



SETON HILL

— COMMUNITY CLINIC —

COMPASSIONATE CARE | STRONGER COMMUNITY | HEALTHIER FUTURES

Flagship Healthcare Initiative of the Aspire Project



COMPASSIONATE CARE • STRONGER COMMUNITY • HEALTHIER FUTURES



425 West Monument Street
Baltimore, Maryland 21201



301-388-5081



info@aspireprojects.org



www.aspireprojects.org

An Aspire Project

POWERED BY



**BALTIMORE
ENTITIES, LLC**

Community Development
Project Management
Long-Term Stewardship

HEALTHCARE PARTNER & OPERATOR



NORTH SHORE
— HEALTH & DIAGNOSTICS —

Clinical Operations
Specialized Healthcare Services
Medical Management & Patient Care



OUR VISION

Building a Healthier Future Through Community-Based Care

The Seton Hill Community Clinic is the flagship healthcare initiative of the Aspire Project, created to expand access to high-quality nonprofit healthcare in Baltimore's historic Seton Hill neighborhood.

Operated by North Shore Health & Diagnostics and powered by Baltimore Entities, LLC, the clinic will provide specialized outpatient services including advanced wound care, hyperbaric oxygen therapy, diabetic limb preservation, and preventive wellness programs.

Our vision is to create a welcoming, accessible healthcare environment where every patient receives compassionate, evidence-based care close to home while strengthening the health and well-being of the community we serve.



OUR MISSION

To improve the health and well-being of our community by providing accessible, high-quality outpatient healthcare through innovation, compassion, education, and trusted community partnerships.

OUR GUIDING PRINCIPLES



COMPASSIONATE CARE

Every patient is treated with dignity, respect, empathy, and personalized attention throughout their healthcare journey.



COMMUNITY PARTNERSHIP

Working alongside residents, nonprofits, healthcare providers, and community leaders to improve neighborhood health.



CLINICAL EXCELLENCE

Delivering evidence-based medical services using advanced technology and experienced healthcare professionals.



ACCESSIBILITY

Providing convenient, affordable, ADA-accessible healthcare close to home for every member of our community.



LONG-TERM WELLNESS

Supporting prevention, recovery, education, and healthier lifestyles through ongoing community engagement.



OUR COMMITMENT

Throughout the planning, development, and future operation of the Seton Hill Community Clinic, we are committed to:

- ✓ Expanding access to specialized outpatient healthcare.
- ✓ Preserving and respecting the historic character of the Seton Hill neighborhood.
- ✓ Providing a welcoming, ADA-accessible healthcare environment.
- ✓ Building partnerships with residents, nonprofits, and healthcare organizations.
- ✓ Delivering sustainable nonprofit healthcare services that strengthen the community for generations.



“

Serving the Seton Hill community through accessible, specialized healthcare.

OUR COMMITMENT



As planning progresses, we remain committed to working collaboratively with residents, community organizations, public agencies, and local stakeholders.

Community engagement is an essential part of this process, and we believe the best projects are developed through transparency, listening, and partnership.

Our objective is to become more than a healthcare provider—we aspire to become a trusted community partner dedicated to improving the health and well-being of the neighborhoods we serve.



HEALTHCARE ACCESS

Reducing barriers and expanding access to specialized outpatient care close to home.



COMMUNITY PARTNERSHIP

Working together with residents, organizations, and stakeholders to build a stronger, healthier community.



RESPECT FOR HISTORIC SETON HILL

Preserving and honoring the rich heritage and unique character of our neighborhood.



COMPASSIONATE PATIENT CARE

Delivering patient-centered care with dignity, respect, and compassion at every step.



LONG-TERM COMMUNITY INVESTMENT

Creating a lasting healthcare resource that benefits current and future generations.

INVESTING IN BETTER HEALTH FOR SETON HILL

Every community deserves access to quality healthcare close to home. For many residents, receiving specialized treatment often means traveling outside their neighborhood, creating additional challenges for individuals already managing chronic medical conditions or recovering from surgery.

The vision for Seton Hill Community Clinic is rooted in a simple belief: **healthcare should be accessible, compassionate, and connected to the community it serves.**

By establishing a specialized outpatient clinic in the heart of Seton Hill, we hope to reduce barriers to care, support earlier intervention, and improve long-term health outcomes for patients requiring advanced wound care and other specialized treatment services.

WHY SETON HILL?

Seton Hill is one of Baltimore's most historic neighborhoods. As the community continues to grow and evolve, there is an opportunity to invest in healthcare infrastructure that benefits both current residents and future generations.

This project is being developed with a commitment to:

- ✓ Improve access to specialized outpatient healthcare.
- ✓ Support patients recovering from complex medical conditions.
- ✓ Strengthen community partnerships.
- ✓ Respect the historic character of the Seton Hill neighborhood.
- ✓ Create a long-term healthcare resource for West Baltimore.

OUR COMMITMENT



ASPIRE

PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY

BALTIMORE, MD



Advanced Treatment. Better Outcomes.

Seton Hill Community Clinic provides specialized outpatient services focused on healing, recovery, and long-term wellness. Our clinical programs are designed to address complex medical conditions with advanced therapies and a patient-centered approach.

Our goal is to bring high-quality, specialized healthcare to Seton Hill, reducing the need for patients to travel far from their community for essential treatment.



OUR SPECIALIZED SERVICES



HYPERBARIC OXYGEN THERAPY

Enhances the body's natural healing process by delivering oxygen at higher than normal atmospheric pressure.



ADVANCED WOUND CARE

Comprehensive treatment for chronic and non-healing wounds using evidence-based and advanced therapies.



DIABETIC FOOT CARE

Specialized evaluation, treatment, and prevention to reduce complications and improve long-term outcomes.



