?”**

Land can be used for more affordable housing and be affordable for businesses to stay afloat.

- **“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 matter of affordable housing

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

It is a place of culture that brings different Asian communities together for events, such as lunar new years.

- **“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?”**

N/A

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Wesley Chin

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?”**

Many low income families are being pushed out of Chinatown because of more luxurious units being allowed and erected.

- **“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.)?”**

Land should prioritize living than 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?”**

More affordable units.

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

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?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Nicole Chung

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's going to be helpful for bringing more business to 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 more space for family-own small business

- **“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?”**

We want to see more cultural identity and arts programs and facilities

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

Food, entertainment industry

- **“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:”**

NA

Timestamp: 4/30/2024

Name: Amy Yan

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?”**

Those onsite affordable housing opportunities would be better for everyone.

- **“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 do see a need for more 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?”**

Affordable housing

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

It’s Chinatown, I’ve known it by heart for as long as I can remember.

- **“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?”**

N/A

- **“Other/Additional Thoughts:”**

N/A

Timestamp: 4/30/2024

Name: Rebeca Wan

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?”**

Current Chinatown so small, if possible I would like to see additional or taller building 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.)?”**

With additional new built spaces, we can use the community center for young, elderly and children.

- **“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?”**

Change the current zoning and allow to build more high level buildings

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

Chinatown is comfort home for all Asian, they can find their heritage, root here. Chinatown also is located at heart of Boston. Connect to financial districts, transportation and airport.

- **“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: 4/30/2024

Name: Michael Hy

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?”**

More affordable housing, more building for residential

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

To preserve the 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: 4/30/2024

Name: Mike

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 suggest to expand the area of Chinatown since it is too small, and develop taller buildings for business and tourism.

- **“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 like to see various businesses, housing, community activities, more restaurants, accommodation and services.

- **“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 like to see that the zoning process can provide housing, business and services.

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

Chinatown, perfectly located, is a colorful area with many landmarks and memorial archways which is popular with online reviews.

- **“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: 4/30/2024

Name: Shu Wing Lau

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 would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrisson Ave from Essex St to Oak St.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of this site.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Housing: currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: Simone 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?”**

For any new development in Chinatown, we need more height building and more affordable housing for middle income family (80% AMI or more)

- **“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.)?”**

Land use in Chinatown should not be regulated.

- **“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 priorities for Chinatown rezoning should allow more height and density. with limited area to develop. Rezoning would allow business space use upper level of existing buildings.

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

Chinatown is full of life and action with variety of cultural business and activities.

- **“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?”**

Chinatown should not be part of rezoning plan with downtown of Boston.

- **“Other/Additional Thoughts:”**

Chinatown should be kept as its own community with its own history, culture and activities to (illegible) with others.

Timestamp: 4/30/2024

Name: Jenny Lui

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 can support the new development plan if it needs to increase the height of building to provide affordable housing. Chinatown need more affordable housing for middle-income families whose incomes are at 80% AMI or 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.)?”**

The land uses in Chinatown should not be regulated except for Marijuana and alcohol 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?”**

The rezoning process for Chinatown should prioritize height and density increase, allow commercial use on upper floors of existing buildings, and make it more prosperous by expanding its area.

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

Chinatown is a vibrant area with various type of food, culture, activities, and education.

- **“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?”**

After COVID-19 pandemic, a lot of stores and office buildings became unoccupied, especially in Downtown. Since Chinatown didn’t have such experience, it should not be a part of “Plan: Downtown”.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Jennifer Chan

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 would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrisson Ave from Essex St to Oak Street.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of this site.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Housing: currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: Calvin Kwong

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 would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrisson Ave from Essex St to Oak Street.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of this site.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Families with kids have grown up in the neighborhood cannot afford to come back and pay market rate, or do not qualify for affordable units. Housing: currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: Doug

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 hope that the development plan can provide more affordable housing in Chinatown and improve the lives of Chinese 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.)?”**

I want to see more community events to prompt US-China cultural exchange and develop the service industry 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?”**

I like to see that the zoning process can address the housing issue in Chinatown.

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

Convenient transportation, various type of food and culture are 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: 4/30/2024

Name: Marcus Kwong

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 would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrisson Ave from Essex St to Oak Street.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of this site.

- **“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?”**

Ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Housing: currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood can not afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: Felix Lui

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 need more work force housing in Chinatown, if there is new development needs more height and provide housing, we will support it. The affordable work force housing with 80% AMI or 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.)?”**

Land use in Chinatown should not be regulated except for cannabis and liquor sales

- **“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 priorities for Chinatown rezoning should allow more height and density. with limited area to develop. Rezoning would allow business space use upper level of existing building.

