

# Marlin Bay

local living in the heart of shore drive



  
**MCLESKEY**

THE terry·peterson companies





# Marlin Bay

Guided by the Shore Drive Corridor Plan.

*"To reflect the area's unique character as a residential community, and to make the corridor a functional and attractive scenic gateway and accessway to the resort destination of the Oceanfront."*

*"To encourage development and redevelopment of the corridor as an attractive residential community."*

*"To make improvements to current conditions in the corridor by strategically targeting limited financial resources."*



# SITE LOCATION

LAY OF THE LAND

Chesapeake Bay

Overture  
(55+ Community)

Chesapeake Beach

*Marlin Bay*

Chick's Oyster Bar

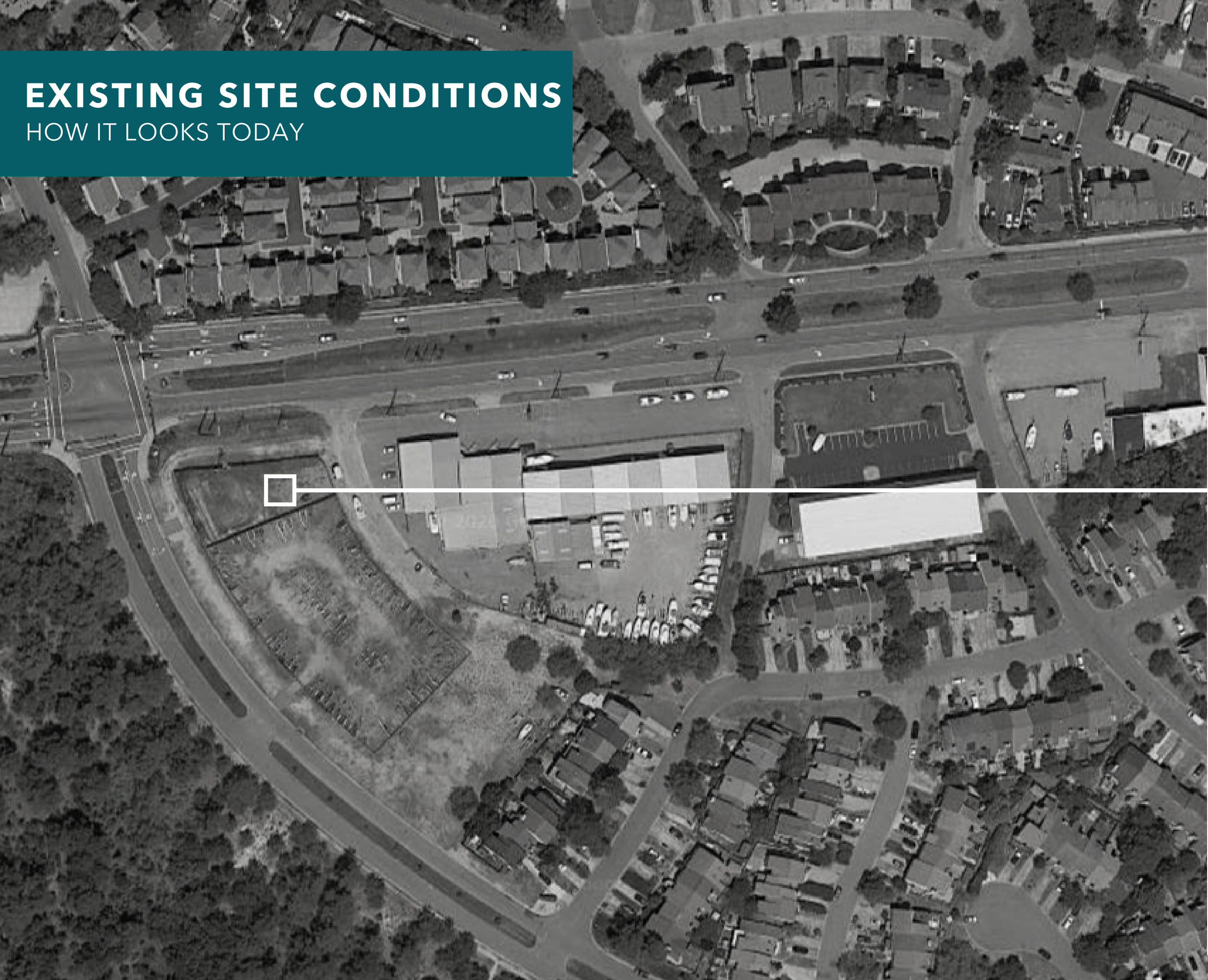
Pleasure House Point  
Natural Area

Brock Environmental  
Center



# EXISTING SITE CONDITIONS

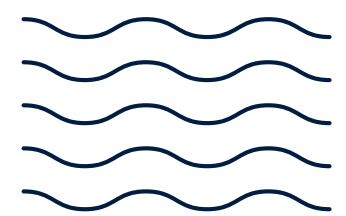
HOW IT LOOKS TODAY





# SHORE DRIVE *Bound*

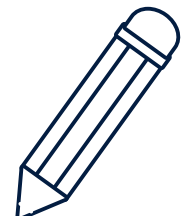
A TRUE LOCAL'S COMMUNITY



Primary access to Chesapeake  
Bay waterfront & beaches



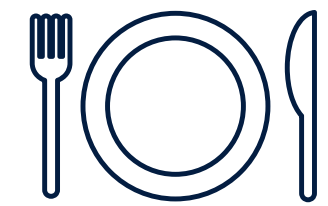
Short distance  
from local nature preserve



Located within an award-  
