

1703 Broadway



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- 200,000 square feet
- 12 floors
- 4 levels of parking
- Ground floor commercial space

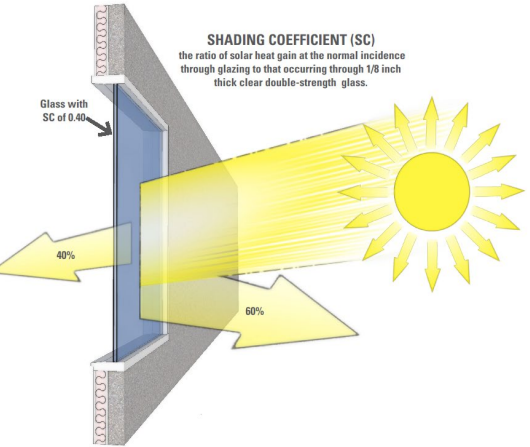
Opened in 2021

Our sustainability targets

- What is theoretically possible?
- Start with demand side reductions, then add supply side solutions
- The Credit Human project will:
 - > Use **96% less energy** from municipal utility company
 - 56% reduced energy demand
 - 40% energy produced by solar
 - > **Reduce carbon emissions** by 1,619 metric tons which is equal to taking 344 passenger vehicles off the road per year, every year
 - > Use **97% less potable water** from the municipal water company
 - > **Retain 80% of stormwater** onsite through low impact development

