

## **Framework, the First Wood High-Rise Building in the U.S. on Hold**

**Monday, July 16, Portland, OR** — The team behind Framework, the 12-story tall wood resilient building planned for Portland's Pearl District, has announced that the project has been placed on hold for the foreseeable future.

Initiated in 2014, Framework is a pioneering mixed-use project that has pushed the boundaries of resilient and sustainable innovation in the U.S. construction market. The postponement is a result of changing market conditions over the past two years including inflation, escalating construction costs, and fluctuations in the tax credit market. All have impacted the project's bottom line.

"Over the last four years, the Framework team has worked with private entities and public agencies that have understood the nature of this project and have supported our efforts to bring this pioneering model to fruition", said Anyeley Hallova, developer with the Portland-based firm, project^". "Although beset with market challenges beyond our control, we are very proud of Framework's achievements and the new standards we've established for the use of CLT in the U.S."

Since the inception of Framework, Portland has witnessed an increasingly tight construction market with increasing building costs which have significantly impacted progress for Framework and other construction projects. Framework's unique objectives have been supported by mission-driven partners, to whom the team is grateful including the TomKat Foundation and Kat Taylor who led the pre-development funding for the project.

"Framework has been steadfast in its commitment to social equity and economic opportunity and in its mission to promote rural Oregon economies and deliver affordable housing. We look forward to the opportunity to advance a 2.0 version of the project", said Kat Taylor, CEO, Beneficial State Bank, landowner of the project site.

### **Pioneering Industry Firsts**

Framework was the recipient of a \$1.5 million U.S. Tall Wood Building Prize to fund the research necessary to utilize wood products in mass timber high-rise construction ultimately resulting in permits approval for the project which has paved the way for a new wood construction economy. Framework has also won local and national awards in recognition of its innovative and sustainable design.

The Tall Wood Building Prize supported a rigorous 2-year research & development phase and performance-based review process. The result was global breakthroughs in structural, fire, and acoustical performance testing that proved tall mass timber buildings can comply with U.S. building code and paved the way for mass timber construction across the country.

Framework received building permit approvals from the State of Oregon and the City of Portland in June 2017, a milestone for the U.S. construction industry.

There is no other project like Framework with its goal of profound and positive environmental impact through being a new model for low carbon, earthquake resilient, high-rise buildings.

Thanks to the vision and research & development efforts of the Framework team, the viability and benefits of tall mass timber construction have been firmly validated and a new regulatory pathway established.

## **The Framework Project**

The Framework Project, LLC, is represented by a collective of industry experts that have driven the project's research and development successes and promoted the use of wood technologies in future tall building developments. The group includes project^, Home Forward, LEVER Architecture, Walsh Construction Co., KPFF Consulting Engineers, ARUP, PAE Consulting Engineers, 2.ink Studio, and StructureCraft Builders, Inc. For more information see: <https://www.frameworkportland.com/>

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