

YEAR	AWARD TITLE
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



2013 Global Award for Excellence

2013 ULI Global Award for Excellence Finalist

Presented to

SMARTSPACE© SOMA

San Francisco, California

Developer: Panoramic Interests

Designers: Lowny Architecture et al.

Lynn C. Thurber

Lynn Thurber, Chairman

Patrick L. Phillips

Patrick L. Phillips, Chief Executive Officer

The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.



38 HARRIET STREET

San Francisco, California

HAS SUCCESSFULLY ACHIEVED THE FOLLOWING LEVEL OF CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL
IN THE LEED GREEN BUILDING RATING SYSTEM™ AND VERIFIED BY AN INDEPENDENT GREEN RATER

LEED FOR HOMES

PLATINUM

S. Richard Fedrizzi

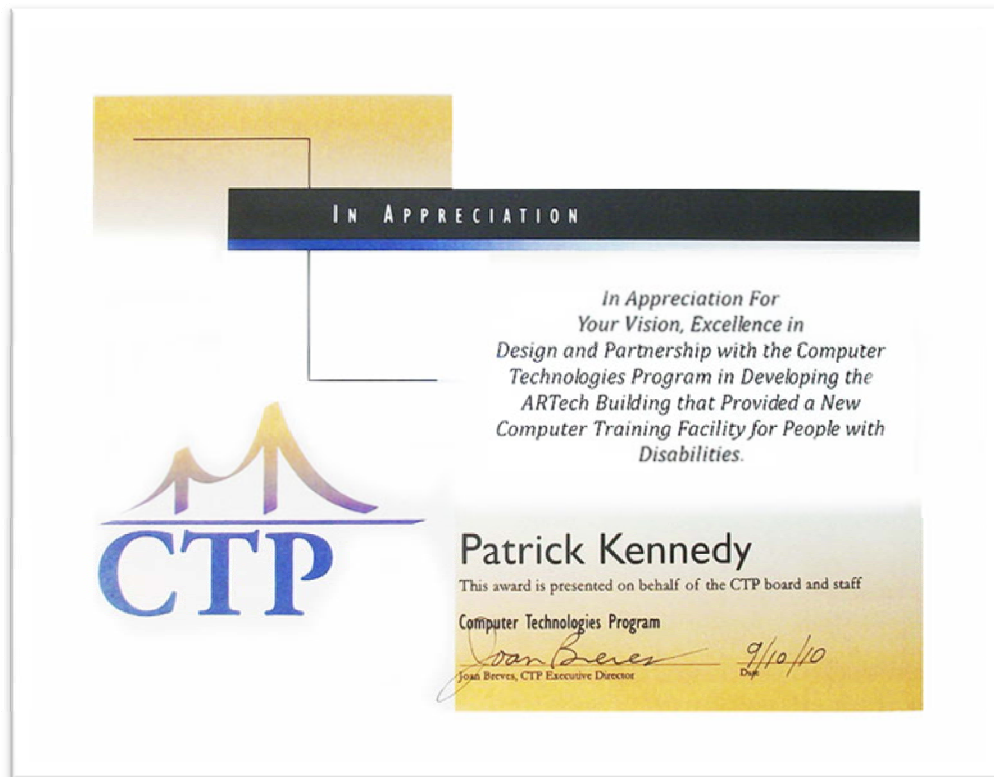
S. RICHARD FEDRIZZI, PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL

September 2013

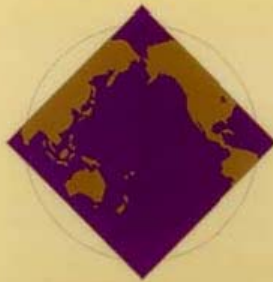
Mahesh Ramanujam

MAHESH RAMANUJAM, COO
U.S. GREEN BUILDING COUNCIL





2005
GOLD
NUGGET
AWARDS



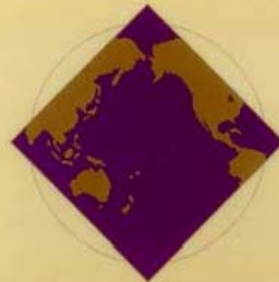
Award of Merit

N E W H O R I Z O N S

Best Mixed Use Project

Fine Arts Building
Berkeley, California
Builder: Oliver & Company
Developer: Panoramic Interests
Architect: Solomon, E.T.C., a WRT Company

