



Destiny USA
Environmental Assessment:
MOU SemiAnnual Report
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Environmental Protection Agency
Region 2

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Accomplishments

Reductions of 118,383 MTCO₂e



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.

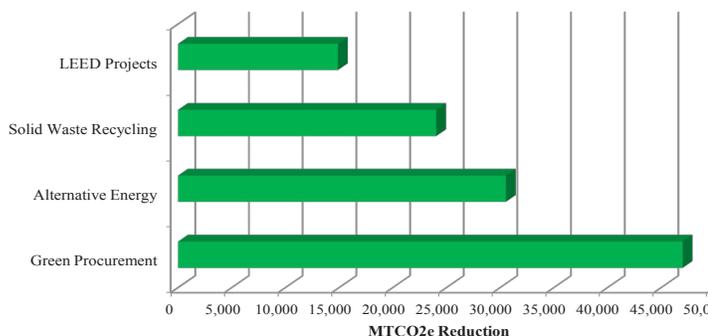
Reduction in Environmental Footprint

This is the fifth 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 118,383 MTCO₂e* and saved an estimated \$5.9 million in operating expenses.

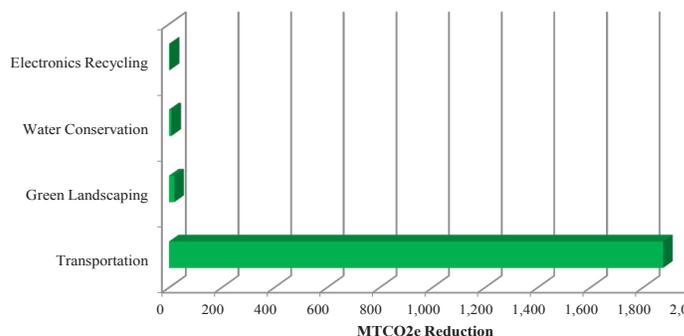
*Metric Ton Carbon Dioxide Equivalent

Environmental Metrics	Total Sector (MTCO ₂ e)
Green Procurement	47,000.0
Alternative Energy	30,538.6
Solid Waste Recycling	24,044.9
LEED Projects	14,891.6
Transportation	1,876.8
Green Landscaping	20.3
Water Conservation	8.9
Electronics Recycling	2.7
Total (MTCO₂e)	118,383.7

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 MTCO₂e.

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 MTCO₂e 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 118,383 MTCO₂e

Greenhouse Gas Equivalencies

What does the reduction of 118,383 MTCO₂e represent ?
The organization's effort is equivalent to any one of the following:

- Annual greenhouse gas emissions from 24,663 vehicles



- Carbon dioxide emissions from 13,271,715 gallons of gasoline



- Carbon dioxide emissions from 275,311 barrels of oil consumed



- Carbon dioxide emissions from the energy use of 6,093 homes for one year



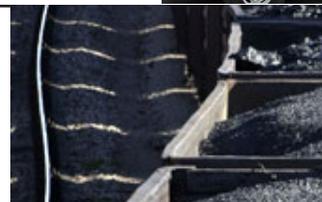
- Carbon dioxide emissions from 4,932,654 propane tanks used for home barbeques



- Carbon dioxide emissions from gasoline carried by 1,561 tanker trucks



- Carbon dioxide emissions from burning 509 railcars' worth of coal (nearly 7 3/4 miles long)





