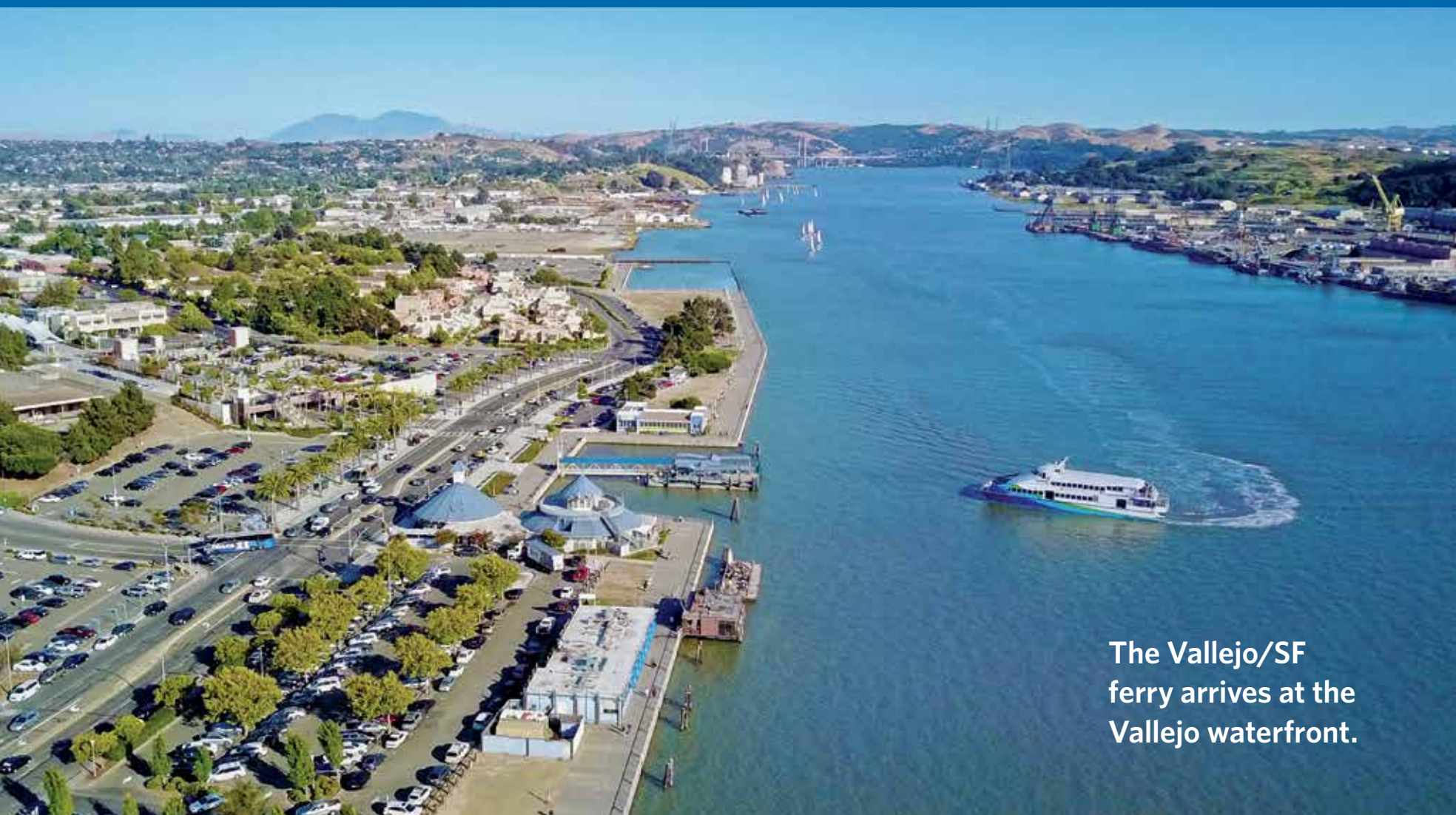


Choose VALLEJO



The Vallejo/SF
ferry arrives at the
Vallejo waterfront.



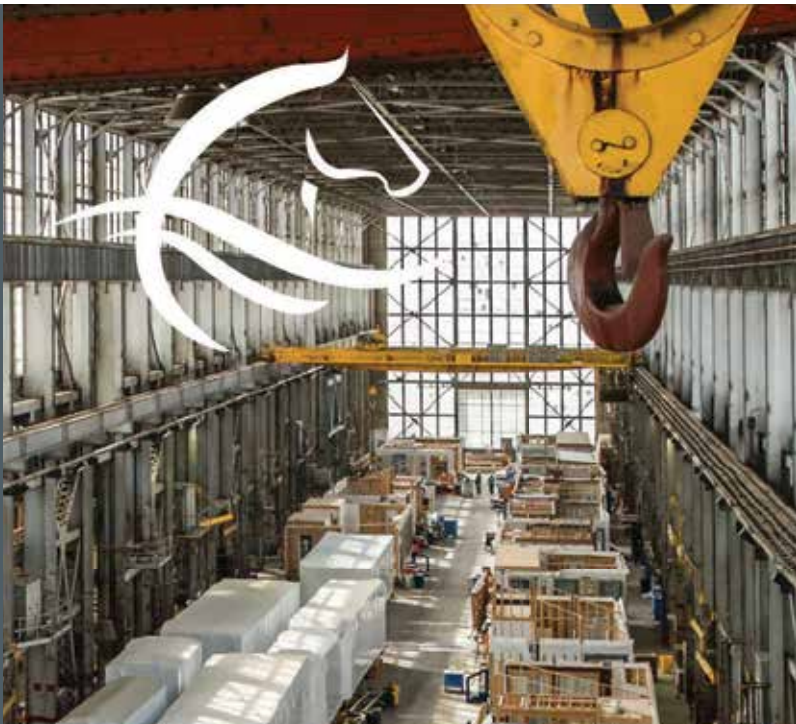
Career-boosting
educational
opportunities.



Unique buildings that
offer room to grow.



History, arts and
recreation for the
whole family.



Located at the confluence of the Napa River and San Francisco Bay, Mare Island continues to build on its maritime roots as a true mixed use waterfront community, with commercial, industrial, residential, educational and cultural uses thriving together. With more than 4 million square feet of entitled space still to be developed, the time is right for any company that is part of the innovation economy to be looking at Mare Island as their base for business in the Bay Area.



MARE ISLAND

707-562-4000 WWW.DISCOVERMAREISLAND.COM
LEASING@DISCOVERMAREISLAND.COM

A letter from Vallejo’s City Manager



Daniel E. Keen
City Manager,
Vallejo

The City of Vallejo has a rich history. Named for General Mariano G. Vallejo, who first saw the area’s potential in 1844, the city twice served as the site of the California’s capitol during its earliest years. In 1854, the Mare Island Naval Shipyard was established in Vallejo as the nation’s first shipyard on the west coast. Through subsequent years, Vallejo grew to become an important shipping and military community. With the decommissioning of Mare Island Naval Shipyard in 1996, Vallejo was given the opportunity to become a showplace for new industrial, commercial and residential development in the Bay Area. Today, with the support of our private sector partners, community and political leadership, Vallejo is poised to realize the enormous potential of this vibrant and dynamic area.

When I came to the City of Vallejo as its city manager in 2012, I assumed the leadership role of an organization in a moment of great transition. The City was overcoming its earlier fiscal troubles, and the nation and region were beginning their recovery from the Great Recession. Today, we are a much stronger organization, with a solid tax base, stable political leadership, and a talented team of dedicated public employees committed to tackling the challenges of achieving the community’s tremendous potential. Public safety services have been rebuilt. Massive investments in new infrastructure occur every year. A new General Plan for the community’s development future has been adopted. The City has launched a public-private partnership that provides fiber optic connectivity to businesses at disruptive rates. The first citywide Participatory Budgeting process in the United States was implemented, earning national and international recognition. Our Police Department received the prestigious 2017 James Q. Wilson Award for Community Policing. In short, the City of Vallejo is a new organization, equipped and ready to serve our community, and capitalize on our economic and geographic assets.

Once the hidden jewel of the Bay Area, Vallejo is no longer a secret! If you haven’t explored this community’s many opportunities lately, I encourage you to take another look at our Up Bay boom.

“Today, with the support of our private sector partners, community and political leadership, Vallejo is poised to realize the tremendous potential of this vibrant and dynamic area.”

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Welcome to Vallejo

The bay and river city



Vallejo's thriving waterfront open space.

Crowning the San Francisco Bay, Vallejo has been busy racking up the superlatives: the hottest real estate market and most diverse city in the country. A thriving arts community with highly educated local talent. Enhanced ferry service that will draw a record 1 million passengers this year. Fantastic waterfront views and recreation, great weather, a rich history and plenty of room to grow.

To put it another way: Vallejo offers unparalleled opportunity for businesses and families looking for a place to put down roots and thrive.

“What we have here is tremendous. The “p” word is over-used, but potential covers Vallejo like a blanket,” says James Cooper, president of the Vallejo Chamber of Commerce. “There’s land and space available, and the costs are low relative to any other location on the bay.”

With his southern district office on Mare Island, Congressman Mike Thompson is a vocal Vallejo booster: “The city is incredible. The architecture, the remarkable homes – there’s a Julia Morgan, probably the furthest one north in the Bay Area. The Farmer’s Market, if not the best, is one of the top three,” he says. “The people are great, and it’s an ideal location to build a home, right in the middle of everything, with a wonderful climate, and all kinds of recreational opportunities.”

