



Eiberhood News

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

Winter 2008-2009

Eiberhood Board

Officers

Beth Wicht
President
303.205.0163

Paul Ditson,
Vice-President
303.274.6677

Yvonne Postin,
Secretary
303.238.5561

Les Stevens, Jr.,
Treasurer
303.274.8198

Directors

Jeff Haley

Merry Hansen

Anna Little

David Rothenburger

Tom Slabe

Bill Spriggs

Fran Yehle

EiberNeighborhood
Association
PO Box 260937
Lakewood CO 80226
www.eiberhood.org

Garrison Street Station Planning Process Starts

As one of the oldest areas of Lakewood, Eiber is a diverse neighborhood with large lots in addition to small businesses and multi-family housing. In anticipation of future pressures and opportunities in the Eiber neighborhood as a result of light rail service, residents of the Eiber neighborhood and staff from the City of Lakewood Community Planning & Development Department have held a series of planning workshops to develop a Garrison Station Area Plan.

The plan is a direct result of recommended implementation steps included in the Eiber Neighborhood Plan which was adopted as an amendment to the Comprehensive Plan in 2001. The goal of the Garrison Street Station planning process is to engage the neighborhood in order to manage and direct future changes (if any) in the area immediately impacted by the new station. The plan will be a guiding document for future decision making with regard to development proposals, design guidelines and zoning change requests.

On October 7, residents of the planning area met with City staff to discuss the overall planning process. The meeting also featured a discussion about historic preservation designation opportunities from federal, state, and local entities. On October 28, residents met to discuss potential future development pressures and opportunities within the planning area. This discussion on future land use patterns around the station continued at the November 18 meeting.

The study area for the Garrison Station Area plan is bounded by Ammons Street on the east, Independence Street on the west, West 10th Avenue on the south and the Lakewood Reinvestment Boundary (approximately West 14th Avenue) on the north.

A huge thank you to all those who have attended the meetings so far – your participation is critical to ensuring that the neighborhood puts forth its most comprehensive plan.

Questions? Want to get involved? Feel free to contact Beth Wicht, Eiber Neighborhood President, at 303-205-0163 or at secretary.eiber@gmail.com. You may also check out upcoming meetings at our website, www.Eiberhood.org. Information is also available on the City of Lakewood website, www.Lakewood.org.

New Web Site

Check out our redesigned website. It's still at www.eiberhood.org. Tell us how you like it, and suggest format changes and additions to Ed Calmus, webmaster, at ecalmus@du.edu. If you have ideas for the site, like features, articles, events, neighborhood stories, pictures, and so on, send these to Yvonne Postin at secretary.eiber@gmail.com or to Beth Wicht, President, at Swisneski0163@msn.com.

The Communications Committee will be meeting soon to review the site and develop procedures for adding content and keeping the site current. Your feedback will help!

Please Support Our Newsletter Advertisers

Colfax Avenue Land-Use Regulations Review

The Planning Commission recently reviewed the draft Colfax Mixed Use (CMU) Zone District language during two study sessions. Staff has since made the minor modifications to the language, per the Commission, and is now preparing for upcoming meetings regarding the ordinance.

The Planning Commission and City Council held a joint study session regarding the draft language on November 3. Additionally, the Commission held a public hearing on the ordinance on Nov. 19. City Council action on the CMU language is anticipated in January.

A focus group was created to develop and review the proposed CMU language. The focus group consists of City Council, Planning Commission, community representatives, business owners, design professionals, and City staff.

A copy of the latest draft of the proposed Colfax Mixed Use Zone District language can be found on the Community Planning and Development web page at www.lakewood.org/CPD/projects/westcolfaxoverlaydistrict.cfm.

The review of the Colfax land-use regulations is an implementation step of the West Colfax Avenue Action Plan. The plan was adopted by the City in 2005, and includes a number of action steps aimed at revitalizing the Colfax corridor.


Contact Rob Smetana, Principal Planner, at 303-987-7745 or at robsme@lakewood.org for more information.

Excellence In Chiropractic
Corner of 1st and Garrison St.

ROBERT C. NELSON, DC, DACBSP
Chiropractic & Acupuncture

84 Garrison St., Unit B
Lakewood, CO 80226

Telephone: (303) 205-0501
Fax: (303) 205-0570



Neighborhood Construction

Heavy construction is well underway in the Eiber Neighborhood as the excavators moved east across Wadsworth. The construction crews are busy digging up the old sewer and water lines and replacing them with updated, stronger, and longer-lasting pipes and joint units. The work has to be deep and heavy duty because, well – once you put light rail tracks down over the top of those lines, you can't stop the trains and fix a leaky sewer line. The upside to all this mess of dust, mud, noise, and bumpy, patched roads is that you'll get a newer, updated sewer system in your neighborhood that should last for 100 years or more. The work started just before Thanksgiving and is expected to end somewhere around mid-January – weather permitting, of course.

