

The National Heat Crisis Is Keeping Climate Change & Its Mitigation Top of Mind

Most Americans are conscious of the need to reduce carbon emissions which lead to global warming such as we are experiencing to a limited extent here in the metro area but to a much greater extent elsewhere in the country, Europe and the rest of the world.

Because of the increased attention to this topic, we'll all be hearing a lot more about "embedded" carbon, not just greenhouse gas emissions.

I've written in the past about the outsized contribution of cement and steel manufacturing to our climate change crisis. It is estimated that the manufacture of cement and steel is responsible for 5% and 7% of global greenhouse gas (GHG) emissions respectively, so much attention is being focused on the "greening" of these two industries.

Both the Biden administration and the State of Colorado have enacted measures using "Buy Clean" terminology to accomplish

REAL ESTATE TODAY



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a reduction of embedded GHG emissions in these two products in the bidding and construction of federal and state facilities — both buildings and highways/bridges.

Colorado is leading the nation with the passage of **HB21-1303, the Buy Clean Colorado Act**, which requires the Office of State Architect and CDOT to make sure that new projects are built with reduced embedded carbon.

Because the state and federal governments are such major buyers of new construction, cement and steel producers are being forced to focus on reducing GHG emissions, the benefits of which will likely spill over to private construction projects.

With the posting of this article at www.GoldenREblog.com I'll include links to how Colorado is tackling the implementation of this law on all projects that are put out to bid starting Jan. 1, 2024.

Bidders will have to provide

"Environmental Product Declarations" (EPDs) on the following "eligible materials" used in the construction of state projects: asphalt & asphalt mixtures; cement and concrete mixtures; glass; post-tension steel; reinforcing steel; structural steel; and wood structural elements.

HB21-1303 even seeks to reduce the GHG emissions involved

in the transportation of building materials from their place of the manufacture to the build site. The state will want a report on any materials transported over 100 miles, including the weight, method of transportation and total distance traveled in order to compute the "global warming potential" of their transport for future possible consideration/regulation.

Free Webinar: Is Solar a Good Investment for You?

The Colorado Renewable Energy Society presents a free virtual event this coming **Sunday, July 30th, at 6pm** to help you determine if the benefits of adding solar outweigh the cost. Adding solar to your home or business is a substantial investment, but one which can provide tangible long-term benefits. This lecture will cover the financial considerations of adding a solar PV system to your home, including size, cost, increase in property value, payback timeline, return on investment, tax credits, and local rebates and incentives. It will also discuss no-upfront-cost options such as power purchase agreements and solar leases. I have posted a link to register for this free event at www.GoldenREblog.com.

Arapahoe Acres Ranch Listed by Chuck Brown

This 1956 mid-century modern home at **1430 E. Cornell Place** was designed in the Frank Lloyd Wright Usonian style and is located in Arapahoe Acres, the first post-WWII subdivision on the National Register of Historic Places. The home features



1,837 square feet of impeccable architecture, with 3 bedrooms, 2 bathrooms and a 1-car attached garage. Perfectly situated on a quiet street in the interior of the neighborhood, it is close to Denver University, shops on South Broadway and the stores at Riverpoint. You'll love the stained and exposed beams and beveled tongue and groove wood ceiling throughout the house and the completely restored kitchen with mahogany cabinets and modern appliances. The primary bathroom has a large jetted tub, birds-eye maple cabinets and heated terrazzo floor. The large TV/office room showcases a Tennessee Blue stone floor, a window wall with mahogany framing and a built-in mahogany desk and bookshelves. Completing this special home is the custom designed landscaping in the front and back yards. The entire property is the end result of a 24-year restoration endeavor by the current owners. Own a piece of Colorado history! Take a narrated video tour and see more pictures at www.ArapahoeAcresHome.info. It has a 7.5-kW solar system, too! Call Chuck Brown at **303-885-7855** to arrange a private showing.

Mesa Meadows Ranch With Mountain Views!

This 3-bedroom, 2½-bath home is at **421 Choke Cherry Court**, in an enclave called Fox Haven at Mesa Meadows. Nestled in a cul-de-sac on the slope of North Table Mountain, it is close to trails leading into downtown Golden as well as into the table mountain's open space park. You'll appreciate the numerous skylights and the vaulted ceilings throughout the main floor. Mountain views from the wood deck, too! There is an HOA with annual dues of \$57. See the narrated video tour with drone footage at www.NorthGoldenHome.com.



Just Listed: Ranch Home in Downtown Golden



This 2-bedroom, 2½-bath home at **710 Elm Circle** is within walking distance of downtown Golden and literally across the street from the Golden Rec Center! The seller bought it 18 years ago and is only selling because she's in her 80s and ready to be in a senior facility.

You'll love the shaded front porch and the main-floor living. The two-car attached garage is an amenity not found in most townhomes. Watch the narrated video tour at www.GoldenTownhome.info, then come to our open house on **Sunday, July 30th, 11 to 1**. Or call **Kathy Jonke** at **303-990-7428** or me at **303-525-1851** to arrange a private showing.



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