



# Eiberhood News

The semi-annual newsletter of the Eiber Neighborhood Association.

Fall 2015

## Jeffco Corrections and Neighborhood Crime

Earlier this year, Jefferson County Corrections applied to the city for a Special Use Permit to operate a halfway house in an industrial/commercial neighborhood at 8<sup>th</sup> and Quail. The proposal would have involved moving the facility from its current location at 16<sup>th</sup> and Teller, where the county owns the historic JCRS hospital building.

The request for a permit was denied by the Lakewood Planning Commission in September, following a significant outcry by opponents. Concerns were raised about the safety and security of moving felons into a facility so close to surrounding neighborhoods, even though the current facility is situated literally within a residential neighborhood today.

Some Eiber neighbors were surprised to learn that the Eiber Neighborhood Assoc supported this move (but with conditions). We'd like to offer an explanation of our position.

First and foremost, the proposed site lay outside the boundaries of our neighborhood, and we do not presume to dictate to other neighborhoods what we think might be right.

Secondly, given the short timeframe to develop a position on such a controversial proposal, and the limited time we as volunteers could devote to the matter, we elected to spend our time researching the issue rather than canvassing the neighborhood. The well-organized TellJeffcoNo campaign did a very good job of informing nearby neighbors, and we saw little that we could add to that effort. Our research uncovered facts that were not well disseminated, and our conclusion was that this proposal held some merit.

One of the greater goals of our neighborhood plan is to work *with* developers on commercial sites surrounding the neighborhood in order to mitigate the impacts their development might have on residential areas. This requires a collaborative approach and negotiation, which would have been defeated by taking an opposing position. So we worked with County Corrections, city staff, and the developer to address what we saw to be the greatest threats to residents' security. These became conditions that the city then placed on the permit, and would have been the basis for revoking the permit if they were not met.

Had we **not** taken this approach, *and had the permit been approved*, our neighborhood would have been left without any mitigation options. Instead, our neighborhood had a seat at the table, and would have been directly involved in making this proposal at least a manageable risk.

One of the major concerns was the crime risk. We came to realize that the criminals we are rightly concerned about come not from the halfway house, but are felons already released on parole and probation, and are already roaming Colfax neighborhoods. Denying the halfway house will have no effect on that problem. Space limitations don't allow us to go into more detail here, but you can find a more complete explanation on our website at [www.eiberhood.org](http://www.eiberhood.org), where you can also learn more about the crime and vagrancy problems we are trying to help manage.

## City Council Election 2015 Coverage

*The Eiber Neighborhood Association contacted all registered candidates for Mayor and Ward 1 and 2 Representatives by email, asking them to respond to several questions that we thought would be relevant to our community. Due to space constraints, we could select only three questions for publication in this newsletter. You can find the complete list of questions and answers posted on our website at [www.eiberhood.org](http://www.eiberhood.org). All answers listed here and on our website are taken verbatim and unedited from the candidates' responses.*

### MAYORAL CANDIDATES

#### What is your vision for the City of Lakewood?

**Ramey Johnson:** I want Lakewood to be an intimate community where we feel safe and know our neighbors. I want Lakewood to be a city we would still be attracted to and where our children would also choose to live in. A place that honors and protects our open space. A "home" that values our tradition, history and past and yet looks forward. A place that is vibrant without compromising our quality of life. A place where all voices are heard and listened to.

**Adam Paul:** My vision for Lakewood is a city that embraces our great history and that is optimistic about our future. We are a vibrant community that has benefitted from positive changes like Belmar, St. Anthony's hospital and the West Rail line. I envision a future that celebrates our past, protects the character of our great neighborhoods and plans appropriately for more change so that we can provide the amenities, services and economic opportunities that our residents deserve and expect.

