

15. Is this debate just about the old middle school property? Or should it be bigger?

Our movement to Save Red Bank Central Park is thinking much bigger.

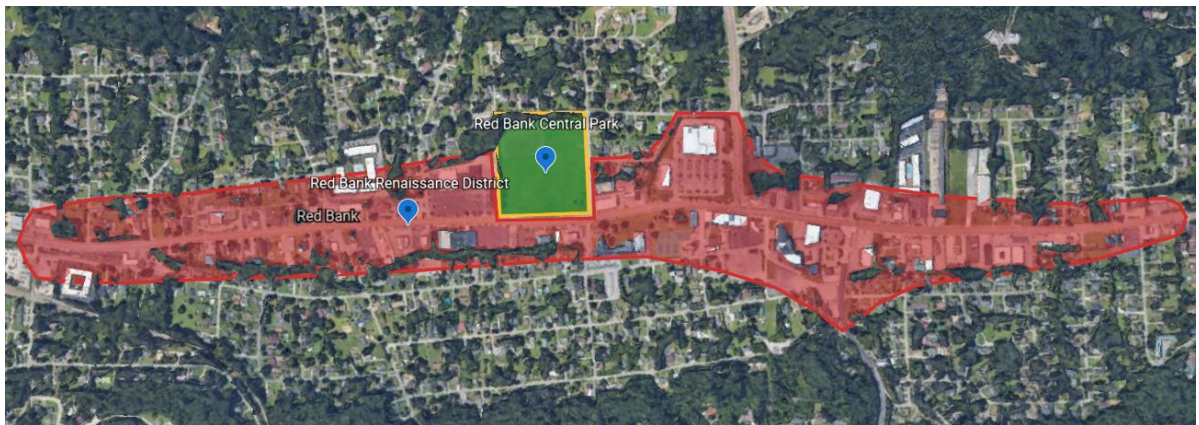
A. Small thinking.

If we restrict ourselves to thinking about and debating *only* the 12 acres at 3715 Dayton Blvd, then we restrict ourselves to having *only* a 12-acre civic impact that potentially could be comprised only of undersized, unsatisfactory pieces.

B. Bigger thinking, toward a better downtown Red Bank.

IF instead we broaden our vision and imagination to the *entire Red Bank city center*, the possibilities and potential magnitude of our civic impact increase. If we create a 1st-class, 12-acre Red Bank Central Park that is such an appealing destination it attracts a reliable customer base to the city center, it will become a **downtown anchor**. In turn, that anchor will raise the property values and investment desirability of many existing depreciated commercial properties nearby.

Within 3 blocks of Leawood Avenue are *more than a dozen* commercial properties – totaling more than 15 acres – that are empty, underutilized, rundown, or otherwise past their useful lives, and thus are potentially ripe for private investment and redevelopment. The total city center impact of such a broader strategy could exceed 25 acres, enough to launch a social and economic renaissance!



Red Bank Renaissance District

Our movement envisions a large *Red Bank Renaissance District* – stretching several blocks each direction along Dayton Boulevard from Red Bank Central Park – that eventually will be lifted and invigorated by the power of the Park’s anchor effect.