Adversity to Assets

Ten years ago, Vallejo faced challenges beyond the devastating 1996 closure of the Mare Island Naval Shipyard, including



financial problems that led to the city’s bankruptcy protection filing in 2008. That’s changed, says Cooper: “We got out of bankruptcy early, and started working on the transformation of downtown, the Empress Theater, the waterfront. Mare Island has water, available land, roads, again, all the potential.”

Vallejo is centrally located – “less than an hour from San Francisco, Sacramento, the ocean, Napa, and Sonoma,” adds Cooper. “There are so many attractive qualities about the city, and so much history. A lot of the families have been here for

One of Mare Island's many distinctive commercial spaces.



Touro University students.

is a real melting pot of people enjoying Vallejo.”

If diversity is one magnet, affordability is another, with Vallejo making headlines recently as the hottest real estate market in the country.

“We’re the last affordable place to purchase a home in the Bay Area, says Linda Daraskavich, president, Solano Association of Realtors, and a realtor with Coldwell Banker.

“You can buy a three bedroom, two bath home for between \$400,000 and \$450,000,” says Daraskavich, who purchased her home in the city in 1999, when she was priced out of Contra Costa County.

Vallejo’s stellar live-work balance doesn’t hurt, she adds: “When people come here they think they’re setting for Vallejo, then they’re surprised at what’s here.”

Growth through Technology

Vallejo and its private partners are investing in the technology and communications infrastructure essential for the new economy. A public-private partnership with Inyo Networks, launched in Summer 2017, is utilizing an existing city fiber optic network to provide gigabit Internet services to businesses at significantly discounted rates. The P3 network adds another layer of connectivity to an already extensive fiber network operated by incumbent providers such as AT&T and Comcast/Xfinity. With an eye on the future, AT&T has already begun installing new technology across the city to enhance cellular and data capacity, as well as position Vallejo to be among the first to utilize 5G technology.

A Winning Waterfront

One of Vallejo’s capital “P” potentials is The Waterfront Project, which outlines a vision for a vibrant mixed use community on 90 acres of waterfront property divided into three parcels. The public-private partnership between the city and its master developer, Callahan Property Co., is expected to break ground on the northern and central parcels in the next 18 months. The Southern parcel, 40 acres owned by the city, is an upcoming development opportunity.

“The is a unique opportunity for transit-oriented development on a waterfront site adjacent to downtown. It’s a market waiting to be realized,” says Joseph Callahan, master developer of the Waterfront Project. “The ferry is situated right in the middle, and is at full capacity every day linking Vallejo to downtown San Francisco. With residential, commercial and office development, as well as open space and pedestrian friendly amenities, the waterfront will be a destination for local residents and regional visitors.”

Alea Gage, Vallejo’s Economic Development project manager leading the Waterfront Project, is delighted to be helping reshape Vallejo’s image and future. “I’ve fallen in love with this community and the real possibility that exists here to take a midsize city with great bones and transit, and a great downtown waterfront district, and breathe new life into it post military base,” she says.

“Vallejo has a vision for its future that fuses the old and the new – a historic downtown alongside an activated waterfront, a historic core on Mare Island reinvigorated by adaptive reuse. There is an energy in Vallejo that it can be many things at once; its assets are both its rich history and its capacity for a new identity,” Gage adds. “It’s an exciting place, and in a very dynamic moment as a city.”

“There is an energy in Vallejo that it can be many things at once; its assets are both its rich history and its capacity for a new identity.”

Alea Gage

Vallejo Economic Development project manager

generations, in part because of the long presence of our former naval shipyard. The Chamber of Commerce started in 1874, making it one of the oldest on the West Coast and older than the state’s Chamber. And most people don’t know that Vallejo was the capitol of California, not once but twice.”

Vallejo residents have supported the city’s transformation in many ways, including adopting Measure B in 2011 to initiate a 1 percent sales and use tax, and voting to extend it indefinitely in 2016. The tax provides \$15 million in annual revenue for infrastructure and service improvements, says Joanna Altman, assistant to Vallejo’s City Manager, Daniel Keen. “That was a huge feat for the city. It brings back revenues lost through the recession, and has improved police and fire services, economic development activities and streets upkeep.”

The measure also supplies funds for Vallejo’s new Participatory Budgeting process – a way to build a more engaged constituency by giving residents ages 14 and up “the opportunity to tell the city how they want to spend a portion of those tax dollars,” Altman says. In April, 4,200 residents voted to spend \$1,000,000 on street repair, parks improvement, and 911 emergency call center support.

Diversity and Affordability

Vallejo is the most diverse city in the country, according to a 2013 study by Nerdwallet, with the population almost equally divided between African Americans, Asian Americans, Caucasians, and Latinos.

“Diversity is one of the things that makes us unique. There’s opportunity here for whoever you are,” Altman says. “Anyone can come to Vallejo and find a place, for example. The annual Fourth of July Parade



Mare Island

From shipyard to innovation destination

With sweeping waterfront views, landmark architecture, and a sparkling new ferry terminal, historic Mare Island is poised to be the Bay Area's next "it" location for work and play.

Through a public-private partnership, the former U.S. Navy shipyard is transforming into a dynamic mixed-use destination with thriving craft beverage producers, a vibrant artisan community, new residential communities, industrial and technology companies – and enviable development potential.

"Every time I bring anyone new to the island, they are shocked at how cool it is. The beauty, architecture, and different uses of the island, people's jaws drop," says Erin Hanford, Vallejo's Mare Island project manager. One key improvement is the island's new waterfront ferry terminal, a repurposed maintenance facility that opened earlier this year.

"Having direct access to and from the island, that benefits everybody – residents, students, employees, visitors," she says. "From San Francisco you can come to Mare Island, enjoy a glass of wine, the open space and history, and take the ferry back, all without a car."

Mare Island was once a jewel in the Navy's crown. During World War II, it was one of the busiest shipyards in the world, with 41,000 workers – including 9,000 women – and more than 1,000 Quonset huts to help house them. When the base closed in 1996, Vallejo lost 5,800 jobs overnight, and an economic machine that at one time put more than \$1 billion annually into Solano County's coffers.

The former naval shipyard on Mare Island is being transformed into a dynamic mixed-use destination.

"Mare Island Naval Shipyard was such an important employer for so many years. A lot of merchants and small businesses were dependent on the Mare Island economy," says U.S. Rep. Mike Thompson, whose southern district office is on the island.

As a state legislator Thompson represented Mare Island during closure. "Now I've come full circle," he says. "Every time I turn around there's a new business coming to the island, and they're all different."

Thompson rattles off a list: There's the brewery (Mare Island Brewing); the winery (Vino Godfather); a distillery on the way (Savage & Cooke); the steel fabricator that supplied bay area bridge seismic retrofits (XKT Engineering); the seismic engineering experts (Earthquake Protection Systems); the emergency response boat manufacturer (Moose Boats); the entertainment logistics company and studio (CineLease/Film Mare Island).

"Last time I visited their studio, they had reconstructed [a local high school] administration room right down to the trophies in trophy case," Thompson says.

A wealth of mixed-use opportunity

The goal of the 1999 Mare Island Specific Plan, formed with significant community input, was to bring back jobs and revitalize the historic buildings and landscape, creating a balance of industrial, of-

MARE ISLAND: A RICH HISTORY



Pre-1775: Occupied by Native American descendants of the Miwok-Costanoans.

1775: Discovered by Spanish explorers and named Isla Plana (Flat Island).

1835: Renamed Isla de la Yegua (Mare Island) by General Mariano Vallejo, the Mexican Commandant for Northern California, in honor of his prized white mare, who fell overboard during transport across Carquinez Strait and swam ashore.

1854: Becomes the first permanent U.S. Navy Yard and ammunition depot on the Pacific Coast.

1859: First ship, *Saginaw*, built, paddle-wheel gunboat made of white oak from Petaluma.



1901: Second-oldest naval chapel in the U.S., St. Peter's, dedicated.

1906: San Franciscans are evacuated to the Island following the Great Quake.



fice, commercial, residential, educational, recreational, cultural, and open space uses.

“We’ve made great progress,” says Edward Moser, spokesman for Lennar Mare Island, the master developer for 650 acres of Mare Island in partnership with the city.

Mare Island currently has about 110 businesses with 2,500 full time employees, leasing 3.6 million square feet of space – much of it in unique, historic buildings, says Moser: “Mare Island has facilities you don’t see in an ordinary business park, including overhead cranes, oversized roll up doors, and exceptional natural light. We are proud to offer amenities that cater to a variety of unique needs.”

Factory OS, for example, recently signed a lease for the largest building on the island, the former shipyard machine shop with a soaring roofline and 250,000 square feet, to design and manufacture stackable modular housing. Google has already put in an order for 300 homes that Factory OS will be building on Mare Island in 2018, says CEO and Founder, Rick Holliday. “We’re really excited to be in Vallejo. Being situated on the water is crucial to us. The highest cost housing is along a corridor from San Diego to Seattle. We’re right on the water and can deliver by barge more efficiently than any other factory.”

Coal Shed Studios, on the Mare Island waterfront, is another example. A longtime tenant in a national historic landmark that once stored coal for the shipyard’s steam ships, the studio provides work and gallery space for 18 artists.

