

**CPAM 2004-0017**  
**Countywide Health Care**  
**Facilities Plan**

**Adopted March 8, 2005**

The Board of Supervisors adopted the following revisions to the Loudoun County Revised General Plan (Revised July 23, 2001 and amended through January 4, 2005) on March 8, 2005. Amendment affects Chapter 2 and the Glossary.

***TO BE ADDED AS A SEPARATE SECTION AT THE END OF CHAPTER 2***

**COUNTYWIDE HEALTH CARE FACILITIES POLICIES**

1. The County's Countywide Health Care Facilities policies are intended to provide a general set of policies that guide the location and type of health care facilities and healthcare-related businesses throughout the County and that provide flexibility to adapt to the rapid advances in medical technologies and medical care facilities.
2. The goals of the Countywide Health Care Facilities policies are to promote:
  - development and provision of high quality health care services within Loudoun County;
  - appropriate access to health care services for residents of all parts of Loudoun County;
  - development of a broad range and improved distribution of services in Loudoun County;
  - efficiency and cost containment for services provided in Loudoun County;
  - development of sophisticated, high level health care services for health care consumers (including a Tertiary Medical Center within Loudoun County that will permit residents to choose to stay in the County for care);
  - choice for health care consumers;
  - development of systems to provide care to all persons, including the uninsured, and to support community health programs;
  - enhancement of the Loudoun County tax base, employment, growth, and economic development;
  - availability in the present and foreseeable future of sufficient land in appropriate locations for health care facilities and services; and,
  - development of a new hospital in the Dulles South area of the County which is experiencing rapid population growth and which presently has poor access to any hospital.
3. Health care facilities to be developed within the County shall take into consideration State regulations concerning the location of health care facilities and the following criteria:
  - the area, population, topography, highway facilities and availability of the services to be provided by the project in the particular part of the health service area in which the project is proposed, the distinct and unique geographic, socioeconomic, cultural, and transportation characteristics of the area to be served, and barriers to access to care;

- compatibility of any proposed large-scale hospital facility with other uses in the vicinity, particularly the impact on existing, stable residential neighborhoods; and,
  - availability of sufficient acreage to permit the development and future expansion of the proposed health care facility and healthcare-related businesses on the site as well as the potential adverse impact such expansion would have upon existing or planned neighborhoods adjacent to the areas of potential expansion.
4. The County will encourage the location of a variety of health care facilities in those areas where needs have been identified that may be underserved, for example in the northwest and southern parts of the County and in the Joint Land Management Areas surrounding the Towns. Applications for the location of health care facilities should substantially meet State requirements for approval of the proposed facilities and/or services. The County will establish incentives to facilitate the private development of primary medical care services in locations across the County, with a goal of having such services be available to all County residents within 20 minutes driving time during periods of peak travel demand. In addition, the County will take into consideration the availability of related and/or support services and compatibility of the proposed use with surrounding development patterns.
  5. The County will encourage the co-location of health care facilities and healthcare-related businesses that provide a synergistic environment, improve access and choice of services for County residents, and promote the development of various types of health care facilities.
  6. The County will support a variety of programs and incentives that help create the attributes necessary to support tertiary medical services (See Health Care Facilities Incentive Policies below.). The Tertiary hospital to serve the County should be located where the infrastructure is already in place and surrounding uses are not only compatible but also complementary.
  7. The County may recognize areas around medical centers – present and future – which are appropriate for zoning districts that would allow healthcare-related businesses in those areas and create such zoning districts. The County recognizes that the residents of the Route 50 corridor do not have adequate access to emergency care or hospital related services. The Route 50 corridor should be given special consideration for the next full-service hospital and EMS ambulance receiving facility to be built in the County. The Cornwall Emergency facility, located in Leesburg presently serves as a much-needed receiving facility for EMS ambulances and residents in Western Loudoun. The County encourages the reestablishment of a full service facility at the Cornwall Campus. The County will encourage continued use and development of the Cornwall campus.

