



West Hayden Island Project Health Impact Briefing

Planning and Sustainability
Commission

June 26, 2012



Bureau of Planning and Sustainability
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Timeline

June

- June 26: Today's PSC Briefing
- June 27: Advisory Committee Meeting

July

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West Hayden Island Health Briefing

- Goal of today's briefing:
 - Review contents of health packet
 - Identify gaps in research
 - Discuss current efforts to collect baseline data
 - Review next steps to complete a Health Impact Assessment (HIA)
- Goal of August briefing:
 - Introduce Proposed Draft Plan, to be released in late July



Draft Base Zone Map

West Hayden Island

Proposed Zoning

Proposed Zoning area:

Total acres IH - 793
 Acres of IH on land (above OHW) - 301
 Acres of IH minus setbacks - 290

Total acres OS- 956
 Acres of OS on land (above OHW) - 336
 Acres of OS in eastern wedge (above OHW) - 7

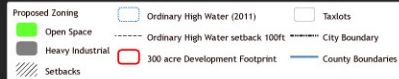
DRAFT



May 7, 2012

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System

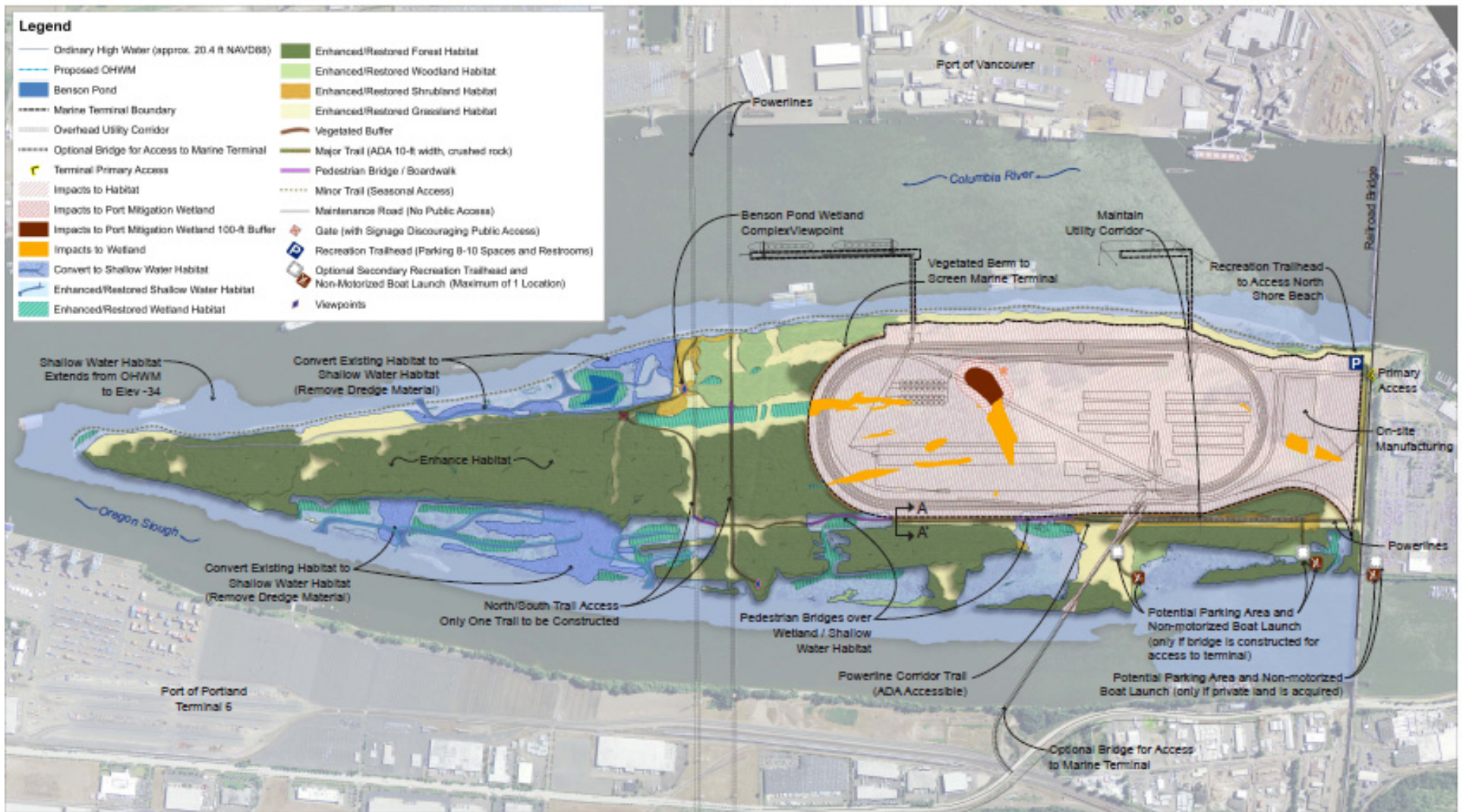
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WHI Concept Plan