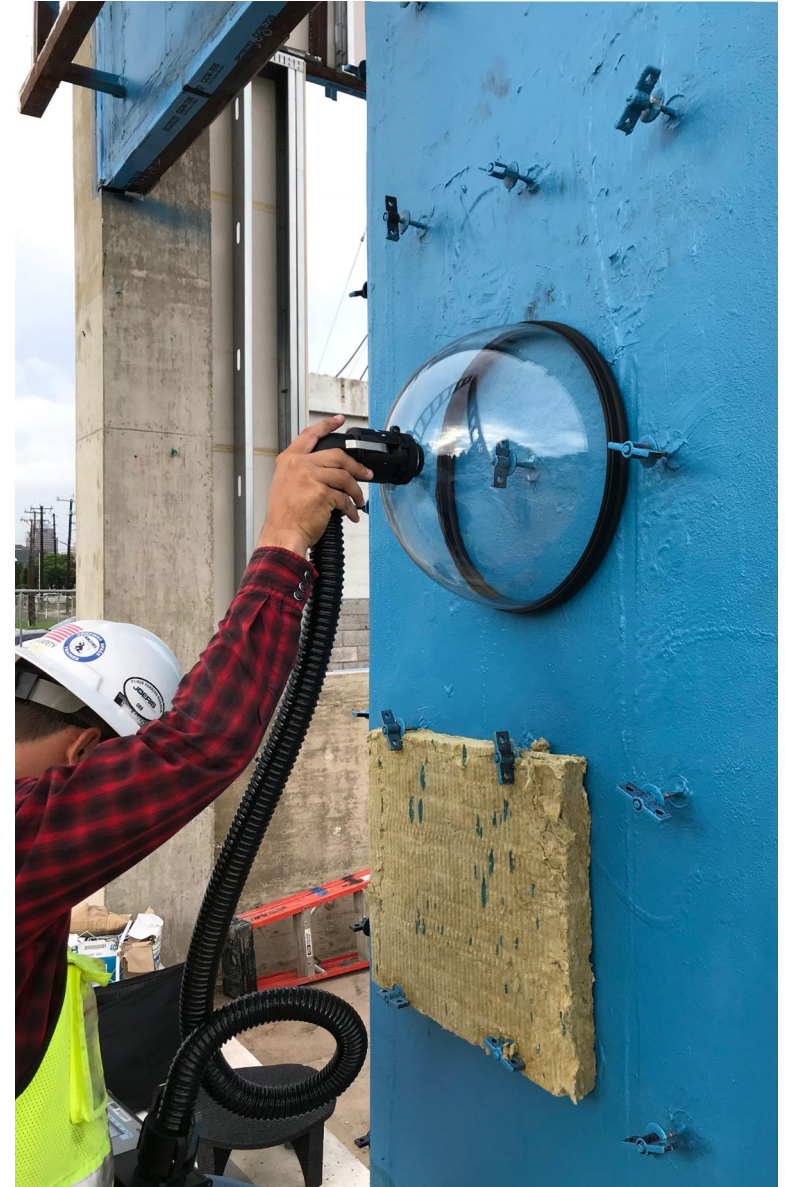
Design solution sequencing

- **Demand First**
 - > Building Envelope w/ Solar Glazing
 - > Water Cooled VRF – Advanced HVAC
 - > Geothermal Ground Loop
 - > LED Lighting
 - > Highly Efficient Infrastructure:
