



**King County**

Department of Permitting  
and Environmental Review  
35030 SE Douglas St., Ste. 210  
Snoqualmie, WA 98065-9266  
206-296-6600 TTY Relay: 711  
www.kingcounty.gov

September 12, 2013

Nickelsville c/o  
Scott Morrow  
PO Box 2548  
Seattle, WA 98111

Project Name: **Nickelsville Temporary Homeless Encampment, TEMP13-0006**

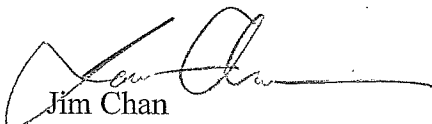
Dear Mr. Morrow:

Your recent request for a Temporary Use Permit (TUP) to host a homeless encampment on the Sikov property at 12914 Martin Luther King Jr. Way South is approved as submitted and is ready for issuance. Please contact Fereshteh Dehkordi at 206-477-0375 to schedule a time to pick up your TUP permit.

Please complete and submit the enclosed Fee Waiver Request form. We will review your request once the form is submitted. In the future, we strongly urge you to submit a timely TUP application, pursuant to KCC 21A.45.050(A). The code requires submittal of the TUP at least 30-days in advance of the expected move-in date.

Please contact me directly by telephone at 206-477-0385 or via email at [jim.chan@kingcounty.gov](mailto:jim.chan@kingcounty.gov), if you have concerns with this matter.

Sincerely,

  
Jim Chan  
Assistant Director for Permitting

Enclosure

cc: John Starbard, Director, Department of Permitting and Environmental Review (DPER)  
Randy Sandin, Product Line Manager-Resource, DPER  
Fereshteh Dehkordi, Project/Program Manager, DPER  
Sheryl Lux, Product Line Manager-Code Enforcement, DPER



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**Temporary Use Permit (TUP)  
Nickelsville Temporary Homeless Encampment  
12914 Martin Luther King Jr. Way South  
KC File TEMP13-0006  
September 1, 2013 to December 2, 2013**

**Proposal:**

Nickelsville is the managing agency applying for a Temporary Use Permit (TUP) to allow establishment of a temporary homeless encampment on the property located at the address referred to above and in accordance with the requirements of KCC 21A.45. The camp will run from September 1, to December 2, 2013. A TUP application and supporting documents were filed on August 30, 2013. A TUP was issued for the same homeless encampment in 2010 under KC File #B10M0660.

The Nickelsville encampment has already moved to the current site following the emergency evacuation from its previous site in West Seattle. This TUP is to allow its operation in accordance with the King County Code 21A.45. There are currently 32 residents on the site and the camp can accommodate up to 100 residents.

The site is located at the corner of Martin Luther King Jr. Way South and South 129th Street. It is a vacant site that is overgrown with vegetation. The site will be accessed at the corner from South 129th Street. Site preparation is underway to remove overgrown brush and debris. Sanitation facilities and trash dumpsters will be provided on the site and will be serviced weekly. In addition to individual tents, there will be a food service area tent, a community area tent and a security and storage tent on the site. A few food preparation appliances such as a coffee maker, a hot dog grill and a microwave will be provided. Donated prepared food will be served in accordance with the King County Health standards. No food preparation or open fire will be allowed in or near individual sleeping tents.

All visitors will be registered at the security tent upon their arrival. There will be a security worker elected by the residents on the site at all times.

In accordance with the KCC 21A.45.080, a community notice information meeting was held on Wednesday, September 4, 2013, at Empire View Mobile Community Center in Skyway. A total of 18 people attended, including the Fire Chief of Skyway Fire District 20. There was some

community support as well as a question and answer session by the neighbors. The community was concerned about the duration of the camp, potential drug use by the residents, number of people residing in the camp, pet allowance, and camp operation during inclement weather. These questions were addressed at the meeting and are also addressed through conditions of approval in this report.

Metro Transit Line 101 serves the site and there is a bus station on Martin Luther King Jr. Way South within walking distance of the site.