2005
GOLD
NUGGET
AWARDS



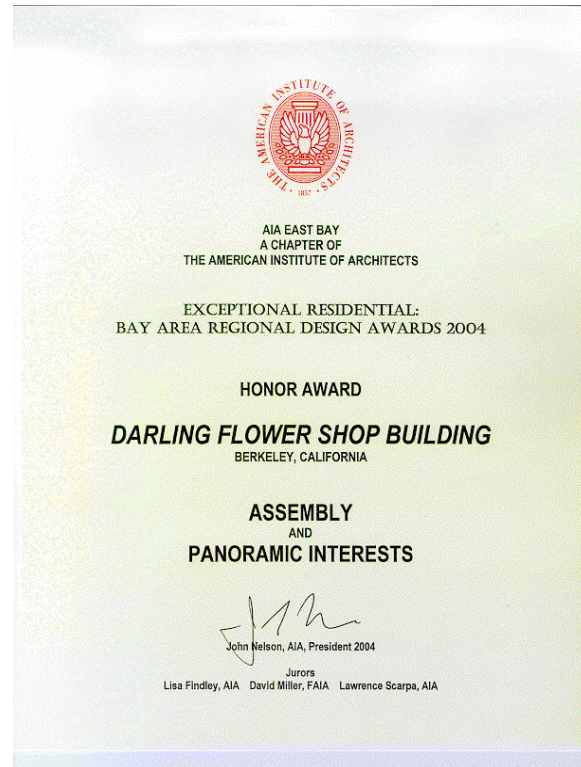
Award of Merit

N E W H O R I Z O N S

Best Affordable Housing

(30 du/acre or more)

Darling Flower Shop Building
Berkeley, California
Builder: Oliver and Company
Developer: Panoramic Interests
Architect: Assembly







DEDICATION OF THE SHATTUCK AVENUE LOFTS
FEBRUARY 22, 1996
REMARKS OF MAYOR SHIRLEY DEAN, BERKELEY, CALIFORNIA

My mother used to tell me that there were two kinds of people in the world – those who do and those who don't. Patrick is clearly, and wonderfully for the City of Berkeley, one of those who do.

Just as Patrick Kennedy the person is unique, mixed use, the development is pretty unique. It is one of those things that everyone says they want – but it never seemed to happen until Patrick Kennedy and mixed use merged. It is a pleasure to be here today at this exciting project that some said could not, would not ever be built in the City of Berkeley.

