



**Urban Land  
Institute**

**Advisory Services Program**

# **Los Angeles, CA – Clean Tech**

Advisory Services Panel

May 16-21, 2010

Biographies

## Chair

**John M. Walsh, III**  
**President**  
**TIG Real Estate Services, Inc.**  
**Carrollton, TX**

John M. Walsh, III is the President and founder of TIG real estate Services, Inc. TIG has developed over two million square feet. TIG manages and leases almost sixteen million square feet on behalf of its institutional clients in three states. Under John's leadership, TIG has developed over 3,000,000 square feet of industrial and office projects. Prior to starting TIG, John spent 17 years with Trammell Crow Company in various leasing, development and senior management roles. During his tenure as development partner for the Northwest Dallas area market at Trammell Crow, John developed almost five million square feet and leased over eight million square feet of office, industrial and service center space. A Dallas native, John has served as Chairman, Director and Trustee of various business and charitable organizations including: Trammell Crow Employees Profit Sharing Trust, Valwood Improvement Authority, Carrollton Zoning Ordinance Board, Texas Commerce Bank, Valwood Park Federal Credit Union and Sky Ranch Youth Camp. He has also served on working committees and boards for the City of Carrollton, the City of University Park, Highland Park Independent School District and the City of Framers Branch.

John is a leader and active participant in the 30,000 member Urban Land Institute. John has served as a volunteer member of numerous ULI Advisory Services Panels including panels in Hengelo, The Netherlands, St. Joseph, MO, Richmond, VA and Portsmouth, VA. , Las Vegas, NV, Cedar Rapids, IA and the Research Triangle Park, NC. John has participated as a Speaker for ULI at both the national and local level. John has acted as a Product Council Chair, Council Counselor and currently presides as Chair of the Governance Committee of the North Texas District Council of ULI. In addition to his many ULI activities in ULI, he is currently serving as a Trustee.

John is a member of the Texas State Bar, with a Law Degree from Texas Tech University School of Law. He served for ten years as an adjunct professor of Business Law at Dallas Community College and the University of Texas at Arlington. John earned his undergraduate degree from University of Texas, Arlington. John and his family are members of Highland Park Presbyterian Church, where he is an Elder. John has been married to his wife, Dawna, for 39 years. They have four children.

## Panel

**Brian T. Coleman**  
**Chief Executive Officer**  
**Greenpoint Manufacturing and Design Center**  
**Brooklyn, NY**

Brian Coleman serves as the CEO of the Greenpoint Manufacturing & Design Center and its related companies. The GMDC creates and sustains viable manufacturing sectors in urban neighborhoods through planning, developing and managing real estate and offering other related services. Since 1992 GMDC has developed over 750,000 square feet of industrial space and currently has 120 tenants with over 500 employees.

Mr. Coleman joined GMDC in 2003 after sixteen years of experience in economic development, commercial, industrial, and residential development and property management in New York City and New Jersey. A graduate of Marist College, and a ULI member, Mr. Coleman serves on the boards of the Brooklyn Chamber of Commerce and New Partners for Community Revitalization.

Most recently, Mr. Coleman led a development team that acquired and rehabilitated an historic 72,000 square foot industrial property in Bushwick, Brooklyn. The \$17.8 million project utilized a combination of Historic and New Market Tax Credits and will be the home of 15 businesses and 100 employees when fully leased.

GMDC is currently working to replicate its non-profit model in the City of Philadelphia.

**Thomas Curley**  
**AIA LEED AP**  
**Thomas Curley Associates LLC**  
**New York, NY**

Thomas Curley's projects can be found on six continents for clients as diverse as the Walt Disney Company, The Guggenheim Museum, The City of New York, The United States Air Force Academy, The National Capital Planning Commission, the City of Washington, D.C., the New Jersey Nets, and The Smithsonian Institution among many others.

Mr. Curley has designed new towns in the Philippines, China, Australia, India and provided a submission for the 2008 Olympic Village in Beijing. He was the lead designer for EuroDisney in Marne la-Valle, and he provided strategic planning for 9,000 acres of Disney property south of the Disney World Resort in Florida. Mr. Curley provided the master plan for the reconstruction of downtown Beirut, for which he won an international design award for excellence from the Congress for New Urbanism.

At the national level, he was one of the authors of the Washington Legacy Plan for the National Capital Planning Commission, and just completed a 25-year master plan for Congress for Capitol Hill. In New York, he was the master planner for a new community of 1,600 units and half a million square feet of commercial development for the city of New York on one of the city's last large land holdings. Mr. Curley believes that to be called to service on public projects is the highest honor an architect can achieve.

