

# *Marlin Bay*

*GATEWAY TO VIRGINIA BEACH*

[www.MarlinBayVB.com](http://www.MarlinBayVB.com)  
APRIL 7, 2020

# Why Marlin Bay?

- Create a gateway to Virginia Beach - Shore Drive Corridor Plan
- Redevelop 50-year-old boat, boat trailer, and RV storage building/yard
- Provide more Virginia Beach residents non-vehicular access to Pleasure House Point
- Support local restaurants and businesses in the Bayfront Community
- Secure, high-quality, amenity-focused residences located near employment and recreation
- Improve the surrounding neighborhood storm water management systems
- Local ownership



# Existing Site Conditions







## MARLIN BAY NEW RESIDENTIAL DEVELOPMENT

SHORE DRIVE  
VIRGINIA BEACH, VIRGINIA

APRIL 1, 2020

VIEW FROM CORNER OF SHORE DRIVE AND MARLIN BAY DRIVE

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# Re-imagined Site

APRIL 7, 2020 MARLIN BAY



# Existing Site Conditions







# MARLIN BAY

NEW RESIDENTIAL DEVELOPMENT

SHORE DRIVE  
VIRGINIA BEACH, VIRGINIA

APRIL 1, 2020

VIEW FROM SHORE DRIVE - ENTRANCE



## Re-imagined Site

APRIL 7, 2020 MARLIN BAY



# Existing Site Conditions







MARLIN BAY  
NEW RESIDENTIAL DEVELOPMENT

SHORE DRIVE  
VIRGINIA BEACH, VIRGINIA

APRIL 1, 2020

VIEW FROM SHORE DRIVE

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## Re-imagined Site

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# Existing Site Conditions





## MARLIN BAY - VIRGINIA BEACH, VA

Conceptual Layout - March 25, 2020



SCALE 1"=10'



# Re-imagined Site

APRIL 7, 2020 MARLIN BAY



# Marlin Bay Facts

- Extension of public 10-foot multi-use path at developer expense
- Environmentally-sensitive construction and development
- Redirect existing stormwater drainage away from Ocean Park neighborhood
- Reduce overall impervious area from existing use
- Maintain all traffic intersections at current levels of service
- 227 luxury apartments
- Internal parking garage, not visible from adjacent properties

# Marlin Bay Design Amenities

- Resort-style pool
- Multi-story clubhouse with state-of-the-art fitness center
- Kayak/paddleboard storage
- Ventilated garage parking
- Private decks for each residence
- Bicycle storage
- Package delivery lockers