

The Eiber Neighborhood Plan

Prepared by
The Residents of the Eiber Neighborhood & The City of Lakewood
Department of Community Planning & Development

October 2001



The Eiber Neighborhood Plan

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Adoption and Amendment

The City Council of the City of Lakewood by Resolution No. 2001-83 approved the adoption of the Eiber Neighborhood Plan as an amendment to the Lakewood Comprehensive Plan by a 10-1 vote on October 22, 2001. The votes for adoption of the Plan were as follows:

Stephen S. Burkholder, Mayor	Aye
Barbara Green Martin	Aye
Cheryl Wise	Aye
H.W. "Scat" Scatterday, Jr.	Aye
Bob Murphy	Aye
Jackie Herbst	Aye
Jean Saum	Aye
Ray Elliot	Aye
Carol Kesselman	Aye
Mike Stevens	Aye



ATTEST:

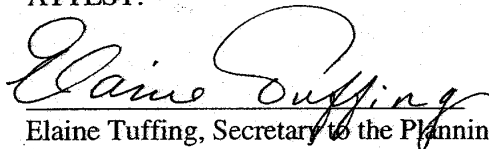


Margy Greer, City Clerk

The Planning Commission of the City of Lakewood adopted and recommended to the Lakewood City Council approval of the Eiber Neighborhood Plan as part of the Lakewood Comprehensive Plan by a vote of 6-0 on October 3, 2001. The votes were as follows:

Kenneth H. Lloyd	Aye
Edward J. Peterson	Aye
Tom Quinn	Aye
Wilmae "Bunny" Malm	Aye
Charles Yung Choi	Aye
Bill Marino	Aye

ATTEST:



Elaine Tuffing, Secretary to the Planning Commission

The Eiber Neighborhood Plan may be amended in the same manner in which it was adopted, in accordance with the City of Lakewood procedures for amendment of its Comprehensive Plan.

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Acknowledgments

Lakewood Mayor and City Council

MAYOR	Stephen A. Burkholder	
WARD I	Barbara Green Martin	Cheryl Wise
WARD II	Bob Murphy	H. W. “Scat” Scatterday
WARD III	Jackie Herbst	Jean Saum
WARD IV	Ray Elliott	Vacant
WARD V	Carol Kesselman	Mike Stevens

Lakewood Planning Commission

WARD I	Kenneth Lloyd	
WARD II	Andrea Hollen	
WARD III	Edward Peterson	
WARD IV	William Marino	
WARD V	Tom Quinn	
AT LARGE	Wilmae “Bunny” Malm	Charles Choi

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City of Lakewood Staff

Mike Rock, City Manager

Community Planning & Development

Overall Direction

Frank Gray, Director

Roger Wadnal, Manager Strategic Planning

Project Managers and Plan Authors

Sally Payne, Senior Planner

Kate Newman, Planner I

Staff Support Team

John Beuparlant, Community Planning and Development

Barb Brown, Community Planning and Development

Vince Casteel, Public Works

Jeff Cohn, Police Department

Kate Erickson, Community Planning and Development

Gene Gray, Police Department

Katy Gilstrap, Police Department

Tom Horton, Community Planning and Development

Bob Manwaring, Public Works

Kevin McEachern, Public Works

Terry Rogers, Public Works

Scott Schilt, Community Planning and Development

Marta Stamwitz, Community Resources

Ross Williams, Community Resources

Eiber Neighborhood

Recognition goes to the Eiberhood Neighborhood Organization Board and members, and other neighborhood residents, property owners or business owners who participated in the development of the Eiber Neighborhood Plan.

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INTRODUCTION

CITY OF LAKEWOOD NEIGHBORHOOD PLANNING

Neighborhood enhancement and protection are key concepts in the *Lakewood Comprehensive Plan*. Since 1995 the City of Lakewood has been preparing neighborhood plans in an effort to address these goals for individual neighborhoods. The Eiber Neighborhood Plan is the fifth plan to be prepared under the City of Lakewood's Neighborhood Planning Program.

Neighborhood plans are the result of a collaborative effort between City staff, residents, and property owners of an area to provide guidance about the future direction of a neighborhood. These City initiated and developed plans identify issues of concern to area residents and list a series of goals and action steps intended to address the identified issues. A series of meetings is held with residents where staff from several departments explain City programs and services, and attempt to educate residents about what can realistically be accomplished in their neighborhoods.

Neighborhood plans are policy documents which are adopted as amendments to the *Lakewood Comprehensive Plan*. They provide guidance to City staff and officials when making decisions regarding the neighborhood involving public works and traffic, community resources, community safety, and land use and property maintenance.

The Eiber neighborhood is one of many Lakewood neighborhoods. There are currently over 100 neighborhood organizations registered with the City indicating the large number of resident identified neighborhood areas. A challenge faced through the neighborhood planning process is the limited resources available to address resident's concerns and issues throughout all of the City of Lakewood's neighborhoods. This fact makes the presence of a neighborhood organization to seek grant funds and work to implement projects identified in the plans critical to accomplishing stated goals.

EIBER NEIGHBORHOOD PLANNING AREA

Boundaries for the Eiber planning area for purposes of this plan are Colfax Ave., Wadsworth Blvd., 6th Ave. and Oak St. (See Location and Planning Area Maps). The City recognizes that there are several smaller neighborhood areas within this larger area. Since it is not possible for the City to develop a neighborhood plan for every several block neighborhood area within the City, larger geographic areas are chosen based on factors such as school articulation areas (Eiber Elementary School) and major roadways. In addition, Wadsworth Blvd. is the western boundary of the Molholm Area Plan and Oak St. is the eastern boundary of Lakewood Industrial Park.

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EIBER NEIGHBORHOOD PLANNING PROCESS

Surveys

Approximately 3,000 surveys were mailed in the fall of 1998 to the residents, merchants, and property owners in the Eiber planning area. The survey was designed to learn about residents' concerns and the area's strengths and weaknesses. The response rate was approximately 10%.

Service Fairs

On October 22 and 27, 1998, City of Lakewood staff hosted informational service fairs. Residents, merchants, and property owners were invited to learn about various programs and services offered by the City. The service fairs were informal events, where citizens were able to meet one on one with City staff from the Departments of Community Planning and Development, Public Works, Police, Community Resources and the City Manager's Office. Approximately 80 people attended these service fairs.

Meetings

Starting in January 1999 neighborhood planning meetings were held every other week. These meetings were open to all interested residents, property owners, and businesses representatives. Those who attended the meetings identified issues, developed a vision statement, and provided input on the goals and action steps found in this Plan. Staffs from the Departments of Community Planning and Development, Police, Community Resources, and Public Works were present at several meetings to share information about the City's services and programs.

These meetings were held until January 2000. Meetings were stopped at that time to give residents and property owners an opportunity to form a neighborhood organization that could represent the entire planning area and work with the City on completion and implementation of the Plan. The Eiberhood Neighborhood Organization formed in April of 2000. The final draft of the Eiber Plan was agreed upon by residents and the City in the spring of 2001 with the final meetings held in July 2001.

Outreach

A variety of methods were used to inform residents, property owners, and businesses about the purpose and progress of the neighborhood planning efforts. Neighborhood newsletters were mailed to all addresses (approximately 3,000) within the planning area boundaries. Meeting reminders were sent to a mailing of approximately 300 interested people. Articles about the Eiber Neighborhood Plan appeared in *Looking at Lakewood* and the *Lakewood Sentinel*.

