



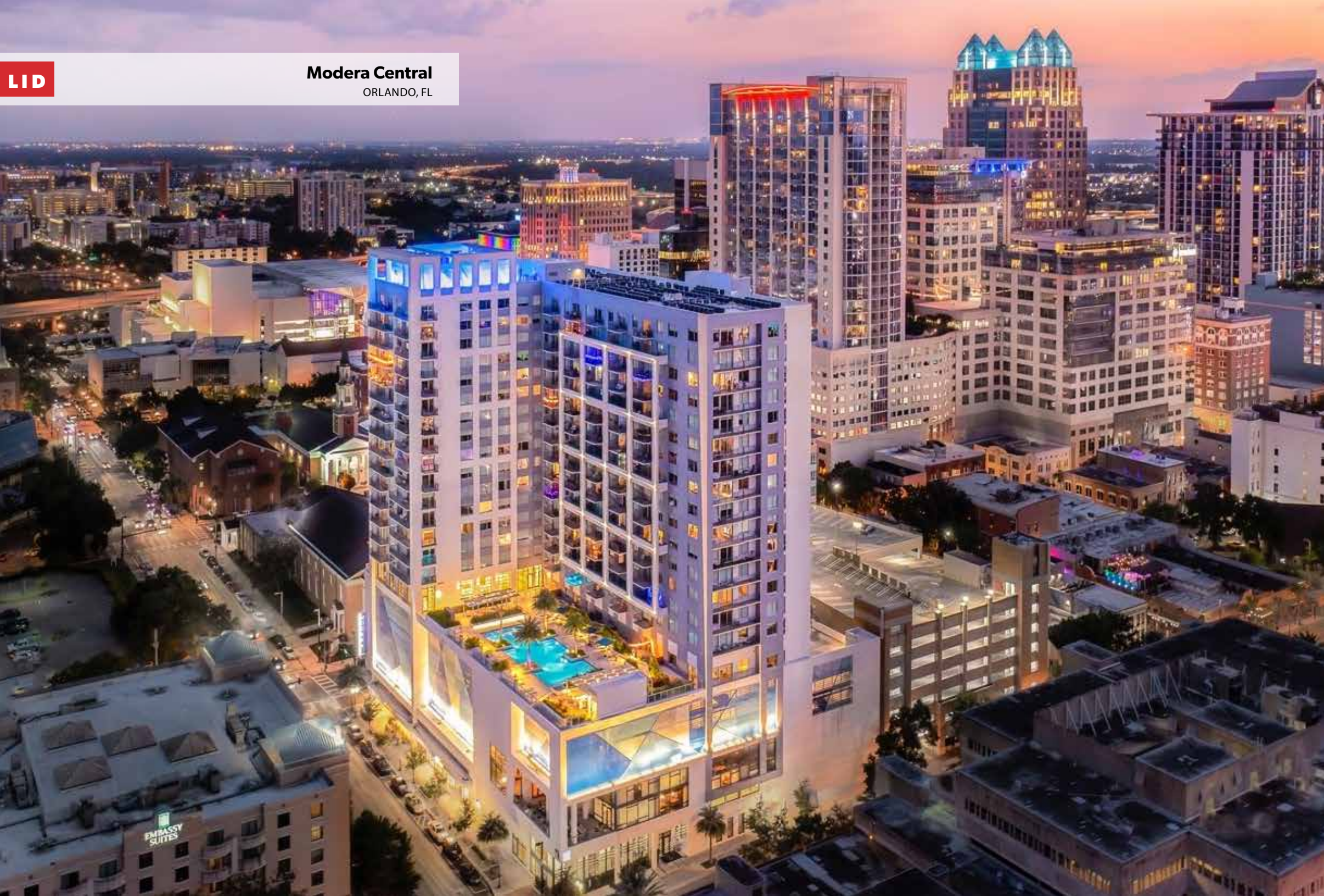
gai consultants®

**COMMUNITY  
SOLUTIONS  
GROUP**

TRANSFORMING  
THE **COMMUNITIES**  
WHERE WE LIVE







# GAI FIRM OVERVIEW

*Transforming ideas into reality®* since 1958, **GAI Consultants, Inc. (GAI)** is an engineering, planning, and environmental consulting firm. Through growth, acquisition, and much success, GAI has 700+ employees, serving our clients from 25 office locations throughout Florida and the United States. Our offices are organized to mobilize staff and services seamlessly.

