

# Eiberhood News

This newsletter is written by the Eiber Neighborhood Association.

Volume 5, Issue 1

Spring 2008

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## 2008 EIBER NEIGHBORHOOD ANNUAL MEETING

Please join us on Tuesday, April 22 at the Clements Community Center at 1580 Yarrow Street for our annual meeting: Dessert and beverages served. Schedule follows:

6:00-6:30	Social time. Come meet your board members and neighbors!
6:30-6:45	Welcome and Board Business
6:45-7:15	Keynote: Historic Lakewood – Revitalization or Reconstruction?
7:15-7:30	RTD construction manager (invited)
7:30-7:45	Lakewood Police Dept. report
7:45-8:00	Final Business and meeting close

Over its 100-year history, the Eiber neighborhood has endured development; from its earliest years as host to the farms and orchards that were the bread basket of Denver, through the Depression and post-war expansion, 60's infill, 70's apartment boom, 80's housing slump, 90's recovery, and it is now dealing with the pressure of TOD and yet more infill.

At risk today are the very characteristics that make this neighborhood so attractive to us who live here, as well as to those who are looking for such a "sub-rural" setting close to the city – large lots, diverse houses, peace and quiet, privacy, back yard gardens, horse properties, mature landscapes, dark skies, good fences with good neighbors. Granted, some of this has disappeared as times have changed, but there still remains much history in our neighborhood.

So, today Eiberhood is at a crossroads. With the pressures of Transit Oriented Development (TOD), infill, and transportation corridor development, some enclaves within the neighborhood might easily succumb to wide spread redevelopment. And if the outer edges do change, where then will the line be drawn?

Please plan on attending our meeting this year to learn more about these projects, and to share your thoughts on where our community goes from here. Pick up handy information; learn how to get more involved in the neighborhood, meet your neighbors, and get the latest information on all that is happening around Eiber! Mark your calendar for April 22<sup>th</sup> and see you there!

### Neighborhood Participation Project Award for 2008

Eiber Neighborhood was awarded one of 18 total neighborhood grants for various improvements throughout the City of Lakewood. The application was approved for two active speed signs on Garrison - one for northbound and one for southbound – between 8<sup>th</sup> and 14<sup>th</sup>. Active speed signs are electronic radar monitors which reflect the driver's actual speed which flashes above the speed limit sign (30 mph on Garrison). They have been shown to be very effective in slowing down traffic. The Eiber neighborhood association will be holding a fundraiser this summer to raise \$500 in matching funds for this grant. Look for more information on that soon. Eiber was selected from among almost 100 applications! A goal for 2008 is to focus on future grants from the City of Lakewood and possibly other sources. Interested in learning more or helping? Please contact Beth Wicht at 303 205 0163.

## US 6 & Wadsworth

The Colorado Department of Transportation (CDOT) invites you to its Open House on its study of possibilities for rebuilding the US6 and Wadsworth intersection and widening Wadsworth from 5<sup>th</sup> Ave to 13<sup>th</sup> Ave. CDOT sought input from agencies, businesses residents and stakeholders along Wadsworth and has finished its first draft of a proposal based upon comments received, traffic studies, and growth projections. The proposal will be presented for public review and response. Please attend:

US 6 & Wadsworth Public Open House

Tuesday, April 29, 2008, 4 p.m. to 8 p.m.

Lakewood Cultural Center, 470 S. Allison Parkway

For more information contact Colleen Kirby Roberts at 303-573-5385 or [colleen.roberts@ch2m.com](mailto:colleen.roberts@ch2m.com)

## Sustainability and Redevelopment

Reduce, reuse, and recycle apply to houses as well. One can see many examples of a healthy, sustainable investment in home improvement. Numerous studies have shown that the rehabilitation of older homes is cost effective, environmentally sustainable, and preserves the quality of the surrounding neighborhood. Keeping a consistent neighborhood character tends to enhance property values overall. It has been shown that a viable home can be rehabilitated and modernized at a capital cost below that of scraping and rebuilding, and it has a far lower carbon footprint in the end. We can preserve what we have today, and still meet the expectations of growth for the Denver region as well as here locally.

