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### Scottsdale, Ariz., A Leader in Green Building Technology

by Lance Davis

Scottsdale, Ariz., has become the first city in the nation to adopt a LEED gold policy.

In March, the city council approved a resolution making the Green Building Policy effective for new city buildings and remodels.

The resolution requires all new, occupied city buildings be designed, contracted and built to achieve certification in the Leadership in Energy and Environmental Design (LEED) program at the gold certification level.

In addition, all future renovations and non-occupied city buildings will include as many principles of both the LEED program and the City's Green Building Program where feasible.

Anthony Floyd, the city's sustainable development manager, said the adoption of the Gold LEED Standard was an important evolution in Scottsdale's tradition of encouraging environmentally friendly development.

"We've always been environmentally sensitive with our building and development practices. When the LEED rating system became the dominant practice, we decided it was time to set a higher standard," said Floyd.

In 1998, Scottsdale established Arizona's first Green Building Program.

The residential home program was developed to encourage environmentally responsible building in the Sonora Desert region by incorporating healthy, resource- and energy-efficient materials and methods in the design and construction of homes.

The program's goals are to reduce the environmental impact of building; achieve both short and long-term savings of energy, water and other natural resources; and encourage a healthier indoor environment.

In 2004, 21 percent of all single-family residential building permits followed the city green building program standards. This is up from 5 percent in 2003.

Of the 469 green building permits issued since 1998, 239 were issued in 2004.

The new Scottsdale Senior Center, located at 1700 N. Granite Reef Road and part of the McDowell Village project, will be the first LEED Gold city facility.

The Arizona State University Foundation has committed to LEED certification for the new ASU Scottsdale Center for New Technology and Innovation at the former Los Arcos Mall site. It will be the largest commercial project in the city with LEED certification and will serve as a magnet for tenants and businesses that provide technology-related services.

In addition to these signature projects, the city has developed a commercial green building checklist designed to account for commercial development in the Sonora Desert region. This will build on the success of the residential green building program and the city's newly adopted LEED policy.

Floyd said the LEED standard makes sense in the long run by cutting energy costs, increasing market value, decreasing maintenance costs and providing high indoor environmental quality.

"Hopefully this will serve as an example to the community, the private sector and other cities that green

building standards do work," said Floyd.

Twenty-three cities have adopted LEED standards, including Boston, Portland, Ore., San Francisco and Chicago.

LEED was developed by members of the U.S. Green Building Council and is a voluntary, consensus based national standard for developing high performance, sustainable buildings.

LEED was created to define "green building" by establishing a common standard of measurement, promote integrated, whole-building design practices, recognize environmental leadership in the building industry, stimulate green competition, raise consumer awareness of green building benefits and transform the building market.

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