



2014—A Banner Year for Vallejo

Business Growth & Investment

The City of Vallejo is continuing its mission to strengthen economic vitality, encourage expansion of existing businesses and bring new businesses to our community. During 2014, the City has seen various new businesses make Vallejo their home, while other residing businesses have made substantial upgrades to their facilities. Additionally, the City issues 1,042 business licenses in 2014, as compared to the 912 issued in 2013, a 14% increase.

The following are some of the highlights:

Meyer Corporation



One of the largest cookware manufacturers in the world, Meyer Corporation, has completed interior renovations to its corporate headquarters in Vallejo. After investing several million dollars into the renovations, its corporate headquarters has created a new office space in order to accommodate the increased amount of staff with new offices, conference rooms and a brand new showroom. Meyer utilized its space by expanding into its warehouse and fashioned new working space to their headquarters.

The biggest attribute of the renovations is the new Showroom, which features displays of the current season's hottest trends from its top brands including Circulon, Anolon, Farberware, Rachael Ray, Paula Deen, Cake Boss, and Bon Jour.

Sears Home Appliance Showroom

The new Sears Home Appliance Showroom provides customers with access to a full suite of top-brand home appliances and mattresses without having to set foot in a mall. The store, which celebrated its grand opening last February, also offers installation and repair services from trained technicians and gives customers the option of ordering online to have their product shipped directly to the store.



Medic Ambulance

Solano County's emergency ambulance service, Medic Ambulance, is currently expanding its headquarters. The building is undergoing a \$3.7 million remodel, adding 8,600 square-foot of space and doubling the original size of the complex. With the new space, Medic Ambulance will be upgrading their technology and vehicles in order to better serve the community.

Blu Homes



The ecological leader of prefabricated homes, Blu Homes, relocated its corporate headquarters to its Mare Island facility. The company erected its first Vallejo display home with a design and sales team to provide assistance for interested buyers.

The signature 2,871 square-foot “Breezhouse” is a full-sized compound, designed for prospective buyers to get a feel of what their home would actually look like.

Smart & Final Extra

The store invested \$1.4 million in expanding and renovating its existing location on Sonoma Boulevard. The small warehouse store expanded into the vacant lot next door and completely remodeled the interior, transforming Smart & Final into a “Smart & Final Extra.” The business extended about 7,500 feet into the vacant adjacent lot, creating a new 21,000 square-foot warehouse store.

Avery Greene Honda

In order to accommodate the ever-growing inventory of new Honda cars and used vehicles, Avery Greene Honda upgraded to an all-new service facility and sales center.

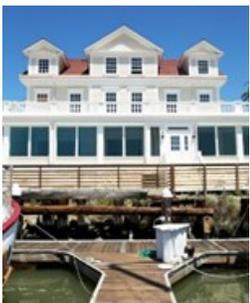
Additionally, Avery Greene Honda has leased 95,000 square-feet of space in Building 527 on Mare Island for extra storage space.



Mare Island Brewing Company

A creative conversion of a Mare Island Coal Shed (Building 151) has resulted in the Mare Island Brewing Company’s warehouse storage of its own brew. Plans are in the works to renovate the Coal Shed into a full-functioning brewery. The business offers its four original products at its Taproom located inside the Vallejo Ferry Terminal.

The Lighthouse



Lighthouse is Vallejo’s newest waterfront event venue, opening its door in June after extensive renovations. Built in 1910 and originally located on Mare Island, the building once served as a lighthouse to mark the entrance to the Carquinez Strait. Perfect for marriages, birthday parties, and other gatherings, guests also have the luxury of staying in the beautifully appointed 3 bedroom house itself with ample entertaining space and an upper expansive deck.



Propel Vallejo

In 2014, the City established Propel Vallejo, an effort that will contribute to Vallejo’s economic future and create a community that is vibrant, safe, healthy and a source of pride for all. The project is made up of five components that will be completed in phases throughout 2016.

The current phase is to update the General Plan to guide future decisions about development and conservation throughout the city, tie together existing specific plans, and promote economic vitality and public health and safety. On a daily basis, the City is faced with tough choices about growth, housing, transportation, neighborhood improvement, and service delivery.

An updated General Plan will provide a guide for making these choices by describing long-term goals for the City’s future as well as policies to guide day-to-day decision. The end product will be a road map to guide the City toward the Vallejo established now and the Vallejo sought after in the future.

Six Flags Discovery Kingdom



Six Flags launched a new wet and wild water ride, Tsunami Soaker, a spin on the classic teacup ride that creates a disorienting yet exciting soaking wet experience. Six Flags also announced it will be developing another new ride, the Dare Devil Chaos Coaster, coming in spring 2015.

SolTrans

In response to increased ridership and other considerations, SolTrans is making extensive renovations to establish a new Park & Ride Hub at the corner of Curtola Parkway and Lemon Street. The project involves four phases, the first of which includes the construction of the new transit terminal, a safety and customer service center and improved amenities for transit users. The project is under construction with the first phase expected to be completed by February 2015 and expected project completion by June 2016.

