PANORAMIC INTERESTS

CREATORS OF CITYSPACES®

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panoramic.com

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.

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.

Panoramic is now focusing exclusively on **CITY**SPACES®--small, stylish, efficient dwellings, in walkable neighborhoods. In August of 2015, the firm completed **The Panoramic**: the first high-rise micro-apartment in the U.S.; the 160-unit car-free project is one block from the Twitter headquarters.

Five new projects are in progress:

- **CITY**SPACES® **MicroPAD®** (**P**refab **A**ffordable **D**welling) is a steel modular dwelling, specifically designed to meet the needs of homeless people. The 160 sf units have a private kitchen and bath, 9 ft ceilings, large windows for natural light & ventilation, engineered soundproofing, and state-of-the-art seismic design and fire-safety.
- **CITY**SPACES® 333: ***City Gardens*** is a 200-unit apartment project at the western edge of SoMa, adjacent to the Mission District in San Francisco; it will have 102 ***Duos*** (2-bedroom apts) and 98 ***Suites*** (4-bedroom apts). The project is car-free, and a model of Ultralight Urbanism®.
- **CITY**SPACES® 2539: ***The Nexus*** is a car-free infill project located in the Southside of UC Berkeley campus; it will have 70 apartments and a cafe.
- **CITY**SPACES® 2711: ***Shattuck Studios***, a 22-unit four-story car-free project, will be the first all-steel modular construction in the U.S.; the efficiently designed spaces are a 10-minute walk from downtown Berkeley & UC Berkeley Campus.
- **CITY**SPACES® 500: ***The Hub*** is mixed-use apartment project located next to the West Oakland BART station; it comprises 1,032 units, a pharmacy, café, and makerspace.

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	UC Storage
2009 2130 Center Street	N/A	N/A	1	26,000	UC, Ben & Jerry's, Ippuku Rest., Bremer Whyte, LLP
2013 **CITY**SPACES® 38: ***Harriet***	23	5	0	11,775	None
2015 **CITY**SPACES® 1321: ***The Panoramic***	160	N/A	0	108,000	Coffee Cultures
2019 **CITY**SPACES® 2539: ***The Nexus***	70	0	8*	72,000	Restaurant/Cafe
2019 **CITY**SPACES® 2711: ***Shattuck Studios***	22	0	2**	10,119	N/A
2020 **CITY**SPACE® 333: ***City Gardens***	200	22	2**	149,354	N/A
2021 **CITY**SPACE® 500: ***The Hub***	1,032	80	75	650,000	Pharmacy, café, makerspace
TOTALS	1,991	217	399	1,143,148	

** Zipcar and Commercial spaces*
*** Zipcar*

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	**SMART**SPACE® SoMa, 38 Harriet Street, SF – ULI Global Awards for Excellence Finalist
2013	YES! Berkeley Visionary Award, City of Berkeley Chamber of Commerce