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

Chinatown is full of life and action with variety of cultural business and activities.

- **“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?”**

After the pandemic, a lot of area such as downtown with empty store front and office space, Chinatown does not have this issue, Chinatown should not be part of “Plan:Downtown”.

- **“Other/Additional Thoughts:”**

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Timestamp: 4/30/2024

Name: Qiu mei Zeng

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 will be very good if taller buildings can attract more individuals, businesses and restaurants, and provide more jobs.

- **“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.)?”**

If there can be more supermarkets in Chinatown, residents nearby can enjoy better services. The land uses should not be strictly regulated.

- **“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’d like to see that the zoning process increase building height and density and provide more commercial areas to attract more businesses, creating a more prosperous Chinatown.

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

Chinatown is very Chinese with many Chinese characteristics.

- **“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?”**

None

- **“Other/Additional Thoughts:”**

I love Chinatown and wish it is going to be a better and more prosperous place.

Timestamp: 4/30/2024

Name: Judy 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?”**

We would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrison Ave from Essex St to Oak St.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of this site.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood can not afford to come back and pay market rate or do not qualify for affordable units.

- **“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?”**

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- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Qiu Fang Zeng

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 to develop taller buildings to provide more business opportunities and 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 land uses should not be regulated.

- **“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 should address the issue of housing and store shortages.

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

Chinatown is a snapshot of China.

- **“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?”**

None

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: San San Chun

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 would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrisson Ave from Essex St to Oak Street.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of this site.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood can not afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: Yu Huan Huang

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 increase existing building height in order to promote Chinatown’s diversity.

- **“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 mixed use is not available due to the limited area of Chinatown. Adding more floors can provide more spaces for mixed uses, such as, Entertainment Centers for youth and the elderly. Youth may return to 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 shall prioritize to attract various businesses, provide spaces to people of different ages for meals, shopping and entertainment, or even bring the new generation back to Chinatown.

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

The airport is adjacent to Chinatown. Opera house, financial center and railway station are in walking range of 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: 4/30/2024

Name: Wendy Yiu

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 would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrisson Ave from Essex St to Oak Street.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of this site.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood can not afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: Karen Wong

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 would like to see height and density allowed in the mixed used area from Essex St to Surface Road to Kneeland St to Washington St and the corridor of harrisson Ave from Essex St to Oak St.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions should have greater opportunities for height and density or redevelopment of this site.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Housing: Currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: DERICK YUNG

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?”**

City should allow work force housing in Chinatown. We don't have enough space for new development, so more height, density and mix used building will be a great help.

- **“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 building owner should have greater opportunities for height and density for redevelopment of their sites.

- **“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?”**

Rezoning should allow business use the upper floor of the existing building.

- **“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: 4/30/2024

Name: JAMES CHIN

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 would like to see height and density allowed in the mixed used area from Essex St to Surface Rd to Kneeland St to Washington St and the corridor of Harrison Ave from Essex St to Oak St.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of their sites.

- **“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?”**

Ground floor retail spaces are expensive and limited, the uses on upper floors for food svc’s like restaurants, cafes and grocery should be allowed.

- **“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?”**

Housing, make affordable... need more workforce housing at 80% or higher AMI. Families cannot afford market rate or qualify for affordable.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Helen Chan

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 would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrisson Ave from Essex St to Oak Street.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of their sites.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: Samuel Zheng

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 like 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.)?”**

No idea.

- **“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?”**

None.

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

It’s 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?”**

None

- **“Other/Additional Thoughts:”**

None

Timestamp: 4/30/2024

Name: Shi Rong Zhang

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 more 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.)?”**

Taller buildings and more housing, which can attract more people to 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?”**

Priority of address issues of housing and parking shortage

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

You can find the authentic Chinese food 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?”**

None

- **“Other/Additional Thoughts:”**

None

Timestamp: 4/30/2024

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 to develop taller and better buildings to make Chinatown more prosperous.

- **“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 support to develop more taller and better buildings 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?”**

The popularity of Chinatown can be enhanced by its unique geographical location.

- **“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 popularity of Chinatown can be enhanced by its unique geographical location.

- **“Other/Additional Thoughts:”**

None

Timestamp: 4/30/2024

Name: Philip Hong

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 would like to see height and density allowed in the mixed used area from Essex St to Surface RD to Kneeland St to Washington St and the corridor of harrisson Ave from Essex St to Oak Street.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of their sites.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Culture Activity and History

- **“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?”**

Housing: Currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Kenny Wong

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?”**

Maybe max floors 8 to 10 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.)?”**

More business & Culture + Historic.