Expanding the island’s residential community is also a priority. Alongside existing housing, which includes several dozen historic homes, the Mare Island plan calls for 1,400 additional residential units. So far, 275 – a combination of single-family homes and duplexes – are complete, with 38 under construction and 69 about to break ground. “This is really exciting for us,” says Moser. “The Vallejo housing market is



Historic commercial spaces and homes (top and above).

one of the hottest in the country. The new community going up has received a lot of interest.”

Concurrently with the commercial and residential developer, Lennar Mare Island has completed a portion of the waterfront promenade, a section of shoreline along the Napa River with pedestrian-friendly lights, benches and railings. Ultimately the walkway will extend the length of the island’s waterfront, beginning at the new San Francisco Bay Ferry terminal.

Transformation momentum

Mare Island’s overall transformation started with environmental cleanup stemming from more than 140 years of use by the Navy. While cleanup is still ongoing, the focus has shifted to infrastructure enhancement, building rehabilitation and site-specific improvements.

“We work hard every day to make Mare Island a place where people can come to work, live and play,” says Moser. “Mare Island is a true mixed-use community.”

Mare Island opportunities

Build to suit

Large properties along the waterfront and in the interior appropriate for high-tech campuses and commercial buildings, are available.



Commercial space

Navy buildings, including the historic Coal Sheds, are undergoing rehabilitation. Some properties are turnkey and ready to lease; others, Moser says, “are on their way to becoming exciting projects for creative and innovative businesses looking for an environment that can’t be found anywhere else in the Bay.”

North Mare Island

The City of Vallejo plans to issue a Request for Qualification (RFQ) this fall to develop 1.2 million square feet of space for manufacturing, technology, logistics, and other commercial uses on 157 city-owned acres.

Public Transportation

Mare Island Ferry Terminal, with connections to the San Francisco Ferry Building and Pier 35. SolTrans Bus Service, with connections to the Vallejo Transit Center.



Recreation

Hiking the Mare Island Heritage Preserve and trails along San Pablo Bay shoreline. Golf at the Mare Island Golf Club, the oldest continuously running 18-hole course west of the Mississippi. The Mare Island Sports Complex, run by the Greater Vallejo Recreation District, offers fitness programs, indoor soccer, basketball and volleyball.



Higher Education

Touro University offers graduate and professional education in osteopathic medicine, pharmacy, physician assistant studies, nursing, public health and education. Current enrollment is 1,500 with a faculty of 250, with plans to double enrollment and grow facilities.



1939-1944: World War II, the yard’s highest productivity.

1919: Launching of the yard’s only battleship, *California*. The ship breaks free across Mare Island Channel, swamping the ferry slip.

1975: 45 buildings named historic landmarks.

1996: The shipyard closes on April 1. Over its 142 years, 513 vessels built, 1,227 repaired or overhauled.

1998: Lennar selected as the master developer for 650 acres.



1999: Touro University moves to Mare Island from San Francisco.

2005: First new homes built.

2016: Coal Sheds revitalization begins.

2017: Mare Island Ferry Terminal opens.

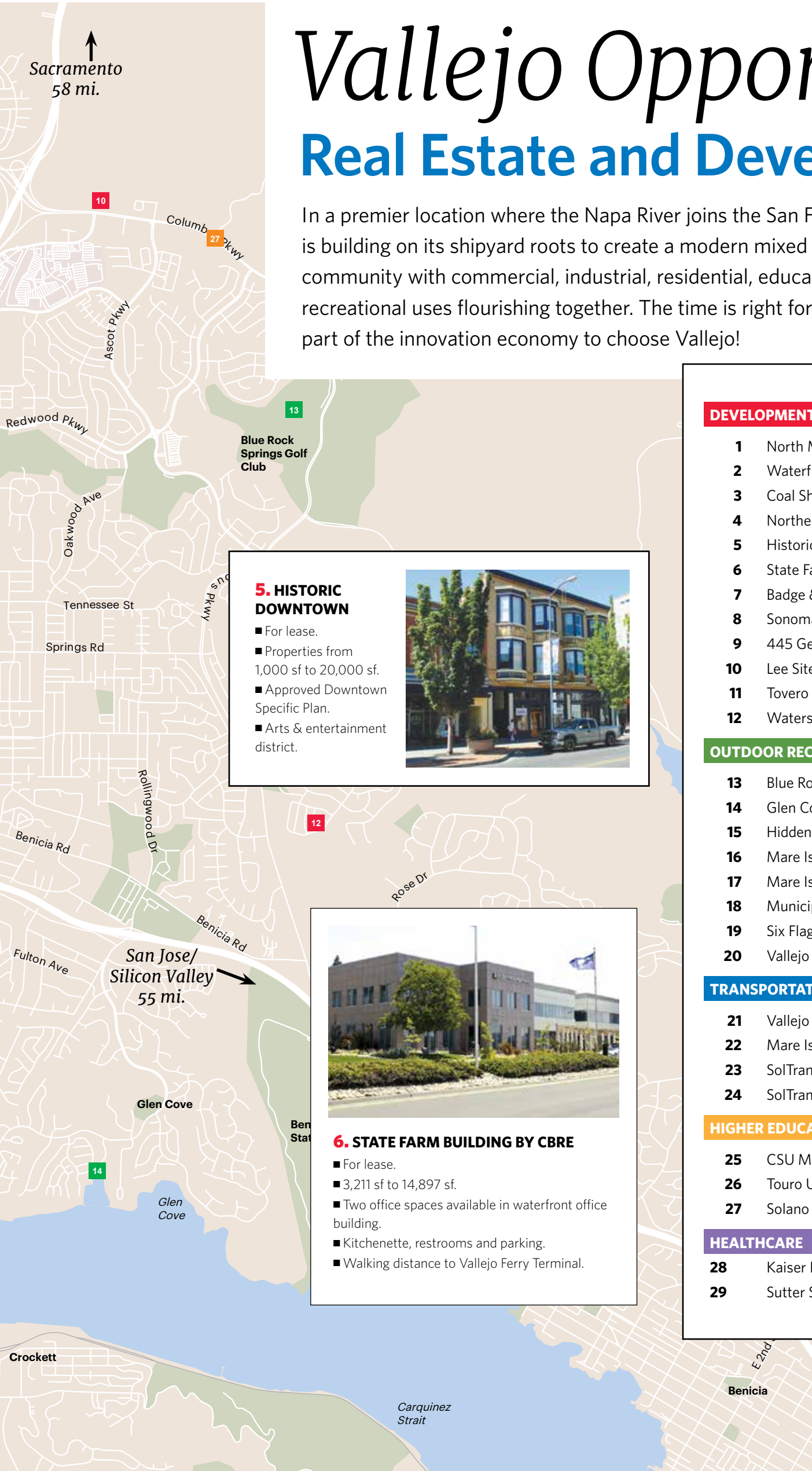




Vallejo Opportunity


Real Estate and Development

In a premier location where the Napa River joins the San Francisco Bay, Vallejo is building on its shipyard roots to create a modern mixed use waterfront community with commercial, industrial, residential, educational, cultural, and recreational uses flourishing together. The time is right for companies that are part of the innovation economy to choose Vallejo!



5. HISTORIC DOWNTOWN

- For lease.
- Properties from 1,000 sf to 20,000 sf.
- Approved Downtown Specific Plan.
- Arts & entertainment district.



6. STATE FARM BUILDING BY CBRE

- For lease.
- 3,211 sf to 14,897 sf.
- Two office spaces available in waterfront office building.
- Kitchenette, restrooms and parking.
- Walking distance to Vallejo Ferry Terminal.



DEVELOPMENT SNAPSHOT

- 1 North Mare Island
- 2 Waterfront
- 3 Coal Sheds
- 4 Northern Gateway
- 5 Historic Downtown
- 6 State Farm Building
- 7 Badge & Pass Site
- 8 Sonoma & Magazine
- 9 445 Georgia St
- 10 Lee Site
- 11 Tovero by Lennar Homes
- 12 Waterstone by Shea Homes

OUTDOOR RECREATION

- 13 Blue Rock Springs Golf Club
- 14 Glen Cove Marina
- 15 Hiddenbrooke Golf Club (*outside map area*)
- 16 Mare Island Golf Club
- 17 Mare Island Preserve
- 18 Municipal Marina
- 19 Six Flags Discovery Kingdom
- 20 Vallejo Yacht Club

TRANSPORTATION

- 21 Vallejo Ferry Terminal
- 22 Mare Island Ferry Terminal
- 23 SolTrans Curtola Park & Ride Hub
- 24 SolTrans Transit Center

HIGHER EDUCATION

- 25 CSU Maritime Academy
- 26 Touro University California
- 27 Solano Community College

HEALTHCARE

- 28 Kaiser Permanente
- 29 Sutter Solano

Film and TV Production

The 'many reasons why' to film in Vallejo

When the Netflix television series "13 Reasons Why" was scouting locations for its first season, the producer reached out to the state's film commission, asking for a place with "the look of Northern California." The answer: Vallejo.