EIBER NEIGHBORHOOD CHARACTERISTICS AND HISTORY

The Eiber area is a unique Lakewood community. Established prior to the City's incorporation, the area is primarily low-density single family residential with a distinct rural feel. Mature landscaping, such as large trees, wide roads with no sidewalks, and large residential lots give this neighborhood its rural quality.

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Another feature that gives the Eiber area its rural character is the gulches and ditches found there. Both Lakewood and Dry Gulches run through the area crossing Wadsworth Boulevard, north of 6th Avenue, drawing water from Clear Creek in Golden. A series of ditches were created in the late 1800's and early 1900's to aid farming in the semi-arid climate. Portions of the Wight Lateral Ditch and Rocky Mountain Ditch still flow through the area and are used by water company shareholders to water lawns or gardens. These ditches played an important part in encouraging early settlement in the Lakewood area.

One of the earliest railroads in the Denver area was built along Colfax Avenue and 13th Avenue in the late 1800's. The Denver, Lakewood and Golden Railway (DL&G) began operation in 1891 running from downtown Denver around Arapahoe Street and 15th Street west into Golden and later the Federal Center through the Eiber neighborhood. These trains carried passengers, mail and goods to the Lakewood and Golden areas. After a series of different ownerships, the Associated Railroad purchased the line in 1950 and ran passenger service until 1953. Freight service continued to the Federal Center until 1988. The Regional Transportation District (RTD) purchased 6.8 miles of the line between Sheridan Boulevard and Simms Street from the Associated Railroad in 1989.

The Eiber area contains a variety of housing and several distinct neighborhood enclaves. Some housing dates back to the early 1900's when the area was primarily farm and dairy land. Horses and livestock can still be found on some properties. The eastern portion of the area between Carr Street and Wadsworth Boulevard was included in the original Lakewood plat of 1890. Over the years, housing subdivisions have been built, most dating in the 1950's and 1960's. The majority of the multi-family housing is located adjacent to the surrounding corridors such as Wadsworth Boulevard and Colfax Avenue and off of Oak Street.



Gulch and Vacant Land east of Kipling Street.

Three schools are located in the Eiber area: Eiber Elementary School, Lakewood High School and Jefferson County Open School. There are several parks located within the planning area boundaries. Holbrook Park is a 10-acre neighborhood park located at Garrison Street and 8th Avenue named after local architect Rolland Holbrook. This is the largest park within the Eiber area and contains a brook (Lakewood Gulch), a playground, picnic tables, walking paths and a volleyball court. James J. Richey Park, named after the first mayor of Lakewood, is located at Carr Street and 13th Avenue. This park also serves as a detention area for Dry Gulch. Sunset Park, located west of Kipling Street, is a 9-acre green belt style park with no improvements. Idlewild Park is a smaller pocket park located on Miller Street.

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DESCRIPTION OF THE EIBER NEIGHBORHOOD PLAN

The Eiber Neighborhood Plan begins with the Eiber Neighborhood Vision Statement, which includes a brief description of the neighborhood and a summary of the principal goals of the plan as worked out by the City of Lakewood Planning staff and residents of the neighborhood. The Plan itself is divided into five main parts titled Land Use and Property Maintenance, 13th Ave. Corridor, Traffic and Public Works, Public Safety, and Community Resources and Activities. The order in which these appear expresses their perceived importance, bearing in mind that the parts of the plan dealing with Traffic and Public Works, Public Safety, and Community Resources are dependent on the first two topics having to do with Land Use and Zoning, and the 13th Ave. Corridor. Each topical part of the Plan is introduced by a summary of the responses to a prioritization exercise in which each Action Step, as originally developed by the Eiberhood Neighborhood Organization, was prioritized against all the other Action Steps within the same part of the Plan.

THE EIBER NEIGHBORHOOD VISION STATEMENT

Eiber is a well established, unique neighborhood, the core of which is a coherent, attractive, well-wooded, semi-rural residential area partly bordered by multi-family properties and commercial corridors. As an older part of the city, all parts of the neighborhood confront the pressures of infill growth and redevelopment. To preserve and enhance the quality of the neighborhood, members of the community and the City government will strive to:

- Preserve and strengthen the existing low-density, 1-R and 2-R residential areas within the neighborhood;
- Maintain the current residential land use along the proposed 13th Avenue light-rail corridor;
- Promote improvement of the maintenance, appearance, and quality of commercial and multifamily properties;
- Ensure that outstanding parks, recreational facilities, and opportunities for both the young and the elderly be available in and near the neighborhood;
- Create a safer environment by enhancing traffic control and protection from crime and violence;
- Establish better communication between the City of Lakewood and the citizens within the Eiber area.

* Key for the following Action Step “Responsibility” column abbreviations:

*Nbhd. Org. - Neighborhood Organizations
CPD- Community Planning and Development
PW - Public Works
CR - Community Resources
PS - Public Service

UDFC - Urban Drainage and Flood Control
CMO – City Manager’s Office
PD - Police Department
RTD - Regional Transportation District

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ISSUES, GOALS AND ACTION STEPS

LAND USE & PROPERTY MAINTENANCE

According to the Eiberhood Neighborhood Organization, highest priority among the action steps concerned with Land Use and Property Maintenance was given to those that (1) maintain and preserve the existing single-family residential areas within the Eiber neighborhood from the intrusion of high density uses, (2) ensure apartment, commercial, and social-services enterprises impact the neighborhood in positive ways, and (3) promote better communication by the City of Lakewood about redevelopment plans and citizen participation in implementing such plans.



Large lot residential property.

See the Zoning and Land Use Patterns maps in the Map Section of this Plan.

Goal for preserving the residential character

Maintain and protect the existing single family residential areas within the Eiber neighborhood from the intrusion of high density rezoning.

Action Steps for preserving the residential character

Action Steps	Responsibility
Encourage the retention of single family properties, and the rezoning or redevelopment of properties in a way that is compatible with the existing residential character of the neighborhood or the surrounding land uses.	Nbhd. Orgs, CPD.
Support the retention of large-lot residential properties.	Nbhd. Orgs.,CPD
Certain properties are zoned for high density (3-R,4-R,5-R) but are currently used as single family residential (1-R,2-R). Support the voluntary down zoning of these kinds of properties in appropriate locations.	Nbhd. Orgs. CPD
Consider the development and adoption of design standards for new and redeveloping properties, particularly between 13 th Ave. and Colfax Ave. east of Garrison St., that would compliment the present residential architectural character of the area. Involve Eiberhood, residents and businesses in developing the standards.	Nbhd. Orgs. CPD

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Investigate means of buffering, such as fences, landscaping, grade separation and setbacks, to separate low-density residential uses from new or redeveloping high-density residential, commercial, and business uses.	Nbhd. Orgs. CPD
Explore preservation of historic buildings and encourage restoration of buildings having historic and/or architectural value.	Nbhd. Orgs.



Goal for property maintenance and appearance

Promote improved property maintenance on residential, commercial, and public properties.

