



**Destiny USA**  
**Environmental Assessment:**  
**MOU SemiAnnual Report**  
**July 30, 2014**



**Environmental Protection Agency**  
**Region 2**

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## Accomplishments

**Reductions of 139,524 MTCO<sub>2</sub>e**



## Memorandum of Understanding

On September 25, 2006, Destiny USA signed a Memorandum of Understanding (MOU) pledging to become an environmental steward by implementing a number of green initiatives that would reduce its carbon footprint and further improve our planet's environment. This partnership with the United States Environmental Protection Agency (EPA) and Destiny USA has resulted in reducing energy, water and solid waste production across their entire operations.

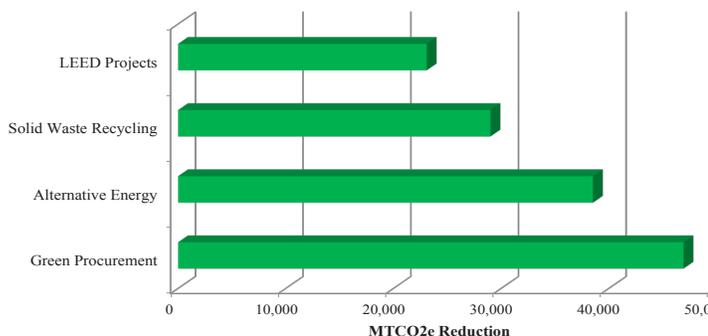
## Reduction in Environmental Footprint

This is the seventh update Destiny USA has provided documenting its green initiatives. The EPA has analyzed the submitted information and generated an environmental footprint. Due to the progressive green efforts of the organization, Destiny USA has managed to reduce its carbon footprint by 139,524 MTCO<sub>2</sub>e\* and saved an estimated \$8.6 million in operating expenses.

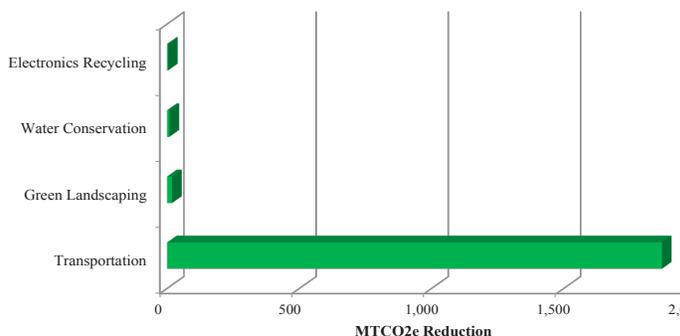
\*Metric Ton Carbon Dioxide Equivalent

Environmental Metrics	Total Sector (MTCO <sub>2</sub> e)
Green Procurement	47,000.0
Alternative Energy	38,522.2
Solid Waste Recycling	29,006.9
LEED Projects	23,087.3
Transportation	1,876.8
Green Landscaping	18.8
Water Conservation	9.2
Electronics Recycling	3.5
<b>Total (MTCO<sub>2</sub>e)</b>	<b>139,524.7</b>

### Primary Initiatives



### Secondary Initiatives



## Measurement and Continuous Improvements

EPA uses these environmental conversion models to calculate metric tons of carbon dioxide equivalents:

Greenhouse Gas Equivalencies (GHG) Calculator converts GHG reductions into scenarios that can be easily communicated to the public.

eGRID Version 1.1 (2007) and the EPA Pollution Prevention (P2) GHG Conversion Tool which convert standard metrics for electricity, green energy, fuel use, chemical use, water use, and sustainable materials management into MTCO<sub>2</sub>e.

The EPA WARM Model which helps calculate GHG emission reductions from several different waste management practices, including source reduction, recycling, combustion, composting and landfilling.

The EPA Pollution Prevention (P2) Cost Calculator that estimates cost savings associated with GHG reductions.

Certain environmental data points cannot be converted to MTCO<sub>2</sub>e because scientific models do not currently exist.

As methodologies improve, environmental assessments will be updated to include any new GHG reduction estimates.