8. The County encourages the location of healthcare-related businesses in proximity to established and proposed medical centers. The County will encourage locations of health care services adjacent to the Towns in groupings or clusters that are compatible in scale with the surrounding land uses and that serve the needs of nearby residents.
9. The County encourages the development of primary care services and, where appropriate, freestanding emergency care centers, in County areas where population densities are inadequate to support development of medical centers.
10. The County will support incentives to encourage the private sector to provide services including but not limited to, psychiatric medical care, geriatric medical care and indigent medical care to satisfy the unmet health care needs of these populations. (See Health Care Facilities Incentive Policies below.).
11. The County will continue to provide appropriate medical services and health-related community-based services through the appropriate County Departments.
12. The County recognizes the changing needs of the aging population and supports additional policies that address the development of various types of retirement housing, including but not limited to: independent living, assisted living, skilled nursing facilities and continuing care retirement communities.
13. The existing system by which the Loudoun County Department of Fire and Rescue Services develops its service plan provides efficient and comprehensive planning for the future emergency services needs of the County. The County will continue to rely on this system for determining need and location of future Fire and Rescue Service facilities.
14. The County will encourage development of multiple health care facilities and sites that support regional disaster planning efforts and that can provide medical support in the event of an epidemic or catastrophe. The County will encourage wide dispersal of facilities and avoid concentration of disaster support facilities in proximity to one another.
15. Health care facilities planning should be considered in the County's transportation and land use planning. The Health Care Facilities policies will apply during the time horizon of twenty years as provided in the Revised General Plan.
16. As part of the periodic review of the Comprehensive Plan, the County will review the Countywide Health Care Facilities policies to ensure health care facilities needs are being met.

## **COUNTYWIDE HEALTH CARE FACILITIES INCENTIVE POLICIES**

1. In addition to the incentives provided in Chapter 4, Economic Development policies, the County will consider the following to encourage the location of health care facilities in areas that have been identified as underserved such as, but not limited to, health care zones:
  - FAR density bonuses;
  - creation of special zoning districts that encourage health care zones; and,
  - expedited review processes.
  
2. The County encourages development of quality health care facilities, including, the provision of tertiary medical services and will:
  - promote partnerships with institutions of higher learning that support higher level health care;
  - encourage the growth and expansion of specialty care services;
  - encourage the development of tertiary level services in those areas where population, densities and characteristics make the availability of such services viable;
  - work with the health care industry to ensure workforce issues are being addressed; and,
  - actively market to health care providers and related businesses those areas that have been identified as underserved or in areas that have been identified as health care zones.

### **DEFINITIONS TO BE ADDED TO THE REVISED GENERAL PLAN GLOSSARY:**

**Freestanding Emergency Care Centers:** A type of freestanding ambulatory care center that is designed, organized, equipped, and staffed to provide medical care for injuries and illnesses, including those that are life threatening. These centers include fully equipped, stand-alone emergency facilities that are licensed as a department of existing hospitals. These centers provide immediate, short-term medical care for minor and major medical emergencies.

**Healthcare-related Businesses:** Businesses that support or derive a benefit from a health care facility. Includes all health care facilities as defined above, medical research facilities, and health-related support and supply services including, but not limited to, in-home and ambulatory transport which complement health care services and facilitate access to health care services.

**Health Care Facilities:** Any institution, place, building or agency, whether or not licensed or required to be licensed by the State Board of Health or the State Mental Health, Mental Retardation and Substance Abuse Services Board, whether operated for profit or non-profit and whether privately owned or privately operated or owned or operated by a local governmental unit, (i) by or in which health services are furnished, conducted, operated or offered for the prevention, diagnosis or treatment of human disease, pain, injury, deformity or physical

condition, whether medical or surgical, or two or more non-related mentally or physically sick or injured persons, or for the care of two or more non-related persons requiring or receiving medical, surgical or nursing attention or services as acute, chronic, convalescent, aged, physically disabled or crippled or (ii) which is the recipient of reimbursements from third-party health insurance programs or prepaid medical service plans. Includes hospitals; freestanding emergency care centers; urgent care centers; medical offices; diagnostic testing facilities; rehabilitation centers; psychiatric medical care; indigent care; elder medical care; senior housing facilities such as, nursing homes & assisted living facilities, continuing care facilities, hospice facilities; and adult day care.

**Health Care Zone:** A geographic area where various types of health care facilities and healthcare-related businesses collocate.

**Medical Centers:** An aggregation of health care facilities whose day-to-day operation is supplemented by the close proximity or collocation of other health care facilities or healthcare-related businesses.

**Primary Care Services:** Preventive and routine medical care provided in the areas of family practice, general internal medicine, pediatrics and obstetrics/gynecology by physicians, nurse practitioners, physicians assistants or nurses.

**Tertiary Medical Services:** Tertiary medical services include the most complex services, such as open heart surgery, burn treatment, and high risk obstetric care, and such services are provided in inpatient hospital facilities. Tertiary medical services are generally affiliated with schools of medicine, and often participate in undergraduate and graduate medical education. Tertiary medical centers serve as regional referral centers.