GAI’s projects throughout Florida have been recognized by diverse industry leading organizations such as the American Society of Landscape Architects (ASLA), Florida Planning and Zoning Association (FPZA), the Florida Transportation Builders Association (FTBA), American Planning Association (APA), American Association of State Highway and Transportation Officials (ASSHTO), Design-Build Institute of America (DBIA), and Engineering News-Record (ENR).

GAI’s accomplished specialists are dedicated to earning our clients’ trust—they approach every initiative with enthusiasm and integrity, delivering multifaceted services to meet the greatest challenges.

## COMMUNITY DEVELOPMENT AT GAI

**WHAT WE DO.** GAI Consultants integrates our community-based infrastructure and design teams in a way that allows our clients and communities to benefit from coordinated solutions that create value and sense of place. Our GAI Civil Engineering Team designs Roadways, Stormwater, Potable Water, Sewer and other associated Utility Infrastructure as well as environmental design and permitting from early site due diligence through engineering, permitting and Construction Engineering Inspection. Our specialized Community Solutions Group (CSG) is our idea-driven, specially positioned team for landscape architecture, urban planning, redevelopment economics, and wayfinding/environmental graphics. 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.

At GAI/CSG, our offering is the integration of “horizontal infrastructure”, solving technical challenges while meeting hidden opportunities together to create innovative places for people that build value over time. And we are supported by the other GAI practices in Energy, Power, Transportation, Structural, Ecology and Cultural Resources to meet diverse project needs in a holistic manner.

THE LINKAGE OF DESIGN, ENGINEERING,  
PLANNING, ECONOMICS, AND ENVIRONMENT  
IS WHAT SETS US APART AND ALLOWS US  
TO REALIZE OUR PASSION: WORKING WITH  
PARTNERS TO CREATE COMMUNITY

**WHO WE ARE.** At GAI Consultants, we are committed to positioning cities for a sustainable future. We are recognized for delivering insightful, thorough, and technically sophisticated solutions. We embrace a philosophy that values the complex interrelation of people, place, and policy while considering a project’s ability to positively impact its investors, community, and setting.

**HOW WE WORK.** As an art, our practice requires an understanding of the nuances of feasibility, political sensitivity, community culture, urban form, relationships, and character of place. But as a science, it involves street geometries, hydrologic flows, floor-area ratios, densities, market economics, and financing mechanisms. Together, we are particularly effective because we are sensitive and sophisticated about implementing complex ideas across the platform of inclusive participation, thoughtful design that is technically sound, funding and finance, public policy, and community partnerships for initiatives both large and small.





## Experienced People Open Minds Fresh Ideas

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 interrelated challenges. We work from planning to policy and concept to construction across the scales of region, city and campus; neighborhood, street and site.

**Civil Engineering + Land Development**  
**Landscape Architecture + Design**  
**Master Planning + Urban Design**  
**Urban Analytics + Economics**  
**Wayfinding + Environmental Graphics**

**Our mission is to create livable  
places of lasting value in an  
increasingly connected, complex,  
and competitive world.**



# Introducing GAI's Community Solutions Group



**Peter C. Sechler, PLA, AICP, MBA**  
**Vice President**  
321.319.3126 | P.Sechler@gaiconsultants.com

## People, Place and Prosperity

The Community Solutions Group is a unique team of landscape architects, urban designers, land use planners, public finance and economic development specialists, and public administrators who capture the full dimensions of strategy and solution. Committed to positioning cities for a sustainable future, we are recognized for delivering insightful, thorough, and technically sophisticated solutions. We embrace a philosophy that values the complex interrelation of people, place, and policy while considering a project's ability to positively impact its investors, community, and setting.

GAI's Community Solutions Group listens carefully and actively, questioning assumptions with positive energy and fresh ideas. We seek to understand our client, the place and its context, and the real substance of issues before we act. We are passionate about our work, care for people, and are purpose-driven practitioners with a track record of positive outcomes.





# Planning and Urban Design Leadership

Our Planning practice defines the linkages between social fabric, economic vitality and the creation of places for people. We lead strategic visioning and master planning efforts for both old and new communities. We build understandable community frameworks for reconciling competing issues, guiding decisions, and structuring actions. And we evaluate and create regulatory and implementation tools that support the vision and enable desired outcomes to occur. Our master planning and urban design practice is the bridge that connects diverse stakeholders and issues into unified partners and directed opportunities.