## Accomplishments

Reductions of 139,524 MTCO<sub>2</sub>e

## Greenhouse Gas Equivalencies

What does the reduction of 139,524 MTCO<sub>2</sub>e represent ?  
The organization's effort is equivalent to any one of the following:

- Annual greenhouse gas emissions from 29,374 vehicles



- Carbon dioxide emissions from 15,699,865 gallons of gasoline



- Carbon dioxide emissions from 324,476 barrels of oil consumed



- Carbon dioxide emissions from the energy use of 12,730 homes for one year



- Carbon dioxide emissions from 5,813,529 propane tanks used for home barbeques



- Carbon dioxide emissions from gasoline carried by 1,847 tanker trucks



- Carbon dioxide emissions from burning 748 railcars' worth of coal (11 1/3 miles long)





Environmental Metrics	Sep 2006 MOU	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Jan 2014 Update	Jul 2014 Update	Total Conversion (MTCO2e)	Cost Savings (est.)
<b>Energy Conservation/Energy Star</b>										
<b>Total Savings (MTCO2e)</b>									<b>0.0</b>	<b>\$0</b>
Miscellaneous Energy Conservation				included in LEED savings						
Web Based Energy Competition										
Motors and Transformers										
Lighting Project Fixtures										
High Temp Hot Water Pipe Replacement										
HVAC, Chiller & Electrical										
Bulb Replacement (CFLs)										
Bulb Replacement (LEDs)										
Gas Savings										
Fuel Oil Savings										
Steam Savings										
<b>Alternative Energy</b>										
<b>Total Savings (MTCO2e)</b>		<b>7,422.7</b>	<b>7,422.7</b>	<b>4,478.1</b>	<b>4,478.1</b>	<b>4,606.2</b>	<b>3,391.7</b>	<b>6,722.9</b>	<b>38,522.2</b>	<b>(\$12,482)</b>
On-Site Solar										
On-Site Wind										
On-Site Geothermal										
On-Site Combined Heat and Power										
Purchase of Green Energy (kwh)		13,000,000	13,000,000	7,842,845.5	7,842,845.5	8,067,229	5,940,201	11,774,500	38,522.2	(\$12,482)
<b>Water Conservation/WaterSense</b>										
<b>Total Savings (MTCO2e)</b>				<b>1.8</b>	<b>1.8</b>	<b>1.8</b>	<b>1.8</b>	<b>1.8</b>	<b>9.2</b>	<b>\$5,287</b>
Miscellaneous Water Conservation										
Low Flow/Hands Free Faucets (131)				32,750 gal	0.3	\$412				
Low Flow Toilets (104)				208,000 gal	2.0	\$2,614				
Low Flow Shower Heads (15)				17,250 gal + 2250 kwh	6.6	\$1,842				
Low Flow Urinals (29)				33,350 gal	0.3	\$419				
Waterless Urinals										
<b>Solid Waste Recycling</b>										
<b>Total Savings (MTCO2e)</b>		<b>0.3</b>	<b>2,064.2</b>	<b>1,021.2</b>	<b>2,224.1</b>	<b>18,737.5</b>	<b>3,616.4</b>	<b>1,343.4</b>	<b>29,006.9</b>	<b>\$680,369</b>
Mixed Recyclables (includes Wastewise)					341 tons		572.2 tons	355.1 tons	3,551.2	\$50,732
Pallets Waste Avoided / Wood Recycled				1.8 tons	152.8 tons	745.6 tons	202 tons	72.24 tons	2,889.1	\$46,978
Steel Recycled				42.18 tons	119 tons	6,215 tons	135.81 tons	9.23 tons	11,738.2	\$260,849
Concrete / Asphalt Recycled					107 tons				56.1	\$4,280
Drywall				143.53 tons	376 tons	886 tons	129 tons	11.25 tons	340.1	\$61,831
Recycled C&D Waste (construction)				114 tons		22.5 tons	783.65 tons	75.16 tons	246.8	\$39,812
Cardboard			283.7 tons	115.35 tons	156 tons	1,603 tons	312 tons	14.75 tons	7,727.7	\$99,392
Mixed Metal (construction/non-construction)										
Paper, Mixed			283.7 tons	82.65 tons					1,289.6	\$14,654
Plastic, Mixed					4 tons				3.9	\$160
Can / Bottle Recycling			2.63 tons	3.45 tons			0.056 tons	0.219 tons	31.4	\$254
Mixed Organics										
Food Donation (Waste diversion)										