**FasTracks Construction Utility Contacts** for the utility relocation underway for the light rail project:

### Xcel Energy

Craig Coon, 303-425-3982, [craig.coon@xcelenergy.com](mailto:craig.coon@xcelenergy.com)

### Lakewood Sewer

Project Inspector: Vacant

Project Engineer: Steven Steinberger,  
[steste@lakewood.org](mailto:steste@lakewood.org)

**Comcast** General Number: 303-930-2000

Scott Moore 303-603-2932;

[Scott\\_Moore@cable.comcast.com](mailto:Scott_Moore@cable.comcast.com)

### Consolidated Mutual Water

Sr. Project Engineer: Neal Santangelo, P.E., 303-274-7425,  
[neal@cmwc.net](mailto:neal@cmwc.net)

Project Engineer: Scott Hatcher, 303-274-7430,  
[shatcher@cmwc.net](mailto:shatcher@cmwc.net)

### Qwest

Sr. Engineer: Lisa Hauswirth, office 303-451-2329, cell  
303-437-3899, [Lisa.Hauswirth@qwest.com](mailto:Lisa.Hauswirth@qwest.com)

Mgr Engineering: Adrienne Morrow, office 303-451-3240,  
cell

720-313-5819 [Adrienne.Morrow@qwest.com](mailto:Adrienne.Morrow@qwest.com)

Director Eng & Construction: R. Dayl White, 303-792-9000,  
cell 303-257-8321, [Dayl.White@qwest.com](mailto:Dayl.White@qwest.com)

Call one of these utilities for help or information, but you run into problems, here are two trouble-shooters to contact:

### RTD contact

FasTracks PI Team: Brenda Tierney, 303-299-2401  
[brenda.tierney@rtd-fastracks.com](mailto:brenda.tierney@rtd-fastracks.com)

**Denver Transit Construction Group** (the builder for the West Corridor's light rail line) Kathy Berumen, 303- 299-2175.



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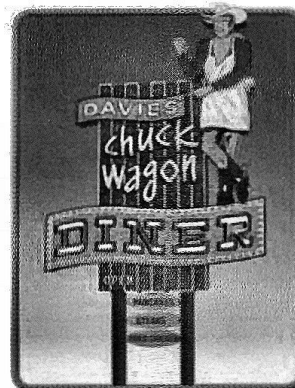


## Your Eiber Website

Committed to updates in 2008!

We launched the Eiber website late last year at <http://www.eiberhood.org>

With an all volunteer board – we have been working out the kinks for updates and keeping information current. Please give the site a try – it will be your best source for information outside of our quarterly newsletter and provide the latest on key community meetings impacting Eiber, surveys being circulated by the City and others, and much more. Have something you think we need to know about? Know of something that should be posted? Please email Beth Wicht at [bethndenver@yahoo.com](mailto:bethndenver@yahoo.com) Thanks for your patience as we work to fine tune this important communication tool



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303-922-9862



## RTD Completes West Corridor Design, Eiber Development Pressure Begins

As RTD completes its design of the West Corridor light rail line, developers, realtors, and even the City of Lakewood are now beginning to exert pressure on our neighborhood to step up infill and promote transit oriented development (TOD) around stations. Last year the city made zoning changes in the areas around the Wadsworth and Oak Street stations, to help encourage commercial, retail, and high density residential development.

But, aside from the most visible aspects of the light rail development, there are several other projects that are being conceived, or are already in the planning stages. Here is an overview of a few of the major projects that we expect to see changing the face of our neighborhood in the coming years.

