

**Proposed Signature Health Care Behavioral Health Hospital
South 19th and South Durango
HEX2019-011 (LU18-0301)**

Recommended Operational Safety Conditions

In October, the City Council heard first reading of a proposed rezone requested by Signature Health ("Signature") of six (6) parcels of fronting South 19th Street and South Durango Street to allow for development of a Tacoma Behavioral Health Hospital ("TBHH"). The Signature project application included two variances, a Conditional Use Permit (CUP) and a rezone. The Hearing Examiner granted the variances and CUP, but they are all conditioned on Council approval of the rezone. All of the above is pre-permitting activity, so even if approved Signature Health would still need to go through a full permitting process.

At first reading of the proposed rezone ordinances, the Council had a number of questions about the operating safety conditions imposed by the Hearing Examiner as conditions of approval of a CUP for the proposed Signature hospital. This memo highlights the required operating safety conditions including those stipulated by the Hearing Examiner, as well as those submitted by Signature Health, and incorporated by the Hearing Examiner as requirements.

A. Operational safety conditions imposed by the Hearing Examiner:

1. Once constructed and operating, the Applicant/Operator shall operate its facility in compliance with all procedures set forth in its answers to questions in Exhibit A-4, as further modified directly below.
2. In addition to the Conditions of Operation set forth in Exhibit A-4, the Applicant/Operator shall not discharge any patient with unresolved issues that make the patient a potential danger to others into the neighborhood without a specific destination, residence, or other reasonable support system.
3. The Applicant/Operator shall employ trained security staff and have at least one such security staff present and working at the Hospital on a 24/7,365 basis.
4. The Applicant/Operator shall engage in active discussions with TPD and other appropriate City staff in order to include CPTED principles in its design prior to building permit submittal.

B. Operational safety conditions submitted by Signature Health, and incorporated by the Hearing Examiner:

1. TBHH will not contract or agree to contract with any federal state or local agency to provide a treatment program for sex offenders.

2. No patients who have been booked by any police agency will be treated at TBHH
3. All discharges from TBHH will be governed by federal Department of Health and Human Services (DHHS) procedures, known as CMS interpretive discharge procedures.
4. All patients discharged from TBHH must be picked up by another person, family, friend, or other support person handoff by TBHH staff to the support team person.
5. All patients discharged will be discharged to a support person. If the support person cannot be at the premises transportation will be provide to the support person. If not support person exists, discharge and transportation will be to another program or shelter.
6. Discharges will be during the day unless a support person is only available at night.
7. No services will be provided outside of the inpatient and outpatient process. Anyone on the premises that congregating or loitering will be asked to leave or be removed.
8. There is no front gate to the building. All access will be secured through the building. The front door will appear like many hospitals, with the exception that all/guests visitors are only allowed in one-by-one (i.e. the front door is monitored by reception - no patient can leave without appropriate discharge or other authorization and all visitors must ring an internal intercom for access. The intercom will not be audible off-premises.
9. Outdoor areas of the property where there is access to a patient unit or where patients may be located for therapeutic treatment will be surrounded by an enclosure fence or wall at least 12 feet high.