

## OUR TEAM

### Mr. Paul J. Silvern



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A Partner in the Los Angeles office, Silvern is one of the most experienced and respected land use, real estate and planning consultants in southern California. He heads the firm's work in these areas in the western States, generating economic, fiscal impact, and housing policy analysis and providing land use and real estate advisory services for both private and public clients. This has involved him in television and film studio expansions, hotel developments, high-technology office parks, high-rise office buildings, shopping centers, hospital complexes, university campus expansions, large residential developments, mixed-use developments, and a variety of types of planning initiatives. His housing experience ranges from development of affordable housing strategies to drafting regulations for public agencies, to financial analysis for private developers. He and his unit have also been frequently retained to prepare and/or critique environmental impact studies, particularly as to their treatment of land use, housing, population, employment, public school, jobs/housing balance, and economic impacts. He also has extensive experience at drafting and critiquing development fee systems and fee justification studies.

Mr. Silvern is currently managing the firm's regional economic impact analysis of alternative Master Plan scenarios for the expansion of Los Angeles International Airport, as well as its analysis of the regional economic and fiscal impacts upon San Diego County that would result from alternative future air transportation strategies there. He is also helping Santa Barbara County to develop new housing production policies and regulations, and he provides underwriting review for affordable housing projects for the Housing Authority of Los Angeles County. He is assisting UCLA to forecast the components of campus population through 2010, and preparing a related analysis for its Long-Range Development Plan. Renowned for his intimate knowledge of State and local planning and environmental laws and regulations, Silvern and his unit have completed multiple assignments for virtually all of the major land developers in his region, as well as for many local governments and for the Southern California Association of Governments. Trammell Crow Company and The Walt Disney Company are currently among his leading private developer clients.

Before joining HR&A in 1985, Silvern was Director of Planning of the City of Santa Monica. He holds a B.S. in architecture from the University of Illinois and an M.A. in Architecture and Urban Planning from UCLA. He has been invited to lecture at a number of colleges and universities throughout southern California, and has been a Lincoln Institute of Land Policy Faculty Associate.

Each staff member understands the diverse, often conflicting needs of investors, institutions, governments and citizens. Our work helps clients implement practical, innovative solutions to complex financial, policy, and market challenges.

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## THE FIRM

*Wraight Architects Urban Housing and Planning* was created in 1993 as a design studio with a primary focus on the urban environment. The predecessor firm, Collins & Wraight, was established in 1977 and that multi-disciplinary team, which rapidly became acknowledged experts in the field of high density, urban infill housing and has evolved into the current design studio headed by Steven W. Wraight AIA, NCARB.

Mr. Wraight's "urban focus" has been supported by providing design leadership through his associations with one of the country's largest urban development companies and with cities who have retained him to review many of their downtown projects. These 30 years of urban design experience have enabled Mr. Wraight to maintain balance between the often competing interests of the design community, agency goals and the developer's fiscal demands.

## STAFF

### STEVEN W. WRAIGHT AIA

- California Polytechnic State University (SLO) Honors Graduate
- Licensed Architect and NCARB Certified
- + 30 years of Design and Planning experience
- Acknowledged expert on High Density Housing and Infill/Urban Planning
- City of Anaheim Architectural / Planning Consultant since 1990

### GARY R. COLLINS

- Licensed Architect and NCARB Certified
- + 40 years of Design and Planning experience
- Acknowledged expert on High Density Housing and Infill/Urban Planning
- Co-author of Anaheim's Affordable Housing Design Guidelines



## DESIGN REVIEW BACKGROUND

The following list of projects focus primarily on recent work. To elaborate on 16 years of Design Review services would prove too lengthy for this format.

### CITY OF ANAHEIM (1990 – present)

- City of Anaheim Affordable Housing Design Guidelines  
1992 Merit Award: National Association of Housing & Redevelopment Officials
- Julianna Street / Habitat for Humanity  
4, 2-story attached, for-sale townhomes
- Vine Street Apartments  
60, 3-story stacked flats
- Broadway Village Apartments  
46 units, over parking structure
- Elm Street Condominiums  
53 units over parking structure
- Cantada Townhome Condominiums  
28 on-grade townhomes
- Ariel / Olinda (Danbrook Village)  
Neighborhood revitalization  
11.39 acres 178 apartments
- Guinida Lane (Palm Village)  
Neighborhood revitalization  
32.7 acres 595 apartments
- Miscellaneous services/projects:
  - SRO Conversions
  - On-site surveys to determine rehab potential
  - Proposed Ordinance reviews

### CITY OF ONTARIO

- Apartment Surveys  
5 projects  
Determine the potential for rehabilitation
- South Fern Street  
2 single family, for-sale homes
- Palm Lane  
94 Senior Apartments
- Mountain View  
75 Senior Apartments



## DESIGN REVIEW BACKGROUND CONTINUED....

### THE RELATED COMPANIES OF CALIFORNIA (1998 – present)

- The Village at Santa Monica  
Mixed-Use  
160 Affordable Apartments  
160 Market-rate Condominiums  
20,000 sf Retail  
*Wraight Architects:* coordination of A&E team and provide design oversight  
*Architects:* Moore Ruble Yudell, Koning Eizenberg and Pugh + Scarpa
- Coliseum Gardens  
Oakland, Ca.  
Hope VI project Mixed-use  
375 affordable apartments, 30 For-sale homes and Community Services  
*Wraight Architects:* coordination of A&E team and provide design oversight  
*Architects:* Pyatok Architects, Kodama/Diseno and YH Lee Architects
- Pueblo del Sol  
Los Angeles, Ca.  
Hope VI project Mixed-use  
376 affordable apartments, 91 for-sale homes and Community Services  
*Wraight Architects:* coordination of A&E team and providing design oversight  
*Architects:* *Wraight Architects*, WHA, VTB&S and Quatro Design Group.
- Paseo del Oro  
San Marcos, Ca.  
Mixed-Use  
120 affordable apartments and 23,000 sf of retail  
*Wraight Architects:* coordination of A&E team and provide design oversight  
*Architects:* Studio E
- El Rancho Verde  
San Jose, California  
HUD Preservation  
400 apartments and community buildings  
*Wraight Architects:* coordination of A&E team and provide design oversight  
*Architect:* The Steinberg Group
- Grand Avenue  
Los Angeles, Ca.  
Mixed-use  
*Wraight Architects:* design reviews of the affordable housing component  
*Architect:* Gehry Partners.
- Alice Court  
Laguna Beach, Ca.  
27 Workforce housing units  
*Wraight Architects:* coordination of A&E team and provide design oversight  
*Architect:* JBZK