
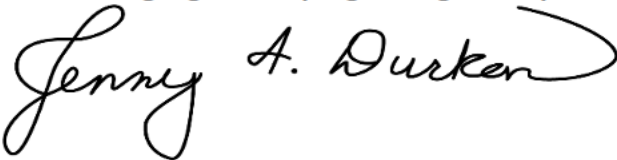





City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Patrick Cobb</i>		
Board/Commission Name: <i>Southwest Design Review Board</i>		Position Title: <i>Business Representative</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint Mayor & Council</i>	Date Appointed: <i>4/8/2021</i>	Term of Position: * <i>4/4/2021</i> to <i>4/3/2023</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Fauntleroy</i>	Zip Code: <i>98136</i>	Contact Phone No.: 
Background: <p>Mr. Cobb is the Vice President of Acquisition and Development at StoryBuilt, where his work includes leading acquisition, design, development, and construction activities through Seattle’s permitting and entitlement processes. He has additionally worked as a Design and Permitting Manager at Granger Family Homes in Seattle and as an Associate and Senior Designer at Laguarda.Low Architects in New York. His scope of work includes multifamily residential, mixed-use, townhouse, rowhouse, live-work, single-family, office, and master planning.</p> <p>Mr. Cobb is a design and development professional with a diverse skillset and a passion for creating sustainable urban projects. He completed a Bachelor of Science degree in architecture from the University of Texas before pursuing a Master of Architecture degree and Master of Science degree in real estate development from Columbia University.</p>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	
Authorizing Signature (original signature): 	Appointing Signatory: <i>Dan Strauss</i> <i>City Councilmember</i>	

*Term begin and end date is fixed and tied to the position and not appointment date.

PATRICK COBB



QUALIFICATIONS SUMMARY

Design and Development professional with a diverse skillset and a passion for creating sustainable urban projects. Experienced leader with the ability to set the direction for a project, negotiate contracts, lead consultant team and achieve financial goals.

Proven skills:

Acquisition, feasibility analysis, master planning, architectural design, project management, mixed use design and development, contract negotiation, marketing & business development.

Program Proficiency:

MS Project, Microsoft Suite, Wrike, Adobe Suite, Bluebeam Extreme, Auto-Cad, Procore, Buildtopia, Sketchup, Rhino.

PROFESSIONAL EXPERIENCE

StoryBuilt | Vice President of Acquisition and Development | Seattle 2015-current

Overview: In 2016, I was joined StoryBuilt Seattle working side by side with the Division President to expand SB's integrated development approach into Seattle. Over the past 5 years, I've played an integral role establishing relationships, acquiring properties, broadening market specific understanding of the entitlement process while growing our multidisciplinary team. Working closely with our in-house architecture, marketing, sales and construction teams, I strive to ensure the vision of each project is executed at the highest level. Since 2016, we've navigated 5 projects through the rigorous Seattle entitlement process and are completing construction on our 3rd community.

Acquisition:

- Identification of new acquisition opportunities in the Seattle area.
- Conduct due diligence on opportunities including financial analysis, risk assessment and site planning.
- Establish site design and vision.
- Maintain network of land brokers.
- Negotiate land acquisition contracts.
- Review surveys, title and land use/ zoning restrictions.
- Contract and supervise consultants in the preparation of required site investigations.
- Prepare and negotiate letters of intent, purchase and sale agreements and other legal documents associated with each acquisition.

Development:

- Navigate projects through Seattle's Design Review recommendation process.
- Contract and supervise design consultants.
- Coordinate entitlement process.
- Manage financial models, budget updates and lender financial models.
- Create and maintain development schedules for each project.
- Oversee specification selection for unit interior finishes, appliances, fixtures and lighting.
- Coordinate with marketing team to develop marketing collateral for projects ahead of pre-sales.

Construction:

- GMP contract negotiation
- Budget review and value engineering studies
- Weekly or bi-weekly OAC meetings and site walks
- Coordination with design consultants on field changes and activity
- Coordination with City of Seattle (SDCI) for utilities, improvements and services
- Quality assurance on site

Granger Family Homes | Design and Permitting Manager | Seattle 2013-2015

Overview:

After moving to Seattle, I filled a unique role helping to source and design projects for Granger Family Homes and builders invested in Blue Print Capital. My role included feasibility and due diligence on property acquisitions and architectural design on properties acquired. Responding to demand, I hired and grew the design team to 4 people, establishing process, details and knowledge base to support the business. Overall, I assisted with the acquisition and managed entitlements of 50+ small infill development projects. In all, this included 150+ units including apartments, town house, row house, live work and luxury single family residential projects.