Environmental Metrics	Sep 2006 MOU	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Jan 2014 Update	Jul 2014 Update	Total Conversion (MTCO2e)	Cost Savings (est.)
Biosolids and Food Waste / Composting				1 ton	99.05 tons	139.63 tons	135.48 tons	133.14 tons	101.7	\$20,332
Food Waste Combusted			1383.7 tons	341 tons					207.0	\$68,988
Fluorescent Bulbs		3491.35 lbs	1655.92 lbs	552.3 lbs	940.8 lbs		1674 lbs	1371 lbs	0.6	\$194
Ballast (mixed metal)		58 lbs	48 lbs	159 lbs			15 lbs	60 lbs	0.7	\$7
Ceiling Tiles Recycled										
Carpet Recycled										
Waste Oil Recycled			335 gal	4504 gal	2622 gal	41,876 gal	4360 gal	4987.5 gal	704.2	\$9,976
Magazines / Third Class Mail										
Newspapers										
Office Paper										
Phonebooks										
Textbooks										
Dimensional Lumber				48.26 tons					118.7	\$1,930
Fly Ash										
Aluminum Cans										
Glass										
HDPE										
LDPE										
PET										
Appliances										
Non-Ferrous Metals										
Fats, Oils, Grease										
<b>Green Procurement</b>										
<b>Total Savings (MTCO2e)</b>		<b>47,000.0</b>							<b>47,000.0</b>	<b>\$1,144,000</b>
Purchase of Materials with Recycled Content										
Purchase / Use of Compost Socks										
Purchase of EPEAT Products										
Use of Recycled Steel dur. Construction		23,000 tons							41,400.0	\$920,000
Use of Recycled Iron during Construction										
Use of Recycled Plastic dur. Construction										
Use of Recycled Aluminum										
Use of Recycled Concrete / Asphalt										
Use of Coal Combustion Products		7,000 tons							5,600.0	\$224,000
<b>Green Landscaping</b>										
<b>Total Savings (MTCO2e)</b>			<b>7.5</b>	<b>3.8</b>	<b>3.8</b>	<b>3.8</b>			<b>18.8</b>	<b>\$25,136</b>
Green Roofs										
Porous Pavement										
Grass										
Low / No Mow Area										
Green Space										
Re-use of Collected Stormwater			4,000,000 gal	2,000,000 gal	2,000,000 gal	2,000,000 gal			18.8	\$25,136
On-Site Use of Compost / Mulch										
Moisture Sensing Sprinklers										
Number / Acres of Trees										