**RTD West Corridor** –The West Corridor design phase is nearly complete, and construction is slated to begin this summer in earnest. Utility relocation is underway, while construction of the Kipling overpass is just beginning. Cost cutting measures by RTD resulted in advancing the construction date of this bridge, so it will be the bridge to nowhere for some time until the rest of the construction catches up. Those who live near 13<sup>th</sup> Ave, use the D10 bike trail, or travel through the neighborhood in their commute, can expect to be dealing with the impacts of this construction for the next two to three years. For the latest information posted by RTD, go to [www.rtd-fastracks.com](http://www.rtd-fastracks.com) and click on the link for West Corridor.

**West Colfax Revitalization** – The City of Lakewood has been working for several years to develop a plan for the revitalization of West Colfax. A focus group convened in the fall of 2007 to establish guidelines and preferences for W. Colfax development, which will entail a comprehensive rezoning of W. Colfax and up to two blocks north and south. While the recommendations are not yet final, the city is actively promoting the concept of mixed use, similar to the Belmar development, where office, retail, and high density residential coexist.

The boundaries of this study generally follow a predefined urban renewal boundary either side of Colfax. However, special attention has been given to Garrison St outside that boundary, due to the presence of the light rail station at 13<sup>th</sup> Ave, and the city's interest in linking light rail to Colfax to encourage and support its redevelopment.

While whole scale redevelopment along Garrison is no longer being considered, the option of rezoning the block west of Garrison between Village Pkwy and 14<sup>th</sup> Ave, for high density residential, is still on the table.

The city is soliciting feedback on this proposal. Go to [www.lakewood.org](http://www.lakewood.org) then click on *City Services /Neighborhoods /Pending Plans/West Colfax Land Use Regulations* for more information, and a copy of the material presented at the city's recent open house.

**6<sup>th</sup> Ave / Wadsworth** – CDOT is assessing the feasibility of improving this highway interchange, including Wadsworth Blvd between 4<sup>th</sup> Ave and 14<sup>th</sup> Ave. CDOT is considering several alternatives for the interchange, with the goal of eliminating the tight cloverleaf in favor of a more modern "tight diamond" design with lights, similar to Indiana St or Union Blvd. Another alternative reduces the number of traffic signals to one, similar to what is found at Morrison Rd and C470. Widening of Wadsworth to six lanes with median and sidewalks is very likely. If funding is available, construction on this project could start in 2010, and be completed by 2012. Go to [www.US6Wadsworth.com](http://www.US6Wadsworth.com) for more information.

**Wadsworth Corridor** – In addition to the CDOT project at 6<sup>th</sup> Ave, Lakewood is now reviewing the existing Wadsworth Corridor Plan for its entire length through the city. For more info, go to [www.lakewood.org](http://www.lakewood.org), then click on *City Services/ Neighborhoods/ Pending Plans /Wadsworth Boulevard Corridor*.

**6<sup>th</sup> / Kipling Redevelopment** – The owner of the property at the northwest corner of 6<sup>th</sup> and Kipling is proposing a retail development with King Soopers as the anchor. Small scale commercial pad sites will be located along the perimeter, similar to WalMart at Colfax and Wadsworth. The developer is interested in hearing from the adjoining community. Please contact a board member for more information.

**Lakewood Housing Authority** – The LHA has placed under contract the site of the Masonic Temple near Colfax and Independence. No formal intent has been disclosed yet, but if bought, it is quite likely to be converted to affordable housing. It is not known yet whether the current building will be saved.

**13<sup>th</sup> / Independence** – The vacant lot across Independence from Eiber Elementary is under contract, with a prospective developer proposing as many as 88 high density, up-scale condos or townhouses. The proposal currently involves combining two separate property zones – commercial and multifamily – into a single multifamily zone. A key selling point is this property's accessibility to the light rail station at Garrison St, as well as its proximity to Colfax and neighborhood schools.

**Missing Links Program** – The City of Lakewood has a program to fill in the gaps of sidewalks along Garrison St. The city is soliciting input as to desirability, location, and layout of these sidewalks. For example, do residents prefer detached or attached sidewalks; both sides of Garrison or just the east side; landscaping, etc.