We've all heard about budget shortfalls in the rail project, caused in part by inflation in the price of building materials. The good

news, if you can call it that, is that the price of commodities is starting to crash along with the rest of the economy, giving us hope that shortfalls may end up smaller than once expected. Unfortunately, the price of steel rail has not come down, so it is still too early to tell the outcome of all these price fluctuations.

Sound walls: Bad news for people who wanted an increase in the height of sound walls between the rail lines and homes. The Lakewood City Council thus far has declined to authorize City funds to pay for any increase in the height of sound walls beyond six feet. There still is a possibility that the City will chip in funds for alternative treatment options including landscaping, fencing, and/or windows. The Community Planning Department staff recommended that this portion be managed similar to current Economic Development grant programs. Estimated cost to the City would be \$408,800, budgeted over many years as the City, RTD, and property owners all coordinate projects.

Eminent Domain issues: In news reports, it has been confirmed that 164 letters of intent to acquire property have been sent out by RTD. The vast majority of the letters have to do with small strips, corners, or partial acquisitions to make room for turning radiuses, bike paths, and easement rights to maintain RTD lines and properties.

As a final note, here is a message from RTD concerning the removal of trees and shrubbery parallel to the 13th Ave Corridor. The missive came from the RTD November 2008 online newsletter.

"For several years now the RTD right-of-way along the 13th Avenue corridor has been part of your neighborhood. Trees have provided shade and vegetation and have added to the beauty that is adjacent to your homes. While we are pleased that this strip of land has become a piece of your neighborhood, it now needs to serve its ultimate purpose.

"As construction makes its way through the corridor, you will notice a significant change in the appearance of the RTD right-of-way. Trees will be removed, grass and vegetation will be replaced with gravel and dirt and the overall landscaping of the area will transform in preparation of the installation of tracks for the light rail. Change can be difficult and the transition from the green as you know it now to a rail bed will be an adjustment as construction on the West Corridor moves forward."

Proposed new plan for N. Wadsworth corridor

An advisory committee representing neighborhood groups, business people, Lakewood City Council members, Planning Commissioners, and city staff met recently to draft a new plan for the future development of the Wadsworth Corridor. Their final recommendations were presented to the public at an open house on November 20. To view the goals and action steps for the plan you may go to www.lakewood.org, then write "Wadsworth Corridor Plan" in the search window. That should give you a list of articles about the plan. Click on "North Wadsworth Boulevard Corridor Plan Goals and Action Steps."

You may send your comments to Alexis Moore at alemor@lakewood.org, or mail the comments to her at Planning Dept, City of Lakewood, 480 S. Allison Pkwy, Lakewood, CO 80226.

Historical sites in and near Eiber

At last year's annual meeting, Paul Ditson, past president and current vice president of Eiber, shared a brief view of the unique history of our neighborhood. There are fifteen registered historical sites in Lakewood and three are practically in our backyards. The first is well known to anyone who has traveled on West Colfax – Davies Chuckwagon Diner established in 1957. The Lyman Davies family had the prefabricated building shipped out via railroad. Davies is also on the National Register of Historic Places.

The next property is currently being used as a community center for the Willow Glen Seniors just north of Colfax on Kipling. The Cason Howell House was built between 1870 and 1874 and operated as a fruit, vegetable, and dairy farm for many years. It is representative of the historic farms and dairies that dotted the Lakewood area years ago.

Finally, a World War II memorial is behind the Jefferson County Open School just off of 10th and Wadsworth. This building used to be the original site of Lakewood High School and the marker was placed behind it in 1947 as a tribute to the Lakewood students who died in World War II. There are 11 names listed on the marker and the Lakewood Garden Club now maintains the landscaping around it.

Of the numerous historical sites in Lakewood, nearly all are within a couple of miles of Eiber.

Thank you to the Lakewood Historical Society for their support and information for this article. Find out more at www.historiclakewood.org.

Tell us Your Eiber Neighborhood Story from History! Enjoy this memory about life in our neighborhood 70+ years ago.

The Duck Story — by Ralph Pearson of Fruita, Colorado

We lived on a farm at 14th & Holland. We had on our farm, ducks, chickens, game hens, rabbits and cows. Dad was particularly fond of the ducks. One of the ducks nested and laid 7 eggs. It takes about 21 days for eggs to hatch. The duck was killed about three days before the eggs were to hatch. She got in the way as they were cutting hay and met her fate.

Dad went to the chicken house and got a laying hen and set her on the duck eggs. The hen hatched 7 little ducklings. There were lots of irrigation ditches, one was near our house. Every day Mother Hen would walk to the ditch with the little ducklings following along. She would sit on the bank and watch the little ones swim around. When they got tired, they got out and followed her back to the nest. Somehow she knew they needed water. The little ducklings grew up with the Mother Hen, not knowing any difference.