POST-SURGICAL RECOVERY SUPPORT

Supporting healing and recovery after surgery with advanced therapies and individualized care plans.



PREVENTION & EDUCATION

Empowering patients through education, prevention strategies, and wellness support programs.



PATIENT-CENTERED CARE

Our multidisciplinary team is committed to providing compassionate, coordinated care tailored to each patient's unique needs and health goals.



Experienced
Clinical Team



Compassionate
Approach



Individualized
Care Plans



Focus on
Long-Term Healing

THE PATIENT JOURNEY

1



SCHEDULE YOUR VISIT

Easy appointment scheduling with our friendly care team.

2



COMPREHENSIVE EVALUATION

Thorough assessment to understand your condition and needs.

3



PERSONALIZED TREATMENT PLAN

A customized plan designed for your healing and recovery goals.

4



ADVANCED TREATMENT

Access to specialized therapies and expert clinical care.

5



RECOVERY & WELLNESS

Ongoing support to achieve better health and quality of life.

“

Healing is more than treatment—it's restoring hope, independence, and quality of life.



SPECIALIZED CARE. COMPASSIONATE HEART. STRONGER COMMUNITY.

Seton Hill Community Clinic is committed to improving health outcomes and building a healthier future for our community.



ASPIRE

PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY
BALTIMORE, MD



OUR IMPACT

Seton Hill Community Clinic is more than a healthcare facility — it is a long-term investment in the health, wellness, and future of our community.

By providing specialized outpatient care, we will improve health outcomes, reduce barriers to treatment, and create a healthier, more resilient Seton Hill.



OUR IMPACT GOALS



BETTER HEALTH OUTCOMES

Improving the overall health and quality of life for our community.



GREATER ACCESS TO CARE

Reducing barriers to specialized healthcare services.



STRONGER COMMUNITY

Building a healthier, more connected Seton Hill.



LONG-TERM WELLNESS

Supporting prevention, recovery, and healthier lifestyles.



LASTING PARTNERSHIPS

Working together with residents, organizations and healthcare providers.

OUR COMMUNITY

Seton Hill is a historic and vibrant neighborhood with a deep sense of pride, resilience, and hope. Our clinic will serve residents and surrounding communities, creating a healthier future for generations to come.



“

A healthier community builds a stronger tomorrow.

OUR COMMUNITY IMPACT



Thousands of residents served



Better access to specialized care



Stronger families and neighborhoods



A healthier, brighter future



ASPIRE

PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY

BALTIMORE, MD



ADVANCED HYPERBARIC OXYGEN THERAPY

Advanced Healing. Restoring Lives.

Specialized Care for Complex Wound Healing

Hyperbaric Oxygen Therapy (HBOT) is one of the advanced clinical services planned for the Seton Hill Community Clinic. By delivering 100% medical-grade oxygen in a pressurized environment, HBOT increases oxygen delivery throughout the body, helping accelerate healing, reduce inflammation, fight infection, and support tissue regeneration.

Operated by North Shore Health & Diagnostics, our program will provide evidence-based outpatient treatment close to home, giving patients access to specialized care without leaving their community.



Advanced technology. Natural healing.
Better outcomes.

HOW HYPERBARIC OXYGEN THERAPY WORKS



PATIENT EVALUATION

A physician determines whether HBOT is appropriate based on the patient's medical condition.



PRESSURIZED CHAMBER

The patient relaxes comfortably while breathing 100% oxygen in a controlled environment.



OXYGEN ABSORPTION

Oxygen dissolves into the bloodstream at significantly higher levels than normal breathing.



CELLULAR HEALING

Increased oxygen supports tissue repair, reduces inflammation, and stimulates new blood vessel growth.



RECOVERY SUPPORT

Enhanced oxygen levels help fight infection and improve the body's natural healing response.



IMPROVED OUTCOMES

Patients often experience faster healing, reduced complications, and improved quality of life.

CONDITIONS THAT MAY BENEFIT FROM HBOT



Chronic Non-Healing Wounds



Diabetic Foot Ulcers



Radiation Tissue Injury



Compromised Skin Grafts & Flaps



Osteomyelitis (Bone Infection)



Selected Post-Surgical
Recovery Cases

PATIENT BENEFITS

- ✓ Accelerated Healing
- ✓ Improved Oxygen Delivery
- ✓ Reduced Inflammation
- ✓ Enhanced Infection Control
- ✓ Better Circulation
- ✓ Improved Quality of Life

WHY CHOOSE HBOT AT SETON HILL?

Our Hyperbaric Oxygen Therapy program combines advanced medical technology with personalized treatment plans developed by experienced healthcare professionals. As part of our nonprofit mission, we are committed to providing specialized care that improves healing, preserves limbs, and enhances quality of life for patients throughout Baltimore.



SAFE • EFFECTIVE • EVIDENCE-BASED

Hyperbaric Oxygen Therapy has been used safely for decades and is supported by extensive clinical research for the treatment of numerous approved medical conditions. Every treatment plan is physician-directed and tailored to each patient's specific healthcare needs.



DID YOU KNOW?

HBOT can increase oxygen delivery throughout the body many times above normal breathing levels, helping damaged tissues heal more efficiently and supporting the body's natural recovery processes.



100%
Medical-Grade
Oxygen



Physician-
Guided
Treatment



Typically-
60-120
Minute
Sessions



Evidence-Based
Clinical
Protocols



ASPIRE

PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY

BALTIMORE, MARYLAND



COMPREHENSIVE CARE FOR COMPLEX WOUNDS

The Seton Hill Community Clinic will provide a comprehensive Advanced Wound Care Program focused on preventing complications, preserving limbs, and improving quality of life through evidence-based treatment.

