

Community Solutions Group

Community Development

COMMUNITY
SOLUTIONS
GROUP



gai consultants



Transforming the
Communities
Where We Live

gaiconsultants.com/communitysolutions

Community Solutions Group

Experienced People. Open Minds. Fresh Ideas.

GAI's Community Solutions Group is an idea-driven strategic consulting practice integrating design, planning, and economics. We are committed to enhancing communities in ways that are practical, sustainable, and authentic to our clients' needs, while being politically aware, financially feasible, and aesthetically compelling. Our mission is to create livable places of lasting value in an increasingly connected, complex, and competitive world.

Our work centers on finding resolution to place-based problems by implementing context-sensitive, sustainable solutions that are economically and fiscally beneficial and implementable. We engage diverse community groups to affect positive outcomes with shared benefits through integrated solutions. Consequently, our clients include governments, agencies, institutions, and developers who share an equal need to address complex and inter-related challenges. We work from planning to policy and concept to construction across the scales of region, city and campus; neighborhood, street and site.





“Our philosophy celebrates the diversities of people, place, and policy within each assignment, considering the potential to positively affect community, investors, and setting. Through this approach, our collective expertise, energy, and integrity are delivered in action-oriented processes towards intelligent and creative solutions.”

- Peter Sechler, PLA, AICP,
Director, Community Solutions Group

Community Solutions Group Services

Planning & Urban Design

- Master Planning and Community Design
- Community Redevelopment Agency (CRA) Plans
- Urban Infill and Mixed Use Development
- Campus Master Planning
- Neighborhood Design
- TOD + Corridor Planning
- Development Codes + Guidelines
- Lotting + Site Plans
- Land Entitlements
- Comprehensive Regulatory Approvals

Landscape Architecture

- Civic and Cultural Facilities
- Streetscapes + Urban Places
- Parks, Open Space and Trails
- Campus + Institutional
- Green Infrastructure + Healthy Design

Economics & Real Estate Advisory

- Real Estate Market Strategies
- Real Estate Financial Analysis
- Fiscal and Economic Impact Analysis
- Feasibility Studies
- Valuation Analysis
- Funding and Special District Finance
- Pro-forma Cost Modeling
- Program Management
- Public Private Development Strategies
- Redevelopment Planning
- Developer Solicitation
- Incentives + Partnerships
- Financial Management
- Valuation, Acquisition, Divestiture
- Litigation + Regulatory Services
- Asset Management





Above: Sanford Riverwalk, Sanford, FL

About GAI Consultants

Transforming ideas into reality[®] since 1958, GAI is an employee-owned engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.



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