

Marlin Bay

GATEWAY TO VIRGINIA BEACH

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

Cox, Kliewer &
Company, PC.
ARCHITECTURE
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VIRGINIA BEACH, VIRGINIA 23462-2300
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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

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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

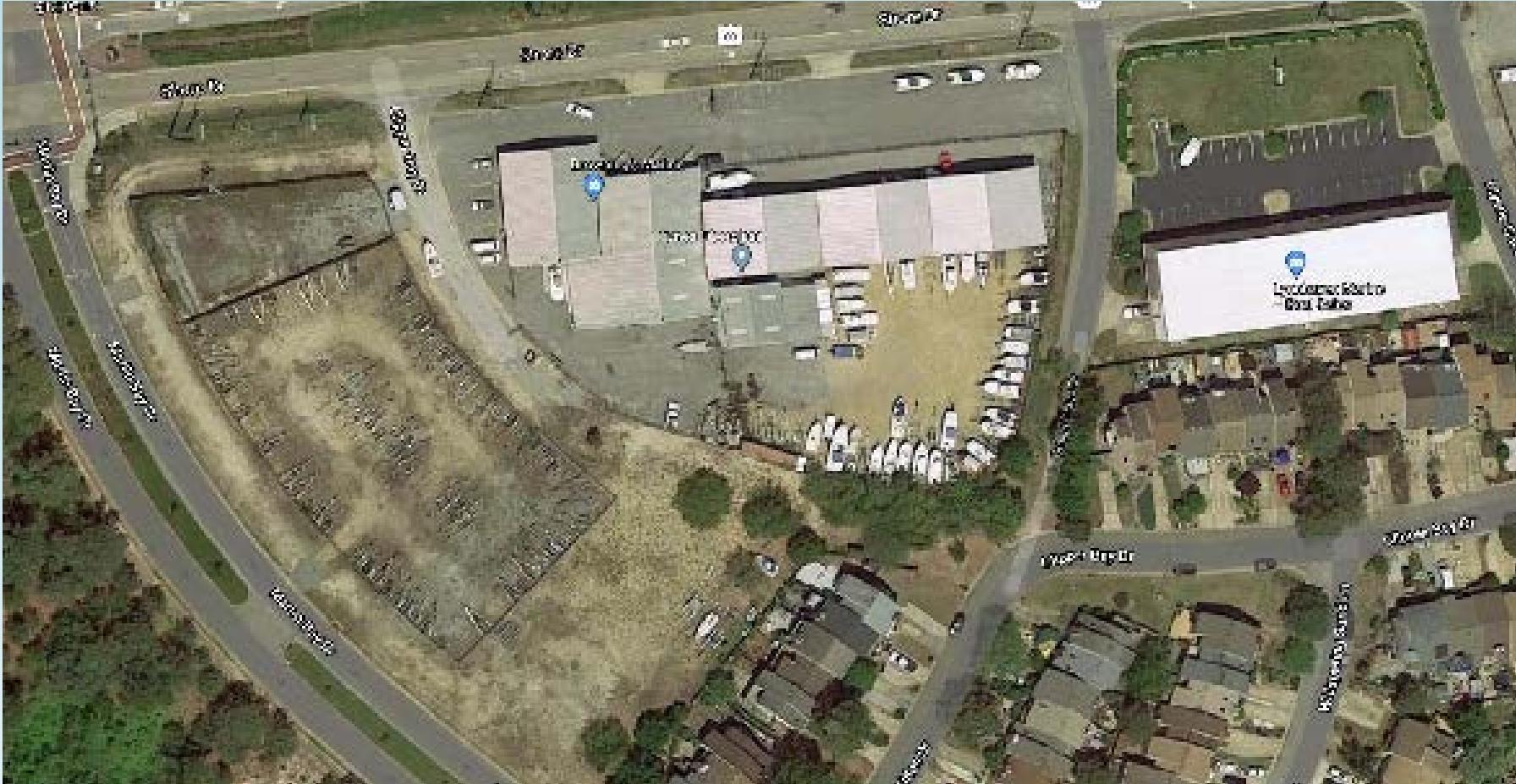
VIEW FROM SHORE DRIVE

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Re-imagined Site

APRIL 7, 2020 MARLIN BAY

Existing Site Conditions





MARLIN BAY - VIRGINIA BEACH, VA

Conceptual Layout - March 25, 2020



SCALE 1"=10'

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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