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**project^ Awarded 1.5 Million Dollar Grant from USDA**
**Winners of the U.S. Tall Wood Building Prize Competition**
*LEVER Architecture chosen to design one of the first Tall Wood Buildings in the U.S.*

September 17, 2015, Portland, OR – Today, project^, a Portland-based values-driven real estate developer, announced that they have received, on behalf of Framework, LLC, a one and half million dollar award from the USDA, Softwood Lumber Board and Binational Softwood Lumber Council for their submission, *Framework,* to the U.S. Tall Wood Building Prize Competition.

*Framework,* an urban + rural ecological project, is anticipated to be one of the first tall timber structures in the United States. Tall wood buildings stand to re-unite rural and urban economies in a beneficial symbiosis whereby value added wood products once again respectfully employ and empower rural communities while dramatically cutting the green house gas footprint of connected urban centers. This particular 12-story building will also enable one level of ground floor retail, 5 levels of office, 5 levels of workforce housing and a roof top amenity space.

The award will allow the project to engage the exploratory phase, including the research and development necessary to test the Cross Laminated Timber (CLT) process to allow high-rise mass timber construction in the United States. This includes working with Portland and Oregon code authorities during the pre-permitting process to define and perform the necessary testing and peer review to demonstrate the feasibility of tall wood buildings. Careful attention to environmental sustainability will be maintained throughout.

“People have been building with wood for millennia, but never like this. This cross-laminated technology has a huge potential as a replacement for concrete and steel in high-rise buildings,” said U.S. Senator Merkley. “This technology could simultaneously boost the rural timber economy and transform urban design. It is terrific to have Oregon leading the way.”

“We consider Framework to be a totally transformative, mission-driven project that will promote social justice, environmental well-being and economic opportunity at the building, regional and national levels,” said Kat Taylor, President, Beneficial State Bancorp, the landowner of the project site.

From a community perspective, this building will support a unique blend of programming including an Albina Community Bank branch, aligned street level retail, office space for Beneficial State Bank and Albina Community Bank, B Corp businesses and social enterprise; along with public space and a significant proportion of workforce housing in partnership with Home Forward located in the Pearl District near employers.

Given its prominent location and public visibility, a key element of the building design led by Thomas Robinson, principal of LEVER Architecture, is to communicate at street level the project’s innovative use of wood and engineering technology in the development of a high rise structure, along with its relationship to the rural economy.

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Integrating lessons learned and technology observed from tall timber structures in Canada and Europe, Robinson and his team are expected to incorporate a unique set of architectural features including an engineered wood core and lateral system for seismic integrity and floor panels fabricated up to 50' in length. The first two floors will be clad with a transparent two-story glass curtain wall with a laminated wood mullion structure, shaded by a hanging green wall.

At a regional scale *Framework* will pave the way for future demand from Oregon's rural communities with the harvest, milling and pre-fabrication of wood products. According to Anyeley Hallova, Partner, project^, "The relationship of our cities to our rural communities, what we call "forest to frame," is strengthened by *Framework.* On a national scale this project will be catalytic, leading to more tall wood buildings, driving more wood products and wood product innovation, and boosting rural economic development."

According to Kate Brown, Governor of Oregon, "Oregon is positioned to leverage our natural resources to spur green industry and innovative technology, bringing our rural economies into the 21st century. Framework is more than a building project. It represents a new path forward to sustainable economic growth."

The project is represented by a collective of strong industry expertise that will drive the project's success and will promote the use of wood technologies in future tall building developments. In addition to project^, LEVER Architecture and Home Forward, team members include: Walsh Construction Co., KPFF, and ARUP.

"Portland, Oregon, has a global reputation for a high quality urban environment," states Charlie Hales, Mayor, Portland, Oregon. "These creative minds are on the forefront of achieving multiple positive outcomes in a single project such as combining affordability, sustainability and urban design."

While the project is focused on the state of Oregon, its mission and the relationship between the urban and rural economy can be executed nationwide, benefiting cities and rural economies across the United States. The *Framework* team will work with the USDA, Softwood Lumber Board and Binational Softwood Lumber Council to develop a post-project tall wood building demonstration report, contributing to the advancement of knowledge in the building industry establishing a new construction prototype in the U.S.

As Robinson remarks, "When you combine the urban vitality of the building's location, the strength and experience of the Framework project team, and now with this grant from the USDA to engage the exploratory phase to provide research and education, we expect this building to become a national case study. Portland and Oregon have a legacy of exporting progressive urbanism and environmentalism - *Framework* builds on that tradition."

The exploratory phase is expected to run through October 2016, with the construction phase beginning in October of 2016, and an anticipated December 2017 completion date.

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