

BOB SILVESTRI: PROFESSIONAL PRACTICE

ARCHITECTURE, PLANNING, REAL ESTATE DEVELOPMENT, PROJECT MANAGEMENT

Bob Silvestri is the founder and president of Community Venture Partners, Inc. (CVP) and has dedicated the past 2 decades to community service and charitable and philanthropic work related to planning and public policy in Marin County, where he resides.

Community Venture Partners, Inc. is a Mill Valley-based, community-serving, California 501(c)(3) nonprofit organization that provides technical and financial assistance to community groups, nonprofit organizations, educational institutions, and local municipalities. CVP facilitates and assists community-based projects, programs, and initiatives that demonstrate the highest principles of economic, social, and environmental sustainability. CVP is committed to promoting “bottom up,” transparent, public processes that incorporate under-served voices into government decision-making.

Since its inception in 2013, CVP has worked with and advised community organizations and government agencies on planning, zoning, and public policy issues in every major town and city in Marin County (Mill Valley, Marin City, Sausalito, Strawberry, Tiburon, Belvedere, Corte Madera, Larkspur, Kentfield, San Rafael, Fairfax, and Novato) and Danville, Lafayette, Burbank, Santa Monica, Los Angeles, and Redondo Beach. CVP has significant expertise in municipal law, CEQA, and the myriad of recently passed state housing laws and a team of top-notch legal advisors.

PLANNING & LAND USE

Under Bob’s leadership, Community Venture Partners has been a strong advocate of community-serving, community-serving planning. This has built upon prior decades of community activism and participation in local planning issues. Recent projects have included infill multi-family housing solutions, joint venture development partnerships, and local city planning initiatives.

THE MILLER AVENUE PLAN, MILL VALLEY, CA (2007-2009)

After spending more than a year as a member of the Miller Avenue Citizens Advisory Committee, Bob proposed a unique planning solution for the future development of Mill Valley’s main commercial/mixed-use arterial, Miller Avenue. The proposal included extensive land use analysis (See the “Miller Avenue Plan: Alternative Analysis,” attached) and the conceptual planning framework for the Miller Avenue Plan, shown below.

The planning methodology employed and “organic” approach, grounded in analysis of the existing streetscape, quantifying its strengths and weaknesses, honoring its character and history, its existing conditions, constraints, opportunities, and socioeconomic dynamics to propose appropriate, sustainable planning solutions. As such, we asked, “What does the street want to be?” instead of simply forcing it to be what we might think it “should be.”

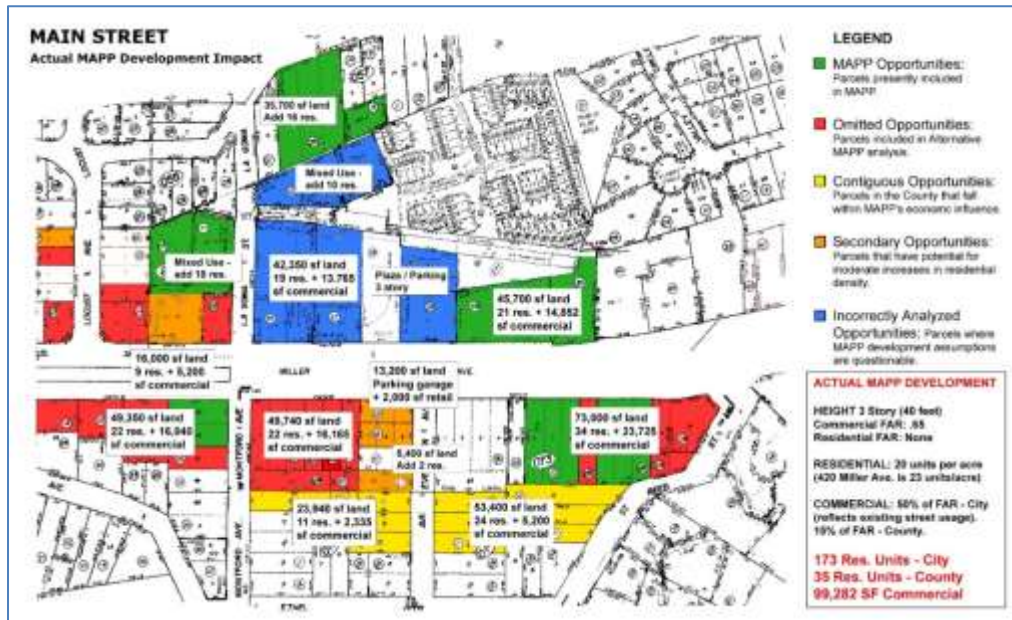
In this case, the inherent character of the street strongly indicated that it was composed of 4 very distinct sections, each with differing zoning, physical dimensions, and use typologies. It was telling its “story” through its development history. It transitioned from a very wide, urban, “Gateway” section as one entered the city, through a classic “Main Street” with local-serving shops and services, then onto a

