



Bayside Village

Cape Charles Workforce Housing

Project Team:

Project Team: Chris Carbaugh & Jay Bergey

Team Background:

Chris Carbaugh: In 2000 founded the Atlantic Group & Associates, Inc. which provides land planning, landscape architecture, surveying and civil engineering services to clients throughout the Mid Atlantic region. This skill set also created an opportunity to partner with others to develop various residential, commercial and mixed-use projects in Maryland, Delaware, and more recently the Eastern Shore of Virginia.

Jay Bergey: In 2000 founded Bergey & Company, P.A. providing professional accounting, consulting and trustee services. During this time has also been responsible for the development of numerous residential multi-family projects on the Eastern Shore of Maryland. Mr. Bergey has served as the Treasurer and Chairman of the Finance Committee for Atlantic General Hospital and is currently on the Board of Directors of Calvin B. Taylor Bank.

Project Understanding:

- Town of Cape Charles has identified a need for workforce housing.
- Cape Charles identified a town owned parcel suitable to accommodate workforce housing. The property is Tax Parcel 90-19-B fronting Cassatt Parkway and Old Cape Charles Road consisting of 16.6 Acres and is zoned R-3. Multi-family.
- This project is intended to provide a housing alternative where families, those in careers that support our community, can live and work while enjoying a high quality of life found in the Cape Charles area. When people have access to affordable housing, they can live near their workplaces. They can, and do, support other local businesses. They develop a vested interest in their town. They become integrated into the social networks that bind communities and make them great places to visit live and work.
- Development to provide rental and homeownership opportunities. Percent of rental and homeownership to be determined based upon market demand.
- Workforce Units shall be restricted for a term of 20 years.
- Short term rentals will be prohibited.
- Sewer must be extended to site. Developer will be responsible for the forcemain extension.

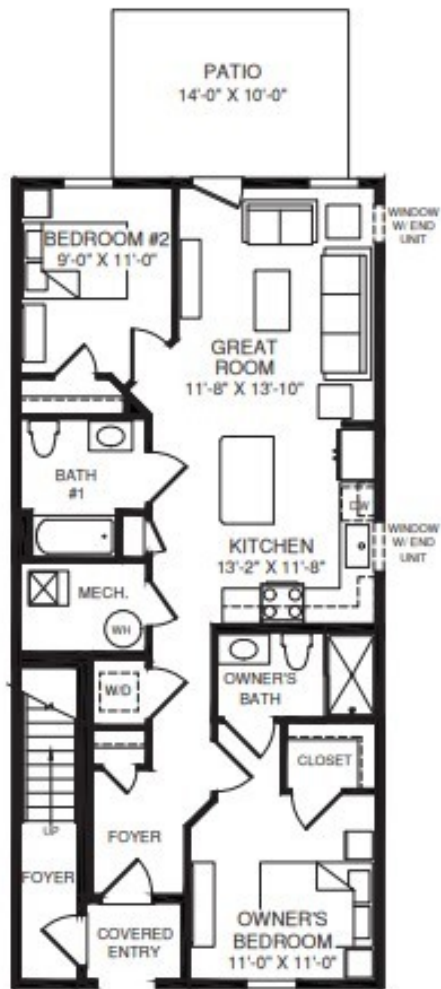
Project Overview:

- Based upon this understanding, we have evaluated numerous concepts and ultimately found the most suitable approach to be what is known as an “One Over One” product.
- This is basically a townhouse where there is a first and second floor unit.
- This approach allows us to significantly lower the unit cost, making at least 50 percent of the proposed units fall within the workforce housing parameters...whether a rental or for purchase unit.
- Proposal is to construct 170 One Over One Units. A minimum of 50 percent shall qualify as workforce housing. The remainder of units shall be market rate units.
- Property to utilize a professional property management company to qualify residents, as well as manage and maintain the property.