Deferred amenities along the RTD corridor

At Eiberhood's mid-October Community Meeting, residents of the Eiber Area reviewed the various amenities that RTD had included in its original plans but had to cut, or "defer" in order to reduce costs. "Defer" means that the amenity is deleted but might be restored at the end of construction if there are dollars left in the contingency fund.

Those attending the meeting voted to restore items in the following order:

(Note: all items except the sound walls are for Garrison Street Station)

Top priority

- » Add a shelter for westbound passengers
- » Add windscreen for westbound passengers
- » Add bike racks
- » Add bike locker
- » Upgrade shelter design

Medium priority

- » Add landscape-form benches
- » Upgrade shelter for people with handicaps
- » Add trash cans
- » Upgrade platform floor design

Lower priority

- » Upgrade light post design
- » Increase width of bike path
- » Upgrade design of sound walls

You may cast your vote on these items by emailing your prioritized preferences to secretary.eiber@gmail.com. If you do not have web access you may call Fran Yehle at 303-237-0839 for more information or to cast your vote.

Deadline is February 15, 2009.

EiberHomes.com

Your online Real Estate resource

Scot Kersgaard ♦ Coldwell Banker ♦ 303-550-9845 ♦ ScotKersgaard@comcast.net

Your Eiberhood

Leal and Wright
 303.657.9335 | 303.462.5566
www.shaklee.net/Maria-Jaime

Creating a Healthy Income?
 Creating Healthy Homes? Creating a Healthy Planet?
 Creating a Healthy Future?
Join us in making a difference

US 6/Wadsworth Update

The Colorado Department of Transportation (CDOT) is continuing the process of assessing impacts of the proposed changes to the US 6/Wadsworth interchange and to Wadsworth between 4th and 14th Avenues. The results will be documented in an Environmental Assessment, which will be published for public review and comment in early 2009.

A large focus of the team's efforts over the last several months has been consultation with state and federal agencies about effects to resources in the project area. Some of these changes include impacts to historic properties and drainage realignment and/or widening to reduce flooding. CDOT has also continued to answer questions from property owners who may be affected by the proposed changes.

Properties adjacent to Wadsworth between 4th and 14th Avenues would be affected by the proposed widening of Wadsworth, and properties along US 6 and the frontage roads between approximately Ammons and Saulsbury Streets would be affected by the proposed changes to the interchange. Approximately 115 properties, owned by about 95 different property owners, would be affected in some way. Each of these property owners has been contacted by CDOT, and about half of these owners have discussed potential impacts with CDOT. To view the preliminary design of the interchange and Wadsworth in relation to properties in the project area, please visit the Project Atlas on the Study Documents page of the project website, www.US6Wadsworth.com.

CDOT's proposed alternative for the interchange reconstruction includes sound walls extending from Wadsworth west to approximately Garrison Street. Eiber neighborhood residents would experience significant noise reduction resulting from these proposed noise walls. Homes immediately next to US 6 are projected to experience noise reductions of about 11 decibels, meaning noise would be less than half as loud as it is today. Homes within 1,000 feet from US 6 would experience noticeable noise reductions of 3 decibels or more. To provide an idea of the area that would receive noise benefits, 7th Avenue, 7th Place, and 8th Avenue (depending on your location in the neighborhood) are all about 1,000 feet north of US 6.

For additional information on the study, visit the project website, www.US6Wadsworth.com or call Colleen Kirby Roberts, public involvement manager, at 720-286-0914.

Eiberhood Board
 7:00 pm 3rd Thurs of month
 United Methodist Church,
 14th & Brentwood

Your Council Members:
City Council Ward 1

Vicki Stack, Every 3rd
 Saturday, 10:30-11:30 am
 Lakewood Library, 10200 W.
 20th Ave. at Miller St.


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

City Council Ward 2
 Debbie Koop and Cindy Baroway, 1st Wednesdays, 3-4 pm
 Whitlock Recreation Center, 1555 Dover St.

Newsletter Ad Rates:
 1/4 page \$90 or 1/8 page \$50.
 Discounts for multiple issues.

EIBERHOOD ANNUAL MEETING APRIL 2009
 Specifics coming soon. Check the website
 and watch for a mailer!

Kathleen McInnish
 Certified Massage Therapist
 Therapeutic Massage
 Deep Tissue/Neuromuscular



In Touch With Healing
 303.246.2271



- In Home Shopping
- Free Estimates
- Installation & Repairs
- Residential, Commercial

WINDOW TREATMENTS
 Draperies ■ Top Treatments ■ Custom Shades
 ■ Vertical Blinds ■ Mini Blinds ■ Pleated Shades ■ Bedspreads

REUPHOLSTERY
 ■ Residential
 ■ Commercial
 ■ New Furniture
 ■ Custom
 Manufacturing
 Breakfast Nooks
 & Booths

FLOOR COVERINGS
 ■ Tile
 ■ Carpet
 ■ Linoleum
 ■ Hardwood Floor

"In Home Service"
303-232-5690

