




# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b> <i>Penn DiJulio</i>		
<b>Board/Commission Name:</b> <i>Design Review Board</i>		<b>Position Title:</b> <i>Development Professional</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		<b>City Council Confirmation required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		<b>Term of Position: *</b> 4/4/2022 <b>to</b> 4/3/2024  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood:</b> <i>Ravenna</i>	<b>Zip Code:</b> <i>98115</i>	<b>Contact Phone No.:</b> [REDACTED]
<b>Background:</b> Mr. DiJulio is a Senior Development Manager at Touchstone Development with almost 15 years of experience working in construction and project management in the greater Puget Sound region. His work involves all aspects of the development process, from acquisition to project closeout and transition. His primary focus is managing development opportunities to procure entitlements and permits, and managing each project through the design, pre-construction, and construction phases. Mr. DiJulio’s work experience includes urban development, hospitality, mixed-use, multifamily, and single-family residential development.  Mr. DiJulio holds a Bachelor of Arts degree in Philosophy from the University of Washington and a certificate from the Stanford Graduate School of Business.		
<b>Authorizing Signature (original signature):</b>  <b>Date Signed (appointed):</b> 5/31/2022		<b>Appointing Signatory:</b> <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

## PENN DIJULIO

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### Key Skills and Experience:

- Concept/Design Management
  - Construction Management
  - Permitting
  - Entitlements
  - Contract Negotiation
  - Issue Management and Resolution
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### PROFESSIONAL EXPERIENCE

#### **TOUCHSTONE DEVELOPMENT** Seattle, WA July 2019-Present

Full service Development company located in Seattle, Wa focusing on urban development and mixed use projects.

##### **Senior Development Manager**

**As the Senior Development Manager, I am involved in all aspects of the development process, from strategic input during acquisition and due diligence phases to project closeout and transition. My primary focus is the management of development opportunities to procure entitlements and permits and management of each project through design, pre-construction, and construction phases, including tenant improvement.**

#### **WHITE PETERMAN PROPERTIES, INC** Merrillville, IN/Seattle, WA July 2015-June 2019

Full service Hotel and Multi-family developer located in northern Indiana.

##### **Vice President of Construction**

**Responsible for managing design, permitting, and construction throughout the Pacific Northwest of all WPPI properties including 234 guestroom AC Marriott Hotel in Bellevue, WA, 243 unit apartment building in Redmond, WA, 138-unit wood frame residential building in the Roosevelt Neighborhood and 200-Room AC Marriott Hotel in Denny Triangle. Sourcing and due diligence support for out-of-state development team on all tied-up and sourced properties throughout the due diligence process.**

#### **WOOD PARTNERS**, Seattle, WA/Irvine, CA/Portland, OR May 2014-July, 2015

Atlanta-based residential development company with offices across the United States.

##### **Construction Manager**

**Project: Block 17 Apartments, Portland Oregon: 17-story concrete tower and 5-story wood framed building, 281 luxury apartments, LEED Silver.**

Construction Manager/Owner's representative responsible for seamless development, design and construction processes. Project was delivered, with the help of a sound general contracting team, on time and within budget including a number of developer and equity partner upgrades.

- Senior level support in pre-development and pre-construction and construction of two additional high rise apartment towers located in Seattle, WA, and several other pursuits in Portland, OR.

#### **WALSH CONSTRUCTION**, Seattle, WA/Chicago, IL December 2012-May 2014

Chicago-based general contracting, construction management, and design-build firm recognized as one of the nation's top 15 contractors according to Engineering News-Record (ENR). Approximately \$4 Billion 2012 Revenue.