suburban “Parkway” section, until finally weaving through an intimate “Passage” of towering redwoods and flowing streams.

Our Plan’s goal, which was adopted and successfully implemented, was to support and enhance the success of each section through proper land planning and regulatory means.



The planning process and the Plan proposal was informed by in-depth research and analysis of all the existing properties, building typologies, and uses, examples of which are shown, below. These investigations are a critical part of our methodology.





THE GREEN AT LARKSPUR LANDING (2014-2019)

As lead planner/managing partner, CVP assembled a nonprofit/for-profit team, including housing and commercial development partners, the Planning and Community Development Department of the City of Larkspur, CA, and a consortium of local community groups to propose a mixed-use residential and commercial development plan for the RVSD, 10-acre brownfield site at 2000 Larkspur Landing Circle.



Project partners and collaborators included Oakmont Living, a large senior and senior-assisted housing entity, Eden Housing, a Hayward, California-based affordable housing developer/manager, the Lifehouse Agency, a state-funded agency to house very low-income adults with developmental disabilities, and a Marin-based hotel development and management partner.

THE MARINSHIP MASTER PLAN (2019–2023)

In early 2019, at the request of a community group, the Sausalito Working Waterfront Coalition, CVP began 3 years of meetings and discussions with a variety of stakeholders and community groups about the future of Sausalito's Marinship. In particular, we focused on the preservation of the Marinship's maritime industries and an assessment of affordable housing development opportunities.

As a result, in the fall of 2021, CVP proposed the "[Marinship Master Plan](#)," a conceptual planning framework that offers a new way of looking at the Marinship and its potential. This plan was based on community and stakeholder feedback and an iterative design process that included meetings with the Sausalito Working Waterfront group, discussions with our design team and consultants, and input from city officials.

In the summer of 2022, the [Marinship Master Plan](#) was submitted to the City of Sausalito, in response to a Master Plan RFI published by the City.



The goal of the Marinship planning investigation was to create economically viable, environmentally sustainable, and socially equitable guidelines to incentivize business investment and future real estate development to support vital, waterfront industries and maritime jobs, service industries, and Sausalito's vibrant arts and artisan community.

Using the organic methodologies successfully employed for the Miller Avenue Plan, the Marinship Master Plan process included a review of the Marinship's unique economics, opportunities for affordable, workforce housing, the need for cultural/historic preservation, walkable community amenities, and traffic and multi-modal mobility improvements. This also included investigations into

the Marinship's history, a review of the current planning and zoning regulations, its economics, geology, hydrology, topography, and infrastructure, and other issue related to the area's future growth potential and land use, including preliminary engineering evaluations of infrastructure rehabilitation requirements, including but not limited to roadways, water and sewer service, and storm water management.

The Plan process also considered beneficial economic outcomes, adherence to essential public policy principles, and evaluation of environmental factors and impacts, such as sea-level rise challenges, geological subsidence, hydrological infiltration, and the need for emergency access and public safety improvements. Specific issues in the Marinship also included preserving and enhancing Marinship's working waterfront's long-term socioeconomic sustainability, addressing Sausalito's workforce housing needs, and establishing an overall planning framework for innovation and dynamic maritime industry growth in the 21st century.

