



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: August 5, 2021
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-8953 / Hillary.Adam@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 21-057366 HR – SKYLIGHT REPLACEMENT

GENERAL INFORMATION

Applicant: Patrick Sullivan & Chris Meigel
Sera Design
338 NW 5th Ave
Portland, OR 97209

Owner: UPG Galleria Property Owner LLC
1215 4th Ave #600
Seattle, WA 98161

Interested Party: Ty Barker
Unico Properties LLC
601 SW 2nd Ave Suite 1610
Portland, OR 97204

Site Address: 600 SW 10TH AVE

Legal Description: BLOCK 217 LOT 1-8 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX, PORTLAND

Tax Account No.: R667723220

State ID No.: 1N1E34CC 09400

Quarter Section: 3029

Neighborhood: Portland Downtown, contact Wendy Rahm at wwrahm@aol.com

Business District: Downtown Retail Council, contact at info@portlandalliance.com

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - West End

Other Designations: Historic Landmark, individually listed on the National Register of Historic Places on February 20, 1991

Zoning: CXd – Central Commercial with Design and Historic Resource Protection overlays

Case Type: HR – Historic Resource Review

Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant proposes to replace the glazing and steel frame of the central skylight on the roof of this Historic Landmark in the Central City Plan District. The replacement skylight will be constructed of an aluminum frame with dual pane glazing. The existing gable shape and mullion pattern will be maintained in the new skylight.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a Historic Landmark.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Central City Fundamental Design Guidelines
- 33.846.060.G Other approval criteria

ANALYSIS

Site and Vicinity: The Olds, Wortman and King Department Store was designed by Seattle architect Charles Aldrich in the Late 19th and early 20th Century American Commercial Style. It was constructed in 1910. The building is five stories with a basement and constructed of a steel frame structure encased in fireproof concrete with terra cotta exterior cladding. The skylight, which is the subject of this review, originally covered over a lightwell at the center of the building; the lightwell was closed off in the 1940s and then reopened as part of a restoration in the 1970s to convert it to a multi-tenant indoor mall with the atrium as the central feature.

The building occupies a full block bound by SW 10th Avenue on the west, SW Alder Street on the north, SW 9th Avenue on the east, and SW Morrison Street on the south. Both SW Morrison and SW 10th are Major Transit Priority Streets with the Portland Streetcar running north on SW 10th and the MAX running west on SW Morrison, which is also a Regional Transitway. Both SW Alder and SW 9th are Major City Bikeways and all four streets are Major City Walkways. The surrounding area is zoned Central Commercial with buildings of various sizes, vintages, and uses including office, hotel, residential, and retail, etc. Several other landmark buildings are located nearby including the 1909 Seward Hotel to the west, the Pittock Block two blocks north, the 1913 Stevens, 1912 Woodlark and 1908 Cornelius Hotel buildings to the northeast, and the 1912 Multnomah County Library two blocks south.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition,

design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the West End Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 75-004483 (Ref. # DZ 19-75) – Design Review approval for underground parking.
- LU 75-004755 (Ref. # DZ 42-75) – Design Review approval for underground parking.
- LU 77-004927 (Ref. # DZ 6-77) – Design Review approval for a new skybridge.
- LU 00-007050 HDZ (Ref. # LUR 00-00495 HDZ) – Historic Design Review approval for a new satellite dish receiver on the rooftop.
- LU 02-125320 HDZM – Historic Design Review approval for restored SW 10th Avenue marquee and two new entrances for the Olds and King Building and a modification to allow the new marquee on SW 10th Avenue to project 11'-0" into the right-of-way.
- LU 03-125820 HDZ – Historic Design Review approval for removal of non-historic barrel canopies along the SW 10th Avenue and SW Morrison Street façades, and new non-illuminated sign area at the new canopy sides.
- LU 04-034104 HDZ – Historic Design Review approval for a double sided, nonilluminated, projecting sign at the northeast corner of the building.
- LU 05-125628 HDZ – Historic Design Review approval for forty building lighting fixtures.
- LU 06-130958 HDZ – Historic Design Review approval for a rooftop smoking enclosure.
- LU 07-127493 HDZ – Historic Design Review approval for a new service door, awnings and signage.
- LU 10-125932 HDZ – Historic Design Review approval for two small signs under canopy.
- EA 11-140349 DA – Design Advice Request for proposed alterations to display windows.
- LU 11-163878 HDZ – Historic Design Review approval for exterior alterations, including the removal of existing signage, installation of new windows and storefront display windows, installation of new wooden replica entry doors, installation of new metal replica marquee, repair to existing terra cotta, and other various exterior alterations.
- LU 12-146375 HDZ – Historic Design Review approval for two new blade signs, one each to be installed at the northwest and southwest corners of the building and approval for a new horizontal blade sign along SW Morrison.
- LU 17-126437 HR – Historic Resource Review approval for a rooftop facsimile water tower to be constructed out of fiber reinforced plastic to screen radio frequency antennas.
- LU 20-155591 HR – Historic Resource Review approval for exterior alterations to the ground floor façade including awnings, signage, and graphics.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **July 9, 2021**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering (E-1)
- Bureau of Parks-Forestry Division (E-2)
- Life Safety Division of BDS (E-3)
- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 9, 2021. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Other Approval Criteria:

