



# Eiberhood News

The newsletter of the Eiber Neighborhood Association.

Spring 2015

## Action Center 2.0

*Mag Strittmatter – Executive Director, The Action Center*

If you have driven along 14<sup>th</sup> Avenue between Estes and Dover recently, you may have wondered, “what is going on at 8745 W. 14<sup>th</sup>?” The answer is simple: the realization of a seven-year dream!

The mission of the Action Center is to “provide an immediate response to basic human needs, and promote pathways to self sufficiency.” When we expanded our facility back in 2002, we thought we were set, but the great recession seriously tested that assertion. With increased numbers of Jefferson County neighbors coming in for assistance since 2008, we realized that we had a responsibility to improve how we served the second half of our mission statement.

For the past 18 months, we have been piloting a new “Pathways to Self Sufficiency Program” involving longer-term case-managed support for enrolled participants. These visits are by appointment, complementing our improved drop-in “Intervention” services designed for those needing basic support with food, clothing and other essentials. All programs at the center utilize the same self sufficiency matrix measurement tool to assess our progress and success.

The original building at the corner of 14<sup>th</sup> Ave and Estes St has always served multiple purposes; receiving, product processing, home to a medical clinic, food pantry, clothing bank, admin area and program service functions. The Action Center has evolved so much over the past decade that we had literally outgrown the old space (16,000 households a year, \$10M in deliverable in-kind items). So think-

ing outside the box, we embarked on a major capital improvement project.

The first step was to acquire additional space. We purchased the two Cottonwood Office buildings to the east of the center. The next step was to identify a forward thinking plan to utilize these buildings that would best serve the mission of the agency and the community it serves.

The Cottonwood One building at 8745 W. 14<sup>th</sup> has now become our Program Services Building, dedicating the entire 14,000 square feet for direct services. On the first floor is the new self-select grocery and clothing bank. The second floor is devoted to all of our program service offerings: Pathways Program; Intervention Program; Tenant-Landlord, Shelter and After Care Program.

Also on the second floor is our Collective Impact Room, a space designed for collaborative meetings with a Pathway family, their case manager, and representatives from other community agencies also working with that family. The meetings will focus on the plan to assist that family forward. This removes service duplication and resource inefficiencies.

The south facing front on 14<sup>th</sup> Avenue now features a large mural - underwritten by 40West Arts - that poignantly depicts the work done to help families succeed. We will host a dedication ceremony on April 20 and an open house celebration on April 25. If you would like to be on our notification list, send your name and email address to: [mags@theactioncenterco.org](mailto:mags@theactioncenterco.org).

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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#### **Eiberhood Board**

##### ***Officers***

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Treasurer – Lester Stevens Jr

##### ***Directors***

Will Davis  
Trish Kelly  
David Rothenburger  
Carrie Sonneborn  
Tom Slabe  
Mag Strittmatter  
Deborah Treseder

##### **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 Annual Meeting – April 30 2015**

### **St. Paul's Episcopal Church**

### **10<sup>th</sup> and Garrison**

### **6pm meet and greet – 6:30–8pm meeting**

Join your neighbors for the Eiber Neighborhood Association's 2015 Annual Meeting. Come meet with city officials and staff, representatives from West Metro Fire Dept and Lakewood Police Dept, and Eiberhood volunteers. Topics will include:

- State of the Eiberhood – development in and around the neighborhood
- RTD Light Rail Security – statistics and enforcement
- Sustainability Update – current and planned sustainability projects
- West Colfax Historical Survey – results of the survey and next steps
- Inaugural Fran Yehle Friendship Award – spotlight on good neighbors
- Nominations for the 2015 Board – please consider joining us as we work to build a better community!

# Eiber Sustainability News

## Eiber Community Garden

As many neighbors are aware, 2014 was the inaugural year for the Eiber Community garden, located at Eiber Elementary School. The garden was developed with funds from Denver Urban Gardens, a neighborhood program grant from the City of Lakewood, and numerous grants and donations from neighbors, including a generous donation from St Paul's Episcopal Church; and not to mention many hours of volunteer

labor from community volunteers and gardeners.

