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Executive Summary

Boston Square is an important center in southeast Grand Rapids. The area is characterized by residential, light industrial, institutional, and scattered commercial land uses—a diversity that presents both challenges and opportunities for creating a vibrant neighborhood center.

This plan builds on the assets of the neighborhood and envisions a village square surrounded by retail space, additional housing units, employment opportunities, neighborhood greenspaces, and enhanced transportation options.

The planning area focuses on Kalamazoo Avenue between Boston and Adams but includes other important areas of the neighborhood including a proposed neighborhood employment district between Kalamazoo and Eastern, a neighborhood gateway at Kalamazoo and Hall and the public housing redevelopment along Fuller.

The plan presents a short history of the neighborhood that describes the industrious character of the neighborhood. A SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis helped neighbors and stakeholders to identify neighborhood assets and concerns. The plan describes the existing conditions of the neighborhood including its social structures and its built environment.

Neighborhood design recommendations include a concept description for a village square surrounded by additional residential and retail space. The recommendations include suggested land uses, development priorities, possible public space amenities, and recommendations for enhancing connections into and through the neighborhood.

A Neighborhood Action Plan begins to list specific actions to implement the concept description.

Appendices describe the potential for a business improvement district and a corridor improvement district in the neighborhood and list the properties in the planning area.

This process was made possible by grants from the Dyer-Ives Foundation, the Grand Rapids Community Foundation, and Comerica Bank.
**Introduction**

Boston Square is an important center in southeast Grand Rapids. The area is characterized by residential, light industrial, institutional, and scattered commercial land uses—a diversity that presents both challenges and opportunities for creating a vibrant neighborhood center.

The area is anchored commercially by Modern Hardware, Standard Lumber and Kitchens, Boston Square Shell Station, and Walgreens. Living Word Christian Center, The Grand Rapids Housing Commission Adams Park Apartments, two Grand Rapids Public School properties and other small businesses and organizations are located in the area. The Oakdale and Fuller Area neighborhoods are home to 4,300 residents. This population is 61% African American, 27% Caucasian, and 8% Hispanic.

**Area Boundaries**

The area considered in this plan is bounded by Hall on the north, Boston in the south, Eastern on the west, and Calvin on the east. It is centered on Kalamazoo Avenue in the Boston Square business district. A map of the planning area is shown here. A larger version of this map can be found on page one of the *Boston Square Area Plan: Maps and Drawings*. 
Purpose of the Plan

The intersection of Boston and Kalamazoo was designated a potential “neighborhood mixed use center” in the 2002 Master Plan of the City of Grand Rapids. The area includes many under-utilized properties and holds great potential for residential and commercial development that creates a vibrant, walkable, mixed-use commercial district and neighborhood center.

The purpose of this plan is to present a vision for the neighborhood and define the design standards necessary to achieve the vision. This 20-year plan identifies both short-term and long-term goals for the neighborhood including commercial, residential and public space components.

The long-term outcome of this plan is expected to be a vibrant neighborhood that promotes the social and economic wellbeing of its residents and other stakeholders by building on the creative, innovative, and industrious historic character of the district and neighborhood.

Neighborhood History and Character

Europeans traveled to the Grand River valley in the 1820s and 30s along Indian trails (Hinsdale). One of these trails became Kalamazoo Avenue in mid-century (Hinsdale). The original route from Kalamazoo to Grand Rapids via Green Lake was “heavily timbered” (Baxter, p. 76). Kalamazoo Avenue (earlier called Bostwick Lake Road (Baxter, p. 548)) became an important wagon road in the 1840s and a stage coach route in 1850 (Lydens, p. 124). Kalamazoo Avenue lost a competition with Division Avenue to become a “plank road” (which was completed in 1855) to the city of Kalamazoo (Baxter, p. 523-526). Samuelson and Schrier suggest that the former Boston House Restaurant at 1353 Kalamazoo was a stagecoach stop on the route to Grand Rapids from Lowell (p. 204). More likely, the route was from Kalamazoo via Middleville and Green Lake (Hinsdale).

“Oakdale Park” was described as a residential “green spot” “outside of the city” in the late 1800’s (Baxter, p. 407). Albert Baxter speculated that Oakdale Park would eventually include a “pleasant park” “dedicated to the public”. Early landowners in the neighborhood included Louis Campau (purchased property in 1835), Abby and William Parsons (purchased in 1844), and Isabella and George Chesebro (purchased in 1858) (Chapman, p. 1290-1300). Other landowners in the area included well-known names such as J. D. Alger and G.W. Griggs (Belden & Co., p. 16). The north end of the neighborhood was platted in 1873. Most of the neighborhood was platted by 1888 (Michigan Plat Maps). The entire neighborhood was annexed to the City of Grand Rapids in 1891 (Vander Mark, http://www.mygrandrapids.info/Annexations.htm). The Oakhill and Valley City Cemeteries at the corner of Hall and Eastern were created in 1859 and were merged to become the Oakhill Cemetery in 1885 (Goss, p. 596, Vander Mark, http://www.mygrandrapids.info/paris_cem.htm). This historic cemetery is the resting place of several important Grand Rapids figures including Julius Houseman, J. Boyd Pantlind, George Widdecomb, Melville Bissel, David Kendall, and Senator Arthur Vandenberg.

The railroad brought creative industry to the neighborhood. The tracks were built in 1888 by the Detroit, Lansing and Northern Railroad which became the Detroit, Grand Rapids and Western Railroad in 1896 and the Pere Marquette Railroad in 1899 (http://en.wikipedia.org/wiki/List_of_Michigan_railroads). An “Oakdale Park” depot and post office was operated near the corner of Eastern and Crofton (Ogle, 1907, p. 32) as the first stop out of Grand Rapids on the Lake Odessa route (Michigan Supreme Court, p. 128; Romig, p 409). The depot building was eventually moved to Holland, Michigan (Wagenaar, p. 2).

The Reeds Lake Suburban Line branched off the main railroad line just east of Eastern Avenue and traveled northeast along Silver Creek. This track was used from 1894 to 1924 by the Consumers Ice Company at Reeds Lake where 500 men cut 22” blocks of ice and transported them to Grand Rapids and the Chicago meat-packing plants. The track was also used by coal
and lumber yards at Lake Drive and Breton (Bennett, p. 19, 20). Silver Creek was covered with a 6’ x 10’ culvert by a Works Progress Administration project during the Great Depression (Van Andel, p. 51).

