

MAY 5, 2024

To: Mayor Woodhull, City Manager Pauli,  
City Attorney Becker, & all members of Everett  
City Council

Re: "Faking A Stand"

Having been a "pioneer" in a professional  
U.S. Army, & not being anti-war or pacifist  
per se, I have opposed "wars of choice"  
at my own peril. During the Viet  
Nam War period there was a anti-war slogan:  
'suppose they gave a war and nobody came'.  
I created my own motto: "What if you  
stopped a war before it began".

The U.S. has had countless wars in its  
history - the majority of them "wars of choice",  
unprovoked, and started under "false pretenses".  
Having been a participant in "OPERATION URGENT FURY"  
1983 invasion of GRENADA to rescue U.S. medical  
students that were unaware that they were hostages,  
I became aware of "false calls to war".

Consequently, I have opposed U.S. intervention  
in IRAQ (2003), LIBYA (2011), & SYRIA (2016),  
where it counts - at the UN diplomatic level!

CONT. PAGE 2

at the U.N. Security Council my efforts were successful changing the vote for the war by one or two votes - during the rewrite (after having failed during the first round). I sought no public credit or fame for this effort - just personal satisfaction - that I made a difference.

In 2011, I sent a packet of information (no - classified) to the Russian Ambassador to the U.N, Mr. Vitaly Churkin. Russia was the primary arms supplier to Libya - and I told him that the ultimate motive for the war was to replace Russian with U.S. arms! He voted for a "duty to protect" intervention that turned into a coup of ~~hostility~~. I lost that one.

Next came Syria in 2016, the U.S. was trying to have a war in Syria over decades. The principal battleground was Aleppo, Syria's 2ND largest city and the terrorists were about to be overthrown by the Syrian Army which would be the decisive battle in its civil war. There was a U.S.-Syria resolution for intervention -

to "protect" or was done prior in the Libyan intervention. I sent a letter to Ambassador Churkin, stating that the motive for the resolution was not to protect the 275 K residents of Eastern Aleppo - but rather to protect the U.S. funded insurgents from losing the civil war. Note, the U.S. covertly, funded to the tune of many billions of dollars in ARMS, CASH, & material to many Islamic fighters including AL QAEDA, and briefly ISIS. This is the 1ST time TANKS, were given (captured in LBTA & transported via Turkey! He said, I will not be blindsided again!

Besides the billions in covert aid, the US Congress passed a 500 million dollar bill called "The TRAIN & ASSIST BILL" in which "moderate" Islamic fighters would be trained & equipped in TURKEY and shipped across the border to fight in Syria. After 125 million was spent for 60 fighters they crossed the border and defected to Al Qaeda & ISIS! Defense Secretary GEN. AUSTIN was asked during a Congressional hearing "how many were in the fight" - he meekly responded after a pause "Two"!!! The program was cancelled!

Before the "TRAIN & ASSIST" resolution was passed and funded, I challenged Congressman <sup>(ARMED FORCES COMM.)</sup> DEREK HILMER that the "TRAIN & ASSIST" resolution was a BAD IDEA! My insight into their folly proved right on target! I attempted to stop the proposal at its inception!

In the past, I have been accused by THE former NATO Commander of trying to "DISRUPT <sup>US</sup> FOREIGN RELATIONS" - no I'm merely <sup>now</sup> trying to stop "war of choice"! I have taken a stand firmly on the real reasons for these wars. The City Council on its Cease Fire resolution has not addressed the real reasons for the GAZA war - U.S. funding to Israel for BOMBS! After reading it 4/16, I had to ask Susan - is this the CEASE-FIRE resolution - she said yes. I have taken a stand - The City Council has not!

Sincerely Michele Reich  
 P.O. BOX 110433  
 TACOMA, WA. 98411

P.S., AMBASSADOR CHURKIN DIED OF A HEART ATTACK AT HIS POST AT THE U.N.. ATTACH. LTR. DEC 10, 2016 - (REDACTED)



To: The Honorable Mr. Vitaly Churkin  
Russian Federation Ambassador To The United Nations  
United Nations Building  
New York, N.Y.

