



# Marina Bay's New Heyday!

Photo by John Benson

**R**ichmond's Marina Bay has a rich history that stems from its use as an industrial shipyard that was essential to the World War II home front effort. Its transformation from a U.S. Naval shipyard to a thriving community located around a beautiful marina with stunning views of the San Francisco skyline and several parks available for the enjoyment of residents and visitors alike is an incredible success story.

## The Past

During World War II, Richmond was perfectly situated to become a strategic hub of the war effort production. Many of the home front industrial centers were located where railroad lines met the harbors, as in Richmond. Richmond Kaiser Shipyards soon became the largest shipbuilding operation in the U.S. and the Ford automobile plant was converted from auto to military vehicle

production. Richmond's population grew from 24,000 to over 100,000 almost overnight. A total of 747 war ships and over 60,000 tanks and combat vehicles were produced in Richmond providing a significant contribution toward the home front war effort that the city still takes pride in today.

## The Present

Over the years, Richmond's Marina Bay underwent a slow but steady conversion from shipyards and industry to a beautiful residential community located around a 750-boat marina with a boat ramp and long and wide shoreline esplanade.

*Marina Bay, The Shores at Marina Bay and The Cove at Marina Bay* are three existing waterfront condominium home communities that have been attracting homebuyers from all over the Bay Area with their quality, value and convenience. Prices start in the high \$200,000 and all offer the same winning combination of

attractive prices and outstanding features that are normally found in far more expensive homes. Collectively, these very attractive, controlled-access communities total 1,180 homes – all located by the shores of the Bay.

*Anchor Cove* Condominiums in Marina Bay is a new townhome-style condominium project being built by Signature Properties. They have completed construction on 73 (including models) of 128 condominiums and 45 have already been sold. Sales have been brisk and condominiums are available for purchase now. The condominium homes range from 1,300 to 2,100 square feet and include two, two-plus, three and three plus bedroom units. Prices start in the low \$500,000. These attached units typically contain three levels of living area, each with an attached two-car garage.

A significant attraction of the Marina Bay community is its proximity to I-580 and I-80 making it a central location with

easy access to San Francisco, the East Bay and Marin County as well as Richmond's Intermodal Transit System consisting of BART, Amtrak, and AC Transit Public Transportation.

This scenic waterfront location and access to the SF Bay Trail which links all of Richmond's southern shoreline parks, has made the area a major destination for hikers, joggers and bicyclists. The San Francisco Bay Trail is a planned 500-mile recreational and transportation corridor encircling San Francisco and San Pablo Bays. Richmond not only has more shoreline than any other city in the San Francisco Bay Area – 32 miles – it has also completed more than 23 miles of the SF Bay Trail – more than any other city.

The Bay Trail wraps around the entire waterfront of Marina Bay and connects four separate and unique parks: Shimada Friendship Park, on the east side of Marina Bay, celebrates Richmond's friendship with its sister city of Shimada in Japan. Lucretia

Edwards Park and Vincent Park sit at opposite sides of the mouth of Marina Bay and are tributes to Lucretia Edwards and Barbara and Jay Vincent, who are greatly responsible for the preservation of access to waterfront land in Richmond for public use.

The largest park and jewel in the Marina Bay crown is Rosie the Riveter Memorial Park located in what was once the heart of Kaiser Shipyard #2. "Rosie the Riveter" is the term that was used during World War II to help recruit female civilian workers to fill the gap created when 10 million people departed the workforce for military duty. The park stands as a memorial to the efforts of the many women who stepped up in a time of need to provide crucial contributions toward the war's production needs.

