



Eiberhood News

The newsletter of the Eiber Neighborhood Association. Please visit our website at www.eiberhood.org

Fall 2010

Eiberhood Board

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Eiber Neighborhood
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PO Box 260937
Lakewood CO 80226
www.eiberhood.org

Check out our new neighbor on Garrison and Colfax

Creating quite the buzz in the Eiber neighborhood, Weston Solutions has cleared the lot and started construction on the southwest corner of Colfax Avenue and Garrison Street for phase one of their project. Specializing in brownfield sites, those which are contaminated, difficult and expensive to build on, Weston Solutions is introducing 'green building' to our neighborhood with a green grass roof and special planning around natural light in the building and landscaping. Phase one will include an office building for just over 100 people, and probably a bank.

Phase two construction timing hasn't been determined but Weston hopes to open more office space in addition to community retail sites. This is the first new development on this part of West Colfax in many years and the first Transit Oriented Development (TOD) along the West Corridor light rail project. A groundbreaking celebration was recently hosted at the site, named Garrison Station after the FasTracks Light Rail station going in just a few blocks south of the building. We welcome Weston Solutions and this great new addition to West Colfax Avenue.

RTD FasTracks Construction Update

It has been a rough summer in Eiber as heavy construction continues up and down the 13th Avenue Corridor. Construction will wind down going into the fall and winter months and the good news is the bulk of the remaining work is on the guideway, which is the elevated track area. Once the crews are off the streets and on the guideway, the day to day mess and disruption is expected to drop off. The following updates were recently provided by RTD and DTCG (the construction contractor doing the work on the West Corridor).

Review of work: Summer 2010

All underground work between Oak and Kipling was completed.

All walls between Oak and Wadsworth were completed.

Repaving between Garrison and Wadsworth will happen October 2010 (some temporary to get through the winter and some permanent).

Biggest Challenges: Summer 2010

The intensity of work between Garrison and Wadsworth (several redesigns were needed due to drainage and other issues).

Continued utility relocation and completion of underground work.

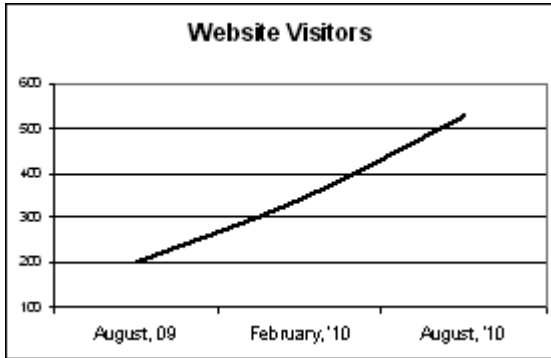
Plan for Fall 2010/Winter 2010-11

Oak to Kipling – install track.

Kipling to Wadsworth – Guideway construction this winter – lay track in Spring 2011.

Eiber Website growing in popularity - have you checked it lately?

Checked out our website lately? It's www.eiberhood.org. A lot of your neighbors have. The number of visitors has increased steadily from 200 in August '09 to over 500 this August.



The website has timely information about your neighborhood association, as well as descriptions of upcoming events. Also covered are City of Lakewood activities, and RTD's light rail construction progress.

Keep up with what's happening in your neighborhood, and become more a part of your community.

Visit www.eiberhood.org soon!

A historical view of the new Garrison Station site

Many of us know that the Eiber neighborhood developed from open farm land to rural residential use in the late 19th and early 20th centuries. The area still holds many clues to its agricultural past in the form of ditches and ponds that diverted water from Clear Creek to irrigate the orchards and farms that supplied Denver with produce. Many of these farms were subdivided into five-acre lots including some along Carr, Garrison and Kipling streets with some of the oldest homes in the area.

One of the last farms to be subdivided was the Smith farm, located in the vicinity of Colfax Avenue and Garrison Street (known at the time as Smith Road). With the advent of the trolley line in the 1890s, the stop known as Smith Station was constructed at Smith Road (now Garrison Street) and what is now 13th Avenue. Smith Station was primarily used to get local meat and produce, including sugar beets, apples, corn, cherries, poultry and a variety of other vegetables, to the Denver markets.

Shortly after Lakewood was incorporated in 1969, another housing boom occurred and several apartment complexes and a supermarket replaced the golf course which used to occupy the area. Most of the homes on Garrison Street were torn down in the process and all that remains to identify the Smith farm's original location is a single corner fence post made of cobblestone, presently located at 13th Avenue and Garrison Street. (Please note—this post is scheduled to be moved as a part of light rail construction.)

