

TALENT GATEWAY SITE DEVELOPMENT PLAN

BUSINESS CASE

- The Talent Gateway site at the corner of OR Hwy 99 and Valley View Road offers an outstanding opportunity to realize the City of Talent's longstanding goal of a vital downtown that grows with the community.

SOLUTION

- Gateway mixed-use development concept and integrated site design

KEY ELEMENTS

- Community Engagement
- Collaboration with selected private development partner
- Coordination with ODOT Region 3

DOWNTOWN GATEWAY SITE INSPIRES REDEVELOPMENT



Selected development plan rendering (ORW Architects)

The Talent Gateway Site Development Plan offered an opportunity for the City of Talent to plan for future development of a key 4.5 acre downtown property owned by the Talent Urban Renewal Agency ("TURA"). The Gateway Site Development Plan was prepared as part of a public-private partnership.

The site design process assured compact, mixed-use, pedestrian-friendly, and sustainable development principles were integrated into recommended development concepts and site plans considered by the City.

PROJECT OBJECTIVES AND OUTCOMES

Upon completion, the Talent Gateway project had:

- Developed a phased program for future mixed-use development that includes workforce and senior housing, retail and food service, a public plaza with associated open space, and a "makerspace" building.
- Determined the economic feasibility of conceptual site plans consistent with City, TURA, and TGM objectives. Identified barriers to and potential incentives for development based on those plans.
- Identified off-site transportation improvements to support proposed development and connection to City pedestrian and transit networks.