

A Continuing Care Retirement Community For America's Veterans



BAYSIDE at Ft. Howard

Bayside at Fort Howard is a retirement community designed especially for U.S. Veterans and their spouses, widows or widowers. The U.S. Department of Veterans Affairs Selected the Fort Howard Senior Housing Associates as the Master Developer for the 93-acre property on the Fort Howard peninsula. Built on the Foundation of a public/private partnership, this is a unique retirement community that will serve as a national model for better serving the needs of our veteran population.





- Premier Waterfront Locations
- Range of Housing Options
- Continuum of Care Living
- Educational and Cultural Opportunities

A Retirement Community for Veterans

Built on the historic campus of Fort Howard, Bayside emphasizes a strong quality of life values by providing a wide range of educational, cultural, and recreational activities.

Bayside offers a diverse selection of residence choices, lifestyle options, services, health care and amenities.



Bayside at Ft. Howard

Housing Choices



- Single Senior Family Homes
- Duplex Senior Residences
- Multi-Family Senior Residences
- Assisted Living
- Skilled Nursing











Amenities

Community Theater

The Fort Howard Theater will be rehabilitated into a multi-functional theater that can be used for community stage productions, musical concerts, movies, lectures, and community meetings for residents and the surrounding community.

Veterans Museum

The old Bakery building will be converted into a veteran museum to honor and commemorate the lives of area veterans. Early discussions with the Library of Congress indicates an interest to create a Veterans History Project Center, where veterans' stories will be archived in the Library of Congress.

County Park Access

The existing gates between the VA land and County will be opened up to allow access to the County Park by Bayside residents and the local community.

Historic Trail

The historic Freedom Trail will be permitted to include the Fort Howard site. This will recognize the historic landing of the British during their assault on Baltimore in the War of 1812.







Amenities

Retail Center

A small neighborhood retail center will be located near the marina to serve the needs of Bayside residents, as well as the nearby local community.

New VA Outpatient Clinic

A new and larger VA Outpatient facility will be built and conveniently located near the campus entrance to better serve area veterans.

Additional Co-healthcare Provider

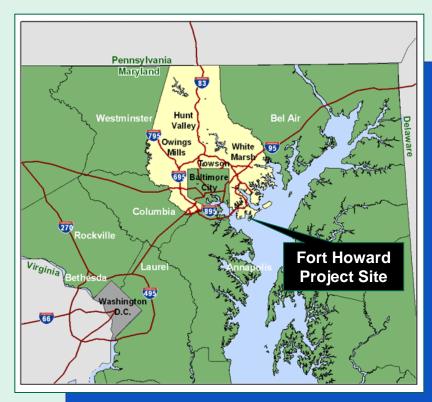
A second outpatient clinic adjacent to the VA clinic will be built to serve non-veteran residents as well as the local community. Meetings have been held with Johns Hopkins for the potential operation of the clinic.

Chesapeake Bay EcoCenter

The Ecology Education Center will allow Bayside residents and the local community to study and explore the ecology of the Chesapeake Bay and issues surrounding its health.

Marina

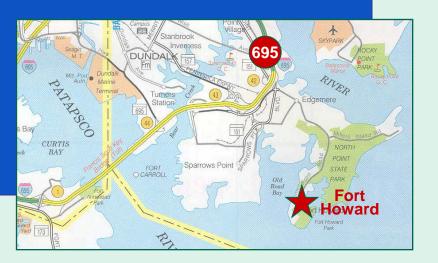
A marina will be developed at Old Road Bay to serve the local community.



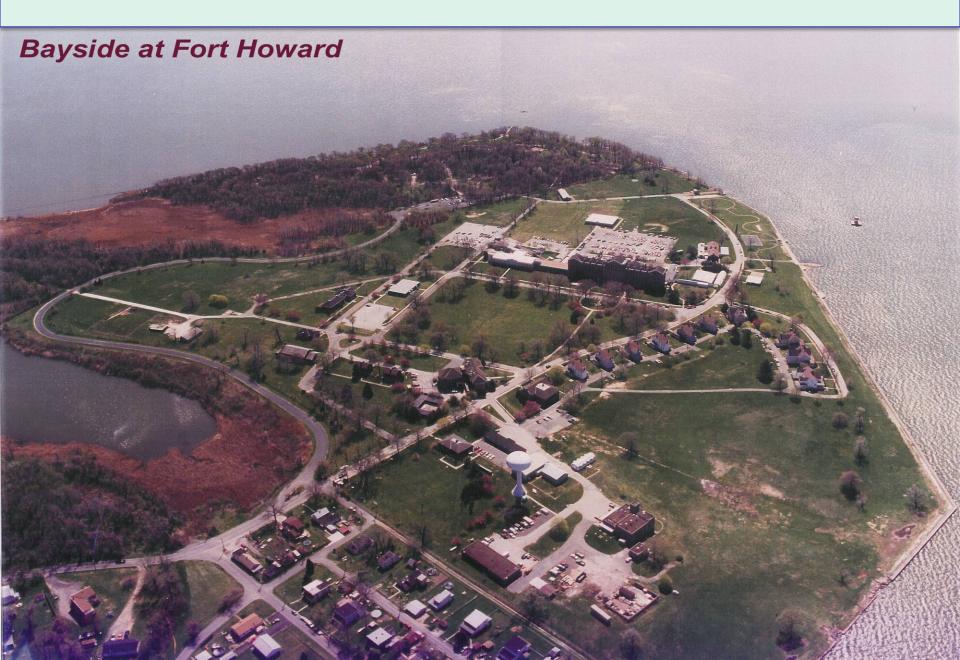
The proposed project site is only:

