

Eiber Neighborhood Association Newsletter – Spring 2024

Eiber Neighborhood Assoc Annual Meeting April 18

The ENA annual membership meeting is scheduled for **April 18, 6-8 PM at St Paul's Episcopal Church** at 10th & Garrison. The event will start with a meet and greet at 6pm where the community can speak informally with Lakewood's Mayor and City Council representatives, city staff, community resource groups such as Metro West Housing Solutions, the Action Center and RecoveryWorks, Lakewood Police and West Metro Fire, and others.

The agenda includes:

Eiber Elementary children's choir will perform at 6:30pm

Lakewood Police Dept presentation regarding crime trends in the Eiber area

RecoveryWorks will discuss their mission to provide housing assistance

Lakewood Planning Dept will provide a status on the city's decennial **Comprehensive Plan** revision
Updates from City Council, the Action Center, Sustainable Eiber, and other organizations

We will also be nominating the ENA Board of Directors and presenting our annual Good Neighbor award.

Join us for an eventful evening, and please consider volunteering as a member of the board, or as a committee participant. More information will be available at the meeting. We hope to see you there!

•ALERT•

State Legislature – HB 24-1313, Housing in Transit-Oriented Communities

You may be aware that the State House is currently deliberating a bill that intends to require cities to rezone areas around transit corridors for high density development in an attempt to improve the housing affordability problem and boost transit ridership. The bill, in part, requires local governments to rezone areas within ¼ mile of high-frequency bus routes (e.g. Colfax) and **within ½ mile radius of light rail, commuter rail and bus-rapid-transit stations** to an average density of 45 units per acre.

The bill will require State agencies to distribute housing related funding to cities that comply, and withhold transportation funding from those who do not. The Eiber neighborhood, as you know, hosts the RTD light rail W Line, and is flanked by the 15 bus line on Colfax, both of which meet the state's criteria for Transit-Oriented Communities.

As a result, if a rezoning were to be mandated by the state, it is possible that as much as *two thirds of the Eiber neighborhood could be impacted* - as far south as 8th Ave - well *beyond* what is already zoned for higher density today around Wadsworth and Oak St stations.

Lakewood has been planning higher density around transit for over 15 years now, without the mandate of this bill. High density zones around Wadsworth and Oak St. stations in Eiber were planned in a way that allows lower density zoning in the neighborhood to remain intact, where a majority of the

neighborhood's older historic single family properties remain. This was a negotiated plan involving RTD, Lakewood, and Eiber some 15 years ago, and subsequent growth has followed that plan as intended.

Critics of the bill, including the Colorado Municipal League, are concerned about the constitutionality of the bill as it applies to home-rule jurisdictions. As it applies to Lakewood, the intent of this bill has already been achieved without its mandate.

We encourage you to inform yourselves about this issue and to contact your state and local representatives with your opinions and insights. Some helpful links are provided below:

[HB 24-1313 Summary](#)

[HB 24-1313 Full Bill](#)

[Denver Post Article 3/20/24](#)

[coloradopolitics.com article 3/25/24](#)

[Rep. Chris Kennedy email: \[chris.kennedy.house@coleg.gov\]\(mailto:chris.kennedy.house@coleg.gov\)](#)

[Sen. Jessie Danielson email: \[jessie.danielson.senate@coleg.gov\]\(mailto:jessie.danielson.senate@coleg.gov\)](#)

We will be providing an update on this topic at the ENA Annual Meeting April 18.

City Council Update- Accessory Dwelling Unit (ADU) Ordinance

Following a review of ADU regulations last fall, the Planning Commission elected to accept city staff's recommendations for modifying the ADU policy, and forwarded those changes on to City Council.

Council discussed the recommendations at their study session on March 18. [Click here to see a replay of the study session.](#)

Among the changes proposed by the Commission are an increase in ADU size from 700 sq ft to 1400 sq ft, and removal of the single-bedroom limitation and onsite parking requirement. These dimensions effectively provide for a second full-scale house in the back yard of a single family property. Opponents have expressed concerns over the scale of such structures and their potential impact on neighboring properties – shadowing gardens and ground mounted solar, intruding on back yard privacy, etc. The other major change was to permit ADUs on all single family properties in the city, regardless of lot size; currently they are restricted only to larger lots, 9,000 sq ft or higher, which already comprise 60% of all single family properties in the city, mostly in north Lakewood.

The current restrictions were deliberately set in 2012 to minimize the impacts ADUs might have on neighboring properties, and now the city is proposing removing those restrictions hoping to spur more ADU development. What has not been generally recognized is that a large number of properties in north Lakewood *already have ADUs* – such as converted agricultural buildings and basement apartments – that date back to the 1930s and '40s. So the reason ADU permits are lacking is not so much due to scale or footprint, but to the fact that Lakewood already has a substantial number of ADUs in the form of second units and basement apartments, that pre-existed the city's incorporation and therefore were never formally permitted. Look around the neighborhood and you will find them everywhere. Water and sewer tap fees are actually the greatest deterrent to permits, but they are not being addressed by these changes.

City Council is tentatively scheduled to consider this change to the ordinance in April. Discuss with your council representatives at our annual meeting, or watch for this topic to be posted on Lakewood Speaks.

City of Lakewood Comprehensive Plan

The city is currently undertaking a review and revision of the city's [Comprehensive Plan](#). This document is required by state law to be developed and updated every 10 years. It identifies the vision, strategies, goals, and action steps to achieve the city's vision for the next 10-15 years. The current plan has directed the city's policies for growth, housing, historic preservation, traffic, multi-modal mobility, parks & recreation, sustainability and more since 2015.

The 2015 plan places a lot of emphasis on livability and balance of growth and neighborhood stability, which reflects a strong influence that neighborhood organizations and their neighborhood-level plans have had on the Comp Plan process. Without strong neighborhood organizations and engaged residents, the quality of life that we enjoy in this city might not be what it is today.

As the city proceeds into the next revision of this plan, our community will want to be fully engaged, to provide insight and wisdom into what is important to Eiber, how we can best accommodate the many demands of growth, encourage much-needed services and economic growth along Colfax, celebrate our history, improve our parks and open space, sustainability, and many other issues important to our quality of life in Eiber.

Late-breaking news – The city has just opened up its application process for its Comp Plan Working Groups. Those interested in applying can do so at <https://www.lakewoodtogether.org/cp-advisory-groups>. Go to the city's [Comp Plan web page](#) for more info and to sign up for email updates.

Eiber Neighborhood Plan

The ENA is also undertaking a review and revision of our neighborhood plan, to better inform our position on topics that will be considered during the Comp Plan revision process. You can find a PDF download of the [Eiber neighborhood plan here](#).

Learn more about the Lakewood Comp Plan, the Eiber Neighborhood Plan, and how you can become involved, at our annual meeting on April 18.

Ward 1 and Ward 2 combined community meeting

City Council Ward 1 and Ward 2 representatives are hosting a combined community meeting on Saturday **April 20, 9:30 – 11:00 am at Holy Shepherd Lutheran Church** at 9th and Kipling. Guest speaker will be someone from Lakewood's Sustainability Division.