Example of housing in the Eiber neighborhood

Action steps for property maintenance and appearance

Action Steps	Responsibility
Support and reward neighborhood organizations developing programs, such as Adopt-a-Neighbor, to help residents who may not be able to keep their properties maintained.	Nbhd. Orgs.
Maintain the current ordinances for zoning and code enforcement of properties.	CPD, Nbhd. Orgs
Encourage the undergrounding of utilities in new developments or redeveloped properties where practical.	Nbhd. Org.
Provide information to residents about the tree-trimming policies and procedures of Public Service through neighborhood newsletters.	Nbhd. Orgs.
Encourage ditch companies and or irrigation users to preserve and maintain their irrigation ditches.	Nbhd. Orgs., Ditch/Irrigation Comp.

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Encourage landscaping projects throughout the neighborhood.	Nbhd. Orgs.
Organize neighborhood clean-ups and litter pick-ups. Approach residents, neighborhood organizations, and civic associations to sponsor public clean-up events.	Nbhd. Orgs., CPD
Encourage clean-up and maintenance of bus shelters by RTD and RTD contractors.	Nbhd. Orgs., RTD, Property Owners, City
Explore using the Adopt-a-Street and Adopt-a-Park programs for local streets and parks.	Nbhd. Orgs., PW,CR
Encourage home ownership in the area by publicizing existing City home ownership programs.	Nbhd. Orgs, Housing.

Goal for apartments

Improve the condition and appearance of apartment buildings in the area.

Action steps for apartments

Action Steps	Responsibility
Encourage apartment owners and management companies to be more responsible for property and parking lot maintenance, repair, clean-up, play areas, and landscaping. Develop strategies to reward apartment owners/managers who do maintain their property.	Nbhd. Orgs., CPD
Ensure that new and existing apartments and multifamily units comply with existing zoning ordinance, landscaping, and design requirements.	CPD
Work with apartment and multi-family unit owners and managers to keep sidewalks and properties clean and safe for pedestrians and patrons.	Nbhd. Orgs., CPD
Develop outreach or training programs that promote better property management, screening, and leases.	Nbhd. Orgs., CPD
Work with the City's Code Enforcement section to explore the possibility of revising current ordinances to require the screening of dumpsters at businesses and multi-family properties, and the fencing or landscaping of parking lots adjacent to or facing single-family homes.	CPD, Nbhd. Orgs.

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Goal for surrounding business corridors

Encourage the revitalization of the Colfax Ave. and Wadsworth Blvd. corridors in ways that minimize impacts on the neighborhood.

Action steps for surrounding business corridors

Action Steps	Responsibility
Ensure that new and existing businesses and social-service facilities comply with existing zoning ordinance, landscaping, and design requirements.	CPD, Nbdh. Orgs.
Work with businesses to keep sidewalks and properties clean and safe for pedestrians and patrons.	Nbdh. Orgs., CPD
Encourage communication between residents, business managers, and owners.	Nbdh. Orgs
As commercial properties redevelop, include mitigation measures based on input from residents concerned with design, access, parking and orientation in order to lessen impacts on surrounding residential areas.	Nbdh. Orgs., CPD
Limit expansion of businesses into residential areas.	Nbdh. Orgs., CPD
Attract businesses that serve local residents, such as shoe repair, cleaners, fitness centers, bakeries, bookstores, etc. Do not encourage additional automobile lots, auto repair shops, pawn shops, motels, or big box development. Desirable uses on existing arterial corridors would be light-office or mixed-use retail/residential.	CPD
Work with existing commercial property owners to lessen the impact of business operations on surrounding residential areas, for example, test driving of automobiles and motorcycles on local streets and use of loud intercom systems.	Nbdh. Orgs., CPD
Avoid a disproportionate concentration or expansion of county or metro-wide social service or homeless shelters in the neighborhood and encourage dispersion of these facilities throughout the City.	Nbdh. Orgs., CPD

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Goal for increasing participation in planning processes

Improve communication among residents, developers, and the City regarding land-use proposals (e.g., rezonings, variances, final plat plans, etc.) that impact neighboring residents and businesses.

Action steps for participation in planning processes

Action Steps	Responsibility
When new development or redevelopment is proposed, the City will work with the neighborhood through the Development Review Process.	CPD, Nbdh. Orgs.
Both the neighborhood and City will work together, on an ongoing basis, to improve and maintain communication.	CPD, CMO, Nbdh. Orgs.
Evaluate the appeals process for neighborhood organizations throughout the City for final plats or variances not consistent with neighborhood plans.	CPD

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13TH AVENUE CORRIDOR

Adoption by the Regional Transportation District (RTD) of their 13th Avenue corridor as the preferred alignment for the light rail system proposed to serve the west metro area constitutes a concern for many Eiber residents. Opinion is mixed in the Eiber neighborhood about the impact of actually having a light rail line on the 13th Ave. corridor, and the pros and cons of light rail on were not considered in formulating the Eiber Neighborhood Plan. This corridor cuts through the entire length of the northern half of the neighborhood and is adjacent to or within areas presently zoned R-1 and R-2, or areas zoned for higher densities but now occupied in some places by single family residences. The concerns expressed by some residents specifically focus on potential changes to the residential character of the neighborhood with the siting and construction of light rail transit. Because the City of Lakewood supports RTD's proposed light rail system for the west metro area, there is concern by some residents that the City might implement sweeping changes in zoning within the Eiber neighborhood. The Action Steps that follow focus on insuring that a process is in place to address the impacts that light rail transit development might have on the area and the above mentioned concerns. In addition, one purpose of the Environment Impact Statement (EIS) that RTD is required to develop is to look at impacts to the neighborhood from development of light rail transit and possible ways to mitigate identified concerns.

Among the action steps under this topic, those given the highest priority by the Eiberhood Neighborhood Organization have to do with (1) ensuring full communication between the neighborhood, City, and RTD about plans for this corridor and neighborhood involvement in formulating any such plans, and (2) maintaining existing single-family residential land use within the neighborhood along 13th Avenue. High priority was also awarded to action steps concerned with improving the utility and aesthetics of RTD's right of way, e.g., by further development of walking/bicycle paths, and landscaping.

Goal for community involvement

Promote community involvement in all public planning processes done for light rail transit.

Action steps for community involvement

Action Steps	Responsibility
Written notification shall be given to Eiber neighborhood organizations concerning any public planning processes scheduled for the Eiber planning area.	RTD,PW, CPD, Nbdh, Orgs.
The City of Lakewood and RTD shall work together to publicize public meetings devoted to planning for light rail transit along West 13 th Ave. corridor.	PW, CPD, RTD

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Encourage cooperation with adjacent neighborhoods along 13 th Ave. corridor when working to address issues related to the proposed light rail.	Nbdh. Orgs., PW,CPD
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Goal for Land Use Along 13th Avenue

In an effort to maintain the single family residential land use along 13th Ave. corridor, work to identify appropriate and effective mitigation measures to address impacts to the Eiber community that may result from the development of light rail transit.