Operated by North Shore Health & Diagnostics, our multidisciplinary team will combine advanced wound therapies, Hyperbaric Oxygen Therapy, patient education, and personalized treatment plans to help patients heal safely and return to healthier, more independent lives.

Our commitment is simple: provide specialized care close to home while improving long-term health outcomes throughout our community.



Specialized care. Advanced treatments.
Better healing. Brighter futures.

OUR ADVANCED WOUND CARE SERVICES



DIABETIC WOUND CARE

- Diabetic foot ulcers
- Neuropathic wounds
- Limb preservation
- Off-loading strategies



VENOUS & ARTERIAL ULCERS

- Venous insufficiency management
- Compression therapy
- Circulation support
- Long-term wound management



PRESSURE INJURIES

- Comprehensive pressure injury care
- Prevention strategies
- Skin protection
- Patient & caregiver education



POST-SURGICAL WOUNDS

- Surgical wound management
- Incision care
- Delayed healing support
- Recovery monitoring



COMPLEX & CHRONIC WOUNDS

- Radiation tissue injury
- Chronic non-healing wounds
- Traumatic wounds
- Advanced tissue preservation



INFECTION MANAGEMENT

- Infection prevention
- Advanced antimicrobial therapies
- Biofilm management
- Ongoing wound surveillance

OUR CARE PHILOSOPHY



PATIENT-CENTERED CARE

Every treatment plan is personalized to meet the unique medical needs, goals, and recovery journey of each patient.



EVIDENCE-BASED MEDICINE

Our clinical team follows nationally recognized wound care guidelines and proven treatment protocols.



MULTIDISCIPLINARY COLLABORATION

Physicians, nurses, specialists, and rehabilitation professionals work together to coordinate patient care.



PREVENTION & EDUCATION

Patient education is an essential part of reducing complications and preventing future wounds.

OUR CLINICAL APPROACH

1



COMPREHENSIVE EVALUATION

Medical history, circulation assessment, diagnostic testing, and wound evaluation.

2



PERSONALIZED TREATMENT PLAN

A customized care plan developed around each patient's condition and goals.

3



ADVANCED THERAPIES

Advanced dressings, debridement, Hyperbaric Oxygen Therapy, and other specialized treatments as appropriate.

4



ONGOING MONITORING

Regular follow-up visits, wound measurements, progress tracking, and treatment adjustments.

5



RECOVERY & PREVENTION

Education, wellness planning, and preventive strategies to reduce recurrence.

SPECIALIZED CARE THAT MAKES A DIFFERENCE

The Seton Hill Community Clinic is being developed to provide patients with advanced wound care services that are often unavailable within their own neighborhoods. By combining specialized treatment with compassionate, coordinated care, our goal is to reduce amputations, accelerate healing, and help patients maintain healthier, more independent lives.



LIMB PRESERVATION MATTERS

Early diagnosis, advanced treatment, patient education, and coordinated clinical care can significantly reduce complications and improve long-term outcomes for individuals living with chronic wounds.



MOST AMPUTATIONS ARE PREVENTABLE.

Early care, the right treatment, and education save lives and preserve independence.



OUR COMMITMENT TO LIMB PRESERVATION

Every patient deserves timely access to specialized wound care. Our mission is to promote healing, prevent avoidable amputations, preserve mobility, and improve quality of life through compassionate, evidence-based healthcare delivered close to home.



Care Close
to Home



Experienced
Clinical Team



Evidence-Based
Treatment



Compassionate
Patient Care



Healthier
Communities



ASPIRE PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY
BALTIMORE, MARYLAND

OUR PATIENTS

Compassionate Care for Every Stage of Life.

HEALING STARTS
WITH UNDERSTANDING.

Seton Hill Community Clinic is committed to serving the people of our community with dignity, respect, and understanding.

We recognize that every patient's journey is unique. That's why we provide individualized care that considers each person's medical needs, life circumstances, and goals.

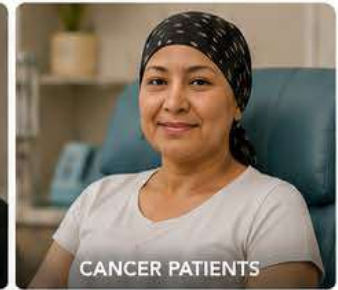
We are here for our neighbors—because your health is our mission.



SENIORS



VETERANS



CANCER PATIENTS

DIABETIC &
CHRONIC WOUND PATIENTS

We are proud to serve a diverse community with compassion, expertise, and a commitment to better health for all.

POST-SURGICAL &
RECOVERY PATIENTS

WE ARE HERE FOR THOSE WHO NEED US MOST

DIABETIC
PATIENTS

We help prevent amputations and promote healing for chronic foot and lower extremity wounds.



SENIORS

We provide specialized care for age-related wounds, mobility issues, and chronic conditions that require ongoing healing support.



VETERANS

We honor and serve those who have served our country with compassionate, high-quality healthcare.



CANCER PATIENTS

We support patients experiencing radiation injuries, surgical complications, and delayed healing due to treatment.

POST-SURGICAL
PATIENTS

We help patients recover safely and effectively after surgery with advanced wound care therapies.

UNDERSERVED
COMMUNITIES

We are committed to closing the gap in specialized care and ensuring no one is left behind.



ACCESS. EQUITY. INCLUSION.

Many in our community face barriers to specialized care—long wait times, distance to treatment centers, and high costs.

We are changing that.

Seton Hill Community Clinic will provide high-quality, specialized care close to home—because everyone deserves the chance to heal.



EASY ACCESS

Conveniently located near public transportation.