CASTLE PINES DEVELOPMENT DESIGN REVIEW BOARD (1986-1990)

Bob presided as Chairman of the Castle Pines Development Company Homeowner's Association Design Review Board and Regulations Subcommittee. He led the revision of the Development Guidelines, Homeowner's Association Development Handbook, and related planning regulations.

Castle Pines is a 5,000 home mixed-use (residential, hospitality, commercial), development with 2 PGA Championship Golf Courses, located 30 minutes southeast of Denver, Colorado.

AFFORDABLE HOUSING DEVELOPMENT

In his 50-year career, Bob Silvestri has had extensive experience in architecture and design, land use, planning, construction management, real estate development, and finance. Bob's partnerships and companies have designed and developed approximately 2,000 units of Section 8 affordable, multifamily housing and acted as a real estate investment analyst and advisor to a variety of private, corporate, and institutional clients.

As founder and Editor in Chief of [The Marin Post](#), an online, citizen-journalist news magazine, Bob has published numerous investigative pieces and commentary on sustainable planning and affordable housing solutions. He has published two books on planning and community-serving development, "Marin 2016: Dispatches from the front" and "The Best Laid Plans: Our Planning and Affordable Housing Challenges in Marin."

GENERATIVE AI - AFFORDABLE HOUSING INITIATIVE

Community Venture Partners is currently developing its "Generative Design Affordable Housing Initiative." This venture endeavors to create a new way of conceptualizing, designing, and constructing affordable housing. The generative design methodology combines state-of-the-art computer-aided design and "AI" software with "off-site" componentized construction to achieve innovative housing design typologies that can result in cost-effective solutions adapted to the requirements of any site in any location.

The first demonstration prototype was proposed for a half-acre development site in Mill Valley, California. The 17-unit, mixed-use project provides live/work affordable housing for artists, artisans,

designers and small business professionals, and includes shared work studios, a public gallery, café, and retail stores.



A copy of the Generative Design proposal is available upon request.

MULTI-FAMILY HOUSING AND REAL ESTATE DEVELOPMENT SERVICES

Bob's companies have provided architecture and development consulting services to a variety of third-party developers of multi-family housing. Experience and responsibilities include,

- Property selection and evaluation, and financial feasibility analysis;
- Coordination, preparation, and review of legal, title, partnership agreements, and purchase and acquisition contract negotiations and closing;
- Partnership representation / interface with local, state and federal government agencies;
- Coordination of short term and long term financing, including bond sales, bridge financing, and permanent funding commitments;
- Hiring, coordination, and management of professional consultants: engineers, soils and environmental studies, architects, surveyors and general contractors, property managers and other service providers (title companies, attorneys, etc.);
- Bidding coordination and contract coordination;
- Construction management and oversight, cost accounting oversight, payments approvals, change orders, inspections, substantial completion, and certificate of occupancy reviews;
- Coordination with local building agencies, zoning and planning departments, and HUD field offices and housing agencies;
- Monitoring bonding, insurance, warranties, final cost certification, and related items;

- Construction monitoring, Clerk of the Works duties, and HUD reporting; and
- Coordination with and supervision of property management entities and sales/marketing staff.

Consulting Services Client List: (Partial)