December 10, 2016

From: Michele Reich  
P.O. Box 110433  
Tacoma, Washington 98411

Rea: Disposition Of The Terrorist Pocket Of Eastern Aleppo, Syria

Greetings from a friend. It has been five years since I sent you information about the danger of intervention in Libya. Who would have guessed that a U.N. Resolution for "duty to protect" would be twisted into a full-scale war by the United States and N.A.T.O.. Fortunately the same mistake was not made with respect to Syria,

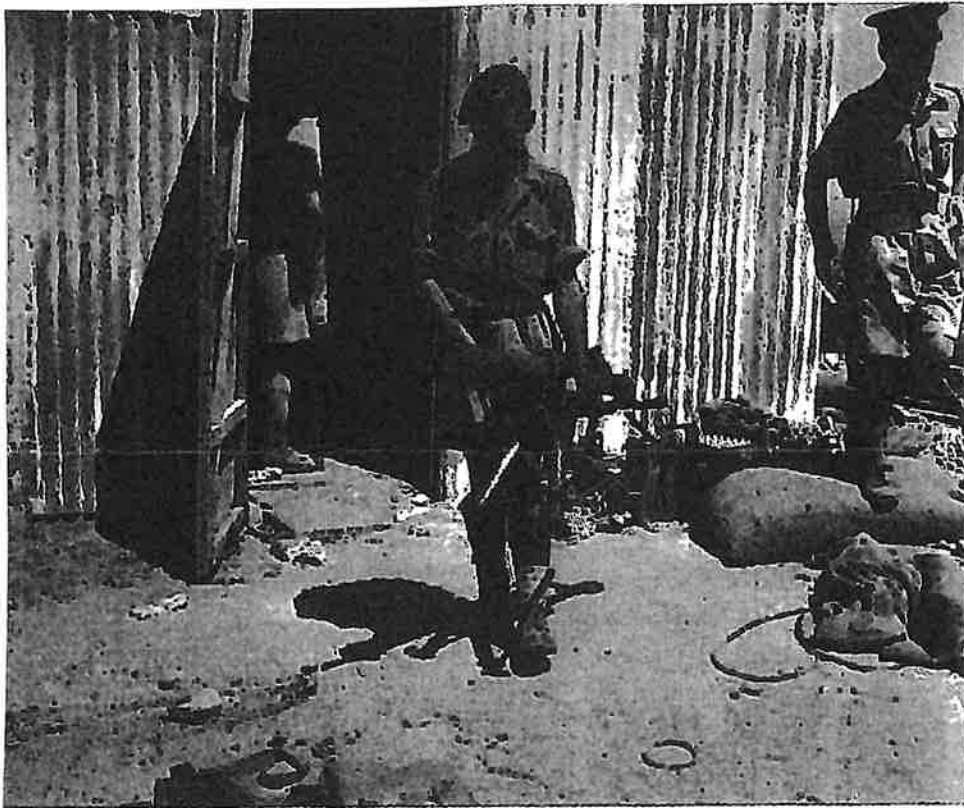
I'm writing to you about current negotiations about the disposition of so-called "rebel" fighters in Eastern Aleppo, Syria, a once beautiful city that I visited many times. There are claims about "good terrorists and bad terrorists"- to the Syrian people of Aleppo and to me they are "all terrorists", (I have credentials in counter-insurgency from the U.S. Army's John F. Kennedy Center and Institute for Military Assistance (formerly The Special Warfare Center) so I can call them terrorists with authority. The U.S. Secretary of State, Mr. John Kerry and officials from France (The Syrian people have no fond memories of France's former colonial rule in Syria or Lebanon) are using the "ruse" of a concern for the civilians of Eastern Aleppo. Their real concern is for the "terrorist" forces losing the battle to the Syrian Arab Army -not the people. If the concern was real they would have never provided arms to the terrorists.

These terrorists have not followed the "Law of Armed Conflict" by any standard. The 275,000 residents of Eastern Aleppo have been held as hostages exactly as ISIS are now holding the residents of Mosul, Iraq hostage. They have used the residents as "human shields". And finally, the citizens of Eastern Aleppo have been subjected to every form of human indecency from robbery to beheadings. These are

REDACTED  
PRIVILEGED  
COMMUNICATIONS!

MAY 2024

HOW IT ALL BEGAN -  
WHEN JEWISH IMMIGRANTS  
NOT ONLY DISPLACED PALESTINEANS  
BUT WERE THE TERRORISTS - KILLING  
BRITISH ARMY SOLDIERS!