Mr. Curley served as Director of the New York office of the HOK Planning Group, and head of the Urban Design Studio of the New York office of Skidmore, Owings & Merrill, LLP. Currently, Mr. Curley is teaching urban design history at Manhattanville College in New York.

Thomas Curley graduated from the Southern California Institute for Architecture (SCI-Arc) with graduate degrees in Architecture and Urban Design. He is a registered architect in the State of New York and is a LEED accredited professional.

**Ron Golem**  
**Principal**  
**Bay Area Economics (BAE)**  
**Emeryville, CA**

Mr. Golem specializes in transit-oriented development, urban revitalization, public/private partnership development, strategic business planning, real estate transaction support, historic preservation, and non-profit program development. His experience includes master planning, market and feasibility studies, and development and management plans for mixed-use developments, commercial uses, market-rate and affordable residential, military base reuse, hospitality projects, and urban parks and recreational facilities.

Mr. Golem's experience with large-scale master planning includes work on public/private partnerships for the NASA Research Park, a new 200-acre business park and research facility in Silicon Valley at the NASA Ames Research Center that seeks to leverage technology transfer between Silicon Valley companies, universities, and NASA. Mr. Golem is currently working with the City of San Jose, CA on utilization of 400+ acres of strategically located surplus lands to attract cleantech uses. Mr. Golem provided support for an economic development strategy for the Silicon Valley community of Sunnyvale, CA, which seeks to leverage interest from solar manufacturers and other cleantech start-ups in the City's substantial inventory of available former manufacturing facilities.

Mr. Golem has been involved in numerous large-scale Transit Oriented Development strategic plans throughout the U.S. He is currently assisting the State of Maryland in its negotiations with a Master Developer for mixed-use redevelopment of State Center, a 30-acre state office complex near downtown Baltimore that is the State's flagship TOD project. His current work has built upon his involvement in the project's initial planning and his formulation of its development strategy. Mr. Golem provided market and economic support for station area planning in conjunction with the extension of the Portland, OR MAX light rail system through North Portland, including incorporation of a broad range of community development objectives. This plan has been successfully implemented and has led to the first significant new development in North Portland in several decades.

Mr. Golem has worked on commercial corridor revitalization for a number of suburban and smaller communities in Northern California and the Central Valley. He has also worked on a range of affordable housing and mixed-finance developments, including planning and application preparation of a HOPE VI project for the San Francisco Housing Authority. His urban parks experience spans program development and business planning, including work in New York City on the recently opened High Line park, and the East River Esplanade now under construction.

Prior to joining BAE, Mr. Golem worked for the U.S. National Park Service at the Golden Gate National Recreation Area and Presidio of San Francisco developing public/private partnerships for the adaptive reuse of historic park properties. He formulated the business plan to redevelop the historic Fort Baker Army base into a conference and retreat center that funds creation of a new non-profit developing park-related education. Passport Resorts has opened this facility as the Inn at Cavallo Point; the non-profit Institute at the Golden Gate is now in its start-up phase. Previously, as an Asset and Project Manager with commercial real estate firms he negotiated over 150 leases for various types of commercial real estate, and was responsible for the renovation and management of more than 2 million square feet of all types of residential and commercial real estate.

Mr. Golem holds an M.C.P. with a specialization in Project Development; and a B.A. in Economics, both from U.C. Berkeley. He is an Associate Member of the Urban Land Institute and has previously participated in its Panel Advisory Services program.

**Diana Gonzalez**  
**President**  
**DMG Consulting Services**  
**Miami, FL**

Diana Gonzalez is the president of DMG Consulting Services, Inc. and The Consulting Group of South Florida, Inc. Both firms engage in management consulting services in the areas of project management and facility development for non profit, government and for profit clients. Current clients include The Beacon Council, Miami-Dade County, Carter Goble Lee, MGT of America, Fitch and Associates Dade Community Foundation,

Prior to entering the private sector, Diana was employed by Dade County as the Director of the Department of Development and Facilities Management. This agency provided central support services in the areas of real estate acquisition and leasing, facility management and building construction.

Diana received her B.A. from the University of Florida. She began her career with Metro-Dade County immediately following the completion of her Master's degree from Northeastern University in 1979. In 1989, she also attended the Senior Executive Program in State and Local Government at the John F. Kennedy School of Government.