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.
- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings for 1, 2, 3, 4, 5, and 9: No chemical or physical treatments will be used; however, the proposal is for the removal of the original steel and glass skylight and its replacement with a new aluminum and glass skylight. The new skylight matches the design of the original in its pitch and in the general layout of glazing panels. While composed of new elements that exhibit modern technology, particularly in the glazing units, the essential form and integrity, as well as the historic character, of the resource will remain intact. The new skylight will be located in the same position, over the former

lightwell and atrium space, allowing natural light to filter into the space below. Replacement of the skylight is the only aspect of the current proposal and no other alterations to features or changes that have acquired historic significance are proposed. While the materials are new, the historic resource will remain a record of its time in that the new skylight replaces an existing skylight in kind. *These criteria are met.*

- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.
- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
- 10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 7, 8, and 10: The existing historic skylight is constructed of steel framing and single-pane wire glass, set upon a steel support structure. The proposed skylight system will be an aluminum frame with 1” thick dual pane Solarban® 72 glazing set upon the existing steel support structure. The new glazing units will not have the characteristic visible wire mesh but will allow for better visual thermal comfort within the building as it will reduce glare and solar heat gain. While the skylight is a significant feature of this historic building and the historic materials will be replaced, the new materials enhance the experience of the skylight for those within the building. The proposed form and general layout of glazing panels will match the existing and the materials proposed are appropriate for this rooftop element. As such, the proposal is compatible with the existing resource and nearby properties, many of which provide views down to the roof of the subject property. *These criteria are met.*

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City’s districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City’s districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and

desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.
- C11. Integrate Roofs and Use Rooftops.** Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for A6, C2, C3, C5, and C11: The proposed alteration will facilitate better enjoyment of the interior space below the skylight and enhance the continued use of this landmark building. The existing steel structural supports of the historic skylight will remain while the new aluminum frame and glazing of the skylight will match the existing form of the historic skylight. The design is simple and minimalistic, similar to the existing, with clean details. The skylight will be located in the existing location, allowing comfortable views to the skyline above, with reduced glare and solar heat gain experienced by the viewers below. *These criteria are met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. While composed of all new exterior elements, the skylight will continue to convey the historic character of the building. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

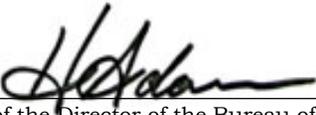
ADMINISTRATIVE DECISION

Approval of exterior alterations on a Historic Landmarks in the Central City Plan District to include replacement of the glazing and steel frame of the central skylight on the roof. The replacement skylight will be constructed of an aluminum frame with dual pane glazing. The existing gable shape and mullion pattern will be maintained in the new skylight.

This approval is per the approved site plans, Exhibits C-1 through C-7, signed and dated August 3, 2021, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 21-057366 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Hillary Adam

Decision rendered by:  **on August 3, 2021**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 5, 2021

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 15, 2021, and was determined to be complete on June 29, 2021.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 15, 2021.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: October 27, 2021.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the

use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on August 19, 2021**). **The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIx decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **August 20, 2021** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

