

A Dream Achieved

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way that could create the kind of space and the kind of assets that this community has wanted and needed," Miller said.

The goal, he said, was to build affordable homes so that "income would never be a barrier to a family looking out at this gorgeous park and saying, 'That's my backyard.'"

The new Human Solutions headquarters, which Miller said is sorely needed, will replace what he calls the agency's "humble" offices at Southeast Powell Boulevard and 122nd Avenue.

"We all are so looking forward to the day when our visitors, our clients, residents, volunteers, board and staff can walk through the door and see a beautiful space that will echo form its walls, soon to rise here," he said.

The building will also have 11,000 square feet of retail space on the ground floor which will be owned and managed by Prosper Portland, the city's economic development agency.

Human Solutions partnered with developer Gerding Edlen to develop the project, which was designed by Holst Architecture with LMC Construction as general contractor. Others closely involved with development include Gateway neighborhood

stakeholders, Prosper Portland, Portland Housing Bureau and Portland Parks & Recreation.

Representatives of all those groups, plus Mayor Ted Wheeler and City Councilwoman Jo Ann Hardesty, were on hand for the groundbreaking to enthusiastically celebrate the launch of the project

About a dozen people gave brief speeches including Wheeler, who said Human Solutions has served the community well in its 31 years of existence.

"Gateway Discovery Park is one of the most amazing new parks in the entire city of Portland and to create this mixed use project right here in this park to include families with kids, I think this speaks to the future."

As former state treasurer, Wheeler said he's not been a fan in the past of "creative financing."

"But in this case, that creativity and that innovation and that willingness to think differently about how to bring this project together has paid off mightily for the community," he said.

Hardesty, a long-time Gateway resident, said she has been on the Human Solutions board for the past nine years, said how the project would come together was a mystery to her at first.

"When we first started imag-



An artist's rendering of the Halsey 106 project courtesy of Holst Architects. The six-story building will rise next to the new Gateway Discovery Park and include affordable as well as market rate apartments. An adjoining two-story building will house the nonprofit Human Solutions on the second floor and retail businesses on the first floor.

ining this, we were like, is this even possible?" she said. "This park is special because it's an all ability park and no kid is left out on the sidelines. And now for housing that will be truly affordable for some families who today don't have housing they can afford to live in. And what I also love is there will be market rate housing."

No one will be able to tell the difference between the market rate units and the affordable apartments, Wheeler said.

The housing will include one-bedroom, two-bedroom and studios, according to Holst's

website, and the design separates the residential and commercial space, with a six-story building housing the apartments, separated by a one-story podium that connects a two-story office facing Halsey Street with Human Solutions on the second floor with ground floor retail.

The exterior of the building will be "a pattern of silver metal panels and shimmering dark brick," with wood accents. For residential tenants, a ground floor lounge with kitchenette will provide space for both formal and informal gatherings, as well as for classes sponsored by

Human Solutions.

Halsey 106 will be highly energy efficient with an energy system that delivers fresh air to each unit. Other features include an airtight building envelope, extensive green roof, and other energy-saving features.

Kimberly Branam, executive director of Prosper Portland, said when her agency bought the land back in 2008, they had a glimpse of what was possible, and the recent completion of the Halsey-Weidler Streetscape project will ensure more economic growth and better safety for access to the park and the new buildings.



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