winning public school zone



Quick drive to interstates  
& minutes away from the naval  
bases, outlets, & IKEA

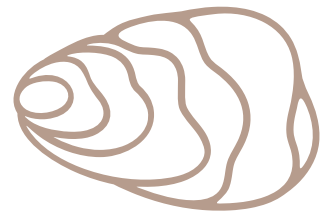


Dining, shopping, &  
entertainment within walking  
distance

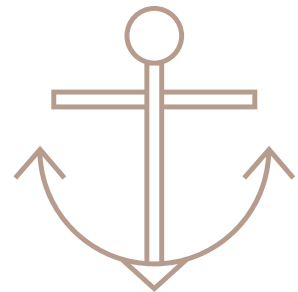


# THE AREA

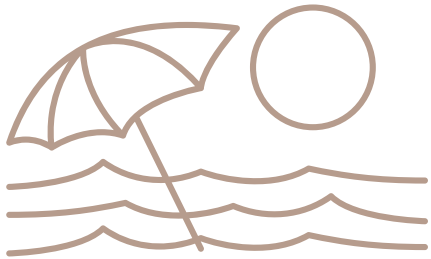
## LOCAL'S CHOICE



Located amidst many local restaurants, including Taste Unlimited (0.8 miles) & Chick's Oyster Bar (1.2 miles) - less than a 5 min drive.



Closest boat ramp is 0.6 miles and a 2 minute drive away.



Provides quick beach access with a public entrance just 0.25 miles away and many other nearby entry points along the bay.



Pleasure House Point Natural Area is 0.4 miles away and offers access to 3 water and several walking trails.





# SEEKING OUTDOOR *Enthusiasts*





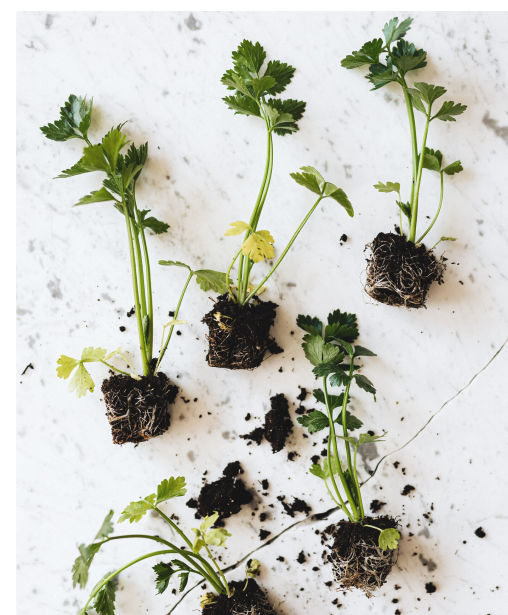
# COMMUNITY

COVETED LIVING AT THE BAY

# Highlights



bike racks, repair room, & paddle board lockers



community herb garden



on-site recycling



grilling & resident gathering area



resort style swimming pool



pet grooming spa



electric car charging



# COMMUNITY RENDERING

VIEW FROM SHORE DR. ENTRANCE



SHORE DR.



