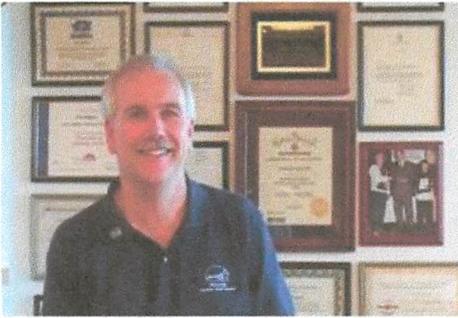




The Home Hunter on ABC 15
"Sterling at Silverleaf in North Scottsdale"
9am, Approximately 2 minutes



VISION 2020



Colorado Town Takes the Lead on Energy Code Compliance

Parker became a national energy exemplar under the stewardship of one inspired building official.

Utilities on the Forefront of Home Energy Conservation

IBACOS senior research manager says utilities will lead the way to integrated and intelligent energy management systems.

The Other Americans

The developing world may leap ahead of highly industrialized societies to lead the way toward 2020 and beyond.

Wisconsin Turns Away from Energy Star

Builders in the state and elsewhere have abandoned the program as too costly and inflexible.

[Read More Vision 2020 articles](#)



Integration and Resilience

Products and Performance chairs Alex Wilson and Peter Yost envision high-performance...



The Future of Healthy Housing

The health benefits of green homes include reduced health care expenses, says Indoor...



Every Precious Drop

Water Efficiency chairs Mary Ann Dickinson and Carole Baker detail how improved...

LATEST GREEN NEWS



Green Developer Puts His Homes to the Test

Energy rating finds green-built homes provide a savings of 74 percent in utility costs.



Passive House vs. Net Zero

The debate between the two approaches to green building heats up.



Rouse-Developed Apartment Building Gets Green Facelift

The affordable housing complex in Columbia, Md., was originally developed by James Rouse.

JOIN THE CONVERSATION



YOUR ROADMAP TO SUSTAINABILITY

Visit [Vision 2020](#) to review our ground-breaking coverage and join the conversation.

Advertisement

Join the REGREEN Revolution

Want to incorporate sustainable practices into remodeling projects?

[Enroll Now at HWU.com](#)

Most Read News

MOST READ NEWS

[Product Review: LED Deck Lighting](#)

[University of Minnesota's Icon Solar House](#)

[BuildingGreen Announces Top 10 Sustainable Products for 2013](#)

[Wind Power Makes Progress](#)

[Wisconsin Turns Away from Energy Star](#)

[Multifamily Project Offers Affordable, Sustainable Living](#)

[Subscribe](#)

[All articles in Most Read News](#)

Advertisement



From: [ECOHOME 2012](#) | Posted on: December 17, 2012 11:03:08 AM
Question and Answer

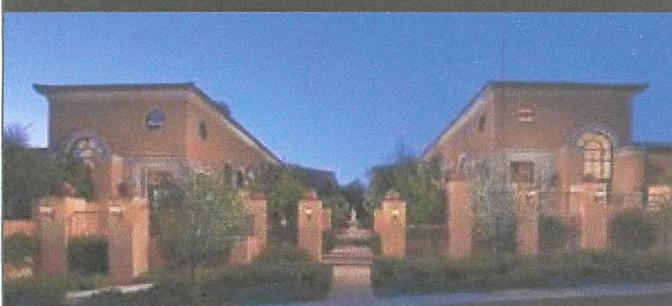
Green Developer Puts His Homes to the Test

Q+A with Nathan Day, developer of Arizona's first NGBS-certified community.

By [Jennifer Goodman](#)

[Be the first to comment](#) [Share](#) 

Launch Slideshow 



Test Case

Sterling at Silverleaf is certified Gold by the National Green Building Standard.

[+ Play Slideshow >>](#)

Green home building has the potential to save homeowners a significant amount of money in energy costs, but many buyers question whether the savings are worth the upfront investment. Developer Nathan Day decided to test his new green homes to determine if the added expense of building to the National Green Building Standard—which for his homes can be up to 12 percent—is worth it.

His project, [Sterling at Silverleaf](#) in Scottsdale, Ariz., is the state's first single-family, new construction project to achieve Gold-level certification to the National Green Building Standard. Located in the Sonoran Desert, the custom home community

features a collection of 16 villas designed by architect Bing Hu. Created in partnership with Sterling Collection Development Group and Luster Custom Homes, the spacious three- and four-bedroom floor plans average 3,000 square feet and are priced from \$1.36 million.