**The Future**

Pulte Homes is currently constructing *Anchorage at Marina Bay*, which, when completed will be a sophisticated 207-townhome community offering maintenance-free living. Presale efforts have started and several homes have already been sold, with the first move in scheduled for October. The townhomes range from 1,145 to 1,711 square feet and prices range from the upper \$400,000 to upper \$500,000. The two and three-bedroom townhomes are thoughtfully designed and feature lavish amenities. Luxury finishes include wood flooring, granite slab counters and stainless steel appliances at no additional charges. There will also be high-capacity fiber optic connectivity to the Internet and

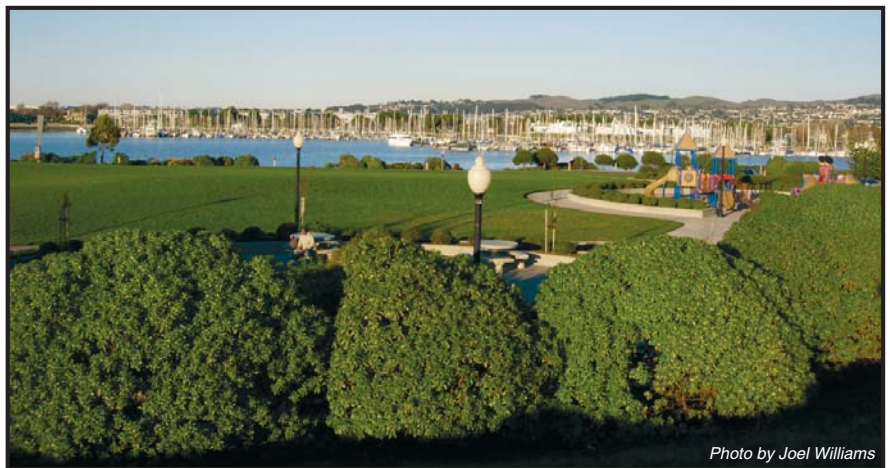


Photo by Joel Williams

A view of Marina Bay from Barbara and Jay Vincent Park.

With all of the current activity and plans for the future, Marina Bay clearly is emerging as a premier location for many families to call home.



Courtesy of Mert Carpenter Photography

Newly built Anchor Cove Condominiums in Marina Bay are available for purchase now.

attached two-car garages.

*Spinnaker Gate at Marina Bay*, a proposed residential project by luxury homebuilder Toll Brothers has just received final approval from the City of Richmond. This upscale condominium community will create even more housing opportunities in this coveted area.

Located immediately adjacent to Lucretia Edwards Shoreline Park and the SF Bay Trail and just east of the historic *Ford Point Building*, Spinnaker Gate will provide homeowners with striking views of the Bay and the San Francisco skyline. The plan includes 269 proposed homes including one, two and three-bedroom residences with spacious nine-foot ceilings, outdoor terraces and gas fireplaces. Spinnaker Gate will also provide an exceptional, publicly accessible, open-space park along the Richmond shoreline for all Bay Area residents to enjoy.

The development of the Marina Bay residential

community has not gone unnoticed by the business sector. Several new companies have located in and around the area.

The most notable business development is the resurrection of the *Ford Point Building* that once played a major military production role during World War II. The 517,000 square foot behemoth is an outstanding example of 20<sup>th</sup> century industrial architecture and features a "daylight factory" design that employs extensive northern skylights on a sawtooth rooftop design. Several large companies have already located in the historic building and the solar power company, PowerLight, plans to occupy 175,000 square feet when it relocates there at the end of the year. The building is expected to be 80% leased by the end of the year and the 40,000 square feet of open space at the waterfront is being reserved for public use and will house the *Rosie the Riveter/World War II Home Front National Historical Park Visitors Center* as well

as various restaurant and retail establishments.

Signature Properties is also planning a waterfront public plaza and commercial space that will soon become the centerpiece of Marina Bay. The plans boast 45,000 square feet of new shops, office space and restaurants in up to six buildings located around the large plaza along the Bay Trail. The buildings are being designed to create an outdoor-themed retail experience while reflecting the architectural character of the neighboring residential units.

Marina Bay is being transformed into one of the Bay Area's most desirable places to live, play and work. With all of the current activity and plans for the future, Marina Bay clearly is emerging as a premier location for many families to call home.

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