**Palestine, 1947. British soldiers with a M.7/12 captured from Jewish fighters.**

COURTESY,  
MICHELE REICH

**From:** Kit Burns <kburns.wcb@gmail.com>  
**Sent:** Tuesday, May 14, 2024 7:15 AM  
**To:** City Clerk's Office  
**Subject:** May 14 - Citizen Forum - HIM2 trees and setbacks - Tacoma Mall Subarea, Madison

## Citizen Forum Comments - Madison Area of Tacoma Mall Subarea Plan

Dear Mayor and City Council,

The Home in Tacoma 2 and even current codes allows for minimal setbacks.

This new project at S 47th and S Junett puts a wall of the building structure (45 to 60 feet high) right next to the heavily travelled traffic lane.

It is unclear what the disposition of the sidewalk will be.  
Will it be replaced? Will there be a fence next to the sidewalk?

Not very friendly.



Pole for street lighting blocking foot traffic and it appears to be more for the cable companies.





Tacoma will become a walled city. Are trees planned?  
Is there to be a fence?

The average vehicle speed along here is **37.4 miles per hour**.  
The daily traffic count in **2018 was 5,100 vehicles WB and 5,400 vehicles EB**



Nearby Rentals across the street. It appears 'little trees' are planted along this street. And some evergreens.



Over time they will not provide much of a tree cover.

Much like the trees from **60 years ago** at the Tacoma Mall.  
See **Tacoma Mall Boulevard near JC Penny.**



A light pole at the corner.  
How is that allowed next to the travel lane?  
In the middle of the sidewalk thus impeding foot traffic and potentially visibility.  
One has to wait to find out if crossing markings are planned.

Apparently this is what HIT2 will give us throughout the City.

Sincerely,

Kit Burns

**Kit Burns**

**PO Box 2341**

Tacoma, WA. 98401

“War is meant to be endless”. Stop War.

**From:** Kit Burns <kburns.wcb@gmail.com>  
**Sent:** Tuesday, May 14, 2024 6:50 AM  
**To:** City Clerk's Office  
**Cc:** Tim Smith; Heidi S.; Cathie Raine  
**Subject:** City Council - May 14 - Trees and Allowed Exemptions - NO EXEMPTIONS

Community Forum

Dear Mayor and City Council,

This project is next to the Tacoma Waste Landfill. Just off Orchard.  
It is classified as Industrial.

Why would any project be allowed an exemption from tree requirements if we are committed to a 30% tree cover.?

The proposed code which has exemptions for trees must be revised.

It is unacceptable as it stands today.



Overall site view showing a lack of trees.





There are multiple locations where trees could be planted.

How is a large project like this allowed without providing trees but creating its own heat island?

This view is only part of the site. The rest looks like a clearcut.

Sincerely,

Kit Burns

**Kit Burns**

**PO Box 2341**

Tacoma, WA. 98401

“War is meant to be endless”. Stop War.

**From:** Cathie Raine <cjrrd@hotmail.com>  
**Sent:** Monday, May 13, 2024 4:59 PM  
**To:** City Clerk's Office  
**Cc:** Scott, Jamika; Diaz, Olgy; Rumbaugh, Sarah; Hines, John; Woodards, Victoria; Walker, Kristina; Daniels, Kiara; Bushnell, Joe; Ushka, Catherine  
**Subject:** City Council Meeting (Fw: Questions: Urban Design Program Review Proposal, STGWP, and STW Neighborhood Planning)  
**Attachments:** LU24-0044 Public Notice Postcard.pdf; 20240513\_124747.jpg; 20240513\_132128.jpg

City Clerk: These comments and submissions (both this forwarded e-mail from Stephen Antupit & the 'LU24-0044 Public Notice' and other Attachments) are being submitted for the 'Community Forum' Agenda section of the 5/14/24 City Council meeting.

Dear Mayor Woodards, Deputy Mayor Hines and City Council Members,

I am writing to respond to information and statements made and shared by City Council members and PDS Dept Planner Stephen Antupit during the 5/7/24 City Council Meeting discussions on the new 'Urban Design Board and Permit Review'(UDB&PR/Ordinance No. 28966)

The following inaccurate and misleading information was provided to the public during this 5/7/24 meeting:

(1) While it IS TRUE that the UDB&PR process and the current permit processing system do BOTH include APPEALS (of permit 'final decisions') through a Hearing Examiner, there are other opportunities available that residents can use to submit statements of concern...at different stages.... with the CURRENT permit application process. Please refer to the Attachment...LU24-0044 Public Notice postcard as an example used with the current permitting process. On this Public Notice post card, the residents have a 2 week time period available after the "application complete" date to submit comments. On the other hand, the UDB&PR process does NOT offer this type of "comments" option. The residents..in these REQUIRED UDPR situations do not have an opportunity available to offer 'later-stage' comments.

