



COMPREHENSIVE PLAN

BRYCE MATTHEWS AICP * 3541 MONROE STREET * DENVER, CO 80205
PHONE: (303) 423-0577 * FAX: (720) 941-8198

Town of Mountain View
Comprehensive Plan

Prepared for:

The Town of Mountain View Town Council

Betty Van Harte
Mayor

Jeffrey Kiddie
Mayor Pro-Tem

Betty Baldwin
Council Person

Kenneth E. Bruse
Council Person

Mary Lou Day
Council Person

Louis Fehlberg
Council Person

Marian L. Neale
Council Person

Town of Mountain View Staff

Byron Nelson
Building Inspector

Eugene Barnes
Public Works

Judy Swift
Clerk

Eve Trengove
Treasurer

Prepared by:

Bryce Matthews, AICP
3541 Monroe Street
Denver, CO 80205
(303) 423-0577
fax: (720) 941-8198

October 4, 2000

Table of Contents

Overview	Pg. 1
Introduction	Pg. 2
Physical Setting and History	Pg. 2
Planning Process	Pg. 3
Planning Influences	Pg. 4
Demographics and Economic Conditions	Pg. 4
Existing Built Environment	Pg. 5
Existing Land Use Patterns	Pg. 6
Community	Pg. 7
Land Use	Pg. 8
Housing	Pg. 8
Commercial	Pg. 10
School Site	Pg. 12
Transportation	Pg. 13
Implementation	Pg. 14
Introduction	Pg. 14
Deliberation	Pg. 14
Plan Revisions and Amendments	Pg. 14
Appendix	Pg. 16
Town Council Resolution	Pg. 17

Map Appendix:

Map 1: Arial photo

Map 2: Land Use

Map 3: Zoning

Map 4: Transportation

Map 5: Berkley Subdivision Plat



The Comprehensive Plan is the official document adopted by the Town of Mountain View as a policy guide for decisions regarding the built environment, development, and redevelopment within the Town. It reflect desires of the citizens as well as the leaders of the Town regarding the current and future built environment. The Comprehensive Plan provides a 20-year vision of the Town.

During the Community Meetings held regarding the updating of this plan, the citizens expressed that it was of the utmost importance that the Town maintain its "small town feel". These desires are reflected in the goals, policies and actions set forth in this plan. Many of the major issues facing the Town now and in the future include; redevelopment, traffic, parking, and maintaining and improving the tax base.

The Comprehensive Plan is organized by land use and topic for easy reference to specific goals and policies. The Comprehensive Plan begins with an introduction to the Plan and Town. Each chapter begins with a discussion of the issue involved followed by a list of goals, policies, and actions.

Definitions for purposes of this Comprehensive Plan are as follows:

1. **Goal** - a statement of an intended direction or desire, desired ultimate result, or vision of what is to be achieved.
2. **Policy** - a statement of the direction or position to achieve desired goals.
3. **Action** - a specific process used to implement a policy.



INTRODUCTION

Physical Setting and History

The Town of Mountain View is located immediately west of Denver in Jefferson County. The Town is surrounded on all four sides by existing municipalities. To the north is the City of Lakeside, to the east is the City and County of Denver, and to the south and west is the City of Wheat Ridge. The Town consists of twelve (12) city blocks and is home to approximately 550 people.

Mountain View incorporated in 1904 for water and sewer purposes. The town has not expanded in land area since the original inception, today there is no opportunity to annex additional lands.

The town still maintains the "small town feel", even though it is now in a well urbanized area. Many of the older structures in the Town are still standing today, and the overall population and density of the community has not changed significantly for a number of decades. Redevelopment has long been an issue with in the City and County of Denver, now, redevelopment pressures have reached inner suburban towns and cities including the Town of Mountain View. Though the Town wishes to be progressive and allow for future improvements to the Town and it's tax base, the Town does not wish to do this at the expense of the community. As a part of any development the Town desires to retain many of it's existing residential characteristics, while creating a distinctive commercial character for the Town that makes the Town of Mountain View a more recognizable place in the Denver Metropolitan Area.