## Our Services Include:

- Community Visioning
- Urban Infill + Redevelopment Planning
- Master Planned Communities
- Campus and Institutional Master Planning
- Parks System Planning + Bike Pedestrian Systems
- Transit Oriented Development + Corridor Planning
- Future Land Use + Form-Based Regulatory Planning



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**Kristin Caborn, CPRE, FCP**  
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**Claudia Ray**  
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**Andrew McCown, AICP**  
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**Jordan Kowalchik**  
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**Dawn Welsh, LEED AP, CNU-A**  
321.319.3159 | D.Welsh@gaiconsultants.com

## URBAN DESIGN + PLANNING



**St. Petersburg Innovation District**  
ST. PETERSBURG, FL



# Landscape Architecture and Design Leadership

Our Landscape Architecture + Design Studio operates under a fundamental planning and design philosophy that seeks to develop solutions that make a positive contribution to the local values of Place. We work in active urban environments, historic towns, walkable neighborhoods, campus environments, parks and natural lands. We are committed to creating rich, diverse, sustainable and authentic places for people; beautiful works that allow people to connect to the environment, community and each other.

## Our Services Include:

- Parks, Open Space, and Trails
- Urban Streetscapes + Corridors
- New Communities + Mixed-use Development
- Campus Environments (education, healthcare, office/tech)
- Urban Buildings + Places
- Green Infrastructure + LID
- Wayfinding + Environmental Graphics



**Frank Bellomo, PLA, ASLA**  
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**Keith Oropeza, PLA, ASLA**  
321.445.8034 | K.Oropeza@gaiconsultants.com



**Ruth Perry, PLA**  
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**Jon Templin, PLA**  
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## LANDSCAPE ARCHITECTURE + DESIGN



**Lake Beauty Park**  
ORLANDO, FL



# Urban Analytics and Economics Leadership

Our Economics team provides public, private and institutional clients with the tools needed to better understand market, financial and economic context, while developing approaches to realize opportunity. We bring particular experience with real estate positioning, revenue generation, public/private partnerships, and redevelopment strategies. We bring the projects together through sound strategies and achievable outcomes that support the larger mission of building great places.

## Our Services Include:

- Market Opportunities and Financial Analysis
- Fiscal and Economic Impact Analysis
- Bond Feasibility
- Valuation and Pro-forma Modeling
- Development Positioning and Partnerships
- Redevelopment/Special Area Strategic Planning
- GIS Mapping
- Web Mapping Applications
- Socio-Economic Analysis



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## ECONOMICS + STRATEGY



**Orlando Downtown Markets Report**  
ORLANDO, FL



## Sustainable Community Outcomes

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.

As an art, our practice requires an understanding of the nuances of feasibility, political sensitivity, urban form, relationships, and character of place. But as a science, it involves street geometries and hydrologic flows, floor-area ratios, densities, market economics and financing mechanisms. We are effective because we are sensitive and sophisticated about implementing complex ideas across the platform of inclusive participation, thoughtful design, funding and finance, public policy, and community partnerships for initiatives both large and small. As part of GAI Consultants, Inc., our specialized practice combines with the broad knowledge of a 900-person engineering and environmental consulting firm.



**Victory Pointe Park**  
CLERMONT, FL



## Portfolio and Project Types

The following pages provide an overview of our skills and services across a range of project types. On many of these projects, our Community Solutions Group provided multiple services. All of the projects represent the direct experience of current CSG professionals acting in a leadership role.