AFFORDABLE CARE

We accept most insurance plans and offer financial assistance programs.

CULTURALLY
COMPETENT

Care that respects and embraces the diversity of our community.



PATIENT-CENTERED

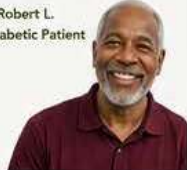
We listen, we care, and we build relationships that last.

REAL PEOPLE. REAL STORIES. REAL HEALING.

“

I was told I might lose my foot. After treatment here, my wound healed, and I can walk again.

— Robert L.
Diabetic Patient



“

The care and kindness I received gave me hope when I needed it most.

— Maria S.
Cancer Survivor



“

After my surgery, I had a wound that wouldn't heal. The team here helped me recover faster than I expected.

— James T.
Surgical Patient



**WE SEE YOU.
WE HEAR YOU.
WE ARE HERE
FOR YOU.**

You are not just a patient.
You are our neighbor.
And your health is our priority.

**Together, we build a
healthier Seton Hill.**



OUR COMMITMENT TO LIMB PRESERVATION

Every wound tells a story—and every patient deserves hope. Our goal is to heal wounds, prevent amputations, and help our patients live healthier, more independent lives.



Care Close
to Home



Experienced
Clinical Team



Evidence-Based
Treatment



Compassionate
Patient Care



Healthier
Communities



ASPIRE
PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY
BALTIMORE, MARYLAND



PARTNERING FOR A HEALTHIER SETON HILL

At Seton Hill Community Clinic, collaboration is at the heart of everything we do. We believe that by working together with local organizations, healthcare providers, and community leaders, we can create a seamless network of care and support for our neighbors.

Our partnerships strengthen our community and expand access to life-changing care.



OUR COLLABORATIVE PARTNERS



CHURCHES & FAITH-BASED ORGANIZATIONS

- Trusted relationships
- Health education & outreach
- Volunteer engagement
- Support for community events



LOCAL PHYSICIANS & HEALTHCARE PROVIDERS

- Physician referrals
- Care coordination
- Shared clinical expertise
- Continuity of care



HOSPITALS & MEDICAL CENTERS

- Discharge planning support
- Post-acute care services
- Specialists collaboration
- Better patient outcomes



COMMUNITY ORGANIZATIONS & NONPROFITS

- Social services connections
- Resource navigation
- Programs for underserved populations
- Building a healthier community



NURSING FACILITIES & ASSISTED LIVING COMMUNITIES

- Wound care support
- HBOT referrals
- Staff education
- Improved quality of life for residents



HOME HEALTH AGENCIES

- In-home follow-up care
- Wound assessment support
- Patient monitoring
- Coordinated communication



VETERANS & MILITARY SERVICES

- Veteran outreach programs
- Specialized wound care
- Support for those who served
- Respect. Honor. Care.



LOCAL BUSINESSES & COMMUNITY LEADERS

- Community engagement
- Sponsorship & support
- Local economic growth
- Stronger neighborhoods



By joining forces, we remove barriers, share knowledge, and create a circle of care that our community can rely on.

TOGETHER, WE CAN:

- ✓ Expand access to advanced care
- ✓ Improve health outcomes
- ✓ Build a stronger, healthier Seton Hill

WE DON'T DO IT ALONE. WE DO IT TOGETHER.

Every partnership helps us reach more people, heal more wounds, and bring hope to more families.

Thank you to our partners who share our mission and believe in our community.



Shared Mission

We are united by our commitment to better health for all.



Stronger Impact

Together we multiply resources and expand our reach.



Better Outcomes

Coordinated care leads to better results for our patients.



Education

We educate, empower, and inspire healthier choices.



Advocacy

We advocate for our community and the people we serve.



Stronger Community

Investing in health creates a brighter future for all.



OUR COMMITMENT TO OUR COMMUNITY

Every patient deserves access to quality care and compassion. Together, we can build a healthier Seton Hill—today and for generations to come.



Care Close
to Home



Experienced
Clinical Team



Evidence-Based
Treatment



Compassionate
Patient Care



Healthier
Communities



ASPIRE

PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY
BALTIMORE, MARYLAND

THE DEVELOPMENT JOURNEY

From Vision to Reality. Together.SETON HILL
— COMMUNITY CLINIC —

Non-Profit Community Healthcare

The Seton Hill Community Clinic is the result of thoughtful planning, community engagement, and a shared commitment to improving lives. Below is our journey from concept to opening day.



WHERE WE ARE TODAY



COMPLETED

- Property Acquisition



IN PROGRESS

- Community Engagement
- CHAP Review & Coordination
- Design & Planning



UPCOMING

- Funding & Resource Development
- Permitting & Approvals
- Construction
- Equipment Installation
- Licensing & Accreditation
- Grand Opening



OUR COMMITMENT

We are building more than a clinic— we are building trust, investing in our neighborhood, and creating a lasting legacy of health and opportunity for generations to come.



We are not just building a healthcare facility. We are building a healthier, stronger, and more vibrant Seton Hill.

— Our Promise



**TOGETHER,
WE BUILD A
HEALTHIER FUTURE.**

*Stronger Together,
Healthier Together.*



SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare



425 West Monument Street
Baltimore, Maryland 21201



www.setonhillclinic.org

IN PARTNERSHIP WITH



BALTIMORE
VILLAGE CORP.



NORTH SIDE
HEALTH & DIAGNOSTICS

NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026



ASPIRE
PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY
BALTIMORE, MARYLAND

HISTORIC PRESERVATION

Preserving Our Past. Building Baltimore's Future.

Seton Hill is one of Baltimore's most treasured historic neighborhoods. The Seton Hill Community Clinic is proud to be part of this legacy and committed to preserving it for generations to come.