Day recently hired a certified home energy rating team to compare a Sterling home's energy performance against that of a similar traditionally built home in the same climate zone. The testing found that the certified home saved 74 percent in energy costs per month, translating to \$256 in monthly savings compared to the traditional home. Heating, cooling, hot water, lighting, appliances, and photovoltaics were all factors in the test. Here, EcoHome checks in with Day about the findings of his energy testing.

Did you learn anything new about how best to build high-performance homes?

It all comes down to the details and how each system you implement assists the others in efficiency. For example, it wouldn't be wise to install top-of-the-line windows and not use spray-foam technology for your insulation, or to install the most efficient HVAC system and use incandescent light bulbs that produce considerable amounts of heat and energy loss.

How much more does a high-performance home typically cost?

On average, a high-performance home will run 9 percent to 12 percent more. However, the longevity of the home is considerably longer than that of a traditional home. Our buyers will not need to change a light bulb in the first 15 years they own their homes. Our air filtration is eight times more effective than a HEPA filter. Quality of life is better in energy-efficient homes, and that's what we market to our buyers.

Are luxury-home buyers wooed by energy-saving features?

A luxury buyer might not be as concerned with the overall cost of the electricity but an overwhelming majority of them are concerned with the environment. And they feel that the pride of owning the most efficient luxury home in Arizona sets them in a class of their own.

What are the top energy-saving features you put in your homes?

- Spray-foam insulation. The No. 1 element that contributes to a green home is developing a seamless air barrier. With traditional fiberglass insulation, air easily passes through the spaces in the wall studs and the insulation batts. Open-cell spray polyurethane foam insulation has no seams or cracks because it immediately expands to fill every nook and cranny. It also doesn't settle or sag over time, so it never has to be replaced. We use Gaco Wallfoam, which reduces our buyers' monthly energy bill by up to 40 percent, creates a comfortable, draft-free home, and controls exterior and interior noise levels.
- LED lighting and dimming app. In addition to specing LED bulbs, we offer a proprietary iPad app, developed by Crestron, that dims the home's lighting to 85 percent power, an easy way to lower energy costs and extend bulb life. Studies show the human eye cannot tell the difference between lighting at 100 percent and 85 percent so there is no inconvenience on the part of the residents and they can save up to 15 percent on their lighting bills.
- Hybrid water heater. We like the Eternal hybrid water heater, which is 98 percent efficient, durable, and leaves almost no carbon footprint. This can result in large energy savings, since up to 80 percent of the energy used by a traditional heater is used to reheat the stored water. Tankless heaters also conserve space and will last 20 years or more, compared to 10 to 15 years for a traditional water heater.
- Dual-pane, low-E windows. In the average single-family home, 20 percent of all heat loss occurs through windows. Single-pane windows are especially problematic as they let out 20 times more heat than nearby walls. Replacing them with dual-pane, low-E windows will cut this heat loss in half. The effects can be dramatic; depending on its age and construction, a typical home could save up to 21 percent on annual heating bills by installing low-E windows.



Developer Nathan Day

More Silverleaf villas planned

[SHARE URL](#) [EMAIL](#)

FONT: A A A

 Tweet 0

 +1

The Republic | [azcentral.com](#)

Thu Jan 10, 2013 8:33 AM

Sterling at Silverleaf plans a second phase of 12 luxury villas, with construction scheduled to start in April.

The first phase of 16 villas, launched in November 2011, has included more than \$9million in sales. Three units are still available with prices starting at \$1.7million.

The second-phase villas of 3,900 to 4,200 square feet start at \$2.2million.

The Sterling Collection Development Group has plans for 213 condominiums with an average size of 1,892 square feet.

The Sterling at Silver Leaf Proposed as a 5-Story Mixed Use Project in Scottsdale

Posted by admin on Jan 8th, 2013 // No Comment

Share on Social Media!



 Like  6 people like this. Be the first of your friends.