Environmental Metrics	Sep 2006 MOU	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Total Conversion (MTCO2e)	Cost Savings (est.)
Energy Conservation/Energy Star								
Total Savings (MTCO2e)							0.0	\$0
Miscellaneous Energy Conservation				included in LEED savings	included in LEED savings	included in LEED savings		
Web Based Energy Competition								
Motors and Transformers								
Lighting Project Fixtures (bulbs and ballast)								
High Temp Hot Water Pipe Replacement								
HVAC, Chiller & Electrical								
Bulb Replacement (CFLs)								
Bulb Replacement (LEDs)								
Gas Savings								
Fuel Oil Savings								
Steam Savings								
Alternative Energy								
Total Savings (MTCO2e)		7,979.5	7,979.5	4,814.0	4,814.0	4,951.7	30,538.6	(\$9,204)
On-Site Solar								
On-Site Wind								
On-Site Geothermal								
On-Site Combined Heat and Power								
Purchase of Green Energy/Green Power		13,000,000 kwh	13,000,000 kwh	7,842,845.5 kwh	7,842,845.5 kwh	8,067,229 kwh	30,538.6	(\$9,204)
Water Conservation/WaterSense								
Total Savings (MTCO2e)				3.0	3.0	3.0	8.9	\$2,705
Miscellaneous Water Conservation				included in LEED savings	included in LEED savings	included in LEED savings		
Low Flow/Hands Free Faucets (131)				65,500 gal	65,500 gal	65,500 gal	0.4	\$494
Low Flow Toilets (104) - included in Stormwater savings								
Low Flow Shower Heads (15)				34,500 gal + 4500 kwh	34,500 gal + 4500 kwh	34,500 gal + 4500 kwh	8.5	\$2,211
Low Flow Urinals (29) - included in Stormwater savings								
Waterless Urinals								
Solid Waste Recycling								
Total Savings (MTCO2e)		0.3	2,064.2	1,021.2	2,221.8	18,737.4	24,044.9	\$560,601
Mixed Recyclables (includes Wastewise)					341 tons		954.8	\$13,640
Pallets Waste Avoided / Wood Recycled				1.8 tons	152.8 tons	745.6 tons	2,214.5	\$36,008
Steel Recycled				42.18 tons	119 tons	6,215 tons	11,477.1	\$255,047
Concrete / Asphalt Recycled					107 tons		56.1	\$4,280
Drywall				143.53 tons	376 tons	886 tons	309.2	\$56,221
Recycled C&D Waste (construction waste)				114 tons		22.5 tons	33.9	\$5,460
Cardboard (construction/non-construction/sharp containers)			283.7 tons	115.35 tons	156 tons	1,603 tons	6,711.5	\$86,322
Mixed Metal (construction/non-construction)								
Paper, Mixed			283.7 tons	82.65 tons			1,289.6	\$14,654
Plastic, Mixed (bottles,construction/non-construction,sharp containers)					4 tons		3.9	\$160



Environmental Metrics	Sep 2006 MOU	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Total Conversion (MTCO2e)	Cost Savings (est.)
Can / Bottle Recycling			2.63 tons	3.45 tons			30.0	\$243
Mixed Organics								
Food Donation (Waste diversion)								
Biosolids and Food Waste Recycling / Composting				1 ton	87.45 tons	139.6 tons	45.6	\$9,122
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		0.4	\$133
Ballast (mixed metal)		58 lbs	48 lbs	159 lbs			0.5	\$5
Ceiling Tiles Recycled								
Carpet Recycled								
Waste Oil Recycled			335 gal	4504 gal	2622 gal	41,876 gal	592.0	\$8,387
Magazines / Third Class Mail								
Newspapers								
Office Paper								
Phonebooks / Textbooks								
Dimensional Lumber				48.26 tons			118.7	\$1,931
Fly Ash								
Aluminum Cans								
Glass								
HDPE / LDPE / PET								
Appliances								
Non-Ferrous Metals								
Fats, Oils, Grease								
Green Procurement								
Total Savings (MTCO2e)		47,000.0					47,000.0	\$1,144,000
Purchase of Materials with Recycled Content								
Purchase / Use of Compost Socks								
Purchase of EPEAT Products								
Use of Recycled Steel during Construction		23,000 tons					41,400.0	\$920,000
Use of Recycled Iron during Construction								
Use of Recycled Plastic during Construction								
Use of Recycled Aluminum during Construction								
Use of Recycled Concrete / Asphalt during Construction								
Use of Coal Combustion Products		7,000 tons					5,600.0	\$224,000
Green Landscaping								
Total Savings (MTCO2e)			8.1	4.1	4.1	4.1	20.3	\$25,136
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	20.3	\$25,136
On-Site Use of Compost / Mulch								
Moisture Sensing Sprinklers								
Number / Acres of Trees								
Native Plants								