SETON HILL
— COMMUNITY CLINIC —

Non-Profit Community Healthcare

PRESERVING THE PAST. BUILDING THE FUTURE.

The Seton Hill Community Clinic is being thoughtfully developed within Baltimore's Historic Seton Hill District, where preserving architectural heritage is as important as creating new opportunities for community health.

Every aspect of the project has been planned to respect the neighborhood's historic character while introducing modern, accessible healthcare that will serve residents for generations.



Rendering of the restored Seton Hill Community Clinic



A COLLABORATIVE PRESERVATION EFFORT

The Aspire Project is working closely with preservation professionals, city agencies, architects, and neighborhood stakeholders throughout the planning process. Every phase of design is intended to complement the historic fabric of Seton Hill while meeting today's healthcare standards and accessibility requirements.



Historic Seton Hill District, circa 1920s

OUR PRESERVATION PRINCIPLES



RESPECT HISTORIC ARCHITECTURE

Preserve significant architectural features and neighborhood character.



THOUGHTFUL RESTORATION

Repair and restore historic materials whenever practical.



MODERN ACCESSIBILITY

Integrate ADA accessibility and healthcare functions while respecting the historic structure.



SUSTAINABLE REUSE

Revitalize existing buildings through responsible rehabilitation rather than replacement.



COMMUNITY COLLABORATION

Work alongside neighborhood organizations, preservation partners, and city agencies throughout development.

HOW WE PRESERVE AND ENHANCE



PRESERVE HISTORIC FEATURES

Maintain original masonry, windows, cornices, and architectural details.



RESTORE WITH CARE

Repair historic elements using appropriate preservation techniques.



MODERN ACCESSIBILITY

Create accessible entrances and interior spaces while respecting the building's historic integrity.



INTERIOR IMPROVEMENTS

Introduce modern clinical spaces designed for patient comfort without compromising historic character.



STRENGTHEN THE NEIGHBORHOOD

Invest in long-term revitalization that benefits both the building and the surrounding community.



WHY HISTORIC PRESERVATION MATTERS

Historic preservation is about more than protecting buildings—it is about protecting community identity.

By investing in the rehabilitation of existing structures, the Aspire Project preserves neighborhood history while creating new opportunities for healthcare access, economic investment, and community revitalization.



OUR COMMITMENT TO SETON HILL



PROTECT HISTORIC ASSETS

We protect the historic assets that make Seton Hill unique.



INVEST IN THE NEIGHBORHOOD

We invest in the neighborhood's economic and social future.



PARTNER WITH THE COMMUNITY

We collaborate with community leaders and preservation experts every step of the way.



BUILD FOR FUTURE GENERATIONS

We inspire future generations by showing that preservation and progress go hand in hand.

“ We believe the strongest communities preserve their history while investing in their future. Through thoughtful rehabilitation and community partnership, the Aspire Project is committed to honoring Seton Hill's legacy while improving healthcare access for generations to come.



ASPIRE
PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY
BALTIMORE, MARYLAND

www.aspireprojects.org

info@aspireprojects.org

301-388-5081

OWNERSHIP & DEVELOPMENT

Committed to Community. Dedicated to Long-Term Investment.

SETON HILL

— COMMUNITY CLINIC —

Non-Profit Community Healthcare

Baltimore Entities, LLC is the proud owner and developer of the Aspire Project. Through responsible development, historic preservation, and strong community partnerships, we are building healthier communities and creating lasting opportunities for generations to come.

BALTIMORE ENTITIES, LLC

Property Owner • Project Sponsor • Community Development Partner



ARIEL BARAYEV

General Partner

Provides strategic leadership in real estate investment, property acquisition, development planning, and long-term asset management. Committed to balancing financial stewardship with meaningful community development that creates lasting value for both stakeholders and the neighborhoods we serve.



JOSEPH RUBINOV

General Partner

Brings extensive experience in property management, real estate operations, asset oversight, maintenance coordination, and tenant relations. Ensures that properties are maintained to the highest standards of professionalism, accountability, and operational excellence.



ANTHONY T. PRESSLEY

Executive Director
Community Development

A native Baltimorean and community development leader dedicated to strengthening neighborhoods, expanding economic opportunities, and fostering meaningful civic engagement. Passionate about improving the quality of life for residents while promoting long-term, sustainable growth.



GABRIELE NISANOV

President

Provides overall leadership and guidance for Baltimore Entities, LLC. Focused on driving the organization's vision, building strategic partnerships, and ensuring every project delivers measurable benefits to the community.



CYNTHIA THOMPSON

Administrator
Community Development & Organizational Affairs

Brings extensive experience in community development, organizational leadership, and neighborhood revitalization. Builds collaborative relationships and advances programs that improve the quality of life for residents.

OUR DEVELOPMENT PHILOSOPHY



COMMUNITY FIRST

Every project begins with listening to and working alongside the community.



RESPONSIBLE DEVELOPMENT

Creating long-term value while respecting neighborhood character and needs.



HISTORIC PRESERVATION

Protecting Baltimore's architectural heritage and preserving our shared history.



STRATEGIC PARTNERSHIPS

Working with community organizations, healthcare providers, churches, and public agencies.



SUSTAINABLE INVESTMENT

Building projects that create opportunities and benefit future generations.

OUR COMMITMENT



COMMUNITY DEVELOPMENT

Investing in projects that strengthen neighborhoods and improve quality of life.



STRATEGIC PARTNERSHIPS

Building strong relationships with residents, organizations, and public agencies.



HEALTHCARE ACCESS

Expanding access to quality healthcare for underserved communities.



HISTORIC PRESERVATION

Respecting and restoring historic properties for future generations.