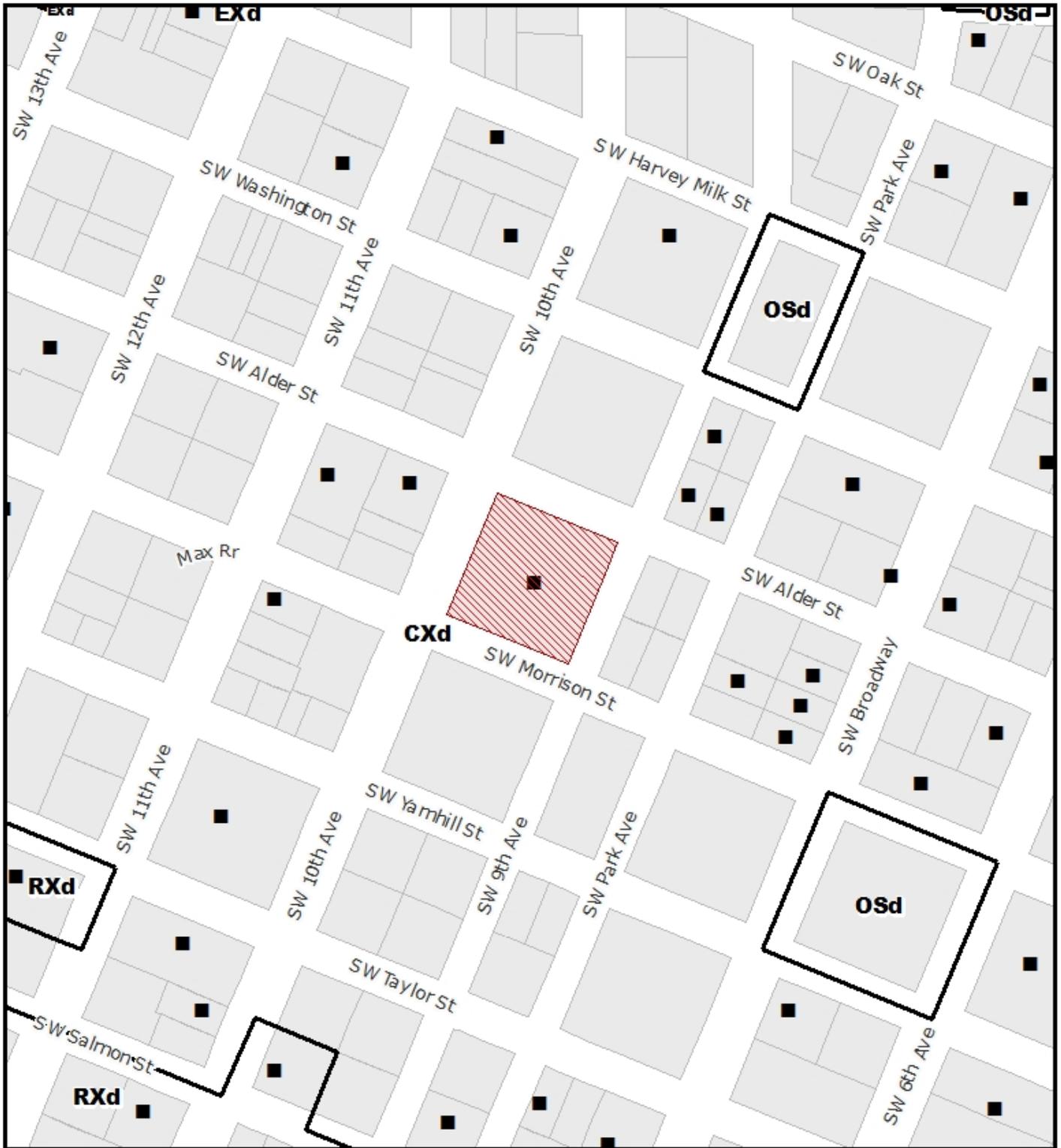
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Original Drawing Submittal
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Skylight Plan – Existing and Proposed (attached)
 - 3. Skylight Sections N/S - Existing and Proposed
 - 4. West and South Elevations – Existing and Proposed (attached)
 - 5. Rafter and End Details
 - 6. Ridge, Purlin, and Sill Details
 - 7. Vitro Architectural Glass Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering and Development Review
 - 2. Bureau of Parks, Forestry Division
 - 3. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application