ARAPAHOE, LTD. - Real estate development, Baltimore, MD
 BENTON MORTGAGE COMPANY – Multifamily mortgage coinsurer/, Knoxville, TN
 BOSTON FINANCIAL GROUP - Tax Credit Syndication, Boston, MA
 CITY OF VICTORIA, TEXAS - Affordable Housing Analysis for PHA
 COLUMBIA SAVINGS - Savings and Loan, Denver, CO
 CONAM - Property management, Las Vegas, NV
 COVIA CORPORATION / UA Airlines - Computer distribution, Denver, CO
 GOLD CROWN MANAGEMENT CO. - Property management, Denver, CO
 GRAISTONE REALTY ADVISORS – RTC Asset Managers, Ft. Lauderdale, FL
 MILLER & SCHROEDER FINANCIAL – Muni bond underwriters, Minneapolis, MN
 PHILIPS DEVELOPMENT CORP. - Real estate development, Denver, CO
 RHSW, LLC. – Property acquisitions and development, Denver, CO
 RSF VENTURES, LLC - Real Estate Development, Denver, CO
 THE BROE COMPANIES - Property management, San Diego, CA
 THE ROSS GROUP - Property management, Denver, CO
 TIMBERLAND INVESTMENT CO. - Real estate development, Evergreen, CO
 WEINSTOCK BELL - Real estate development, Los Angeles, CA

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Managing Partner/Owner (*) + Architect of Record (**): Multifamily residential development.

- AURORA EAST APARTMENTS - FHA Inspecting Architect, 125 Unit rehab, Aurora, CO
- CITRUS VILLAS APARTMENTS - Consulting Architect, 35 Unit rehab, San Diego, CA
- ELMWOOD/DEL MAR APTS** Architect-Partner, 96 Unit rehab, Aurora, CO.
- FOX RUN APARTMENTS**Architect-Partner, 150 Unit rehab, Victoria, TX
- INDIAN SPRINGS APARTMENTS - Consulting Architect, 400 Unit rehab, Tulsa, OK
- LAFAYETTE ST. CONDOMINIUMS** Architect, new 32 luxury condo units, Denver, CO



- MANOR HOUSE/NORTH TRACE APTS** Architect-Partner, 158 Unit rehab, Richland, WA

- PEACH EMERALD MANOR APTS - Consulting Architect, 40 Unit rehab San Diego, CA
- RENAISSANCE APARTMENTS - Architect, 100 Unit renovation, Austin, TX.
- SIERRA POINTE APARTMENTS - Consulting Architect, 160 Unit rehab, Las Vegas, NV.
- SIERRA VISTA APARTMENTS** Architect, 209 Unit rehab, Denver, CO
- SPRING HILL APARTMENTS** Architect-Partner, 127 Unit rehab, Casper, WY
- WINDSOR COURT APARTMENTS – Architect, 144 Unit rehab, Aurora, CO

PRO-BONO DESIGN SERVICES

In response to community requests to add public bathrooms and other amenities at Mill Valley Depot Plaza, CVP proposed a conceptual redesign/redevelopment plan for the landmark Depot bookstore/café (shown below), which was adopted and successfully completed in 2017.



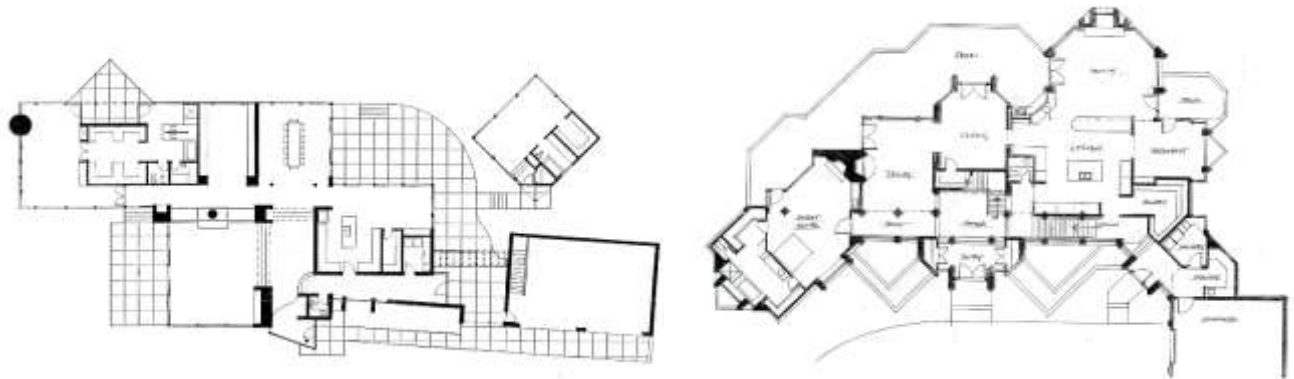
RESIDENTIAL ARCHITECTURE

Residential architecture, planning, related site planning/landscape architecture, interior design, and construction supervision/management.