LONG-TERM INVESTMENT

Creating sustainable value through responsible and thoughtful investment.



COMMUNITY ENGAGEMENT

Encouraging active participation and empowerment in every step of development.

“Great communities are built through thoughtful planning, trusted partnerships, and a long-term commitment to the people they serve.”

ASPIRE
PROJECTHEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY
BALTIMORE, MARYLAND

www.aspireprojects.org



info@aspireprojects.org



301-388-5081

DEVELOPMENT PARTNER & HEALTHCARE OPERATOR

Delivering Excellence. Building Healthier Communities.

North Side Health & Diagnostics is the healthcare development partner and future clinical operator of the Seton Hill Community Clinic. With decades of combined experience in healthcare operations, compliance, planning, and facility development, their team is committed to delivering high-quality, patient-centered care.



MARCELLO SOZIO

Chief Operating Officer (COO)
Director of Healthcare & Clinical Operations

Marcello brings more than 25 years of executive leadership in healthcare operations, specializing in strategic planning, facility development, regulatory compliance, and clinical operations. Throughout his career, he has successfully led the planning, implementation, and management of advanced medical facilities while ensuring high standards of patient care and operational excellence.

As Director of Healthcare & Clinical Operations for the Seton Hill Community Clinic, Marcello provides leadership for clinical strategy, healthcare compliance, provider coordination, and day-to-day operational planning. His focus is on building a sustainable healthcare model that delivers high-quality services while meeting the evolving needs of the Seton Hill community.

AREAS OF EXPERTISE

-  Clinical Operations
-  Medical Facility Development
-  Healthcare Administration
-  Hyperbaric & Wound Care Operations
-  Regulatory Compliance
-  Strategic Healthcare Planning



MO KHAN

Vice President of Operations
Director of Development & Construction

Mo brings more than 12 years of experience in construction management, project planning, and community development, successfully delivering residential, commercial, institutional, healthcare, and government-funded projects. His expertise includes planning, permitting, design coordination, construction management, regulatory compliance, vendor coordination, and project delivery from concept through completion.

As Director of Development & Construction for the ASPIRE Project, Mo oversees planning, permitting, design coordination, construction management, agency relations, budgeting, scheduling, and project execution. His role is to ensure each initiative is delivered efficiently while supporting the long-term vision for the Seton Hill community.

AREAS OF EXPERTISE

-  Project Planning
-  Government & Agency Coordination
-  Development Management
-  Regulatory Compliance
-  Construction Management
-  Community Development

OUR PARTNERSHIP ADVANTAGE



CLINICAL EXCELLENCE

Delivering high-quality, patient-centered care through experienced clinical leadership.



COMPLIANCE & INTEGRITY

Maintaining the highest standards of regulatory compliance, safety, and operational integrity.



FACILITY DEVELOPMENT

Expertise in healthcare facility planning, construction management, and operational readiness.



COMMUNITY FOCUS

Committed to improving health outcomes and expanding access to care in underserved communities.



LONG-TERM PARTNERSHIP

Investing in sustainable healthcare solutions that create lasting value for the Seton Hill community.

TOGETHER, WE BUILD A HEALTHIER FUTURE.

*Stronger Together.
Healthier Together.*



OUR COMBINED COMMITMENT TO THE SETON HILL COMMUNITY



CLINICAL OPERATIONS
Delivering quality healthcare with professionalism.



HEALTHCARE COMPLIANCE
Ensuring safety, regulatory compliance, and best practices in every operation.



PROJECT DEVELOPMENT
Planning and developing facilities that meet today's needs and tomorrow's growth.



CONSTRUCTION MANAGEMENT
Building with integrity, quality, and a focus on safety and efficiency.



COMMUNITY HEALTHCARE
Expanding access to care and improving health outcomes for local residents.



LONG-TERM SUSTAINABILITY
Creating a healthcare legacy that supports future generations.

“ Our mission is to deliver exceptional healthcare and build sustainable facilities that improve lives and strengthen communities. Together, we are creating a healthier future for Seton Hill—today and for generations to come. ”