In the late 1800s Oakdale Park became one of several suburban neighborhoods populated by Dutch immigrants (Vanderstel, 1983, p. 26). A Reformed church was established in 1888 (Baxter, p. 333) on Adams near Kalamazoo (1024 Adams). St. Marks Episcopal Church founded an Oakdale Park mission in 1888 at the corner of Blaine and Cottage Grove (Baxter, p. 298). Oakdale Park Christian Reformed Church was formed at Hancock and Butler in 1890 as the eighth Christian Reformed congregation in Grand Rapids (Goss, p 1234, Knight). Oakdale Christian School was formed in 1892 and was housed at 1013 Temple just west of Kalamazoo (1912-1930 Sanborn Map). Oakdale [Public] School was originally a four-room school house located at 1043-1047 Oakdale between Blaine and Kalamazoo (Goss, p. 333; Ogle & Co., p. 33). A baseball diamond was located northeast of Kalamazoo and Boston (Harper, p. 46).

G. G. Harper recalls many homes south of Boston left partially constructed during The Great Depression. Similarly, Oakdale was hit early and hard by the foreclosure crisis in the 2000s. Between 2003 and 2007 Oakdale had the highest rate of foreclosure in the city (tied with two other neighborhoods). During The Great Depression a scrip was used at local grocery stores to help neighborhood residents purchase food for their families (Harper, p. 49). Oakdale Neighbors is pursuing similar strategies in response to the current crisis.

The neighborhood has long been a center of innovation and creativity. Numerous furniture factories once lined the railroad tracks that skirt the southern edge of the planning area including:

- Haney School Furniture Company (1876-1968) (northwest of Boston and Blaine)
- Gunn Furniture Company (1890-1958) (southeast Cottage Grove and Blaine)
- National Woodenware Company (1903-1914) (northeast of Boston and Marshall)
- Sterling Furniture of Grand Rapids (1926-1934) (northeast of Boston and Marshall)
- Grand Rapids Lounge Company (1933-1940) (northwest of Boston and Blaine)
- Michigan Frame Company (?-1941) (northwest of Boston and Blaine)

(Sanborn Fire Insurance Maps)

The neighborhood housed the Michigan Fire Ladder and Truck factory that produced a fire truck and ladder combination that allowed firemen to be elevated to sixty five feet in less than a half a minute. The ladder could also be “tilted in any direction and used where it would be impossible to operate an ordinary ladder.” The Michigan Fire Ladder and Truck factory began operation in the neighborhood in 1888 (Baxter, p 500, Baker, p. 151, http://www.google.com/patents?id=HqZxAAAAEBAJ&dq=sutherland+fire+ladder)

Fire and Ladder Truck produced in the neighborhood (Source: Baker, p. 151)

The neighborhood has housed numerous other construction enterprises including:

- Oakdale Coal and Wood Company (1500 Kalamazoo) (~1919-??)
- Lockwood Lumber Company (northeast of Eastern and Boston)
- Marquette Lumber Company, Oakdale Lumber Company and Keegstra Lumber Company (1505 Kalamazoo) (1916-??)
• Kuizema Hardware (805 Oakdale) (Kuizema, p. 40) (1905-??)
• Chao’s Boston Square Hardware (1603 Kalamazoo) (~1931-~1940)
• Grande Brick Company (1508 Kalamazoo/1452 Fuller) (~1912-~1960) (Federal Writers’ Project, p. 306, Hanko)
• Thalen Lumber (1534 Kalamazoo) (~1940-??)
• DeVries Hardware (1254 Kalamazoo) (~1949-??)

The neighborhood is currently home to several important construction and fabrication businesses including:

• Standard Lumber and Supply (1535 Kalamazoo) (~1926-present)
• Modern Hardware (1500 Kalamazoo) (~1931-present)
• Snow Wood Specialties (1035 Cottage Grove)
• Plumb Woodworks (1045 Cottage Grove)
• Advance Plating and Finishing (840 Cottage Grove)
• HCP Finishing (1516 Blaine)
• Landman Insulation Company (818 Boston)
• Vanguard Manufacturing (950 Boston)

This history of creative industry is an important asset to the neighborhood. This plan celebrates and builds on this history by recognizing a Neighborhood Employment District along Cottage Grove between Kalamazoo and Eastern. The intent of this district is to retain and recruit labor-intensive, light industry (especially in the construction trades) that can employ neighborhood residents.
The Planning Process
The planning process was guided by a Steering Committee that included representation from Oakdale Neighbors, Fuller Area Neighbors, Southeast End Neighborhood Association, and Boston Square Business Association.

The Plan seek to reflect the values of neighborhood stakeholders as expressed through a dynamic, participatory design process facilitated by the Steering Committee. The project contracted with O’Boyle, Cowell, Blalock & Associates, Inc. (OCBA) and Isaac Norris Associates to help facilitate the process and create the required maps and drawings. These consultants were responsible for creating visual expressions of stakeholder values and ideas for the neighborhood.

The process also included an analysis of the planning area by urban planning students at Michigan State University.

Stakeholders Involved in the Process
Many stakeholders participated in the Planning Process:

