



GEORGIA
MASS TIMBER
ACCELERATOR

2024 PROGRAM DESCRIPTION

SUBMISSIONS DUE JULY 2, 2024



GEORGIA FORESTRY
FOUNDATION



S|L|B[®]
SOFTWOOD
LUMBER BOARD



Georgia
Atlanta



Southface



Georgia Tech College of Design
School of Architecture

The Georgia Mass Timber Accelerator Program will provide selected development teams with technical assistance and funding grants to assess and integrate low carbon mass timber building practices into their projects.

As of late 2023, Georgia is developing its first climate action plan, spearheaded by the planning and regulatory development unit of the Georgia Environmental Protection Division's air protection branch. Georgia is taking a holistic and collaborative approach, looking at different sources of emissions and working with communities across the state. Already, Atlanta's carbon neutral goals and participation in the C40 Race to Zero project call for a range of policies and practices for reducing building related carbon emissions. Recognizing that 23% of annual global GHG emissions are attributed to building and construction materials, the expansion of mass timber as a primary construction material represents a critical step in a sustainable future for Georgia and communities across the state.

The Georgia Mass Timber Accelerator Program will competitively select six active private development projects for funding and technical assistance. With the technical support of the WoodWorks team, the selected development teams will explore the benefits and assess the feasibility of incorporating structural mass timber building materials and practices in their building projects.

The Georgia Mass Timber Accelerator Program has been made possible by the support and partnership of the USDA Forest Service, Softwood Lumber Board, GFF, and other project funders. Technical support is provided by WoodWorks, a national non-profit whose mission is to facilitate project teams in designing, engineering, and constructing successful commercial and multi-family wood buildings in the U.S.

Why is the GFF working to accelerate the growth of mass timber use? Mass timber is gaining traction as a sustainable and renewable building material, but more people need to understand the benefits. Georgia is poised to join the rest of the world in the rapid adoption of mass timber. To achieve this, the state needs development teams to embrace the challenge of sustainable development, starting with mass timber.

- » **Sustainability:** Corporate and municipal focus on sustainability and environmental, social, and corporate governance (ESG) has increased exponentially over recent years. Mass timber is a solution to many ESG sustainability standards associated with building materials, as it requires substantially lower embodied carbon than conventional building materials.
- » **Safety and fire resiliency:** Mass timber is fire resilient, beating the International Building Council codes by one hour and six minutes of burn time before collapse.
- » **Aesthetics and biophilic design:** Mass timber provides unique aesthetic value as it connects occupants to the natural environment. The wood is often left exposed inside the building, and a growing body of evidence reports that natural materials and connection to nature help relieve stress.
- » **Growing interest:** As of June 2023, 331 mass timber buildings are under construction or in-design in the Southeast. Mass timber building construction and design in the United States increased by roughly 10 percent from 2021 to 2022.





PROGRAM OVERVIEW

The Accelerator Program will provide recipients with a grant of \$25,000 and technical assistance to assess integration of mass timber practices in the proposed project and to participate in the Accelerator Program.

Recipients will participate in the Accelerator Program, including the following activities and preparation and provision of documents:

PROJECT TEAM KICKOFF MEETING (Virtual / Business Hours)

- All project teams will participate in an initial Kickoff Meeting with all members of their design and construction team, WoodWorks advisors, GFF staff, and Program partners. In this meeting, teams will review the framework of the partnerships, communication lines, and key goals for progress in design meetings and events, program technical assistance, and additional resources.
- ➔ During the Kickoff Meeting, WoodWorks will provide a general education session on mass timber product options, code compliance, and key early design decisions; discuss and identify areas for supporting individual project teams; and review mass timber cost estimating best practices and providers (as needed).

INTERIM CHARRETTE EVENT (Virtual Or In-Person / Potential Evening)

- All project teams will participate in an open Charrette / Workshop with WoodWorks advisors, GFF staff, Program partners, and invited guests. The purpose of this meeting is to share project progress, discuss mass timber solutions, and review opportunities and challenges to implementing mass timber building solutions.
- ➔ The Interim Charrette will be scheduled in consultation with the project teams at approximately **four to five months into the project process**, understanding project progress will vary.

