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## **Boston Planning & Development Agency Mass Timber Accelerator Selects Three Development Projects for Second Round of Funding**

BOSTON, Massachusetts – The Boston Planning & Development Agency (BPDA) and the Boston Society for Architecture (BSA) are today announcing awardees for the second round of the Boston Mass Timber Accelerator. Three development projects in Boston were selected to receive funding and technical assistance to explore the feasibility and embodied carbon reduction potential of using mass timber construction.

Awardees will receive a \$25,000 grant as well as technical assistance from WoodWorks, a non-profit committed to providing free resources and technical support around the use and advancement of Mass Timber.

“This second round of the Boston Mass Timber Accelerator will build on the successes of the first,” said BSA President Andrea Love AIA. “Advancing climate adaptation is one of the BSA's main focuses, and we're excited to continue our partnership with the City of Boston to reach Boston's goal of being carbon neutral by 2050.”

The Accelerator program was first launched in 2021, with the first round closing in May 2022 after seven applicants were selected. The winning projects included affordable and mixed-income housing developments, commercial offices, and other buildings, ranging from four to eleven stories. The final presentations and summary findings from each project can be viewed on the BSA website [here](#).

"We are excited by developer interest and efforts to advance new and innovative building practices that will allow us to reduce our carbon footprint," said Arthur Jemison, Chief of Planning for the City of Boston. "Each project selected in this round of funding represents an opportunity to significantly reduce the upfront carbon emission from building materials and products and build even more sustainable buildings in our city."

The second round of the Accelerator Program launched in the fall of 2022. The three selected projects feature leading teams with deep expertise in sustainable development, design, and construction, and a proven commitment to achieving Boston's carbon neutral goals:

- **Bunker Hill Housing Redevelopment** — Leggat McCall Properties (LMP) on behalf of the Bunker Hill Housing tri-party development team with Stantec. Two affordable and mixed-income multi-family housing buildings at 6 and 9 stories.
- **18-32 Spice Street** — RISE with CBT Architects, proposed 365 residential units at 24 floors with 20% affordable units
- **Longwood Place** — Skanska USA Commercial Development with Sasaki, mixed use development with three high-rise commercial buildings and two high-rise residential buildings.

Mass timber (short for massive timber) is a building system that uses layers of wood bonded together to create structural elements that are more environmentally sustainable. Not only does mass timber produce significantly less CO<sub>2</sub> in the manufacturing process, it also sequesters carbon throughout its use in the building structure. The success of projects like [11 E Lenox](#), Boston's first mass timber zero net carbon building, demonstrate the material's potential to create long-lasting and healthy buildings that help alleviate the effects of climate change.

"From the outset, our goal has been to maximize the project's resiliency, sustainability, and housing equitability for the greater good," said Adelaide Grady, Bunker Housing Redevelopment's Executive Director and LMP Senior Vice President & Partner. "The opportunity to utilize Mass Timber on a public-private project of this scale and impact would serve as a future national case study on how development, construction and sustainability can indeed merge to provide solutions for next generation best practices."

The Mass Timber Accelerator Program was launched through a grant funded by the USDA Forest Service, the Softwood Lumber Board and the ClimateWorks Foundation. The City of Boston has set goals to be carbon neutral by 2050. With buildings accounting for the vast majority of carbon emissions in urban settings, meeting this ambitious goal necessitates exploration and testing of new building methods. By providing support to projects in early planning phases on the use and benefits of mass timber as a building material, the Accelerator aims to advance the use of mass timber in New England and beyond.

“Our team is eager to leverage this opportunity to work with the Boston Mass Timber Accelerator and partners to explore the potential applicability of mass timber on residential buildings as well as life science and commercial uses, which represent a significant portion of Boston’s new and proposed buildings”, said Carolyn Desmond, VP of Development, Skanska USA Commercial Development’s Boston Market. “We are excited for the incredible opportunity to create a healthier, more resilient built environment.”

Although relatively new, mass timber offers numerous benefits for the environment, and for residents of Boston and New England. In addition to minimizing the impacts of construction on the environment through its proven low-carbon structural properties and aesthetic qualities, Mass timber fabrication offers new business and job opportunities.

**Selection Jury members:**

**Kevin Naranjo, USDA Forest Service**

**Ricky McLain, PE, SE, WoodWorks**

**Jennifer Hardy AIA, (BSA Rep.)**

**Richard McGuinness, BPDA Deputy Director for Climate Change and Environmental Planning**

**John Dalzell AIA, LEED Fellow, BPDA Senior Architect for Sustainability Development**

Additional program information is available on the BSA’s and BPDA’s Mass Timber Accelerator web pages.

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### **About the Boston Planning & Development Agency's Net Zero Carbon Initiative**

The BPDA has launched the [Zero Net Carbon Building Zoning Initiative](#) to assess and identify strategies to strengthen green building zoning requirements to a zero net carbon standard for new construction, to meet the City of Boston's goal for Boston to be carbon neutral by 2050. The Mass Timber Accelerator Program is a critical step in reducing embodied carbon, the GHG emissions from building materials, by focusing on low carbon building structure systems.

### **About the Boston Society for Architecture**

The BSA's mission is to improve the quality of life for Boston-area residents by championing innovation in the built environment. The BSA is a partnership between the Boston Society of Architects, one of the largest and oldest chapters of the American Institute of Architects, and the BSA Foundation, a community organization.