Architect of Record: Client List: (Partial)

- BENNETT RESIDENCE - 6,000 sf custom residence, Evergreen, CO
- BLINDER RESIDENCE - 12,000 sf custom residence, Cherry Hills Village, CO
- EVERGREEN MEADOWS HOUSES - (2) 1,500 sf spec. residences, Evergreen, CO
- GUN CLUB HOUSES - (2) 3,500 sf spec. residences, Aurora, CO
- HAWKINS RESIDENCE - 5,200 sf custom residence, Evergreen, CO
- TOWNE RESIDENCE - 3,500 sf historic Rindge beach house renovation, Malibu, CA
- KNOEBEL RESIDENCE - 5,500 sf addition, Cherry Hills Village, CO
- LANIER RESIDENCE - 10,000 sf new construction, Denver, CO
- LAURITA RESIDENCE - 4,000 sf new construction, Evergreen, CO
- PFISTER RESIDENCE - 5,000 sf custom residence, Larkspur, CO
- SCOTT RESIDENCE - 4,200 sf custom residence, Evergreen, CO



- SHWAYDER RESIDENCE - 11,000 sf custom residence, Lakewood, CO
- WAHRMAN RESIDENCE - 1,800 sf addition, Los Angeles, CA
- WELLS RESIDENCE - 5,500 sf custom residence, Cherry Hills Village, CO
- WINN RESIDENCE - 3,500 sf renovation. Red Mountain, Aspen, CO
- NELSON RESIDENCE - 7,000 sf custom residence, Tulsa, OK
- BEATTY RESIDENCE - 11,000 sf custom residence Beverly Hills, CA, Project Designer / Construction manager for Tim Vreeland FAIA.



SPEC RESIDENTIAL – ARCHITECT OF RECORD

Architecture, interior design, and development consulting services to contractors and developers of single-family homes.

- CARINTHIA, R.D. – Custom homebuilder, Denver, CO
- FIDELITY CASTLE PINES - Land developer, Denver, CO
- HALLMARK HOMES – Custom homebuilder, Denver, CO
- KUROWSKI DEVELOPMENT – Custom homebuilder, Denver, CO
- LEXUS HOMES – Custom homebuilder, Denver, CO
- NEWCASTLE CONSTRUCTION CO. – Custom homebuilder, Denver, CO



DESIGN / BUILD SERVICES

- JANOV RESIDENCE - 1,500 sf addition, Beverly Hills, CA
- ELKIND RESIDENCE - 10,000 sf Custom residence, Cherry Hills Village, CO
- NICHOLSON RESIDENCE – Interior renovation, landscape design, Beverly Hills, CA
- BLACK RESIDENCE - 7,000 sf Historic renovation, Hancock Park, CA
- BRANDO RESIDENCE – Interior renovation, landscape design, Beverly Hills, CA
- MARTIN RESIDENCE - 2,000 sf addition, Evergreen, CO
- PHILLIPART RESIDENCE - 1,500 sf addition, Evergreen, CO

- ROBINSON RESIDENCE - 3,500 sf Custom residence, Evergreen, CO
- WEBSTER RESIDENCE - 4,500 sf Custom residence, Evergreen, CO

REAL ESTATE BROKERAGE, SALES & MARKETING

Residential single family home sales as listing brokers and buyer's brokers, multifamily property acquisitions, land sales, subdivision sales and marketing.