PROGRESS MEETINGS (Virtual Or In-Office / Business Hours)

- Each team will schedule two or more design team Progress Meetings with the WoodWorks advisors and partners to provide updates and to discuss and review project specific ideas, opportunities and challenges. One meeting is to occur prior to the Interim Charrette and one after.
- ➔ WoodWorks is available to provide technical support and all project teams are encouraged to engage with WoodWorks for additional meetings and education sessions to dig into specific design and detailing questions that arise.

2021 IBC – TALL WOOD STRUCTURES SEMINAR (Virtual / Business Hours)

- Woodworks will provide an education session on the 2021 International Building Code's prescriptive code guidelines for tall mass timber buildings. Georgia adopted the new code provisions for tall mass timber buildings up to 18 stories in late 2021. All project teams will be invited. Key members of project teams with buildings in six stories and above should attend.

FINALE ACCELERATOR PROGRAM EVENT

- All project teams will participate in a final Accelerator Program event with WoodWorks advisors, GFF staff, Program partners, and invited guests. Each project team will provide a project presentation including opportunities realized and lessons learned. The Final Accelerator Program Event will be scheduled in consultation with the project teams at **approximately nine to eleven months** into the project process, understanding project progress will vary.



CARBON ACCOUNTING (Please note optional portion)

- To demonstrate the sustainable attributes of mass timber construction and alignment with Atlanta’s carbon neutral 2050 goals, WoodWorks will help each design team perform a high-level carbon accounting analysis on their project using the WoodWorks Carbon Calculator.

MASS TIMBER BRIEF – PROJECT SUMMARY REPORT

- At the conclusion of the Program, each project team will prepare and provide a brief Project Summary Report including project design illustrations and drawings, analysis, opportunities realized, lessons learned, and final recommendations for future projects.

PROJECT PROMOTION (Optional)

- It is the intent of the GFF and the Accelerator Program partners to promote the participants and their projects; to share the analysis, findings, and results of the Accelerator Program; and to tell the story of successful low carbon mass timber projects. In addition to allowing use of materials produced and provided for the Accelerator Program, project team members may be asked to participate in interviews and provide additional information, illustrations, and access to project photographs for use in case studies, web postings, and other promotional materials. Promotional materials will be produced by the Program partners and are not a requirement of Program participants.



ELIGIBILITY REQUIREMENTS

Applications must be for a single project located in the state of Georgia. Projects may consist of more than one building but should identify a prototypical building as the focus of the Accelerator Program. Project teams may submit more than one project, but each project must be submitted as an individual application. It is anticipated that individual professionals and firms may participate on more than one project team.

Applications are to be submitted to the GFF as a single PDF document using WeTransfer (see “Application Submission”). Application focus and brevity will enable the Selection Jury to best understand and appreciate the merits of each proposal.

KEY APPLICATION DATES

MAY 23, 2024	Program launch and application posting
JUNE 11, 2024	Question submission deadline for information session
JUNE 13, 2024	Virtual information session at 12:00 PM (EST)
TO BE DETERMINED	Mass Timber Workshop
JULY 2, 2024	Applications due by 5:00 PM (EST)
JULY 30, 2024	Applicant selection announcement



Accelerator Program grants will be awarded on a competitive basis with a goal of selecting new development projects representing a range of building uses, affordability, scales, and heights. Grant awarding will also be based on the project's potential for successful integration of low carbon mass timber building materials and practices into the proposed project.

Selection criteria include:



Location: Projects must be located within the Atlanta metro area to be eligible for selection.

- » Provide the personal name, phone number, email address, firm name, and firm address for the principal team contact. All application and selection process communications will be with the Applicant Contact.