## MASTER PLANNED COMMUNITIES

**Baldwin Park – Harbor Park**  
ORLANDO, FL

**LID**





**Laureate Park**  
LAKE NONA, FL



**Laureate Park**  
LAKE NONA, FL





**Laureate Park**  
LAKE NONA, FL



**Laureate Park**  
LAKE NONA, FL

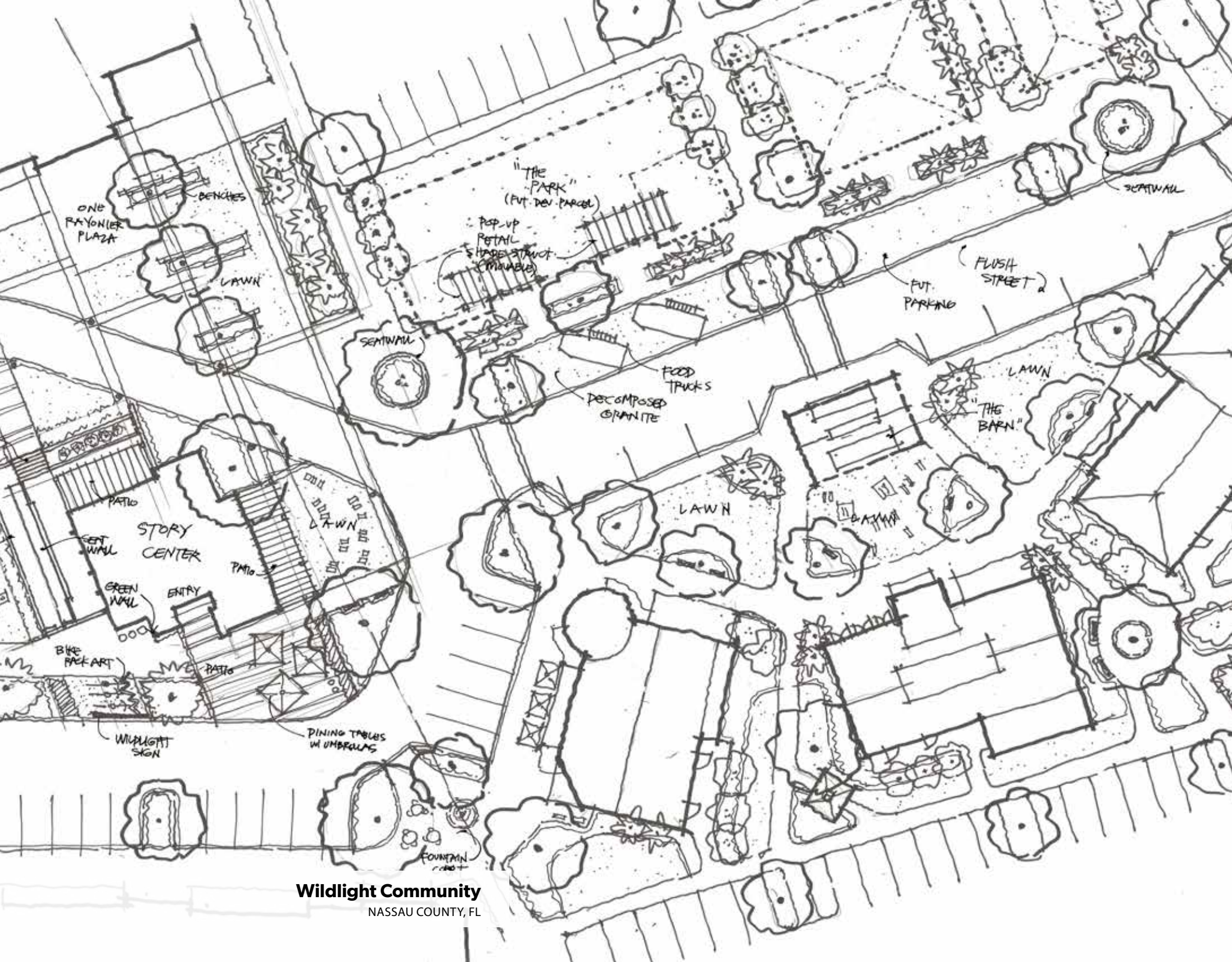




















**LID**

**Baldwin Park Village Center**  
ORLANDO, FL



**Baldwin Park Village Center**  
ORLANDO, FL

**LID**



# COMMUNITY VISIONING + URBAN DEVELOPMENT



**Innovation District Master Plan**  
ST. PETERSBURG, FL



**LIFT Orlando**  
ORANGE COUNTY, FL





**Downtown Urban Design**  
ST. PETERSBURG, FL



**West Lake Neighborhood**  
ORANGE COUNTY, FL