The garden and its volunteers received several awards, including recognition from the City of Lakewood as part of the city's Sustainability Program.

Several plots in the garden are dedicated to the school for use as an educational tool in demonstrating to the students where food comes from, and teaching them gardening.

In September, the first harvest ceremony attracted quite a crowd, and

included drawings for surplus vegetables. The children of Eiber Elementary were especially excited to see the results of their efforts from spring planting through fall harvest. The food from the garden also benefits some of the school's families who are on low incomes.

This spring, the garden enters its second year of production. All plots are now reserved and gardeners are anxious to get started.



## Bee Safe Neighborhood

As part of Eiber's Sustainable Neighborhood Program, the Eiberhood organization is encouraging neighbors to consider alternatives to *systemic pesticides* that are harmful to bees and other beneficial insects.

Systemics, which include a class of chemicals known as *neonicotinoids*, are the most widely used pesticides in the world, and are found in many common products available at hardware, garden, and large chain stores. They are found in granulars, sprays, and even fertilizers, such as 3-in-1 type products by Bayer, Ortho, Bonide, and others. These chemicals can also be found on live plants purchased at big box stores and some nurseries, *including plants that are sold as bee attractors!*

If you see any of the following ingredients listed on the products you are considering, or if they state that they are SYSTEMIC, do not use them:

|                  |              |
|------------------|--------------|
| Acetamiprid      | Imidacloprid |
| Clothianidin     | Sulfoxaflor  |
| Cyantraniliprole | Thiacloprid  |
| Dinotefuran      | Thiamethoxam |

Studies are linking bees' Colony Collapse Disorder to the widespread use of these neonicotinoids. And while it has been claimed that the chemicals themselves may not technically be fatal to bees under lab conditions, field studies have shown that they certainly disorient and sicken bees to the extent that they become easy prey to other health threats. 30% of the food we eat is pollinated by bees. In 2013, beekeepers reported losses of 40% –

90% of their hives. This syndrome has far reaching consequences to our food supply.

Why does that matter when it comes to our choice of lawn and garden products in the suburbs, and why should our neighborhood be concerned?

- Many neighbors keep honey beehives, which are specifically allowed under city ordinance as urban farm animals.
- Bees help pollinate our gardens and fruit trees, improving our harvests.
- Some species of bees, such as yellowjackets, actually *benefit* our yards and gardens by preying on beetle and mosquito larvae; they are nature's pesticide.
- Elimination of these chemicals may also reduce the threat of toxin buildup in birds and other animals that might eat sick insects.
- Overspray and runoff contaminate our watersheds and potentially find their way into the water supply if not effectively treated.

As you are considering your gardening and lawn work this spring, please keep in mind that these chemicals are a very real threat to the overall health of our environment, and look for alternatives to the use of these systemic chemicals.

Also please join us in campaigning for a reduction and elimination of these products from your local retail stores. You can find more information at our website: [eiberhood.org](http://eiberhood.org). Thanks for all you do to help make the Eiber neighborhood more sustainable!

## US-6 Garrison Street Overpass

CDOT has begun to replace the bridge that carries 6<sup>th</sup> Ave traffic over Garrison Street.

The current structure is deteriorating and this project will improve the safety of the bridge and provide increased driver sight distances while also providing wider shoulder widths on US 6.

This project includes the construction of retaining walls and also includes drainage improvements and correcting the vertical curves approaching the bridge, which is yet another safety improvement. In addition, sidewalks and bike lanes will be constructed along Garrison Street to improve pedestrian access and safety in the area.

