

Richmond: Former warehouse to become new housing

RICHMOND — A former industrial warehouse site will soon become live-work units and town homes, part of Richmond's ongoing development of its shoreline that has drawn considerable interest from both home buyers and developers.

In late December, crews began work cleanup on the 10-acre property in the Marina Bay neighborhood and less than half a mile from the waterfront and a ferry terminal set to begin operations in 2018.

"We felt there was quite a bit of potential in this area and think the ferry will be a game-changer," said Matt Hamilton, project manager with Development Solutions Seascape LLC, based in Newport Beach, which is developing the property. "It is one of the last relatively affordable areas in the core Bay Area ring."

Before construction of the nearly 100 town homes and 98 live-work units can begin, the parcel needs soil remediation, which will take another month to complete, Hamilton said.

CLEANUP PROJECT

Soil remediation will soon begin at a former tractor warehouse to build housing, including nearly 100 live-work units in the Marina Bay neighborhood.





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During World War II, the property at 830 Marina Way South, was used by the Kaiser Richmond shipyards. After the war it became a warehouse for International Harvester, a truck and farm and construction equipment manufacturer that kept heavy trucks, industrial power equipment and tractors on the property. In 1986, International Harvester became Navistar International and continued using the warehouse until 2006.

Soil tests after the property was vacated revealed unsafe levels of arsenic, lead, petroleum hydrocarbons and benzene on the property. After the property is cleaned up, demolition will begin. Construction is expected to start this spring.

In a somewhat unusual twist, Bay Walk, as the new development is known, will feature a business incubation center, similar to a co-working space, that will be available to non-residents. Town homes will be priced between \$500,000 and \$600,000.

"We need a lot more housing in that area and the project was a perfect fit with our general plan, which calls for

more dense housing along the waterfront," said Jonelyn Whales, a senior planner for Richmond.

There is already another live-work development across the street, where two-bedroom live-work units rent for \$3,800 a month.