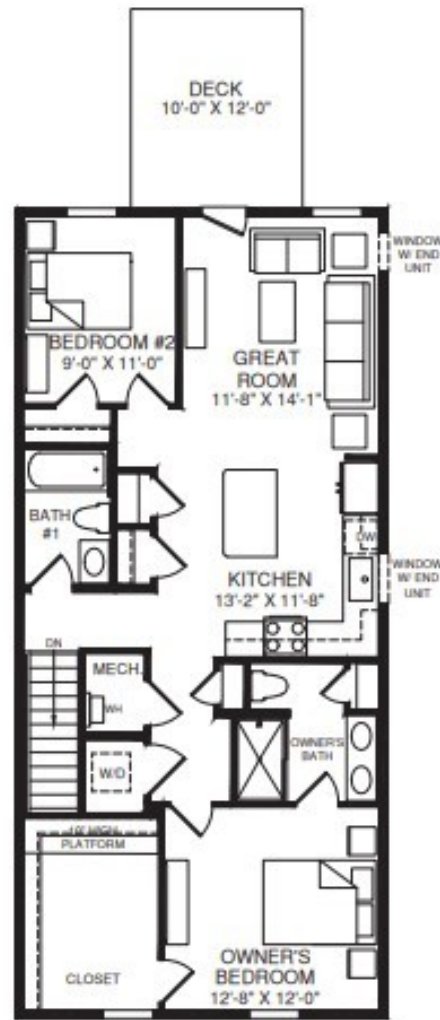




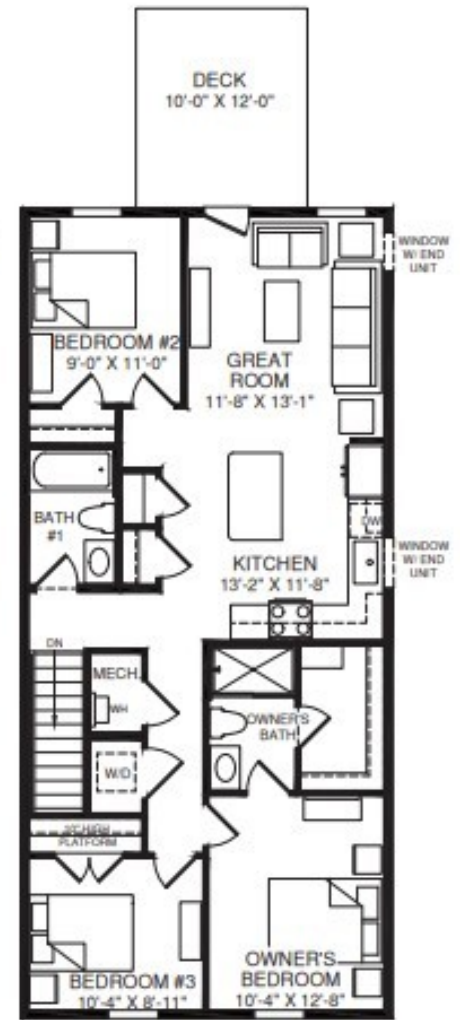
- Concept Elevation



BEECH

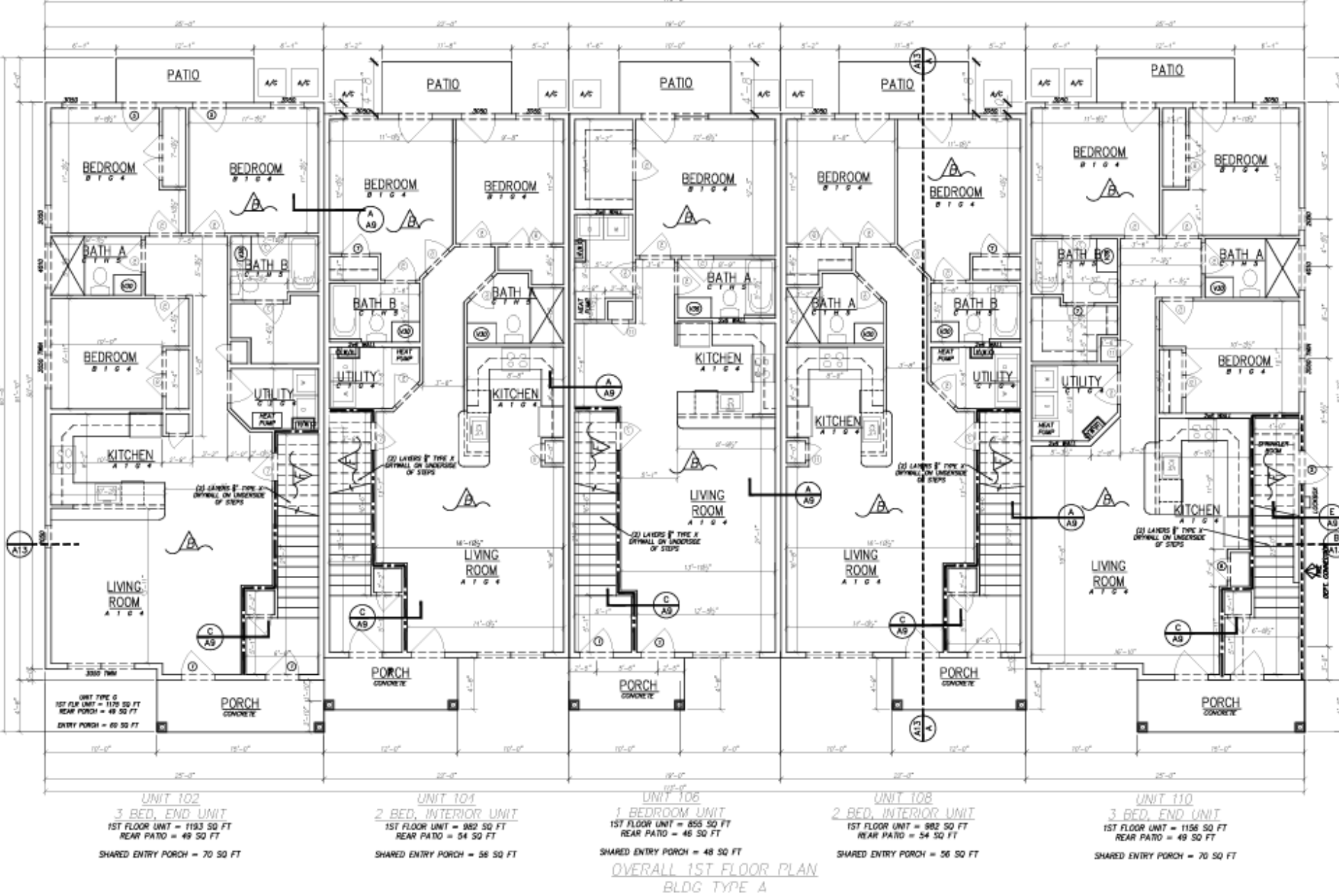


CHESTNUT

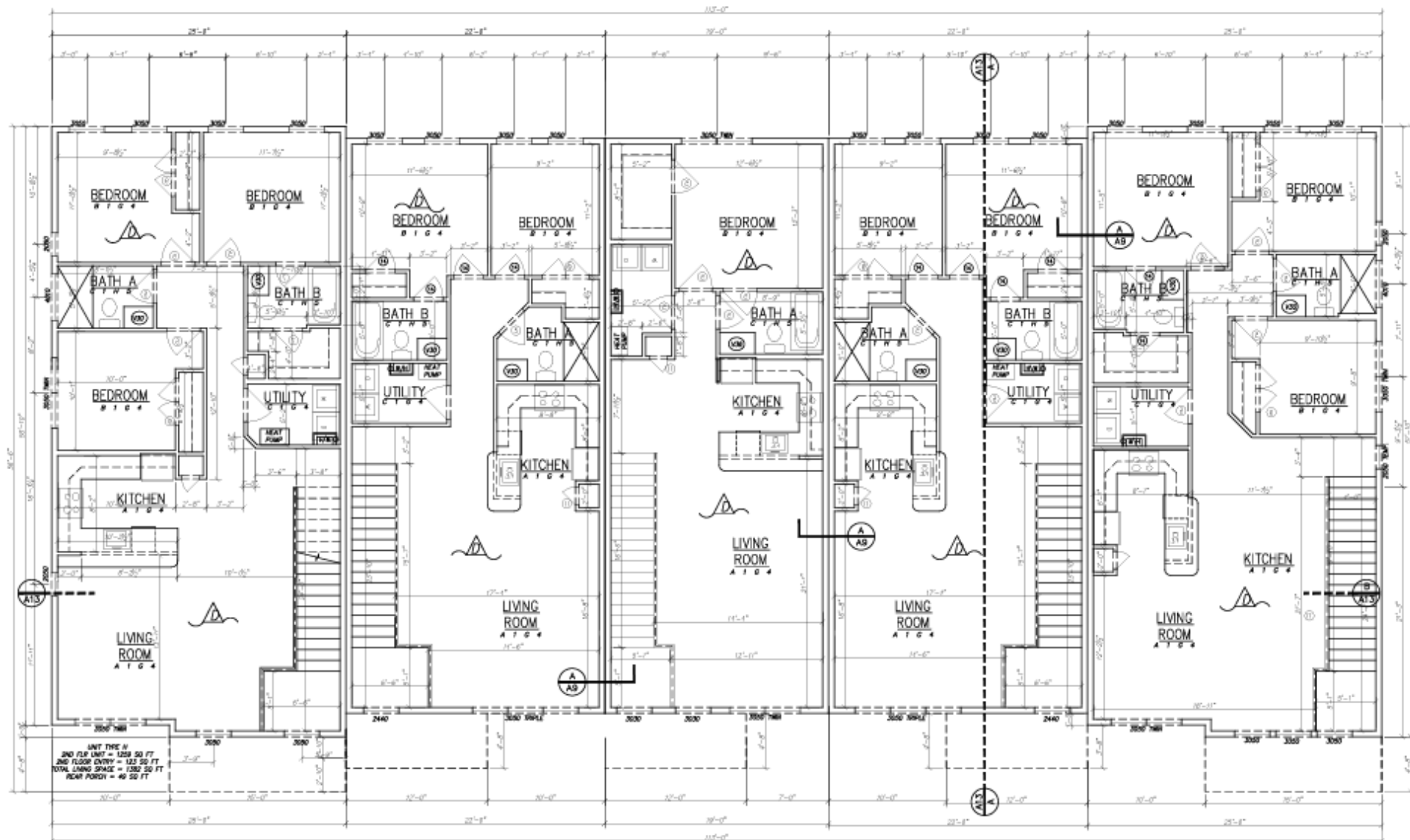


THREE BEDROOM LAYOUT

Unit Conceptual Floor Plans:



Unit Conceptual Floor Plans:



UNIT THIS IS
 2ND FLOOR UNIT = 1258 SQ FT
 2ND FLOOR ENTRY = 123 SQ FT
 TOTAL LIVING SPACE = 1382 SQ FT
 REAR PORCH = 46 SQ FT

UNIT 101
 3 BED, END UNIT
 2ND FLOOR UNIT = 1181 SQ FT
 2ND FLOOR ENTRY = 121 SQ FT
 TOTAL LIVING SPACE = 1302 SQ FT
 SHARED ENTRY PORCH = 70 SQ FT

UNIT 103
 2 BED, INTERIOR UNIT
 2ND FLOOR UNIT = 970 SQ FT
 2ND FLOOR ENTRY = 121 SQ FT
 TOTAL LIVING SPACE = 1091 SQ FT
 SHARED ENTRY PORCH = 56 SQ FT

UNIT 105
 1 BEDROOM UNIT
 2ND FLOOR UNIT = 828 SQ FT
 2ND FLOOR ENTRY = 108 SQ FT
 TOTAL LIVING SPACE = 934 SQ FT
 SHARED ENTRY PORCH = 48 SQ FT