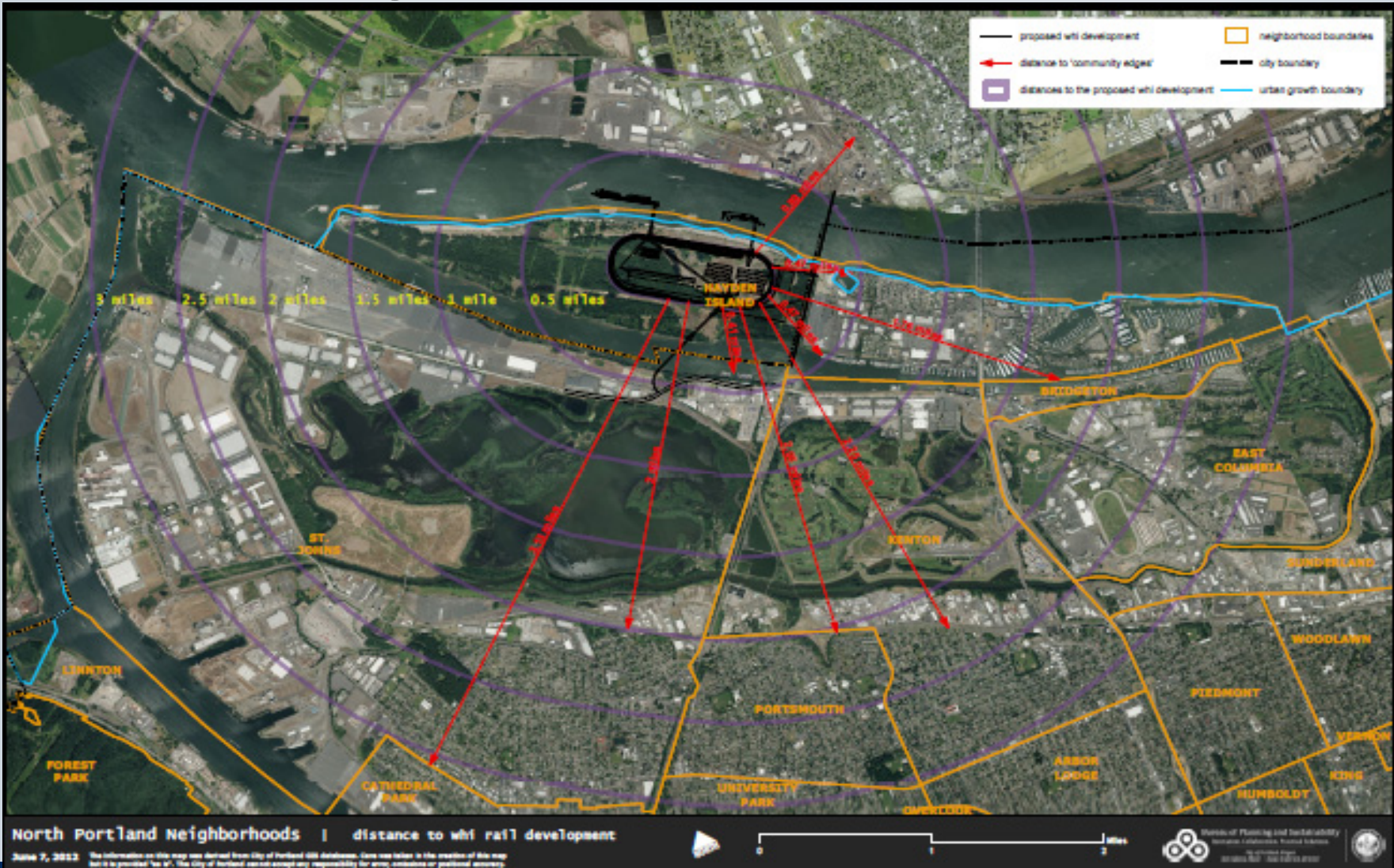




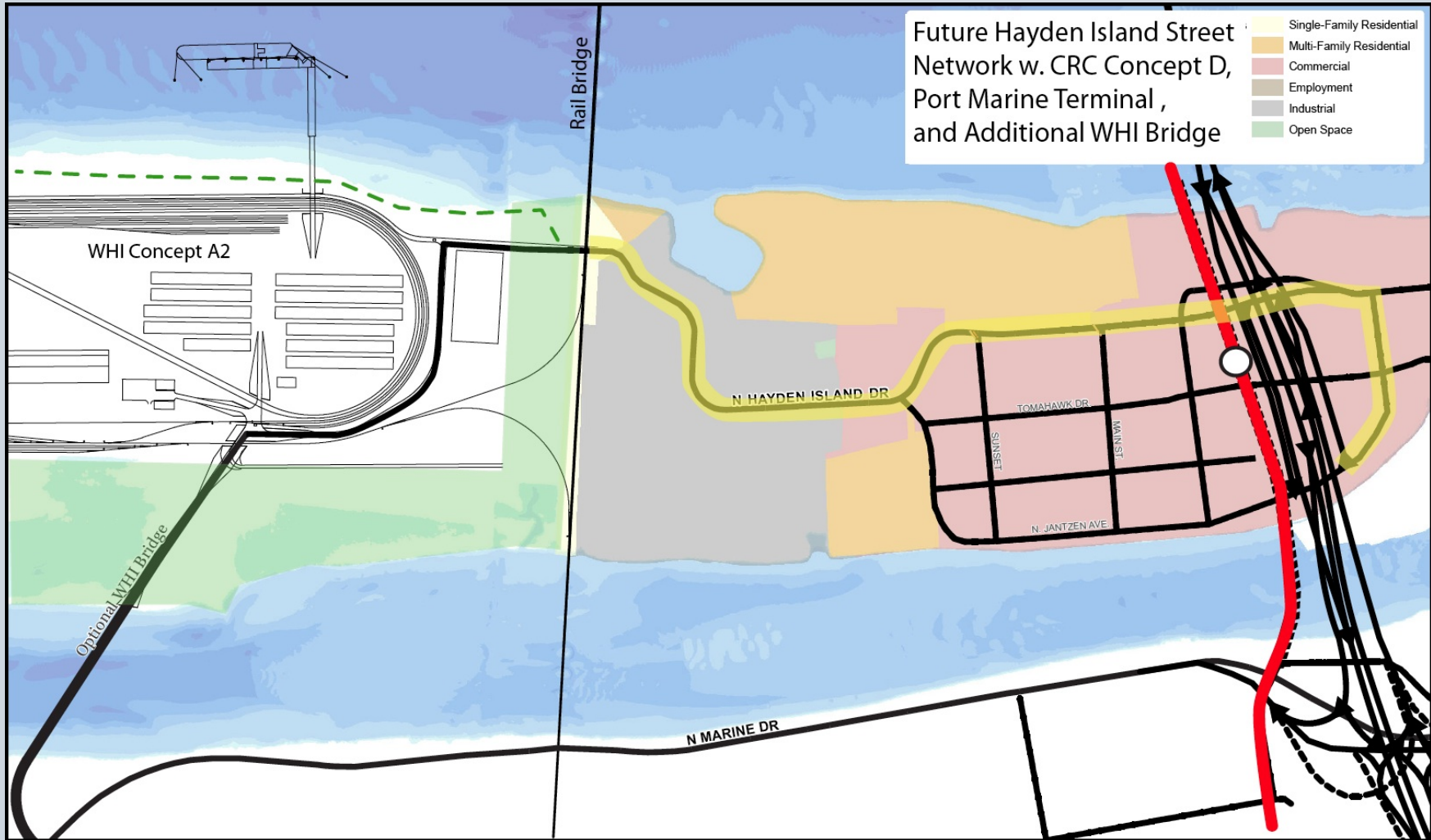
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Neighborhood Distances



Transportation Impacts



Future Hayden Island Street Network w. CRC Concept D, Port Marine Terminal, and Additional WHI Bridge

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Employment
- Industrial
- Open Space

west hayden island | proposed transportation system with CRC Concept D

May 3, 2012

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Factors Responsible for Population Health