Planning Process

The Town of Mountain View Mayor, Town Council, staff, and citizens have collaboratively provided information and direction regarding this plan and the Future of their community. As part of the research the Mayor and Town Council directed that a citizen survey be taken to give initial direction regarding the desires of the citizens. A copy of the results of the survey are available at Town Hall for review. The results of the Survey, meetings with Town Council, Community Meetings and a referral to adjacent communities and interested parties have played the primary role in the development of the goals, policies, and actions in this Plan. Care was taken to assure compatibility with surrounding communities and establish Mountain View as not only a separate community but also as a piece of the larger metropolitan area. Community Meetings were held on June 26, 2000 and September 25, 2000, residents and property owners were notified of the meetings through flyers and mailings. The Planning Commission and Town Council held a public hearing on November 13, 2000 to approve and adopt the final document.



PLANNING INFLUENCES

Demographics and Economic Conditions

By the Number (Demographics 1990)!

Population -	549
Persons 0-15 years -	118
Persons 16-64 years -	329
Persons 65 + -	102
Percentage of 16+ with Mobility or self care limitations -	20%
Percent born in Colorado-	55%
Percent owner occupied -	57%
Percent renter occupied-	43%
Median mortgage -	\$600
Median rent -	\$403
Vacancy rate -	11%
Median household income -	\$20,243 / yr
Percent below poverty -	17.1%

By the text!

The Town of Mountain View has a small population base of approximately 550 people. Most residents have a moderate income. A high number of residents in 1990 were elderly and/or had mobility and self care limitations. Many of the residents are homeowners.

Census information available at the time the Plan was written was from 1990. The 2000 Census information will be available in late 2000 or early 2001 and should be added to this Comprehensive Plan as an addendum.



Existing Built Environment

By the numbers (1999)!

Single family homes -	176
Duplex structures -	24
Two homes/single parcel -	14
Triplex -	4
Multifamily structures -	3
Total number of units -	279
Existing residential density -	5.5 units/acre
Total number of units (1990 census)	301
Commercial structures -	16
Commercial square footage -	77,990 s.f.
Known vacant lots -	
Commercial -	5
Residential -	6
Total number of lots in Mountain View -	576
Lots zoned commercial -	111
Percent lots zoned commercial -	19%
Lots zoned residential -	465
Percent lots zoned residential -	81%

**Residential information from block maps provided by the Town*

***Commercial information from the Mountain View Property List.*



By the Text!

Mountain View is primarily a community of single-family homes and small businesses. Average density of residential units is 5.5 units per acre, low to medium density. The potential for new development is significantly limited by the number of vacant lots available. Future growth and change in the community will be from redevelopment of existing homes and business structures.

Existing Land Use Patterns

Land use patterns in Mountain View are similar to most communities. The primary use of land along arterial roads (44th Avenue & Sheridan Boulevard) is commercial. Residential properties facing Sheridan Boulevard are forced to access from the alley behind their homes. Residential land uses are primarily single family with multifamily and two family home scattered amongst them. Public and semi-public uses are located intermittently around the Town. The Land Use map in the Map Appendix shows existing land use as of August 15, 2000.



Community

Mountain View is currently a close knit small community which has become surrounded by the Metropolitan Urban Area. Many of the residents have lived in Mountain View for a number of years and don't see Mountain View as a suburb of Denver, rather as a Town that the Denver Metropolitan Area engulfed. The Town currently provides many community services to its residents through contracts with other Towns. As there are in all communities there are always opportunities for community improvement. Also, as in other communities, there are financial limits and ramifications. Many residents are not aware of the opportunities that already exist which are provided by the Town.

Goal: Maintain a sense of community within the Town of Mountain View.

Goal: Promote and improve community resources, services, and programs that are available to Mountain View Town Residents both within the Town and from surrounding communities.

Goal: Enhance and preserve park and recreational amenities available to Town residents.





Land Use

Many of the physical attributes of the community contribute significantly to the creation of the Town of Mountain Views overall character. The street layout, the size and mass of structures, the architecture, and the people make up a communities defining characteristics. These characteristics of Mountain View allow it not to feel like the big City even though it is clearly a part of the larger Denver Metropolitan Area and interdependent with the surrounding communities. It is the desire of the Town leaders and residents to retain the sense of community that exists today and the visual and physical attributes of the town that make it a special place.

Goal: Retain Town of Mountain Views "small town feel".

Policy: Support development and redevelopment that is similar in scale and design to existing and surrounding development.

Policy: Support redevelopment that does not include "cookie cutter" architecture.

Action: The Town of Mountain View will establish a site plan review process for commercial and multifamily development

Action: The Town of Mountain View will create a process that allows for the movement of lot lines which do not allow for an increase in the number of dwelling units permitted on a property.