<table>
<thead>
<tr>
<th>Ruth Adelabi</th>
<th>O'rene Madden</th>
<th>Neighbor</th>
<th>Michigan State University</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gail Anderson</td>
<td>John Manzella</td>
<td>Neighbor</td>
<td>Michigan State University</td>
</tr>
<tr>
<td>Tony Baker</td>
<td>Walter Mathis</td>
<td>Boston Square</td>
<td>Oakdale Neighbors</td>
</tr>
<tr>
<td>Jay Blakesepoo</td>
<td>Karen McCarthy</td>
<td>Consumers Energy</td>
<td></td>
</tr>
<tr>
<td>Bill Bond</td>
<td>Tony Mehari</td>
<td>Neighbor</td>
<td></td>
</tr>
<tr>
<td>David Bouwsma</td>
<td>Shirley Miller</td>
<td>Neighbor</td>
<td></td>
</tr>
<tr>
<td>Johnson Brown</td>
<td>Kathy Meyering</td>
<td>Oakdale Park Church</td>
<td></td>
</tr>
<tr>
<td>Michael Burdo</td>
<td>Dan Oglesby</td>
<td>Living Word Christian Center</td>
<td></td>
</tr>
<tr>
<td>Sandra Bursey</td>
<td>Isaac Norris</td>
<td>Michigan State University</td>
<td></td>
</tr>
<tr>
<td>Bill Byl</td>
<td>Jo Oglesby</td>
<td>Living Word Christian Center</td>
<td></td>
</tr>
<tr>
<td>Joseph Calhoun</td>
<td>Colin Pahl</td>
<td>Michigan State University</td>
<td></td>
</tr>
<tr>
<td>Deborah Chivis</td>
<td>Jim Rauwerda</td>
<td>Neighbor</td>
<td></td>
</tr>
<tr>
<td>Pam Clark</td>
<td>Garry Reenders</td>
<td>Fuller Area Neighbors</td>
<td></td>
</tr>
<tr>
<td>Richard Closterhouse</td>
<td>Chris Reinsma</td>
<td>Neighbor</td>
<td></td>
</tr>
<tr>
<td>Ron Copping</td>
<td>Jay Roberts</td>
<td>Michigan State University</td>
<td></td>
</tr>
<tr>
<td>Anita and Rick DeHaan</td>
<td>Christopher Robinson</td>
<td>Morningstar COGIC</td>
<td></td>
</tr>
<tr>
<td>Larry DeHaan</td>
<td>Darel Ross</td>
<td>Lighthouse Communities</td>
<td></td>
</tr>
<tr>
<td>Jeremy DeRoo</td>
<td>Dan and Carol Rossman</td>
<td>Calvin College, Nursing Department</td>
<td></td>
</tr>
<tr>
<td>Eric Doyle</td>
<td>Neighbor</td>
<td>Neighbor</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Name</td>
<td>Company/Position</td>
<td>Name</td>
</tr>
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</tr>
<tr>
<td>Elaine Dreyer</td>
<td>Tim Rottshafer</td>
<td>Standard Lumber</td>
<td>Mullian Edward</td>
</tr>
<tr>
<td>Elise Fields</td>
<td>Carlos Sanchez</td>
<td>Grand Rapids Housing Commission</td>
<td>Dale Fitz</td>
</tr>
<tr>
<td>Juanita Gaddis-Montgomery</td>
<td>Tim Slager</td>
<td>Neighbor</td>
<td>Stephanie Gingerich</td>
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<tr>
<td>Joe Gofoe</td>
<td>Vicki Steenbergen</td>
<td>Oakdale Neighbors</td>
<td>Adam Green</td>
</tr>
<tr>
<td>Andy Guy</td>
<td>Kent Sugiura</td>
<td>Michigan State University</td>
<td>Nancy and LaMart Hightower</td>
</tr>
<tr>
<td>Steven Huyser-Honig</td>
<td>Bill VandenBosch</td>
<td>Oakdale Park CRC</td>
<td>Martie Jager</td>
</tr>
<tr>
<td>Diondra Jefferson</td>
<td>George VanderLan</td>
<td>Breton Auto Body</td>
<td>James Jones</td>
</tr>
<tr>
<td>Shirley Jones</td>
<td>Kim VanDyke</td>
<td>Neighborhood Ventures</td>
<td>Helga Joshua</td>
</tr>
<tr>
<td>Gil Keller</td>
<td>Bob and Alyda Veenstra</td>
<td>Fuller Area Neighbors</td>
<td>JoAnn King</td>
</tr>
<tr>
<td>Paul Kopenkoskey</td>
<td>Gwen Walls</td>
<td>GW Greetings</td>
<td>Rebekka Kwast</td>
</tr>
<tr>
<td>Sandra Latham</td>
<td>Ryan Wheeler</td>
<td>Rockford Construction</td>
<td>Cora Lee</td>
</tr>
<tr>
<td>Cora Lee</td>
<td>Cora Wilson</td>
<td>Neighbor</td>
<td>Mary and Emie Leep</td>
</tr>
<tr>
<td>John Likely</td>
<td>Max Witgen</td>
<td>Neighbor</td>
<td>Holly Zoe</td>
</tr>
</tbody>
</table>
Process Timeline
The Boston Square planning process included several steps:

Neighborhood Walkabout: November 2005
This planning process began by walking the neighborhood with architect Isaac Norris, urban planner Jay Hoekstra, and several neighborhood stakeholders.

Neighborhood Meeting: November 27, 2007: Kick-Off
*Shaping Our Square* was launched on November 27, 2007 with an informational meeting attended by 34 neighborhood residents or stakeholders. The Grand Rapids Press covered this event with a short article.

Neighborhood Meeting: January 29, 2008: SWOT Analysis
The process continued with an analysis of neighborhood strengths, weaknesses, opportunities, and threats. The SWOT analysis was conducted by 21 neighborhood stakeholders on a snowy winter day.

Neighborhood Meeting: February 28, 2008: Goals and Objectives
On February 28, neighborhood stakeholders met to develop goals and objectives for the neighborhood. 22 individuals met at Living Word Christian Center.

Design Workshop #1: March 25, 2008
35 neighborhood stakeholders participated in this design workshop at Oakdale Park Church. A visual preference survey gave participants an opportunity to indicate what they like and don’t like in sample residential buildings, commercial properties, and public space. (The results of that survey can be downloaded here: visual preference survey results.) With *Build-A-Streetscape* participants chose streetscape elements such as lampposts, trees, and benches while staying within budget. Finally, small groups placed colored dots on maps to show which properties should be mixed-use commercial, medium density residential, green space, and more.

Design Workshop #2: April 19, 2008
At this workshop 17 participants worked with design team OCBA and Isaac Norris to create, analyze, and refine possible designs for the neighborhood. The goal of the workshop, held at MorningStar Church of God in Christ, was to move toward a consensus about what a transit and pedestrian-oriented, mixed-use neighborhood center would look like in the
Boston Square area. WXMI (Fox 17) covered the event with a short story.

**MSU Urban Planning Report: May 6, 2008**
Eight urban planning students from Michigan State University spent two months studying the neighborhood. Their observations and recommendations were reported in a PowerPoint presentation at Oakdale Park Church.

**OCBA / Isaac Norris Architect Drawings Complete: August, 2009**
Wes Steer of OCBA and Isaac Norris completed a set of plans and renderings that describe a vision for the neighborhood in the future. The drawings include future land use recommendations and perspective drawings of intensified land use and mixed-use infill development.