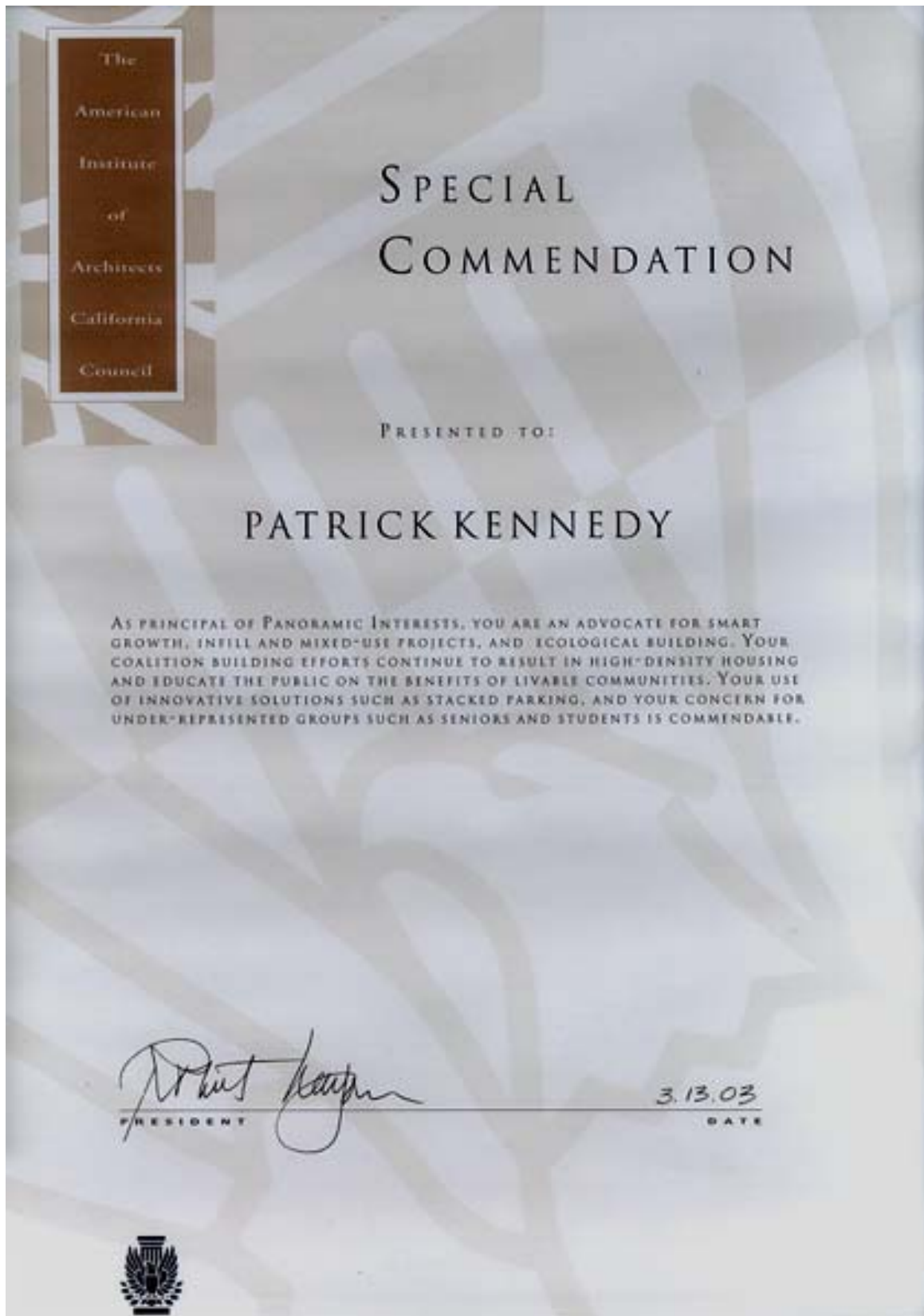
There is a human side to this project. 24 new condominiums, 10 of which are affordable and will provide new, beautiful, decent housing to those who might not otherwise have been able to live here. There is the satisfaction of fulfilling the public good when a part of this housing will provide new, beautiful, and decent shelter for someone who is severely disabled. There is satisfaction in knowing that \$580,000 of the City funding in this project will come back to the City and will be able to be used again to provide good housing for others.

There is also a financial side to this project. Over \$3 million will be added to our tax rolls and importantly we will receive around \$80,000 in new taxes. New commercial space that gives every indication of doing quite well has been added on this very important corner.

There is also a multiplier effect to this project. This building is one of the first, if not the first, public-private partnerships in this City. It is the first fully occupied mixed-use project. It is an extremely important element in our strategy to revitalize our downtown. Bringing people here because they live here is adding life, vitality, and energy to our downtown area and that is just good business and environmentally sound. It is for this reason that I remind people that this project received an "Award of Merit" from the Local Government Commission for the embodiment of urban design principles that are environmentally oriented.