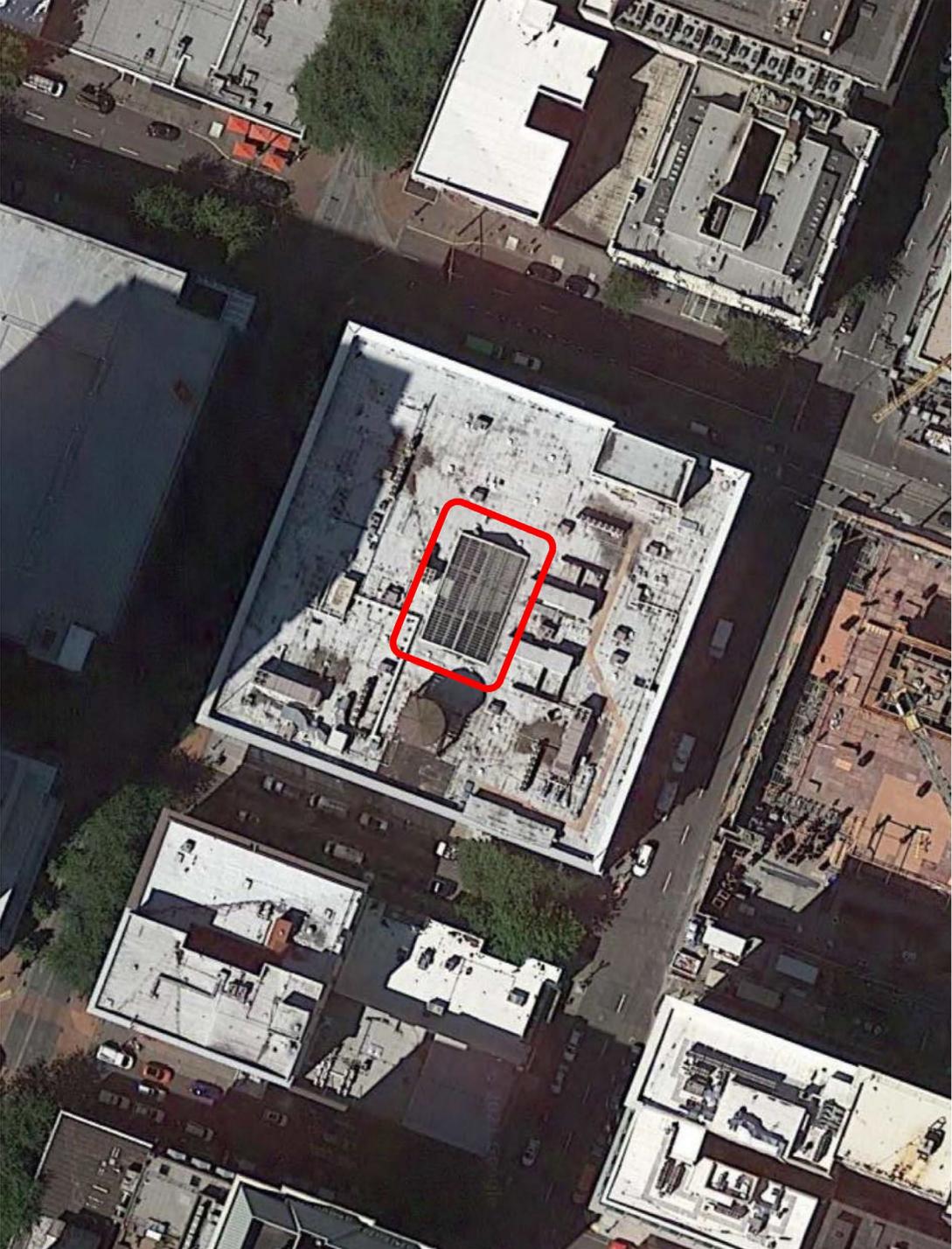
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING 
 For Zoning Code in effect
 August 1, 2020 - July 31, 2021
 CENTRAL CITY PLAN DISTRICT
 WEST END SUB DISTRICT

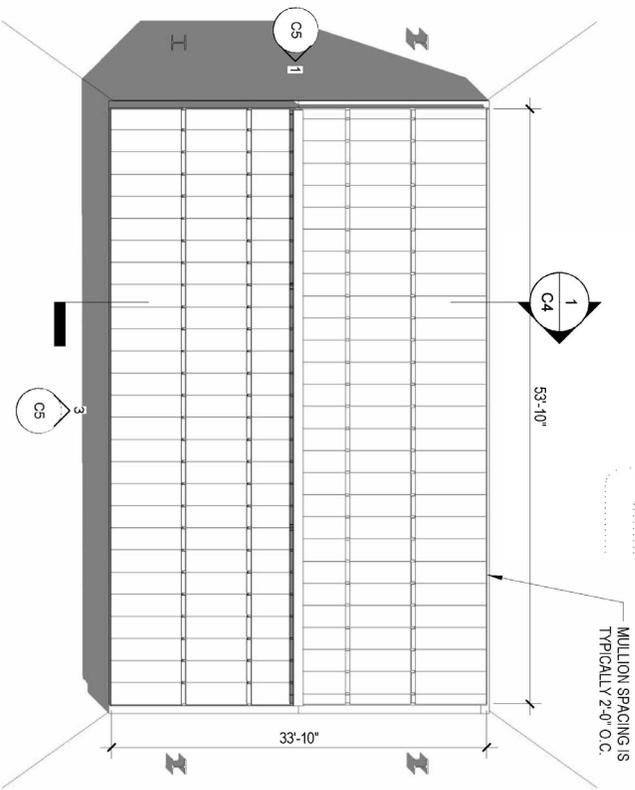
 Site
 Historic Landmark

File No.	LU 21 - 057366 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 9400
Exhibit	B Jun 15, 2021

