

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.

Since 1995, Panoramic Interests has built 689 units of housing in several mixed-use projects in and around downtown Berkeley and San Francisco. The firm's projects incorporate the Smart Growth principles designed to discourage auto use, mitigate sprawl, encourage local business, and enhance the pedestrian streetscape.



In April, 2007 Panoramic Interests sold its rental portfolio of 7 buildings to the Equity Residential Apartment REIT of Chicago for \$146,000,000, the largest real-estate transaction in Berkeley's history.

Mr. Kennedy is now building **CITYSPACES™** -- small, stylish, efficient dwellings, in walkable neighborhoods in San Francisco and Berkeley. The firm recently completed a LEED Platinum, modular, 23-unit micro-apartment project in the SoMa District of San Francisco. It has just finished The Panoramic, a 160-unit, micro-apartment high-rise at 9th and Mission -- a block from the new Twitter headquarters. The principal tenants of the car-free project are the California College of the Arts and San Francisco Conservatory of Music.

Three new projects are in progress in San Francisco and Berkeley:

- **CITYSPACES™ 333** is a proposed 246-unit micro-apartment project at the western edge of SoMa, adjacent to the Mission District in San Francisco. The project is car-free, and a model of Ultralight Urbanism™.
- The Nexus is a **CITYSPACES™** green infill project located in the Southside of UC Berkeley campus and comprises 70 suites.
- **CITYSPACES™ 2711** located in Berkeley, is a four-story building, housing 22 units of efficiently designed spaces only blocks away from downtown Berkeley & UC Berkeley Campus.



CREATORS OF CITYSPACES®

PATRICK C. KENNEDY

panoramic.com

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	Yalis 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	UC Storage
2009 2130 Center Street	N/A	N/A	1	26,000	UC, Ben & Jerry's, Ippuku Rest., Bremer Whyte, LLP
2013 CITYSPACES® 38: Harriet	23	5	0	11,775	None
2015 CITYSPACES® 1321: The Panoramic	160	N/A	0	108,000	Coffee Cultures
2017 CITYSPACES® 2539: The Nexus	70	0	8*	72,000	Restaurant/Cafe
2017 CITYSPACES® 2711	22	0	2**	10,119	N/A
2018 CITYSPACES® 333	246	22	2**	101,179	N/A
TOTALS	1005	137	324	444,973	

* Zipcar and Commercial spaces

** Zipcar