Goal: Improve and maintain quality and condition of properties in Town.

Policy: Support community clean up programs.

Housing

Because of the strong local economy, housing has become at a premium leaving many moderate income people unable to afford adequate housing. Mountain View primarily consists of smaller homes, two family units, and multifamily units.



In the residential portions of the Town, the streets maintain the old small town feel. Many of the aspects that make the community and streetscape what they are include:

- 1. Tree lawns**
- 2. Alleys**
- 3. Alley access to garages**
- 4. Smaller homes**
- 5. Architectural variety.**
- 6. Established vegetation**



The citizens and leaders of Mountain View feel very strongly that it is in their best interest to retain this "small town feel", the streetscape is a significant portion of this feeling.

Goal: Preserve safe, habitable, affordable housing.

Policy: Mountain View will support a mix of housing as redevelopment occurs

Policy: Mountain View will support remodeling and additions to existing structures over razing them



Policy: Mountain View will review rezoning proposals to Residential-3 (R-3) on a site by site basis looking at:

- a) **Compatibility with surrounding land uses.**
- b) **Compatibility with surrounding architecture**
- c) **Ability for proposed use to fit on site**
- d) **Site design (future Site Plan approval)**
- e) **Traffic compatibility**
- f) **Provision of adequate parking**

Action: Mountain View will make changes to Zoning and Subdivision regulations which support this goal.

Goal: Mountain View will strive to be a distinctive, diverse, attractive, and safe community

Policy: Mountain View will pursue opportunities to keep the Town a safe place to live.

Action: Mountain View will create design standards which allow for diverse structures yet retains the scale and basic design features which help Mountain View retain it character.

Commercial

The Denver Metropolitan Area is in an economic boom cycle that has benefited Mountain View's businesses as well. Mountain View has a large number of businesses compared to its residential base. These businesses do much of their business with residents and other businesses located in the surrounding communities.





Business sales tax provides a large portion of the Town of Mountain Views budget. Therefore, the Town of Mountain View is interested in maintaining it's current commercial base and improving its commercial district to attract additional businesses. Many commercial businesses in the town have been long term commercial residents. Commercial stability is helpful to the Town in establishing budgets and acquiring funding. All commercial development is on the north and east fringe of the Town, along arterial roads (44th Avenue and Sheridan Boulevard). The commercial district, though relatively healthy, is difficult to distinguish from the business districts in the surrounding communities. Redevelopment of the local business structures should be encouraged and should follow a design characteristic that will differentiate Mountain View from the surrounding communities.

Goal: Pursue economic opportunities that are in the best interest of the Town and its citizens.

Policy: Mountain View will be open to partnerships and Intergovernmental Agreements with surrounding communities, Jefferson County, and public/private economic development groups which enhance and protect the commercial interests of Mountain View.

Goal: Pursue economic opportunities that are sustainable through time.

Policy: Mountain View will not support demolition of existing commercial structures without the developer documenting feasibility and financing for a replacement structure, use and proposed time frame.

Goal: Pursue redevelopment of existing commercial areas and structures where it is in the best interest of the Town and it's residents.

Policy: Mountain View will not support redevelopment of commercial to residential, religious, non-profit, or lesser commercial without the developer demonstrating no significant loss of tax base.

Policy: Mountain View will not support any commercial rezoning which increases the total percentage of commercially zoned property within the Town above 20% of the total land area.

Goal: Create a healthy, vibrant, pedestrian friendly commercial area.

Action: Mountain View will create design standards that allow for diverse commercial structures yet creates a similar theme among buildings helping to define Mountain View.



School Site

The school site, located on Eaton Street is currently being used as a private school. The structure and site have the potential to be redeveloped and/or change uses. In the Citizen survey, one of the questions was regarding the school site and it's potential uses.

Goal: Preserve existing structure.

Goal: Redevelop as a low-density residential or semi-public use that will benefit the community.

Policy: Redevelopment of the schoolhouse shall not create a traffic or parking hazard on Eaton or Fenton Streets.

Policy: The Town shall support rezoning of this property to Residential-3 (R-3) subject to the proposed use meeting the following conditions:

- a) **Compatibility with surrounding land uses.**
- b) **Compatibility with surrounding architecture**
- c) **Ability for proposed use to fit on site**
- d) **Site design (future Site Plan approval)**
- e) **Traffic compatibility**
- f) **Provision of adequate parking**



Transportation

The road system is primarily a grid system of local streets with alleys. Arterial streets are located to the north and east and are 44th Avenue and Sheridan Boulevard respectively. There is very little opportunity for change in the existing roadway. It is expected that at some point in the future 44th and Sheridan will be widened to compensate increasing traffic and potentially mass transit improvements.