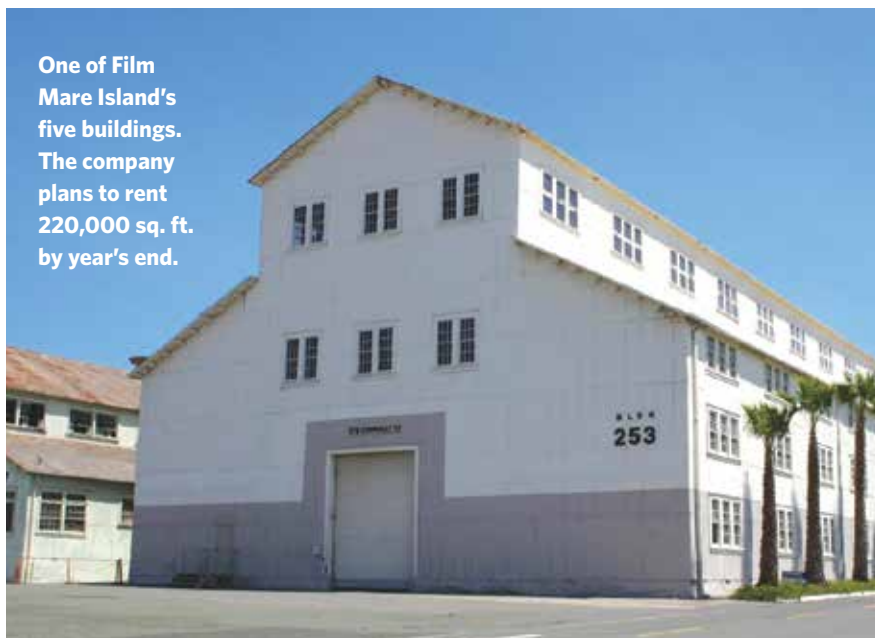
"I had only been open two days," says Film Mare Island general manager Mark Walter. "The producer saw the stages, and all the different looks on Mare island – the school, the church, houses, the hospital. Downtown Vallejo has a great 'Main Street, USA' look to it."

In 2016 Cinelease – the nation's largest independent grip and lighting rentals service for film, television, and video production – was looking to establish a hub in Northern California for sound stages and production equipment rentals. Walter, who is also Cinelease's director of studio development, narrowed the choices to four sites. His last stop was Mare Island.

"As soon as I came here I knew this would be the place. It's unique to the Bay Area in that there's so many different places to shoot, and so many different looks you can do here," Walter says. "Production companies are really surprised. They see the downtown and the neighborhoods, the wide-open space. Shows look at it as an empty canvas. They can utilize the existing buildings and open space, or build a set on one of our stages."

Vallejo not only has "the wow factor," but also key access, Walter adds. "If we want to shoot on one of the streets here, no problem. It's impossible to shoot in some parts of San Francisco. To be able to have a facility like this with plenty of parking and space to put equipment, there's not much like that out there."

Film Mare Island has repurposed existing buildings on the former military base and plans on spending \$20 million on new stage construction to accommodate clients like Par-



One of Film Mare Island's five buildings. The company plans to rent 220,000 sq. ft. by year's end.

CINELEASE | FILM MARE ISLAND

Innovation: Film equipment rental | production studio and stages

Years in Vallejo: 2

Employees: 6-12

Director of Studio

Development | General

Manager: Mark Walter

Vallejo Favorite: "Grilled chicken sandwich and tomato soup at the Sardine Can."

Websites: cinelease.com | filmmareisland.com

amount, Netflix and Lionsgate. One of the largest leaseholders on Mare Island, the company currently rents 5 buildings totaling 180,000 square feet, and will ramp up to 220,000 square feet by the end of the year to meet additional production needs.

"The clients we have are looking for purpose-built stages, which we plan on having next year," Walter says. "Being here also gives us the capability to have equipment standing by on site for any production in the Bay Area. Previously we would have to get it trucked in from Southern California."

Affordability is another of Vallejo's assets, says Walter. "The price per square foot was important. When building a new industry, I had to be aggressive on the pricing. We couldn't have done it in other parts of the Bay Area." Additionally, being within a 30-mile radius of San Francisco means productions don't pay a travel per diem to union tradespeople. "If you're not within the San Francisco zone, there are extra costs," he says.

Walter also appreciates the city's streamlined business process. "I went in personally to city hall to get the license and permitting. It was a breeze," he says. "I deal with a lot of different city halls, state governments, and counties. Vallejo is one of the easiest."

Vallejo's starring roles

13 Reasons Why (2016)

Television series shot on a Mare Island sound stage, as well as locations downtown that became Monet's coffee shop, the Crestmont Theater, and Baker's Drug Store. Filming for season two began in July.

Battlebots (2015)

The 6th season of the television reality series was shot at the Mare Island Sports Complex.

The Master (2012)

Filmed on Mare Island for a month. The movie included the Admiral's Mansion and former naval hospital.

Metro (1997)

with Eddie Murphy, who as Scott Roper was instructed to bring \$10 million in stolen jewelry to Mare Island in order to save his girlfriend.

Submarine Command

(1953), William Holden. A major portion of the movie was filmed on Mare Island.

Destination Tokyo (1943),

Cary Grant. Prominent opening shots of Mare Island cranes, the dockside, and the Vallejo shoreline.

A wealth of locations in easy reach

Film productions can utilize a variety of the existing buildings and open space, or build a set on one of the Film Mare Island stages.



from left: Views of the bay, St. Peter's Chapel; the working harbor; the golf course; historical maritime buildings.



Marine Technology

Civic infrastructure starts in Vallejo

If it's a major civic construction, upgrade, or repair project along the West Coast, Kiewit Infrastructure West Co. of Vallejo is most likely involved. The new San Francisco Bay Bridge skyway, the Oroville Dam emergency spillway, the Bay Area Rapid Transit (BART) Warm Springs extension, and the Pinole/Hercules Wastewater Treatment Plant are a few recent examples.

Caltrans is a regular Kiewit customer, as is the San Francisco Public Utilities Commission, the Santa Clara Valley Water District, the Pacific Gas and Electric Company, and many other agencies along the Pacific Coast.

"We've done work for many large public agencies in California, and we've been fortunate to work on many important infrastructure projects in the area," says Kiewit commercial manager Brian Gardner.

"We were involved in the construction of BART's Transbay Tube. We're doing demolition of the old Bay Bridge underwater piers."

Kiewit Infrastructure West Co. is a subsidiary of the Kiewit Corporation, one of the largest construction and engineering organizations in North America. With thousands of projects ongoing in the U.S., Canada, and Mexico, Kiewit has properties across North America to increase efficiency and support workflow.

A part of the Vallejo landscape since 1975, Kiewit's 40-acre yard south of downtown is among the firm's biggest, providing space for large equipment storage and maintenance, as well as onsite fabrication and modular construction. The facility is also Kiewit's only direct water access site in California and one of only two on the West Coast.

"Access to the water is important," says Gardner. For a recent project to replace a pier at a Bay Area refinery, for example, Kiewit prefabricated large modular pieces in Vallejo. "We picked them up with a crane, put them on a barge in the Mare Island Strait, and floated them out to the project for installation."

Vallejo's centralized location is also attractive to Kiewit. "Being on the cusp of the Bay Area is advantageous for our operations," says Gardner. "We can get our people and tools and services to the rest of California without having to go through much traffic. It's a much



easier commute than if the yard was in the East Bay."

The city's "tremendous" support has been another key benefit, says Kiewit consultant Paul White, who, until his retirement in January was vice president of real estate, and worked with Vallejo for 25 years. "When we need to get things done, the city always works with us to advance projects."

One recent example was Kiewit's need to clear the Mare Island Strait, which silts in from the Napa River flow. "That creates very low draft for our barges," says White. "It's a highly regulated environment, and you have to work with the Bay Conservation and Development Commission. The city sponsored a permit to dredge off our bulkhead so we could get our barges in and out."

"Vallejo acknowledges that we're an industrial business," White adds. "We're very fortunate. Not all cities are welcoming of heavier industrial uses."

Vallejo also appreciates the employment benefits of having a large industrial company in town. The Kiewit Pacific yard has anywhere from 10 to 75 skilled tradespeople on site depending on the local project load. "These are all good jobs – pipe fitters, carpenters, laborers," Gardner says.

When Kiewit hosted an industry day for 500 high school junior and seniors to learn about career opportunities and meet with union reps, the director of Caltrans and the Mayor of Vallejo both attended, Gardner adds. "We were letting kids who maybe aren't on the college-focused track know that there are good jobs out there in construction with good wages and benefits."

Top:
Kiewit Infrastructure West Co.'s 40-acre yard, a part of the Vallejo landscape since 1975.

Left:
One of the 57 sections of the Bay Area Rapid Transit (BART) Transbay Tube lowered into the San Francisco Bay in the late 1960s.

KIEWIT INFRASTRUCTURE WEST CO.

Innovation: Civic infrastructure engineering and construction.

Years in Vallejo: 42

Employees in Vallejo: 10-75

Commercial Manager: Brian Gardner

Vallejo Favorite: "The croissant avocado BLT at Gracie's. I get it every time."

Advanced Manufacturing

Innovation technology for earthquake safety

In a quest to save more lives, Victor Zayas wants the world to move on from his UC Berkeley doctoral thesis – the basis for widely adopted regulatory codes that keep structures from collapsing during an earthquake.

