CITY OF TACOMA

TEMPORARY HOMELESS CAMP PERMIT PROCESS
Proposed Amendments to TMC 13.05 and 13.06.635 - Temporary Uses

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Planning Commission Meeting
December 18, 2013
Background

- 2010 state law authorizes religious organizations to host temporary homeless camps (RCW 36.01.290)
  - May locate on church owned or controlled property

- Cities may impose conditions that protect the public health and safety
  - A number of camp characteristics and operating standards may be determined by the city
What’s New

- Map orientation/review of Tent City 4
- Site visit to Tent City 3
- Map orientation/stats on Tent City 3
- Map analysis of church properties with open turf areas over 7,500 sf within ½ mile of transit stops
- Revised draft recommendation
Tent City 4 – Mary Queen of Peace Catholic Church - Sammamish

- Sammamish Commons
- Montessori School (Preschool-8th grade)
- Elevated SFDs
- Skyline HS
- Sammamish Library
- Commons
- Homeless Camp
Tent City 4 – Mary Queen of Peace Catholic Church - Sammamish

Operated by SHARE/WHEEL

- 14,000 sf living area
- 4,000 sf support area
- 78 residents-one and two person tents
- One shower with two hygiene stations
- Washer and dryer
- Adjacent SFD neighborhood
- Adjacent primary school, library and nearby community center and high school
Tent City 4 – Mary Queen of Peace Catholic Church - Sammamish

Tent spacing, perimeter fence
Mobile shower/Laundry facility/Latrines
Other Support Facilities

Food service/Pantry

No kitchen operations
Microwave meals and hot beverages

Food eaten in community/rec tent
No food in sleeping tents
Tent City 3 – Bryn Mawr United Methodist Church

Homeless Camp

SFD Neighborhoods surround site

Bryn Mawr Elementary
Tent City 3 – King County (Renton)

Bryn Mawr United Methodist Church
Operated by SHARE/WHEEL

• 14,000 sf camp area at this site
• Adjacent SFD neighborhood
• Need 12,000-16,000 sf
• Approx 4,000 sf support area
• 94 residents-group/single tents
• One shower – 32/day

• $5200/ month operating cost
  - Electric and water
  - porta-potties/dumpster
  - business cell phone
  - bus passes

• 4 sites planned in advance
• Service credits (litter/camp upkeep)
• 90 day period good to not burn out churches
Tent City 3 – King County (Renton)

Entry/Security Station

Shower/hygiene trailer

Tight lined to church sewer line
Tent City 3 – King County (Renton)

Bicycles/Common Tents

Fabric site obscuring fence material
Tent City 3 – King County (Renton)

High occ tents (12) 40%
Single/double occ tents 60%
Tent City 3 – King County (Renton)

Food/beverage tent – microwave/refrigerator/beverage containers

Video Tent
Tent City 3 – King County (Renton)

Hand washing station

Porta-potties
Tent City 3 – King County (Renton)

Living areas
Tent City 3 – King County (Renton)

SFD close proximity – no reported conflict
Tent City 3 – King County (Renton)

Electrical service added by the church/converter box
Church Distribution and Transit Stops

Commencement Bay

Plot Date: December 17, 2013

Map Legend:
- Church Sites Within 1/4 Mile Radius
- Church Sites Within 1/2 Mile Radius
- Church Sites Greater Than 1/2 Mile Radius
- Freeways
- Arterial Streets
- Residential Streets
- Transit Stops
Revised Staff Recommendations

- Notification distance: 400 ft
- CPTED review of site plan; staff recommendations
- Perimeter setback: 10 feet from property line
- Max camp occupancy: 100 or two 50-resident sites
- Min camp area: 7,500 sf for first 50 residents*; for 51-100 residents 7,500 sf plus 150 sf for each person over 50
Revised Staff Recommendations

- Max time: 93 days or 123 days for hard surface or non-residential sites
- Fencing: any durable sight-obscuring material
- Warrant or background checks: required; no sex offenders but other residents allowed at the discretion of the camp
- Min time to return to site or neighborhood: 2 years from previous camp start date; 18 months for hard surface or non-residential sites
Revised Staff Recommendations

- Max distance to transit stop: $\frac{1}{2}$ mile
- Shower facilities: one shower per 33 residents (round up to nearest whole number)
- Shelter/tent separation: one foot on sides and rear of shelter, with 10 feet for group shelters
- Solid Waste Removal: recycling added for pickup requirement
- Parking: 2 spaces for every 25 residents (round up to nearest whole number)
Next Steps

2014

Jan 22: Planning Commission Public Hearing

Feb 5: Planning Commission Review

Feb 19: Planning Commission recommendation

Feb-Apr: City Council consideration