Action steps for land use along 13th Avenue

Action Steps	Responsibility
RTD, the City of Lakewood and the Eiber neighborhood shall work together in developing the EIS and identifying appropriate mitigation measures to address the impacts of light rail transit on the overall neighborhood environment.	RTD, PW, CPD, Nbdh. Orgs.
Encourage the location of mixed use commercial and higher density residential development at the Wadsworth Blvd. arterial node.	CPD, PW, Nbdh. Orgs.
For the area between 13 th Ave. and Colfax Ave. east of Garrison St., the City and the Eiber neighborhood shall work together to identify strategies to maintain the residential character of the neighborhood, and to guide any potential future development in this area. Strategies may include, but are not limited to, design standards, buffering requirements, setback and height requirements, etc.	CPD, PW, Nbdh. Orgs.
Determine appropriate locations for light rail transit stops through RTD's EIS process.	RTD,PW,CPD,Nbdh. Orgs.
Through RTD's EIS process, determine appropriate locations and sizes for Park-n-Ride facilities that fit best with the residential character of the area. Locate high volume Park-n-Ride facilities at Wadsworth Blvd.	RTD,PW, CPD,Nbdh. Orgs.
During RTD's EIS process, identify strategies to address potential vehicular impacts to the neighborhood associated with light rail transit. These impacts could include, but are not limited to, safety, on-street parking at light rail stations, potential for increased traffic associated with stations, etc.	RTD,PW,CPD, Nbdh. Org.

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Goal for 13th Avenue trail and parks

Create a trail through the Eiber neighborhood.

Action steps for 13th Avenue trail and parks

Action Steps	Responsibility
Work with RTD to establish and maintain an off-road, hard surface, well landscaped bike and pedestrian trail along the 13 th Ave. corridor with connecting “pocket” parks.	RTD, Nbhd. Orgs.,
Mitigate impacts to the existing bike and pedestrian trail due to construction of light rail transit.	RTD
Enhance public access and safety along the bike and pedestrian trail by installing bike racks, lighting, trash receptacles, emergency call boxes, and signs posting rules and regulations.	RTD
Establish natural/landscaped buffers between the trail and residential areas where right-of-way permits.	RTD



Abandoned track along 13th Avenue.

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TRAFFIC AND PUBLIC WORKS

Highest priority among action steps according to the Eiberhood Neighborhood Organization concerned with Traffic and Public Works was for improving deficient sidewalks and cross walks, improving traffic flow along major thoroughfares, and minimizing cut-through traffic.

Goal for promoting safe driving in residential areas

Promote and maintain automobile traffic volumes and speeds that are appropriate for a residential neighborhood.

Action steps for promoting safe driving in residential areas

Action Steps	Responsibility
Discourage non-neighborhood traffic on residential streets. Evaluate and develop traffic calming projects when appropriate such as entry treatments and speed bumps consistent with City Council policy.	PW
Encourage planting more trees and right-of-way landscaping along neighborhood streets.	Nbhd. Orgs.
Work with the City to assist in finding funding alternatives for speed-bumps where residents would incur an economic hardship. Encourage owners of multi-family properties to work with City programs to implement traffic-calming projects in their areas.	Nbhd. Orgs.
Ensure speed limits are properly set and signed according to established engineering principles around schools and child activity centers. Request use of the City's speed monitoring trailer in problematic areas.	PW
Enhance the traffic flow along major arterial corridors (Wadsworth Blvd., Colfax Ave., and Kipling St.) that surround the neighborhood to minimize cut-through traffic. Encourage better timing of traffic signals, widening roadways and limiting access to properties along the corridors to keep traffic moving smoothly.	PW

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Goal for improving pedestrian and bicycle safety

Improve and encourage safety for pedestrians and bicyclists throughout the neighborhood, especially in areas with higher traffic volumes.

Action steps for improving pedestrian and bicycle safety

Action Steps	Responsibility
As funds are available and priorities set throughout the City, consider increasing the number of bicycle and pedestrian paths on collector streets.	PW, CR
Develop and improve pedestrian crosswalks near schools, parks, recreation centers and high volume bus stops. Identify and address areas where pedestrian traffic signals are desired and warranted to promote safety for youth and senior citizens.	PW
Identify and build missing sidewalk links on high volume pedestrian areas, especially along Kipling St., Wadsworth Blvd., the west 6 th Ave frontage road, and Colfax Ave. consistent with funding availability and City Council policy.	PW

Goal for addressing problem drainage areas

Alleviate negative impacts from storms and drainage problems in the Eiber community.

Action Steps for addressing problem drainage areas

Action Steps	Responsibility
Encourage the City, Urban Drainage and Flood Control, and property owners to stabilize the banks along Lakewood Gulch.	PW, UDFC
With creation of the Stormwater Management Utility by the City, request that funds be spent in the Eiber area to address drainage problems according to the established priority setting criteria	Nbhd. Org., PW
Work with irrigation ditch companies and the City's Stormwater Management Utility to identify and address areas where improvements to storm sewers and pipes may be an appropriate remedy to the problem of storm water run-off flowing into private ditches.	Nbdh. Org., PW

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Encourage better maintenance of ditches, ponds, and detention areas to prevent build up of debris, overgrown vegetation, and silt that impede flow by notifying the City’s Public Works Department when a problem exists. Some ditches are private and not the responsibility of the City.	Nbdh. Org., PW
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Goal for alleviating impacts from West 6th Avenue

Alleviate negative impacts from traffic along West 6th Avenue.

Action steps for alleviating impacts from West 6th Avenue

Action Steps	Responsibility
When reasonable and feasible, and when funds are available, encourage the use of increased vegetation and landscaped berms along West 6 th Ave. to enhance the appearance and to alleviate noise from traffic.	Nbdh. Org., PW

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PUBLIC SAFETY

Action steps given highest priority for Public Safety among the Eiberhood Neighborhood Organization include (1) better control of speeding traffic, (2) additional controls on juvenile crime through stricter enforcement and increased involvement of police and adults in youth programs, and (3) increasing the awareness of sex offenders within the neighborhood.

Goal for increasing community awareness

Increase community awareness and participation in maintaining a safe neighborhood.

Action steps for increasing community awareness

Action Steps	Responsibility
Encourage the formation of and participation in neighborhood organizations such as Eiber Build-A-Generation, Welcome Wagon, and Bright Beginnings.	Nbhd. Org.
Increase communication between residents and police agents concerning neighborhood issues or emergencies. Request a neighborhood liaison officer be assigned to the neighborhood.	Nbhd. Org., PD
Increase neighborhood watch blocks to promote a safer neighborhood and to disperse information. Focus on involving local apartment complexes.	Nbhd. Org., PD
Encourage the Mayor, and council members to walk the neighborhood and communicate with area residents on a regular basis.	Nbhd. Org.

Goal for eliminating graffiti

Work to eliminate graffiti and vandalism.

Action steps for eliminating graffiti

Action Steps	Responsibility
Support the City's graffiti clean-up efforts by promptly reporting graffiti and increasing awareness of graffiti problems.	Nbhd. Org.
Hold graffiti clean-up days in conjunction with other neighborhood events in the area. Coordinate with the City to identify graffiti and plan for clean-up events.	Nbhd. Org., CPD, Courts

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Goal for neighborhood safety

Increase the safety of neighborhood streets and parks.

Action steps for neighborhood safety

Action Steps	Responsibility
Request an increase in police bicycle and foot patrols especially in area parks.	Nbhd. Org., PD
Investigate the feasibility of "911" call boxes on commercial corridors and in area parks.	Nbhd. Org., PD
Enforce designated hours in neighborhood parks through resident notification to the Police Department when violations are noticed.	Nbhd. Org., PD
Work to enforce current animal control ordinances by residents notifying Animal Control when loose or threatening animals are observed.	Nbhd. Org., Animal Control

Goal for a positive neighborhood environment

Provide a safe neighborhood for children.