Patrick has put a quote from Jane Jacobs' book, *The Death and Life of Great American Cities*, on the front of his invitation to this event. Jane Jacobs writes about what makes cities work – in the turmoil and malls of the 70s and the 80s and 90s, a lot of cities forgot a lot of what she wrote about. Patrick reminds us with her statement that "... possibilities for adding to convenience, intensity and cheer in cities ... are limitless...." Thank you Patrick for not letting us forget, thank you for your persistence and your vision, thank you for this project that is helping Berkeley turn the corner to a blossoming of our downtown into the vibrant place it can and should be.







COMMENDATION FOR PATRICK KENNEDY AND THE CITY OF BERKELEY

COMMUNITY DEVELOPMENT DEPARTMENT

- WHEREAS, on May 4, 1995, the Local Government Commission's 1995 Ahwahnee Community Design Award Committee presented the City of Berkeley Community Development Department with an "Ahwahnee Award of Merit" for the Shattuck Avenue Lofts Project; and
- WHEREAS, this project located at 1849 Shattuck Avenue, represents the first mixed-use housing project to be developed in the City's Downtown area in more than 30 years by a private developer; and
- WHEREAS, Patrick Kennedy, the developer of the project, has demonstrated a strong and positive belief in Berkeley's future and a high level of commitment to the premise that a more dynamic housing market will revitalize our Downtown; and
- WHEREAS, the Local Government Commission found the project to be an exemplary example of the "Ahwahnee Principles", a set of twenty-three urban design principles to create more livable communities through appropriate development, including mixed-use infill development; and
- WHEREAS, the project is a wonderful example of partnership between the public and private sector, in which City funds were lent toward construction financing in return for the creation of ten additional low-income units at no cost to the taxpayers.
- NOW, THEREFORE, BE IT RESOLVED that I, Shirley Dean, Mayor of the City of Berkeley, commend Patrick Kennedy and involved City staff for earning this Award of Merit and express the hope that this successful development project will be the first of many projects leading to a stronger, more economically vital Downtown.


Shirley Dean, Mayor

June 6, 1995

Spaulding Award

Outstanding Achievement & Community Contribution in Real Estate Development,
MIT Center for Real Estate

January 5, 1998

**MIT HONORS BERKELEY DEVELOPER PATRICK KENNEDY**

Cambridge, MA -- The MIT Center for Real Estate presented its 1997 Spaulding Award to Patrick Kennedy, of Panoramic Interests of Berkeley, California for developing innovative mixed-use residential projects in downtown Berkeley. The Spaulding Award is given every other year to an MIT real estate graduate whose work in the industry has enriched the profession and the local community. Kennedy was honored for his entrepreneurial commitment to downtown redevelopment as exemplified by his real estate ventures in Berkeley-- in particular the Shattuck Avenue Lofts, a public-private, 24-unit condominium project with ground floor retail space. Forty-two percent of the units are designated affordable housing.

In the eight years since founding Panoramic Interests, Kennedy has completed 109 units of housing in downtown Berkeley both for rental and for ownership, and has another 119 in various stages of the approvals process. Projects include 3- to 7-unit infill developments and three larger buildings. To varying degrees, all are public-private ventures with 25% to 40% of the units set aside for low-income residents. Several projects have been commended for their innovative design, including the Shattuck Avenue building which was recognized in 1995 by the State of California's Local Government Commission.

Kennedy, a 1985 graduate of MIT's one-year master's degree program in real estate, was a consultant and analyst in the real estate department of the Bay Area Transportation Authority prior to founding Panoramic. Earlier he was a licensed contractor in Corvallis, Oregon. He is a member of the California Bar and has been active in local government in the City of Berkeley.

The Spaulding Award honors the leadership, energy, and vision Charles (Hank) Spaulding, MIT '53, demonstrated in founding the Center for Real Estate at MIT. The Center promotes research and education in real estate investment, development, and management, and facilitates communication among members of the real estate industry worldwide, both with each other and with the academic community. The Center's major activities include a 12-month Master of Science in Real Estate program, professional education for real estate practitioners, and research on important issues in the field.

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