Currently the Town of Mountain View is within the Regional Transportation District (RTD) and is served by the following 44 bus line along 44th Avenue and the 51 bus line along Sheridan Boulevard and 44th Avenue. Alternative transportation is important to the Town of Mountain View. The environment health and air quality of Denver directly effects the Town, by requiring redevelopment to address mass transit and by residents using the mass transit system, it will lessen the Town of Mountain Views automobile emission impacts on the local and global environment.

According to the 1990 census, many of the residents of Mountain View are elderly or need help caring for themselves. These residents often do not have a vehicle of their own and are dependent on public transportation to get around.

Goal: Minimize impacts of potential expansion of 44th Avenue and Sheridan Boulevard.

Policy: Mountain View shall evaluate pedestrian and landscape improvements to 44th Avenue and Sheridan Boulevard along with any expansion plans.

Goal: Keep traffic levels on residential streets low.

Goal: Support transportation alternatives to the automobile.

Policy: Mountain View shall support bus and mass transit service improvements in and adjacent to the Town where the improvements are not determined to be detrimental to the Town or community.

Policy: Mountain View shall pursue development which has design elements which encourage mass transit use.



Implementation

Introduction

The Planning Commission has the responsibility of preparing a Comprehensive Plan for approval by the Town Council. As a part of the Mile High Compact, the Town of Mountain View agrees to consistently enforce the plan in its relation to land use issues.

The Comprehensive Plan describes existing conditions within the Town as well as creating a framework for future development and redevelopment in Mountain View. Part of that framework is the creation of goals, policies, and actions. This Comprehensive Plan outlines the visions of the citizens as well as the leaders of Mountain View and establish a plan to make this vision attainable. For his plan to be successful, its implementation must be a coordinated effort on the part of the public and private sectors.

Deliberation

This Comprehensive Plan is Mountain Views most important document regarding the future of the Town. It's purpose is to provide the Town, citizens, leaders, and developers security in their investment in the Town. The Comprehensive Plan is a basis for sound development in an attempt to provide a prosperous future. The Plan should be advisory in nature and act as an aid in decision making regarding future land use development and redevelopment decisions.

However, its advisory nature is not designed to undermine the goals policies an actions expressed herein; as a result the Town Council, Mayor and staff are charged with the responsibility of giving deliberate and thorough consideration to these goals, policies, and actions in undertaking rezoning and other land use decisions. The Comprehensive Plan shall create a framework for these decisions and be a guidance mechanism for future development.

Adequate deliberation as entailed in this plan is not limited to consideration of the compatibility of the project with this plan, but also includes consideration of existing site conditions (structures) and surrounding land uses and potential impacts on them.

Plan Revisions and Amendments

The advisory nature of this document does lend some general flexibility to the Town Council and Mayor when making decisions. This flexibility is included to avoid impractical, burdensome constraints on the decision makers in implementing the plan. This general framework and flexibility is necessary for the plan to function through time



However, this plan should be reviewed on a periodic basis to evaluate its effectiveness in addressing land use needs and issues through time. Subsequent revisions and amendments to this Plan should be taken as necessary or appropriate

Definition

Revisions: may bring portions of the plan or text through a review. Revisions are appropriate following a major data collection effort, such as the US Census.

Amendments: Will be undertaken for adopted plan elements including, but not limited to goals, policies, and actions. Plan elements which fail to furnish sufficient guidance or adequate control for addressing land use, development, and redevelopment issues impacting the Town shall be subject to amendment review.

Revisions

A complete review of the plan and related revisions should occur approximately every five-(5) years. The Mayor and Town Council shall arrange for such review. The review shall include work sessions with Town Council, The Mayor, and Town Staff. To review the intent of the Plans goals, and policies and determine whether action items have been completed. This review will also include determination if additional goals, policies, and action item are needed.

Amendments

Plan amendments may be initiated by either a private landowner or the Town. A plan amendment shall be approved only if the Planning Commission makes specific findings that:

- a) Development factors have significantly changed in a way that necessitates and supports the proposed amendment and the plan is not adequate to address the changes.
- b) The proposed amendment shall promote the public good and is in compliance with the overall purpose and intent of the Comprehensive Plan.
- c) The proposed amendment shall be compatible with existing land uses.
- d) The proposed amendment shall not over burden the Towns infrastructure nor significantly reduce the towns tax base.