Action steps for a positive neighborhood environment

Action Steps	Responsibility
Recognizing the demands placed on the Traffic Enforcement Team citywide, work to enforce speed limits around school activity centers and pedestrian corridors.	PD
Encourage mandatory law enforcement of juvenile crimes. According to existing laws, hold parents responsible for actions of minors, e.g., parents must also do community service, pay fines, or attend educational programs. Explore restorative justice programs.	PD, Courts
As staff and resources are available, increase police involvement with youth through programs like D.A.R.E.	PD

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Based on available resources, develop child safety workshops and programs as a teaching tool for safety issues to be shown at schools, churches, Channel 8 and community centers. RTD's child safety programs on light rail transit and Operation Freight for Kids are examples.	PD, CMO, Nbhd. Org., RTD
Increase involvement of adults in children's lives. Promote interaction between youth and seniors.	Nbhd. Org.
Increase awareness of the whereabouts of sex offenders in the neighborhood through use of the existing sex offender public notification laws.	Nbhd. Org., PD

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COMMUNITY RESOURCES & ACTIVITIES

According to the Eiberhood Neighborhood Organization, top priorities under Community Resources & Activities were action steps seeking to (1) maintain and improve /pedestrian bicycle paths, equestrian trails, and parks throughout the neighborhood, (2) better utilize and enhance activities and facilities provided by nearby recreation and community centers, and (3) provide resources that benefit the needs of youth in the community.

Goal for fostering community involvement

Foster cultural, recreational, and leisure activities that promote inter-generational community involvement.

Action steps for fostering community involvement

Action Steps	Responsibility
Encourage and support social events and service activities to generate a strong sense of community in the Eiber area.	Nbhd. Org.
Prepare and distribute an ongoing Eiber community newsletter to share history and current events within the neighborhood. Investigate other means of distributing information such as kiosks in parks and community bulletin boards at local merchants, churches, and service organizations.	Nbhd. Org., CPD, CR
Encourage the development of neighborhood organizations. Work through these associations to involve local businesses, schools, and residents to organize community events.	Nbhd. Org.



Sunset Park at Miller Street and 9th Street

The Eiber Neighborhood Plan

Goal for the area's children

Support a positive and caring environment for area's youth.



Eiber Elementary School at Independence Street and 13th Avenue

Action steps for area's children

Action Steps	Responsibility
Develop youth projects and programs that promote good citizenship and positive behavior for children.	Nbhd. Org.
Work with Eiber Build-a-Generation and area schools to promote mentoring, tutoring and before- and after-school recreational programs and activities.	Nbhd. Org.
Investigate locations and funding for youth and teen recreational facilities in non-residential areas, such as a skateboard park.	Nbhd. Org., CR, CPD
Publicize existing City programs and other activities available to Eiber youth and families through area newsletters.	Nbhd. Org., CPD, CR
Encourage businesses or non-profit establishments that provide recreational facilities and programs for all age groups to locate along the West Colfax Corridor.	Nbhd. Org., CPD

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Goal for recreational facilities and opportunities

Identify ways to expand and improve the area’s parks, open space, and recreation facilities.

Action steps for recreational facilities and opportunities

Action Steps	Responsibility
Based on input from surrounding residents, consider improvements to area parks. Explore installing bike racks, updating playground equipment, improving signage, providing plastic-bag dispensers for picking up after dogs, and making appropriate lighting improvements. Maintain compatibility with surrounding neighborhoods when making improvements to area parks.	Nbhd. Org., CR
Work with schools (especially Jeffco Open School) to identify resources and the needs of youth in the community, and to develop public, multi-use recreational facilities on school grounds.	Nbhd. Org., CR
Work with Whitlock Recreation Center and the Clements Community Center to promote and expand activities and facilities for area residents of all ages.	Nbhd. Org.
Expand recreational trails with an emphasis on connecting existing trail systems and parks possibly along gulches or streams. Consider establishing equestrian trails as part of the trail system.	Nbhd. Org., CR
As funds are available, improve and maintain bike and pedestrian paths focusing on developing off-street paths. Improve and maintain bike and pedestrian paths. Focus on off-street paths.	Nbhd. Org., CR
Develop and promote programs for residential volunteers to maintain clean and safe parks.	Nbhd. Org., CR

The Eiber Neighborhood Plan

BIBLIOGRAPHY OF RELATED PLANS

The following plans have been adopted as amendments to the 1987 Lakewood Comprehensive Plan and have relevance to the Eiber neighborhood planning area.

West Colfax Avenue Revitalization Plan - Adopted 1993

Wadsworth Boulevard Strategic Plan - Adopted 1997

North Kipling Strategic Plan - Adopted 1998

Framework Plan for the West Corridor Light Rail Line – Adopted 2001

The Eiber Neighborhood Plan

MAPS

Location Map

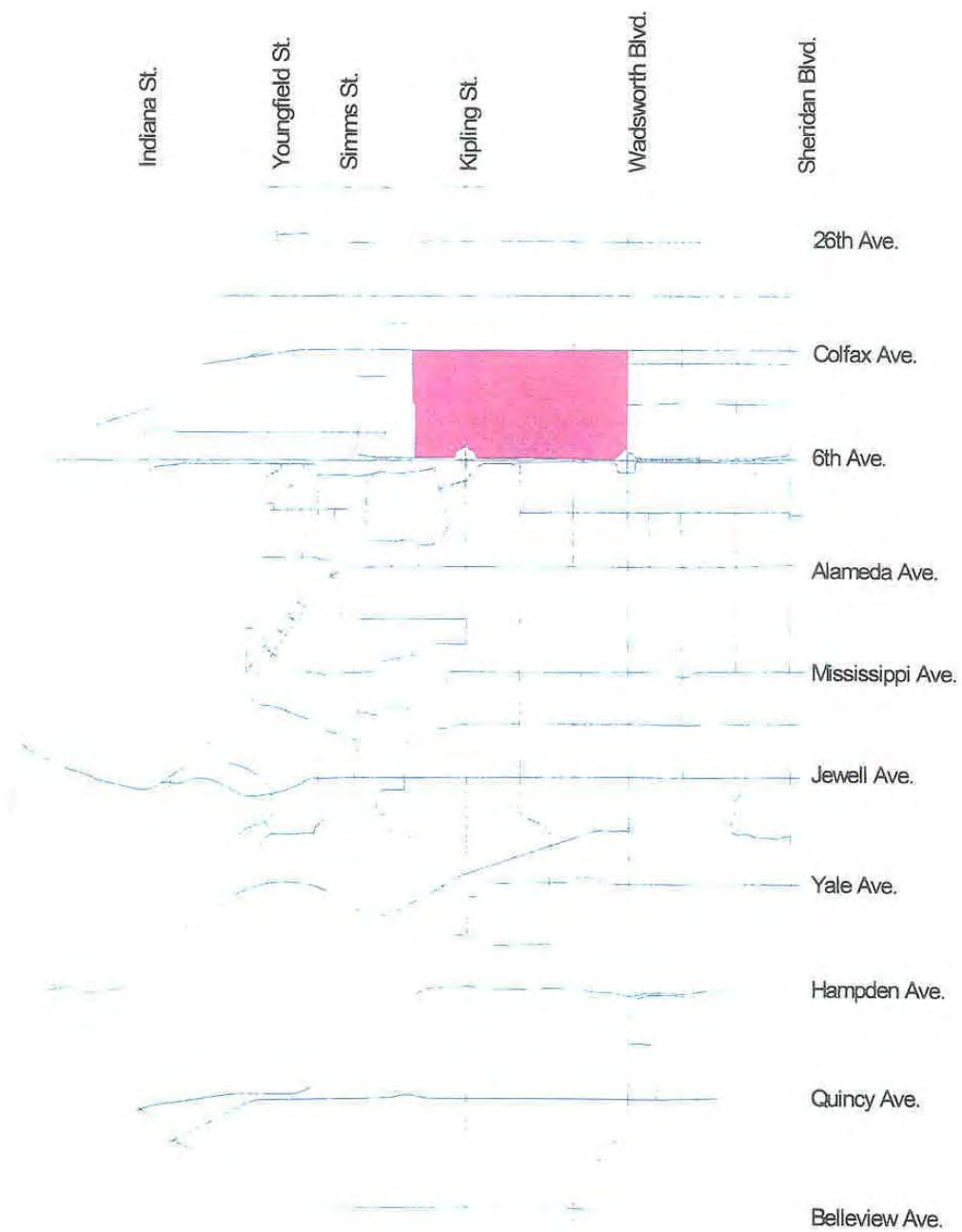
Eiber Neighborhood Planning Area Boundaries