 - Cooling Towers, Fans & Pumps
 - > Advanced Plug Load Controls
- **Supply Second**
 - > Photovoltaic (PV) Solar Arrays



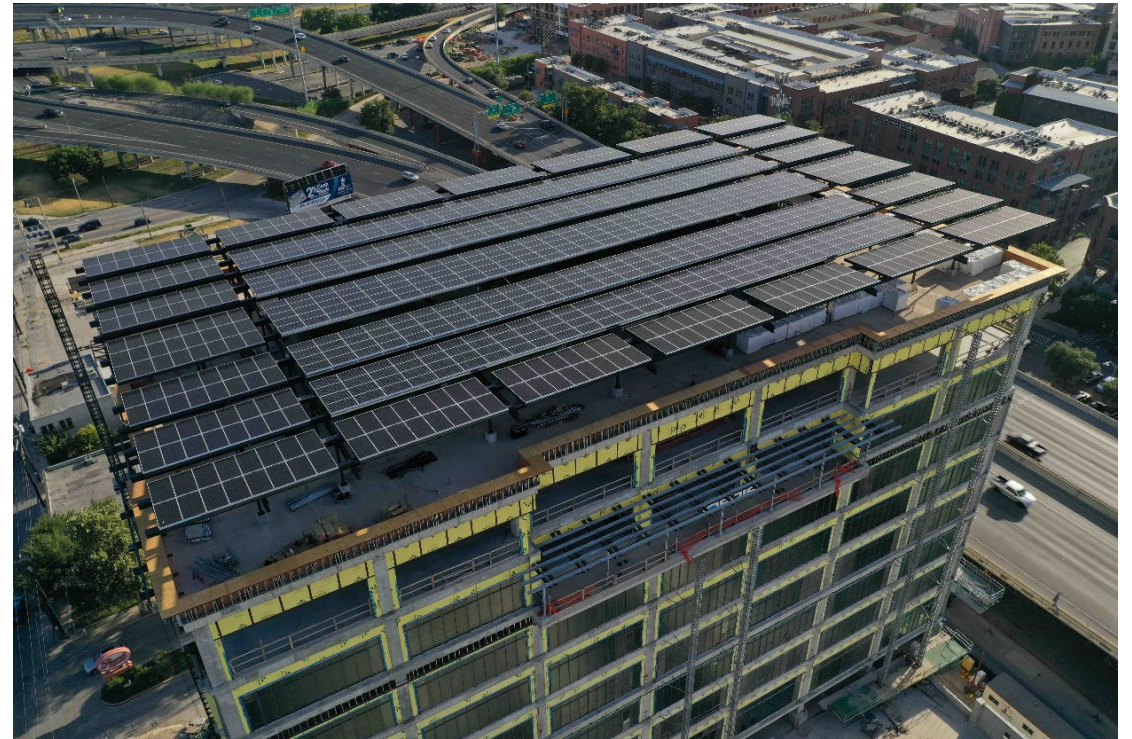
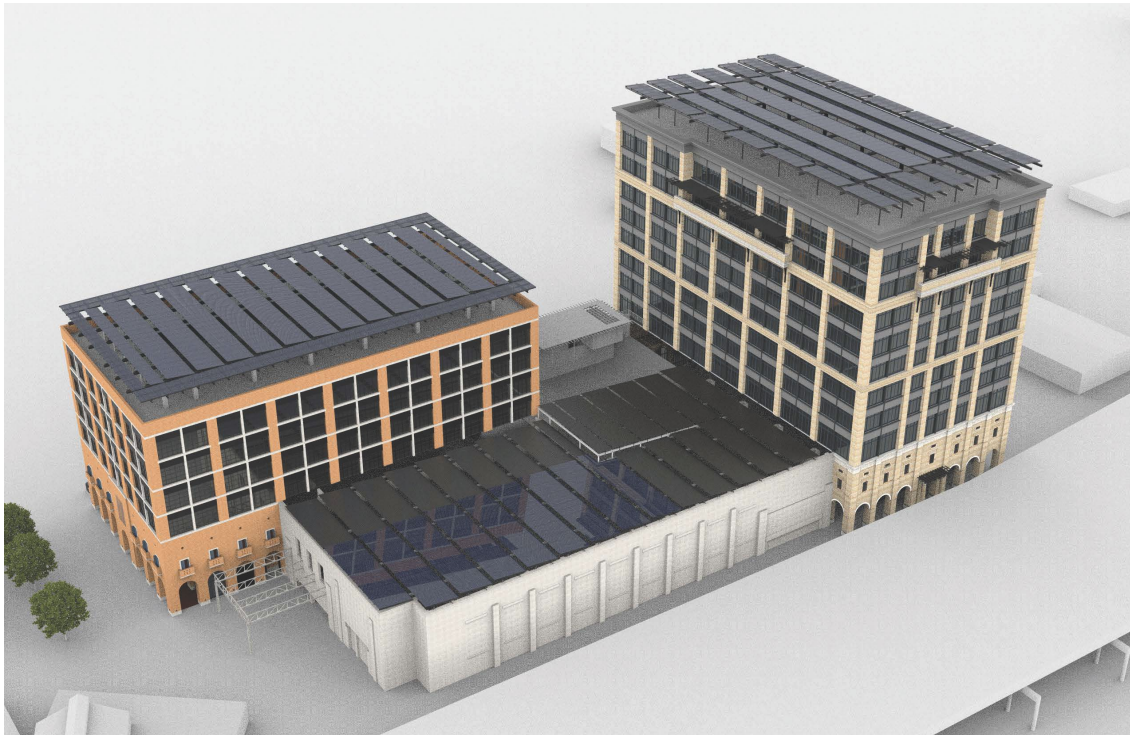
Building envelope

