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EDUCATION

University of Washington, Graduate School of Business Administration

- Masters of Business Administration, MBA, June 2000

UCLA, Graduate School of Architecture and Urban Planning

- Professional Masters of Architecture, M. Arch, June 1994

UCLA, College of Arts

- Bachelor of Arts, Cum Laude, June 1991

EXPERIENCE – DEVELOPMENT

Entrepreneurial development led on a diversified portfolio of successfully completed developments across Puget Sound from residential, retail and office projects to more complicated mixed-use and public-private developments. My work strives to exceed financial goals of our partners while passionately managing the creation of place-making neighborhoods for long-term quality and sustainable appeal.

- 25 years of experience in all aspects of design, development and construction.
- Development led on the nationally recognized redevelopment of Bremerton's waterfront with the Bremerton Harborside, Kitsap Credit Union, and Park Plaza developments.
- Led the planning and vertical development for the \$750 million Stadium Place residential mix-use development adjacent to Seahawk Stadium in downtown Seattle.
- In 2009 launched my own development company, Lorax Partners, that successfully completed residential, retail, cinema and civic developments.

Simpson Housing, Senior Vice President of Development, West Coast, 2/2016 – Present

Joined Simpson Housing in 2016 to attain solid financial backing to capitalize on larger scale opportunities. Current projects include:

- The Metro – 57-unit apartment, Bellevue, WA – under construction
- Crossroads – 224-unit mid-rise residential, Bellevue, WA – completing letter-of-intent
- The Commons – 288-unit mid-rise residential, Bremerton, WA – completing letter-of-intent
- Kent Ridge – 220-unit 3-story apartment complex, Kent, WA – letter-of-intent signed for primary parcel

Lorax Partners, Owner, 10/2009 – 2017

Park Plaza - Mixed-Use Residential, Cinema and Retail Development, Bremerton, WA – openings 2012-16

- Partner with the City of Bremerton to bring night-life and residences to the downtown core.
- Public-private partnership envisioned 250-stall garage, 71-unit apartment, 10-screen Cinema, and street level shop retail. Lorax Partners led the development and construction of the “public” garage, while spearheading the “private” vertical development in a partnership with the City of Bremerton.
- Successfully brought in Cinema partner that opened in June 2012.
- Apartments completed in 2016, doubling proforma expectations.
- Two retail tenants - Jimmy John's (opened in 2013) and Café Cinema (under design).

Federal Way Civic Center - Federal Way, WA – construction completion July 2017.

- Partner with the City of Federal Way to lay the foundation to their future downtown with a new 725-seat Performing Arts Center, Conference Center and Hotel.
- Won the developer led Public-Private partnership competition in 2012.
- Led the complex visioning, programming, overall project budget (including operations proforma) while managing the City and community politics from conception-to-occupancy.
- Held to the original development estimate given to City Council in 2013 through to project completion.

Opus Northwest, Senior Real Estate Director, 2/1999 – 1/2010

Stadium Place - Mixed-Use TOD, Seattle, WA – Master Use Permit attained 2010, under construction 2013 (by former partner Daniels Development)

- Comprising two full City blocks the LEED Gold project will include 560 apartments (under construction), 200 condos, 200,000sf of office, 250-room hotel, as well as lively street level retail.
- Lead the development of and vision for the largest and finest situated transit oriented development (TOD) in the state of Washington - adjacent to Seahawks Stadium and the hub of all transit for Seattle: Union Station.

- After many years of intense, efforts with the various constituents to the project (Pioneer Square, International District, City of Seattle, King County and the Stadium Authority) politically challenged project attained support and consensus for planning approval in 2010 and for the close of property and start of construction in late 2011.

The Cabins at Tumble Creek - Roslyn, WA – opened 2007-2008

- Directed all aspects of the stunning private development of Built Green residential “cabins” at Tumble Creek, the private neighborhood within the 7000 acre Suncadia Resort.
- One-of-a-kind second-home community in which the architecture, site planning and amenities together harmoniously facilitated community gathering, while resonating with the natural landscape.
- 2400-3600sf cabins average sale price: \$1.8 million.

Shoreline Civic Center, Shoreline, WA – opened November 2010

- 70,000sf LEED Gold City Hall has become the sustainable image for the proud City of Shoreline.
- Led grassroots approach to the development through several community focus groups and public meetings to establish the guiding principles of the project. Two central themes arose: educational sustainability and “place making” for a City without an identity.
- Envisioned “educational sustainability” through the creation of a “sustainable stroll” through the project’s planned green elements including a 1,600-square-foot green roof, solar panels, rain gardens where water will be collected and cleaned onsite through bioswales, native plantings, furniture, fixtures and materials made of recycled materials, energy efficient lighting and climate control tools, as well as low-flow plumbing fixtures.
- Closed on financing for \$33 million project in the 4th quarter of 2008 – a huge achievement given timing.