ASPIRE
PROJECT

HEALTHCARE • VETERAN HOUSING • STRONGER COMMUNITY
BALTIMORE, MARYLAND

PROJECT ROADMAP

A Strategic Path from Vision to Reality

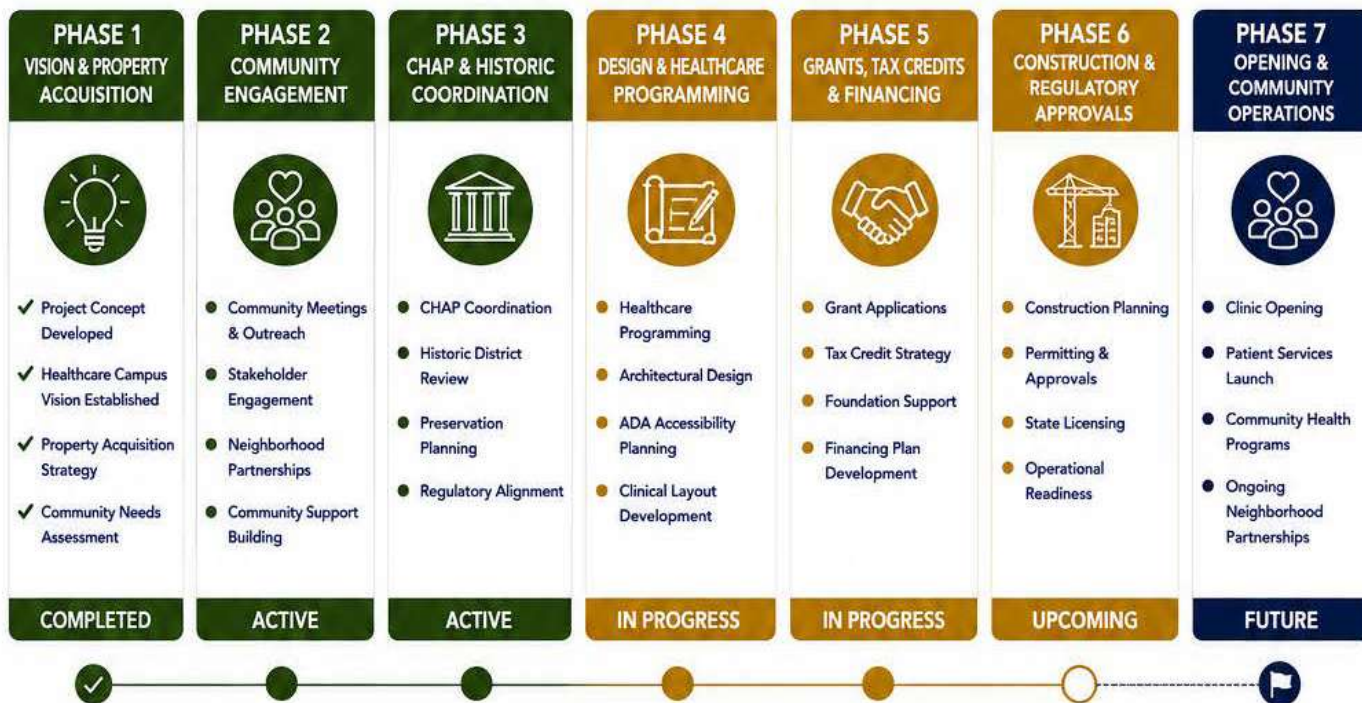
SETON HILL

— COMMUNITY CLINIC —

Non-Profit Community Healthcare

The Seton Hill Community Clinic is being developed through a structured, phased approach that combines community engagement, regulatory coordination, historic preservation, healthcare planning, and strategic partnerships. Each phase builds upon the previous one to ensure the clinic is thoughtfully planned, responsibly developed, and positioned for long-term success.

PROJECT DEVELOPMENT TIMELINE



PROJECT STATUS DASHBOARD



CURRENT PRIORITIES



OUR COMMITMENT

"Every milestone brings Seton Hill Community Clinic one step closer to providing accessible, specialized healthcare while preserving the historic character of the neighborhood and strengthening the community for generations."

ASPIRE
PROJECTS

www.aspireprojects.org



info@aspireprojects.org



301-388-5081

15

OUR PLAN
OUR IMPACT

THE SETON HILL COMMUNITY CLINIC PROGRAMS & SERVICES


SETON HILL
— COMMUNITY CLINIC —

Non-Profit Community Healthcare

Specialized Care. Close to Home. Changing Lives.

The Seton Hill Community Clinic will deliver high-quality, specialized healthcare services designed to address critical community needs, reduce health disparities, and improve outcomes. Our programs are built around patient-centered care, advanced treatment technologies, and a commitment to whole-person healing.

CORE PROGRAMS & SERVICES

HYPERBARIC OXYGEN THERAPY



Advanced treatment to promote healing and recovery.

- Chronic Wounds
- Diabetic Ulcers
- Radiation Tissue Injury
- Post-Surgical Recovery
- Soft Tissue Injuries

ADVANCED WOUND CARE



Evidence-based wound care for faster healing and better outcomes.

- Comprehensive Wound Assessments
- Debridement
- Dressings & Therapies
- Infection Management
- Patient Education

DIABETES CARE & PREVENTION



Helping patients manage diabetes and prevent life-threatening complications.

- Diabetes Education
- Blood Sugar Management
- Foot Care & Prevention
- Lifestyle Coaching
- Risk Reduction

POST-AMPUTATION SUPPORT



Comprehensive support for recovery, mobility, and independence.

- Stump Care
- Prosthetic Referrals
- Rehabilitation Support
- Mobility Training
- Peer Support Groups

COMMUNITY HEALTH & WELLNESS



Promoting wellness and empowering our community to live healthier lives.

- Health Screenings
- Nutrition Counseling
- Chronic Disease Education
- Health Workshops
- Referral Navigation

PATIENT JOURNEY



1. REFER OR SELF-REFER

Patients are referred by providers or can self-refer.



2. EVALUATION & ASSESSMENT

Comprehensive evaluation to create a personalized care plan.



3. TREATMENT & CARE

Specialized treatments delivered by our clinical team.



4. MONITOR & FOLLOW UP

Ongoing monitoring to ensure progress and healing.



5. RECOVERY & WELLNESS

Support for long-term health, independence, and quality of life.

FACILITY HIGHLIGHTS



HISTORIC PROPERTY WITH A PURPOSE

We are preserving the character of Seton Hill while revitalizing it to serve today's healthcare needs.



ACCESSIBLE FOR ALL

Our facility will be fully ADA accessible, ensuring inclusive care for all patients.



ADVANCED TECHNOLOGY

State-of-the-art equipment and treatment modalities to deliver exceptional care.



COMFORTABLE, COMPASSIONATE ENVIRONMENT

Designed to promote healing, dignity, and a positive patient experience.



SUSTAINABLE & COMMUNITY- FOCUSED

Environmentally responsible design that supports long-term community benefit.

EXPECTED COMMUNITY IMPACT



IMPROVED ACCESS TO CARE

Reducing barriers and bringing specialized healthcare services into the community.



BETTER HEALTH OUTCOMES

Earlier intervention and advanced treatments lead to faster healing and fewer complications.



REDUCED COSTS TO THE SYSTEM

Preventing amputations and hospitalizations lowers long-term healthcare costs.



