Developing Healthy Communities

Presented by

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DEVELOPING HEALTHY COMMUNITIES
The Redevelopment of Fort McPherson
What does planning have to do with health?
America Is Not Getting Good Value for Its Health Dollar

The U.S. spends more money per person on health than any other country, but our lives are shorter—by nearly four years—than expected based on health expenditures.

Prepared for the Robert Wood Johnson Foundation by the Center on Social Disparities in Health at the University of California, San Francisco.
Sources: OECD Health Data 2007.
Does not include countries with populations smaller than 500,000. Data are for 2003.
*Per capita health expenditures in 2003 U.S. dollars, purchasing power parity
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Chronic Disease and Risk Factors

- 7 out of 10 deaths in the U.S. are from chronic diseases such as heart disease, cancer and stroke
- These chronic diseases are primarily related to four risk behaviors
  - lack of physical activity
  - poor nutrition
  - tobacco use
  - excessive alcohol consumption

Source: http://www.cdc.gov/chronicdisease/overview/index.htm
Current Health Care Spending

$2.2 Trillion

Factors Influencing Health

- Behaviors & Environment 70%
- Genetics 20%
- Medical Care, 10%

National Health Expenditures

- Medical Services 96%
- Prevention, 4%

 SOURCE: Centers for Disease Control and Prevention, Blue Sky Initiative, University of California at San Francisco, Institute of the Future, 2000
Obesity Trends Among U.S. Adults 1990

Source: Behavioral Risk Factor Surveillance Survey, CDC
http://www.cdc.gov/obesity/data/trends.html
Obesity Trends Among U.S. Adults 1995

Source: Behavioral Risk Factor Surveillance Survey, CDC
http://www.cdc.gov/obesity/data/trends.html
Obesity Trends Among U.S. Adults 2000

Source: Behavioral Risk Factor Surveillance Survey, CDC
http://www.cdc.gov/obesity/data/trends.html
Obesity Trends Among U.S. Adults 2010

Source: Behavioral Risk Factor Surveillance Survey, CDC
http://www.cdc.gov/obesity/data/trends.html
“Get more exercise”...

Transportation and Obesity

Sources: Centers for Disease Control – National Health and Nutrition Examination Survey/
U.S. DOT – Federal Highway Administration, Annual Vehicle Distance Traveled in Miles and Related Data
“Eat more fruits and vegetables…”

“Don’t smoke ....”
Factoring Health into Other Sectors

Health In All Policies
What is Health in All Policies?

- A strategy that strengthens the link between health and other policies, creating a supportive environment that enables people to lead healthy lives.
- Where we live, how we work, and how we spend our leisure time influence our health and well-being.
The “Health in All Policies” Approach

Health in All Policies addresses policies in all sectors, including:

- housing
- transportation
- education
- employment
- land use
- environment
- agriculture
“I never thought of this as a health issue.”

Transportation

- Car-friendly communities have almost double the rate of obesity and higher injury costs
- E-Z Pass toll system linked to reduced rates of premature birth in nearby neighborhoods

Access to green space and recreational areas

- Linked to reductions in crime and juvenile delinquency
- Improved education outcomes for children with Attention Deficit Disorder

Health Impact Assessment as a tool for Health In All Policies
What is a Health Impact Assessment?

HIA is a systematic process that
- determines the potential effects of a proposed plan or project on the health of a population
- considers the distribution of those effects within the population
- provides recommendations on monitoring and managing those effects

The assessment is done by:
- reviewing and analyzing data
- considering input from stakeholders

Adapted from: Improving Health in the US: The Role of Health Impact Assessment
http://www.nap.edu/catalog.php?record_id=13229
# The HIA Process

<table>
<thead>
<tr>
<th>Screening</th>
<th>is HIA feasible and likely to add value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scoping</td>
<td>what are the important health effects, affected populations, available evidence, etc.</td>
</tr>
<tr>
<td>Assessment</td>
<td>analyze baseline conditions and the pathways through which health can be affected</td>
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<tr>
<td>Recommendations</td>
<td>provide recommendations to decision-makers</td>
</tr>
<tr>
<td>Reporting</td>
<td>disseminate the report to the public, stakeholders, solicit input</td>
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<tr>
<td>Monitoring</td>
<td>assess impact of HIA on final decisions and health outcomes</td>
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<tr>
<td>and Evaluation</td>
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http://www.healthimpactproject.org/resources#presentations_webinars
Health Impact Assessment

- A practical approach that translates public health principles and data into information that is useful for a decision maker.

- Focus on solutions: develops practical recommendations, informed by both public health priorities AND the economic, technical or political constraints on the decision.