**Open House for Draft Plan: August 6, 2009**
Oakdale Neighbors and Fuller Area Neighbors hosted an open house for neighbors to review the drawings and draft plan. Unfortunately, only two neighbors and two business owners attended the open house.
Other Plans

Other plans and planning processes have informed the Boston Square Area Plan. These include:

**City of Grand Rapids Street Classification Policy, 1996**

This 1996 report was intended to guide the “future design, construction, and improvement of the City’s network of major streets.” It is available at: [www.oakdaleneighbors.org/files/Grand_Rapids_Street_Classification_Policy.pdf](http://www.oakdaleneighbors.org/files/Grand_Rapids_Street_Classification_Policy.pdf)

**City of Grand Rapids Master Plan, 2002**

In 2002 the City of Grand Rapids used a participatory process to develop a Master Plan that would create great neighborhoods, vital business districts, and a balanced transportation. The Master Plan is available here: [www.grand-rapids.mi.us/index.pl?page_id=2661](http://www.grand-rapids.mi.us/index.pl?page_id=2661). A Parks and Recreation Master Plan was also developed in 2002: [www.ci.grand-rapids.mi.us/index.pl?binobjid=7013](http://www.ci.grand-rapids.mi.us/index.pl?binobjid=7013).

**Briyakaat Development Plan, 2006**

The Midtown neighborhood developed the Briyakaat Development Plan which became the first neighborhood Area Specific Plan to be adopted as an amendment to the City Master Plan. The Briyakaat Plan can be read here: [www.oakdaleneighbors.org/files/briyakaat.finalreport.pdf](http://www.oakdaleneighbors.org/files/briyakaat.finalreport.pdf).

**City of Grand Rapids Zoning Ordinance, November 2007**

The city zoning ordinance was rewritten to implement the 2002 Master Plan. It incorporates both form-based and traditional zoning, permitting mixed uses in all commercial districts and helps neighborhood maintain their traditional characteristics. The Zoning Ordinance can be viewed here: [www.grand-rapids.mi.us/index.pl?binobjid=8588](http://www.grand-rapids.mi.us/index.pl?binobjid=8588). Accompanying zone district maps are available here: [www.grand-rapids.mi.us/index.pl?binobjid=8354](http://www.grand-rapids.mi.us/index.pl?binobjid=8354).

**Green Grand Rapids Plan, 2009**

The City of Grand Rapids is using a participatory process to update the 2002 Master Plan by focusing on public and green space, including Connections, Health, Parks, The Grand River, Natural Systems, and Greening. A bicycle presentation has been developed for the City Commission and can be viewed here: [www.ci.grand-rapids.mi.us/index.pl?binobjid=8989](http://www.ci.grand-rapids.mi.us/index.pl?binobjid=8989). The Green Grand Rapids planning process can be followed at [www.ci.grand-rapids.mi.us/index.pl?page_id=7074](http://www.ci.grand-rapids.mi.us/index.pl?page_id=7074).
### Neighborhood Analysis

**SWOT Analysis**

On January 29, 2008, 21 neighborhood stakeholders met at Fuller Avenue Church to analyze strengths, weaknesses, opportunities, and threats for the neighborhood. After discussing these aspects of the neighborhood in small groups, the participants used sticky dots to indicate those that were most important. The following SWOT chart was developed:

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>convenience</td>
<td>perception of it not being a safe area</td>
</tr>
<tr>
<td>sense of community</td>
<td>irresponsible renters and landlords</td>
</tr>
<tr>
<td>diversity</td>
<td>absentee landlords</td>
</tr>
<tr>
<td>neighborhood pride</td>
<td>parking problems</td>
</tr>
<tr>
<td>community outreach</td>
<td>lack of Children's activities</td>
</tr>
<tr>
<td>neighborhood businesses</td>
<td>lack of senior programs</td>
</tr>
<tr>
<td>conscientious homeowners</td>
<td>high speed traffic on Kalamazoo</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>new businesses</td>
<td>slum lords</td>
</tr>
<tr>
<td>bank</td>
<td>crime</td>
</tr>
<tr>
<td>police bike patrol</td>
<td>lack of activities for youth</td>
</tr>
<tr>
<td>block parties, green spaces, restaurants</td>
<td>decreasing home ownership</td>
</tr>
<tr>
<td>rehab vacant homes</td>
<td></td>
</tr>
<tr>
<td>fabulous for children</td>
<td></td>
</tr>
<tr>
<td>community center</td>
<td></td>
</tr>
</tbody>
</table>

An MSU Urban Planning team also conducted a SWOT analysis of the neighborhood. Their results show some similarity to the neighborhood SWOT analysis. It also provides an outside perspective of the neighborhood.

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kalamazoo Avenue corridor</td>
<td>lack of grocery stores</td>
</tr>
<tr>
<td>community associations</td>
<td>existing vacant and abandoned buildings</td>
</tr>
<tr>
<td>bus route</td>
<td>high number of houses on market</td>
</tr>
<tr>
<td>neighborhood identity</td>
<td>lack of primary education options</td>
</tr>
<tr>
<td>quality infrastructure</td>
<td>incompatible mixed-use</td>
</tr>
<tr>
<td>racially integrated neighborhood</td>
<td>accessibility to neighborhood</td>
</tr>
<tr>
<td>vacant lots provide space for infill development</td>
<td>high pntge of non-occupant owned prperties</td>
</tr>
<tr>
<td>dense walkable neighborhood</td>
<td>abandoned vehicles</td>
</tr>
<tr>
<td>mixed-use development</td>
<td>litter and trash</td>
</tr>
<tr>
<td>some businesses draw regional clientele</td>
<td>poorly maintained properties</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand Rapids has a good reputation</td>
<td>Michigan recession</td>
</tr>
<tr>
<td>Grand Rapids’ focus on infill development</td>
<td>out of state migration</td>
</tr>
<tr>
<td>proximity to Lake Michigan</td>
<td>young and educated profssnals leaving state</td>
</tr>
<tr>
<td>near grocery and retail outside of neighborhood</td>
<td>shaky economy</td>
</tr>
</tbody>
</table>
**Existing Conditions**

Boston Square is an early 20\textsuperscript{th} century neighborhood characterized by residential, light industrial, institutional, and scattered commercial land uses—a diversity that presents both challenges and opportunities for creating a vibrant neighborhood center.