By Eric Jay Toll for Arizona Builder's Exchange

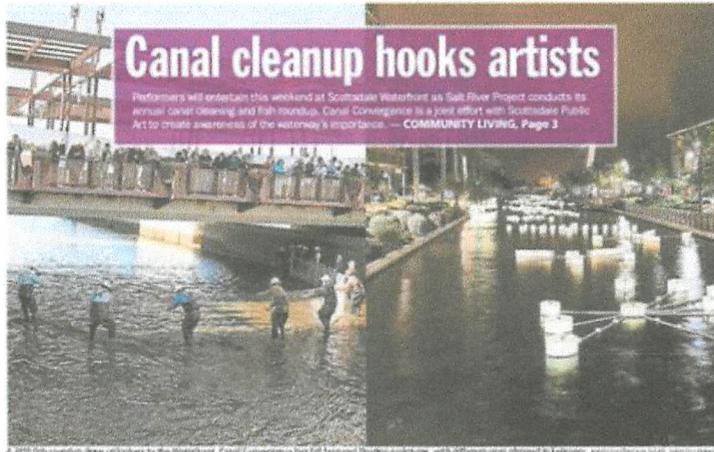


The main entrance to the seven buildings comprising The Sterling at Silverleaf presents a European-style architecture in the I&H International-designed complex. The five story buildings feature a mix of 213 residential condominiums and 11.3K SF of retail and office uses. Rendering Courtesy of City of Scottsdale

A true mixed use development is proposed for DC Ranch with Sterling Collection Development Group's intent to build 214 condominium units over 11.3K SF of retail space at 10068 E. Legacy Blvd. at Canyon Village. The development is proposed in seven buildings – some as tall as five stories – with underground parking. Architect **H&S International** is asking design approval for a "European-style" façade for the buildings. The project sites on 5.75 acres adjoining the health club.

The proposal revises a previous approval for 29 buildings with 213 units and nearly 24K SF. Part of the 2005 project included 29 single family homes, which have been developed along with the backbone infrastructure for the larger component. The six year old approval for the mixed use project, however, expired, and the current application is a project the developer intends to construct.

Project access is developing through a reconstruction of the E. Legacy Blvd. extension to the east side of Thompson Peak Rd. Other access will come from 101st St.



Canal cleanup hooks artists

Performers will entertain this weekend at Scottsdale Waterfront as Salt River Project conducts its annual canal cleaning and fish roundup. Canal Convergence is a joint effort with Scottsdale Public Art to create awareness of the waterway's importance. — **COMMUNITY LIVING, Page 3**

Airport noise complaints down by half since '11

— **COMMUNITY LIVING, Page 4**

Echo Canyon trail to close Jan. 28 for parking upgrade

— **COMMUNITY LIVING, Page 9**

Big crowd forces food-truck fest to add a 2nd day

— **DINING, Page 14**

REAL ESTATE NOTES

Fender office building sold

A two-story Scottsdale office building that is the headquarters of the Fender Musical Instruments Group has sold for \$29.85 million, according to CBRE.

Fender occupies nearly all of the 127,750-square-foot building at 17600 N. Perimeter Drive.

Jim Fijan of CBRE, represented the seller, WDP Partners LLC of Phoenix, and structured the sale.

The buyer was Bruce Karsh of Los Angeles.

WDP bought the office building from a court-appointed receiver in December 2010 for \$10 million.

CBRE leased the property to Fender last year.

Realtors plan annual meeting

The annual meeting of the Scottsdale Area Association of Realtors will feature Sandra Watson, Arizona Commerce Authority president and CEO, as a keynote speaker.

The others are Wellington "Duke" Reiter, ASU Foundation senior vice presi-

dent, and Grady Gammage, a senior fellow with the Arizona State University Morrison Institute.

The theme is "Arizona's Template for the Future." Mike Ryan, Ryan Media president, will lead a discussion on related topics after the keynote speakers.

The association's breakfast meeting is 8:30 a.m. Jan. 31 at the Chaparral Suites, 5001 N. Scottsdale Road.

Association members and the public are invited. The cost is \$30 for association members and \$40 for others.

Register online at saonline.com or call 480-945-2651.

More Silverleaf villas planned

Sterling at Silverleaf plans a second phase of 12 luxury villas, with construction scheduled to start in April.

The first phase of 16 villas, launched in November 2011, has included more than \$9 million in sales. Three units are still available with prices starting at \$1.7 million.

The second-phase villas of 3,900 to 4,200 square feet start at \$2.2 million.

The Sterling Collection Development Group has plans for 213 condominiums with an average size of 1,892 square feet.