STRONGER COMMUNITY

Healthier residents contribute to a stronger, more vibrant Seton Hill neighborhood.



ECONOMIC & SOCIAL BENEFITS

Creating jobs, supporting local businesses, and investing in community revitalization.

**HEALING.
EMPOWERING.
TRANSFORMING.**



Our programs are designed to treat the whole person—addressing medical needs while supporting emotional, social, and community well-being.



**Patient-Centered
Care**



**Clinical Excellence
& Innovation**



**Accessible &
Affordable**



**Community
Collaboration**



**Compassion
in Every Visit**

“

**“We treat more
than wounds.
We heal lives.”**

16

INVEST TODAY
TRANSFORM
TOMORROW

WHY INVEST IN SETON HILL COMMUNITY CLINIC?

SETON HILL
— COMMUNITY CLINIC —

Non-Profit Community Healthcare

A Strong Investment in Health. A Stronger Future for Our Community.

The Seton Hill Community Clinic represents a rare opportunity to invest in a high-impact, community-driven healthcare solution that improves lives, strengthens our neighborhood, and delivers lasting social and economic return.



WHY THIS PROJECT DESERVES YOUR INVESTMENT



CRITICAL NEED

Addresses a documented lack of specialized healthcare services in Seton Hill and surrounding communities.



PROVEN IMPACT

Evidence-based programs that improve outcomes, reduce complications, and save lives.



SUSTAINABLE MODEL

Combines clinical excellence, community partnerships, and responsible stewardship for long-term success.



COMMUNITY OWNED

Led by local ownership and committed partners who live, work, and invest in our neighborhood.



STRONG RETURN

Generates significant health, social, and economic returns for the community and region.

FUNDING & PARTNERSHIP OPPORTUNITIES



GOVERNMENT GRANTS

- Federal & State Health Grants
- Community Development Funding
- Veteran Health Programs



FOUNDATION SUPPORT

- Health Equity Initiatives
- Wound Care & Chronic Disease Programs
- Community Wellness Grants



HEALTHCARE PARTNERSHIPS

- Hospitals & Health Systems
- Specialty Care Providers
- Insurance & Managed Care Organizations



CORPORATE SPONSORSHIP

- Corporate Social Responsibility
- Employee Matching Programs
- Community Investment Initiatives



INDIVIDUAL DONORS

- Major Gifts
- Monthly Giving
- Legacy & Planned Giving



COMMUNITY PARTNERS

- Faith-Based Organizations
- Neighborhood Associations
- Civic & Social Groups

INVESTMENT IMPACT SUMMARY



HEALTH IMPACT

500+

Patients served annually through specialized programs within the first three years.

Reduced amputations, complications, and hospitalizations.



ECONOMIC IMPACT

25+

New jobs created, including clinical, administrative, and support positions.

Millions in local economic activity generated through the project.



COMMUNITY IMPACT

1,000+

Families benefiting from accessible, high-quality healthcare close to home.

Strengthened neighborhood connections and community well-being.



LONG-TERM IMPACT

Generations

A sustainable healthcare resource that will serve Seton Hill for decades to come.

A lasting legacy of hope, healing, and opportunity.

HOW YOU CAN PARTNER WITH US

1

CONNECT



Contact our team to learn more about the project and partnership opportunities.

2

COLLABORATE



We'll work together to identify the best way you can support and make the greatest impact.

3

INVEST



Your investment helps build the future of healthcare for Seton Hill and beyond.

4

TRANSFORM



Together, we create lasting change and a healthier future for our community.

YOUR INVESTMENT CREATES LASTING CHANGE



BETTER HEALTH OUTCOMES

Improves healing, prevents complications, and saves lives.



STRONGER COMMUNITIES

Builds healthier families and a more vibrant, resilient Seton Hill.



ECONOMIC GROWTH

Creates jobs, attracts investment, and strengthens the local economy.



LASTING LEGACY

Your support leaves a legacy that will benefit generations to come.



TOGETHER,
WE CAN HEAL.

TOGETHER,
WE CAN THRIVE.



SCAN TO
PARTNER
WITH US

Invest in health.
Invest in hope.
Invest in our future.



SETON HILL

— COMMUNITY CLINIC —

Non-Profit Community Healthcare

A HEALTHIER FUTURE. *Built Together.*



The Seton Hill Community Clinic is more than a building—it is a promise to our community.

A promise of hope. A promise of healing.

A promise of a stronger, healthier tomorrow.

COMPASSIONATE CARE • STRONGER COMMUNITY • HEALTHIER FUTURES

CONTACT US



ADDRESS

425 West Monument Street
Baltimore, Maryland 21201



PHONE

301-388-5081



EMAIL

info@setonhillclinic.org



WEBSITE

www.setonhillclinic.org

IN PARTNERSHIP WITH



BALTIMORE VILLAGE CORP.

Property Owner &
Community Partner



NORTH SIDE HEALTH & DIAGNOSTICS

Development Partner &
Healthcare Operator



“Together, we are building more than a healthcare facility—we are creating a healthier future for the Seton Hill community through compassionate care, strategic partnerships, and a long-term commitment to community wellness.”



COMMUNITY FOCUSED

Listening, engaging, and responding to the needs of our neighbors.



CLINICAL EXCELLENCE

Delivering safe, effective, and evidence-based healthcare.



INTEGRITY & ACCOUNTABILITY

Operating with transparency, trust, and responsible stewardship.



SUSTAINABLE IMPACT

Building a strong foundation for long-term health and community vitality.



COMPASSIONATE CARE

Treating every individual with dignity, respect, and understanding.



www.setonhillclinic.org



info@setonhillclinic.org



301-388-5081