### **Approval Conditions:**

1. This TUP to allow a homeless encampment at 12914 Martin Luther King Jr. Way South as shown on the attached site plan is valid beginning September 1, 2013. All homeless encampment operations must end and be removed before **December 2, 2013**. All homeless shelter set-up and dismantling activities by the applicant/managing agency shall be performed within the approved ninety-two day period.
2. The maximum number of temporary homeless residents at the encampment shall never exceed one hundred persons at any given time.
3. A TUP from King County for any subsequent homeless encampments will not be allowed at this site until September 1, 2015.
4. The camp site shall be cleaned and cleared of overgrown vegetation, brush and any other combustible debris to eliminate any and all potential fire hazards.
5. Peter Sikov (property owner) and Nickelsville (managing host) are co-applicants and shall be responsible for providing and maintaining on-site sanitary portable toilets; hand washing stations in proximity to the portable toilets; a food preparation and/or service tent or tents; a security tent; and refuse receptacles.
6. In the event King County announces a burn ban, no outdoor fires and open flames would be allowed and the Nickelsville Temporary Homeless Encampment shall observe the ban until lifted by the King County Fire Marshal.
7. No open fire cooking or heating appliances shall be used in or within 10 feet from any tent. Limited electrical appliances as mentioned in "the code of conduct", such as a coffee maker, hot dog grill and microwave, may be used within the food service area.
8. The applicant/managing agency shall provide public transportation information to homeless residents during site orientation, including a transit route schedule for the King County Metro route 101 and connecting routes to/from the Renton Transit Center.

9. The applicant/managing agency shall maintain a minimum distance of at least twenty feet between the proposed homeless encampment and surrounding residences. If the existing vegetative buffer is not sufficient to obscure all views of the homeless encampment from neighboring residences, a minimum six-foot-high view-obscuring fence shall be installed around the temporary shelters and related elements to accomplish the same purpose.
10. All structures erected to house and provide services to the resident homeless population on this site shall be temporary in nature. All temporary structures shall be removed from the subject site before December 2, 2013.
11. The applicant/managing agency shall maintain regular patrols for the proper removal and disposal of trash generated by the encampment and temporary residents.
12. Residents and all service providers shall use the entrance located on South 129th Street only.
13. The applicant/managing agency shall follow Public Health guidelines for proper handling and storage of all donated food material and food handling accepted to serve the resident homeless population.
14. Children under the age of eighteen are not allowed in the encampment except under exigent circumstances. If a child under the age of eighteen, either alone or with parent or guardian, attempts to stay overnight at the encampment, the managing agency shall contact child protective services immediately to find alternative shelter for the child and any accompanying parent or guardian.
15. The applicant/managing agency shall keep a log of all people who stay overnight in the homeless encampment, including names and dates of arrival and departure.
16. The applicant/managing agency shall take all reasonable and legal steps to obtain verifiable identification, such as a driver's license, government-issued identification card, military identification or passport from prospective and homeless encampment residents.
17. The applicant/managing agency shall enforce the written code of conduct, as submitted.
18. No illegal drug use or illegal activities by the residents within the camp or the immediate neighborhood shall be tolerated and shall be reported to authorities immediately by the managing agency.

Max Impervious Surface Allowed \_\_\_\_\_

Max Bldg. Height Allowed \_\_\_\_\_

Ref. KCC 21a.12.170 \_\_\_\_\_

Min. Bldg setback from Street \_\_\_\_\_

Min. Garage setback from Street \_\_\_\_\_

Min. Bldg. Setback from Interior \_\_\_\_\_

Permit Center Validations:

- Zoning CS
- Site Review Not Applicable

Validated Signature \_\_\_\_\_ Date: \_\_\_\_\_

Notice - Historical Landmark

- Notice - Floodplain Preservation
- Notice - Fire Sprinklers Required
- Notice - Served by Septic and/or well
- Notice - Special Site Conditions (See attached)
- Notice - Flood Elevation Certifications Required
- Notice - Critical Areas Notice on Title Required
- Notice - Drainage Covenant Required
- Other Notice - \_\_\_\_\_

