



ENCOURAGING
Environmental
EXCELLENCE

Encouraging Environmental Excellence Achievement Level Recognition

February 7, 2017

The Ohio EPA Encouraging Environmental Excellence Program targets those who reduce waste, improve efficiency and work to continuously improve as an environmental steward. The program has a four-level approach to provide recognition to Ohio businesses and other organizations completing environmentally beneficial activities. Higher levels of recognition are for those who exceed regulatory requirements or commit to future environmental stewardship efforts. The Achievement Level recognizes any applicants completing environmentally beneficial activities. Any business, trade association, professional organization or local government in Ohio may apply. Achievement Level participants must demonstrate significant progress in one of eight environmental stewardship criteria: Impact to the environment; pollution prevention; energy efficiency; renewable energy; renewable, recovered or recycled materials; green building; recycling programs or organics diversion. Achievement Level participants must also demonstrate some level of progress in at least six additional environmental stewardship criteria and indicate they are in compliance with environmental laws and regulations.

Ohio EPA is recognizing the following organization that successfully met the criteria for the Achievement Level of the Encouraging Environmental Excellence Program. Below is a summary of their efforts.

Legacy Village Shopping Center (Lyndhurst): Legacy Village is a lifestyle center in Lyndhurst, Ohio. Owned by First Interstate Properties Ltd., it opened in 2003. The center combines upscale dining, shopping, and entertainment. Upon its opening, 60% of its stores were new to Ohio. During summer weekends, the complex hosts a series of outdoor concerts which it has dubbed Legacy Live.

In the initial stages of developing the property, the Legacy Village ownership worked closely with local, state and federal agencies to ensure that all environmental regulations were followed prior to beginning on construction. During construction of the site and through continued maintenance, extensive measures were taken regarding pollution prevention, natural wetland and tree conservation, landscaping which complemented or enhanced existing vegetation and erosion control.

In 2004, a Conservation Easement to the Cuyahoga Soil and Water Conservation District was made designating protected areas which were to remain in their natural state in perpetuity. This preservation not only protects local flora and fauna from future construction, but also from pollutants, including any fertilizers or biocides, from entering local streams.

In 2015, the ownership partners of Legacy Village required an outline of “green” practices that was expanded in 2016. The Legacy Village shopping center is held responsible by its ownership for ensuring that environmentally conscious practices are put in place. This instills a sense of accountability between ownership and property management, encouraging open dialogue about current practices and potential

improvements on a top-down level. This practice is specific to the Legacy Village property within the First Interstate Properties portfolio.

Legacy Village and its ownership track all common area/landlord controlled energy usage on the property using Energy Star. This includes parking lot lights, embedded snowmelt systems, energy management and HVAC units, offices, sidewalk lights, and in-line breakers. Legacy Village is not eligible for an Energy Star score since this portfolio does not factor in leased spaces and vacancies (which frequently change). All landlord controlled vacant spaces are kept at low energy-consumption levels, 50 degrees from October 15 to April 30, and 85 degrees from May 1 to October 14. In addition, outlets and lighting are not used. This practice is enforced by a bi-weekly vacancy report conducted by onsite maintenance staff. These practices reduce electricity usage by 90% in a given month. Legacy Village began the process of transitioning all common area lights to LED bulbs in 2015. The goal is to finish this lengthy transition by 2025. 100% LED lighting will be used in the new five-level parking structure that reduces costs from the average parking lot lighting system by about 37% each month.

A weekly Farmers Market is hosted as part of Legacy Village's spring through fall events program. Food based products were largely created or farmed using organic, home-grown materials including locally grown produce, dairy and meat products, and home-made breads and pies. Legacy Village is also currently hosting a long-term "pop up shop" which produces skincare and beauty products created with organic, locally harvested chicken eggs. Of the retailers which sell beauty products, this retailer (Free Range Skincare) is the only shop exclusively selling beauty or skincare goods.

Legacy Village's snow removal contractor uses a locally sourced, completely natural liquid de-icing agent. The liquid can be used to both pre-treat and treat ice and snow build up and continues to function at temperatures 25 – 30 degrees Fahrenheit lower than generic rock salt. When this contractor does use rock salt, it is pretreated with the liquid compound, which maximizes efficiency, reduces the amount required, and maintains a non-corrosive calcium level which prevents negative impacts to ground water and storm sewer systems. This in turn reduces negative impacts to the outflows into the Euclid Creek.

Legacy Village also uses a landscaping service which employs environmentally-conscious practices, including waste reduction, locally sourced plant matter, water conserving-irrigation systems and low-carbon emission equipment. As this landscaper is onsite frequently throughout the year, its environmental impact is an important consideration.

In-house maintenance staff order cleaning supplies (both paper and chemical products) from a maintenance distributor which sources a variety of recyclable and Energy Star compliant products. 100%-recycled toilet paper is also being pursued for public restrooms, which constitutes 28% of all paper products used and 75% of all toilet paper used at the facility. This cost-effective option is planned to go into effect in 2017.

Tenants are encouraged to utilize four recycling receptacles placed in the most high-traffic delivery docks which service the greatest number of tenants. These receptacles are collected as needed – typically twice per month. This environmentally conscious option is listed in the standard "Welcome Packet" given to all new permanent and temporary tenants and distributed as a reminder to all tenants annually. Several of the large tenants with private docks are also enrolled in recycling programs, with pick-ups either weekly or bi-weekly. In addition, recycling bins are placed strategically around the

property in areas with the highest foot traffic to make this option easily accessible to guests. Collected garbage is sorted into either recyclable or non-recyclable waste bins, which are emptied on an as-needed basis.

Several steps have been taken by larger tenants toward reducing the property's carbon footprint and reducing environmental impacts on the community. Giant Eagle, the property's grocery store and only permanent produce provider, has attained an Energy Star certification multiple times since its opening in 2003 (also in 2005 & 2011). By providing several sections of organic and locally-sourced produce and proteins, they are encouraging the local economy and reducing demand for produce farmed using pesticides.

Legacy Village's newest addition, the Hyatt Place Hotel, follows many environmental sustainability initiatives tracking utility and sustainable practice data in an internal corporate-wide database. They have nearly eliminated paper use in day-to-day operations by converting to electronic communication and storage. Each of the 135 guest rooms is equipped with recycling bins. No incandescent lighting is used and the lighting in the hotel and on the hotel exteriors is primarily LED with some fluorescent fixtures. All television screens are LED rather than LCD, reducing this energy consumption by 50%.

Legacy Village is working to bring together environmental practices already in place, collect quantitative measurements of these practices and discuss what may be done differently to decrease environmental impacts and promote environmental responsibility and stewardship among tenants and customers. The facility is currently on track to have an Environmental Management System completed in 2017 so that it may be implemented and enforced by 2018.

The recognition of Legacy Village at the E3 Achievement Level results from our ongoing efforts within the Division of Environmental and Financial Assistance to expand E3 recognition beyond manufacturing facilities traditionally recognized by the program. This shopping center joins the widening array of organizations recognized by the E3 program that also include communities, universities, and wastewater treatment plants.

For more information about the Encouraging Environmental Excellence Program and the four levels of recognition, visit www.epa.ohio.gov/ohioE3.aspx or call (800) 329-7518.