

16. Wouldn't a public town center like Cambridge Square be a good mixed-use development at the old middle school site?

Cambridge Square in Ooltewah, Tennessee is *not* a public space. It is a private, for-profit commercial development. Building a copy of Cambridge Square at the old Red Bank middle school site would be selling off the people's land for private profit, converting a public asset into a private fortune.

As a private, for-profit development, Cambridge Square is merely a glorified strip mall. The commercial square is 9.4 acres total, including:

- **4.7 acres** (50%) of asphalt/concrete;
- **4.0 acres** (42.6%) of buildings;
- **0.4 acres** (4.3%) of a (privately owned) commons area for gatherings;
 - Only **0.16 acres** of the commons area is actual grass;
- **0.3 acres** (3.2%) of miscellaneous uses.

Even its supposedly unique, interesting retail is overhyped. Cambridge Square currently hosts 36 businesses:

- **18** (50% of the commercial spaces) are services and offices, such as health care, financial management, a bank, real estate sales and salons ... **not** the type of businesses that draw tourists;
- **13** restaurants (36% of the spaces);
- **5** (14%) retail shops, include boutiques, a butcher shop, flowers, and a creative crafts studio.