- **“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?”**

Different types of Asian food etc,very vibrant.

- **“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: 4/30/2024

Name: Bradford Mei

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 this is a good idea as long if they plan it properly and the prices are reasonable and 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.)?”**

I think the land use should focus on meeting with important needs for everyone living and working in Chinatown first, after that they can focus on Chinatown’s economic growth.

- **“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?”**

Focus on meeting the important needs for the people living and working here while fixing critical infrastructure to keep Chinatown running.

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

People living and working there care about 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?”**

I would like to know how money will spent on the Chinatown rezoning process and the long term effects of the spending.

- **“Other/Additional Thoughts:”**

Avoid as much damage as possible and avoid upsetting a lot of people when making big changes to Chinatown.

Timestamp: 4/30/2024

Name: Jing Wen 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?”**

Very good

- **“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 stores and 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?”**

The affordable housing should be the first thing to be addressed in the zoning process.

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

Various types of residents, cultures and family-owned 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?”**

None

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Kit Chung Yan

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?”**

Good to have so people are able to apply for 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.)?”**

There needs to be better buildings because right now, a lot of buildings are not up to date and need to be renovated.

- **“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?”**

Renovate old buildings given zoning issues

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

We have the most Chinese culture and restaurants compared to downtown

A lot of Chinese culture and is a community for Asians

- **“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?”**

Need to expand more area to build for Chinatown community

AKA expand more to build more

- **“Other/Additional Thoughts:”**

Definitely need to have more parking places

Timestamp: 4/30/2024

Name: S.C.

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?”**

How about downtown lower their prices on housing. That would be a major improvement. Do you know how much tall building are surrounding Chinatown?!?!
No to another taller building for 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.)?”**

(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 green space.

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

Community with residents, business owners, community leaders, community agencies and institutions, associations

- **“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: 4/30/2024

Name: David Chen

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 good as there will be more housing for 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.)?”**

I believe that we should prioritize what is most needed. For example, if we need more parking, we can use the extra spaces for it.

- **“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 main priorities would be set up more basketball courts and volleyball courts for the youth.

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

It contains a lot of Chinese historical buildings and has a lot of unique Chinese food 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?”**

How long will this process take and what can I do to help?

- **“Other/Additional Thoughts:”**

How will this process benefit the residents in Chinatown.

Timestamp: 4/30/2024

Name: Hong Liang

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 didn't need more affordable housing, Chinatown need more business.

- **“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.)?”**

Would like to see the mixed used area 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?”**

Land use in Chinatown Community

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

Art and culture, food business and resident in our place

- **“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?”**

Would like to know more about rezoning

- **“Other/Additional Thoughts:”**

N/A

Timestamp: 4/30/2024

Name: Vincent Feng

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 would like to see height and density allowed in the mixed used area from Essex Street to Surface Road to Kneeland Street to Washington Street and the corridor of harrisson Ave from Essex St to Oak Street.

- **“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.)?”**

Long time small property owners like family associations, multi- generation property owners, non-profit organizations and institutions shall have greater opportunities for height and density for redevelopment of their sites.

- **“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?”**

Because ground floor commercial spaces are limited and expensive, the uses on upper floors for food services like restaurants, cafes and grocery stores should be allowed and encouraged with new zoning.

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

Currently most of the proposals for affordable housing projects in Chinatown are at 60% AMI or lower, we need more work force housing at 80% AMI or higher. Families with kids that grew up in the neighborhood cannot afford to come back and pay market rate or do not qualify for affordable units.

- **“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: 4/30/2024

Name: Ying Fan Heng

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 support to build 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.)?”**

We need housing for low-income 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?”**

We need more green spaces and accessible transportation.

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

Chinatown has rich cultural views for different ethnicities.

- **“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: 4/30/2024

Name: Xin J Wang

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 support to develop higher buildings which will cause more traffic jams.

- **“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 daycare centers, supermarkets, but no more hotels please.

- **“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 traffic, parking and housing should be priorities in the zoning process.

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

Chinatown has its own unique culture which I hope can be preserved.

- **“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 that higher buildings are not allowed in Chinatown rezoning since noise and traffic jams are long-lasting problems in our community.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Qiu Mei 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?”**

I support to keep things as-is, don't build 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.)?”**

Can build low-income 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?”**

I like to see the green space/planting and traffic problems addressed by the zoning process.