Planning and Permitting Status: Applicant projects should be in the early stages of planning and permitting with the capacity and sufficient project planning and design time to actively participate in the Accelerator Program, fulfill Accelerator Program requirements (including fully assessing mass timber building solutions), and the potential to implement mass timber building practices.



Project Description

- » Building Program and uses
- » Building characteristics, including area (sf) and height (stories and feet)
- » Development illustrations, including site plans, building plans, and elevations

Priority Building Uses, Typologies, and Heights:

- » Commercial – Large office and lab
- » Commercial – Warehousing and industrial facilities
- » Institutional – Large academic learning and residential/dorm
- » Science / Technology – Innovation hubs, server farms, R&D facilities
- » Residential – Large multifamily affordable and market rate housing
- » Residential – Medium multifamily affordable and market rate housing
- » Six to seven stories (no podium / non-highrise building code)
- » Tall Mass Timber – Eight stories, plus



Team Description

- » Provide the firm name and lead representative for the primary project team disciplines including developer, architect, engineering, code, sustainability, cost estimating, and construction.
- » Provide a brief description of the project team's expertise and experience. There is no expectation of prior experience or expertise with mass timber construction.



Sustainability and Resiliency: The GFF has identified low carbon mass timber construction as a critical emerging practice for reducing carbon emissions from building construction materials. Applicant projects should have an overarching commitment and approach to sustainable development and to reducing carbon emissions.

Preference will be given to projects that plan on using regionally sourced mass timber materials made with Southern Yellow Pine.



Statement of Interest and Commitment to Building with Mass Timber: Provide a brief explanation of the project team's reasons for applying to the Accelerator Program and for building with mass timber.



SELECTION JURY

The Selection Jury will recommend up to eight project applicants to the GFF Vice President for final designation. All decisions of the GFF are final and cannot be contested.

- Andres Villegas, Georgia Forestry Foundation
- Jason Reynolds, WoodWorks
- Simon Hyoun, Softwood Lumber Board
- Sam Culpepper, Southface Institute
- Russell Gentry, Georgia Tech
- Kevin Naranjo, US Forest Service
- Todd Dolson, SSOE Group



APPLICATION SUBMISSION: Due July 2, 5:00 PM (EST)

DEADLINE: Applications must be received by July 2, 2024 at 5:00 PM (EST).

PROGRAM APPLICATION: [Click Here](#)

WHERE: [The application form is found in a PDF document by clicking this link \(clickable\)](#). Applications are to be submitted to the GFF as a single PDF document using the Georgia Forestry Association WeTransfer at this link: gffgrow.wetransfer.com. In addition to filling out the application form, please include development illustrations including site plans, building plans, and elevations. All applications received by the deadline will be reviewed. Late applications will not be accepted.

QUESTIONS: Please submit any questions in writing by email to **Olivia Parrott**, olivia@gffgrow.org. Questions submitted before June 11, 2024, will be answered at the June 13, 2024, virtual information session. Questions submitted after June 11, 2024, will be responded to at the discretion of the GFF.

The Atlanta Mass Timber Accelerator Program is an initiative of the GFF. All decisions, awards, and determinations are at the sole discretion of the GFF.



LEARN MORE about The Accelerator at seedlingstosolutions.org

SUCCESS WITH THE MASS TIMBER ACCELERATOR PROGRAM

Boston hosted the pilot Mass Timber Accelerator Program in 2021 - 2023. The Boston Planning & Development Agency and Boston Society for Architecture, a chapter of the American Institute of Architects, completed their first round in May 2022, during which seven applicants were selected. Three applicants were selected in round two, which closed in February 2023. Notably, the Boston Accelerator focused on recipients constructing affordable housing and other residential building types, including mixed commercial and residential use.

The Boston Mass Timber Accelerator Program promoted mass timber as a critical piece of reaching the City of Boston's goal to be carbon neutral by 2050. Three of the round one projects are featured on the next page. All projects can be viewed on the [Boston Mass Timber Accelerator page \(clickable\)](#).