When the farms broke up, the use of Smith Station changed from a produce landing to a drop-off point for workers commuting to the Remington Arms Factory located at the Denver Federal Center during WWII. The rail line transitioned from trolley to freight use, ferrying materials and munitions between the Federal Center and Denver's rail yards. As the war effort waned, the use of the rail line decreased to one or two trips per week. The old rail line was formally abandoned in the late 1970s and was then purchased by the Regional Transportation District in 1988 to build the future West Corridor Line.

Today the Eiber Neighborhood organization or 'Eiberhood' is focused on maintaining the low-density, single-family residential character and working on improvements throughout the area as called for in the Eiber Neighborhood plan and the Garrison Station plan.



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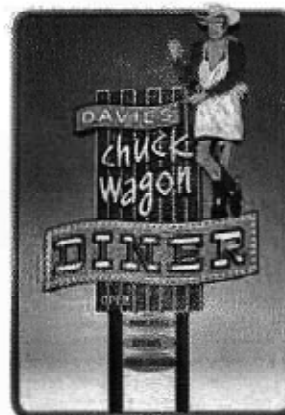
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Update from the President

This has certainly been one of the busiest summers that this neighborhood, and your Eiber board, has ever seen.

FasTracks construction dominates 13th Avenue right through our neighborhood. Heavy equipment, new walls going up, drainage work, continued utility movement, repaving, and street closures have been a daily headache for those who live near the tracks, and frustrating for many of the rest of us as our normal driving, biking and walking paths are disrupted.

Still there were several positive events through these tough times--we have admired the amazing bridges over 6th Avenue, have celebrated design and construction milestones, have attended meetings planning the stations and parking areas to come, and are proud to be the first neighborhood on the corridor with new development as we welcome Weston Solutions.

We had a successful Annual meeting in April and updated attendees on the Lakewood Police Department Graffiti Task Force and the RTD construction plans.

We held our second Community Yard Sale in May, raising nearly \$500 to underwrite newsletters like this one.

We co-hosted Neighbor Night out in August with St Paul's Episcopal--the best attended event in the City.

We reviewed our accomplishments for 2009-2010 and set goals for 2010-2011 with a dozen of Eiber's most committed and talented volunteers elected to the board of directors for this year.

We continue to review and note updates/changes for the Eiber Neighborhood plan while reaching out to other nearby neighborhoods like Morse Park and Two Creeks as we share information and find ways to work together.

Your board members continue to attend numerous area events, from Cops, Council and Community to City Zoning events, from RTD updates to the West Colfax Community Association – we dedicate hundreds of hours to stay in touch with the myriad of happenings in our very busy neighborhood.

Want updates more than twice a year – sign up to be an Eiber Member for only \$10 a year and get monthly email updates

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Eiber Lites Continues with a fresh approach

Once again we will encourage Eiber community members to submit addresses or intersections to our website at www.eiberhood.org of homes you have noticed have great light/holiday displays. But, instead of competing in a variety of categories, we will simply serve as a resource for fabulous light displays in the neighborhood throughout the holiday season.

Jot down those lighting displays which impress you, and check the site between mid November and mid January for others that have been highlighted by community members. Then take a stroll around with some hot chocolate or jump in the car with the kids and celebrate the season!

Neighborhood beautification and upgrades

Eiber and Morse Park neighborhoods joined forces last year and applied for a Neighborhood Participation Program grant through the City of Lakewood for the irrigation and plantings in medians between our neighborhoods – from Kipling and Garrison along Colfax Avenue. This work was started this year with low water plants designed to provide showy color at different times of the season.

About half the medians were replanted this year--the rest are slotted for next spring and summer. These plants have been successful in other high traffic areas in the city and we are excited to watch as they mature through next summer.

You will also start to notice some changes on Garrison between 8th and 11th as sidewalks go in on the east side of the street. Hundreds of pedestrians use this strip each day and we expect that number to grow exponentially once the Garrison Station is open.

This improvement is being done via the 'missing links' program at the City of Lakewood, which funds new sidewalks between established sidewalks. The last section of sidewalks on Garrison--from 11th to 14th--will be completed once the light rail construction is completed but before the station opens.

There will be improvements made to the lower pond in Holbrooke Park located southeast of 8th and Garrison. The pond is located on the far east side of the park and the City plans to dredge and rework the water flow to better support wildlife and residents who enjoy this park. If funds permit, the partial sidewalk along the northeast corner of the park will be extended westward but this is not currently in the final plans.

Eiber Neighborhood Association
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