In addition...the following statement is written on this postcard with the current (non-UDPR process) used in other areas of Tacoma:

"A final decision on the proposal will be made following the comment period"

Even after a 'Final Decision' is issued, the residents (using the current permit application review process') can submit to the Director a request: a 'Reconsideration' of the decision (with a fee included).

With the REQUIRED use of the UDB&PR process, the residents have NO opportunity to submit comments once the permit application is deemed 'complete'. Changes with project plans (and, then the permit applications) can certainly occur as the planning process unfolds..after the earlier stages of project planning. (Please refer to Stephen Antupit's answer to question # 3. He acknowledged that these 2 permit review systems differ with the residents' opportunities to submit written comments and statements on permit application proposals).

I want to note: Stephen Antupit and some Council Members' statements were inaccurate and misleading during last week's Council Meeting discussion (and, just prior to the City Council vote to approve Ordinance No. 28966).

Once the UD Board and/or Director makes a Final Decision... using this UDB&PR process, the residents have only 1 option to use to share comments,concerns: through filing an APPEAL with the 'Hearing Examiner' (and with a \$1,000+ fee to be paid by the residents!)



This 'UDB & PR' new permit process is creating a second tier with this permitting process that primarily (and unfairly) impacts the Tacoma residents that can least financially afford this 'Hearing Examiner Appeals' process!.

Please consider: this new 'permit review' process (both UD Board and Administrative/Director authorized decisions) will be REQUIRED to be used in certain designated 'Neighborhood Centers', 'Regional Growth Centers' and 'Crossroads Centers' throughout many areas of the City of Tacoma (please refer to the Attachments..showing the applicable Tacoma areas and the 'Development size thresholds')

(2) The e-mails we sent to the UDPR Planners and then the virtual meetings we requested with these same Planners were intended to answer our questions and concerns with this UDPR process proposal...and needed to clarify the vague statements written in this new Chapter 13.19 Tacoma Municipal Code /Ordinance No. 28966.

Some of the City Council members did not seem to understand that the UD Board WOULD have the legal authority to make direct decisions on the approval of permit applications for large-scale building projects in Tacoma!

The City Council members need a clear understanding of the details with this new permitting process! We had requested that City Council members be invited to these virtual meetings with the Planners. Unfortunately..no Council members attended these meetings (1 policy analyst was present). Over several weeks, I sent a number of e-mails directly to individual Council members to share my concerns with this new permitting process. I did not receive ANY e-mail responses from ANY of the Council members! As elected officials, 'somebody' in the City Council should have been responding to my e-mail questions!

What was/is still unclear: WHO is responsible for the day-to-day oversight of the activities and duties with this 'Urban Design Board'. I do understand that the UD Board would be submitting periodic (annual?) reports to the City Council. How would this UD Board be added onto a City of Tacoma 'Organizational' Chart? Would these Board members report to the Director of the Planning and Development Services Dept?

Keep in mind that these UD Board members are 'volunteers' ('third-party' members neither employed by the City nor elected by the residents) who will all be given the LEGAL authority to make direct decisions on approval of certain building permit applications. This UD Board (volunteers) would have a different role than is currently the case with the other Commissions and Committees have in City of Tacoma government.

With the types of decisions and the higher level of authority provided to these Board Members, would this UD Board have any authority with supervising support staff (Planners?).

It is sad to see that Tacoma residents..that have shared valid concerns (with this UDPR/Ordinance No. 28966)with all the Council members...continue to be ignored!

Cathie (Raine) Urwin

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**From:** Antupit, Stephen <SAntupit@cityoftacoma.org>

**Sent:** Tuesday, April 16, 2024 4:38 PM

**To:** Cathie Raine <cjrrd@hotmail.com>

**Cc:** Metz, Carl <CMetz@cityoftacoma.org>; Moeinian, Maryam <MMoeinian@cityoftacoma.org>; Hoogkamer, Lauren <lhoogkamer@cityoftacoma.org>

**Subject:** RE: Questions: Urban Design Program Review Proposal, STGWP, and STW Neighborhood Planning

,  
Cathie

Please see below my responses regarding the Urban Design Project Review Proposal.