Acquisition/Feasibility:

- Worked to identify acquisition opportunities in the Seattle area.
- Working with leadership, conducted due diligence on opportunities including financial analysis, risk assessment and site planning.
- Reviewed surveys, title and land use/ zoning restrictions.
- Hired and supervised consultant in the research and analysis of opportunities.

Design:

- Site planning
- Conceptual design studies
- Schematic-Construction Documents
- Construction Administration on an as needed basis
- Rendering marketing plan for builder clients

**Laguarda.Low Architects | Associate/ Senior Designer | New York, NY
2005-2013**

Architecture and Planning:

Managed Independent team through planning and architectural design of major international mixed use projects. Worked with clients to develop program and design vision. Coordinated with and presented to clients, government agencies, and consultants through all phases of design.

Business Development:

Conducted firm presentations, media outreach, PR strategy and relationship building expanding LLA's global brand. Recruited, trained and managed staff for LLA's New York expansion.

Notable Projects:

MIXED USE

- ITFC Xiamen Shopping Center: Xiamen, China, 40,000 m2, ITG, designed 2012
- Pangyo Alpha Dome: Pangyo, Korea 678,450 m2, Lotte Engineering & Construction, designed 2007, competition entry | 1st prize
- Splau Shopping: Barcelona, Spain 75,000 m2, grupo lar/grosvenor, designed 2003
- Yixing Waterstreet:, Yixing, China, 55,800 m2, commercial, retail and entertainment, designed 2012

MASTER PLANNING

- OCT Baoan master plan Shenzhen, China, 220 hectares, mixed use and retail entertainment waterfront project, designed 2012
- Toluca Master Plan Toluca, Mexico, 270 hectares | 1,310,000 m2, Grupo Lar Mexico. designed 2007

OFFICE

- Banco Republico of Uruguay Montevideo, Uruguay| Banco Republico, designed 2009

Awards and Recognition:

- Honor Award, AIA, BROU International Bank Competition,
- 2009 Merit Award, AIA, Pangyo Alpha Dome,
- 2009 Merit Award, AIA, Madrid International Convention Center,
- 2007 1st Place, Sonae Sierra Invited Competition,
- Pavia Center, 2006 1st Place, Lotte International design competition, 2007

Publications:

Design work has appeared in New York Times, Architect Magazine, Archinect, Builder Magazine, and Texas Architect

EDUCATION

Columbia University, Master of Science in Real Estate development 2010-2011

- 2010-2011 Relevant Coursework: RE Finance , Zoning, Public/ Private Partnerships, Market Analysis, Capital Markets, Private Equity & Capital Raising, Alternative Investments, Housing Finance, REIT Analysis, GIS Analysis
- “JP MORGAN CHASE COMMUNITY DEVELOPMENT COMPETITION”, Created & modeled complex finance strategy using tax credits, community loans, & private equity. Performed market analysis and evaluated economic dividends. Lead design and strategic plan for LA Green Corps headquarters and training center.
- “BUILD A BETTER BURB”, Rauch Foundation Student winner for innovative re-zoning and financial strategy re-thinking the future of Long Island’s suburban typology.

Columbia University, Master of Architecture 2008-2010

- Relevant Coursework: Design Studio focused on sustainable systems in design, technology, architectural design, site planning, NYC code regulation, residential design, rendering.

