



Putting People First at The Blairs District Blair House, Blair Plaza, Blair East, Blair Towns, The Pearl

Tower has always embraced the responsibility we have to sustain the environment and better the health and wellbeing of building occupants. We were early adopters of LEED and have many “firsts”; 1st Platinum multitenant office building in the DC metro, 1st Platinum EBOM multifamily project in the world, the list goes on. Tower has reduced energy consumption across our portfolio by 24% since 2010, and also became carbon neutral that same year. Tower was an early Fitwel Champion, and [certified the first multifamily Fitwel project](#) in the world in 2018 (our own Blair Towns!). We continuously invest in systems that promote efficiency and indoor air quality for our tenants – including real time monitoring of indoor air and energy. [This ongoing commitment helped position us positively to react to the pandemic.](#)

As leaders in commercial real estate industry, we feel it is our duty to do everything in our power to create safer, cleaner and healthier environments for our residents. The current COVID crisis caused us to raise our standards even higher on existing operational protocols and risk mitigation strategies.

We are the **first landlord** in the United States to install both [Poppy pathogen sensors](#) and [Healthe UVC sanitization technology](#) within our portfolio.

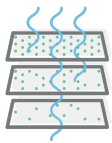
Meet our Layers of Protection - The Blairs District



Ventilate

Tower maximizes fresh air and circulation throughout our buildings

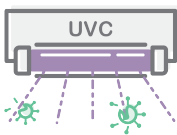
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- ASHRAE standards require a minimum of 10% outside air; this building is operated with a minimum 100% outside air
 - Assessments were completed in the lobby, community rooms, and fitness areas using Poppy to monitor how particles move within the space, to help ensure ventilation systems in the common areas did not have any hot spots that could promote the spread of pathogens
 - All residential units have operable windows, allowing residents to increase the volume of outside air in their unit if needed



Filter

Tower has adopted the highest quality air filtration standards

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- Existing air handlers were assessed to determine the highest Merv rating the air handler's capacity would allow. The Blairs District uses Merv 8, with the exception of The Pearl which uses Merv 13 given their DOAS units
 - The building operates with positive pressure to prevent air from entering without first being filtered
 - The lobby, business offices, and fitness centers have Dyson fans with pre filters and HEPA filters



Sanitize

Tower uses UVC light technology to sanitize air and surfaces

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- UVC lights were installed within air handlers across the Blairs District destroy 99% of airborne viruses, bacteria, mold, and fungi as air flows through the system
 - Additional investments are being made to add sanitization technologies (UVC 222 or bipolar ionization) to all elevators – phased installation in Q2-Q3 2022



Monitor

Tower uses real-time IAQ and weekly pathogen testing to inform operations

- Key common areas (lobbies, fitness centers, business offices) have [Poppy](#) sensors that can detect over 1000 pathogens – including COVID. Tower receives tests results weekly, and uses them to confirm operational protocols and protections are effective. Results inform operational adjustments such as additional flush outs or increased outside air as needed.
- Sensors or BAS allow for HVAC and other systems to be controlled remotely.
- Each building has semiannual indoor air quality testing completed to confirm optimal air quality
- Warnings in place provide engineers notification of anomalies to help ensure tenant comfort