1. When the UDPR Board has completed their review

of a designated UDPR-type permit application, who then officially signs off on the approval of that permit? Will this Board have the authority to 'approve/deny approval' of permit applications using this new process..OR..does this permit need to have a Planner or Director to sign the paperwork (i.e. the UDPR Board would serve in an Advisory capacity)

**REPLY:**

Projects subject to UDPR Administrative Review are approved by the PDS Director. Projects subject to the Urban Design Board's review are approved or denied by the Board. Appeals may then made to the Hearing Examiner.

2. With this UDPR Board use for permit reviews, would the Board be able to function with fewer than 7 members? For example, if there are 'open' seats...not filled for whatever reason, could this Board still function with just 4 or 5 members?

**REPLY:**

A simple majority of appointed and filled positions would constitute a quorum. For example, if only five (5) appointed positions were filled, three (3) would be required for a meeting of the Board.

3. Why is this UDPR 'Appeal' process different from the other 'Appeal process' currently in use with other types of permit applications?

The UDPR process is ONLY appealable to the Hearing Examiner..and requires payment of a greater than \$1,000 fee to do this type of 'Appeal'.

Will other PDS Dept projects that are not included in the UDPR permit classification be having changes with their 'Appeal' process (also ONLY 'Appealable' through the Hearing Examiner route)?

**REPLY:**

The enhanced public notification and level of transparency into the process, along with extensive interaction designed into this process between Applicants and Staff are expected to resolve the majority of otherwise-appealed issues. Only appeals of UDPR permits are proposed in this recommendation. This proposal does not include any changes to appeal processes for other types of permits.

4. Is it a 'true statement' ..(as shared by the Planning Commission with their 'Findings and Recommendations' report in 10/2023..page 17):

That the City Council approval/vote to approve this new amendment for this 'UDPR land use permit' proposal would be "Categorically EXEMPT FROM 'STATE ENVIRONMENTAL POLICY ACT' (SEPA) review (per WAC 197-11-800(19)(b))?

**REPLY:**

Yes.

5. With the 'Urban Design Program Review' Manual..that would be used by UDPR Board members concerning decisions on large-scale project permits...WHO would be writing this Manual (UDPR Board or ?)..and would a City Council vote be required to adopt this Manual's use for these new UDPR permit reviews?

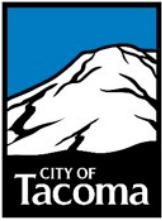
**REPLY:**

The draft Manual is the product of input from Planning Commission, Project Advisory Group, City staff from numerous departments, consultants, and an online Community Open House Priorities Survey. The proposed legislation authorizes the PDS Director to approve and issue the initial Manual, and the Board will be authorized to amend/update the Manual no more frequently than every two years.

To your other questions regarding the South Tacoma planning issues, STGPD, and Mall Subarea Plan, etc., I would direct you to follow up with my colleagues as follows (they are copied on this reply as well)

- South Tacoma Neighborhood Planning: Lauren Hoogkamer and Anneka Olson
- STGPD: Maryam Moeinian
- Subarea Plan/Comprehensive Plan Update: Maryam Moeinian

Stephen Antupit



**Stephen M Antupit, LEED-ND AP** (*he/him*)  
**Senior Planner, Urban Design Studio**  
Planning + Development Services  
747 Market Street, Room 345  
Tacoma, WA 98402  
ph. 253.381.5195

Please do take our Customer Survey [here](#)

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**From:** Cathie Raine <cjrird@hotmail.com>  
**Sent:** Monday, April 15, 2024 12:40 PM  
**To:** Antupit, Stephen <SAntupit@cityoftacoma.org>  
**Cc:** Metz, Carl <CMetz@cityoftacoma.org>  
**Subject:** Questions: Urban Design Program Review Proposal

Dear Stephen,

I have reviewed the UDPR proposal package..that includes the Tacoma Planning Commission's 'findings of fact' statements. I have the following questions:

1. When the UDPR Board has completed their review of a designated UDPR-type permit application, who then officially signs off on the approval of that permit? Will this Board have the authority to 'approve/deny approval' of permit applications using this new process..OR..does this permit need to have a Planner or Director to sign the paperwork (i.e. the UDPR Board would serve in an Advisory capacity)

2. With this UDPR Board use for permit reviews, would the Board be able to function with fewer than 7 members? For example, if there are 'open' seats...not filled for whatever reason, could this Board still function with just 4 or 5 members?