Construction work is expected to be completed Oct 31. If you have any questions regarding the project, please contact Hamon Contractor's Public Information Officer Andrew Grimaldo by phone at 720-315-5806 or email at [GarrisonBridgeInfo@gmail.com](mailto:GarrisonBridgeInfo@gmail.com)

## RTD Fare Changes

As this issue goes to print, RTD is considering a change to its fare structure for bus and light rail service. If approved, these changes would become effective early 2016.

Pay per boarding *or* with a Day Pass

**Day Passes** would be available on the bus, and from ticket vending machines located at rail stations.

**Transfers** would be eliminated.

**Light rail fare zones** would be eliminated.

**SkyRide service levels** would be consolidated to one airport fare.

In general fares would be increased by approximately 12 percent. A single boarding for local service is expected to cost \$2.60 and a Day Pass to be \$5.20. Discount fares are ½ the regular fare.

Find more at RTD's website [www.rtd-denver.com/fare-recommendation.shtml](http://www.rtd-denver.com/fare-recommendation.shtml)

## Lakewood Comprehensive Plan Revision

Over the past 18 months, the City of Lakewood's Comprehensive Plan has been under review by a committee comprised of city staff, planning commission, and citizen and business advisors.

The Lakewood Comprehensive Plan and its amendments are advisory documents that guide the development and redevelopment of the City of Lakewood. The Plan is a set of goals, policies and action steps that provides guidance to the Planning Commission and City Council when making land use decisions. It is intended to improve and enhance the City's economic viability, livability and sustainability.

The 2015 Comp Plan identifies an overall vision for the next 10-15 years. It has sections that address community livability, transportation, economic development and growth areas, and sustainability.

The previous Comprehensive Plan, written in 2003, incorporated various plans as amendments; among them, the Eiber Neighborhood Plan.

With the 2015 revision, all neighborhood, corridor, and special area plans were thoroughly reviewed by the city. Elements that were common to all neighborhoods, and which were the responsibility of the city, were moved into the main body of the new Comp Plan. The remaining goals of the individual neighborhood plans now become the independent responsibility of each sponsoring neighborhood organization to work.

The 2015 Comp Plan predicts a growth in Lakewood of 47,000 people and 33,500 jobs between 2010 and 2035, based on a Denver Regional Council of Governments (DRCOG) model. Since Lakewood is mostly built out, that growth must happen through infill.

The Comp Plan identifies seven growth areas where most of this growth will occur in the city. One growth area is along W Colfax and the W light rail line, which includes the northern extent of the Eiber neighborhood.

Lakewood's Zoning Ordinance, revised in 2013, identifies areas around light rail Park-and-Ride sta-

tions (Wadsworth and Oak) and along commercial corridors (such as Wadsworth Blvd or Colfax Ave) as higher density mixed use and residential areas.

What this all amounts to is, Eiber can expect a significant amount of the city's predicted growth to happen right here. We have anticipated this change since light rail was first proposed along 13<sup>th</sup> Ave, and that future has now arrived!

One can witness the growth already beginning, with apartment developments along 10<sup>th</sup> Ave and 14<sup>th</sup> Ave west of Wadsworth. The Wadsworth station area – from Wadsworth to Ammons, Colfax to 10<sup>th</sup> Ave – has always been zoned for multi-family. This zoning existed before Lakewood was incorporated, and already contained several apartment buildings even then. But this area also presently contains some of the oldest single family homes in the neighborhood.

It is important to understand that a property's current use (such as a single family home) does not necessarily reflect its underlying zoning (which could be multi-family).

Property rights permit a property to be used in any way the owner desires, as long as it complies with zoning regulations – this is a constitutional right. If a property is currently used as a single family residence but is zoned multi-family (or commercial), the property owner can redevelop it without any notice to neighbors. Only when a property is *rezoned* are neighbors and neighborhood organizations notified of the request.

To find out what zone district your property falls into, go to the city's planning department website at [www.lakewood.org/CityZoning](http://www.lakewood.org/CityZoning).

The Eiber Neighborhood Association will continue to advocate for a modest, sustainable growth rate, and sensible and sensitive development practices in the neighborhood.