2.5 miles from I-6955.5 miles from Downtown Baltimore35.0 miles from Washington DC

Bayside_{at} Ft. Howard

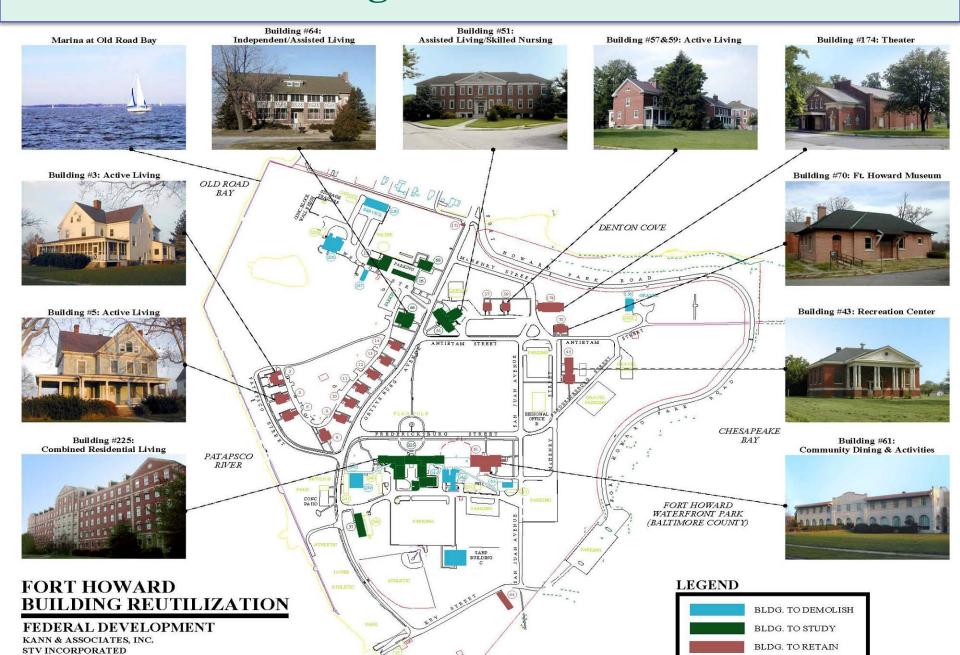


Aerial View of Fort Howard





Building Reutilization Plan

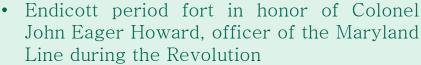


Site Rendering – Active Living





Veterans Administration Fort Howard History



- Located at North Point Patapsco River entrance
- Batteries

Battery Key (1900-1927)

Battery Stricker (1899–1918)

Battery Nicholson (1900–1927)

Battery Harris (1900-1917)

Battery Clagett (190-1920)

Battery Lazear (1900-1920)

- Veterans Affairs hospital (1940-2000)
- Chief defense and harbor headquarters for













Bayside at Ft. Howard

Development Program

	Area	Program
Residential Living	1034 Units	Active Independent Assisted Skilled Nursing
Amenities & Services	170,000 sf	Marina Environmental Learning Center Historic Museum Restored Theater Community Activity Center Wellness Center Retail Shopping Center Restaurants Recreational Walking Path Shuttle/Transportation

BAYSIDE AT FT. HOWARD

Development Schedule

	Start Date	End Date
Predevelopment Activities		October 2006
Marketing and Government Relations	October 2007	June 2008
Design and Civil Engineering	July 2008	December 2008
Phase I Construction	December 2008	December 2012

Development Team

Fort Howard Senior Housing Associates LLC and its development team represent the collective expertise of nationally recognized and locally based experts. Working together in a sustainable partnership, the team will bring to fruition, through thoughtful, integrated and inclusive planning and community participation, the vision of a progressive senior community with active lifestyle and health care and





Development Team















Federal Development - Asset Manager Washington, DC

Kann & Associates - Historical Architect Baltimore, MD

Niles Bolton - Senior Housing Architect Alexandria, VA

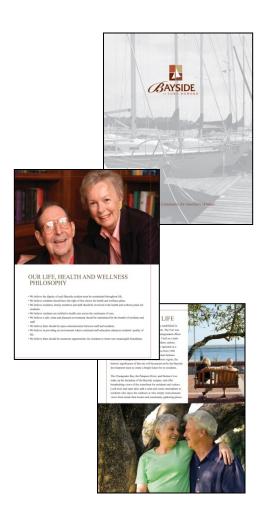
Whiting Turner - General Contractor Baltimore, MD

STV Incorporated - Civil Engineer Baltimore, MD

Rockefeller Group - Telecommunications Vienna, VA

Patton & Boggs - Legal Counsel Washington, DC

How to Become a Bayside Resident



Residency at Bayside is a five-step process:

- 1. Becoming a Waitlist Holder
- 2. Becoming a Priority Holder
- 3. Becoming an Advanced Priority Holder
- 4. Signing an Advanced Priority Contract
- 5. Signing a Lease Agreement

Becoming a Waitlist Holder simply means requesting to have your name added to our waitlist. This can be done by calling 1-866-698-9731 or emailing info@baysidefthoward.com. Once your information has been processed you will receive a brochure package by

mail.

Contact Information for Bayside Senior Housing Associates

Bayside Leasing Office 410-477-1193 (phone) 410-477-1017 (fax)

To be put on the waiting list, please call 1-866-698-9731

Email: info@baysidefthoward.com

Website: www.baysidefthoward.com