3. Why is this UDPR 'Appeal' process different from the other 'Appeal process' currently in use with other types of permit applications?

The UDPR process is ONLY appealable to the Hearing Examiner..and requires payment of a greater than \$1,000 fee to do this type of 'Appeal'.

Will other PDS Dept projects that are not included in the UDPR permit classification be having changes with their 'Appeal' process

(also ONLY 'Appealable' through the Hearing Examiner route)?

4. Whatever happened to the 'community neighborhood' development plans for the Tacoma Mall area? (Please refer to Chapter 1 specifically of the '2015 Tacoma Mall Neighborhood Subarea Plan' report). In that 2015 Plan, this Tacoma Mall Subarea was noted to have 1 park (Lincoln Heights Park..just north of Costco) and 1 school (Madison School) within this Subarea boundaries. The 2015 recommendations included the addition of another/new park in this Tacoma Mall subarea, more Greenspace, more "vegetative and pervious areas that absorb and filter surface water runoff and re-charge the South Tacoma Aquifer". The "benefits" associated with these 'Green' changes (as listed in 2015) were:

\*\*improved water quality, "increased property values", "expanding wildlife habitat", "visual access to trees and landscaping" that would result in "improved mental health and quality of life".

New..since 2015..

(1) the recent closing of Madison School and the approved sale of that school property (7 acres total with several buildings, playground equipment and a history of a number of small trees being planted in that area). Are there any City plans to use this 7 acres space for a new/overdue park space.

(2) increased housing development plans in the northern section of the 'Tacoma Mall Subarea Growth Area'..just north of the Costco Store.

Will there be any plans to add trees, vegetation and improve maintenance with this 'Lincoln Heights Park' area. New recently built housing adjacent to this Park area has no tree cover and lacks plantlife.

4. Is it a 'true statement' ..(as shared by the Planning Commission with their 'Findings and Recommendations' report in 10/2023..page 17):

That the City Council approval/vote to approve this new amendment for this 'UDPR land use permit' proposal would be "Categorically EXEMPT FROM 'STATE ENVIRONMENTAL POLICY ACT' (SEPA) review (per WAC 197-11-800(19)(b))?

5. With the 'Urban Design Program Review' Manual..that would be used by UDPR Board members concerning decisions on large-scale project permits:..WHO would be writing this Manual (UDPR Board or ?)..and would a City Council vote be required to adopt this Manual's use for these new UDPR permit reviews?

I realize that I am asking a number of questions.

I am concerned with the number of proposed Planning changes (since 2015) that would impact future housing and business development projects in the 'Tacoma Mall subarea Growth Area' within South Tacoma.. that:

1. limit the residents' ability to provide input into large size projects decisions in their neighborhoods...WHILE also providing a new 'business development-driven TMC land use amendments/permit process' to guarantee development standards that favor business interests alone (and, would not study project impacts).
2. The Planning Dept's lack of consideration of Climate Change, environmental impacts, health impact into project planning decision in the South Tacoma neighborhoods.
3. The potential adverse impacts to the STGPD..related to the use of this proposed new UDPR 'land use' permit (Land Use amendments) that has no required SEPA review process. It would seem that this UDPR proposal should have been delayed until AFTER the (years overdue) STGPD updates! The STGPD updates are the priority NOW!

I do appreciate your time and efforts with this UDPR program package development. However, there still remains (yet) unanswered critical questions concerning this project. This UDPR proposal should not be pushed through to the City Council ordinance writing stage until critical questions have been addressed and answered.

Please contact me if you have questions as well.

Respectfully,

Cathie (Raine) Urwin  
Phone #: (253) 431-6689



# TACOMA PERMITS

CITY OF TACOMA

Planning & Development Services Department  
747 Market St, Rm 345 | Tacoma, WA 98402

## PUBLIC NOTICE\*

**Date of Notification:** 04/24/2024

**Application Received:** 03/29/2024

**Application Complete:** 04/10/2024

**Applicant:** The Bridge (United Methodist Church)  
**Location:** 5601 S Puget Sound Ave, Parcel 9485001510  
**Application No.:** LU24-0044  
**Proposal:** Temporary Shelter Permit to use existing church building for up to 20 adult migrants in transition to permanent housing from May through November, 2024.

