

Sunset Island

Ocean City, Maryland

Client: Natelli Communities

Project Profile

Description: 64 cottages, 227 town homes, 299 condominiums, corner store and marina

Site Area: +/- 38 acres useable

Status: Phase I completed; Phase II under construction

Design Services: Urban Design/Landscape Architecture, Town Planning, Development Entitlements, Coordination and Review of plans by civil, wetland/marina and landscape consultants

Creation of a beach community reminiscent of those along the mid-Atlantic coast in the 1920s was the goal for this traditional waterfront neighborhood. Natelli Communities retained Rodgers Consulting and DPZ to document this vision. The result is a community where streets run perpendicular to the water and buildings are stepped further back from the street as they

approach the bay, opening up views of the water deep into the neighborhood. A large central pond and canal also provide water views to units in the center of the island. Proof that more is not always better, the island was entitled by right to up to 2,500 high-rise condo units. Instead, a bayside village with a variety of dwelling types, street-scale condominiums, townhomes, and cottages proved to be the preferred alternative.



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