

JAMES TITUS

AIA, LEED AP

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SUMMARY

35 years of professional experience in architecture, planning, project entitlement, project management, and real estate development consulting. Committed to collaboratively finding appropriate programmatic solutions for projects. Brings a seasoned perspective to the process of delivering successful projects. Served as an Associate and Associate Partner at SOM/SF and Director of Commercial Projects at Kaplan McLaughlin Architects, SF prior to branching out into development advisory services.

SELECTED MAJOR PROJECT EXPERIENCE

Menlo Gateway Office Project – Menlo Park, CA - \$550 Million – Director of project finances on a three office building and three garage development. Manages financial relationship between development manager, joint venture partners, lenders, and tenant. Other responsibilities include controlling project budget, accrual reporting, ensuring financial compliance with agreements, and debt & equity draws.

Project Design & Planning

China Foreign Trade Center (project), Beijing, China, Hines Interests (Junior Architect)
Crocker Center, Los Angeles, CA., Maguire/Thomas Partners (Project Designer)
The Tower at Century Plaza, Los Angeles, CA., Alcoa/Westin Hotels (Project Designer)
The Irvine Medical Center Office Building (entitlement project), Irvine CA., The Irvine Company (Project Designer)
Anaheim Stadium Center, Orangewood Site Master Plan, Anaheim, CA., Cabot, Cabot & Forbes (Project Designer)
Mission College Master Plan, Santa Clara, CA., Cabot Cabot & Forbes (Project Designer)

Project Management

Pacific Bell Administrative Complex, San Ramon, CA.; Pacific Telesis (Junior Project Manager)
Russ Tower Addition (entitlement project), San Francisco, CA.; The Shorenstein Company (Project Manager)
The Newmark Mixed-Use Project, Seattle, WA.; Intrawest Corporation (Project Manager)
Sheraton Palace Hotel Renovation, San Francisco, CA.; ITT Sheraton, Kyo Ya Company (Project Manager)
Hyatt Regency Hotel, San Diego, CA., Hyatt Corporation; Torrey Development Company (Project Manager)
101 Second Street Office Building (entitlement), San Francisco, CA.; Markborough Properties (Project Manager)
Mission Bay Office Building #1 (entitlement), San Francisco, Ca.; Catellus Development (Project Manager)
Longacres Park Master Plan, Renton, WA, The Boeing Company (Project Manager)

EDUCATION / CIVIC ACTIVITIES / PROFESSIONAL ASSOCIATIONS

BA, University of Oregon, Bachelor of Architecture, 1979
Sonoma League for Historic Preservation, Life Member
Sonoma Valley Museum of Art, Founding Member
NatureBridge Yosemite, Board Member
US Green Building Council