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*Email version available upon request*

## Port of Douglas completes Mansfield feasibility Study

*Using an USDA Rural Business Enterprise Grant, the Port evaluates the potential viability of a multi-tenant commercial building.*

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Using a Rural Business Enterprise grant from the USDA, the Port of Douglas County completed a feasibility analysis of a redevelopment project in the town of Mansfield. The report was initiated after a fire destroyed several downtown buildings in December of 2000 that included the town's historic restaurant. Elesco Limited of Sunriver, Oregon prepared the report and did an area-wide analysis of the types of businesses that could be attracted to Mansfield to share space in a multi-tenant commercial building to replace the structure lost in the fire.

The report was divided into five sections: a city profile, a description of the property location, a list of proposed businesses, a proposed site/building plan and the process of implementation. Citizen input was provided by focus group interviews and two surveys that were distributed by direct mail and by an insert in the two upper county newspapers. Some of the businesses proposed in the report include a restaurant, a larger grocery store, a part-time medical clinic, senior retirement housing, a larger hardware store, barber/beauty shop, a bank branch, and a location for RV parking. The report included some possible floor plans of the new building along with streetscape views of the proposed location. It also

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recommended dividing the project into three phases.

“This is the first step in evaluating whether or not a project of this type would work in Mansfield,” said Pat Haley, Director for the Port of Douglas. “A multi-tenant building will help share the cost of a new facility, and demonstrate to a funding source the type of cash flow that could be generated.”

A community presentation will be held in Mansfield at the Senior Center on Wednesday, February 5 at 7:00 pm.

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