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

We can speak in Chinese 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: 4/30/2024

Name: Zhimin Chen

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 buildings should not be allowed to be buildings since they cause noise and causing traffic jams. Hotels should not be allowed either.

- **“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 government-owned housing for low or middle-income 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?”**

transportation

- **“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: 4/30/2024

Name: Lin KeQi

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 Chinatown should keep things as is.

- **“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.)?”**

Education, the elderly and activity center

- **“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?”**

Safety, health and transportation

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

Convenience

- **“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?”**

Rent, housing and education

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Lian Fang

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 support to develop 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.)?”**

Education purpose

- **“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?”**

Safety, health and transportation

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

Convenience

- **“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?”**

Rent, housing and education

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Guo Rong Sun

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 should keep things as-is, don't allow higher buildings and hotels.

- **“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.)?”**

Housing for low-income 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?”**

I think that the housing for low-income residents in Chinatown should be the top priority in the zoning process.

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

Chinatown offers bilingual services, Progressive Association, Hua Mei Hospital and Hua Ren Hospital which provides services and assistance to people who don't speak English as well as the Chinese traditional custom. All of these characteristics in Chinatown are unique.

- **“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: 4/30/2024

Name: Mei Xia Wu

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?”**

New housing development should prioritize low-income residents, Chinatown residence and the application qualified buyers.

- **“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 suggest to update the land uses to include an elderly service community, sports area, elderly rest area and supermarket. Don’t build more residential buildings.

- **“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 should keep things as-is, don’t develop new housing. Garbage cleaning and safety also need to be addressed in that process.

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

Convenient 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?”**

I like to see that everything keeps as is in Chinatown, no rezoning and no new development.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Jian Yi Kuang

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.)?”**

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?”**

(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: 4/30/2024

Name: Mei Xiao 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?”**

I support to preserve current Chinese culture, hotels should not be allowed to be built 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 more affordable housing and preferably more nursing home around 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?”**

I’d like to see that the zoning process preserves residents’ rights and provide more parking spaces.

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

Chinatown is a good place for to gather and shop.

- **“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?”**

N/A

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Li Chang 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?”**

I support to preserve current Chinese culture and oppose to build more luxury high buildings, commercial buildings or hotels.

- **“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 develop more affordable housing, nursing homes, Chinese supermarkets and small business.

- **“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 hope that the zoning process can work on landscaping and green spaces in Chinatown and protect its residents’ rights.

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

Chinatown is a place with Chinese people 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?”**

(Left blank in survey)

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Angela Yu 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?”**

I support high buildings if it's for 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.)?”**

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?”**

(Left blank in survey)

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

Convenient bus lines which can reach any places I want to go

- **“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: 4/30/2024

Name: Yun Ge Huang

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 to build more affordable housing and they can be high 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.)?”**

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?”**

(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: 4/30/2024

Name: Chuang Yan Huang

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 to build affordable housing which can be 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.)?”**

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?”**

(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: 4/30/2024

Name: Nam Ngo

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 to build affordable housing which can be high 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.)?”**

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?”**

(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: 4/30/2024

Name: Xia Zhuan Yang

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 to build affordable housing which can be high 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.)?”**

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?”**

Don’t mandate people to be relocated.

- **“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: 4/30/2024

Name: Wilson Tong

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 needs more height building and affordable housing for middle income family (80% AMI or above). No more low income 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.)?”**

Land use in Chinatown should not be regulated.

- **“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 priorities for Chinatown rezoning should allow more height and density, with limited area to develop. Rezoning would allow business space use the upper level of existing building.

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

Chinatown is full of action with its history, cultural business and activities.

- **“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?”**

Chinatown should not be part of rezoning plan with downtown of Boston.

- **“Other/Additional Thoughts:”**

Chinatown should be kept as its own community with its own history, culture and activities to share with other.

Timestamp: 4/30/2024

Name: (Illegible)

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 can support the new development plan if it increases the building height and provide affordable housing. Chinatown need more affordable housing for middle-income families whose incomes are at 80% AMI or 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.)?”**

The land uses in Chinatown should not be regulated except for Marijuana and alcohol 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?”**

(Left blank in survey)

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

Chinatown is a vibrant area with various foods, activities, culture, and education.

- **“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?”**

After COVID-19 pandemic, a lot of stores and office buildings became unoccupied, especially in Downtown. Since Chinatown didn’t have such experience, it should not be a part of “Plan: Downtown”.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Tracy

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?”**

Agree. The rent in Chinatown is too expensive. I expect to develop more housing to so more people can afford to pay the rent and live 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.)?”**

Except for Marijuana and Pornographic venues, Chinatown welcomes all companies, shopping malls, housing and parks (green space in the city).

