This newsletter is written by the Eiber Neighborhood Association.

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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 22th 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 8th and 14th. 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 5th Ave to 13th 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

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 scrapping 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

Lakewood Sewer
Project Inspector: Vacant
Project Engineer: Steven Steinberger, steste@lakewood.org

Comcast
General Number: 303-930-2000
Scott Moore 303-603-2932;
Scott_Moore@cable.comcast.com

Consolidated Mutual Water
Sr. Project Engineer: Neal Santangelo, P.E., 303-274-7425, neal@cmwc.net
Project Engineer: Scott Hatcher, 303-274-7430, shatcher@cmwc.net

Qwest
Sr. Engineer: Lisa Hauswirth, office 303-451-2329, cell 303-437-3899, Lisa.Hauswirth@qwest.com
Mgr Engineering: Adrianne Morrow, office 303-451-3240, cell 720-313-5819 Adrianne.Morrow@qwest.com
Director Eng & Construction: R. Dayl White, 303-792-9000, cell 303-257-8321, 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

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

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 Thanks for your patience as we work to fine tune this important communication tool
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 13th 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 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 13th 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 14th Ave, for high density residential, is still on the table.

The city is soliciting feedback on this proposal. Go to 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.

6th Ave / Wadsworth – CDOT is assessing the feasibility of improving this highway interchange, including Wadsworth Blvd between 4th Ave and 14th 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 for more information.

Wadsworth Corridor – In addition to the CDOT project at 6th 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, then click on City Services/ Neighborhoods/ Pending Plans/Wadsworth Boulevard Corridor.

6th / Kipling Redevelopment – The owner of the property at the northwest corner of 6th 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.

13th / 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.
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/path, 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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10650 W Saratoga Pl
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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, publicat safety, justice, arts and media, edutcaion and government). To learn more please click on http://www.westchamber.com/lead-ylc.asp

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., No meetings in July or August
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.