

Facility Backgrounder

Atlantic Shores

Atlantic Shores is Virginia's premier, comprehensive retirement community. The beautiful 100-acre campus in Virginia Beach, Virginia features a 50-bed skilled nursing facility, 54 apartment home assisted living facility, a 14-bed Memory Care unit, and 419 independent living units, ranging from condos to freestanding villa homes.

With a full range of health care facilities and services, Atlantic Shores offers residents the unique ability to move between various facilities as their healthcare needs change.

Atlantic Shores first opened in 1996, beginning with construction of freestanding villa homes (currently numbering 128). These luxurious, single-story homes feature all the amenities of gated community living, with the added feature of in-home emergency response/alpha calls. Forty new villas have recently been constructed.

Grounds were enhanced with services and amenities for use by all residents, including:

- Security gatehouse
- Dining gazebo and dock overlooking private community lake
- Tennis courts
- Shuffleboard courts
- Putting green
- Botanical garden
- Victory garden with individual garden plots

A year later, the facility's first independent living mid-rise building opened -- "*The James*" - - featuring 100 condominium units.

At the end of 1997, the *Seaside Health Center* was added to the community -- offering skilled nursing care. The facility features private and semi-private rooms, along with dining and activity rooms, therapy and personal training, and a beauty shop.

A central clubhouse to serve all Atlantic Shores residents was also built, featuring:

- Grand dining room
- Bistro (additional breakfast & lunch offerings)
- Library with fireplace and computer station
- Fitness Center with exercise equipment, instruction & specialized classes (yoga...)
- Indoor pool with aqua therapy classes
- Beauty Shop
- Creative Arts room
- Billiards room with card tables and fireplace
- Harbour Lounge with fireplace and big-screen television
- Wellness Center for medical consults and doctor visits
- Private rooms and suites for resident and guest use

An award-winning culinary staff was hired to oversee all meals and dining options, with menu selections offered for a variety of dietary needs.

In 2000, the second mid-rise independent living condominium building -- *The York* -- opened, featuring 158 units.

Assisted living accommodations were added in September 2001, as *Harbourway* opened as a 14-bed unit attached to Seaside Health Center.

In October 2007, Harbourway expanded with a new 54-unit, apartment-style assisted living building. Directly connected to both the Atlantic Shores Clubhouse, and Seaside Health Center, this stunning two-story brick building features:

- Library
- Card/game rooms
- Meditation area
- Sunny, vaulted dining room
- Landscaped garden courtyard
- Two communal Great Rooms with fireplaces (one with a kitchen), are available for social gatherings, presentations, and musical performances

Four different floor plans are offered, each with a large walk-in clothes closet, coat closet, a large bathroom and a small kitchen area.

Seeing the need for new directives in Memory Care, the original 14-bed Harbourway facility is currently being converted into Harbourway's new, dedicated *Memory Unit* -- featuring highly specialized care for Alzheimer's and dementia patients.

The Seaside Health Center was renovated in 2007, offering residents short & long-term skilled nursing in beautifully appointed private and semi-private rooms.

As its amenities have grown, so have the number of residents -- in 2007 totaling more than 650. Future development plans include a new six-story, 136-unit apartment-style independent living building -- *The Elizabeth* -- featuring a new 150-seat restaurant, overlooking a new lake.

From its initial design, Atlantic Shores was established as an independent living co-op. Residents who purchase units at Atlantic Shores become part of the Atlantic Shores Cooperative Association, Inc.

Both *Harbourway* and *Seaside Health Center* offer accommodations and services on a contract rental basis, and are Limited Liability Corporations of Atlantic Shores Cooperative Association, Inc. The resident owners of Atlantic Shores are the owners of Seaside and Harbourway. Ownership is not a requirement for residency in either facility.