"BOSTON PUBLIC LIBRARY"

波城華埠二〇〇〇年 CHINATOWN 2000

遠景

我們視野中的華埠超越華埠核心區的周界，而由天滿街順著尼倫街一直延伸到大西洋街。

華埠的擴展區包括：

- 中城文化區，華埠有增建新住宅、商業、社區及文化活動的機會。
- 南端區華盛頓街廊一帶，在此兩個相鄰社區可以分享二者共有的住宅目標。
- 「門樓」區：麻省中央幹道／三號海底隧道工程大約在十年後將在華埠鄰近創造出十四英畝新用地。

目標

- 恢復華埠的地理範疇
- 修整及增源華埠住宅存量
- 增強華埠經濟活力

華埠社區議會與社區計劃草案

華埠社區議會象徵著幾年前社區團體及派系之間所經歷的轉變。不同的社團組織在社區議會中擁有一個席位，協議支持一個基本的華埠規劃案，從而超越了向往因理想及政治所造成的分歧，而形成聯盟。

一九八七年七月起，議會獲市政府撥款資助，聘請執行主任及顧問，和波市重建局職員一起籌劃一份以「社區爲本」的整體計劃。一九八八年二月，社區議會通過計劃草案，隨後並在當地的鄰里大會中獲得社區覆核支持。整體規劃作業過程的下一步將致力於爲各項政策性的目標發展出詳盡的策略及執行方案。

VISION

We look beyond the borders of core Chinatown, envisioning a future Chinatown which extends the entire length of Kneeland Street from Tremont Street to Atlantic Avenue. These growth areas include:

- The Midtown Cultural District, where Chinatown has opportunities for new housing, commercial, community, and cultural space;
- The South End along the Washington Street Corridor, where community housing goals in both neighborhoods may be shared; and
- The "Gateway" site: 14 acres of new land, next to Chinatown, which will emerge from the state's Central Artery / Third Harbor Tunnel project in about ten years.

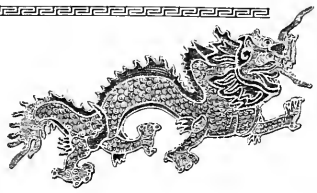
GOALS

- To restore Chinatown's geographic base.
- To repair and re-supply its housing stock.
- To reinforce its economic vitality.

THE CNC AND THE DRAFT COMMUNITY PLAN

The CNC is a symbol of the transformation that occured several years ago among community organizations and factions in Chinatown. A coalition was formed, transcending historic divisions by ideology and political alliance, and stayed intact when different organizations were given seats on the CNC, and agreed on a basic planning document for Chinatown.

In July 1987, the City began funding the CNC for a staff director and consultants to produce a "community-based" masterplan together with the BRA staff. The CNC approved the draft master plan in February 1988, and ratified it at a local meeting soon after. The next phase of the master-planning process will address strategies and action in more detail for each policy goal.



簡介

華埠社區計劃首期草案在此時成型，幾乎正當龍年之始實在得時：「龍」適爲最強勁的中國象徵之一。依照傳統的十二年週期計算，龍年再次降臨時適巧爲西元二千年。我們希望下次在華埠街坊間再次看到龍年時，我們也將看到一個實踐了計劃案期許及目標的華埠。

INTRODUCTION

THE YEAR OF THE DRAGON

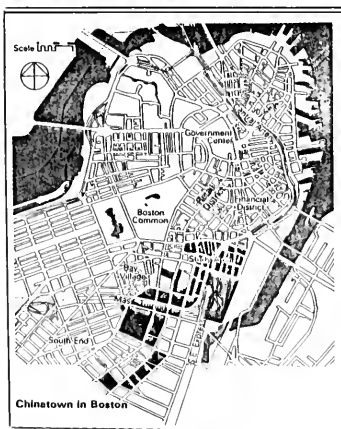
It is fortuitous that the first phase of the draft Chinatown Community Plan has appeared this year, almost at the start of the Year of the Dragon: one of the most powerful of the Chinese symbols. On the traditional 12-year cycle, the next Year of the Dragon will be the year 2 000. We hope that the next time we see the dragon in the streets of Chinatown, we will also see a Chinatown which fulfills the aspirations of the plan.

設計工作室剪影

負責本文件的麻省理工學院都市設計工作室的主要目的是爲華埠未來勾繪出一個遠景：捕捉到華埠在整體計劃實行十二年後，在西元二千年時的景象。我們的目標是爲華埠／南灣社區議會提出一系列的建議，以供其在探索華埠社區發展的許多路綫時作參考。

STUDIO PROFILE

The primary aim of the MIT Urban-design studio responsible for this document was to set out a vision of the future: to capture a glimpse of Chinatown in the year 2 000, after twelve years with the master plan in place. Our goal was to present a series of proposals for the Chinatown / South Cove Neighborhood Council (CNC) to consider while it explores the many avenues of Chinatown community development.