New Homes, Condos Announced for Scottsdale Master Plan

Melissa Larsen



Scottsdale's Silverleaf is about to get even more luxe. Just this week, plans have been finalized for the construction of phase two at Sterling at Silverleaf. Phase two will feature 12 luxury villas that will break ground in April. It was also announced that future phase three will comprise 213 luxury condominiums, each averaging 1,892 square feet of space.

The new villas will start at \$2.2 million and include three different floor plans of two-story homes ranging from 3,900 to 4,200 square feet. As with all Sterling at Silverleaf residences, phase two will be designed by architect Bing Hu and developed by Sterling Collection Development Group.

The condominiums of phase three will give residents access to a dedicated concierge, valet service and a manned guard gate, among luxury services.

<http://www.sterlingatsilverleaf.com/>.

NEW HOMES AT STERLING AT SILVERLEAF

TUESDAY, JANUARY 15, 2013  PRINT  SHARE  EMAIL

Plans have been finalized this week for the construction of phase two at Sterling at Silverleaf, which will be comprised of 12 luxury villas that will break ground in April, as well as the submission of plans for a future phase three of 213 luxury condominiums.

Starting at \$2.2 million, the villas include three different floor plans of two-story homes ranging from 3,900 to 4,200 square feet.

The condominiums in phase three will average 1,892 square feet and residents will have access to five-star amenities including a dedicated concierge, valet service and a manned guard gate, among others.



President of Sterling Nathan Day

"We're thrilled to be able to expand with more homes at Sterling at Silverleaf and do so in just over a year since we re-launched in the market," said Nathan Day, president of Sterling Collection Development Group. "Since day one, we've been able to position ourselves on the leading edge of luxury development as the market recovers. Our product is unlike anything in the area - these are luxury homes in the sought-after community of Silverleaf that are at an approachable price point and the highest level of green living. You just can't find that anywhere else."

All residences within Sterling at Silverleaf are designed by world-renowned architect Bing Hu and developed by Sterling Collection Development Group.

Sterling at Silverleaf made national headlines last March when it was named Arizona's first and only single-family new construction project to be awarded gold-level certification by the National Association of Homebuilders (NAHB), making the villas the greenest homes in Arizona. There are less than 400 communities nationwide that have received gold-level certification.

More than \$9 million of real estate has sold at Sterling at Silverleaf since it re-launched in the market in November 2011. Only three of 16 villas remain available for purchase in phase one and start at \$1.7 million.

The Silverleaf Group of DMB Realty Network manages sales for the community and can be reached at [\(480\) 502-6902](tel:4805026902). For more information on Sterling at Silverleaf, visit www.sterlingatsilverleaf.com.

EXCEPTIONAL PROPERTIES eNewsletter

PROPERTIES | COMMUNITIES | RENTALS | AGENTS | ADVERTISE | FOR YOUR HOME

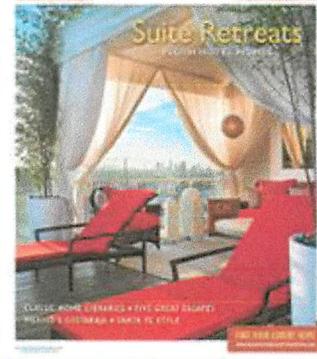


Photo © Halkin Architectural Photography LLC

EAST HAMPTON MEETS BARN DESIGN

Known for shingle-style beach homes, East Hampton received a barn home twist. Renowned New York City designer and creative director... [More](#)

EXCEPTIONAL PROPERTIES



View the JAN/FEB 2013 Digital Version Online Now!

Scottsdale's Sterling at Silverleaf Launches Phase Two

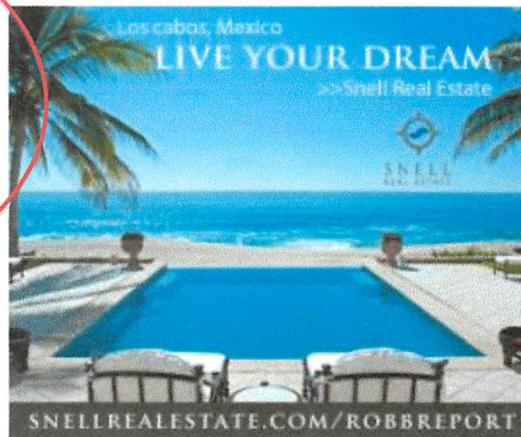
Sterling at Silverleaf, one of Scottsdale's most sought-after communities, just announced it will break ground on 12 new luxury villas in April. The villas will start at \$2.2 million, range from 3,900 to 4,200 square feet, and offer three different, two-story floor plans. The villas, like all homes in Silverleaf, are designed by architect Bing Hu, and are among the greenest homes available in Arizona, as marked by their gold-level certification by the National Association of Homebuilders. [More...](#)