##### **Project Manager**

**Project: Bellevue Marriott: 17-story, 384 Guestroom, LEED Silver Full-service hotel with 3 underground parking levels, Conference center, Ballroom spaces, pool, full service kitchen, restaurant and bar. GFA of approximately 325,000 sf.**

MEP Project Manager for hotel project with heavy reliance on BIM practices and design assist/Value Engineering of all mechanical systems. Project management of other technical systems and oversight/mentorship of a staff of two Project Engineers and one APM. Project maintains heavy emphasis on GC design assist/design completion with alternative consultant management model as contracted by the owner.

- Primary focus on private client/negotiated work.
- Familiar with large project estimating for federal and public hard-bid, "plan and spec" sector.

**ROBERTS-WYGAL CUSTOM BUILDER, Kirkland, WA**

May 2010-December 2012

Private builder specializing in high-end, top-quality custom homes in and around the greater Seattle Area.

**Project Manager**

Implemented sound construction practices and organized business processes across entire company. Introduced goal-centered, metric-driven culture resulting in renewed client satisfaction and the award of additional \$2.4M in contracts to the company by a satisfied client. Responsible for client relations and management, architect and designer coordination, in-project estimating, project schedule, issue management, subcontractor scope definition, subcontract generation, cost accounting, quality control, and project administration.

- Projects Managed: \$10.5M home re-model/re-build project on Mercer Island, \$3.5M custom home build in Yarrow Point and a \$3.5M new home construction in North Seattle. \$1.5M remodel in North Seattle. \$2.5M remodel and new construction in Seward Park, \$3.5M New construction in Medina, \$2.5M interior and shell construction on Queen Anne, \$1.2M new addition in Bellevue
- Business Development and estimating to support company expansion goals.

**THE HANOVER COMPANY, Seattle, WA/Houston, TX**

November 2006-May 2010

Residential Development Company based in Houston, TX with approximately 250 employees and a 2008 development schedule valued at over \$1 Billion.

**Assistant Project Manager**

**Projects: Olivian Tower - Seattle, WA; Ten-20 Tower - Bellevue, WA; Ashton - Bellevue, WA**

Challenged with pre-development, pre-construction, sub-contract and scope creation, contract negotiation, management of subcontractors, developers, architects and consultants, fiscal analysis, and scheduling for the construction of a 28-story, 327 Unit LEED Certified luxury high-rise apartment building in Downtown Seattle (Olivian Tower). Primary Management of approximately \$30M in construction subcontracts and assistant management of an additional \$50M in subcontracts of the \$109M Construction Budget.

- Ten-20 Tower and Ashton Bellevue: Additional project management of close-out/punch list and warranty work at two additional apartment buildings (approximately 500 units) following company "reorganization." Duties included management of MEP Coordination in preparation for building's tenant improvement work. Project completed, turned-over to management, and successful start of leasing on time and within budget.
- Negotiated all contract change orders to 66% of quoted value amounting to approximately \$1M in savings.

**GRANITEROCK CO., Watsonville, CA**

October 2002-November 2006

Malcolm Baldrige Award winning construction material supply and heavy civil construction company with over 800 employees serving the San Francisco Bay Area based out of Watsonville, CA

**Manager, Total Quality Management (November 2002-November 2006)**

Championed Total Quality Management initiatives and developed marketing and business strategy direction in all seven company divisions. Piloted company's complaint management system and provided consultation, root-cause analysis and Corrective and Preventive Action (CAPA) guidance to more than 500 issues per year. Developed customer surveys and process improvement to measure customer loyalty and satisfaction. Mentored and supervised 11 concrete and Asphaltic Concrete plant operators in company quality standards through Statistical Process Control (Six-Sigma Goals) of material batching accuracy, process capability determination, and root cause analysis to goal of zero defects.