- Airtight design and construction of the exterior of the building
- Maximize equipment and material efficiencies
- Increase building resilience
- Quality control – every hole is tested
- Fabrication and installation

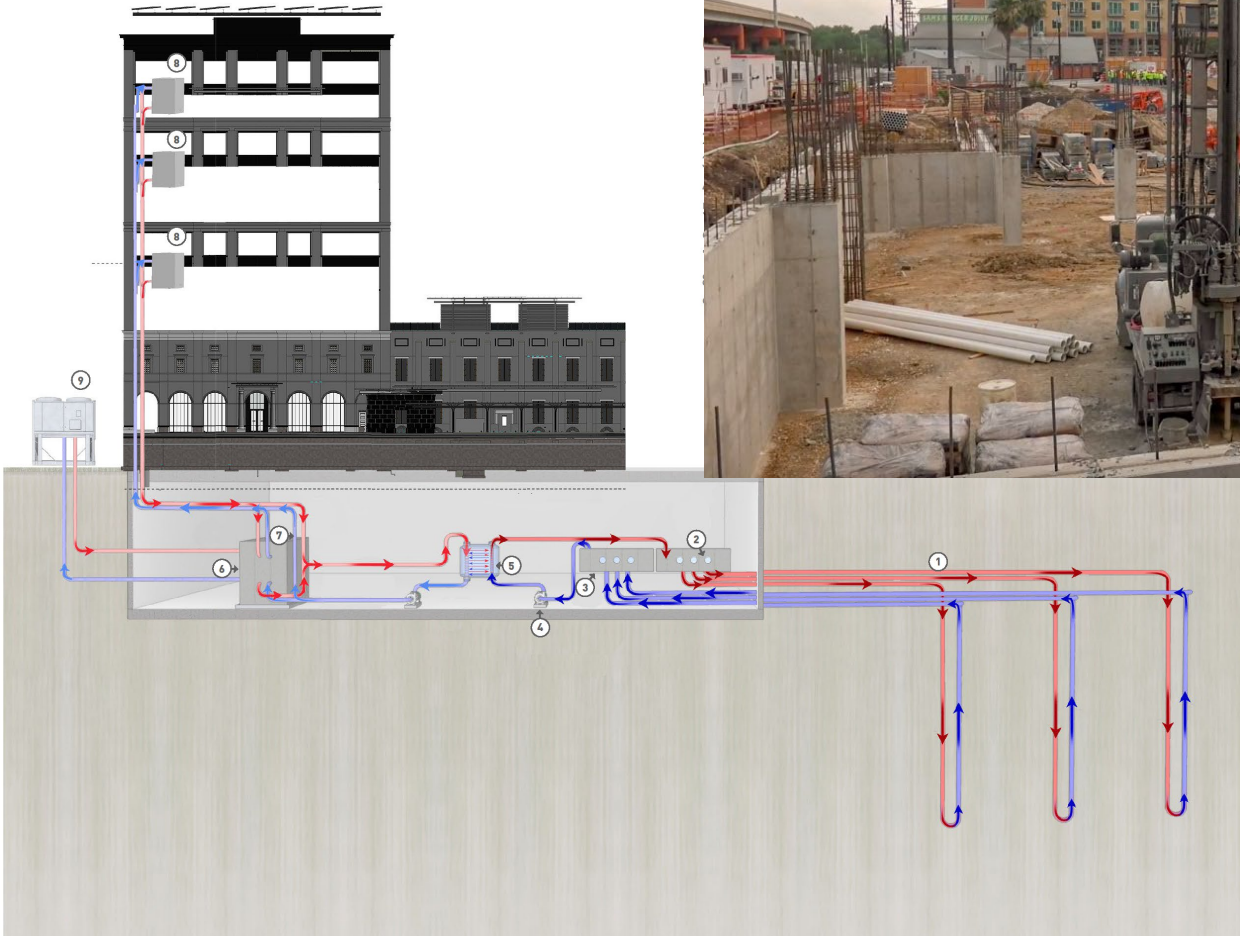


Solar

- One megawatt system
- 2,638 panels

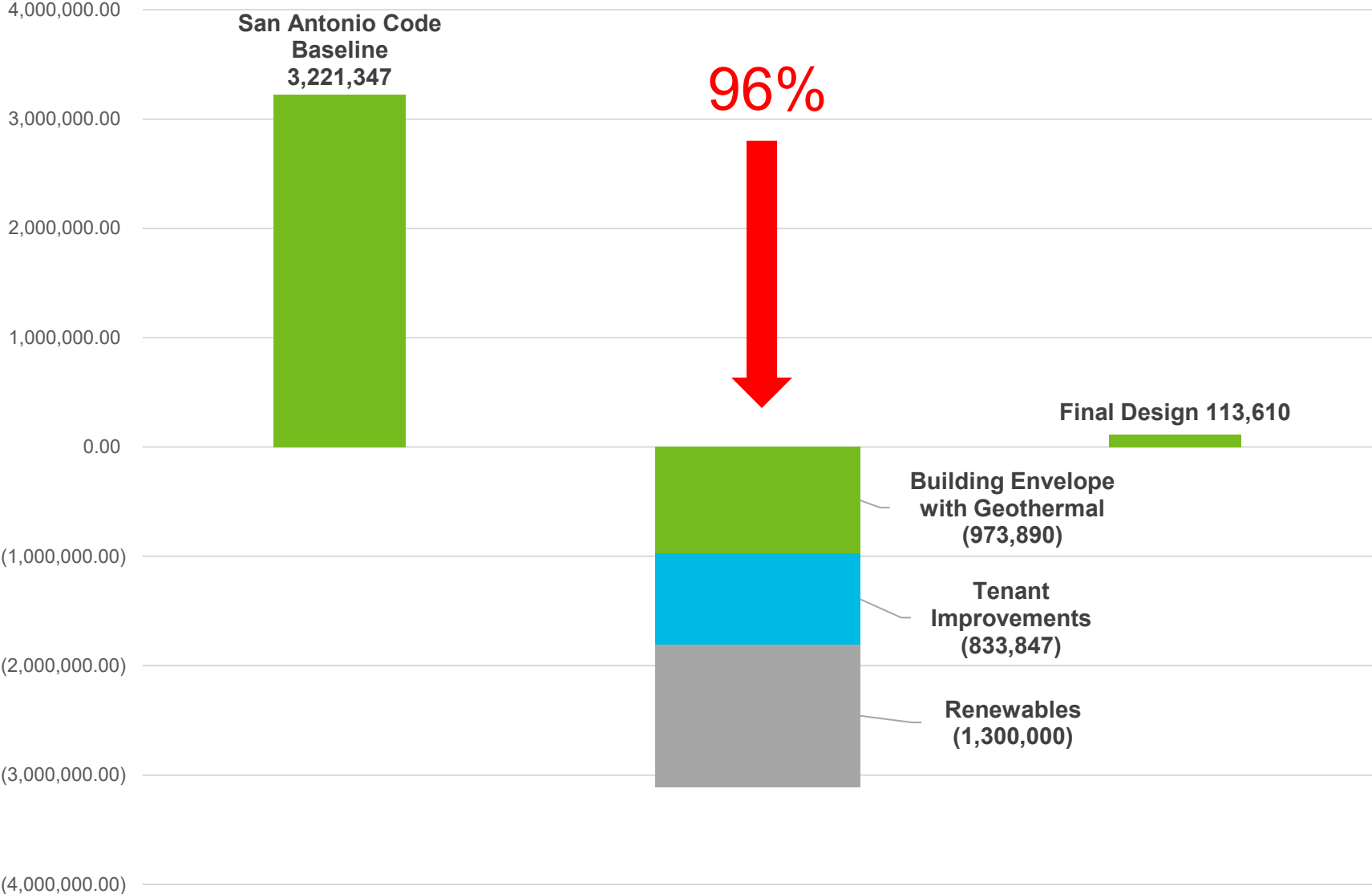


Geothermal



- 150 wells
- 330' depth each
- **100% of heating requirement**
(no fossil fuels used)