New AKA Beverly Hills Program Helps Residents Play Hard



In addition to offering full-serviced, extended-stay private residences, AKA Beverly Hills now aspires to help its residents complete life-enriching opportunities through its new LIVE IT! program. Whether residents have always wanted to learn a new instrument, surf for the first time, speak a new language, or just relax through wine country, the LIVE IT! program aims to encourage new experiences.

Advertisement



Advertisement



EXCEPTIONAL PROPERTIES

PROPERTIES

COMMUNITIES

RENTALS

AGENTS

SCOTTSDALE'S STERLING AT SILVERLEAF LAUNCHES PHASE TWO

Author: Ashley Fraxedas

Date: 01/22/2013



© Halkin Architectural Photography LLC
Phase 2 Villa



Sterling at Silverleaf, one of Scottsdale's most sought-after communities, just announced it will break ground on 12 new luxury villas in April. The villas will start at \$2.2 million, range from 3,900 to 4,200 square feet, and offer three different, two-story floor plans. The villas, like all homes in Silverleaf, are designed by architect Bing Hu, and are among the greenest homes available in Arizona, as marked by their gold-level certification by the National Association of Homebuilders. Silverleaf, located in North Scottsdale, boasts views of McDowell Mountains, an 18-hole Tom Weiskopf-designed golf course and a spa. Also just announced were plans for a future phase three, which will be comprised of 213 condominiums, averaging 1,892 square feet. Only three of 16 villas remain on the market from phase one of this project.

January 24, 2013, 12:28 PM

The New American Home: Wright-Inspired 'Party Pavilion'?

Article

Comments



By Robbie Whelan



Blue Heron

Blue Heron, a Las Vegas developer, has built the New American Home for 2013. [See more photos.](#)

Each year at the National Association of Home Builders' big trade show, a group of home-product suppliers teams up with a builder to sponsor the construction of the "New American Home," showcasing the latest builders have to offer American consumers. Or as the NAHB puts it, to offer "a collection of ideas for the industry to take away—in large pieces, or bit-by bit—and put into millions of homes across the country each year...innovative products...for the future of home building."

The results have been varied. In 2012, Developments reported that the New American Home was [shrinking](#), while in 2010, true to the spirit of that year, the New American Home fell into foreclosure and was [sold at auction](#) before it could be finished. But generally speaking, the project has resulted in fairly tame architecture. Builders have occasionally experimented with new materials, but stuck mostly to the ranch house and villa styles that are comfortable for most Americans.

THE WALL STREET JOURNAL.

This year is different. Blue Heron, a Las Vegas developer, has built a [New American Home](#) that hardly resembles the typical American home at all. Sprawling at nearly 7,000 square feet, [the home](#) features a subterranean courtyard, thousands of square feet of artificial water features, massive concrete-like overhangs, metal hand rails, faux-travertine floors and dozens of glass walls. The home has a price tag of about \$4 million.

"The whole concept from the very beginning was this totally different style: the desert contemporary aesthetic," says Tyler Jones, Blue Heron's co-founder and chief executive. "We've bet our whole company on some of the trends we're showing here."

Mr. Jones, 35, started Blue Heron in 2004 with his father, a custom home builder, after studying architecture at the University of Colorado at Boulder. He says after he moved back to Las Vegas, he quickly grew tired of the city's "quasi-Mediterranean, Tuscan style with red tile roofs and brown stucco everywhere."

Since 2005, Blue Heron has sold some 100 homes in Las Vegas, often to design enthusiasts who care more about the home's horizontal aluminum louvers than about the fact that the home does not have a traditional, family-friendly set-up.

The most obvious point of reference for this year's New American Home is Frank Lloyd Wright, the famous architect behind [Fallingwater](#), a western Pennsylvania house perched over a waterfall, jutting out from a hillside full of boulders into the middle of a stream. Wright used the natural terrain as a guide, working within its confines to build what he called "organic architecture." Blue Heron has tried to update that idea here, using water features and a sand-hued color palette to give the home a contemplative feel, and a mix of materials including stone, pebble-filled gabion walls and Resista, a wood-like paneling made from reused rice husks.