**Comments Due:** 05/08/2024, by 5:00pm

You may access the application package at:  
<https://aca-prod.accela.com/tacoma/> by putting the permit number LU24-0044 in the search field. The application materials are also available upon request to the staff person listed below.

**Documents to Evaluate the Proposal:** City of Tacoma Comprehensive Plan, Tacoma Municipal Code

**Studies Requested:** Applicant Narrative

**Other Required Permits:** Building Permit

**Applicable Regulations of the Tacoma Municipal Code:** TMC 13.06

*\*You are receiving this postcard because your property is located within the required noticing radius of the proposal. No action is required, but we invite your participation in the process.*

A final decision on the proposal will be made following the comment period. A summary of the decision will be sent to those parties who receive this notice, a complete copy of the final decision will be mailed to those parties who request a copy and to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the decision.

**Staff Contact:** Larry Harala, Principal Planner, 747 Market St, Room 345, 253-318-5626, [lharala@cityoftacoma.org](mailto:lharala@cityoftacoma.org)

**Environmental Review:** Per SEPA, WAC 197-11-800 and TMC Chapter 13.12, the Environmental Official has reviewed this project and determined the project is exempt from SEPA provisions.



To request this information in an alternative format, please contact Planning and Development Services by phone at (voice) 253-591-5030. TTY or STS users please dial 711 to connect to Washington Relay Services



City of Tacoma  
Planning and Development Services Department  
747 Market Street, Suite 345 Tacoma, Washington 98402  
(253) 591-5030 | [www.tacomapermits.org](http://www.tacomapermits.org)



## NOTICE OF LAND USE APPLICATION

Urban Design Board and Permit Review  
 (Chapter 13.19 TMC) (Ordinance 28966)  
 b. Designated Mixed Use Centers

Neighborhood Centers	Crossroads Centers	Regional Growth Centers
<ul style="list-style-type: none"> <li>• 6<sup>th</sup> Ave.</li> <li>• Lincoln</li> <li>• McKinley</li> <li>• Narrows</li> <li>• Proctor</li> <li>• South Tacoma Way</li> </ul>	<ul style="list-style-type: none"> <li>• Lower Pacific Ave.</li> <li>• Lower Portland Ave.</li> <li>• James Center</li> <li>• Point Ruston</li> <li>• Tacoma Central</li> <li>• Upper Pacific Ave.</li> <li>• Upper Portland Ave.</li> <li>• Westgate</li> </ul>	<ul style="list-style-type: none"> <li>• Downtown</li> <li>• Tacoma Mall</li> </ul>

2. Development size thresholds.  
 New development or additions to existing development meeting or exceeding the development size thresholds contained herein shall be subject to applicable Urban Design Project Review requirements as described in this section.

a. Type I: Director decision. Development located in a designated Mixed Use Center that meets or exceeds the minimum cumulative building area threshold and is less than the maximum threshold listed below, as applicable to the type of mixed use center, is subject to a Director Urban Design Project Review decision.

(1) Neighborhood Centers.

<u>Minimum Building Area</u>	<u>Maximum Building Area</u>
10,000 sq. ft.	40,000 sq. ft.

(2) Regional Growth Centers and Crossroads Centers.

<u>Minimum Building Area</u>	<u>Maximum Building Area</u>
20,000 sq. ft.	100,000 sq. ft.

b. Type II: Urban Design Board decision. Developments that exceed the maximum building area thresholds contained in section "a" above, as applicable to the type of mixed use center, are subject to Urban Design Board Urban Design Project Review decision.

c. Additions. Urban Design Project Review threshold requirements for additions to existing developments is determined by the size of the addition separate from the building(s). When an addition requires an Urban Design Project Review permit, the existing development is to be considered in the permit review and decision. This is consideration of any opportunities or constraints the existing development present toward meeting applicable criteria.

d. Exempt from Urban Design Project Review. Developments that fall below the minimum building area thresholds contained in section "a" above are exempt from Design Project Review but remain subject to other applicable requirements contained in this title.

D. Compatibility with Urban Design Project Review Manual and TMC standards

1. All development subject to Urban Design Project Review, shall be subject to all controls, standards, and procedures set forth in Title 13, applicable to the area in which presently located, and the owners of the property shall comply with the mandates of in addition to all other applicable Tacoma Municipal Code requirements for the area such property is located. In the event of a conflict between the application of this chapter codes and ordinances of the City, the more restrictive shall govern, except where otherwise indicated.