Beginning as a management intern, Diana worked for most of her County career in the capital improvement field. County land acquisitions, architect and engineer selection, and capital budget expenditure oversight were some of her responsibilities in the Capital Improvements Division. This division was responsible for the development and implementation of the \$200M Criminal Justice Program. This general obligation bond program modernized the County's criminal justice system through the development of new courthouses, jails, police and support facilities. In 1989, the Capital Improvements Division was merged with the County's facilities and construction management divisions and she was named director of the new Department of Development and Facilities Management.

**Jim Heid**  
**Founder**  
**UrbanGreen, LLC**  
**San Francisco, CA**

Jim Heid is a real estate advisor, land planner and sustainability expert, whose focus is the creation of developments that provide a positive contribution to their environment, region, and residents. In 2000, he founded UrbanGreen to advise established development companies, governments and legacy NGO's that seek better development models. With over thirty years experience in the design and development of new community, urban infill, and resort developments, Jim is known to effectively resolve the complex layers of community design and real estate development using a variety of proven tools and best practices. He is motivated by the need to deliver high quality developments to a broader market – in an increasingly complex world of entitlements and financing – without compromising environmental, economic or placemaking objectives.

Jim brings rigor to the rapidly changing discussion of urban sustainability through a dedication to research and practical hands-on experience. Over the past decade he has pioneered many of the Urban Land Institute's evolving contributions to sustainable land development, climate change and real estate investment. For ULI he serves on the Climate, Land Use, and Energy Committee. He is a regularly featured speaker at national conferences and symposia and the primary instructor for ULI's Sustainable Communities Development Workshops. He is nationally recognized as an articulate advocate for responsible land development.

Prior to founding UrbanGreen, Jim worked as an urban designer/ land planner and real estate strategy advisor with two of the country's leading firms, Design Workshop (1987-1993) and EDAW (1994-2000), where he also served as COO. In 1994, he earned a Masters Degree of Science in Real Estate Development at Massachusetts Institute of Technology as a way to more fully integrate the practice of land design with real world implementation strategies.

*Relevant Experience:*

- Abu Dhabi Framework Development Regulations - Urban Planning Council, Sustainability Advisor to team developing first urban development code for the City of Abu Dhabi.
- Estidama - Programme Manager and Lead Consultant for Sustainability Assessment Tool for Urban Centers, Communities and Neighborhoods and New Buildings for the Emirate of Abu Dhabi.
- Horizon Uptown - Lend Lease Communities, sustainability and team facilitator for development of Urban Design Standards with heavy emphasis on sustainable land development practices, for new 200 HA urban town center in Denver Colorado.
- Galisteo Basin Preserve - Commonweal Conservancy, Santa Fe, New Mexico – development advisor for 13,000 acre mixed use, mixed income sustainable conservation development outside of Santa Fe, NM.
- Metolian - Dutch Pacific Resources, Sisters, Oregon – Development and sustainability advisor for next generation eco-resort and adventure camp set in Metolius Basin outside Bend, OR. Proposed project created new transferable development options mechanism and state of the art standards for sustainable resort design and operation.
- Sustainable Development: Tools and Techniques - The Urban Land Institute; development and instruction of two-day national workshop series sustainable land development.

**Jeff Kingsbury**  
**Managing Principal**  
**Greenstreet, Ltd.**  
**Zionsville, IN**

Jeff Kingsbury is managing principal of Greenstreet Ltd. He is responsible for general management of the firm, as well as for leading business plan strategies for the firm's clients and projects. Jeff is also a principal of UrbanGreen, a San Francisco-based development and advisory firm, and a senior advisor to Cherokee, the leading private equity firm investing capital and expertise in brownfield redevelopment with over \$2 billion under management.

Jeff's experience includes nearly twenty years in the planning and development of thirty urban, suburban, rural and resort master planned communities throughout the United States, encompassing over 35,000 acres. He has managed the sale of \$350 million in real estate, and consulted on planning, redevelopment and development regulation issues for public and private sector clients in thirteen states. He has held principal and senior executive positions with McStain Neighborhoods and Durango Mountain Resort in Colorado, Kirkwood Mountain Resort in California, Grossman Company Properties in Boise, Idaho and The Shaw Company in Chicago.

Jeff holds degrees in urban planning and development and environmental design from the College of Architecture and Planning, Ball State University, where he is also an Adjunct Professor of Urban Planning. He has been an advisor to The Conservation Funds Center for Conservation and Development in Washington, DC and is a member of the U.S. Green Building Council, Congress for the New Urbanism, and Chairman of the Sustainable Development Council of the Urban Land Institute.