PSS Submittal Approvals

General Critical Areas Initials \_\_\_\_\_ Date \_\_\_\_\_

Wetland/Aquatic Areas Initials \_\_\_\_\_ Date \_\_\_\_\_

Grading/Clearing Initials \_\_\_\_\_ Date \_\_\_\_\_

Geotechnical Initials \_\_\_\_\_ Date \_\_\_\_\_

Site Engineering Initials \_\_\_\_\_ Date \_\_\_\_\_

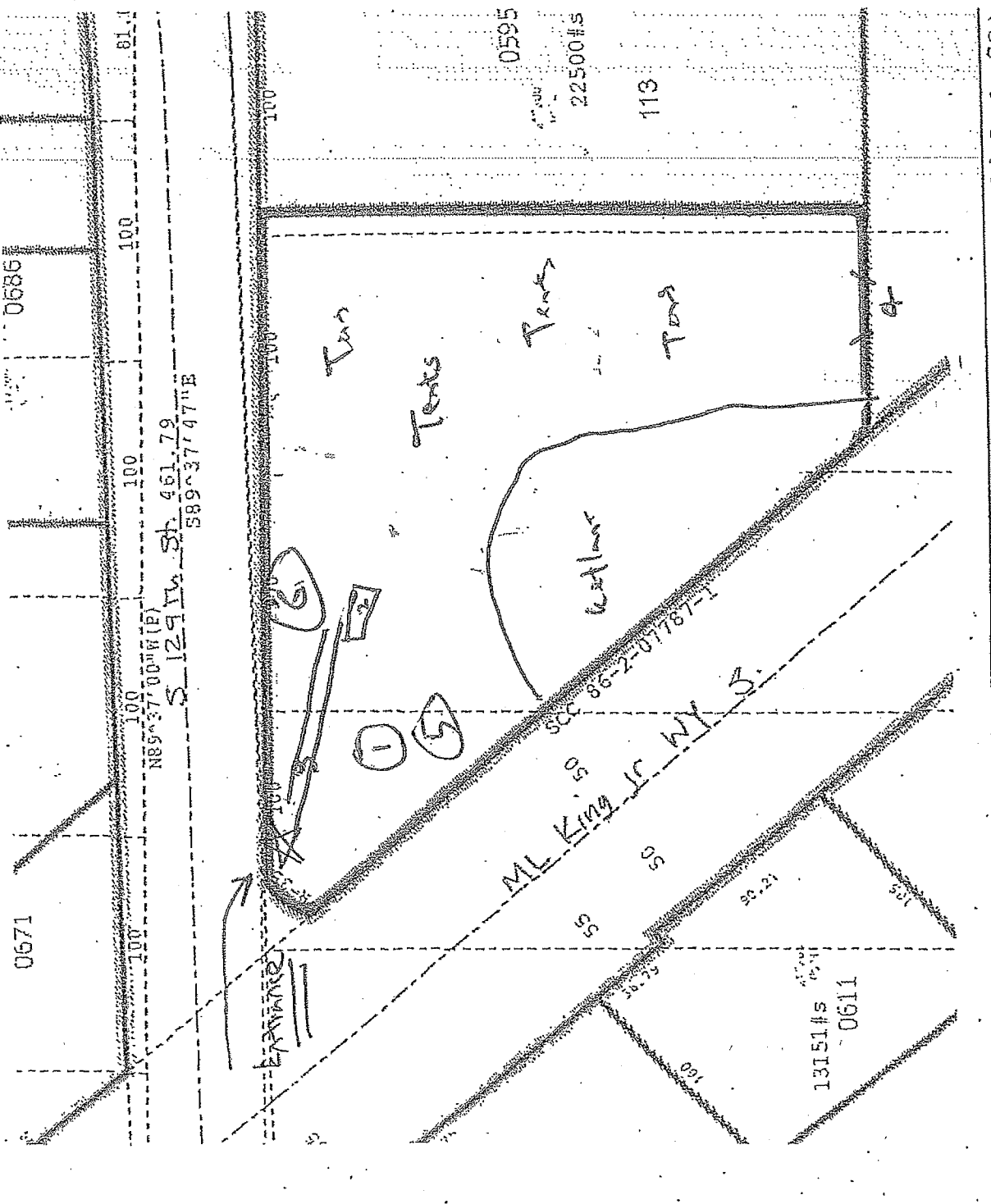
Shorelines Initials \_\_\_\_\_ Date \_\_\_\_\_