Data from the 2000 Census shows the ethnic and racial diversity of the neighborhood:

<table>
<thead>
<tr>
<th>Racial Composition</th>
<th>Michigan</th>
<th>Grand Rapids</th>
<th>Tract 35 (Boston Square)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population of one race</td>
<td>98.1%</td>
<td>99.4%</td>
<td>96.0%</td>
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<tr>
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<td>81.7%</td>
<td>69.5%</td>
<td>38.0%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>14.5%</td>
<td>21.1%</td>
<td>54.3%</td>
</tr>
<tr>
<td>American Indian and Alaska Native Asian</td>
<td>0.6%</td>
<td>0.8%</td>
<td>0.6%</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander</td>
<td>1.8%</td>
<td>1.7%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Some other race</td>
<td>1.3%</td>
<td>6.8%</td>
<td>5.4%</td>
</tr>
<tr>
<td>Population for two or more races</td>
<td>2.0%</td>
<td>3.3%</td>
<td>4.1%</td>
</tr>
</tbody>
</table>

The population of Boston Square is relatively young with a median age of 27.3, less than the median age of 30.4 in Grand Rapids and 35.5 in Michigan.
Streets
The 1996 Streets Classification Policy classifies Hall, Eastern, and Kalamazoo as Major City Streets and Fuller, Boston and Giddings as City Collectors. The Michigan Department of Transportation classifies Hall, Eastern, Kalamazoo, and Fuller as Urban Minor Arterial roads and Boston as an Urban Collector road (http://mdotwas1.mdot.state.mi.us/public/maps_nfc/pdf/NFC08_KENT.pdf).
Traffic Count
The traffic count analysis indicates substantial traffic on several streets of the neighborhood. However, the traffic levels may be insufficient to support larger chain businesses and high-end or high-volume franchises. This analysis suggests that a business recruitment strategy should focus on small or moderate sized, neighborhood-scale businesses. However, the recruitment process should also strengthen the neighborhood as a destination center. An agglomeration strategy would attract business in the construction and craftsmanship trades to complement Modern Hardware, Standard Lumber and Kitchens, Snow Wood Specialties, Plumb Woodworks and more.
Land Use and Zoning

Existing Zoning

The neighborhood is a classified as a Traditional Neighborhood that includes Low Density Residential Zone Districts, Mixed Density Residential Zone Districts, Traditional Business Area Zone Districts, and Special District-Industrial/Transportation Zone Districts. The existing zone districts are shown on page 2 of Boston Square Area Plan: Maps and Drawings.

Vacant Properties

Several properties and buildings in the neighborhood are underutilized or vacant. Underutilized property includes:

- The site of a former filling station at 1356 Kalamazoo
- The parking lot built for the former Plumb Ranch Market at 1460 Kalamazoo (currently Standard Kitchens)
- Low density site design on several other parcels in the area.

Structures

The housing stock in the neighborhood is aging and will require extensive maintenance over the next two decades. Most homes were built prior to 1961. Numerous commercial properties have been vacant for several years. Several would require extensive renovation to be useful. Studies by the Community Research Institute indicate high levels of foreclosures in the neighborhood (2008). The intent of this plan is to increase the demand for residential and commercial property in the neighborhood and increase the capacity of the neighborhood market.
to support neighborhood businesses. Commercial and residential vacancy could present an opportunity to developers that wish to invest in the neighborhood.

**Parking**

On-street parking is available along the entire length of Kalamazoo. Extensive off-street parking is available at several businesses including Walgreens, Modern Hardware, Standard Lumber, Standard Kitchens, Living Word Christian Center and more.

The intent of this plan is to identify strategic on-street and off-street parking locations in the neighborhood. The plan identifies several locations appropriate for small, off street district parking lots. These locations are located behind the mixed use retail properties and provide convenient access to the commercial corridor. These parking lots seek to provide the minimum parking necessary for a vibrant, pedestrian-oriented, mixed-use commercial district.

The village square is designed as a multi-use space that is able to accommodate public pedestrian uses such as neighborhood festivals, farmers markets, concerts, and other forms of social interaction. It also is intended to provide some parking space and a vehicular route between Fuller and Kalamazoo avenues.
Neighborhood Values and Goals

This neighborhood values...
1. a vibrant neighborhood that promotes the social and economic wellbeing of its residents and other stakeholders.
2. the creative, innovative, and industrious historic character of the district.
3. access and connectivity in and around the neighborhood.
4. mixed-use, mixed-income buildings and blocks.
5. public space, green space and landscaping especially in a neighborhood center or village square.
6. environmental sustainability.

Goals for the neighborhood include...
1. Neighborhood Zoning and Land Use:
   a. Create a vibrant, mixed-use, neighborhood commercial district that promotes the social and economic wellbeing of its residents and other stakeholders.
   b. Enhance streetscapes for improved mobility and quality of life.
   c. Create parking locations and space that enhance the neighborhood and meet the needs of businesses and residents.
2. Neighborhood Connections:
   a. Create access into and through the neighborhood for motorized and non-motorized transportation.
   b. Seek additional transit resources for the neighborhood including a bus rapid transit route between downtown Grand Rapids and southeast Grand Rapids and a light rail system or intercity rail service on the neighborhood railroad tracks.
3. Housing
   a. Sustain and enhance the housing stock and character with high-quality architectural design and construction.
   b. Increase the number of housing units in the neighborhood by 30.
   c. Create housing of various types and sizes to promote a diverse, mixed-income neighborhood.
4. Health and Wellness
   a. Measure and improve the health of neighborhood residents.
   b. Identify specific felt needs and help residents address those needs.
5. Business and Employment
   a. Create or attract 10 new businesses in or to the neighborhood.
   b. Enable 5 neighborhood businesses to hire 20 employees that are residents of the neighborhood.
   c. Create 30 additional light industrial jobs in the Employment District of the neighborhood.
   d. Increase the amount of retail and office space by 150,000 square feet.
6. Youth
   a. Use and enhance existing green-space and institutional buildings at Oakdale School (944 Evergreen SE) and Park School (1150 Adams SE) for youth programming.
   b. Identify and develop additional daycare services in the neighborhood.
   c. Create productive youth-oriented activity including employment for neighborhood youth.
7. Sense of Community:
   a. Create events and programs that foster interaction between neighbors.
   b. Develop a sense of trust and caring between neighbors.
Neighborhood Design Recommendations

Neighborhood Concept
This plan envisions a vibrant, mixed-use commercial district that includes a “village square” in a low and mixed density residential neighborhood. Design recommendations affirm the principles outlined in the 2002 City of Grand Rapids Master Plan which designated this area a potential “neighborhood center” (see Boston Square Area Plan: Maps and Drawings, p. 5).

Infill and new development is expected to create and respond to a growing mixed-income market for goods and services. The plan identifies the industrial portion of the neighborhood (Eastern, Evergreen, Kalamazoo, and Boston) as an “employment district”.

Neighborhood Zoning and Land Use
The plan makes no zone change recommendations. The plan assumes that future development may require zone changes that can be sought as the project is being planned.