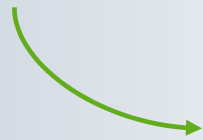


Health status is determined by: genetics 20 – 30%; health care 10%;
social, environmental conditions, and behavior 60 – 70% J
Health Affairs, 2002 - Slide courtesy Human Impact Partners



HIA Addresses Determinants of Health

How does the proposed project, plan, policy



and lead to health outcomes

Slide courtesy of Human Impact Partners



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What HIA is not . . . What HIA is

- It's not used to make the case for why a policy, program or project should be proposed.
- It's not an assessment to understand the impacts of a program or policy once it has been implemented.
- It's proactive! It's meant to inform a proposed policy, program or project currently under consideration.
- It's not a community assessments tool (i.e., MAPP, CHIP, CHA), but those are used during assessment stage of HIA.
- HIA is the framework that translates that data into well-informed policies

Slide courtesy of Human Impact Partners



Key points about an HIA

- HIA helps forge effective collaborations among health experts and other agencies and officials.
- HIA works in the setting of real time planning and decision-making.
 - Flexible (scope can be scaled to fit available time and resources) and Solutions-oriented
- Requires a full consideration of health outcomes/benefits/ trade-offs
- There is a **strong business case** for HIA
 - Corporate social responsibility
 - Lower business costs
- Not for every decision

Courtesy of Human Impact Partners



What we Already Know

- Three years of public process - community definition of issues
- Previous Community Working Group requested a report on local impacts from industrial development. BPS Local Impacts report researched BMPS at Port's worldwide and local efforts to mitigate industrial impacts. -April 2010



What we Already Know

- City Council requested that City staff expanded upon local impacts work looking at noise, light, air quality and traffic-July 2010
 - EcoNorthwest Cost/Benefit analysis studied the baseline scenario and current quality of life issues and the effects of a development scenario using the concept plan as the base. Consultant recommends HIA - April 2012
 - ESEE reviewed social consequences of allowing, limiting and prohibiting conflicting uses for WHI study area. It includes human health information in relation to the management of natural resources on WHI - April 2012
 - PBOT Traffic analysis examines traffic impact, including modeling distribution, and street system congestion.



What we Already Know

- BPS produced a demographic profile of census tract
- Consolidated information from three reports: Noise, Light, Traffic and Air quality (diesel emissions and dust). BPS and consultant products:
 - Best management practices
 - Local research of existing industrial/residential land use relationship
 - Illustrative costs impacts
 - Literature search of impacts at existing Port facilities
- Current baseline data collection: noise and review of recent Air toxin info from DEQ



Information Gaps

- Baseline Data on noise and air quality
- Researching and quantifying cumulative impacts and potential future impacts
- Current health of community

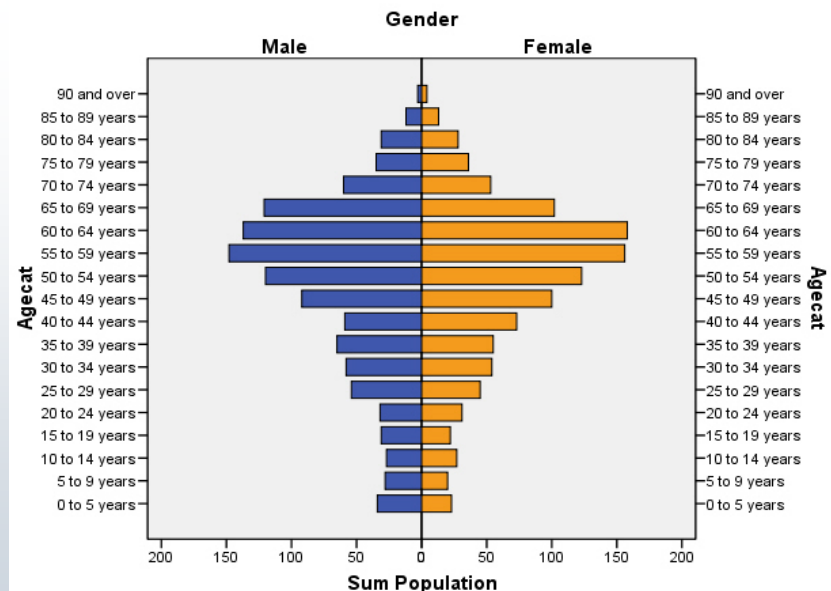


WHI Health Information

Hayden Island-Bridgeton Community Profile

- Population: 2,300
- Manufactured Home Community: 440 home sites, 169 RV sites, approximately 800 or 34% of population
- Median age: 54 - older than North Portland or the Portland Metro
- 65% on a fixed income
- Community is largely white - 86%