Appendix

**RESOLUTION BEFORE THE TOWN COUNCIL
TOWN OF MOUNTAIN VIEW
STATE OF COLORADO**

RESOLUTION NO. R-2000-7

TITLE: A RESOLUTION ADOPTING THE MASTER PLAN FOR THE TOWN OF MOUNTAIN VIEW

WHEREAS, pursuant to C.R.S. § 31-23-206, it is the duty of the Town of Mountain View Planning Commission (the "Planning Commission") to make and adopt a master plan for the physical development of the municipality;

WHEREAS, pursuant to C.R.S. § 31-23-207, the master plan shall be made with the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development. Including, among other things, adequate provisions for traffic, the promotion of safety from fire, floodwaters and other dangers, adequate provisions for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the promotion of energy conservation and adequate provisions of public utilities and other public requirements;

WHEREAS, pursuant to C.R.S. § 31-23-208, the Planning Commission may adopt the master plan as a whole by a single resolution or may by successive resolutions adopt successive parts of the plan, and may adopt any amendments or extensions thereof or additional thereto;

WHEREAS, pursuant to Section 8.3 of the Town of Mountain View Home Rule Charter, the Planning Commission shall prepare and submit to the Town Council the master plan for approval by Town Council;

WHEREAS, pursuant to §2.17.2 of the Town of Mountain View Zoning Ordinance, the Planning Commission is the Town Council;

WHEREAS, the Town Council sitting as the Planning Commission held a public hearing on the Master Plan (the "Master Plan") and recommended to the Town Council approval of the Master Plan on November 13th, 2000; and

WHEREAS, the Town Council, on Monday, November 13th, 2000, approved after a public hearing, the Master Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VIEW, COLORADO, AS FOLLOWS:

Section 1. The Town Council of the Town of Mountain View hereby adopts the Master Plan as recommended for adoption by the Town of Mountain View Planning Commission.

Section 2. A copy of the Master Plan shall be certified to each governmental body of the affected territory and, after approval by each body, shall be filed with the Jefferson County Clerk and Recorder.

RESOLVED AND PASSED this 13th day of November, 2000.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VIEW, COLORADO:

Passed by Unanimous voice vote, this 13th day of November, 2000.