Bremerton Harborside - Mixed-Use Waterfront Development, Bremerton, WA - opened 2004

- Envisioned and led the difficult groundbreaking development built on a tight, environmentally contaminated urban site, adjacent to the regional transit center where the project itself change the paradigm of a dilapidated City into a regional destination.
- Developed the \$50 million public/private project that has served as the catalyst (along with the Kitsap Credit Union Headquarters below) to the nationally recognized and award winning revitalization of the City of Bremerton.
- Created a harmonious mix of uses: 110-room Hilton, 30,000sf of office, 12,000sf of retail, 20,000sf Conference Center, 4000sf Marina Harbormaster headquarters, 520-stall garage, 7500sf Anthony’s Restaurant all spilling out to an urban plaza with mesmerizing WetDesign water-features that have become the signature to the City’s new image.

Federal Way Crossings - Retail Center, Federal Way, WA – opened 2006

- 250,000sf multi-tenant retail project that has completely transformed the former environmentally contaminated truck stop and “red-light” hotel site into the preeminent retail destination center in the area.
- Created a new gateway into the City of Federal Way while forming a sense of identity within the spaces of the development for a City previously without a gathering place.

Kitsap Credit Union Headquarters Building - Bremerton, WA – opened 2006

- Winner of the 2007 NAIOP “Office Development of the Year” the KCU Headquarters was the first new private office building in Bremerton in over thirty-years. The small but complicated TOD project includes 55,000sf office, 6000sf of retail, 200 parking stalls and a “kiss-and-ride” drop off for ferry terminal passengers.
- Paradigm shifting project successfully brought back life and private investment back to heart of the City.

Sammamish Parkplace - Office Campus, Issaquah, WA, opened 2001

- Development Manager for the overall design, development, construction and tenant coordination for the 600,000sf, \$150 million campus consisting of three 6-story office buildings – leased entirely by Microsoft Corporation.

Opus Eastpointe Corporate Center – Office, Issaquah, WA, opened 2002

- Development and tenant improvement manager for the 160,000sf, \$40 million office project – leased by the Boeing Corporation.

EXPERIENCE – ARCHITECTURE

Five years work experience including mentoring and education directly from three Pritzker Prize winning architects: Richard Meier, Frank O. Gehry and UCLA mentor Thomas Mayne.

Zimmer Gunsul Frasca Partnership (ZGF), Seattle, WA, Architect, 3/95-2/99

- *Safeco Insurance Office Campus* - Redmond, WA, Project Architect, 2/98-2/99
- *World Trade Center*, Seattle - WA, Project Architect, 4/97-2/98
- *Microsoft Pebble Beach Headquarters* - Redmond, WA, 4/95-1/96

Hellmuth, Obata & Kassabaum (HOK), Los Angeles, CA, Architect, 6/94-3/95

- *Beijing Hengxi Retail Housing Complex* - Beijing, China, 1/95-3/95
- *LAC/USC Medical Center* - Los Angeles, CA, 6/94-1/95

Richard Meier and Partners, Los Angeles, CA, Intern Architect, 6/93-10/93

- *J. Paul Getty Center* - Los Angeles, CA

Frank O. Gehry and Associates, Intern Architect, 4/93

- *Walt Disney Concert Hall* - Los Angeles, CA

AWARDS & RECOGNITION

- “40 under 40” - 2008 Puget Sound Business Journal business and civic leader honoree
 - First diversified real estate developer honored
- State of Washington Governor’s Smart Communities Award – 2012 City of Sequim Downtown Plan
- Kitsap Credit Union – 2007 NAIOP Office Development of the Year
- Bremerton Harborside – 2005 NAIOP Redevelopment / Renovation of the Year finalist
- Sammamish Parkplace – 1999 SIOR Office Development of the Year
- UCLA Graduate Fellowship Recipient - 1991

AFFILIATIONS

- Member ULI, ICSC and NAIOP
- ULI - “Thriving Communities” committee member
- NAIOP National Mixed-use Development Forum Member 2004-6
- California and Washington State Real Estate Brokers Licenses – 1995 & 1997

OTHER

- Voted “best dad in the world” by my 15 and 17-year-old daughters.
- Avid swimmer, golfer, yogi and basketball player.
- Happily married to my high school sweet heart for the last 25 years.
- Proud to be born and raised in Chico, California.