Fire Initials \_\_\_\_\_ Date \_\_\_\_\_

Zoning Sprinklers Required? Yes \_\_\_ No \_\_\_

SEPA Required? Yes \_\_\_ No \_\_\_

Initials \_\_\_\_\_ Date \_\_\_\_\_



Permit Number: PREA 13-0006

Applicant Name: Nicklesville

Parcel Number: 2172000594

Site Address: 12914 MLK Jr

Site Plan Template

2009 King County Surface Water Design Manual

King County

① Fire Pit Area

② Port Pottis

③ ~~Abeyers Access Road~~ Star Entrance

④ Second Emersion Access

⑤ Road Property

⑥ Sewers Pass

**PERMIT NARRATIVE**  
of Nickelsville, a Homeless Encampment  
to be temporarily located at 12914 Martin Luther King Junior Way South  
for up to 90 days, beginning September 1<sup>st</sup>, 2013

**1) THE EMERGENCY NEED**

At least 8,300 men and women are homeless in King County nightly. There are only 2,500 shelter beds, so the majority sleep outside, alone and in danger. Consequently, at least 29 homeless people died outside or violently in King County last year, and at least the same number have already died in similar circumstances this year.

Nickelsville helps keep some of these people, who would otherwise be at great risk, together and safe. It functions as a crucial Interim Survival Mechanism, as set forth in the King County Committee to End Homelessness' Ten Year Plan to End Homelessness. Nickelsville allows its participants to store their belongings while away from camp at work and appointments, and allows participants to return at hours convenient to their job and appointment schedule.

The Seattle City Council – with no consideration of its moral or legal obligations – has unilaterally declared that Nickelsville is to be swept from its present site by September 1<sup>st</sup>, 2013. Without somewhere to go, more death and harm would befall the members of this community.

**2) JAM FOR JUSTICE, PETE SIKOV AND NICKELSVILLE**

Jam for Justice is a Non Profit 501c3 Washington State Corporation whose goals include educating the wider community about homelessness and supporting homeless people who are struggling to stay together and safe. Nickelsville is a project of Jam for Justice.

Pete Sikov is a well-recognized supporter of the homeless community and many other philanthropic causes. He has successfully allowed his property to be used for other homeless encampments in the past, including SHARE/WHEEL's Tent City3 and Nickelsville.

For purposes of this Temporary Use Permit Application Pete Sikov and Nickelsville are co-applicants. Nickelsville is the managing agency and sponsor, and Pete Sikov is the property owner and host.

**3) NICKELSVILLE OPERATIONAL OVERVIEW**

Tent City4 began on September 22, 2008 on land owned by the City of Seattle and others near the Duwamish River. It has moved 17 times, and its capacity at 12014 Martin Luther King Jr. Way S will be 100 persons.

Nickelsville is democratic and self-managed. Weekly meetings are held to elect leaders, who ensure camp operations and rules are followed. All community members contribute help with work necessary to the camp.

A strict set of rules – requiring sobriety, non-violence and cooperation – is rigorously enforced. Those violating the rules are held accountable. Nickelsville’s Rules are attached.

#### **4) CAMP STRUCTURES**

A food service area tent, community area, security tent, and storage tents accompany the sleeping tents. Sleeping tents are provided for individuals and couples as room is available, supplemented by larger community sleeping tents as available. No permanent non-moveable structures will be allowed. All temporary structures will be removed when the camp leaves.

The attached map sets forth the physical layout of the camp. The camp will be set back 20 feet from the street.

There will be one entry to camp, on the north east corner of the property.