Land use changes recommended by the plan are intended to reflect the values of the Neighborhood Concept while ensuring maximum flexibility for the neighborhood in the decades ahead. Page 5 of the Boston Square Area Plan: Maps and Drawings presents an overall development plan for the neighborhood. The following pages focus on the neighborhood center at Kalamazoo, Adams, and Fuller.

The plan recommends that the parcels at 1422-1450 Kalamazoo be redeveloped as mixed-use retail and housing (likely in a Traditional Business Area district) and that the Park School property at 1150 Adams be redeveloped as mixed income housing. The plan also suggests that some of the Special District-Industrial/Transportation Zone properties be considered for Transitional City Center zoning to maximize opportunities to develop mixed-use retail and residential space along Kalamazoo.

Residential Development
The plan calls for at least 30 additional housing units in the neighborhood. This goal will be achieved in several ways:

1. Creating mixed-use buildings along Kalamazoo between Boston and Adams
2. Redeveloping Oakdale School as mixed-use residential and office units
3. Redeveloping Park School as mixed income residential units.
4. Redeveloping Adams Park Apartments as mixed-income residential units.

The Grand Rapids Housing Commission should use HOPE VI financing and other resources to redevelop Adams Park Apartments (at 1440 Fuller SE) as a mixed income residential community. The site plan should include neighborhood green space. The Grand Rapids Housing Commission can fulfill its obligation to maintain 188 units of housing by rebuilding 50-150 on the site and helping to build an additional 40-140 housing units elsewhere in the neighborhood.

Retail and Office Development
The plan calls for 150,000 square feet of additional retail or office space. Most of this space will be created through infill and new construction of two or three story, mixed-use buildings along Kalamazoo Avenue and Fuller Avenue. Typically, these buildings will offer retail space on the first floor and office or residential space on the second floor. New mixed-use buildings should be built along Fuller Avenue across from a redeveloped mixed-income public housing community at 1440 Fuller. Buildings along Kalamazoo and Fuller should be carefully designed to present pleasant faces toward the street and the “village square.”
Public space, green space and landscaping

A “Visual Preference Survey” administered at the March 2008 neighborhood meeting showed a strong value for vegetation and public green space. The Green Grand Rapids planning process has acknowledged the lack of park space in the neighborhood. Several green spaces should be created, enhanced, or improved:

1. **The park at the former Oakdale School (944 Evergreen)**
   As a “school park” this space should remain a park as the Oakdale School building is redeveloped into mixed-use housing and office space. The wooded area south of the park should be retained and enhanced. The plan calls for Blaine to be opened to vehicular and pedestrian traffic between Cottage Grove and Boston. Opening Blaine will improve access into and out of the neighborhood employment district in this part of the neighborhood. It also provides important access to the Oakdale School park for neighborhood residents that live south of Boston.

2. **The green space at Park School (1150 Adams)**
   Park School should be redeveloped as mixed income housing with micro-park greenspace toward the west and south. The space south of the property (currently Standard Kitchens) should incorporate innovative site design and landscape architecture to create a village square that includes pedestrian access, small greenspaces, and automobile parking.

3. **The retention basin and other property at 1400 Calvin**
   Bill Byl, the Kent County Drain Commissioner, has determined that the retention basin must remain fenced and available for storm water retention. However, walking and fitness paths could be further developed around the basin. In addition, Michael Weaver, Real Estate Development Coordinator for the Grand Rapids Housing Commission, has indicated interest in developing the green space surrounding the Adams Park Apartment complex and the wooded greenspace along Adams.

4. **Micro greenspaces will be created wherever possible.**
   Oakdale Neighbors planted 66 trees in the neighborhood in 2008 and planted perennials in the Kalamazoo Avenue parkway in recent years. Fuller Area Neighbors has planted annual flowers in front of many neighborhood businesses. Streetscape design should incorporate bulb-outs to promote traffic-calming, to define parking spaces, as a pedestrian amenity, and to create space for micro perennial gardens.

Transit-Oriented Development

Transit-oriented development principles acknowledge the relationships between residential density, markets, commercial services, neighborhood amenities, and transportation options. The neighborhood design presented in this plan reflects intensified land usage and added housing units to attract additional transit resources to the neighborhood. A transit station is envisioned at the corner of Kalamazoo and Evergreen (near the location of Breton Auto Body) as a stop for a southeast bus rapid transit route.

Neighborhood Connections

Establishing and enhancing connections into and through the neighborhood is important to the health of the neighborhood and its residents. The plan identifies several ways to improve mobility and access for residents and other stakeholders.

Roadway Alignment and Traffic Flow

The plan establishes a vehicular and pedestrian roadway between Fuller and Kalamazoo through the village square. This roadway serves two purposes:
1. It facilitates east-west connections through the neighborhood commercial district. For example, it allows residents to walk from the Oakdale School Park to the green spaces near Adams Park Apartments.

2. It allows The Rapid route #2 to move to Kalamazoo Avenue after it stops at Adams Park Apartments at 1440 Fuller. This route change will improve the commercial corridor along Kalamazoo between Adams and Boston.

The plan makes several recommendations to improve access to the neighborhood employment district.

1. Blaine Avenue should be opened to vehicular and pedestrian traffic between Cottage Grove and Boston. This action will enable residents south of Boston to access the park at Oakdale School (944 Evergreen SE). In addition, it will permit truck traffic to access the neighborhood employment district via Cottage Grove from the east.

2. Cottage Grove and Marshall are identified as the primary entrance to the employment district from the west.

These recommendations are represented on Page 5 of the *Boston Square Area Plan: Maps and Drawings*.

**Transit Development**

Two mainline bus routes exist in the neighborhood. The Rapid route #4 travels north and south along Eastern Avenue. The Rapid route #2 travels north and south along Fuller Avenue to Boston and along Kalamazoo Avenue south of Boston. These routes provide adequate access for residents of the neighborhood. However, the lack of a bus route on Kalamazoo is unfortunate. The plan rectifies this by proposing a vehicular roadway between Fuller and Kalamazoo to accommodate an adjustment to route #2.
Kalamazoo was identified in the City of Grand Rapids Master Plan of 2002 as a potential route for bus rapid transit. This route would be an excellent choice for rapid connectivity between downtown Grand Rapids and the Gerald Ford International Airport, shopping destinations such as Woodland Mall and CenterPointe Mall, and employment opportunities in southeast Grand Rapids.

**Pedestrian Transportation**

The plan seeks to enhance the pedestrian experience on many neighborhood streets. These streets have been selected as important pedestrian connectors to small neighborhood green spaces and the commercial district. Recommended enhancements include tree and flower planting, sidewalk repair or replacement, and curb and gutter bulb-outs with crosswalks.

