



Destiny USA
Environmental Assessment:
MOU SemiAnnual Report
January 24, 2014



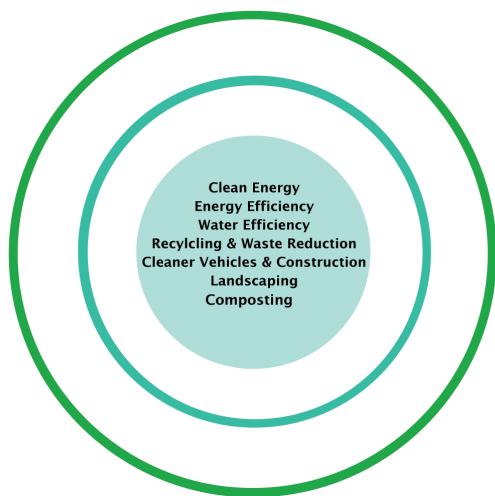
Environmental Protection Agency
Region 2

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Accomplishments

Reductions of 130,637 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.

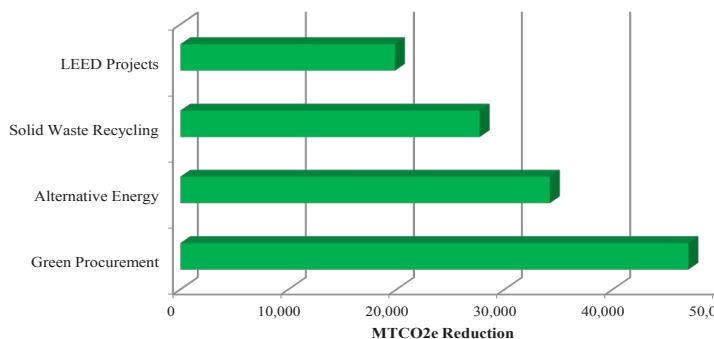
Reduction in Environmental Footprint

This is the sixth 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 130,637 MTCO₂e* and saved an estimated \$7.2 million in operating expenses.

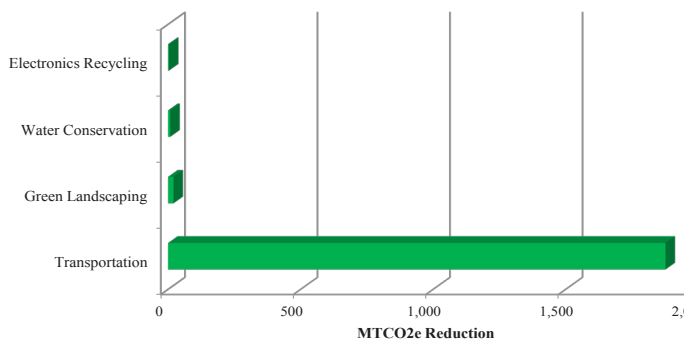
*Metric Ton Carbon Dioxide Equivalent

Environmental Metrics	Total Sector (MTCO ₂ e)
Green Procurement	47,000.0
Alternative Energy	34,184.8
Solid Waste Recycling	27,689.2
LEED Projects	19,855.4
Transportation	1,876.8
Green Landscaping	20.3
Water Conservation	8.0
Electronics Recycling	2.9
Total (MTCO₂e)	130,637.3

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 130,637 MTCO₂e

Greenhouse Gas Equivalencies

What does the reduction of 130,637 MTCO₂e represent ?
The organization's effort is equivalent to any one of the following:

- Annual greenhouse gas emissions from 27,216 vehicles



- Carbon dioxide emissions from 14,645,437 gallons of gasoline



- Carbon dioxide emissions from 303,808 barrels of oil consumed



- Carbon dioxide emissions from the energy use of 6,525 homes for one year



- Carbon dioxide emissions from 5,443,221 propane tanks used for home barbeques



- Carbon dioxide emissions from gasoline carried by 1,723 tanker trucks



- Carbon dioxide emissions from burning 561 railcars' worth of coal (8 1/2 miles long)