Betty A. VanBlante

Map Appendix

Town Of Mountain View



Jefferson County: IT Operations

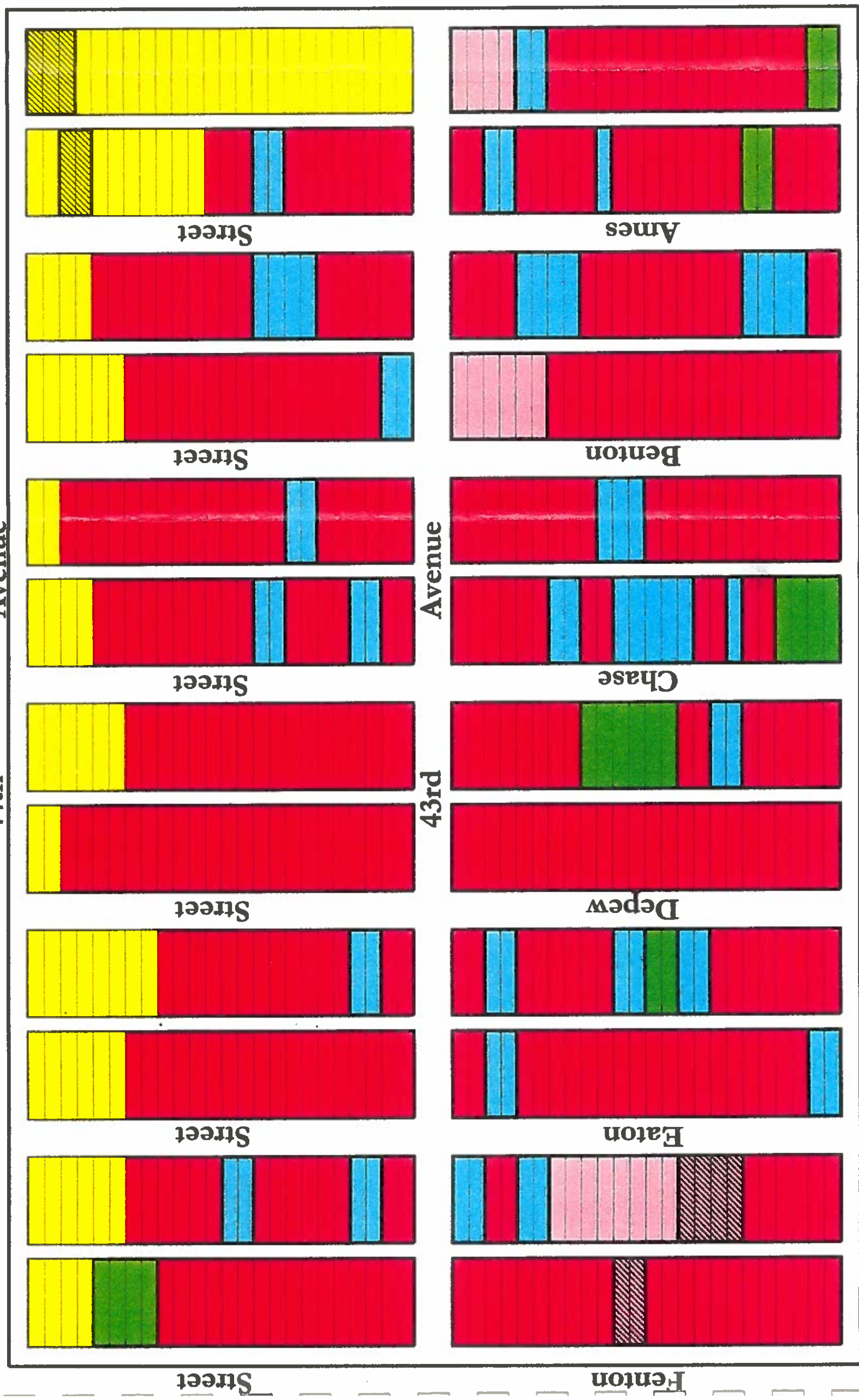
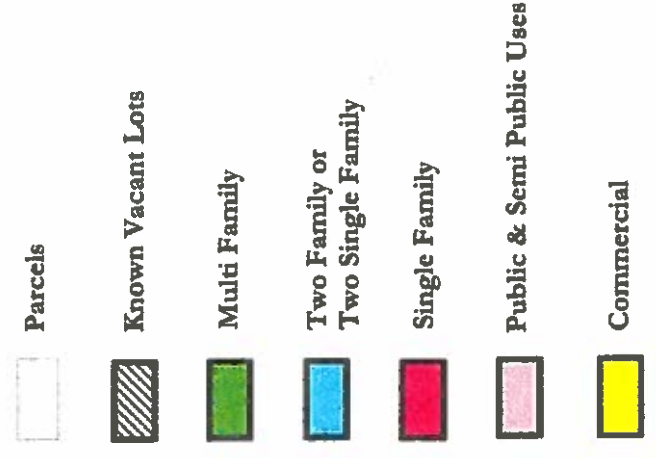
Last Revision: October 12th, 2000

Date of Orthophoto: 1996

Town Of Mountain View: Existing Land Use



1" = 100'



Town of Mountain View

Zoning Map



1" = 100'

44th Avenue

43rd Avenue

41st Avenue



- Parcels
- C-1 Zoning
- R-2 Zoning
- R-3 Zoning

Planner:
Bryce Matthews, AICP
3541 Monroe Street
Denver, CO 80205
303-423-0577
Fax 720-941-8198





Town of Mountain View Zoning Map approved and accepted by the Town of Mountain View Town Council this ____ day of _____, 2000, Town of Mountain View Ordinance Number 2000-_____.