**Bicycle Transportation**

The 2002 Master Plan affirms the 1996 Bicycle Route Plan of the Grand Valley Metro Council and identifies Boston, Kalamazoo, Eastern, and Hall as important bicycle transportation routes through the neighborhood. Kalamazoo should be redesigned as a “shared roadway” with “wide curb lanes” to create a bike lane in addition to narrow on-street parking lanes, and two narrow drive lanes.
Other amenities can enhance the neighborhood as a bicycle-friendly place. Sharrow and other pavement markings should be used to help drivers and bicycles share Kalamazoo Avenue. Bike racks should be installed at neighborhood businesses and parks. Bicycle signs should help train drivers to share the road with bicyclists.

Other non-motorized transportation
Curbcuts and excellent sidewalk conditions should be maintained throughout the neighborhood to promote access by those using wheelchairs and other non-motorized transportation. Winter conditions present difficult snow removal challenges. Business or Corridor Improvement District funding could provide the resources for a collaborative sidewalk maintenance program through the year.

Streetscape Design and Cross-Sections
Kalamazoo Avenue and Fuller Avenue should be complete streets “designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street.”

The width of the right-of-way presents real design constraints. However, street cross-sections should promote access for all users. Whenever possible both on-street parking and bicycle lanes should be included in cross-section design. Page 14 of the Boston Square Area Plan: Maps and Drawings presents proposed cross-sections for Kalamazoo.

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**Architectural Façade Concepts**

Façade design and façade improvement grants will be used to create and enhance facades throughout the district. This plan affirms the requirements of the 2008 Zoning Ordinance of Grand Rapids for windows and doors over 60 percent of the walls facing the street to maintain the view from the sidewalk into the building. Some architectural façade concepts are shown on pages 8-13 of the *Boston Square Area Plan: Maps and Drawings*. These façade concepts are intended to reflect the higher-density, mixed use building called by this plan.

**Design Standards and Specifications**

New development in the neighborhood business district should adhere to the 2008 Zoning Ordinance of Grand Rapids for Traditional Business Area Zone Districts or Transit-Oriented Development Zone Districts.

**Environmental Sustainability (LEED-ND Standards)**

The plan seeks to meet many of the standards for Leadership in Energy and Environmental Design—Neighborhood Development.

<table>
<thead>
<tr>
<th>✔ Brownfield Redevelopment</th>
<th>✔ Universal Accessibility</th>
</tr>
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<td>✔ Community Outreach and Involvement</td>
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<td>✔ Preferred Location</td>
<td>✔ Local Food Production</td>
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<td>✔ Reduced Automobile Dependence</td>
<td>Construction Activity Pollution Prevention</td>
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<td>✔ Bicycle Network</td>
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<td>✔ Minimize Site Disturbance through Site Design</td>
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<td>Minimize Site Disturbance during Construction</td>
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<td>✔ Access to Surrounding Vicinity</td>
<td>Construction Waste Management</td>
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<td>✔ Access to Public Spaces</td>
<td>Comprehensive Waste Management</td>
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<td>✔ Access to Active Public Spaces</td>
<td>Light Pollution Reduction</td>
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# Neighborhood Action Plan

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<tr>
<th>Neighborhood Goal</th>
<th>5-Year Actions</th>
<th>10-Year Actions</th>
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</thead>
<tbody>
<tr>
<td><strong>Neighborhood Zoning and Land Use</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Create a vibrant, mixed-use, neighborhood commercial district that promotes the social and economic wellbeing of its residents and other stakeholders. | • Recruit developers for infill or new development.  
• Work with City planners and engineers for streetscape redesign. | Recruit developers for infill or new development. |
| Enhance streetscapes for improved mobility and quality of life. | • Plant trees and flowers along Kalamazoo Avenue and other neighborhood streets.  
• Place or request trash receptacles and other pedestrian amenities in walkable areas. | Seek underground utilities and the removal of utility poles. |
| Create parking locations and space that enhance the neighborhood and meet the needs of businesses and residents. | | Work with City Planners and neighborhood property owners to plan appropriate shared parking solutions. |
| **Neighborhood Connections:** | | |
| Create access into and through the neighborhood for motorized and non-motorized transportation. | • Install bicycle amenities in the neighborhood.  
• Create public and semi-public places to sit and socialize. | |
| Seek additional transit resources for the neighborhood | Seek transit shelters at all transit stops. | • Advocate for a bus rapid transit route along Kalamazoo.  
• Advocate for a light rail line on existing tracks through the neighborhood. |
| **Housing** | | |
| Sustain and enhance the housing stock and character with high-quality architectural design and construction. | • Recruit neighbors to watch and care for vacant or abandoned properties.  
• Hold property owners and the City accountable for maintaining property quality.  
• Work with local non-profit housing developers to renovate and sell foreclosed properties.  
• Develop a marketing campaign to attract residents to the neighborhood. | |
<p>| Increase the number of housing units in the neighborhood by 30. | | Work with developers to create infill mixed-use |</p>
<table>
<thead>
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<th>Development Projects</th>
<th>Health and Wellness</th>
<th>Business and Employment</th>
<th>Youth</th>
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<tr>
<td>Create housing of various types and sizes to promote a diverse, mixed-income neighborhood.</td>
<td><strong>Improve the health of neighborhood residents.</strong></td>
<td><strong>Create or attract 10 new businesses to the neighborhood.</strong></td>
<td><strong>Use and enhance existing green-space and institutional buildings at Oakdale School (944 Evergreen SE) and Park School (1150 Adams SE) for youth programming.</strong></td>
</tr>
<tr>
<td>Work with the Grand Rapids Housing Commission to redevelop Adams Park Apartments as a mixed income community.</td>
<td>• Identify specific felt needs and help residents address those needs.</td>
<td>• Identify potential businesses that respond to the diverse economic and ethnic market of the neighborhood.</td>
<td><strong>Recruit churches to host activities in neighborhood parks.</strong></td>
</tr>
<tr>
<td></td>
<td>• Nurture relationships with health partners.</td>
<td>• Conduct a comprehensive, neighborhood market study.</td>
<td></td>
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<td></td>
<td>• Create programs to promote walking and bicycling in the neighborhood</td>
<td>• Design a business recruitment process.</td>
<td></td>
</tr>
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<td></td>
<td></td>
<td>• Recruit micro-businesses to vacant buildings.</td>
<td><strong>Recruit and collaborate with youth</strong></td>
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<td>activity including employment for neighborhood youth.</td>
<td>counseling and mentoring resources.</td>
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<td>-----------------------------------------------------</td>
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<td></td>
</tr>
</tbody>
</table>

**Sense of Community:**

| Create events and programs that foster interaction between neighbors. | • Issue press releases about positive neighborhood news.  
• Create a walking tour of the neighborhood to tell the neighborhood’s history. |  |
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<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop a sense of trust and caring between neighbors.</td>
<td>• Encourage neighbors to spend time outdoors talking with neighbors.</td>
<td></td>
</tr>
</tbody>
</table>
Conclusion

Boston Square is an important neighborhood center in southeast Grand Rapids. Its location offers convenient access to downtown Grand Rapids as well as employment and commercial opportunities at the urban fringe. Its housing stock is aging but includes many quality homes appropriate for families and other households. Its mixture of land uses includes housing, retail, office, and industrial uses offering residential, shopping, and employment opportunities.