#### **5) UTILITIES**

Sufficient portable toilets are provided by Nickelsville and serviced three times weekly, along with Wash Stations for hand washing and wastewater. A dumpster is provided which is dumped twice a week. Electricity is required only for nighttime light for the security tent, and if possible a coffee pot, microwave, and TV. No electricity is allowed in sleeping tents.

Fire, Health, Safety, and other inspectors are welcome at any time, and will have the full cooperation of the encampment.

#### **6) FOOD**

No food, excepting simple items such as grilled hot dogs, will be prepared on site unless a food preparation area is cleared with Public Health. The food service area will meet Health Standards that ensure safe food. It will be equipped to serve food that is brought in to camp ready to eat and will be open to inspection by both the Health and Fire Department, as they are at the current site. All directives by these agencies will be followed, as they are at the current site.

Several standard household grills are used by Nickelodeons. No fire, open flames, or smoking are allowed within 25 feet of any tent or other combustible material within the camp.

## 7) SECURITY

A security worker will be on duty at all times, and will check in all visitors at the camp's sole entrance. Security workers will patrol the grounds in the camp, and the surrounding neighborhood. Security Workers, two democratically elected Security Heads, and three democratically elected Arbitrators are responsible for ensuring that the Nickelsville Rules are upheld.

The King County Sheriff's Office will be informed of all individuals barred or turned away from Nickelsville who, - in the opinion of the encampment - appear likely to not leave the neighborhood peacefully, who show the potential to loiter in the neighborhood, or who appear to be a potential threat to the community.

Nickelsville will cooperate fully in any and all criminal investigations.

## 8) CONCERNS AND COMPLAINTS

The neighborhood immediately adjacent (within 500 feet or two blocks, whichever is larger) to this property is being invited by written hand delivered notice today – August 30<sup>th</sup> – to a Community Meeting Wednesday September 4<sup>th</sup> at the Empire View Mobile Homes Community Room. This meeting will advise interested neighbors of the camp's purpose, structure, functions, and commitments to neighbors.

Nickelodeons will listen carefully to the suggestions and comments of neighbors. They will also describe to attendees King County's Encampment Ordinance, and attendee's ability to advise both King County and Nickelsville on changes they believe would improve camp operations.

Concerns should be addressed to Nickelsville either by direct phone contact (206) 450-9136 or in writing to Nickelsville, P.O. Box 2548, Seattle, WA 98111.

## 9) SCREENING PROCESS

Applicants to Tent City4 are asked for valid picture identification. Applicants are also checked against sex offender lists. The King County Sheriff's Office will be informed of any sex offender who seeks admittance to camp, and is subsequently turned away.

CPS will be informed of the presence of minors within a day of entry, and the camp will assist in finding other accommodations as soon as possible.

After Nickelsville reaches its 100 person capacity, individuals who arrive after sundown (and meet the screening criteria) will be allowed to stay until sunrise, at which time they must leave camp until there is a vacancy.

ATTACHMENT 2  
3 OF 4  
PAGE OF PAGE



Applicants who have records as sex offenders are escorted to the bus stop. Campers barred from Nickelsville for serious violations of the Rules, or applicants who do not become campers and appear volatile are also escorted to the bus stop.

#### **10) CLEANLINESS**

Blankets are cleaned often. Participants will be required to keep up good hygiene at appropriate hygiene centers. Participants will keep the camp itself clean. Nickelsville Litterbusters will keep the neighborhood clean of litter.

#### **11) TRANSPORTATION PLAN**

The nearest bus stop is within one block of the camp. Metro Bus #101 runs a Route 7 days a week.

Food, supplies, and blankets will be brought in and out by van. No more than 1 camper will be allowed to park vehicles on the premises. Vehicles cannot be used for living or sleeping, and must be operable and licensed at all times. No campers will be allowed to park personal vehicles within two blocks of the camp.

Loitering will not be allowed anywhere in the Skyway neighborhood. Nickelsville residents will be required to walk directly to the bus stop or other legitimate destination – such as church, the store, or the library.