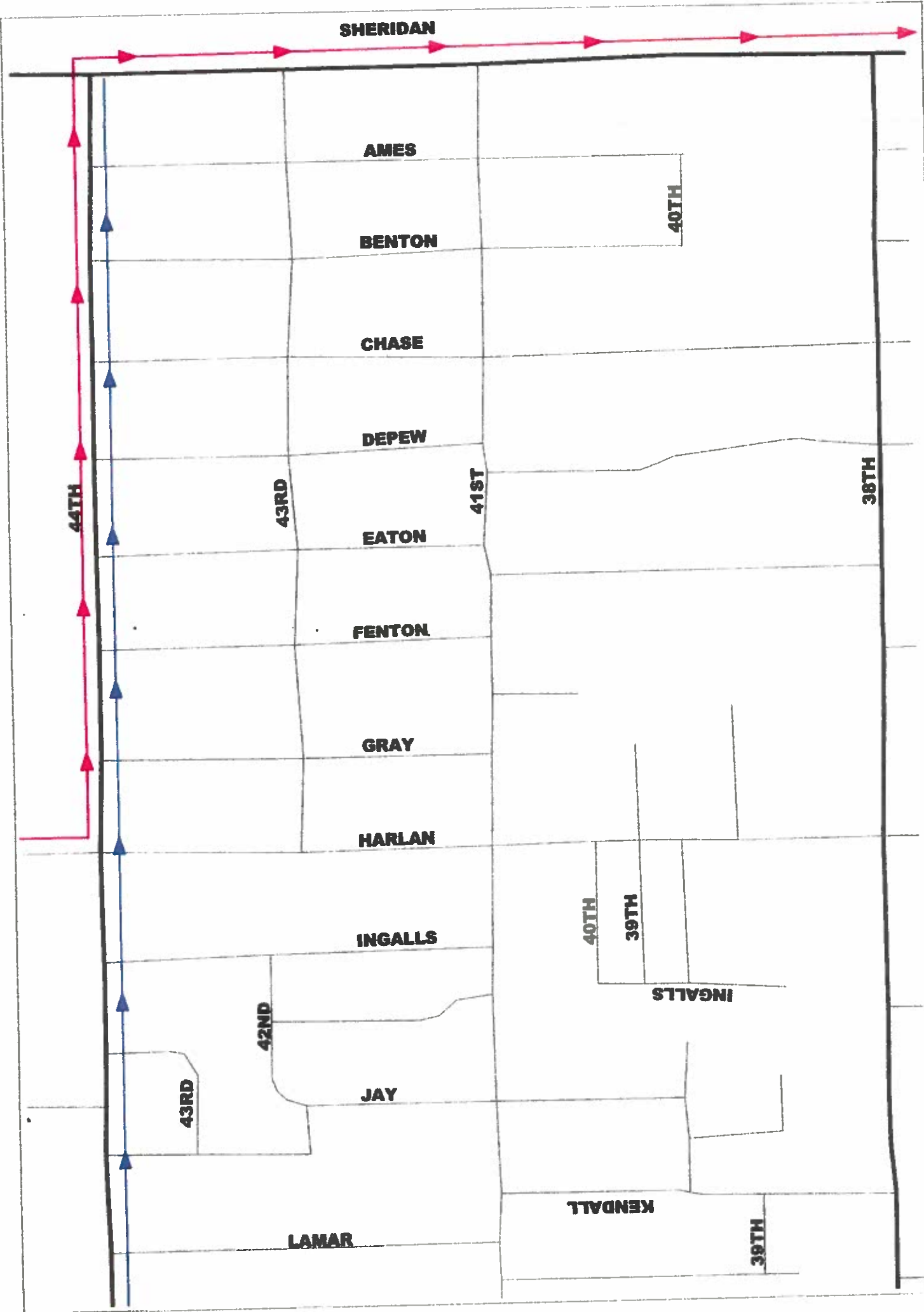
Mayor Betty Van Harte

Jefferson County IT-Operations
Last Revision: October 31, 2000
Cartographer: Megan A. Weeks