To reach its potential as a vibrant neighborhood center it must increase the density of both residents and commercial activity. Neighborhood residents are the market for a variety of commercial services. Retail outlets offer the goods and services required by neighborhood residents. A neighborhood development strategy must seek to enhance both facets of the neighborhood. Underdeveloped and underutilized properties offer opportunities for infill and other redevelopment projects. As the number of residents and commercial outlets in the neighborhood increases, other neighborhood amenities including transit services, quality public space, and public services, will follow.
Appendices

Appendix A: Business Improvement District and Corridor Improvement District Potential

Business Improvement Authorities and Corridor Improvement Authorities are authorized to use property tax revenue to accomplish an Area Specific or Neighborhood Revitalization development plan within a designated District. The City of Grand Rapids establishes an Authority and designates an area as a District to:

1. Correct and prevent deterioration in business districts and revitalize existing long-established commercial corridors;
2. Improve and maintain retail and commercial areas located within the District and encourage redevelopment and private investment in exiting buildings and businesses;
3. Promote and stimulate economic growth and encourage investment within the District;
4. Promote infrastructure and structural improvements within the District;
5. Encourage historic preservation;
6. Increase the value of real property; and
7. Implement the City’s Master Plan, and the economic and community development strategies.

A Business Improvement Authority makes use of a special property tax assessment levied by the City of Grand Rapids on the properties within the Business Improvement District (BID). A Corridor Improvement Authority makes use of tax increment financing (TIF), capturing property tax increases due to property value increases with the Corridor Improvement District (CID). A BID increases the tax burden on District properties as a form of “self-help.” A BID indicates local commitment to accomplishment of the development plan. A CID diverts tax increment revenue from the City of Grand Rapids to the Corridor Improvement Authority for use within the CID. A CID generates revenue slowly as property values within the district increase. New and infill development projects can catalyze tax increment growth within the District.

A preliminary analysis of 45 properties in the Boston Square area indicates a total 2007 state equalized property value of $6.3M. Adding an additional 10 properties increases the property value to $7.0M.

A BID of 55 properties that levies a 1 mil special assessment would generate $7,000 per year to accomplish a development plan. 40% of this assessment would be paid by Standard Lumber and Kitchens which owns two of the largest properties of the hypothetical District. Another 30% of the assessment would be paid by 9 of the 55 properties in the District. The remaining 31% would be paid by the remaining 44 properties in the District.

<table>
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<th>Address</th>
<th>Owner</th>
<th>2007 State Equalized Value</th>
<th>Percent of District Value</th>
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<tr>
<td>1535 Kalamazoo</td>
<td>Standard Lumber</td>
<td>$2,181,600</td>
<td>31.20%</td>
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<tr>
<td>1460 Kalamazoo</td>
<td>Standard Kitchen</td>
<td>$626,400</td>
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<tr>
<td>1601 Kalamazoo</td>
<td>Walgreens</td>
<td>$436,200</td>
<td>6.24%</td>
</tr>
<tr>
<td>1500 Kalamazoo</td>
<td>Modern Hardware</td>
<td>$275,900</td>
<td>3.95%</td>
</tr>
<tr>
<td>1562 Kalamazoo</td>
<td>Boston Square Shell Station</td>
<td>$255,300</td>
<td>3.65%</td>
</tr>
<tr>
<td>1250 Ramona</td>
<td>Thompson Cleaning Solutions</td>
<td>$201,900</td>
<td>2.89%</td>
</tr>
<tr>
<td>1451, 1455 Fuller</td>
<td>Source Distribution</td>
<td>$191,400</td>
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<td>1512 Fuller</td>
<td>Jiffy Car Wash</td>
<td>$175,500</td>
<td>2.51%</td>
</tr>
<tr>
<td>1030 Cottage Grove</td>
<td>Enviro-Tech Processing Service</td>
<td>$175,500</td>
<td>2.51%</td>
</tr>
<tr>
<td>1435, 1465, 1467 Fuller</td>
<td>vacant</td>
<td>$150,700</td>
<td>2.16%</td>
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<tr>
<td>1600 Marshall</td>
<td>Hamel Case Manufacturing</td>
<td>$150,400</td>
<td>2.15%</td>
</tr>
<tr>
<td>Other 44 properties</td>
<td></td>
<td>$2,170,500</td>
<td>31.05%</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>$6,991,300</td>
<td>100.00%</td>
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Clearly, Standard Lumber and Kitchens as well as some other key property owners would have to be committed to the value of a development plan that is financed in this way.

A CID of 55 properties would generate TIF revenue slowly. Assuming a 2% growth rate in property value, the TIF would generate $2,300 in year one, $4,600 in year two, and $7,000 in year three. However, if the 2% trend continues, the TIF would generate about $50,000 per year by year 20 for use in implementing a District development plan.

**Appendix B: Acknowledgements**

The Boston Square Area Specific Plan was created by neighbors, business and property owners, and other stakeholders in the Boston Square area. The process was coordinated by Fuller Area Neighbors and Oakdale Neighbors. Consultation was provided by O'Boyle, Cowell, Blalock & Associates, Inc. (OCBA) and Isaac Norris Associates. Analysis was provided by MSU Urban Planning Class 494/894, Calvin College volunteer Helga Joshua, and MSU Intern Holly Zoe.

**Appendix C: Bibliography**


Morse, Steve, Street Names Changes: www.stevemorse.org/census/changes/GrandRapidsChanges1.htm.


Polk and Co., 1893 Illustrated Historical Atlas of Grand Rapids and Kent County, plate 31 (Oakdale Park depot building shown).