Eiber Neighborhood Census Block Groups

Registered Neighborhood Organizations in the Eiber Planning Area

Eiber Neighborhood Zoning Patterns

Eiber Neighborhood Land Use Patterns



Eiber Neighborhood Location Map



Wadsworth Blvd.

Colfax Ave.

10th Ave.

6th Ave.

Carr St.

Garrison St.

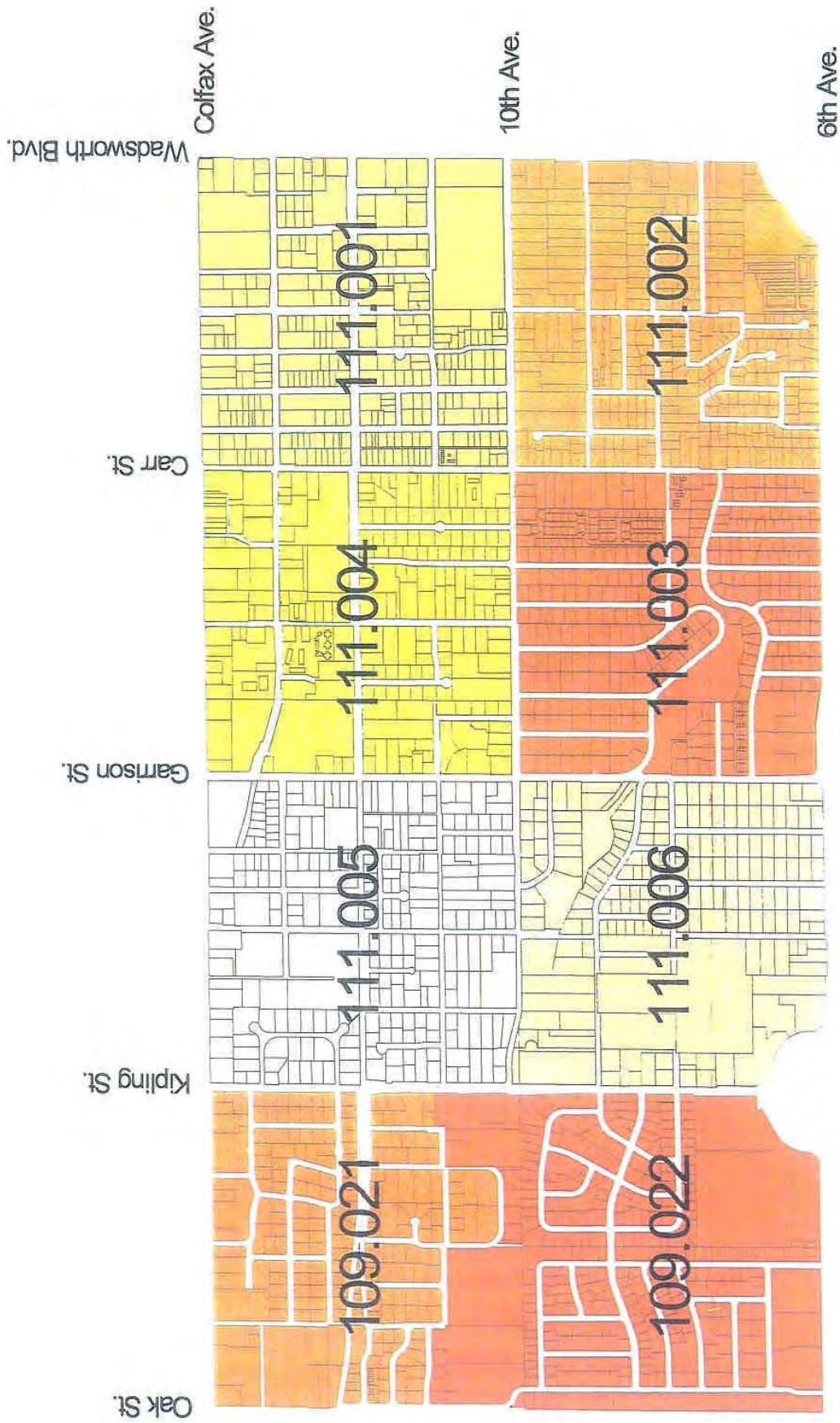
Kipling St.

Oak St.



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Not to scale.