- Helps forge effective collaborations between health experts and other agencies and officials.

http://www.healthimpactproject.org/resources#presentations_webinars
Completed and In Progress HIAs 1999–2010: 119

Map Courtesy of A. Dannenberg, A. Wendel, CDC NCEH

Examples of other HIAs
Example: Jack London Gateway HIA

**Topic of HIA:**
Proposed housing development: 61 senior housing units near two major freeways and the Port of Oakland

Example: Jack London Gateway HIA

<table>
<thead>
<tr>
<th>Health Risks</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Air Quality</td>
<td>outdoor pollution sources (<em>NOT</em> a part of the required permit process) could harm residents</td>
</tr>
<tr>
<td></td>
<td>developer implemented air filtration; changed windows facing freeway</td>
</tr>
<tr>
<td>Noise</td>
<td>sleep disturbance, high blood pressure</td>
</tr>
<tr>
<td></td>
<td>developer added a noise-buffered courtyard and entranceway away from the highway</td>
</tr>
<tr>
<td>Pedestrian Safety</td>
<td>identified dangerous road crossings</td>
</tr>
<tr>
<td></td>
<td>recommendations for “traffic calming” measures to allow residents walking access to nearby retail</td>
</tr>
</tbody>
</table>
Example: East Bay Greenway HIA

**Topic of HIA:**
Proposing to build roughly twelve miles of pedestrian and biking trail, potentially with other amenities, under the elevated public transit tracks

Example: East Bay Greenway HIA

Decisions/Actions following the release of the HIA

• HIA was included in the Concept Plan
• Planners used many of the recommendations from the HIA in developing the final Concept Plan
• The Plan won an award from the American Planning Association
• The HIA was useful in obtaining additional funding

Integrating HIA into the Environmental Impact Statement (EIS) Process

- Bureau of Land Management proposed expansion of oil leasing in Alaska’s North Slope, necessitating an EIS
- Local government became a “cooperating agency” – a role through which local governments can formally participate in an EIS
- The local health department drafted an HIA
- The BLM incorporated the HIA into the EIS

Oil and Gas Leasing on Alaska’s North Slope

**Community benefits:**
- Oil is the backbone of the local economy; it funds services, infrastructure

**Community concerns:**
- Social change, drugs and alcohol
- Cancer and breathing problems related to local pollution?
- Food supply: interference with hunting and fishing

*Source: Wernham, A. Health Impact Project. [http://www.healthimpactproject.org/resources#presentations_webinars](http://www.healthimpactproject.org/resources#presentations_webinars)*
Results of the National Petroleum Reserve – Alaska HIA

- Measures to address community health concerns:
  - protect hunting and fishing
  - monitor for contaminants in local game
  - orient workers to the culture
- Strong, ongoing collaboration between the community and the agency; several new projects
- No litigation!

Applying Health In All Policies to Base Realignment and Closure (BRAC)
What Does Health in All Policies Have to Do with BRAC?

• Part of the base closure process involves redevelopment of the property for the community

• This provides a unique opportunity to demonstrate the impact of a Health in all Policies approach on the health and well-being of residents
Incorporating Health in All Policies into the BRAC Redevelopment Process

Collaborators bringing a Health in All Policies perspective to BRAC redevelopment activities at Fort McPherson

- Georgia Health Policy Center (GHPC)
- Centers for Disease Control and Prevention (CDC)
- McPherson Local Redevelopment Authority (LRA)
- HOK
- other stakeholders
In 1885, Fort McPherson became the first permanent Army installation in the Southeast.

Located on 488 acres in the City of Atlanta halfway between the airport and downtown.

Home of:
- US Army Forces Command
- US Army Reserve Command
- US Army Central Command

McPherson is being closed under the Base Realignment and Closure Act (BRAC) on September 15, 2011.
McPherson Implementing Local Redevelopment Authority

- Following the announcement of BRAC the affected jurisdiction creates a Local Redevelopment Authority.

- The purpose is to develop a plan for the property that will foster long-term economic recovery for the community after closure.

- The LRA is the primary link between the Department of Defense, the installation, the community and Federal and State agencies for all base closure matters.
MILRA Redevelopment Guidelines

- Guided by market realities and adaptable to changing conditions.
- Target knowledge-based industries
- Generate jobs and mixed-income neighborhoods
- Economically uplift surrounding communities benefitting residents
- Enhance community services and promote lifelong learning
- Develop through collaborative processes
- Honor the history of the site
- Promote sound environmental and energy efficient concepts
- Promote green space
- Coordinate with other regional developments
Sustainable Urbanism

- Evaluates development from environmental, economic and social perspectives.
- Create community
- Expand the range of transportation, employment and housing options.
- Equitably distribute the costs and benefits of development.
- Preserve and enhance natural and cultural resources.
- Promote public health.
Keys to Achieving Sustainable Urbanism

- Community and stakeholder collaboration in development.
- Make development decisions predictable, fair, and cost effective.
- Mix land uses.
- Use compact building design.
- Create a range of housing opportunities.
- Create walkable communities.
- Preserve open space and natural beauty.
- Direct development towards existing communities.
- Provide a variety of transportation choices.
Transportation Choices

The MARTA stations located at the northeast and southeast corners of the base link the community to Atlanta and the airport.
Walkable Community