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Eiber Neighborhood Association  
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Lakewood CO 80226

### Eiberhood Board

#### Officers

President – Paul Ditson  
[president.eiber@gmail.com](mailto:president.eiber@gmail.com)  
VP - Merry Hansen  
[eiberneighbor@gmail.com](mailto:eiberneighbor@gmail.com)  
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Treasurer – Lester Stevens Jr

#### Directors

Trish Kelly  
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Carrie Sonneborn  
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Deborah Treseder  
Nancy Smith  
Rebecca Gee

#### Mailing Address

Eiber Neighborhood Assoc.  
PO Box 260937  
Lakewood CO 80226

#### Meetings

7pm 3<sup>rd</sup> Thursday of month  
Action Center Board Room  
8755 W 14<sup>th</sup> Ave  
Visit us online at [eiberhood.org](http://eiberhood.org)

## Eiber Sustainability

**Bike Racks at Garrison Light Rail Station** – The city has begun the installation of bike racks at the Garrison Station. A covered, lighted bike shelter with customary loop-style racks for locking bicycles will be situated across Garrison St from the station. This is the culmination of an effort spearheaded several years ago by community member Bill Spriggs with involvement of the Association.

**Eiber Sustainability Fest** – The 2nd Annual Sustainable Eiber Fest was held at Eiber Elementary School and about 40 people attended, toured the Community Garden, enjoyed free food, won door prizes from local businesses, decorated pumpkins and - most importantly - gave their input into what projects they would like to see in the coming year. If you have ideas and want to get involved in Eiber's sustainability activities contact [SustainableEiber@gmail.com](mailto:SustainableEiber@gmail.com). The festival was sponsored by **Big Daddy's Pizza, Suzie's Sweets, and Natural Grocers**. Thank you sponsors!

**BeeSafe** – Over 50 'Bee Safe' signs are now being displayed in Lakewood, many of them in Eiber. If you have committed to not using pesticides in your garden - and to not using plants or seeds treated with pesticides - then you qualify as a Bee Safe yard! If you already have your Bee Safe sign please make a commitment to find one (or more!!) neighbors who would like a sign. We also have Bee Safe informational flyers and door hangers (free!) to make this information-sharing easier. Contact Carrie at [SustainableEiber@gmail.com](mailto:SustainableEiber@gmail.com) to get your Bee Safe sign, door hangers and flyers.

**Resilience Circle** - The November Resilience Circle will be on November 18th, 6pm - 8pm. We will have a guest speaker sharing expert information about rooftop solar. We are looking for someone to host the group in their home. Could that be you? Contact Carrie at [SustainableEiber@gmail.com](mailto:SustainableEiber@gmail.com)

*Continued from Page 1, Mayoral Candidates*

**What are your primary objectives for your term?**

**Ramey Johnson:**

1. Address the high density, high profile build out in a way that takes into account the impact it is having on adjacent neighborhoods and way of life.
2. Fiscal responsibility - I bring a new set of eyes that will look at our expenditures- spending hundreds of thousands of dollars on land we do not own, attempting to give away open space without vote of people and then spending thousands of taxpayer money on lawsuits against our own citizens. With me as Mayor, I will eliminate catered monthly breakfasts for 15-18 people hosted by the Mayor and replace this with the Mayor's Tea with We- the People to be held twice yearly in the community Center- all invited.
3. Transparency - keep retreats in Lakewood, all on city council will get the same information at the same time.

**Adam Paul:**

1. Smart Growth- Everyone knows that Lakewood is a great place to live and our population will continue to grow. I will make sure that development happens in the right places and in the right way to benefit existing residents. Developers should "pay their way" by investing in neighborhood roads, sidewalks and streetlights.
2. Public Safety- A growing city like Lakewood needs a growing police force, and I'll make sure our city has the resources to keep us safe. We need to invest in additional officers and crime prevention programs that keep our community a safe and secure place to live.
3. Attainable Housing Options- While property values are rising, we have a shortage of housing options for people to choose from. Single family homes and apartments should not be the only choices. We need owner-occupied condominium and townhome options for both young professionals and seniors looking to downsize. Being able to put down roots in a community through homeownership is part of the American Dream and needs to be attainable for all Lakewood citizens.

**How do you see growth affecting the city and its neighborhoods, particularly those located in growth zones?**

**Ramey Johnson:** This is the reason I am running to be Mayor, I am very concerned that we are using high density, high profile buildings that negatively impact the existing neighborhoods and destroy our community character and way of life. Since I grew up in this area, I am particularly sensitive to the beautiful historic homes that are being surrounded by a build out that takes away from what we all love. We must do better.