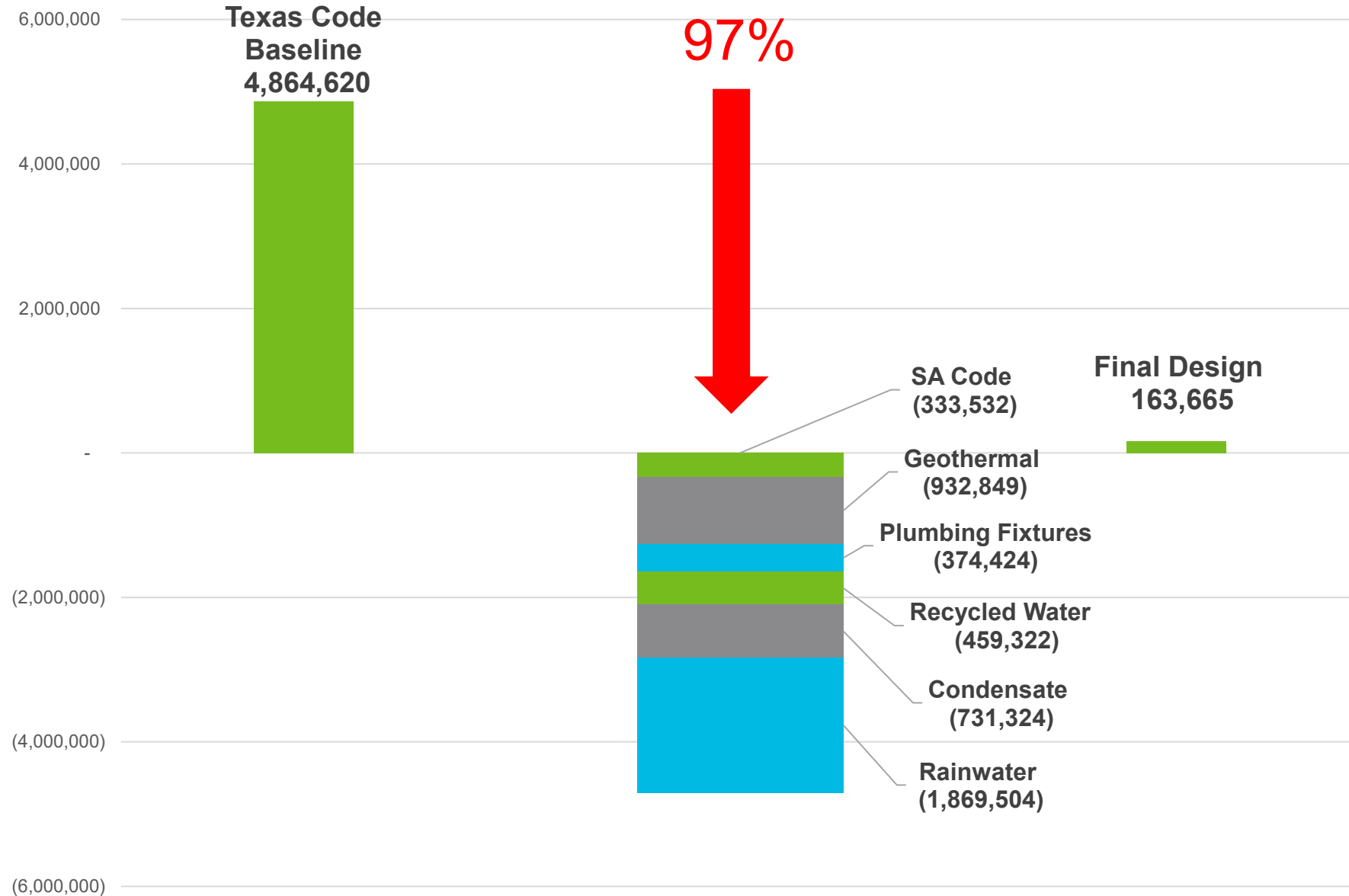
Electricity (kWh)



Potable water

- **Demand – 1,640,805 Gallons Saved**
 - > San Antonio vs State Standards -- 333,532 gallons
 - > Geothermal Ground Loop -- 932,849 gallons
 - > Ultra-Efficient Fixtures -- 374,424 gallons
- **Supply – 3,060,150 Gallons Reclaimed and Reused**
 - > Rainwater -- 1,869,504 gallons
 - > Condensate -- 731,324 gallons
 - > Recycled Water -- 459,322 gallons

97% reduction in potable water demand (gallons)