As can be seen, there is a lot of change happening in and around our neighborhood. Along with these large scale projects, there will surely be an increase in pressure to redevelop individual properties as well. In fact, some properties are currently being marketed for their TOD potential... and this is just the beginning.

Plan to attend our annual meeting to meet with various project managers and to learn more about Eiberhood development.



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## Purvis Jewelers – 2007 West Chamber Award

Our own Purvis Jewelers received recognition as the small business that best contributed to the business environment in West Jefferson County. They have successfully competed with the big national chains and as a forte perform custom jewelry design work. John and Pam Purvis are active in the Community serving on the West Colfax Advisory Committee, Kiwanis, and in their support of local charities. They have been a faithful sponsor of this newsletter. Congratulations for a well deserved honor.

Office Hours By Appointment



## GARRISON ANIMAL CARE CLINIC

ANN VanDEVENTER, D.V.M.

9124 West Sixth Ave.  
Lakewood, CO 80215

Telephone: (303) 202-6200

## Volunteers needed:

The Eiber Neighborhood Association is seeking volunteers:

**Webmaster** – Develop and maintain Eiberhood.org web site

**Realtor** – routine gathering of sales & rental statistics **Legal Assistance** – simple advice, assistance obtaining non-profit status, review bylaws/articles of incorporation

**Street/Bike Trail Adoption** – litter pick up, monitoring of streets/paths, clearing of off-street bike trail

**Adopt-a-Neighbor** – willing to assist elderly and disabled with snow removal or home repair

**Newsletter Editor** – manage quarterly newsletter, Adobe Publisher preferred

**Historian** – assist in researching, collecting, and managing neighborhood historical data

**Pollsters** – surveys and counts of bike trail/bike lane users, historical, other surveys as needed

**Contacts** – manage email, postal lists - MS Word mail merge and MS Excel experience desired

**School liaisons** – interface with neighborhood schools, develop assistance programs

**Tutors** – various grades and subjects

**Ad master** – approach and develop ongoing relationship with newsletter/website advertisers, manage fees

**Events coordinator** – manage events calendar, organize volunteer events, socials, block parties

**Grants director** – identify sources of grants or other funding for neighborhood projects

John Blanchard  
Owner



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**Calendar** - Regularly scheduled meetings:

**Eiberhood Board**, 7:00 pm 3<sup>rd</sup> Thurs of month, United Methodist Church, 14<sup>th</sup> & Brentwood

**West Colfax Community Assn**, 7:30 am, 3<sup>rd</sup> Wed of month, Rocky Mtn College of Art & Design, 1600 Pierce

**1st Saturday Forum**, 9:30 am, our elected representatives of state, city, RTD, and school board, Lakewood Library

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## Call for Outstanding Eiber Youth

The Youth Leadership Jefferson County West Chamber Foundation is accepting applications for its program through April 2008. The innovative program is designed to develop community leadership potential in high school students through monthly sessions and retreats each highlighting a key leadership concept (such as business, Human services, public safety, justice, arts and media, education and government). To learn more please click on <http://www.westchamber.org/lead-yljc.asp>

## Your Council Members:

### City Council Ward 1

Vicki Stack, Every 3<sup>rd</sup> Saturday, 10:30-11:30 am, Lakewood Library, 10200 W. 20<sup>th</sup> Ave. at Miller St., No meetings in July or August

Karen Kellen, 2<sup>nd</sup> & 4<sup>th</sup> Mondays, 7:30 am Sunrise Sunset Restaurant, Meadowlark Shopping Ctr, 6<sup>th</sup> Ave & Garrison St.

### City Council Ward 2

Debbie Koop and Cindy Baroway, 1<sup>st</sup> Wednesdays, 3-4 pm, Whitlock Recreation Center, 1555 Dover St.

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