**Adam Paul:** One of the things that makes Lakewood such a great place to live is the sense of community in each of our unique neighborhoods. We need to make sure as this growth happens, new residents become part of the community and we maintain our strong neighborhood character. Development in the high growth areas, especially along the light rail needs to minimize impact on the neighborhood by helping with infrastructure improvements like streets and sidewalks.

**WARD 1 COUNCIL CANDIDATES**

**What is your vision for the City of Lakewood?**

**Charley Able:** This is not about one person's vision. What is important is the community's collective vision for our city. Lakewood should retain the charm and sense of community that drew us here and quiet, stable neighborhoods should remain quiet and stable. High density neighborhoods fit best into high activity areas.

We should provide the tools for market forces to shape the diversity of housing we need to meet our needs now and in the future and ensure that older folks who want to downsize can find condos, townhomes or smaller single-family residences. And we also must foster a thriving economy with an exciting range of entertainment, cultural facilities and other diversions.

**Ty Hull:** My vision of Lakewood is a diverse city with happy, productive and respectful citizens. Lakewood is a community that provides to every citizen, a beautiful place, with open space, quiet collections of homes, and vibrant economic growth. I see the city staying fiscally responsible while continuing to reinvest some of Lakewood's prosperity back into the community.

**Jeffrey Yeager:** My vision for Lakewood focuses on fiscal responsibility, economic strength, and quality of life. We will continue to prioritize capital projects based upon the needs of the community. The services and programs provided by the city will continue to be geared toward improving the quality of life and ensuring a safe community. We will continue to find creative ways to encourage economic development to sustain our current level of programs and services.

**What are your primary objectives for your term?**

**Charley Able:**

1. Commitment to public safety: In the past 25 years, our population has risen 20 percent, but our Police Patrol Division - the men and women most directly involved in keeping neighborhoods and streets safe - grew by less than 5 percent. Our 2016 Budget would add eight more patrol agents, but that's too little, too late. We should hasten the pace. And we should pay our police well enough that they don't need to work overtime to make ends meet.
2. Commitment to neighborhoods: The way we accommodate growth should be considered carefully and with well documented information to guide our decisions. And we should adapt that growth to the character of the community without compromising neighborhoods, not the other way around. About 90 percent of the construction in Lakewood is multi-family rental property and more is on the horizon. Our already over-crowded schools, streets and parks will bear an even greater burden in the near term and relief will be a difficult task requiring innovative solutions.
3. Commitment to open government: I have read the City Charter, which sets the rules for City Council. I am familiar with the Colorado Open Records Act and the Open Meetings Act and will insist on strict compliance. And I recognize that transparency includes not only what Council is considering, but also what it declines to consider. And I will insist on reliable and factual information, not "spin".

**Ty Hull:**

1. The revitalization of the West Colfax corridor - It is important the West Colfax corridor better represent The City of Lakewood. We have such beautiful neighborhoods that could benefit by updating the profile along West Colfax corridor.
2. Sustainability plan - By partnering with city staff and city officials to continue to implement the sustainability plan. It is important The Lakewood City Council work with the city staff to blend the plan with the vision of the residents. I want to make sure we commit to providing the necessary resources to support the plan's success.

3. Growth Management - As a City Councilman, I will work with experts, businesses, and residents to ensure the growth along the light rail and throughout our ward is smart and beneficial for everybody. I am committed to insuring that all new projects have considered safety, quality of life, and long term economic growth.

I plan to work with necessary stakeholders to reduce noise near quiet communities. Some areas that are affected by noise are the I-70 corridor near the Applewood communities, light rail noise near multiple stations, and homes and businesses near 6th avenue. Most of these mitigation projects would be at the state level, but I am committed to following up on behalf of our ward.

#### **Jeffrey Yeager:**

1. Safety: Lakewood is a safe community and this is due to the professionalism, leadership, and training of the Lakewood Police Department and West Metro Fire Protection District. I will continue to ensure these entities have the resources they need to provide excellent service and safety for our community.
2. Growth: The metro Denver area is expected to welcome a vast number of new residents within the next 20 years. We will need strong communication and collaborative efforts with the various entities affected by growth (schools, water and utility companies, West Metro Fire, etc.). We need to ensure our community culture and economic growth remain balanced. I believe each resident, business, and stakeholder will need to share their thoughts to help find a proper pace for growth and a sensible balance to achieve a responsible growth plan for Lakewood.
3. Sustainability: Our Community Gardens and Community Recycling Center are two wonderful programs already leading us to a more sustainable future. These programs are successful because of their grassroots nature. They are being driven by our residents and neighborhood associations. I will help encourage our community to support these programs and develop new programs for the future.

