

Torian Plum – ADA Ramp Addition

Development Plan - Minor Modification Submittal

June 4, 2025

Project Narrative

This Development Plan Minor Modification application is to request necessary approvals for Torian Plum to add an ADA ramp next to the front entry at Building A for increased accessibility. This ramp will provide access to the Torian Plum condominium building as well as the attached buildings and businesses. It will be placed next to the exterior entry steps and disturb as little existing vegetation as possible.

709.C Criteria for Approval

Development Plans shall be approved upon a finding that the following criteria are met:

1. Consistent Character

The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.

The proposed ADA ramp will utilize the same materials as the existing entry steps: a concrete ramp and curb and a steel guardrail and handrail that will be painted to match the railing at the existing steps.

2. Minimize any adverse impacts on the natural environment

The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

The proposed ADA ramp is as minimal in size as possible for its required accessible use. The ramp will have a curb and steel guardrails and handrails. Revegetation will be provided to match the existing vegetation.

3. Adequate vehicular access

The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.

No changes are proposed to existing vehicular or pedestrian access as part of this project. The only change to the pedestrian access will be this additional accessible entry option.

4. Compliance with all applicable requirements of CDC

The Development Plan complies with all applicable requirements of this CDC.

Section 404 Revegetation

Ensure prompt revegetation of areas disturbed by development to prevent runoff and create an attractive appearance.

The existing site vegetation will be maintained to the greatest extent possible. Any disturbed areas will be revegetated within one year of the disturbance or by the next growing/planting season after completion of the development, whichever is sooner. The re-vegetation will match the existing vegetation.

Section 409 Snow Storage

Table 409-1 Snow Storage

Minimum Area Required 1 sf per 2 sf of paved area

See Civil plan for snow storage.

Section 440.D Access

- a. Buildings shall prioritize orientation of primary entries to predominant public and private streets, pedestrian circulation, and gathering areas.
- b. Each individual nonresidential space with exterior frontage on the ground floor of a multi-tenant building shall have individual public access from the outside.
- c. Primary building entrances shall be clearly distinguished and prominent

The proposed ADA ramp improves pedestrian circulation by providing an accessible entrance into the primary entry for Torian Plum.

5. Conforms with existing Conceptual Development Plan, if applicable.

The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

N/A



TORIAN PLUM ADA ENTRY RAMP - VIEW FROM SKI TIME SQUARE



TORIAN PLUM
STEAMBOAT

6/4/2025
RENDERING

A-000