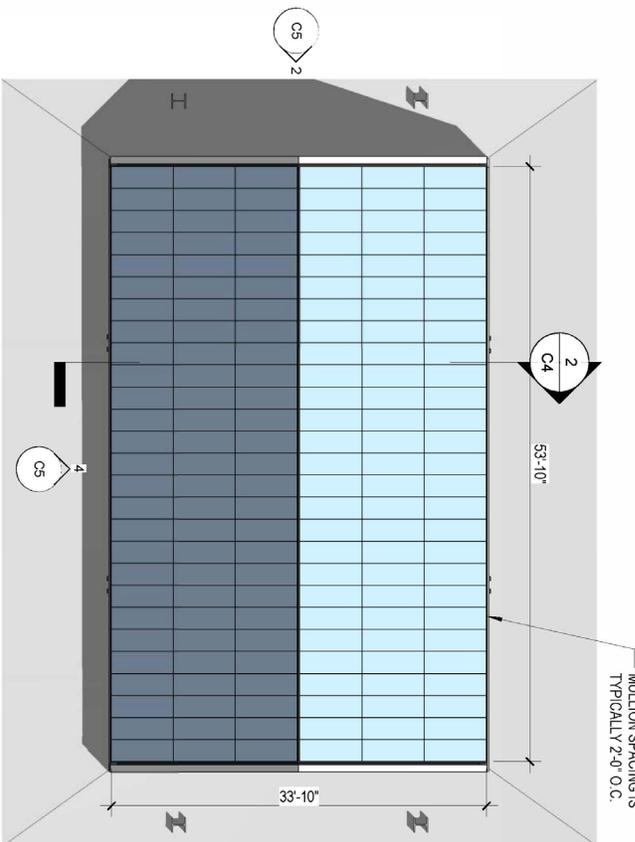


GALLERIA BUILDING ROOF

Approved
City of Portland
Bureau of Development Services
Planner *Allyssa*
Date 8/3/21
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

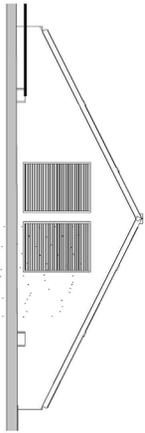


1 SKYLIGHT PLAN - EXISTING
3/32" = 1'-0"

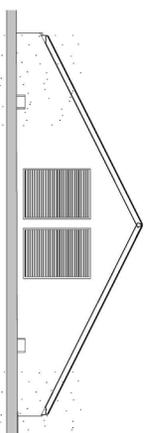


2 SKYLIGHT PLAN - PROPOSED
3/32" = 1'-0"

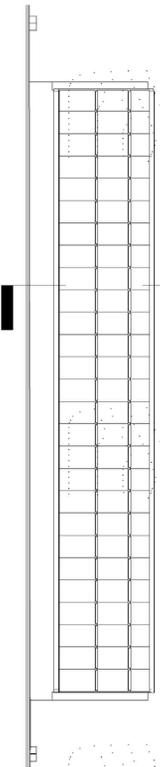
Approved
City of Portland
Bureau of Development Services
Planner: *Alison*
Date: 8/3/21
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



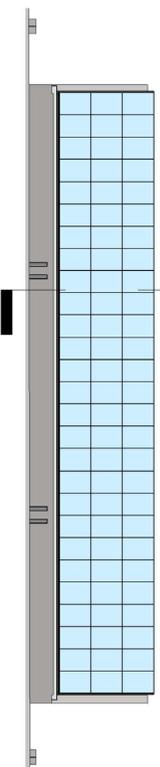
1 WEST ELEVATION - EXISTING
3/32" = 1'-0" (EAST ELEVATION SIM)



2 WEST ELEVATION - PROPOSED
3/32" = 1'-0" (EAST ELEVATION SIM)



3 SOUTH ELEVATION - EXISTING
3/32" = 1'-0" (NORTH ELEVATION SIM)



4 SOUTH ELEVATION - PROPOSED
3/32" = 1'-0" (NORTH ELEVATION SIM)

* Approved*
City of Portland
Bureau of Development Services
Planner *Alida*
Date 8/3/21
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.