“Forty years ago I was trying to convince the typical building engineer to change what they were doing to avoid building collapse. We solved that problem,” says Zayas, president and chief executive officer of Earthquake Protection Systems (EPS). “Today very few code compliant buildings or bridges collapse. But that wasn’t good enough.”

A structural earthquake engineer, Zayas founded EPS in 1985 to design and manufacture “earthquake shock absorbers” – technology that goes beyond avoiding structural collapse, and allows buildings, bridges, oil platforms, storage tanks and other crucial civic infrastructure to “remain functional during and after an earthquake,” he says.

His invention, the Friction Pendulum bearing, is a sliding mechanism that controls a structure’s response during a seismic event, and dissipates the energy of even the largest earthquakes. The company advanced its technology with Triple Pendulum bearings that optimize structural performance, while reducing costs.

EPS has manufactured and installed “energy isolator” bearings that have helped reduce earthquake damage and losses for 230 million square feet of structures in 28 countries, including the nearly completed Apple Park campus in Cupertino.

The San Francisco International Airport Terminal has EPS technology to resist a magnitude 8 earthquake on the nearby San Andreas Fault. The use of 267 bearings allowed a reduction in column and beam sizes, saving 680 tons of structural steel.

Farther afield, the Sakhalin Energy Investment



Earthquake Protection Systems' Mare Island facility.

Company, led by Shell, contracted with EPS to protect its massive offshore oil platforms in Russia’s severe seismic and arctic environment. Use of EPS bearings saved an estimated \$300 million in construction costs for the two platforms.

In recent years, EPS has shifted its focus to hospitals. “When hospitals don’t work, people die,” Zayas says. Many Bay Area hospitals – including Stanford University Medical Center, Zuckerberg San Francisco General Hospital, and Mills Peninsula Hospital – have been retrofitted with EPS iso-

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We all want to make healthy choices. At Kaiser Permanente, you’ll get a wide selection of doctors to choose from. So you can find the one with the experience and the personality that best fits you and your needs. And if you ever change your needs or your mind, you can change your doctor at any time. Visit kp.org today because together we thrive.

 **thrive**
KAISER PERMANENTE.





"Mare Island has large industrial buildings that were perfectly suited for our heavy manufacturing."

Victor Zayas, (left), president and CEO, Earthquake Protection Systems

lators. Currently EPS is completing manufacture of 2,060 isolator bearings designed for a maximum strength earthquake to install in a 10 million square foot medical complex near Istanbul, Turkey.

"More than 20,000 people in Turkey have died in earthquakes in the last 18 years," says Zayas, "and 10,000 of those could have been saved if the hospitals had been functioning."

The world's largest seismic isolation company, EPS was founded in Alameda, and as it grew, made stops in San Francisco, Emeryville and Richmond before landing in Vallejo in 2003. "We got chased out of Emeryville," Zayas says. "The city used to have big industry, but they wanted biotech instead. Mare Island has large industrial buildings that were perfectly suited for our heavy manufacturing."

EPS has complete in-house design and manufacturing, including state-of-the art testing capabilities in its 520,000 square feet of factory space on Mare Island. Inside the company's largest factory, EPS is now manufacturing a complete building that will incorporate its seismic isolators as part of the structure.

With EPS leading the way, Mare Island is becoming a nexus for the sustainable buildings industry. Recent arrival, Factory OS, makes modular multi-unit housing, and start-up Intermodal Structures is on the cusp of moving to the island

EARTHQUAKE PROTECTION SYSTEMS

Innovation: Friction Pendulum™ seismic isolation technology

Years in Vallejo: 14

Employees: 100

President & CEO: Victor Zayas

Vallejo favorite: "Mare Island's epic role in the manufacture of most of the submarines, aircraft carriers, and battle ships made for the World War II replacement Pacific Fleet."

Website: earthquakeprotection.com

to make pre-fabricated, long-lasting, transportable buildings, including high-performance classrooms.

"The only thing we make the same way we did 100 years ago is buildings," says Zayas. "There's a whole transformation to manufactured products now. What you do in a factory is higher in quality and functionality, an order of magnitude better than if you're fabricating onsite with generic materials."

EPS has grown 15 percent a year, and Zayas hopes to continue to expand his factories on Mare Island to build complete buildings that showcase the company's pioneering, cost-saving technology. He's thrilled to be part of the island's rich industrial history.

"Mare Island has been a great manufacturing hub. Most of the ships for the World War II replacement fleet were made here. The combination of space and location makes it the best place in the San Francisco Bay Area to do manufacturing," he says.

"I love making things, that's what I do," Zayas adds. "The best thing for Vallejo is to bring back manufacturing to an island that was made for that. Ask the average person, and they want parks and latte shops, but they're not thinking what brings economic vitality to an area. A lot of prosperity comes from people using their minds and their hands, making products that are valuable to the world."



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Health Care

Community wellness is Kaiser's priority

KAISER PERMANENTE NAPA-SOLANO

Innovation: Shaping the future of health care

Years in Vallejo: 71

Employees: 4,300

Area Manager/Senior

Vice President: Nor Jemjemian

Vallejo Favorite:

"Mare Island, the waterfront restaurants, and the ferry to San Francisco. It's a must."

Website: kp.org/napasolano

World War II brought a surge of defense-related workers to the West Coast, including 90,000 men and women employed by industrial-ist Henry J. Kaiser and covered by his pioneering pre-paid health plan.

Run by industrial medicine expert Sidney Garfield, MD, and named after a creek near Kaiser's Cupertino cement plant, the Permanente Foundation Health Plan was so affordable and popular that, as the war wound down, Vallejo residents – many working at Mare Island Naval Shipyard – appealed to plan administrators to extend services to them even if they didn't work for Kaiser.

As a result, residents of eight large Vallejo housing projects were offered health services in an infirmary downtown, near the corner of Fourth and Maryland streets – becoming some of the first members of what is now one of the nation's largest not-for-profit health plans.

"Henry Kaiser and Dr. Garfield came together and asked how they could keep employees healthy and able to build ships for the world war. They created a preventive medicine plan," says Nor Jemjemian, area manager and senior

vice president for Kaiser Permanente's Napa Solano Area. "Other health care models run more on reaction. Prevention is in our DNA. That model hasn't changed. It's still about outreach programs, and how do we get your colon screening or mammogram done."

What has changed, says Jemjemian, is the delivery system. "There's new technology, new ways of doing business. A doctor can be reached via text or telemedicine."

In 2010, Kaiser Permanente opened its new medical center in Vallejo, north of downtown. The center's 248-bed hospital has more than 60,000 emergency room visits and 1,600 babies delivered annually, and is the Northern California hub for inpatient rehabilitation care.

Kaiser Permanente has a long history with rehabilitation care – a personal priority for Kaiser, whose son, Henry J. Kaiser, Jr., had multiple sclerosis.

In 1946, the Kaiser Foundation Rehabilitation Center was founded in Washington, D.C. as the Kabat-Kaiser Institute and moved to Vallejo two years later. A licensed rehabilitation hospital within the Kaiser Permanente Vallejo Medical Center, the center treats people with disabling conditions such as strokes and brain or



"As we grow, the city grows. That's the beauty of being the largest health care organization in Vallejo, the largest employer."

Nor Jemjemian

Area manager and senior vice president for Kaiser Permanente's Napa Solano Area

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–VisitVallejo.com . 800-4-VALLEJO–



spinal cord injuries. More than 100,000 patients and their families and caregivers have benefited from the center’s care.

The Kaiser Permanente Vallejo Medical Center is also a cancer research hub for the organization. The National Cancer Institute (NCI) awarded Kaiser Permanente \$10.4 million to expand its innovative cancer clinical trials program, founded by Dr. Louis Fehrenbacher, a Kaiser Permanente oncologist in Vallejo. As an integrated health care delivery system with a comprehensive electronic medical record, Kaiser Permanente is using the funding to reinforce and strengthen its clinical trials platform, as well as test cutting-edge therapies, examine disease prevention, and compare existing cancer treatments on a patient-by-patient basis.

Going into its eighth decade in Vallejo, Kaiser Permanente continues to be a major economic engine and key community partner. With 4,300 employees in Vallejo alone, Kaiser Permanente is the city’s biggest employer and provides health care to many of the city’s residents.

“As we grow, the city grows. That’s the beauty of being the largest health care organization in Vallejo, the largest employer, and a community partner,” Jemjemian says. “It helps develop the entire economy.”

Kaiser Permanente has robust partnerships with local volunteer programs, and funds numerous local non-profits and schools. This year, for example, to commemorate Martin Luther King’s birthday, dozens of Kaiser Permanente volunteers cleaned and painted teachers’ lounges at Vallejo High School.

“In the past year,” says Jemjemian, “We’ve given out a million and a half dollars in grants

within our local market to focus on access to care, healthy eating and active living, mental health and wellness, and community safety.”


The KP Launch Program is another way Kaiser Permanente engages with the community, offering young adults from underrepresented populations paid internship opportunities to explore careers in health care. Eleven students from Vallejo Unified School District participated this year, learning about radiology, acute rehabilitation care and health administration.

A Kaiser Permanente employee for 21 years, Jemjemian personally knows the impact of the organization’s investment in its employees and experiential training opportunities.

“I grew up in a tough area in Southern California and started with Kaiser Permanente as a file room clerk, working on call after school,” he says. “If I did not have this organization to come into to learn, and that led me to where I am today, I don’t know where I would have ended up. That’s what KP Launch is doing. It’s so important.”




