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.

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.