

Goldbranch Village and Estates Exemptions from Boulder County's Site Plan Review Standards, BuildSmart Regulations and Expanded TDC Program

1. Site Plan Review (from the Boulder County Land Use Code)

Boulder County first adopted its Site Plan Review (SPR) standards in 1993 (at Article 4-800 of the Land Use Code). Over the years, Boulder County has revised its SPR standards to the point where, today, new homes must be deemed to be compatible with their neighborhood, and homes are only presumed to be compatible with their neighborhood if their floor area is within 125% of the median floor area of the neighborhood. However, the SPR standards do not apply to subdivisions approved after February 1994, and therefore the following exemption applies to Goldbranch Estates:

- **Goldbranch is FULLY EXEMPT from Boulder County's SPR standards. There are no requirements for homebuilders in Goldbranch to go through Boulder County's site plan review process.**

2. BuildSmart Regulations (from the Boulder County Building Code)

Boulder County revised its Building Codes in May 2008 to include the "BuildSmart Regulations" which require that certain green building practices are incorporated into all new homes built in the County. The BuildSmart Regulations require all homes to achieve certain HERS ratings based on the square footage of the home. All homes over 5,000 square feet must achieve a HERS rating of 9 (essentially a requirement for a home to be net-zero energy efficient) which effectively compels the construction of on-site renewable energy devices (solar panels or geothermal energy devices). Similarly the BuildSmart Regulations require exterior energy uses to be offset by on-site renewable energy devices. Goldbranch Estates, a proponent of green building, believes the BuildSmart Regulations are too stringent, especially as great strides are currently being made in energy efficiency technology. Accordingly, Goldbranch Estates secured certain agreements with Boulder County that allow more flexibility in home building within the subdivision. Following are just a few highlights of the unique circumstances that apply to Goldbranch Estates with respect to the BuildSmart Regulations:

- **Goldbranch is EXEMPT from the requirement to install solar panels and geothermal energy saving systems in new homes of any size. The choice is the homebuilder's.**
- **Goldbranch is EXEMPT from meeting a required HERS rating for houses of any size.**
- **Goldbranch is EXEMPT from the requirement to install solar panels to offset exterior energy uses (such as pools, spas, fireplaces, outdoor kitchens, etc.).**
- **Goldbranch has agreed to a checklist of green building improvement measures suited for the lots within the subdivision. Please inquire for a complete list of improvement measures.**

3. Expanded TDC Program (from the Boulder County Land Use Code Change) Boulder County revised its Land Use Code (at Article 4-1300) in August 2008 to include a new program mandating that houses above a certain threshold size (6,000 square feet) may only be constructed if the landowner purchases Transferable Development Credits (TDCs). There is a sliding scale to determine the number of TDCs needed to build additional floor area. For example, an 8,500square foot house would require 9 TDCs, while a 10,000 square foot house would require 18 TDCs. TDCs can be purchased through a County Clearinghouse and are currently trading between \$9,000 and \$10,000 per TDC. To purchase the appropriate number of TDCs for the right to build homes similar to the homes that currently exist in and are contemplated for Goldbranch, the total TDC purchase could be well over \$100,000. Please note the unique exemption for Goldbranch Estates:

- **Goldbranch is FULLY EXEMPT from the Expanded TDC Program until August 2015. There are no requirements for home builders in Goldbranch to purchase TDCs for homes of any size.**