Kaiser Permanente Vallejo Medical Center.




Vallejo Waterfront Preservation and Downtown Revitalization Project

Beautifying and Enriching the Heart of Vallejo




The Project establishes an integrated vision for revitalizing the Waterfront and Downtown by enhancing public access to the waterfront promenade, adding new and improved public spaces, and implementing a pedestrian-friendly land-use plan and urban design that capitalizes on Vallejo’s visual setting, geography and historical character.



Developer of Vallejo Waterfront and Vallejo Station Project

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925-463-9205





Cal Maritime cadets at the campus boat basin.

Education

Fostering career opportunity on land, in port and at sea

The only state maritime academy west of Texas not only has an eye-catching 500-foot training vessel docked along its stunning waterfront location at the southern tip of Vallejo, it also offers an education that makes its graduates some of the most employable in the country.

Earlier this year, CNBC named California State University Maritime Academy the number one public university in California, the number one state maritime academy, and the number ten university in the nation for alumni earnings.

With 28 percent of its graduates the first in their families to go to college, Cal Maritime was also the California college with the most success in helping to transform students whose parents were in the bottom 20 percent of the income bracket into adults who are in the top 20 percent within a decade, according to a study by researchers and the U.S. Department of Education.

"It used to be that our students could only major in marine transportation or marine engineering technology," says Dr. Susan Opp, provost and vice president for academic affairs. "But we've evolved along with the maritime industry. Students receive a well-rounded education which prepares them for leadership roles in a wide variety of careers at sea and on shore."

For a career at sea, the location is an ideal training ground. "Two rivers flow past our campus and into the San Francisco Bay, resulting in complex and changing currents, tides and winds," says Captain Steve Browne, professor of marine transportation. "In addition, there is a steady flow of marine traffic in the area, requiring students operating small vessels to regularly interact with large commercial ships, ferries, and small recreational craft, providing frequent real-world experience in communication and decision making."

Today the school's 1,200 students choose one of six majors preparing them for careers in engineering, transportation, international relations,

business, and global logistics. Cal Maritime also offers a master's degree in transportation and engineering management, and will add a seventh undergraduate major, oceanography, in 2020.

A 2016 Cal Maritime survey showed that 93 percent of graduates were employed in their field within three months (the remaining 7 percent did not respond to the survey). The average salary of alumni ten years after enrollment is \$79,400, according to the U.S. Department of Education's College Scorecard.

Job opportunities for graduates run the gamut – often far from water. One alumna is director of the Yuma International Airport in Arizona, and another graduate is developing new rides at Disney World. A third is doing data intensive mapping of brains and tumors at a San Francisco startup.

With a student body that's predominantly male, Cal Maritime is increasing outreach efforts to attract more women and other underrepresented groups. Female enrollment has increased significantly in recent years – from 11 percent of all new students in 2012 to 20 percent of new enrollees this fall.

"We want to educate all people about opportunities in the industries that we serve," says Cal Maritime president Tom Cropper. "We have highly-successful alumni, and many of them are women, unsurprisingly."

Kate McCue, for example, is the first American woman to take the helm of a mega-ton cruise ship, *Celebrity Summit*, a 965-foot vessel that carries 2,158 passengers and 952 crew. Amanda Wallace is the first American woman to serve as captain of a legacy ship, the *SS Jeremiah O'Brien*, based in San Francisco, and one of only two operational World War II Liberty Ships remaining.

Established in 1929 in Tiburon as the California Nautical School, Cal Maritime moved to Vallejo in 1943. One of only seven degree-granting maritime academies in the country, Cal Maritime joined the California State University (CSU) system in 1995. The campus now covers 89 acres, with residence and dining halls, a gym and state-of-the-art classrooms.

A key part of the campus experience is the annual training cruise aboard Cal Maritime's fourth generation training ship, *Golden Bear*, which serves as a floating classroom and laboratory. Concepts in marine transportation, engineering, and technology are practiced and applied onboard. School-sponsored, study-abroad trips provide those studying international business, logistics, maritime security and maritime policy exposure to those practices in locations around the world.

Cal Maritime may appear to outsiders to be a military academy because students wear uniforms, but only 8 percent graduate as commissioned officers.

"We do feature similar focus points you'd find at military academies such as leadership and accountability," Cropper says. "Our reputation among corporations, industries, government agencies, and graduate schools is that we prepare professional, responsible, and successful graduates."

VALLEJO: THINK GLOBALLY, EDUCATE LOCALLY

California State University Maritime Academy
www.csum.edu

Solano Community College
www.solano.edu

Touro University
www.tu.edu



"We want to spread the gospel of Mare Island throughout the Bay Area."

Kent Fortner
Founder, Mare Island Brewery

Founder Kent Fortner, right, with co-founder Ryan Gibbons.

Craft Beverages

Brewing entrepreneurs toast Mare Island

Vintner-turned-brewer Kent Fortner didn't know anything about Vallejo until on a whim his wife, Janet, went to Mare Island in search of affordable housing for their growing family. They soon found themselves the proud owners of Fortner's "dream house" – a historic 2,700-square foot former officers' quarters built in 1916 – "for a fraction of what we would have paid in Napa," he says.

Soon city boosters floated the idea of Fortner moving his Napa winery – Road 31 Wine Co. – to Mare Island. His customers, used to the pastoral experience of the wine country, "wouldn't know what to do with all those giant cranes," he told them. "But my brewing friends would be like, 'Cool!'"

A serial entrepreneur (he also owns the luxury wine country tour company Squire Livery), Fortner wrote a business plan for a brewery. Then the economy crashed and the plan got shelved. Fast-forward to 2012, and Fortner's fortuitous run-in with a winemaker-turned-brewer friend, Ryan Gibbons. A partnership and Mare Island Brewing were born.

If home ownership started Fortner's crush on Mare Island, the brewery turned it into a full-blown love story. "We want to spread the gospel of Mare Island throughout the Bay Area," he says.

Fortner has zero military background, but has "the ultimate respect and fascination for it," he says. "We're trying to honor the past and the military that put Mare Island on the map. But now we're crafting beer not battleships."

The beer names – like Saginaw Golden Ale, Coal Shed Stout, Shipwright's Porter – all nod to Mare Island history. Survivor's Tale Pale Ale was created in honor of the survivors of the *USS Indianapolis* tragedy in 1945. The heavy cruiser was torpedoed and sunk by a Japanese submarine after delivering parts for the first atomic bomb. More than 900 American sailors perished, the greatest loss of life at sea in Navy history. The ship's last port of call was Mare Island.

In 2015, the brewery invited Harold Bray, a Benicia resident and one of the survivors, to the taproom to tell his story. "There wasn't a dry eye in the house," says Fortner.

This year the brewery sponsored a screening of the documentary "*USS*

Indianapolis: The Legacy," raising \$10,000 to benefit the survivors' scholarship fund and the Mare Island Historic Parks Foundation.

The brewery further celebrated Mare Island by hiring local artisans to craft the taproom's tables, as well as the tap handles, made from pipe salvaged on the island. Much of the taproom's wood was repurposed from the old Mare Island laundry house.

Fortner's original plan for Mare Island Brewing was modest: sell wholesale only, borrow friends' breweries in Sonoma and San Jose, open a little tap room at the city-owned ferry building with co-founder Gibbons behind the bar, serving three craft beers, popcorn and hot dogs, "and pray that Vallejo would support it," says Fortner. "The tap room has been a thousand times busier than we thought it would be."

They quickly moved to more gourmet fare, hiring Scotti Hazeltine, a Vallejo chef with Napa credentials, who makes "astounding" use of the taproom's tiny galley kitchen, says Fortner.

The taproom is so busy – and expanding into the space next door – that Mare Island Brewing capped its wholesale roster at 25 customers. Another 60 potential clients are waiting for the brewery to increase product availability when its new production facility opens later this year, on (of course) Mare Island.

In partnership with the developer Lennar Mare Island, and as part of an overall revitalization of the island's historic waterfront coal sheds, the brewery tore an 8,000-square foot building down to the studs and is rehabbing it with the original rooflines, historically accurate siding, and modern production capability.

In three years, Mare Island Brewing has gone from two to 25 employees. "There are a ton of restaurant, winery, craft, and beverage people who work in Napa, Sonoma or Berkeley, but can't afford to live there, so they live in Vallejo," says Fortner.

"We've been able to shorten the commute of some remarkably talented people who can now do high end food and beverage where they live. We're all excited about number of people we're employing," he adds. "It's incredibly gratifying to be one of the sparks that helped ignite this Vallejo renaissance fire."

MARE ISLAND BREWING

Innovation: Honoring Mare Island through craft beer

Years in Vallejo: 3

Employees: 25

Founder: Kent Fortner

Vallejo Favorite:

"The diversity and craftsman talent: welders, painters, woodworkers. You want something built, Vallejo is the place to come."

Website:
mareislandbrewing.com



RECREATION

Vallejo Indoors

The Empress Theatre, a downtown jewel

The Empress Theatre – with its Beaux Arts gilded ceiling, red velvet seats, and pipe organ – opened in 1911, hosting vaudeville acts and later films, and creating a vibrant hub for Vallejo’s nightlife.