**Ralph L. Nunez, RLA, CLARB, ASLA, GRP**  
**President/Design Principal**  
**DesignTeam Limited**  
**Southfield, MI**

Ralph Núñez is the President and Design Principal of DesignTeam Limited, a Landscape Architecture, Planning and Design consulting firm. DesignTeam has over twenty-five years of experience in working effectively with clients on creative problem solving. Our expertise in project development and planning strategies have created innovative solutions for difficult projects. Balancing our client's goals with environmental sensitivity meeting regulatory requirements, DesignTeam has a proven record working within tight time frames and budgets to bring complex projects on line.

Prior to starting DesignTeam he was Associate Vice President and Director of Planning and Landscape Architecture for PRC Engineering an international planning, design and development company. His most significant project while in the Houston office being The Enclave, a \$250 million office campus in West Houston.

Núñez has thirty-four years of experience as a planner and landscape architect, with particular emphasis on project design, management and development strategies. Projects include master plans and development plans for residential communities, senior living, commercial, office research campuses, and recreation facilities. He has been responsible for master planning more than 210,000 acres, over 100,000 dwelling units, 6.5 million square feet of office research and 18 million square feet of commercial projects throughout the United States and internationally.

Notable projects:

- Villages of West Creek, a 1200 acre Residential Community, San Antonio, TX
- Toyota Tech Center, Ann Arbor, MI
- Sunrise Senior Living Communities, Midwest region
- Wynstone, a 556 acre Residential Community, Oakland Township, MI
- MPI Research, a \$300 million campus plan expansion included over 800,000 square feet of new research space and corporate offices, Mattawan, MI

Núñez has been qualified as an expert witness in planning, landscape architecture and design. He is often called upon to develop plans resolving difficult and stalled projects before they go to litigation.

His commitment to sustainable design and is evidenced by his teaching and professional activities. He has been a guest lecturer and also serves as an adjunct professor at Lawrence Technological University. Urban Land Institute has had him participate in numerous advisory design panels throughout the country.

**Sharon E. Pandak**  
**Partner**  
**Greehan, Taves, Pandak & Stoner, PLLC**  
**Woodbridge, VA**

Sharon E. Pandak is a partner with the firm Greehan, Taves, Pandak & Stoner, PLLC in Northern Virginia. The firm was founded in September 2006 to serve as outside legal consultants and litigation counsel for Virginia local governments, primarily in the fields of zoning and land use, property valuation, personnel, and public safety law. The four founding partners of the firm have over 100 cumulative years of experience working on behalf of local governments.

Sharon focuses on diverse legal issues facing localities, other public entities, and associations interested in public policy. She litigates in State and Federal court, and handles appeals in the Virginia Supreme Court, Federal Courts of Appeal and U.S. Supreme Court. Sharon has worked with regional entities, appeared before the Virginia General

***All biographies as of 4/26/10***

Assembly and regulatory bodies, and worked on congressional legislation. She is known for her work on local government operations, land use, zoning and public facilities.

On behalf of localities, Sharon has worked on such diverse projects as large mixed use developments, economic development projects, a proposed Disney theme park, preservation of rural areas, down planning and down zonings, and Chesapeake Bay preservation regulations. She has frequently presented seminars on land use and other local government issues to elected and appointed officials.

Sharon served as County Attorney for Prince William County for 15 years and prior to that as Deputy and Assistant County Attorney, for a total of 25 years as local counsel. In this role, she advised the Board of County Supervisors and other County committees on a wide variety of issues including land use, economic development, public safety, emergency services, and social services. Sharon assisted with the creation of the cross-county Parkway, VRE commuter rail and PRTC commuter bus service.

Governor Kaine appointed Sharon to serve on the Commonwealth Transportation Board and Northern Virginia Transportation Authority. Former Governor Mark Warner appointed Sharon to serve on the Local Government Advisory Committee for the Chesapeake Bay and she participated in Governor Warner's Natural Resources Leadership Summit.

Sharon was also counsel at Sands, Anderson, Marks & Miller, P.C. She is a graduate of the William & Mary School of Law and has a B. A. degree from the College.

Sharon serves on the board of directors of the Prince William Historic Preservation Foundation and is a former board member of the local Habitat for Humanity. She is on the Partnership & Development Committee of the proposed Prince William-George Mason Hylton Community Performing Arts Center. She also is an active ULI member and has previously served on a panel in 2008.