UNIT 107
 2 BED, INTERIOR UNIT
 2ND FLOOR UNIT = 970 SQ FT
 2ND FLOOR ENTRY = 121 SQ FT
 TOTAL LIVING SPACE = 1091 SQ FT
 SHARED ENTRY PORCH = 56 SQ FT

UNIT 109
 3 BED, END UNIT
 2ND FLOOR UNIT = 1180 SQ FT
 2ND FLOOR ENTRY = 120 SQ FT
 TOTAL LIVING SPACE = 1300 SQ FT
 SHARED ENTRY PORCH = 70 SQ FT

OVERALL 2ND FLOOR PLAN
 BLDG TYPE A

Unit Conceptual Floor Plans:



- Interior Living Room



- Interior Kitchen Area



- Interior Living Room & Kitchen Area



Vicinity Map
1/2" to Scale

Site Data:
Tax Map ID: 905-A
Total site area: 17 TCS Acres
Existing Zoning: R-6 (Residential Single-Family)
Proposed Zoning: PUD (Planned Unit Development)

Proposed Land Use:
Residential:
- Apartment/Condo Units: 170 Units
- One Bedroom Units: 34 Units
- Two Bedroom Units: 68 Units
- Three Bedroom Units: 68 Units

Clubhouse:
- Fitness Room
- Media Room
- Outdoor Pool
- Pool
- Playground for Kids

Boat & RV Storage:
Maximum Density: 0.5 Units Per Acre

Proposed setbacks:
Front yard: 40 FT
Side yard: 20 FT (Adjacent Property Line)
Side yard: 100 FT (Western Property Line)
Rear yard: 100 FT

Boat and RV Storage Parking:
Density: 3 Spaces / 1/2 Acre or 3 Bedroom
1 Special Unit (1 Bedroom)

Proposed Off-Street Parking:
Amenity Area: 12
Boat & RV Parking: 67

PLANS ISSUED FOR REVIEW

REVISIONS:

No.	Description	Date

Bayside Village

Cape Charles
Northampton County

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Concept Plan

PROJECT: 20-11 DATE: 10/2020
DRAWN BY: CMC TITLE: SHEET
REVISIONS:

C-100

- Concept Plan Overview:

- Rezone property to a PUD
- 170 Units (Max. 10 Units/ Ac.)
- Community Amenities
- Min. 40% Open Space
- 2 Parking Spaces/ Unit
- Incorporate Boat & RV Storage
- Phased Project