Mare Island Update

Mare Island has been booming with job growth and business development with the Island being home to more than 2,300 full-time jobs ranging from maritime to manufacturing and industrial to professional. Mare Island has welcomed development from more than 20 new and existing businesses, covering more than 200,000 square-feet of space this last year. Hosting more than 100 businesses and approximately 3.5 million square-feet of space occupied, the following are some of Mare Island's highlights:

North Mare Island Development Opportunity

North Mare Island is a premier waterfront location of over 150 acres. The City is offering the opportunity to propose, entitle, and develop a real estate development. This portion of Mare Island is the largest development opportunity on the Island and in Vallejo as a whole, offering the opportunity for a significant jobs-centered development.



Newly Opened Businesses in 2014

- Bobby Spade's Ink & Iron
- Buzrd Knucklz Custom Apparel
- Cuban Rhythm and Rumba
- Dead People's Stuff
- Domino's Pizza
- Gourmet Grocery
- Haute Dog Boutique and Bakery
- LifeGear Design
- The Lighthouse at Glen Cove Marine
- Littlefour&friends
- Little Imaginarium
- Mare Island Brewing Company
- Sears Home Appliance
- Snell Studio and MiniArt
- Starbucks on Sonoma Boulevard
- Tommy's Tacos
- U.S. Forest Service Ranger Station
- The Unconventional Garden

North Mare Island is currently approved for 1.2 million square-feet of business park development, including office, research and development, light industrial, and commercial uses. In seeking development partners for NMI, the City is pursuing a modern industrial concept with a mix of uses that will generate jobs and bring growth to the City. To assist with the development of North Mare Island, the City demolished several buildings in 2014.

WETA Groundbreaking

The Water Emergency Transportation Authority (WETA) has broken ground on its new Ferry Terminal on Mare Island. The new \$28.5 million facility will be the northern anchor of WETA's regional ferry operations in Solano County. The facility will handle all routine servicing and maintenance work for WETA's North Bay and will eventually provide passenger boarding on a regularly scheduled service between Mare Island, the Vallejo Terminal and Downtown San Francisco. The project is expected to be completed in fall 2015.

Americ Machinery Corporation

The international construction equipment supply company moved its corporate headquarters to Mare Island, opening a new office and equipment yard. The company buys, sells, and trades equipment around the world and has approximately 20 employees. The company plans to continue its expansion in 2015.



Custom Valve Solutions

This new company, which focuses on repair of large-scale industrial valves and components, has set up shop on Mare Island. Custom Valve Solutions provides valve and component replacements and other valve services for industrial clients, requiring a large, unique manufacturing 10,000 square-foot space. The business has nine employees and has its sights set on growth during this upcoming year.

LifeGear Design



LifeGear Design Corporation has moved its company's headquarters to Mare Island, utilizing a historic officer's mansion for their day-to-day operations. The company, which designs LifeGear—a variety of bags, totes and other travel necessities—offers its products to local retailers and online.

LifeGear's headquarters is now located at 1195 Walnut Avenue on Officer's Row, where officers at the former Mare Island Naval Shipyard once lived.

Newly Opened Businesses in 2014 cont.

Legacy at Sonoma
(Formerly Casa de Vallejo—
Vallejo—
under new ownership)

Vallejo Bookstore
(Formerly Koham Press—
under new ownership)

Chik-fil-A
(under construction)

Chipotle
(under construction)

CVS Pharmacy
(under construction)



Business Upgrades and Renovations in 2014

- AT&T—New technology emphasized showroom
- Avery Greene Honda—New showroom and additional leased space on Mare Island
- Blu Homes—New “Breezhouse” display home
- InShape on Lincoln

Educational Institutions Continue to Expand

California Maritime Academy



California Maritime Academy (CMA) has made several campus improvements last year. A new Physical Education and Aquatics Complex which opened in October, alongside a new Police Operations Center, have made for a stunning entrance to South Vallejo.

Additionally, CMA purchased the Vallejo Inn which was demolished to make way for (short-term) additional parking while CMA develops a long-term plan for the space.

Touro University California

Touro launched its brand new School of Nursing last fall with 32 students whom entered into an 18-month program to earn their master's degree in nursing. The new nursing program is utilizing Building 760, a 3,660 square-foot space with an open classroom space and a large conference room. Currently, Touro's Mare Island Campus hosts approximately 1,400 students in graduate programs including osteopathic, medicine, medical and health sciences, education and pharmacy.



Solano Community College



Solano Community College's Vallejo Campus has expanded their programs and facilities to include an Automotive Technician Training Program,

offered in a 16,000 square-foot leased facility located at 1301 Georgia Street. The location is temporary until the permanent facility is constructed. Additionally, SC has acquired the land located on the 1600 block of North Ascot Parkway to assist in the expansion of the Vallejo Campus. The property will be used for parking and athletic fields to support the continued growth of the Vallejo campus.

Business Upgrades and Renovations in 2014 cont.

- Medic Ambulance—Interior renovations and technology upgrades
- Meyer Corporation—Office expansion and new showroom
- Motel 6—Security upgrades, fences and cameras
- Napoli's Pizzeria—Interior and exterior renovations
- Six Flags Discovery Kingdom—Tsunami Soaker
- Smart & Final—Expansion and renovations
- SolTrans—New Park & Ride Hub under construction at Curtola Parkway and Lemon Street
- WETA—New Ferry Terminal ground-breaking—currently under construction

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