#### **How do you see growth affecting the city and its neighborhoods, particularly those located in growth zones?**

**Charley Able:** Growth already is testing the limits of our streets, drainage systems and parks. Our Police resources are stretched as they try to ensure neighborhood safety with a service roster that is far outpaced by Lakewood's growth rate. And growth presents other issues: School overcrowding already is an on-going concern. We should return to requiring development to pay its own way through set-asides for schools and parks.

**Ty Hull:** With any change there will be positives and negatives. Growth to me is seen as a positive. Growth represents more job opportunities, more diversity and an increase in revenue collected by Lakewood. The challenge will be getting more stakeholders (citizens, businesses and developers) involved to build towards a common vision.

**Jeffrey Yeager:** The major area of concern from growth is our current infrastructure. As development occurs will our infrastructure problems be addressed with solutions in collaboration with the neighborhood? As a council member, I will strive to develop our community with a balance that allows for the existing neighborhoods to maintain their character and culture. This begins with communication, specifically developing ideas like "design standards" and arranging discussions between potential developers and neighborhood leaders prior to any designs being created.

#### **WARD 2 COUNCIL CANDIDATES\***

**\*Note: We did not receive a reply from Steven Ly to our email survey**

#### **What is your vision for the City of Lakewood?**

**Dick Bryant:** My vision for the City is for safe neighborhoods, affordable housing so that young families can raise their children in a safe and comfortable lifestyle, responsible development that allows for sensible growth while protecting the integrity of the neighborhoods, support for the Colfax/Light Rail and the 40 West Arts District Corridor, providing opportunities for growth of small business and resources for seniors and veterans.

**Sharon Vincent:** This is covered in the term objectives

#### **What are your primary objectives for your term?**

**Dick Bryant:** Making sure that the Comprehensive Sustainability Plans are implemented in a timely manner; improving communication between the citizens and the Council; and ensure responsible development with emphasis on maintaining the character of the various neighborhoods.

**Sharon Vincent:** We need to ensure that we acknowledge both those that have called Ward 2 home for many years and those people moving into Ward 2 with their vision. I am passionate about the history of our community and our historical preservation. And I know that the vitality of our community is dependent upon understanding and honoring the past while preparing for the future. The 40 West Arts District is a wonderful example of what happens when you have a common vision and bring together different entities that preserve the history while moving toward future with vitality.

#### **How do you see growth affecting the city and its neighborhoods, particularly those located in growth zones?**

**Dick Bryant:** Communication and working with neighborhoods is critical in managing growth. In all the neighborhoods I have been working with during my campaign, I have consistently heard how important this issue is to residents. The community has been involved in developing the Comprehensive and Sustainability Plans so I really support them. They are designed to manage the growth and balance the needs of the residents and as your Councilman I would work hard to implement them.

**Sharon Vincent:** Common to both Ward 1 and 2 are the impacts that growth will have in our neighborhoods. This is especially true along the major arteries and light rail. We need to make sure that those who have lived in these neighborhoods are valued and the reasons they chose to live here are honored. With the new influx of people there will be density and it should reflect the character of neighborhoods even though it will be higher density. Perhaps the greatest concern should be will our infrastructure handle the changes. We need to ensure that our roads, sidewalks, sewer and water are supporting the changes. The next council will have to be engaged and work hard to make sure that everything is addressed.

Help save a life when I help you buy or sell your next home. I donate 5% of my proceeds to the Misha May Foundation, an animal rescue society in Lakewood, and I will pay for your pet adoption fee at closing if you'd like to have a new pet to go along with your new home.

I will also pay for a one year home warranty with any new listing or buyer who does not want or need a new pet, a value of \$250.00. Just mention this ad and it's all yours! Did you know a home warranty will pay for any repairs (based on your chosen package) for an additional 6 months before you sell your home? Contact me today:



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