Then, in 1989, the Loma Prieta earthquake shook the Bay Area, taking the Empress’ stability with it. With the additional economic blow of the city’s military base closure soon after, the theater sat empty for 20 years, a reflection of an increasingly depressed downtown – until the city and the arts community vowed to bring it back to life.

In 2008, the Empress reopened, once again hosting events, films screenings and an eclectic range of live music, from blues to punk. The \$5 million renovation project included a seismic retrofit while preserving the landmark theater’s historic character and charm. The work included new seating, a lobby facelift, upgrading the stage, and refurbishing the original 1950s neon lighting.

“I love that it has all this history. It’s a gorgeous building, and there’s a real energy in the theater. It’s unique, beautiful, and sounds great,” says theater manager Kevin Frazier.

During renovation, some seats were removed to create an intimate and comfortable 400-seat performance space, Frazier adds: “There’s more leg room, a little dance floor, a great vibe. When you see this theater you’re like, ‘Wow, I get it.’ We are at the center of why people outside Vallejo are coming to Vallejo.”

One of the Empress Theatre’s new anchor performers is another longtime local arts icon: the 86-year-old Vallejo Symphony, which formerly played in the Hogan Middle School auditorium. Music director Marc Taddei announced the symphony’s partnership with the theater earlier this year.

Indoor recreation roundup, page 20

“The Vallejo Symphony’s move to the Empress Theatre signals a new era for the orchestra and the community. The synergy of this hall and this orchestra is dynamic and exciting – music speaks clearly with both subtlety and great power,” said Taddei, who concurrently serves as music director of Orchestra Wellington in New Zealand.

“The symphony is extraordinarily excited to be partnering with our sister arts organization and I am profoundly moved by the opportunity to contribute to the growth and renaissance of our wonderful city,” he added.

The symphony’s first concert at the Empress, a sellout in March, featured San



ORCHESTRA WELLINGTON

Music director Marc Taddei announced the 86-year-old Vallejo Symphony’s partnership with the Empress Theatre (top) earlier this year.

Francisco Opera concertmaster Kay Stern on the Kabalevsky violin concerto.

“It’s a win-win,” Frazier says of the partnership. “People who come to see the Vallejo Symphony performances at the Empress Theatre will experience the incredible sound, beautiful architecture, and superior comfort the theatre provides. Having the symphony here just makes sense.”

The Empress Theatre has been key to bringing people back to the downtown, says Vallejo Community Arts Foundation (VCAF) board member Susan MacDonald. “You can feel the difference, with the Empress, galleries opening, new stores. They’re filming the second season of ‘13 Reasons Why’ all over town. It’s created a whole different vibration.”

While many cities budget funds for civic performance centers, the Empress Theatre’s survival ran into the economic downturn and Vallejo’s limited resources. VCAF, designated as the non-profit management arm of the theater, helped raise funds needed for renovation. To cover operations and maintenance, MacDonald and her husband, Timothy, VCAF president, became major donors.

The foundation, MacDonald says, also raises money for arts education and downtown revitalization efforts, including the popular Vallejo Arts Window Project. Now in its sixth year, VCAF connects building owners with local artists who create and place work in empty storefront windows. “This year, we have so many artists, and so few windows,” says MacDonald. “That was the goal.”

RECREATION

Vallejo Outdoors

On land and water, a recreation oasis

Hiking, cycling, watersports, golf? Check. Kid magnet amusement park? Check. More festivals than there are months in the year? Check.

Welcome to Vallejo, the North Bay's hidden gem for outdoor fun, where two rivers meet the bay and the recreation opportunities come with the stamp of history unlike anywhere else in the Bay Area.

"We're a great location, connected to San Francisco by ferry and 15 minutes from downtown Napa. We have phenomenal weather, and so many things to do here," says Mike Browne, president and CEO of Visit Vallejo. "There's a lot of history with the former naval shipyards. We have

Outdoor recreation roundup, page 20

four golf courses, a growing artist community, and our professional baseball team, the Admirals. It's fun to watch the games, these guys love baseball, and they play for real."

Get to know Vallejo: Experience history on the free Vallejo Historical Landmarks Geocaching Trail. Pick up a passport at the Visit Vallejo Visitor's Center or the Vallejo Naval & Historical Museum and follow the clues to 18 different landmarks with geocache code words. Record 16 of the correct codes and receive a Visit Vallejo GeoCoin medallion.

Take the unofficial, self-guided "13 Reasons Why" tour. The hit Netflix series, filmed in Vallejo, has inspired a location treasure hunt, with visitors sleuthing out the Indian Alley mural and other sites featured in the show. Coming later this year: a self-guided Vallejo bicycle tour app developed by My City Bikes.

Land: For history buffs, try the Mare Island Shoreline Heritage Preserve, a 215-



acre park located at the island's south end on land that formerly served as the U.S Navy's first Naval Ammunition Depot. The site is now also host to the annual Northern San Francisco Bay Flyway Festival, celebrating more than 1 million birds and other wildlife at the peak of migration.

Learn about neighborhood and community park amenities from the Greater Vallejo Recreation District. For hiking, check out Vallejo's sections of the Bay Area Ridge Trail, along the Glen Cove waterfront and the Vallejo-Benicia greenbelt. For kids and adults who want a taste of the ranching life, McIntyre Ranch, owned by the Solano Land Trust, offers equestrian activities, classes in homesteading, and a secluded picnic area surrounded by 900 acres.

Water: The Vallejo Yacht Club, founded in 1900, offers sailing classes, monthly cruise outs, offshore coastal adventures, and weekly social gatherings – boat ownership



not required! Learn to row with the Straits of Mare Island Rowing Association. Enjoy a variety of water-related fun during Waterfront Weekend every first weekend in October, a festival featuring a historic whaleboat regatta.

Art: The Vallejo Art Walk, on the second Friday of every month in the Downtown Arts District, is a great way to discover the growing community of artists, craftspeople, and musicians who now call the city home. For Vallejo's homegrown take on steam punk creativity, check out the Obtanium Cup & Art Car Jam or the Mad Hatter Holiday Festival.

Golf: Vallejo is home to four golf courses. The Mare Island Golf Club, which opened in 1892 – has the oldest course west of the Mississippi. The Blue Rock Springs Golf Club has two 18-hole courses, and the Hiddenbrooke Golf Club course was designed by Arnold Palmer.

Six Flags: Vallejo's anchor attraction, Six Flags Discovery Kingdom, is the thrill capital of Northern California, featuring unique animal attractions and wildlife presentations, and exciting rides and shows. Six Flags recently acquired Waterworld California in Concord, and offers a Ride and Slide season pass that covers both amusement parks.

Vallejo Admirals: Watch the city's first professional sport team, the Admirals, in action during a home game at Wilson Park. The Pacific Association League's 2017 champions, the team is regularly scouted by Major League Baseball.

Outdoor fun runs the gamut, from boating and golf to the popular monthly downtown Vallejo Art Walk (below).



RECREATION

Vallejo recreation roundup

The festival circuit

- Food Truck Mania**
sactomofo.com
- Independence Day Parade & Fireworks**
vallejojuly4.com
- Juneteenth Celebration**
vallajojuneteenth.com
- Mad Hatter Holiday Festival**
hattervallejo.com
- Northern California Pirate Festival**
norcalpiratefestival.com
- Northern San Francisco Bay Flyway Festival**
sfbayflywayfestival.com
- Obtanium Cup & Art Car Jam**
obtaniumworks.net
- Osprey Festival:**
sfbayospreydays.org
- Pista sa Nayon-Filipino Festival**
vallejopistasanayon.com
- San Francisco Bay Flyway Festival**
sfbayflywayfestival.com
- Solano County Fair**
scfair.com



- The Northern California Pirate Festival.**
- The Great Vallejo Race**
(yachting) yra.org
- Vallejo Pow Wow**
artvallejo.org
- Vallejo Greek Festival**
stscah.com
- Visions of the Wild Festival**
visionsofthewild.org
- Waterfront Weekend**
vallejowaterfrontweekend.com

Entertainment under the rooftop

- Artiszen Cultural Arts Center**
artiszen.org
- Empress Theatre**
empresstheatre.org
- Mare Island Museum**
mareislandmuseum.org
- The Hub**
thehubvallejo.org
- The McCune Collection (rare books)**
mccunecollection.org
- Vallejo Arts & Entertainment**
artvallejo.org
- Vallejo Naval & Historical Museum**
vallejomuseum.net
- Vallejo Symphony**
vallejosymphony.org



Vallejo Symphony performs in the beautifully restored Empress Theatre.



Six flags Discovery Kingdom is the amusement capital of Northern California.

Go outside!

- Bay Area Ridge Trail**
ridgetrail.org
- Blue Rock Springs Golf Club**
bluerockspringsgolf.com
- Glen Cove Marina**
glencovemarina.net
- Greater Vallejo Recreation District**
gvrd.org
- Hiddenbrooke Golf Club**
hiddenbrookegolf.com
- Mare Island Golf Club**
mareislandgolfclub.com
- Mare Island Shoreline Heritage Preserve**
mareislandpreserve.org
- McIntyre Ranch**
mcintyreranch.org
- Six Flags Discovery Kingdom**
sixflags.com/discoverykingdom
- Straits of Mare Island Rowing Association**
somira.org
- Vallejo Admirals**
vallejoadmirals.com
- Vallejo Art Walk**
vallejoartwalk.com
- Vallejo Historical Landmarks Geocaching Trail**
visitvallejo.com
- Vallejo Municipal Marina**
cityofvallejo.net/marina
- Vallejo Yacht Club**
vallejojc.org
- Visit Vallejo**
visitvallejo.com



Advanced oncology care in a healing environment.