Town Of Mountain View: Transportation Map



- Arterial Roads 
- Residential Roads 
- RTD Bus Route #51 
- RTD Bus Route #44 



Jefferson County: IT Operations

Last Revision: October 12th, 2000

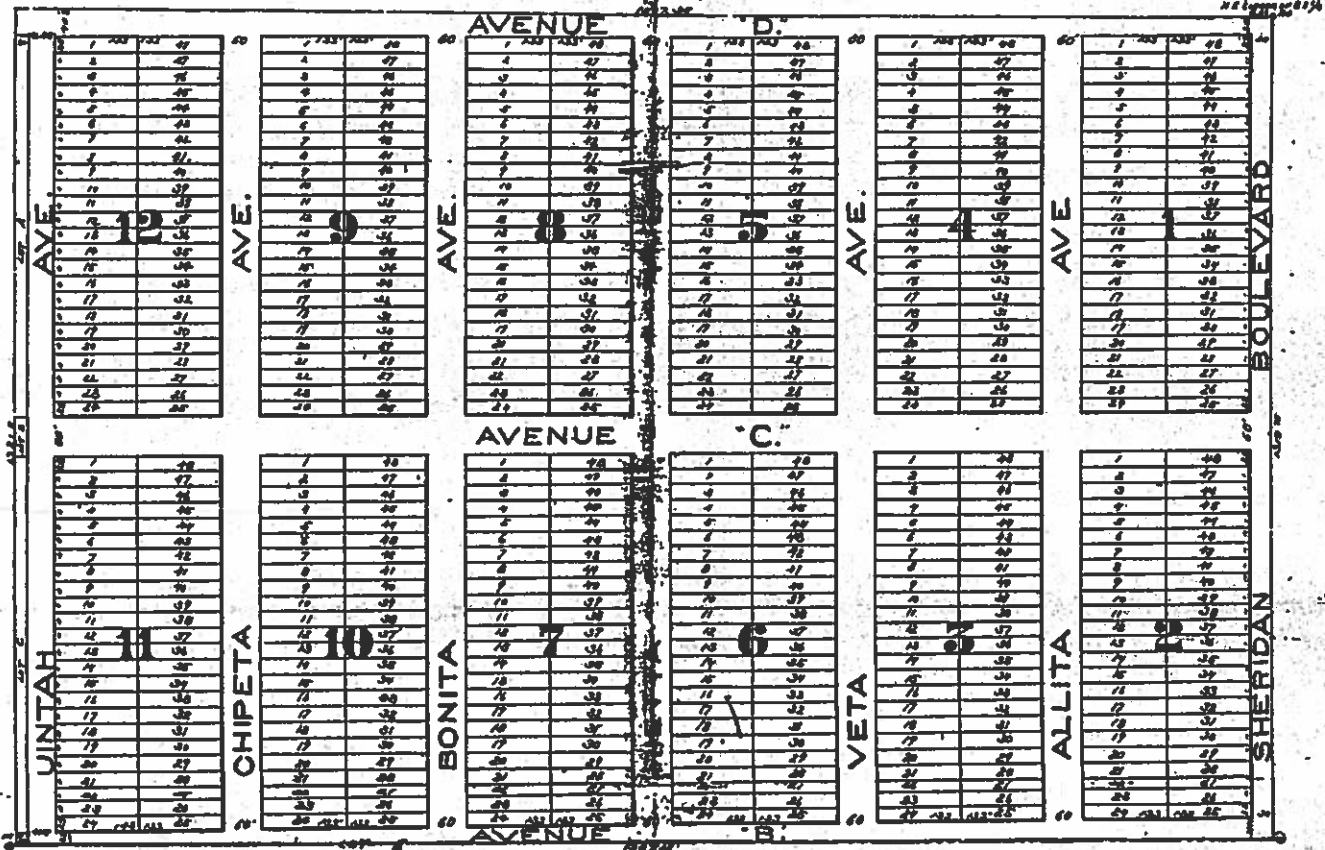
Book 1 Page 34A
088 20209

Book 1 PAGE 34A
Reception # 20209
08820209

BERKELEY

JEFFERSON COUNTY
BLOCKS 1 TO 12 INCLUSIVE.
Being a Subdivision of the N. 1/4 of S. 1/4 and S. 1/2 of N. W. 1/4 of
S. 1/4 of Sec. 24 T. 33. S. 1. R. 69 W.

Scale 150 feet = 1 inch



Have all men by these presents that we Carlton Ellis and John M. Donough of the County of Arapahoe and State of Colorado, being the owners of the land herein shown and described as follows being the North east quarter (1/4) of the South east quarter (1/4) and the East half (1/2) of the North west 1/4 of the South east quarter (1/4) of Section number twenty four (24) in Township three (3) North, Range thirty nine (39) West of the tenth (10) Principal Meridian. Have laid out, plotted and subdivided the same under the name and title of "Berkeley in Jefferson County, Block 1 to 12 inclusive" and by these presents do grant to the parties the right of way over and through the Boulevard and Avenues as shown on above map.

Witness our hands and seals this (19th) day of December A. D. 1888.

Carlton Ellis
John M. Donough

State of Colorado
County of Arapahoe
I, E. E. Miller a Notary Public in and for said County, in the State aforesaid do hereby certify that Carlton Ellis and John M. Donough who are personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act for the uses and purposes therein set forth.

Witness my hand and Notarial seal this (19th) day of December A. D. 1888.



E. E. Miller
Notary Public

Rec'd
At 10:00 AM
20209 1150