

Patrick Kennedy is the owner of Panoramic Interests, a development firm that has been building housing, live-work space, and commercial property in the Bay Area since 1990. The firm has focused on dense, mixed-use, mixed-income, infill developments, typically financed with private funds. All of the multi-family housing projects include below market rate units.

The firm’s projects incorporate the Smart Growth principles designed to discourage auto use, mitigate sprawl, encourage local business, and enhance the pedestrian streetscape.



Mr. Kennedy grew up in the East Bay, and attended Claremont McKenna College, majoring in Economics and English. He is a former member of the Carpenters Union and Steelworkers Union, and the California Bar.

After college, he worked as a contractor, and then attended Harvard Law School and MIT, graduating with a J.D. and a Masters in Real Estate Development. Early development work included building his own house, and renovating several small commercial properties.

His hobbies include open water swimming and ultra-light backpacking, both of which have furnished surprising insights into his work in development.

Education

Harvard Law School, J.D.	Cambridge, MA
Massachusetts Institute of Technology, M.A. in Real Estate Development	Cambridge, MA
Claremont Men's College, B.A. in Economics and English	Claremont, CA

PROJECTS

Name & Year Completed	No. of Units	Below Market-Rate Units	Parking	Sq. Ft.	Commercial Tenants
1990 Henry Court	6	0	6	10,000	N/A
1993 Westside Place Lofts	7	0	8	12,000	Live work Lofts
1995 Shattuck Avenue Lofts	24	10	14	2,000	Bistro Liaison
1997 University Lofts	29	7	34	4,500	Golden Key Piano, Talaveras Ceramics
1998 Berkeleyan Apartments	56	14	39	4,000	Yali's Oxford St. Café
2001 GAIA Building	91	19	42	12,000	Marsh Theater
2002 ARTech Building	21	4	11	6,000	Gecko Restaurant, Computer Tech Program
2003 Acton Courtyard Apartments	71	20	61	8,000	Bread Workshop, SignCo
2004 Bachenheimer Building	44	9	30	3,000	Copy Edge
2004 Fine Arts Building	100	20	55	12,000	Herbivore Rest., Avila Design
2004 Touriel Building	35	7	8	2,400	Darling Flowers
2007 UC Storage Building	N/A	N/A	3	40,000	Central Self-Storage
2009 2130 Center Street	N/A	N/A	1	26,000	UC, Ben & Jerry's, Ippuku Rest, BMSG, C/Net
2013 CITYSPACES® 38: <i>Harriet</i>	23	5	0	11,775	N/A
2015 CITYSPACES® 1321: <i>The Panoramic</i>	160	16	0	108,000	Coffee Cultures
2018 CITYSPACES® 2711: <i>Shattuck Studios</i>	22	2	0	10,332	N/A
2019 CITYSPACES® 2539: <i>The Panoramic</i>	70	6	9*	63,359	Restaurant/Cafe
2020 CITYSPACE® 333: <i>City Gardens</i>	200	26	0	146,139	N/A
2022 CITYSPACE Studios®: <i>1367 University</i>	39	39	0	9,273	N/A
2023 CITYSPACES® 345: <i>Folsom Studios</i>	50	8	0	3,909	N/A
2023 CITYSPACES® 500 Kirkham	1,032	85	9	899,791	Pharmacy, café, and over 40 local small businesses
TOTALS	2,080	297	330	1,394,478	

* Commercial spaces

YEAR	AWARDS
1992	Henry Court Project, Pacific Bldr. Conf., Golden Nugget Award, Best Small House Design under 1,200 sq. ft.
1993	Westside Place Project, Berkeley Design Advocates, Award of Excellence for Live/Work Housing
1995	Shattuck Ave. Lofts Project, Ahwahnee Community Design Award of Merit
1996	Excellence in Economic Development, Downtown Berkeley Association
1997	Winner of Spaulding Award from MIT Center for Real Estate, Outstanding achievement & community contribution
1999	Community Champion Award, Local Government Commission, "Commitment to Building Livable Communities..."
2000	Excellence in Design Award -- The Berkeleyan Apartments
2000	Smart Growth Leadership Award, California Main Street Association
2001	Excellence in Design, GAIA Building, Downtown Berkeley Association
2002	Community Service Award, City of Berkeley Chamber of Commerce
2002	Excellence in Design, ARTech Building, Downtown Berkeley Association
2003	Special Commendation, Amer. Inst. Architects (AIA), Cal. Council
2004	Touriel Building, Special Honor " Exceptional Res. Architecture" AIA, Cal. Council
2004	Bachenheimer, Fine Arts & Touriel Buildings win "Award of Excellence", Berkeley Design Advocates
2005	Bachenheimer Bldg. Mixed Use Building of the Year, East Bay Bus. Times
2005	Fine Arts Building -- Residential Building of the Year, East Bay Bus. Times
2005	Touriel Building, Grand Award -- Best in West, Gold Nugget Award, Best Housing 30+ units/acre
2005	Fine Arts Building -- Grand Award -- Best in West, Gold Nugget Award, Best Mixed Use Project
2013	2013 Center St., Award of Excellence, Berkeley Design Advocates – "Loving restoration that brings form and function to a historic building and delights visitors and workers in their everyday experience."
2013	SMARTSPACE® SoMa, 38 Harriet Street, SF – ULI Global Awards for Excellence Finalist
2013	YES! Berkeley Visionary Award, City of Berkeley Chamber of Commerce
2021	2019-2020 Berkeley Design Advocates 14 th Biennial Design Award Honoree, 2539 Telegraph-Panoramic Berkeley