



# A Short History

of the Pacific Hospital Preservation and Development Authority




*Bridging Gaps in Health Care Access*

## Who we are:

The mission of the Pacific Hospital Preservation & Development Authority is to champion effective health care for the vulnerable and disadvantaged in our community. The PHPDA works to close gaps in health disparities for the full continuum of health care services.



In 1981 the City of Seattle chartered the PHPDA, placing in its trust the Pacific Hospital and its surrounding campus, a historic Seattle landmark. The PHPDA leases out the property, and lease revenues are used to support charity health care programs in King County.

<b>1933</b>	U.S. Government moves the services of the Marine Hospital from Port Townsend to a newly constructed 312-bed facility on Seattle's Beacon Hill. The new U.S. Marine Hospital serves veterans, merchant seamen, the U.S. Coast Guard, U.S. Light House Service, and "federal compensation cases" (the poor and indigent).	
<b>1951</b>	All U.S. Marine Hospitals are redesignated as U.S. Public Health Service (PHS) hospitals.	
<b>1967-1968</b>	The Federal Government proposes to close PHS Hospitals nationwide, but ultimately this proposal is rejected in favor of a major reorganization of the Public Health Service. Sen. Warren Magnuson supports the "Partnership for Health Amendment" that authorizes PHS facilities to share their resources with hospitals and other health care providers.	
<b>1970s</b>	Seattle PHS hospital becomes a model in the PHS system, adopting an "explicit strategy to fill an unoccupied niche in the local health care system." The PHS hospital strengthens relationships with the community clinics and develops and operates both a jail health and a refugee health program.	
<b>1979</b>	The property is listed in National Register of Historic Places.	
<b>1980</b>	Seattle PHS Hospital has a 76.4 percent occupancy rate and provides almost 120,000 outpatient visits.	
<b>1981</b>	Threats from the federal government to close the hospital draw more than 300 supporters of the Seattle PHS facility, and protests occur at the Department of Health and Human Services offices in downtown Seattle. In response, the City of Seattle charters the Pacific Hospital Preservation and Development Authority (PHPDA), shifting the hospital from federal to local control. Pacific Hospital physicians create the state's first physician-governed group practice called Pacific Health Associates of Seattle (PHASE).	
<b>1985</b>	Pacific Medical Centers expands its primary care role and purchases several outpatient clinics in the Seattle area. Pacific Medical Centers and PHASE fund a health maintenance organization (HMO) called Pacific Health. The Pacific Health plan starts enrolling patients in March of 1985.	
<b>1987</b>	The PHPDA closes its hospital doors and begins to hospitalize patients at Providence Medical Center, but physicians continue to provide primary and specialty care on the Beacon Hill campus. In November, King County voters approve a regional health bond that provides \$9.3 million for seismic stabilization of the Beacon Hill Tower.	

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# A SHORT HISTORY OF THE PHPDA



<b>1991</b>	The PHPDA signs an Interlocal Agreement with King County, ensuring that the PHPDA would provide health care services to indigent residents of King County for the period of time that the bonds remained outstanding or for 20 years, whichever was longer.
<b>1992</b>	The City of Seattle designates the Beacon Hill campus and Tower as a Seattle Historical landmark.
<b>1991-1994</b>	The Beacon Hill Tower undergoes seismic stabilization construction for four years. Rather than retrofit the entire structure with new support beams and trusses, the architects decide to build a structure on the north side of the building, creating a buttress to the landmark Tower while also providing additional clinic and office space. When completed, the building received an honor from the American Institute of Architects for being “utterly responsive to the original building” and “a wonderful seismic solution.”
<b>1998</b>	The PHPDA receives federal approval to lease a portion of the building to a non-health care organization. The agreement that grew out of this request required that the PHPDA use 100 percent of all lease revenues to provide charity health care for the poor in King County. The PHPDA then signs a 99-year lease with Wright Runstad, a local real estate development company. In the lease agreement, Wright Runstad commits to upgrades to the Tower, including safety systems and building improvements. Wright Runstad then finds a long-term tenant in Amazon.com.
<b>2002</b>	The PHPDA Governing Council amends its charter, reducing the size of the Governing Council from 15 to 9 members and refocusing its mission from administering a group practice to funding charity health care.
<b>2003</b>	The clinical group practice separates from the PHPDA, forming a separate 501(c)3 health care organization, PacMed Clinics (doing business as Pacific Medical Centers or PMC). The PHPDA and PMC sign a contract in which the latter agrees to provide charity health care services in return for a share of the Tower Lease revenues until the end of May 2011. The PHPDA leases office and clinical space to PMC until 2021. In September, the first PHPDA Executive Director is hired.
<b>2004</b>	The PHPDA and King County amend the Interlocal Agreement to clarify the charity care commitment and reporting requirements and reflect PHPDA organizational changes. The PHPDA agrees to present quarterly reports of its charity care funding to the Seattle-King County Department of Public Health and to ensure the provision of a minimum of \$1.5 million annually in health care services to the low-income uninsured. The Seattle Mayor approves the 2002 Charter Amendment.
<b>2004-2010</b>	PHPDA provides almost \$1.8 million in 2004 to enhance access to specialty health care services for the uninsured and for culturally appropriate health care services. In 2005, it provides almost \$1.9 million; from 2006 to 2008, it provides \$2 million per year; in 2009 and 2010, it provides over \$2.1 million per year.
<b>2006</b>	PHPDA is a founding funder of King County Project Access, an innovative initiative that encourages donations of specialty health care to the uninsured by local specialist physicians.
<b>2009</b>	PHPDA funds an innovative two-year Navigator Pilot program with Seattle Children’s.
<b>2011</b>	The PHPDA celebrates its 30th anniversary. The PHPDA completes its obligation to King County under the Interlocal Agreement. The King County bonds are paid off. The Charity Care Agreement with PacMed terminates. PHPDA partners with Seattle-King County Dental Society to fund a dental access pilot for low-income, uninsured patients. This marks the PHPDA’s first foray into dental access.
<b>2021</b>	Federal Government (DHHS) deeds ownership of the Beacon Hill property to the PHPDA.



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**The PHPDA Beacon Hill Tower opened in 1933 as a U.S. Marine Hospital.**

## For more information:

If you are interested in learning more about the Pacific Hospital Preservation & Development Authority, please contact:

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