It makes economic sense



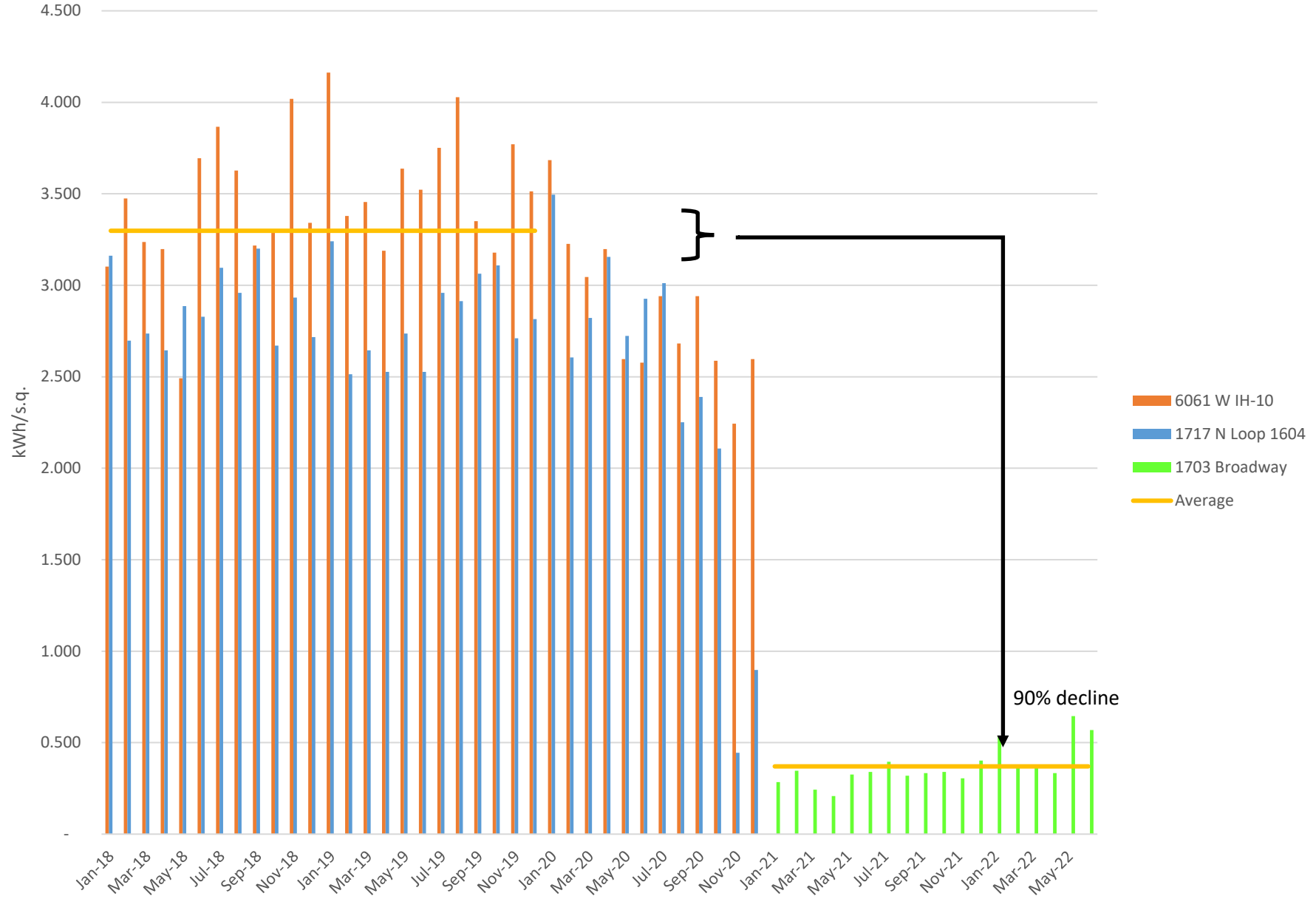
Environmental investments	4.6%
Internal rate of return	11.45%
40+ year building life	
Payback period	13 years

Changing the company culture



- Sustainability practices, education and habits for our employees
 - > waste stream practices, elimination of plastic, reduction of paper, digester
- Employee health and wellness programming
- Food service partnership in the building and within the surrounding community
 - > high quality, nutritious and affordable food options
- Commuting resources, partnerships and incentives
- Increasing human connectedness and decreasing physical barriers
- **Employee engagement to make the most of what we could do together in the building to further advance our mission**

Energy Usage-old versus new buildings



Water Usage-old versus new buildings