Developments asked three people—the project's architect, a luxury custom home builder and the architect of the New American Home from a decade ago—to review photos, plans, and video tours of this year's house and report their thoughts. Here are some excerpts from their emailed responses:

Michael Gardner, Blue Heron's in-house architect, designed the space, and said he drew inspiration from Wright's work in Los Angeles and at [Taliesin West](#), the late architect's winter home and school in the Arizona desert.

There's some inspiration from Frank Lloyd Wright and Asian architecture with tapered edges...It's a warm contemporary feeling. A very modern take, a use of glass. The big broad overhangs are a Frank Lloyd Wright inspired element... The client is a professional of some sort who has a high powered, maybe stressful, all-day kind of job where they're going all day and coming home to a kind of calm, Zen-like, relaxing type environment. It's definitely not set up for families. It's for a professional single, or a married couple that's very social.

Tanner Luster is chief executive of Luster Custom Homes in Scottsdale, Ariz., where his company is currently building homes at Sterling at Silverleaf, a luxury new-home community with a focus on sustainable features.

I like how the home uses technology in a way that isn't intimidating, but provides the convenience a "smart house" should offer. My clients are usually a little hesitant at first when discussing the inclusion of home controls. We help educate them about user friendly systems that are as easy to operate as their iPads. Once they see it, they love it...

The home also excels in energy efficiency by providing the best return on investment to the homeowner with high efficiency HVAC systems, LED lighting and spray foam insulation. By far, energy efficient elements and building specifications are the most in-demand requests we receive from clients...

From a building and budget perspective, it would be a challenge to re-create all of the features and elements on a mass scale due to the substantial cost. However, the fundamentals of the home are spot-on when it comes to what American home buyers are looking for today.

Melanie S. Taylor, of Melanie Taylor Architecture and Gardens, an architect based in New Haven, Conn., has designed seven different custom homes for magazines and builder shows. In 2002, she designed the New American Home for the NAHB's International Builders' Show in Atlanta.

The New American Home for 2013 echoes Fallingwater, Frank Lloyd Wright's masterpiece that dramatically appears to float above the waterfall that flows through its sylvan site. Like a precious and ostentatiously displayed commodity, water is hoarded within TNAH 2013 even as the house modestly sinks into its setting, a golf course within the Nevada desert. While Fallingwater gestures outwards, embracing the surrounding woodland like a reverent lover, TNAH 2013 looks inward to its overriding element, a huge, man-made holding pond and the heavy forms of the house look as if they were designed by a defense contractor...

As per builders' and market demands, designs for show homes have gotten progressively larger since the 1980s. Nonetheless, both the size and the design of TNAH 2013 are unusual for a residence. Any building where such a high proportion of space is dedicated to water and entertainment is intrinsically nonresidential. This house functions better as a party pavilion than as a safe and comfortable home for children or the elderly...

REAL ESTATE

[Brokers Who Bet on a Few Sales](#)



[A Glimpse of Home Building's Future](#)

[The Race to the Finish](#)

[Six Housing Forecasters Who Got Things Right in 2012](#)

[The Appraisal Betrayal | Jumbo Jungle](#)

[Striking Gold in the Backyard](#)

[Europe House of the Day - Reinvented Post-War House - Photos](#)

DEVELOPMENTS BLOG

[Six Housing Forecasters Who Got Things Right in 2012](#)

[Eminent Domain Bid for California Mortgages Rejected](#)

[Coming Next Year: Supersize Builders' Show](#)

[The New American Home: Wright-Inspired 'Party Pavilion'?](#)

[Toll's New Frontier: Student Housing](#)

REAL ESTATE VIDEO

[Yale's Shiller on U.S. Housing and Stocks](#)

COMMERCIAL REAL ESTATE

[Donated Land Is Battlefield](#)

[Citi Takes Top Spot in REIT Equity Deals](#)

[New Lives for Nazi-Era Bunkers](#)

[Nontraded REIT Merges With Public One](#)

[Plots & Ploys: Game Day Payday](#)

GREATER NEW YORK REAL ESTATE

[Speakeasy: Gordon-Levitt Trades Blockbusters for a Smaller Story of His Own](#)

[Senior Living It Up](#)

[Cresa Bullish on Its 'Father Figure'](#)

[Manhattan Feels Education Bump](#)

[Little Italy in the Bronx Tries to Add Spice](#)