The City of Vallejo is home to the Sutter Solano Cancer Center, a fully accredited institution by the American College of Surgeons. We're proud to be recognized among the nation's leading cancer centers, giving our neighbors access to advanced treatments and technology, clinical trials, and a team that understands cancer affects the mind and spirit, as well as the body.

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Vallejo

Opportunity at the top of the Bay

The Bay Area’s island, river and waterfront city, with 30 square miles of land and 19.5 square miles of water, Vallejo is the crown jewel of the San Francisco Bay. Once known for its bustling U.S. Navy base, Mare Island Naval Shipyard, Vallejo is now a thriving mixed-use mecca for businesses, families, students and artists. One of the most diverse cities in the nation, Vallejo has the hottest real estate market (read: affordable), historic architecture, and exceptional waterfront amenities. It also has 40% lower commercial and industrial costs than San Jose or San Francisco and a highly educated labor force.



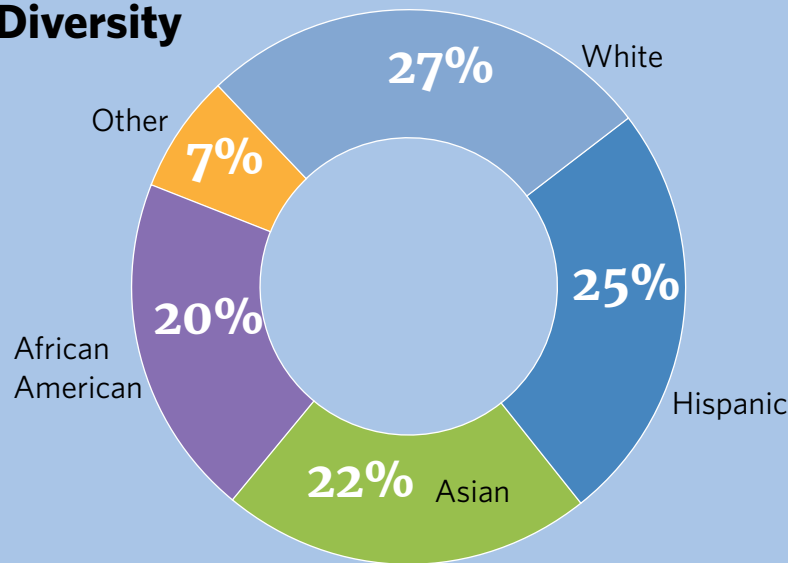
Population

118,995
Total population



38.3
Median age

Diversity

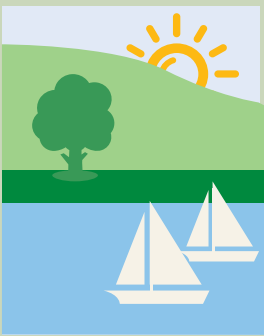
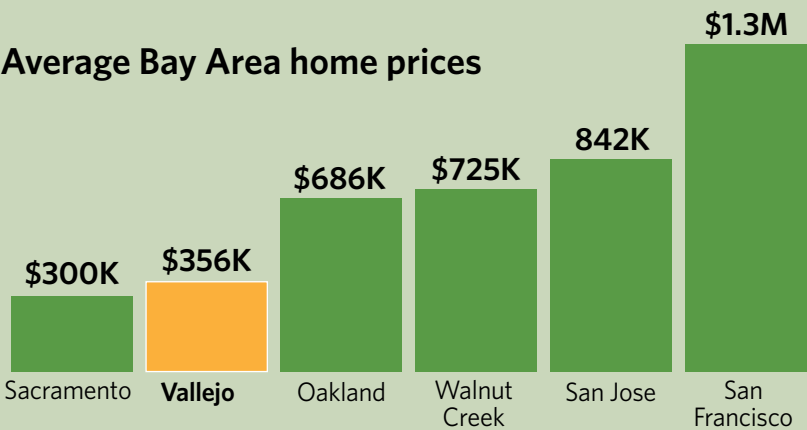


Housing, income and lifestyle

45,894
Households

\$71,707
Average household income

Average Bay Area home prices



11,400 acres

Of open space with
35 parks
4 golf courses
2 marinas

Business base

2,336
Businesses

\$14 million
Tax revenue

\$14.5 million
Voter-approved tax revenue

Commercial space

Office:

541,000 sq. ft.
\$.97/sf Average rent

Industrial/Flex:

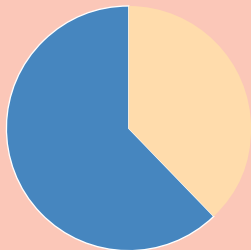
440,000 sq. ft.
\$.55/sf Average rent

Retail:

606,500 sq. ft.
\$1.16/sf Average rent

Education

62%
Some college or higher



61 colleges within a 50 mile radius

9,000 students enrolled in Touro University, California State University Maritime Academy, and Solano Community College (Vallejo campus).

Transportation



San Francisco Bay Ferry, two terminals
60 minutes to downtown San Francisco



SolTrans Express shuttle to El Cerrito
30 minutes



Walnut Creek, Pleasant Hill BART stations
38 minutes



Quick access to Interstates 80 and 780, and Highways 29 and 37
Drive times: Oakland **34 minutes**;
Sacramento **58 minutes**; Walnut Creek **24 minutes**



Port of Richmond: **20 miles**
Port of Oakland: **26.5 miles**
Port of San Francisco: **30 miles**
Port of Stockton: **65 miles**
Oakland International Airport: **34 miles**
San Francisco International Airport: **42 miles**
Sacramento International Airport: **62 miles**



Vallejo at your service

Our business is your business

Vallejo offers unparalleled opportunity for businesses large and small looking for a dynamic, innovative and affordable waterfront location. With high capacity services, including city-owned hi-speed broadband and centralized permitting, the city facilitates easy access assistance to launch, revitalize and expand your business. Vallejo will connect you with site-selection resources, local suppliers and key information to start and keep your business thriving.

***"What we
have here is
tremendous.
There's land and
space available,
and the costs
are low relative
to any other
location
on the bay."***

James Cooper
President,
Vallejo Chamber of
Commerce

CHOOSE VALLEJO

Vallejo's online portal for business development is a comprehensive and intuitive site to search for available real estate, project sites, demographics, talent, documents, and maps. Still have questions? Contact the city directly through the portal. Vallejo's Economic Development Division offers full-spectrum services that include: new business support, site identification, technical assistance for existing Vallejo businesses, and special events promotion and permitting.
www.choosevallejo.com

CENTRAL PERMIT CENTER

Vallejo's one-stop Central Permit Center in city hall provides public counter services, including permit and plan check processing, and consultations for local and state code requirements for the design and construction of commercial and residential structures. Many permit applications and guidelines are available online.
www.cityofvallejo.net/cpc

ECONOMIC DEVELOPMENT

Learn about development and expansion opportunities through the video stories of Vallejo's business and institutional partners.
www.choosevallejo.com

HIGH CAPACITY

In June 2017, with funding from Measure B funds, Vallejo lit up the city-owned broadband system, offering high-speed connectivity for advanced technology needs at one-fifth the cost of commercial providers. Additionally, the city's water and sewer agencies can provide high capacity service for business needs.

GREEN HIVE

A private co-working enterprise offering work space, workshops, and consulting services for sustainability-focused businesses, organizations, and youth located in downtown Vallejo with easy access to bus and ferry transit.
www.greenhivespaces.com



www.cityofvallejo.net/marina
42 Harbor Way
Vallejo, CA 94590
(707) 648-4370

VALLEJO MARINA

The North Bay's Only Full-Service Marina



- 56' Open and Covered Slips Available
- Great Restrooms with Showers
- Ample Guest Dock
- Full Service Boat Yard and Chandlery
- FREE Pump Out Stations
- Fuel Dock
- Kayak Storage Available
- 2 Restaurants for Breakfast, Lunch, Dinner and Cocktails
- Slips starting at \$7 per foot
- Concrete and wood docks
- Night security guard

BLUE ROCK SPRINGS GOLF COURSE

Where the Game Meets the Bay



"Top Ten Valued Courses in the Nation"
– Golf Advisor

Hidden gem, tucked away in the rolling hills on the eastern shores of San Pablo Bay



- 36-hole golf complex, featuring two 18 hole championship golf courses and a 28 stall driving range
- A full service dining cafe
- Event hall
- Spectacular vistas of the San Francisco Bay
- Test your golf skills on the West or East Championship Course
- Easy highway access from I-80
- Municipal Golf with Competitive rates, friendly service and excellent golf course conditions



Inyo Networks

is proud to partner with the

City of Vallejo

Inyo Networks' suite of IP based products bring disruptive pricing and services to the community, leveraging the latest technology to deploy flexible, simple and secure public and private networks.



844-994-4448 inyonetworks.com

WHAT WE OFFER:

- A suite of IP based products including Internet, Voice Services, and Video Services.
- Internet speeds from 50Mb to 10Gig/second.
- Point-to-point service throughout the Bay Area and beyond.
- An all-fiber network.
- Service installed in days, not weeks or months.