Environmental Metrics	Sep 2006 MOU	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Jan 2014 Update	Jul 2014 Update	Total Conversion (MTCO2e)	Cost Savings (est.)
Reflective Roof (White Mule Hide TPO)				included in LEED savings						
Synthetic Turf										
Native Plants										
Leaves Composted										
<b>Electronics/EPEAT</b>										
<b>Total Savings (MTCO2e)</b>		<b>1.1</b>	<b>1.0</b>	<b>0.2</b>	<b>0.4</b>		<b>0.3</b>	<b>0.5</b>	<b>3.5</b>	<b>\$87</b>
Recycling of Electronics		1383 lbs	1195 lbs	265 lbs	459 lbs		334 lbs	669 lbs	3.4	\$86
Re-Use/Donation of Used Computers										
Toner/Ink Recycling										
Battery Recycling		30 lbs					8 lbs	11 lbs	0.0	\$1
<b>Mass Transit</b>										
<b>Total Savings (MTCO2e)</b>										
Miles Avoided										
<b>Transportation</b>										
<b>Total Savings (MTCO2e)</b>			<b>1,876.8</b>						<b>1,876.8</b>	<b>\$968,208</b>
Hybrid Vehicles										
Electric Vehicles										
Biodiesel Vehicles										
Clean Construction Vehicles (bio-diesel)			276,000 gal						1,876.8	\$968,208
LNG Vehicles										
Alternate Fuel Vehicles (Zipcar)										
Smartway Transporters										
Bike Racks							36	36		
<b>LEED Projects</b>										
<b>Total Savings (MTCO2e)</b>				<b>4,617.5</b>	<b>4,617.5</b>	<b>4,617.5</b>	<b>4,617.5</b>	<b>4,617.5</b>	<b>23,087.3</b>	<b>\$5,842,867</b>
Silver - 30% energy reduction										
Gold - 40% reduction (1,350,000 sq ft)				8,087,013 kwh	23,087.3	\$5,842,867				
Platinum - 45% reduction										
<b>MTCO2e Savings</b>										
<b>Total (MTCO2e)</b>	<b>0.0</b>	<b>54,424.1</b>	<b>11,372.1</b>	<b>10,122.5</b>	<b>11,325.6</b>	<b>27,966.7</b>	<b>11,627.7</b>	<b>12,686.1</b>	<b>139,524.7</b>	<b>\$8,653,472</b>
Alternative Energy	0.0	7,422.7	7,422.7	4,478.1	4,478.1	4,606.2	3,391.7	6,722.9	38,522.2	(\$12,482)
Water	0.0	0.0	0.0	1.8	1.8	1.8	1.8	1.8	9.2	\$5,287
Solid Waste	0.0	0.3	2,064.2	1,021.2	2,224.1	18,737.5	3,616.4	1,343.4	29,006.9	\$680,369
Green Procurement	0.0	47,000.0	0.0	0.0	0.0	0.0	0.0	0.0	47,000.0	\$1,144,000
Green Landscaping	0.0	0.0	7.5	3.8	3.8	3.8	0.0	0.0	18.8	\$25,136
Electronics	0.0	1.1	1.0	0.2	0.4	0.0	0.3	0.5	3.5	\$87
Transportation	0.0	0.0	1,876.8	0.0	0.0	0.0	0.0	0.0	1,876.8	\$968,208
LEED Projects	0.0	0.0	0.0	4,617.5	4,617.5	4,617.5	4,617.5	4,617.5	23,087.3	\$5,842,867



2014

## Destiny USA Additional Green MOU Accomplishments

### *Ramping Up Food Waste Composting with Restaurant Tenants*

Destiny USA continues to show significant leadership in its composting efforts since the program was initiated a couple of years ago. They are working with the Orange County Resource Recovery Agency (OCRRA) and Waste Management to become a leader in New York State. The program has resulted in over 1 million pounds of compost since inception.

### *Saving Energy and Valuable Resources by Requiring Tenants to be LEED Certified*

Not only is the entire 1.35 million square footage of the Destiny USA property LEED Gold certified, but the individual tenants are also achieving LEED Certification.

These tenants are LEED Certified:

Beauty Plus	Lenox	Amazing Mirror Maze	Regal Entertainment*
Dicks Sporting Goods	Mark Ecko	Kerwin's Cupcakes	Janie and Jack*
Five Below	Melting Pot	True Religion	Armani Outlet*
Funny Bone	Off Broadway	Sweet Yummy*	
Hartman	Sak's Off Fifth	Salvatore Ferragamo*	
Hartstrings	XSRE	Great American Cookies*	

These tenants are LEED Silver:

BCBG	Jos A Bank	Brooks Brothers	TJ Maxx
Cantina Laredo	Michael Kors	Crocs	Wonderworks
Chico's	My Favorite Sports Store	Eddie Bauer	Dave and Busters*
Dress Barn	Pole Position	Fossil	
Gordon Biersch	Villa	Sears Outlet	
Guess	Wilson's	TGI Fridays	

These tenants are LEED Gold:

PF Changs	Lindt Chocolate	
Quiksilver	L'Occitane*	* Certification pending

The Puma store has LEED Platinum certification pending.

### *Other Green Initiatives*

**Creating Tenant Guidelines to Increase Participation in Recycling** - Destiny has created new tenant recycling guidelines to ensure all tenant waste is properly recycled and processed.

**Providing Automobiles with Green Power** - There are also 9 electric car charging stations at Destiny USA; 6 in the parking garage and 3 in the Solar Street parking lots.

**Purchase of Green Cleaning Products** - Destiny USA is seeking to use only Green Seal ® or EcoLogo ® Certified cleaning products for common areas and encourage the use of these products in tenant spaces as well. These two brands hold third party verifications assuring their products are environmentally sound.