Creating a block structure that lends itself to being more walkable helps connect the community within and to surrounding neighborhoods.
Preserve + Restore Open Space

Preservation of open space is an amenity for residents, and part of the stormwater strategy for the redevelopment.
Mix Land Uses

The blend of office residential, research, open space and retail uses give people the option to truly work, live, learn and play in one place.
District Elements

- **Medical Use** – Collaborative space enables future Primary & Research Towers.
- **Main Street** – Retail & Research/Office in a walkable environment.
- **Research & Development Flex Facilities** – Inexpensive space for emerging companies.
- **Build to Suit Office** – Space for established companies needing easy Airport access.
Village Elements

- **Parade Ground** – Active and passive recreation – picnics to polo.
- **Artist Bungalows** – Café’s, B&B, galleries, studios, live/create space.
- **Open Air Market** – Near MARTA to activate NE corner of space.
- **New Residential Housing** – Transition Staff Row to existing residential.
Parkway Neighborhood

- Frontage along 130-acre park and greenspace.
- Access to trail system and Science Park.
- Community Center and Pocket Park.
- Density transitions from active to passive uses.
Campbellton Neighborhood

- **Neighborhood School** – early childhood through 8th grade.
- **Community Center and Pocket Park** – with community garden.
- **Grocery Store** – provides for an underserved area.
- **Neighborhood Commercial** – quality retail for the neighborhood.
Open Space
- Parade Ground
- Recreation Center
- Passive Space
- Event Space
- Community Gardens
Land Use
Master Plan
Phase I
Transportation Network
Program Components

- Office  1,072,000 SF
- Research  1,508,379 SF
- Medical  560,000 SF
- VA  75,000 SF
- Amenities  164,000 SF
- Hotel  180,000 SF
- Total Commercial  3,557,379 SF
Health Impact Assessment for Fort McPherson BRAC
There are discrete windows of opportunity for incorporating health considerations into redevelopment decision-making:

- developer’s agreement
- design guidelines
- zoning
Scoping for Fort McPherson HIA

- Interim use of the property during transition could have a crucial impact on the surrounding community’s health
- HIA was designed to inform the interim use potential within the zoning guidelines
Assessment for Fort McPherson HIA

- Assessed the zoning provisions that govern permitted uses of:
  - land, green space and transportation
- Analyzed potential impact of zoning provisions on:
  - nutrition, physical activity, alcohol consumption, tobacco use and social connections
Recommendations for Fort McPherson HIA

- Allow community gardens in green space and areas within ¼ mile of schools, senior housing, transit stations and adjacent neighborhoods
- Allow use of selected, accessible, existing buildings for community meetings
- Limit fast food restaurants or prohibit their development near areas where children congregate
Reporting for Fort McPherson HIA

- Recommendations were drafted and shared with the stakeholder groups
  - City planning department, the LRA, and community groups
- Reactions and input were incorporated where possible
  - Some feedback was not relevant to the scope of the HIA, but was included in the final report as additional recommendations
- A revised summary of recommendations and final report was disseminated to the HIA stakeholders
  - Dissemination strategies included distribution in meetings, electronic transmission, web posting, and presentations
Impact of Fort McPherson HIA and Health In All Policies Efforts
Improvements for a Healthier Place

- Grocery store
- Athletic fields
- Main street shifted from here to here
- Better connectivity

Design contract requirement to consider HiAP and consult with CDC & GHPC
Additional Outcomes

• City Planners, LRA, neighborhood and community leaders trained in Health Impact Assessment

• Health language invited for City of Atlanta Comprehensive Development Plan update

• Discussions with Atlanta Regional Commission and state planning taskforce about incorporating health into guidelines for Developments of Regional Impact

• Numerous and diverse presentation opportunities

• Project highlighted in CDC white paper on social determinants of health (cdc.gov/socialdeterminants)
Business Case for HIA

• Risk management
• Lower business costs
• Healthy workforce
• Corporate social responsibility

“Companies should use health impact assessments with a simple goal in mind: to leave communities healthier than when they found them. A mine cannot be successful without a healthy local workforce and the support of the community in which it operates.”

- International Council on Mining and Metals, 2010

Funding Opportunities

• **Health Impact Project**
  – Robert Wood Johnson Foundation
  – Pew Charitable Trusts

• **Centers for Disease Control and Prevention (CDC)**
  – Community Transformation Grants

• **Sustainable Communities Partnership (HUD, DOT, EPA)**

• Federal, state and local agencies planning new initiatives—funding, regulations, programs – could use HIA to identify unanticipated health opportunities and risks
Resources

• Society of Practitioners of Health Impact Assessment (SOPHIA)
• Health Impact Project
• Human Impact Partners
• UCLA HIA Clearinghouse Learning and Information Center (HIA-CLIC)
• National Network of Public Health Institutes
• San Francisco Department of Public Health
• Centers for Disease Control and Prevention
• Active Living Research