- **“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 for Chinatown shall prioritize height and density increase, allow commercial use on upper floors of the existing buildings, and promote prosperity by increasing its occupancy and employment rates.

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

Chinese-style food and cultural activities, which are the legacy of Chinese culture, is the unique characteristic of 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: 4/30/2024

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 would like to have taller building 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.)?”**

If there are taller buildings and use all extra spaces to attract variety business come to Chinatown. The current Chinatown so small and has no spaces for additional activities.

- **“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?”**

Allow to build taller building. It can solve some of housing issues.

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

Chinatown located at the prime area of Boston and has a lot of immigrant history.

- **“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: 4/30/2024

Name: FINNA

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.)?”**

The Marijuana and Pornographic venues are not welcome in Chinatown. The streets in Chinatown should be kept clean.

- **“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: 4/30/2024

Name: YoYo

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 can support the new development plan if the plan needs to increase the building height in order to provide affordable housing. Chinatown need more affordable housing for middle-income families whose incomes are at 80% AMI or 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.)?”**

The land uses in Chinatown should not be regulated except for Marijuana and alcohol 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?”**

(Left blank in survey)

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

Chinatown is a vibrant area with various type of food, activities, culture, and education.

- **“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?”**

After COVID-19 pandemic, a lot of stores and office buildings became unoccupied, especially in Downtown. Since Chinatown didn’t have such experience, it should not be a part of “Plan: Downtown”.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

Name: Wei

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 needs to provide more affordable housing for low-income people.

- **“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 land use in Chinatown should be diversified except for those prohibited land uses which have negative effects on residents and children, such as marijuana.

- **“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?”**

Chinese businesses should receive preferential policies to make Chinatown more popular and promote a prosperous economy.

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

Chinatown is the center of Chinese culture and economy with a rich history and it’s meaningful in terms of campaign and education.

- **“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 COVID-19 pandemic had significantly negative impacts on economy and ordinary people’s lives. The government did not provide appropriate support to Chinatown. Chinatown should get more investments from government to preserve its historic and cultural characteristics.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

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 agree to develop taller buildings in Chinatown to attract more individuals for having meals or living here.

- **“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.)?”**

Chinese culture, community center for youth and the 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?”**

Entertainment and playing spaces for children.

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

The space for development in Chinatown is limited.

- **“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: 4/30/2024

Name: ANNA ZHENG

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?”**

Any new development in Chinatown, we need more height building and more affordable housing for middle income family (80% AMI or more)

- **“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.)?”**

Land use in Chinatown should not be regulated

- **“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 priorities for Chinatown rezoning should allow more height and density, with limited area to develop, Rezoning should allow business space use the upper level of existing building.

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

Chinatown is full of action with variety of cultural business and activities.

- **“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?”**

Chinatown should NOT be part of rezoning plan with Downtown of Boston.

- **“Other/Additional Thoughts:”**

Chinatown should be kept as its own community with its own history, cultures and activities to share with others.

Timestamp: 4/30/2024

Name: Ran Bi Yi

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 can support the new development plan if it needs to increase building height in order to provide affordable housing. Chinatown need more affordable housing for middle-income families whose incomes are at 80% AMI or 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.)?”**

The land uses in Chinatown should not be regulated except for Marijuana and alcohol 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?”**

The rezoning process for Chinatown should prioritize height and density increase, allow commercial use on upper floors of existing buildings, and make it more prosperous by expanding its area.

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

Chinatown is a vibrant area with various type of food, activities, culture, and education.

- **“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?”**

After COVID-19 pandemic, a lot of stores and office buildings became unoccupied, especially in Downtown. Since Chinatown didn’t have such experience, it should not be a part of “Plan: Downtown”.

- **“Other/Additional Thoughts:”**

(Left blank in survey)

Timestamp: 4/30/2024

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?”**

Yes, if taller buildings can provide more spaces for business and residents and people are more likely to enjoy meals and shopping 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.)?”**

The land uses in Chinatown need to be mixed, including housing and other types, such as office, kindergarten, library, Hong Kong-style restaurant, 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?”**

The zoning process should increase existing building height to provide more spaces to residents or visitors in Chinatown.

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

New immigrants have a safe feeling like at home in Chinatown. Chinatown is the largest Chinese community in America, our root forever.

- **“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