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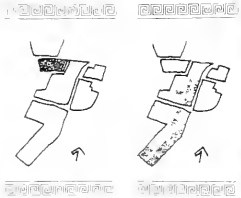
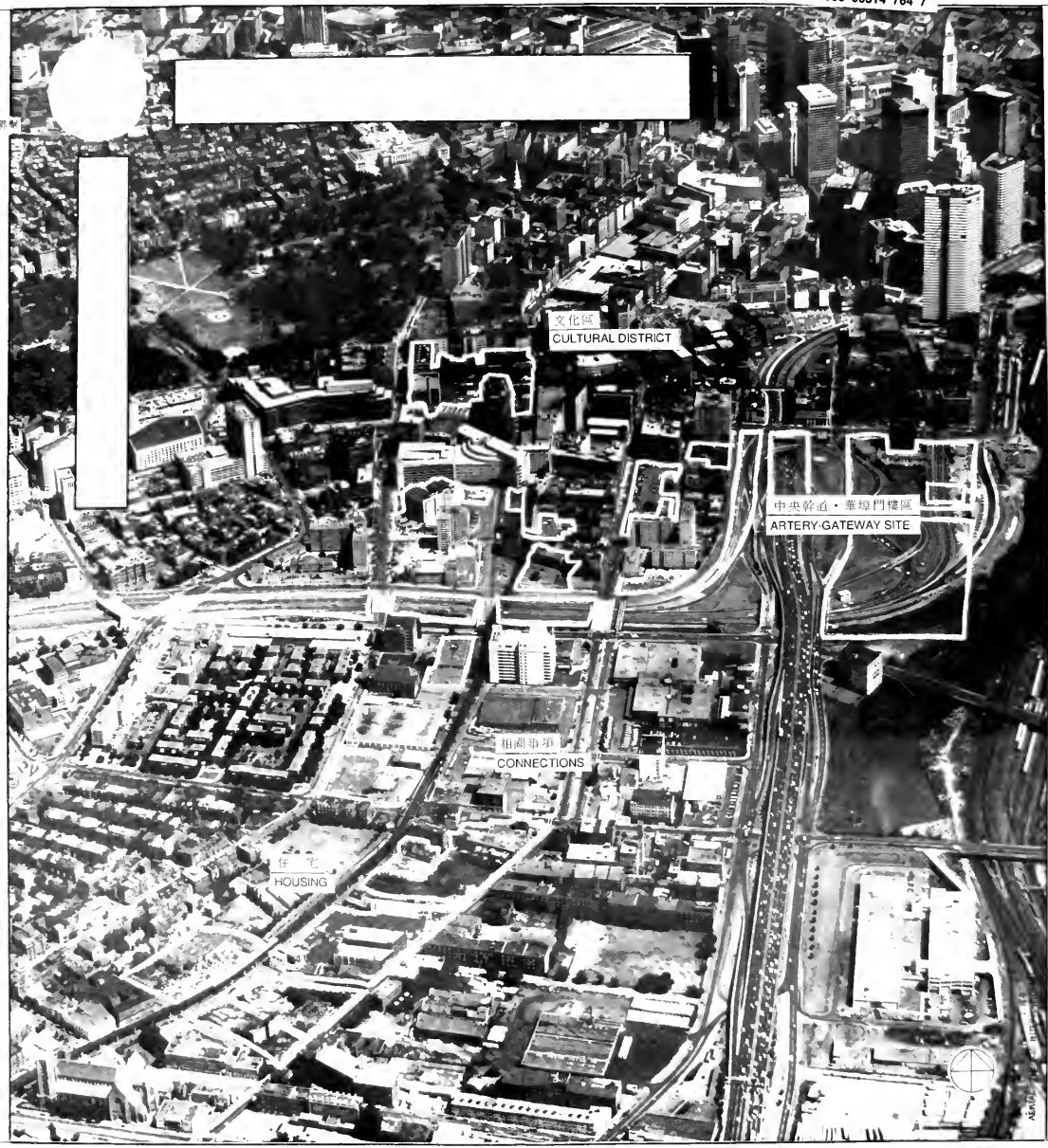
- 反映出華埠在象徵上及實質上的特色
- 為亞裔文化活動、商業及社區服務提供空間。
- 為華埠社區增加就業及住宅機會
- 在華埠及文化區之間銜接出實質上的關係
- 尊重華埠歷史特色，建築體積及尺度

- Reflect Chinatown's strong symbolic and physical identity in the Cultural Distnct
- Provide space for Asian cultural and commercial activities and services
- Increase employment and housing opportunities for the Chinatown community
- Create physical links between Chinatown and the Cultural Distnct.
- Respect the historical character, massing and scale of Chinatown