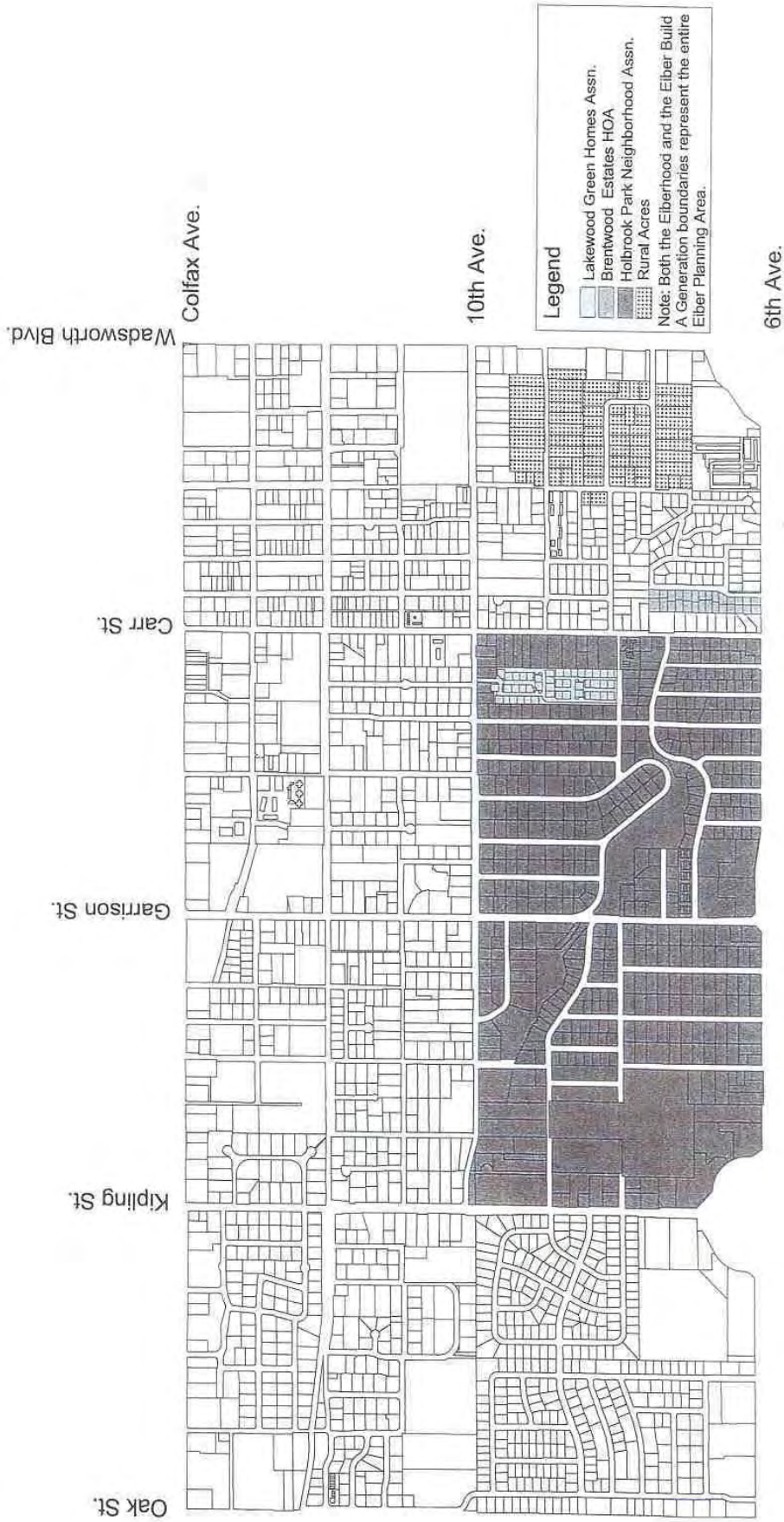
Eiber Neighborhood Planning Area



Eiber Neighborhood Census Block Groups



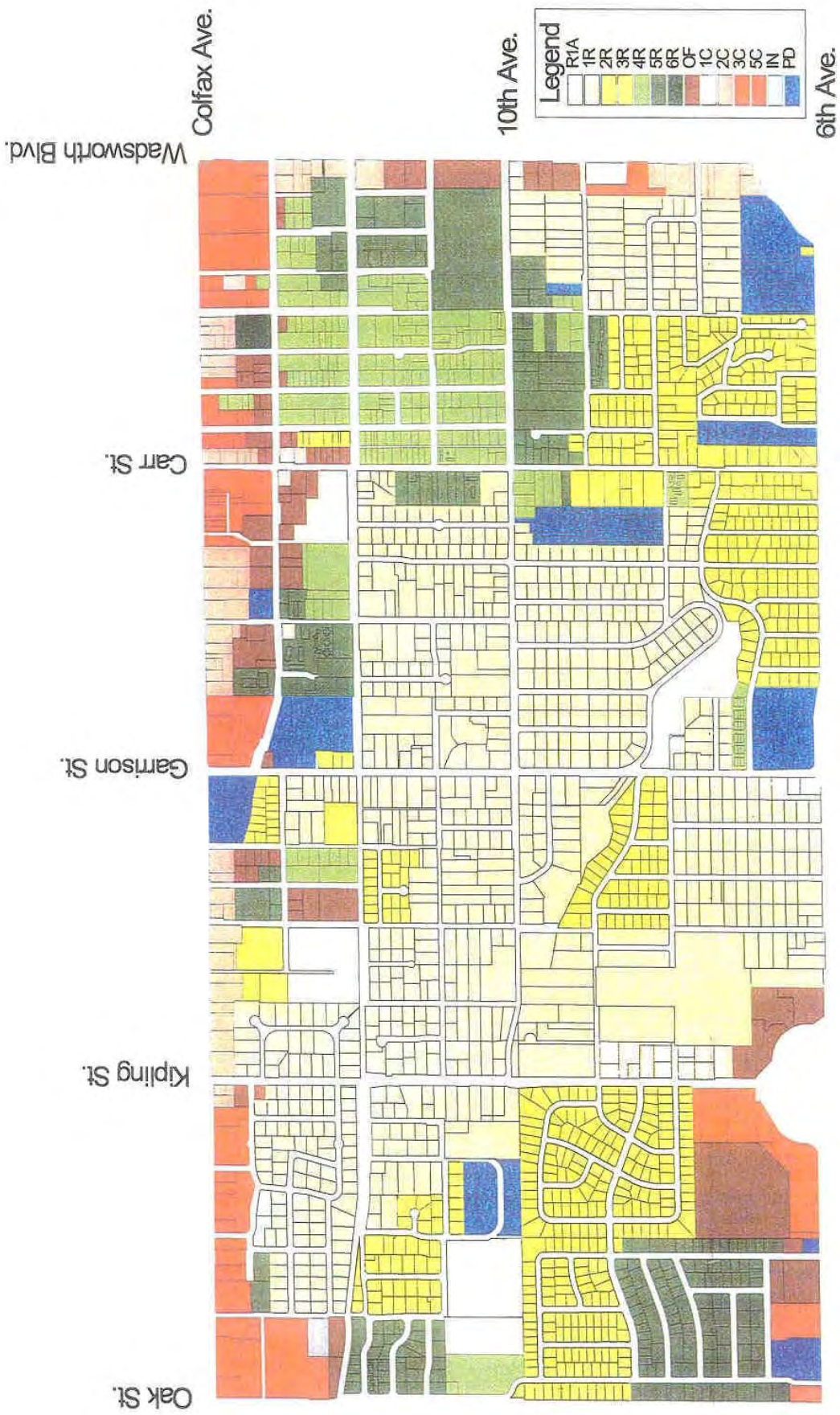
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Registered Neighborhood Organizations In the Eiber Neighborhood