MARY ELLEN MCCORMICK “BUILDING B”

Mixed Income Apartments

Project Team: WinnDevelopment / Developer and Proponent; CBT Architects / Master Planner & Architect, Building B; Thornton Tomasetti / Structural Engineer

The scale of Mary Ellen McCormack, at more than 3,000 units of new, housing, offers an exciting opportunity to rapidly accelerate the use of mass timber while delivering beautiful, resilient, and responsible housing to mixed income households.

“We applied for The Accelerator to expand our own capacity and understanding of embodied carbon, and how the use of mass timber can help us deliver a truly sustainable product,” said Andrew Colbert, WinnDevelopment.

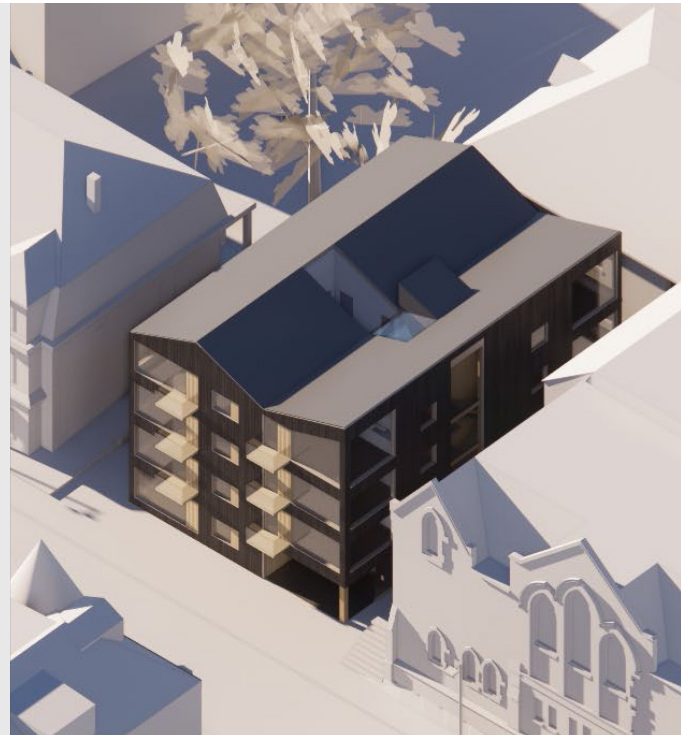
ELIOT CHURCH

Affordable Housing

Project Team: Leers Weinzapfel Associates / Architect; Community Purchasing Alliance of Massachusetts / Development Consultant; TLee Development LLC / Advising Development Consultant; ARUP North America / Structural Engineer; Eliot Congregational Church / Client

The goal of the project is to bring all the benefits of mass timber – environmental, experiential, and social to enhance the quality of life for the neighborhood’s most underserved residents.

“It’s exciting to think about equity in housing, that affordable housing can also take advantage of a more sustainable type of building construction with increased user well-being, given the biophilic qualities of wood,” said Tom Chung, Principal at Leers Weinzapfel Associates.



110 CANAL ST.

Professional/Retail Building

Project Team: CBT Architects / Architect; Quaker Lane Capital / Development Partner; Thornton Tomasetti / Structural Engineer

The development partner chose mass timber because it was an architectural aesthetic ideal for great placemaking within this unique combination of historic adaptive re-use and new construction.

“Unlike many other US regions, the Northeast and neighboring Canadian land have a special advantage of land-based access to regionally-sourced timber. There is no need for carbon-heavy shipping and use of global resources to access materials for great structures,” said Alex MacNeil, Quaker Lane Capital.



ATLANTA
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GEORGIA FORESTRY
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The Georgia Forestry Foundation (GFF), established in 1990, is a 501(c)3 organization that focuses on the long-term sustainability of Georgia's 22 million acres of private working forests. GFF seeks to educate and engage Georgians with the story of working forests and capitalize on our most important opportunities to capture carbon, filter water, provide wildlife habitat, create jobs and build sustainable communities.

GFFGROW.ORG