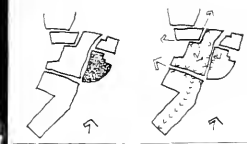
- 在西元二千年前增建二千個住宅單元
- 利用社區產權及控制力阻止因社區轉型而取代現有鄰里。
- 調查位於下列地區內的十七個地點作社區所控制的建設。
  - — 華埠核心區
  - — 文化區
  - — 中央幹道・華埠門樓區
  - — 戴布士路上空附設
  - — 南端區
- 將住宅作為發展一個適合使用、混合收入，適合居家鄰里的一個工具。

- Envision 2 000 housing units by the year 2 000
- Stop gentrification through community ownership and control
- Investigate 17 potential building sites for community-controlled development in
  - Core Chinatown
  - The Cultural Distnct
  - The Artery-Gateway Site
  - Mass-Pike Air Rights
  - The South End
- Think of housing as a means to develop a mixed-use, mixed-income, livable neighborhood



- 為華埠帶生的增長及活力，開發幹道一門樓區。
- 將華埠目前的界限伸入幹道一門樓區，爭取新增的住宅、商業、工作、服務，及開放空間。
- 奠定社區對新開發建設案的控制權。
- 從公家、私人，及基金會吸取資金以改善及開辦職業訓練、語文，及托兒服務。
- 開放新的市場，拓寬華埠的商業基礎以增強本地商業，多方面發展鄰里經濟。

- Develop the Artery-Gateway site to serve future growth and vitality of the Chinatown community.
- Extend Chinatown's current boundaries into the site to stake a claim for new housing, businesses, jobs, services, and open space.
- Establish community control over new development projects.
- Tap funding from public, private and foundation sectors to improve and create job training, language, and child-care services.
- Strengthen local businesses and diversify the neighborhood economy by creating new markets and broadening Chinatown's business base.



- 保持華埠清潔及安全
- 鼓勵多種活動以服務一個多元化的社區
- 避免阻礙華埠邊緣
- 增強社區警覺及公眾教育
- 促進社區團體間的溝通
- 創立一個以社區本位的無線電及電視台
- 為新的開發系發展出強力的設計準則
- 要求社區審查華埠建設提案
- 增設華埠公車站及計程車站

- Make and keep Chinatown clean and safe
- Encourage a mix of activities for a diverse community
- Avoid barriers at the edges of Chinatown.
- Increase community awareness and public education
- Facilitate communication among groups in the community
- Start a community based radio and cable TV station
- Develop strong design guidelines for new development
- Require community review of Chinatown development proposals.
- Create additional bus-stops and taxi-stands

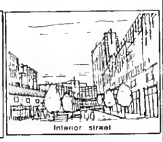
BRA 7/3

住宅

二千年時二千個單元。在下一個龍年時，我們希望看到一個擁有二千個新的可負担住宅單元的華埠。這些住宅將是一個由社區所控制的、混合使用、混合收入的開發建設中的一部份，其間並且包括一個居家鄰里所應有的設施：公園、社區園圃、遊樂場、日間護兒所、青少年中心、學校、診所、零售店、餐館、戲院，及文化場所。從一個重新注滿生機的華埠核心區，華埠將向北延伸進文化區，向東進入門樓區，向南利用上空開發跨越麻省公路，繼續南進到南端區沃添街。

南端區住宅

南端區有許多原因使它擁有極大的潛能發展可負担的住宅，南端區有大量的空地及使用偏低的土地，並且地價適中，可以建造密度較適合的住家的房舍。透過鄰里合作開發的努力，可以連結起華埠及南端區對住宅的需求。南端區最切要的問題是可負担的住宅，而不是種族或文化地盤。這地區的住宅營建將有助於回復一個在歷史上向來是一個住家、多種族的工人階級鄰里社區。華埠應率先在南端開始朝可負担住宅的營建努力，並且邀請南端的鄰里團體加入其行列。



HOUSING

2000 by 2000!! In the next Year of the Dragon we envision a Chinatown with 2000 new affordable units of housing. This housing eill be part of a mixed-use, mixed-income, community controlled development which includes the amenities of a livable neighborhood: parks, community gardens, playgrounds, day care centres, youth centres, schools, clinics, retail stores, restaurants, movie theatres and cultural facilities. Beginning with a rejuvenated, infilled core Chinatown, the neighborhood will extend north into the Cultural District, east into the Gateway site, bridge southward over the Mass. Turnpike with an air-rights development, and continue into the South End as far as Waltham Street.