**Michael A. Stern, ASLA, LEED AP**  
**Principal**  
**Strada**  
**Pittsburgh, PA**

Michael has been involved in aspects of urbanism, city-building, and public landscapes throughout his professional career. The focus of his work has always been the search for successful ways to improve the quality of urban environments through the practical application of sound design principles rooted in enduring values of urbanism. He has worked on a broad range and scale of urban projects from urban garden design to planning new edge cities.

His professional experience in the New York firms of Cooper, Robertson & Partners and Quennell Rothchild Associates gave him broad training in the multiple aspects of planning, design, and construction of private and public urban precincts and landscapes. His subsequent teaching and research while a full-time faculty member at the University of Virginia School of Architecture focused on understanding the changing nature of urban form and organization in the face of new technologies and economies.

Through his private practice, prior to becoming a founding principal of Strada, Michael was involved in many of the city's major urban design and planning efforts. He led the Pittsburgh Downtown Plan, the first comprehensive master plan for the greater Downtown area in 35 years and the Pittsburgh Regional Parks Master Plan; documents that are still touchstones a decade after their completion. Recent Strada projects he has led include the Rivers Casino, Dick's Sporting Goods Corporate Headquarters, Hermitage Town Center Plan and the Larimer Neighborhood Vision Plan. Michael has lectured widely and published and edited numerous articles and journals on planning urban design and landscape design theory.

## ULI Project Staff

**Thomas Eitler, AICP**  
**Vice President, Advisory Services**  
**ULI-the Urban Land Institute**  
**Washington, DC**

Tom Eitler is the Vice President of Advisory Services for the Urban Land Institute, a nonprofit education and research institute that focuses on issues of land use, real estate and urban development. The mission on the Institute is to providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. The Advisory Services Department conducts approximately 20 advisory panels each year that provide strategic advice to communities and organizations on a wide variety of real estate, planning, urban design and development subjects. The panels are week-long events in which ULI members volunteer their time, experience and expertise. The reports prepared by the Advisory Panels usually become the catalyst major policy initiatives or specific action by governments, developers and organizations.

Mr. Eitler is an urban planner and public policy professional with 20 years of experience in comprehensive planning, revitalization, historical preservation, transportation systems, military installation master planning, and sustainable design. He is an expert on zoning law, municipal codes, and urban design and government operations. He has prepared and conducted dozens of community engagement plans, charettes, advisory groups, workshops and panels. Mr. Eitler has authored numerous plans, studies, strategies and reports on urban planning, design, public administration and real estate development. He has directed projects in both the public and private sector in a variety of locations throughout the United States, Europe and Asia.

Prior to joining the Urban Land Institute Mr. Eitler was a principal with Community Planning Associates, a land planning consulting firm based headquartered in Washington D.C. Before that he was Director of Operations for the Onyx Group, a planning and architectural firm with offices in Alexandria, Virginia, San Diego and Oakland California, and Honolulu, Hawaii. Prior to that, he was a principal planner with local governments in Maryland and Virginia, including Chief of the Long Range Planning for Prince William County Virginia.

He has a Masters in Urban & Environmental Planning from the University of Virginia's School of Architecture and undergraduate degrees in political science, public administration and urban studies. Mr. Eitler is a member of the American Institute of Certified Planners.

**Caroline Dietrich**  
**Panel Associate, Advisory Services**  
**ULI-the Urban Land Institute**  
**Washington, DC**

Caroline Dietrich is the Panel Coordinator for the Urban Land Institute. In this capacity, she coordinates the logistics for all of ULI's advisory panels and advisory service functions. Before joining ULI, Dietrich worked for the Juvenile Diabetes Research Foundation, as a gala assistant where she oversaw the planning and production of the annual "Night of Hope" Gala and silent auction. She worked closely with the Gala committee and JDRF staff to help raise over 1.7 million for research. Prior to her work with JDRF, Dietrich spent 6 years as an elementary school teacher in Fairfax, Virginia, teaching social studies and language arts to 5th and 6th graders.

Dietrich has a B.A. of Science from West Chester University in Pennsylvania, and has completed the Event Management certificate program from The George Washington University. She is currently working to become a CMP – Certified Meeting Professional. She grew up in Reading, Pennsylvania and occasionally travels home to visit her family. When not working, Carrie enjoys seeing the sights in D.C., keeping active in sports, and traveling all over the globe. She is an active member of ISES DC, planning special events for groups in the DC area.

***All biographies as of 4/26/10***