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**EDUCATION**

**Stanford Graduate School of Business, Palo Alto, CA**

Certificate Program - Graduate School of Business Summer Institute, Summer 2004

**University of Washington, Seattle, WA**

B.A. Philosophy June 2002, Pre-medicine/Life Science Program Requirements, Dean's List

**SOFTWARE PROFICIENCY**

- MS Office Suite on PC and Mac Platforms-(Word, Excel, PowerPoint, Publisher, )

- Primavera p6 Scheduling software
- MS Project Scheduling Software
- CMiC Project Management Software
- Timberline Accounting and Project Management Software
- BidScreen XL estimating/take-off software
- Masterview Project Management Software
- NavisWorks (BIM software - navigation only)
- JD Edwards Accounting software and Crystal Reports

# Design Review Board

**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	F		3.	Development, SW	Baxter, Brenda L.	4/4/2022	4/3/2024	1	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	4/4/2022	4/3/2024	2	Mayor/Council
6	F		7.	Local Community, SE	Richmond, Lisa	4/4/2022	4/3/2024	1	Mayor
6	M		8.	Development, SE	Germain, Stewart	4/4/2022	4/3/2024	2	Council
6	M		9.	Local Community, NW	Johnson, Brian	4/4/2022	4/3/2024	2	Council
6	F		10.	Local Business, NW	Bogert, Phoebe	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	4/4/2022	4/3/2024	2	Mayor
6	M		13.	Business/Landscape, DT	Luoma, Aaron	4/4/2020	4/3/2022	2	Mayor/Council
6	M		14.	Development, E	Bendix, Christopher	4/4/2021	4/3/2023	1	Council
6	M		15.	Development, NE	Gunter, Christian	4/4/2022	4/3/2024	2	Council
6	M		16.	Local Community, SW	Schaefer, Gavin	4/4/2022	4/3/2024	1	Council
1	M		17.	Design Professional, NE	Lim, Kun	4/4/2022	4/3/2024	1	Council
6	F		18.	Design Professional, W	Eckrich, Janell	4/4/2021	4/3/2023	1	Council
3	F		19.	Local Community, W	Barrientos, Maria	4/4/2022	4/3/2024	1	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

9	M		24.	Local Community, E	Reilly, Joe	4/4/2021	4/3/2023	1	Council
1	F		25.	Local Residential, NW	Lin, Christina	4/4/2022	4/3/2024	1	Mayor/Council
1	F		26.	Local Community, DT	Fortaleza, Che	4/4/2022	4/3/2024	1	Mayor
6	F		27.	Development, W	Ratray, Tiffany	4/4/2021	4/3/2023	1	Mayor
6	M		28.	Local Residential, NE	Carter, Tim	4/4/2021	4/3/2023	2	Mayor/Council
1	F		29.	Design Professional, DT	Li, Nicole	4/4/2022	4/3/2024	1	Mayor
6	M		30.	Design Professional, SW	Grainger, Alan	4/4/2021	4/3/2023	2	Mayor/Council
6	M		31.	Business/Landscape, SE	Maritz, Benjamin	4/4/2022	4/3/2024	1	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	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	4/4/2022	4/3/2024	2	Mayor/Council
6	F		36.	Get Engaged	Hevly, Charlotte	9/1/2021	8/31/2022	1	Mayor (SMC 3.51)
6	M		37.	Local Residential, CA	Britt, Troy	4/4/2022	4/3/2024	1	Council
1	F		38.	Local Community, CA	Hu, Quanlin	4/4/2022	4/3/2024	1	Mayor
6	M		39.	Design Professional, CA	Floor, Jeffrey	4/4/2020	4/3/2022	2	Council
			40.	Development, CA	Vacant	4/4/2022	4/3/2024	1	Mayor
3	F		41.	Business/Landscape, CA	Garcia, Ana Cristina	4/4/2022	4/3/2024	2	Mayor/Council
			42.	Get Engaged	Vacant	9/1/2021	8/31/2022		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	2	10	0	0	3	0	2	0	0	7	0	0	1
Council	9	4	0	0	2	0	0	0	0	9	0	0	1
Joint	9	6	0	0	1	0	1	0	0	13	0	0	0
Total	20	20	0	0	6	0	3	0	0	29	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.*