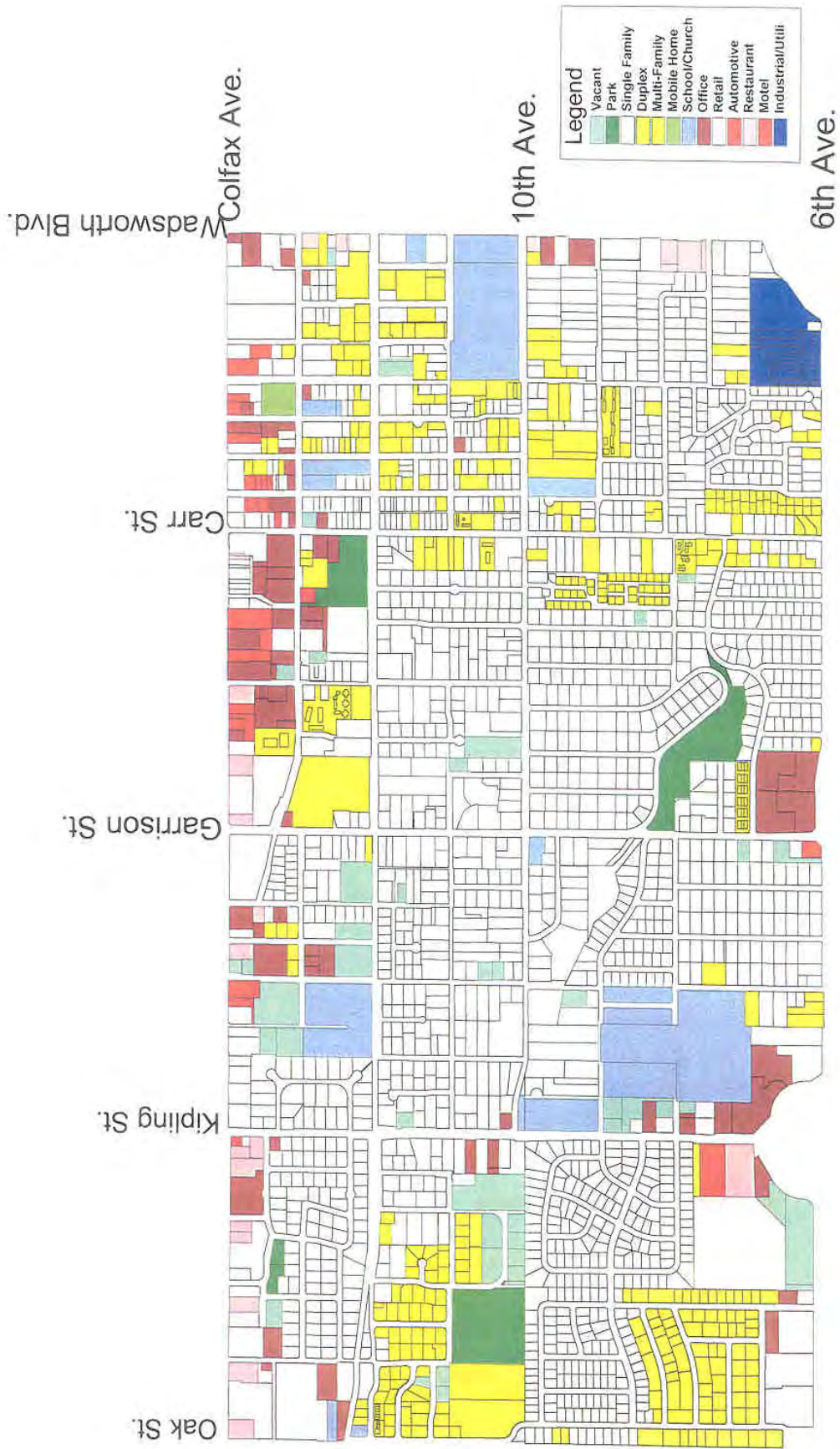
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Eiber Neighborhood Zoning Patterns



 For planning purposes only.
 Not an official zoning map.
 Not to scale.



Eiber Neighborhood Land Use Patterns

For planning purposes only.
Not an official land use map.
Not to scale.

APPENDIX

NEIGHBORHOOD ORGANIZATIONS

In the Eiber neighborhood planning area there are six neighborhood organizations that were registered with the City when the plan was being completed. (See Registered Neighborhood Organization Map). The groups include homeowners associations, general neighborhood organizations and a group whose emphasis is to promote healthy alternatives and a positive environment for youth at Eiber Elementary School. These groups are:

- Eiberhood Neighborhood Organization between Colfax Ave., Wadsworth Blvd., 6th Ave., and Oak St.
- The Brentwood Townhome Association, located north of 6th Ave. along Brentwood St.
- The Eiber Build-A-Generation, representing the Eiber Elementary School articulation area – 6th Ave. to Colfax Ave., from Wadsworth Blvd. to Oak St.
- The Holbrook Park Neighborhood Association, bounded by 6th Ave and 10th Ave., from Carr St. to Garrison St.
- The Lakewood Green Homes Association, located between 8th and 10th Ave. between Carr and Dudley Sts.
- Rural Acres, properties between Wadsworth Blvd. and Allison St. along 7th, 8th and 9th Aves.
- Cedar Crest Homeowners Association between W. 8th Ave., Miller St., 9th Ave, and Kipling St.
- 13th Avenue Citizens Coalition bounded by Sheridan Blvd., 6th Ave., Oak St. and Colfax Ave. (not listed on the Registered Neighborhood Organization Map)

DEMOGRAPHICS

At the time of the development of this Plan, data was not available from the 2000 U. S. Census count. The following Table is based on 1990 U. S. Census data. According to the 1990 Census, the Eiber neighborhood planning area is home to 3,516 households or 7,901 people. A total of 4,022 housing units existed in the Eiber in 1990 compared to 3,916 in 1980.

For more information on Eiber's demographics, see Table 1 on the following page. All data was obtained from the Bureau of the Census, Housing and Population Characteristics from the 1980 and 1990 Census. (See Census Block Groups Map)

Source: 1980 and 1990 Census

	Eiber Area		City of Lakewood		Jefferson County	
	1980	1990	1980	1990	1980	1990
Total Population	8,391	7,901	112,860	126,481	371,753	438,430
Race						
White	7,996 (95%)	7,354 (93%)	107,661 (95%)	117,819 (93%)	356,966 (96%)	414,542 (95%)
Black	52	111	581	1,316	1,933	3,231
American Indian, Eskimo or	52	55	494	872	1,443	2,428
Asian Pacific Islander	114	118	1,446	2,435	3,631	7,630
Other Race	177	263	2,678	4,039	7,780	10,599
Persons of Hispanic Origin	448 (5%)	684 (7%)	6,624 (6%)	11,506 (9%)	19,476 (5%)	30,791 (7%)
Persons per Housing Unit	2.19	1.96	2.7	2.38	2.82	2.59
Median Household Income	\$18,387	\$24,200	\$23,250	\$34,054	\$24,044	\$39,084
Persons Below Poverty Level	693 (8%)	837 (11%)	5,509 (5%)	9,348 (7%)	16,761 (5%)	24,926 (6%)
Number of Households	3,757	3,516	41,111	51,657	129,271	166,545
Family Households	2,135 (57%)	2,003 (57%)	30,149 (73%)	33,717 (65%)	99,538 (77%)	119,462 (72%)
Non-Family Households	1,622	1,513	10,962 (27%)	17,940 (35%)	30,253 (23%)	47,083 (28%)
Number of Housing Units	3,916	4,022	43,403	55,678	137,189	178,611
Owner Occupied	1,496 (38%)	1,450 (36%)	27,226 (63%)	31,250 (56%)	93,633 (68%)	116,830 (65%)
Renter Occupied	2,261 (58%)	2,193 (55%)	13,966 (32%)	20,407 (37%)	36,145 (26%)	49,715 (28%)
Vacant	159	379	2,211	4,021	7,411	12,066
Median Home Value	\$70,050	\$84,850	\$75,400	\$91,400	\$76,300	\$93,600