- LA SALLE PARTNERS – Real estate asset management, Chicago, IL
- LEINBACH COMPANY - Real estate development, Tulsa, OK
- MASHBURN ENTERPRISES – Real estate development, Oklahoma City, OK
- PACIFIC UNION VENTURES - Real estate development, San Francisco, CA
- PCA/ALLIANCE - Property Company of America and General Capital Corp., Tulsa, OK
- STRIKER PETROLEUM CORP. – Land subdivision sales, Denver, CO
- WESTCLIFF SEVEN, LTD. - Land Development, Denver, CO
- WESTLAND PROPERTIES - Real estate development, Denver, CO

DEVELOPMENT RELATED SERVICES

REHAB SYSTEMS, INC.: Rehab Systems, Inc., a subsidiary of Tiburon Group, Inc., (1986-1995) provided technical assistance in multifamily renovation to developers and Public Housing Agencies. The company's proprietary computer database and analysis software tools allowed users to better control the costs and the progress of complex substantial rehabilitation projects. Successfully implemented in the renovation of approximately 1,500 multifamily housing units under various HUD and FHA financing programs. The software programs were specially written to interface and correlate HUD/FHA cost formats with AIA MasterSpec formats for the purposes of simultaneous cost estimating. Services included scope of work analysis, construction cost estimating, and preparation of construction specifications and documentation for bidding.

PEAK FINANCIAL SERVICES: Peak Financial, a subsidiary of Tiburon Group, Inc. (1986-1995) provided mortgage consulting, financial underwriting and correspondence services for FHA insured multifamily loans (221d4 and 223f). Services consisted of underwriting and financial feasibility, applications, structuring of loan fees and cash requirements, partnership coordination of the sale of GNMA bonds, lender communications, owner's representative in application for Low Income Housing Tax Credits, and tax credit syndication sales with Boston Financial and Paine Webber Financial.

ARCHITECTURE & DESIGN – COMMERCIAL

- BROADWAY WATER WORKS – Architect or Record, Denver, CO
- MARINA POINTE – Architect of Record, 25,000 sf office building - Littleton, CO
- THE PRIMAL INSTITUTE - Design/Build, Commercial renovation, Los Angeles, CA

Architectural design / project management:

- DAY CARE CENTERS – Community Center Day Care Centers, New York, N.Y., Developed for the New York Department of Social Services, Associate Designer for Frank Williams and Associates, Architects, FAIA.

- FORT GREEN PARK PLAYGROUND – Principle Designer for NYC Department of Parks & Recreation; Brooklyn, NY.
- PLANTATION GREEN CONDOMINIUMS - 475 Unit condominium, new construction, Plantation, FL, Associate Designer/Project Manager for Frank Williams & Associates, Architects, FAIA.
- SUNRISE APARTMENTS - 375 Unit apartment - new construction, Sunrise, FL, Associate Designer/Project Manager for Frank Williams & Associates, Architects, FAIA.
- THE BEVERLY APARTMENTS - 40 Unit apartment renovation, Beverly Hills, CA, Associate Designer/Project Manager for Tim Vreeland FAIA at Kamnitzer Marks Lappin & Vreeland, Architects.
- ENVIRONMENTAL TASK FORCE & DOCUMENTARY WORKSHOP - City Planning Study for the City of Lockport, New York, in association with Lawrence Halprin & Associates and Hardy Holzman & Pfeifer Architects, New York City, NY.

EDUCATION

Bachelor of Architecture (1971) - The Cooper Union School of Architecture, New York, N.Y.

FELLOWSHIPS & AWARDS

Arthur Wolf Design Excellence Award
Graham Foundation of Chicago: Fellowship in Urban Studies
National Council on the Arts: Travelling Fellowship

ASSOCIATIONS

American Institute of Architects - Member (1986-1992); AIA Education Committee (1970-1972)
Aspen International Design Conference – NYC Delegate (1970)
Environmental Defense Fund Member (1968-1988); Benefactor (1988 -1992)
National Association of Industrial and Office Parks - Member (1989-1992)
National Association of Realtors - Member (1978-2001)

LICENSES & CERTIFICATIONS

Licensed Real Estate Broker (1978-1998); Colorado
Licensed Real Estate Sales; California (1993-2001)
NCARB Certified; 1986 to Present
Registered Architect; 1986 to present - Colorado