



**REVITALIZE SHORE DRIVE.**

## **NEW COASTAL THEMED LUXURY APARTMENTS**

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**"THE EXCITING DEVELOPMENT OF MARLIN BAY LUXURY APARTMENTS FULFILLS THE VISION SET FORTH BY THE SHORE DRIVE ADVISORY COMMITTEE, THAT OCEAN PARK BE THE GATEWAY CORRIDOR TO THE VIRGINIA BEACH OCEANFRONT AND REMAIN THE TOP AREA OF THE CITY TO LIVE AND ENJOY A HIGH QUALITY OF LIFE."**

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**PRO ENVIRONMENT-** THIS EFFORT WILL REDUCE IMPERVIOUS SURFACE AREA AND **IMPROVE WATER DRAINAGE ISSUES** ON SHORE DRIVE.



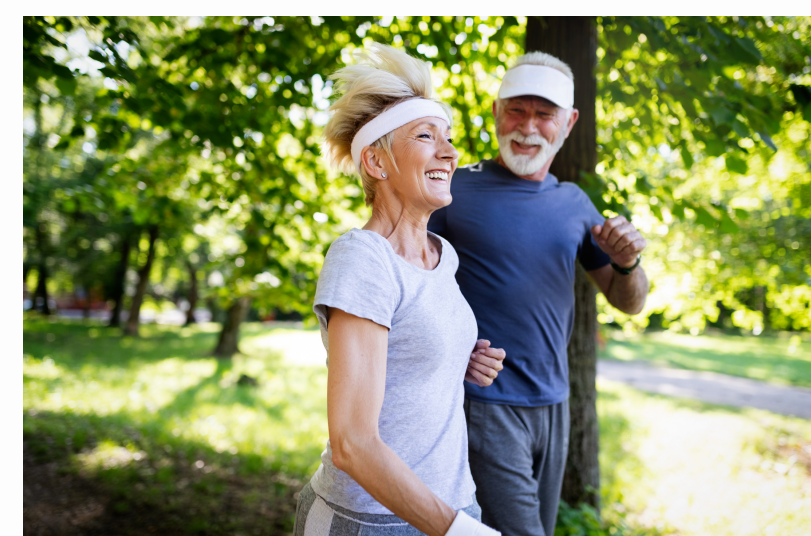
**LOCAL OWNERSHIP-** MARLIN BAY WILL CONTINUE TO BE OWNED BY LOCAL PROPERTY OWNERS. THESE ARE LONGTIME VB RESIDENTS THAT LOVE THIS COMMUNITY.

**INCREASED CITY REVENUES-** AN INDEPENDENT ANALYSIS BY THE CITY OF VIRGINIA BEACH'S ECONOMIC DEVELOPMENT DEPARTMENT, CONCLUDES THE PROJECT WILL PROVIDE NET POSITIVE REVENUES TO THE CITY OF OVER \$3.78 MILLION **WITHOUT TAX INCREASES.**



**COMPLIES WITH ALL CITY ORDINANCES AND REGULATIONS-** MARLIN BAY IS IN COMPLIANCE WITH THE CITY OF VIRGINIA BEACH COMPREHENSIVE PLAN, SHORE DRIVE CORRIDOR PLAN AND SHORE DRIVE CORRIDOR OVERLAY.

**TRAFFIC STUDY COMPLIANT-** MARLIN BAY IS *100% COMPLIANT* WITH ALL TRAFFIC REGULATIONS. THIS PROJECT'S TRAFFIC COUNT IS LESS THAN WHAT WOULD BE GENERATED BY CURRENT ZONING AND REDUCES CURB CUTS ALONG SHORE DRIVE.



**WEBSITE: [WWW.YESMARLINBAY.COM](http://WWW.YESMARLINBAY.COM)**



# WORKING WITH THE COMMUNITY

- HEARING THE CONCERNS OF RESIDENTS, MARLIN BAY OWNERS AGREED TO LOWER THE NUMBER OF UNITS *FROM 227 TO 197.*
- ON HEARING THE CONCERNS THAT RESIDENTS OF MARLIN BAY APARTMENTS WOULD PARK ON MARLIN BAY DR, THE OWNERS AGREED TO INCLUDE A SECURED AND SHELTERED PARKING GARAGE WITH 1.82 SPACES PER UNIT.
- NO PUBLIC MONEY WILL BE USED TO FINANCE THIS PROJECT.
- MARLIN BAY APARTMENTS WILL PAY TO EXTEND THE SHORE DRIVE MULTIPURPOSE PATH THE FULL LENGTH OF THE PROPERTY INCLUDING LANDSCAPING AT NO COST TO TAXPAYERS.

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GET THE **FACTS**

**ASK** QUESTIONS. GET **REAL** ANSWERS.

WEBSITE [WWW.YESMARLINBAY.COM](http://WWW.YESMARLINBAY.COM)

EMAIL [YESMARLINBAY@GMAIL.COM](mailto:YESMARLINBAY@GMAIL.COM)

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CONTACT THE PLANNING COMMISSION, ASK THEM TO:

VOTE YES MARLIN BAY!

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