Environmental Metrics	Sep 2006 MOU	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Total Conversion (MTCO2e)	Cost Savings (est.)
Reflective Roof (White Mule Hide TPO)				included in LEED savings	included in LEED savings	included in LEED savings		
Synthetic Turf								
Leaves Composted								
Electronics/EPEAT								
Total Savings (MTCO2e)		1.1	1.0	0.2	0.4		2.7	\$67
Recycling of Electronics		1383 lbs	1195 lbs	265 lbs	459 lbs		2.6	\$66
Re-Use/Donation of Used Computers								
Toner/Ink Recycling and Use of Recycled Ink								
Battery Recycling		30 lbs					0.0	\$1
Mass Transit								
Total Savings (MTCO2e)								
Miles Avoided								
Transportation								
Total Savings (MTCO2e)			1,876.8				1,876.8	\$750,720
Hybrid / Electric Vehicles								
Biodiesel Vehicles								
Clean Construction Vehicles (bio-diesel)			276,000 gal				1,876.8	\$750,720
LNG Vehicles								
Alternate Fuel Vehicles (Zipcar)								
Smartway Transporters								
Bike Racks								
LEED Projects								
Total Savings (MTCO2e)				4,963.9	4,963.9	4,963.9	14,891.6	\$3,505,720
Silver - 30% energy reduction								
Gold - 40% energy reduction (1,350,000 sq ft)				8,087,013 kwh	8,087,013 kwh	8,087,013 kwh	14,891.6	\$3,505,720
Platinum - 45% energy reduction								
Misc. - Further Clarification								
Total Savings (MTCO2e)								
NOX (equipment only)								
NOX (includes vehicles)								
MTCO2e Savings								
Total (MTCO2e)	0.0	54,980.9	11,929.5	10,806.2	12,007.0	28,660.0	118,383.7	\$5,979,745
Energy	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0
Alternative Energy	0.0	7,979.5	7,979.5	4,814.0	4,814.0	4,951.7	30,538.6	(\$9,204)
Water	0.0	0.0	0.0	3.0	3.0	3.0	8.9	\$2,705
Solid Waste	0.0	0.3	2,064.2	1,021.2	2,221.8	18,737.4	24,044.9	\$560,601
Green Procurement	0.0	47,000.0	0.0	0.0	0.0	0.0	47,000.0	\$1,144,000
Green Landscaping	0.0	0.0	8.1	4.1	4.1	4.1	20.3	\$25,136
Electronics	0.0	1.1	1.0	0.2	0.4	0.0	2.7	\$67
Transportation	0.0	0.0	1,876.8	0.0	0.0	0.0	1,876.8	\$750,720
LEED Projects	0.0	0.0	0.0	4,963.9	4,963.9	4,963.9	14,891.6	\$3,505,720



2013

Destiny USA Additional Green MOU Accomplishments

Ramping Up Food Waste Composting with Restaurant Tenants

Destiny USA continues to show significant improvement in its composting efforts since the program was initiated a year ago. They are working with the Orange County Resource Recovery Agency (OCCRA) and Waste Management to become a leader in New York State. In just the last year, Destiny USA increased food waste composting **from 1 ton to nearly 140 tons**.

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
Dicks Sporting Goods	Mark Ecko
Five Below	Melting Pot
Funny Bone	Off Broadway
Hartman	Sak's Off Fifth
Hartstrings	XSRE

These tenants are LEED Silver:

BCBG	Jos A Bank
Cantina Laredo	Michael Kors
Chico's	My Favorite Sports Store
Dress Barn	Pole Position
Gordon Biersch	Villa
Guess	Wilson's

These tenants are LEED Gold:

PF Changs
Quicksilver

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.