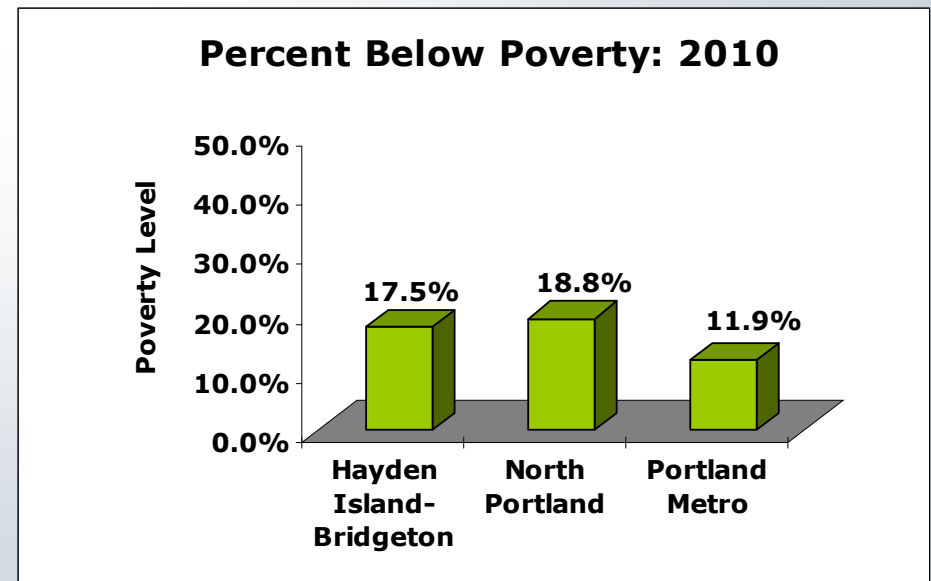
Population Pyramid for Hayden Island-Bridgeton, 2010



WHI Health Information

Community Profile:

- Housing stock: 37% - mobile homes: affordable housing type preferred by older adults
- Average mobile home value - \$13,900
- 17.5% below poverty level-higher than metro area at 12%, but lower than North Portland



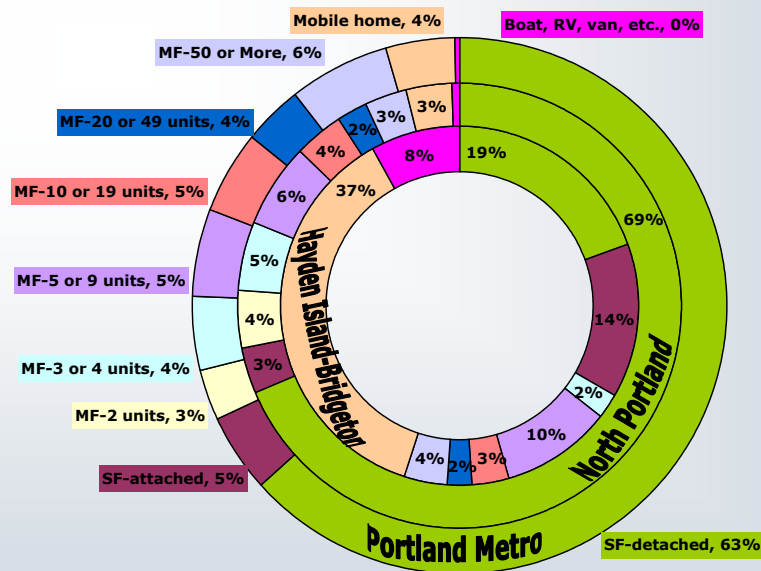
WHI Health Information

Community Profile

37% of housing stock is mobile homes – compared with 3% for North Portland

Mobile homes are cheaper to buy but are vulnerable to park closures and ability to re-sell

Distribution of Housing Stock by Unit Type
Hayden Island-Bridgeton, North Portland & Portland Metro: 2006-2010



What will City Council Consider?

