




BSQ FAQs – Meeting 3

- **How will the site plan address parking capacity?**
 - The site plan will feature substantial on-site parking with many parking areas positioned under buildings. The site plan will also decrease the number of driveways on Fuller and Kalamazoo Ave. from 28 to approximately 5. This will increase the number of parking spaces on those streets.
- **Will my taxes increase because of the development?**
 - Taxes are capped in Michigan and cannot increase faster than inflation.
- **Will the construction and development require me or my business to relocate?**
 - Currently there are some operating businesses on the site. Project partners are working with businesses to assist in finding new space in Boston Square or in newly renovated spaces in surrounding neighborhoods like Cottage Grove.
- **When will the construction begin? How long will it take?**
 - Construction of new buildings will likely start in 2021. It is possible that renovations of some of the buildings could start in 2020.
- **How did you decide on the final plan and who was involved in the decision making?**
 - Project partners have been working with neighbors to develop a final concept and vision for the site. The final plan will not be completed until approved by the City. The project partners' goal is achieved when we have met the neighborhood's goal for more mixed-income housing, local business opportunities, community amenities and public open space.
- **How many people participated in the development plan? How many times did they have to give feedback?**
 - Over 200 people attended meeting #1, and 150 people attended meeting #2. Feedback has been welcome throughout the process.
- **Will I be able to afford to live here with the new development?**
 - Housing units will be available across the income spectrum as we are committed to providing housing options for all regardless of income levels.
- **What is the breakdown of public housing? Affordable? Market rate?**
 - We're committed to reinforcing housing opportunities across the income spectrum. There will not be public housing as part of this project.
- **How will construction impact my daily life? Will roads be closed? Will traffic increase? Will public transportation still be accessible?**
 - We will work with the City to meet all safety and transportation standards.
 - Our goal will be to minimize the impact of construction on residents and businesses.
 - Additionally, we will seek to ensure that we maximize construction opportunities for local companies to further stimulate neighborhood economy.
- **How many jobs is this going to bring to the area?**
 - We are unsure at this time. However, between construction work on the development site and the new businesses that will be attracted to the neighborhood, we expect to see an increase in job opportunities.
- **How will the development incorporate diversity, equity and inclusion initiatives?**



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- We are committed to ensuring that a minimum of 30% of construction work goes to local and minority owned companies. Additionally, we will ensure that future retail tenants are reflective of the community that we serve.
 - **Will my house value go down with affordable housing in the area?**
 - No, the Boston Square neighborhood site aligns with the City of Grand Rapids' definition of affordability. We are committed to creating pathways so that future investment opportunities exist, but also ensuring that residents can participate in and benefit from neighborhood growth. Our development partner has a successful track record of providing high-quality housing that mixes incomes where families choose to live.
 - **How will you accommodate potential new tenants, existing tenants and community gatherings?**
 - We look forward to creating spaces throughout the community hub that will serve as a gathering spot for neighborhood events and worship. Existing tenants are welcome to remain a part of the Boston Square site if desired.