Environmental Metrics	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Jan 2014 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	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	3,646.1	34,184.8	(\$10,303)
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	5,940,201 kwh	34,184.8	(\$10,303)
Water Conservation/WaterSense								
Total Savings (MTCO2e)			2.0	2.0	2.0	2.0	8.0	\$4,230
Miscellaneous Water Conservation								
Low Flow/Hands Free Faucets (131)			32,750 gal	32,750 gal	32,750 gal	32,750 gal	0.3	\$329
Low Flow Toilets (104)			208,000 gal	208,000 gal	208,000 gal	208,000 gal	1.7	\$2,091
Low Flow Shower Heads (15)			17,250 gal + 2250 kwh	17,250 gal + 2250 kwh	17,250 gal + 2250 kwh	17,250 gal + 2250 kwh	5.7	\$1,475
Low Flow Urinals (29)			33,350 gal	33,350 gal	33,350 gal	33,350 gal	0.3	\$335
Waterless Urinals								
Solid Waste Recycling								
Total Savings (MTCO2e)	0.3	2,064.2	1,021.2	2,221.8	18,737.4	3,644.4	27,689.2	\$657,769
Mixed Recyclables (includes Wastewise)				341 tons		572.2 tons	2,557.0	\$36,528
Pallets Waste Avoided / Wood Recycled			1.8 tons	152.8 tons	745.6 tons	202 tons	2,711.4	\$44,088
Steel Recycled			42.18 tons	119 tons	6,215 tons	135.81 tons	11,721.6	\$260,480
Concrete / Asphalt Recycled				107 tons			56.1	\$4,280
Drywall			143.53 tons	376 tons	886 tons	129 tons	337.6	\$61,381
Recycled C&D Waste (construction waste)			114 tons		22.5 tons	783.65 tons	228.2	\$36,806
Cardboard (construction/non-construction/sharp containers)		283.7 tons	115.35 tons	156 tons	1,603 tons	312 tons	7,681.9	\$98,802
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
Can / Bottle Recycling		2.63 tons	3.45 tons			0.055 tons	30.3	\$245
Mixed Organics								



Environmental Metrics	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Jan 2014 Update	Total Conversion (MTCO2e)	Cost Savings (est.)
Food Donation (Waste diversion)								
Biosolids and Food Waste Recycling / Composting			1 ton	87.45 tons	139.6 tons	275.114 tons	100.6	\$20,127
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	0.5	\$166
Ballast (mixed metal)	58 lbs	48 lbs	159 lbs			15 lbs	0.6	\$6
Ceiling Tiles Recycled								
Carpet Recycled								
Waste Oil Recycled		335 gal	4504 gal	2622 gal	41,876 gal	4360 gal	644.4	\$9,128
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								
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	0.0	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								
Reflective Roof (White Mule Hide TPO)			included in LEED savings	included in LEED savings	included in LEED savings	included in LEED savings		
Synthetic Turf								



Environmental Metrics	Dec 2010 Update	Dec 2011 Update	Jul 2012 Update	Jan 2013 Update	Jul 2013 Update	Jan 2014 Update	Total Conversion (MTCO2e)	Cost Savings (est.)
Native Plants								
Leaves Composted								
Electronics/EPEAT								
Total Savings (MTCO2e)	1.1	1.0	0.2	0.4		0.3	2.9	\$74
Recycling of Electronics	1383 lbs	1195 lbs	265 lbs	459 lbs		334 lbs	2.9	\$73
Re-Use/Donation of Used Computers								
Toner/Ink Recycling and Use of Recycled Ink								
Battery Recycling	30 lbs					8 lbs	0.0	\$1
Mass Transit								
Total Savings (MTCO2e)								
Miles Avoided								
Transportation								
Total Savings (MTCO2e)		1,876.8					1,876.8	\$750,720
Hybrid Vehicles								
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						36		
LEED Projects								
Total Savings (MTCO2e)			4,963.9	4,963.9	4,963.9	4,963.9	19,855.4	\$4,674,294
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	8,087,013 kwh	19,855.4	\$4,674,294
Platinum - 45% energy reduction								
Misc. - Further Clarification								
Total Savings (MTCO2e)								
NOX (equipment only)								
NOX (includes vehicles)								
MTCO2e Savings								
Total (MTCO2e)	54,980.9	11,929.5	10,805.2	12,006.0	28,659.0	12,256.6	130,637.3	\$7,245,920
Energy	0.0	0.0	0.0	0.0	0.0	0.0	0.0	\$0
Alternative Energy	7,979.5	7,979.5	4,814.0	4,814.0	4,951.7	3,646.1	34,184.8	(\$10,303)
Water	0.0	0.0	2.0	2.0	2.0	2.0	8.0	\$4,230
Solid Waste	0.3	2,064.2	1,021.2	2,221.8	18,737.4	3,644.4	27,689.2	\$657,769
Green Procurement	47,000.0	0.0	0.0	0.0	0.0	0.0	47,000.0	\$1,144,000
Green Landscaping	0.0	8.1	4.1	4.1	4.1	0.0	20.3	\$25,136
Electronics	1.1	1.0	0.2	0.4	0.0	0.3	2.9	\$74
Transportation	0.0	1,876.8	0.0	0.0	0.0	0.0	1,876.8	\$750,720
LEED Projects	0.0	0.0	4,963.9	4,963.9	4,963.9	4,963.9	19,855.4	\$4,674,294



2014

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 over 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 six months, Destiny USA nearly doubled its food waste composting **from 139 tons to more than 275 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	Amazing Mirror Maze
Dicks Sporting Goods	Mark Ecco	Kerwin's Cupcakes
Five Below	Melting Pot	True Religion
Funny Bone	Off Broadway	
Hartman	Sak's Off Fifth	
Hartstrings	XSRE	

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	
Dress Barn	Pole Position	Fossil	
Gordon Biersch	Villa	Sears Outlet	
Guess	Wilson's	TGI Fridays	

These tenants are LEED Gold:

PF Changs	Lindt Chocolate
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.