HOUSING IN THE SOUTH END

The South End has tremendous potential for affordable housing for many reasons. There is a large amount of vacant and underused land, with feasible values for housing development at more livable densities. There is an opportunity to connect the housing needs of Chinatown and the South End by creating joint neighborhood developments. Chinatown should take the lead in initiating progress towards affordable housing in this area, inviting South End neighborhood groups to participate. Housing development in this area can help to restore what historically was a residential, multi-racial, working class neighborhood. The central issue for the South End is affordable housing, not racial or cultural territories.

CHINATOWN AND THE GATEWAY SITE

Chinatown has a unique historical claim to the Gateway site. The public agencies which stripped away two edges of Chinatown are now overseeing the Central Artery / Third Harbor Tunnel construction projects, which will create this 14-acre landmark site. Before the Gateway is sold to the highest bidder on the open market, these agencies, operating in the public trust, with public dollars, must now recognize that it is only right for Chinatown to stake a claim on the site, as restitution.

This site has been named the "The Gateway" because it could become both a monumental new entry to downtown Boston as well as a passage to Chinatown's economic redevelopment. Gateway could become an economic generator for Chinatown by placing site and development control in the hands of a community-based, non-profit development arm specifically created for owning and controlling development on the site. The high market value of the site could also cross-subsidize the space for neighborhood-based businesses, business services, job and language training, and other economic activities, both on the site and in core Chinatown.

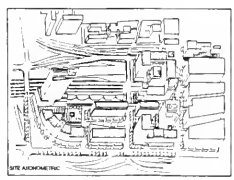
CONNECTIONS

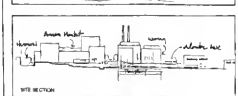
Chinatown is home to many Asian people. It is both physically and politically constituted, a community and a neighborhood with a sense of physical continuity and coherence. Its physical identity and image are defined by signs, symbols, iconography and activities.

To maintain the "flavour" and improve the quality of Chinatown's growing neighborhood and community in the future, the names, symbols, signs, activities, objects and products visible in the existing core must be promoted, reinforced and repeated. The spreading of the physical aspects characteristic to Chinatown will help to assert its identity in the areas into which Chinatown will grow.

CULTURAL DISTRICT

The Cultural District can provide many benefits to the Chinatown community, and Chinatown could have a strong symbolic and physical presence and identity in the district. The Cultural District could provide facilities for Asian cultural and commercial activities, as well as serving community needs. There is opportunity for increased employment and housing for the Chinatown community in the future developments. The Asian presence in the Cultural District will create a physical link between Chinatown and the surrounding districts. This should be achieved by respecting the historical character, massing and scale of Chinatown.





華埠及門樓區建地

華埠在該地區擁有一個歷史性的主權。當年將華埠東南兩個邊界用地剔除的政府機構，目前正負責執行中央幹道及三號海灣隧道工程，其結果將產生十四英畝極為重要的建地。在這裏新生的門樓區建地在分開市場上賣給最高叫價者之前，運用公款以大衆利益、公信為前導的政府機構必須認知華埠確有實權將該地區視為己有，以彌補華埠既往所蒙受的損害。

該建區所以被命名為「門樓」，因為它可以成為通往波城中心區的主要入口；也可以成為導致華埠經濟振興的一個關口。華埠可以針對門樓區特別設立一個以社區為基礎，非營利性的地產開發團體，以控制門樓區的建地及開發建設。該區建地的高昂市價也可以用來資助以鄰里為基礎的商業、服務業、語言及職能訓練，以及其他的活動在門樓區和華埠核心區兩地取得用地。

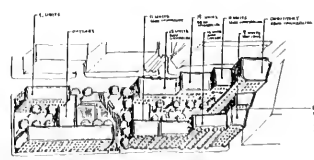
相關事項

華埠是許多亞裔居民的家園。華埠不僅是地理上的，也是政治性的組合。它既是一個社區也是一個鄰里，在實質上是連續且協合的一個整體。象徵性的文物、標誌、形象及活動界定了華埠實質的特性及意象。

為保持華埠特有的「風味」及改善其品質，華埠必須保護、增強，並重覆華埠核心區目前可見的名號、象徵、標誌、活動、文物，及產品。擴散華埠在實質上的特色將有助於華埠在該地區內奠定其特性及存在。

文化區

文化區可以為華埠社區提供多種福利，文化區中的實質營建及象徵意象也可以強而有力地映證華埠的特性存在。

文化區可以為亞裔文化及商業活動提供場所，並且也為社區需求盡力。文化區將可以在未來的開發營建中提供機會，為華埠社區增加就業及住宅。

在文化區中佔有一席的亞裔活動、場所及設施為華埠和鄰近地區創造出實質的聯繫。要作到這點，必須要能尊重華埠的歷史特色、建築體積，及尺度。