# COMMUNITY RENDERING

VIEW FROM SHORE DR. & MARLIN BAY DR.



MARLIN BAY DR.



# SITE PLAN

## CONCEPTUAL LAYOUT



### SITE DATA:

TOTAL AREA:	6.2 +/- AC
EXISTING ZONING:	B-2 & PDH-1
PROPOSED ZONING:	Conditional B-4
MAX. SITE COVERAGE:	75% (4.7 +/- AC)
PROPOSED SITE COVERAGE:	62% (3.9 +/- AC)
TOTAL UNITS:	222
PARKING REQUIRED:	414 SPACES
- BOAT SALES	13 SPACES
(12,000 sf / 900 sf per space)	
- MULTI-FAMILY	401 SPACES
(2 spaces per unit first 50 units, 1.75 per each addtl unit)	
PARKING PROVIDED:	417 SPACES
(372 garage, 45 surface)	



# COMMUNITY RENDERING

VIEW FROM SHORE DR. & OCEAN TIDES DR.



OCEAN TIDES DR.



# WHY *Approve*

WE ARE CHECKING EVERY BOX

- ☒ Consistent with the comprehensive plan
- ☒ Consistent with the Shore Drive Corridor plan
- ☒ Improvements to Shore Drive and the multi-use pathway
- ☒ Net positive fiscal impact to the city and local economy
- ☒ Appropriate density within the local zoning ordinance
- ☒ Will not exceed school capacities
- ☒ Third party market study confirms supply and demand
- ☒ Impervious area will be improved
- ☒ Traffic impacts will be maintained at their current level of service





THE terry·peterson companies

# LOCAL *Expertise*

WE KNOW THE 757

## **We've been around for awhile.**

McLeskey and Browning purchased their property in Ocean Park in the early 1970s - while The Terry Peterson companies adds nearly 40 years of experience in the Hampton Roads area.

## **Locals through and through.**

Ownership, developers, general contractors, architects, & onsite professional management companies are all LOCAL.



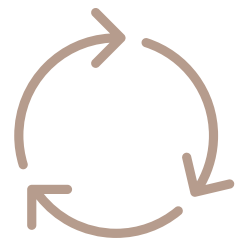
# FREQUENTLY ASKED Questions



Q: Was this property part of the Pleasure House Point natural area?  
No, this property has been continuously privately owned and was at no time part of the Pleasure House Point natural area.



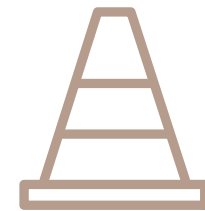
Q: How will the parking be configured?  
The development surrounds an internal parking garage that is not visible from the street providing secure and weatherproof access to the residences



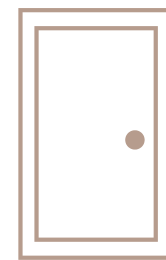
Q: Is this project environmentally friendly?  
Development, construction, and the completed project will incorporate environmentally friendly processes and components



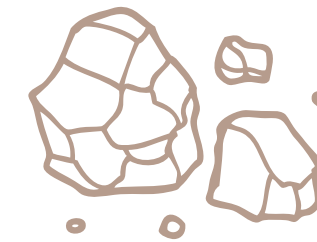
Q: Will the path along Shore Drive that currently stops west of Marlin Bay Drive be extended?  
As part of the project, Marlin Bay will extend the 10 foot wide multi use path adding more walkable area to the corridor at the developer's expense and not the tax payers.



Q: How will the project impact area traffic?  
A traffic impact analysis was performed by Timmons Group in conjunction with the City of Virginia Beach traffic engineering department - all traffic intersections connected to the project will be maintained at their current level of service



Q: How many residences are included in Marlin Bay?  
227 luxury residences



Q: Will this project increase or decrease the amount of impervious area on the site (i.e. as pavements, sidewalks, driveways and parking lots, all of which use considerable paved areas that are covered by water-resistant materials such as asphalt, concrete, brick, stone – and rooftops)? Note: Soils compacted by urban development are also highly impervious.  
The proposed project will **DECREASE** the amount of impervious area. The completed project will provide for more pervious area (green space) than currently exists since this a redevelopment of the property from existing conditions.



# Marlin Bay

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[www.marlinbayvb.com](http://www.marlinbayvb.com)



  
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