Legislative Package will contain:

- 1) Plan District
- 2) Comprehensive Plan Designations
- 3) Draft Ordinance for Annexation
- 4) Draft Intergovernmental Agreement
- 5) Technical Studies/Memos



Possible Mitigation Measures

- Transportation system upgrades- based on thresholds: NHID reconstruction, buffer treatments
- Recreation master planning process, trail & trail head facilities
- Funding strategy (City, Port, State, Region, Federal)



Possible Mitigation Measures

- On site BMPs
- Security services
- Community Grant Program
- Noise and air quality baseline study
- Forested buffer between residential/industrial
- Ongoing Good Neighbor Committee/AC



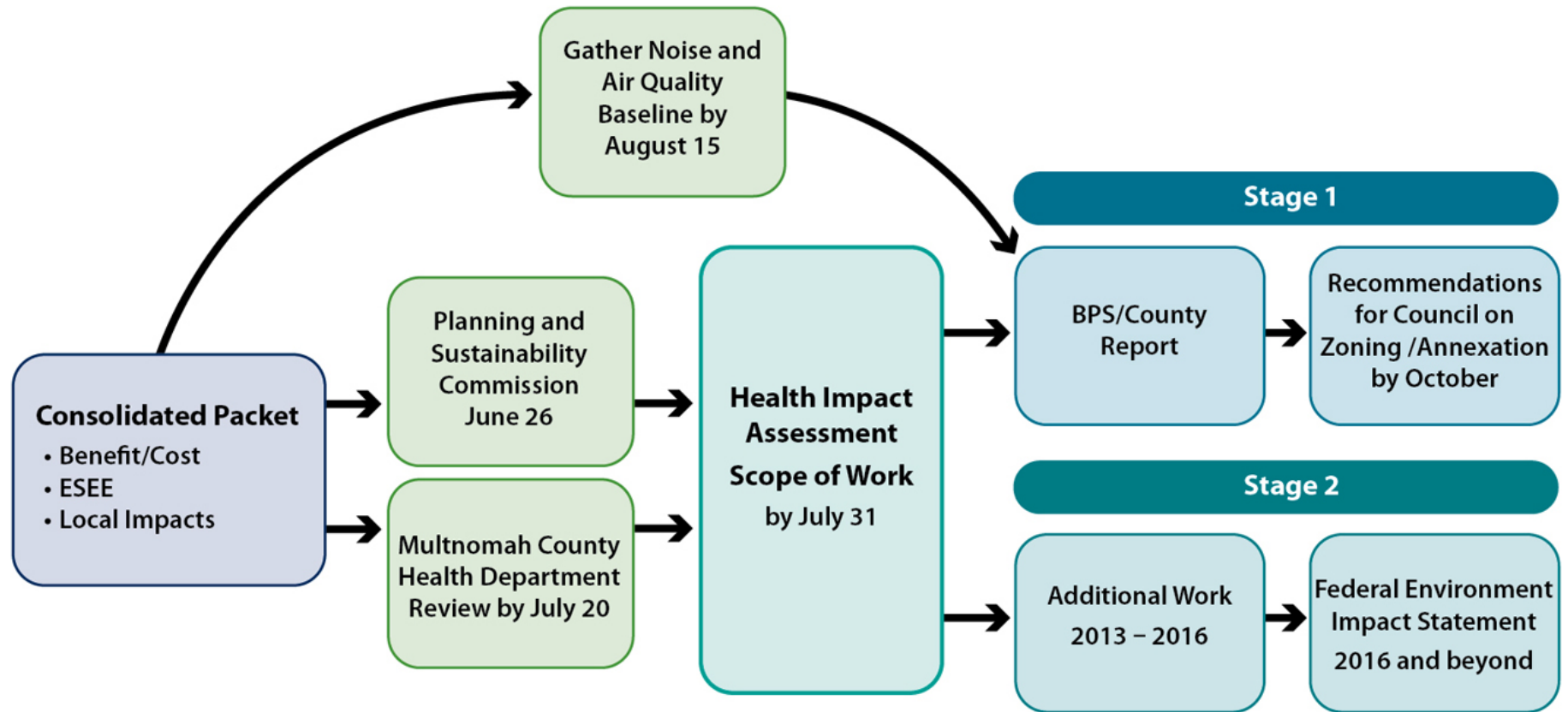
Next Steps

Information under review with MCHD:

- What recommendations might be appropriate in conjunction with City annexation of the property?
- Information gaps?
- What additional information could BPS collect over the next few months to support additional annexation-related recommendations?
- Do you have any guidance on how to develop a more refined scope of work to evaluate the specific development proposal when it emerges?
- The project is likely to be the subject of a Federal EIS. Would an HIA be a reasonable means to organize health information in the context of that process?



Preliminary HIA Approach



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