The University of Texas at Arlington, Bachelor of Science in Architecture 2001-2005

- Magna cum laude
- Honor Society
- Study abroad in Italy and Europe

Seattle Design Review Boards - March 2021

42 Design Review Board Members: Pursuant to SMC 23.41.008, all members are subject to City Council confirmation, two-year terms that may be re-appointed to a second term:

- 12 City Council-appointed
- 13 Mayor-appointed
- 15 Joint Mayor and Council appointed
- 2 Mayor appointed per SMC 3.51 (Get Engaged)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1.	Local Residential, DT	Bissen, Matthew	4/4/2021	4/3/2023	1	Mayor/Council
3	M		2.	Local Community, NE	Castaneda, Manuel	4/4/2021	4/3/2023	1	Mayor
6	M		3.	Development, SW	Rosenstock, Scott	4/4/2020	4/3/2022	2	Mayor
6	F		4.	Business/Landscape, W	Montessor, Jen	4/4/2021	4/3/2023	2	Mayor/Council
6	F		5.	Local Residential, SW	Lirman, Johanna	4/4/2021	4/3/2023	1	Mayor
6	F		6.	Business/Landscape, E	van Geldern, Emily	4/4/2020	4/3/2022	1	Mayor/Council
9	M		7.	Local Community, SE	Colley, Chris	4/4/2020	4/3/2022	2	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2020	4/3/2022	1	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2020	4/3/2022	1	Council
6	F		10.	Local Business, NW	Bogert, Phoebe Erin	4/4/2021	4/3/2023	2	Mayor/Council
6	F		11.	Design Professional, E	Gage, Gina	4/4/2021	4/3/2023	1	Mayor
6	M		12.	Development, NW	Dijulio, Penn	4/4/2020	4/3/2022	1	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Chris	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2020	4/3/2022	1	Council
1	M		16.	Local Community, SW	Cheng, John	4/4/2020	4/3/2022	2	Council
6	M		17.	Design Professional, NE	Rusler, Dan	4/4/2020	4/3/2022	2	Council
6	F		18.	Design Professional, W	Eckrich, Janell T.	4/4/2021	4/3/2023	1	Council
6	M		19.	Local Community, W	Morefield, John	4/4/2020	4/3/2022	2	Mayor
6	F		20.	Development, DT	Dagliano, Carey	4/4/2021	4/3/2023	1	Council
6	M		21.	Business/Landscape, SW	Cobb, Patrick	4/4/2021	4/3/2023	1	Mayor/Council
1	F		22.	Design Professional, SE	So, May	4/4/2021	4/3/2023	2	Council
9	F		23.	Design Professional, NW	Watkins, Adrienne	4/4/2021	4/3/2023	1	Mayor

6	M		24.	Local Community, E	Haas, Andrew	4/4/2021	4/3/2022	2	Council
6	F		25.	Local Residential, NW	Rock, Lauren	4/4/2020	4/3/2022	2	Mayor/Council
6	M		26.	Local Community, DT	Henderson, Jason	4/4/2020	4/3/2022	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Timothy	4/4/2021	4/3/2023	2	Mayor/Council
6	M		29.	Design Professional, DT	Palushock, Ed	4/4/2020	4/3/2022	2	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Bader, David	4/4/2020	4/3/2022	2	Mayor/Council
6	M		32.	Local Residential, W	Farkas, Allan	4/4/2021	4/3/2023	1	Mayor/Council
6	M		33.	Local Residential, E	Cannon, Michael R.	4/4/3021	4/3/2023	1	Mayor/Council
6	M		34.	Local Residential, SE	Maier, Daniel	4/4/2021	4/3/2023	2	Mayor/Council
6	F		35.	Business/Landscape, NE	Liss, Katharine	4/4/2020	4/3/2022	1	Mayor/Council
6	F		36.	Get Engaged	Honig, Margaret	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)
5	F		37.	Local Residential, CA	Khosla, Sharon	4/4/2020	4/3/2022	2	Council
2	F		38.	Local Community, CA	Ingram, Ronquesha	4/4/2020	4/3/2022	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
2	M		40.	Development, CA	Pleasant, Kenny	4/4/2020	4/3/2022	2	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2020	4/3/2022	1	Mayor/Council
6	M		42.	Get Engaged	Stein, Connor	9/1/2020	8/31/2021	1	Mayor (SMC 3.51)

New Appointments

Re-appointments

Vacant

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	9	6	0	0	0	2	1	0	0	10	0	0	2
Council	8	4	0	0	2	0	0	0	1	9	0	0	0
Joint	9	6	0	0	0	0	1	0	0	14	0	0	0
Total	26	16	0	0	2	2	2	0	1	33	0	0	2

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.