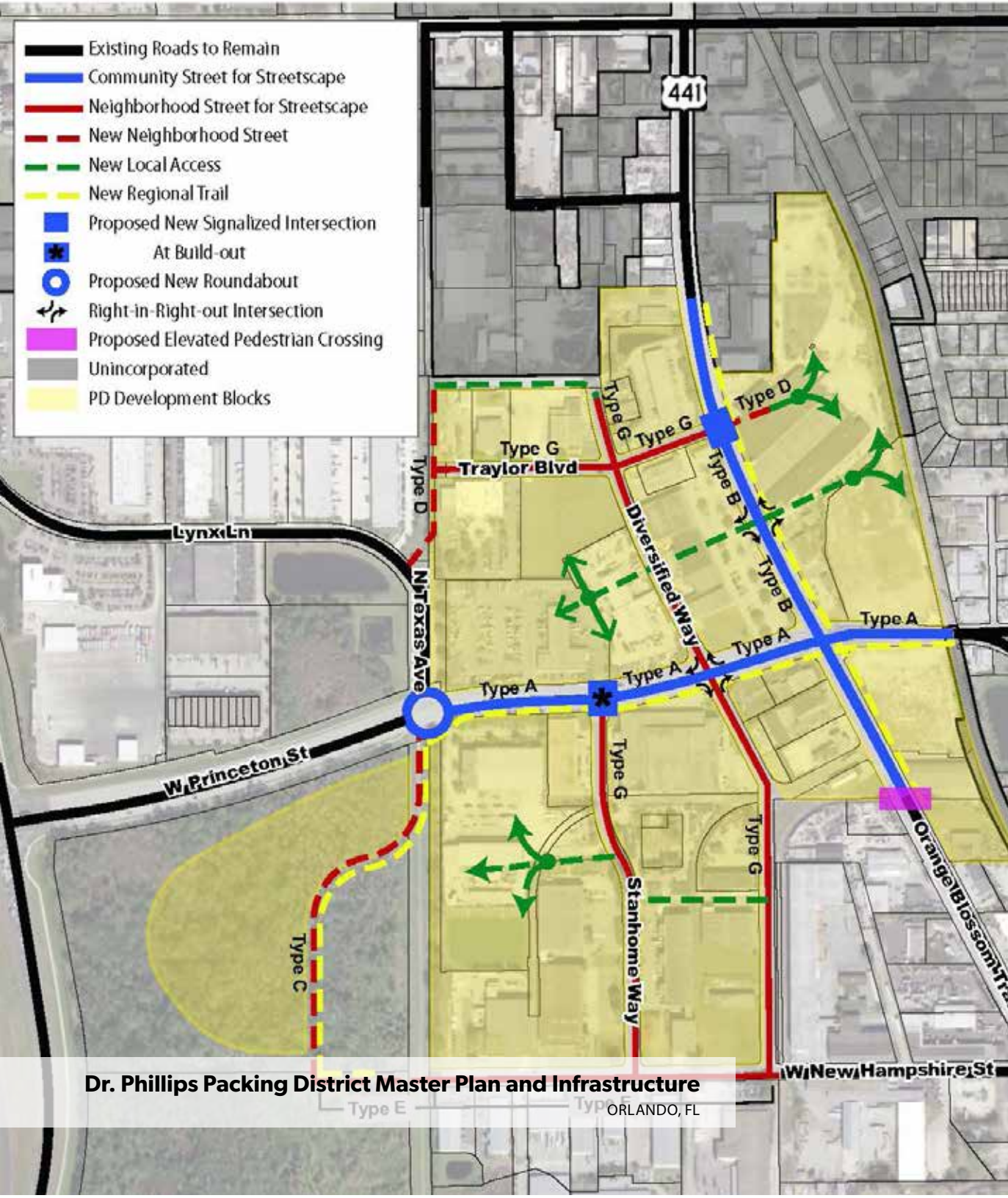


**Ocoee Downtown Master Plan**  
OCOEE, FL



**Maitland Downtown Master Plan**  
MAITLAND, FL









**Dr. Phillips Packing District Grove Park**  
ORLANDO, FL



**Dr. Phillips Packing District Neighborhood Development**  
ORLANDO, FL





**East Tampa CRA Strategic Action Plan**  
TAMPA, FL



**Warehouse Arts District / Deuces Live Action Plan**  
ST. PETERSBURG, FL



# URBAN ECONOMICS + REDEVELOPMENT



**Revenue Generation and Bond Finance Analysis**  
VILLAGE WEST REDEVELOPMENT AREA | KANSAS CITY, KS



**Downtown Redevelopment + Streetscapes**  
ORLANDO, FL





**Modera Central**  
ORLANDO, FL

LID



**Modera Central**  
ORLANDO, FL

LID



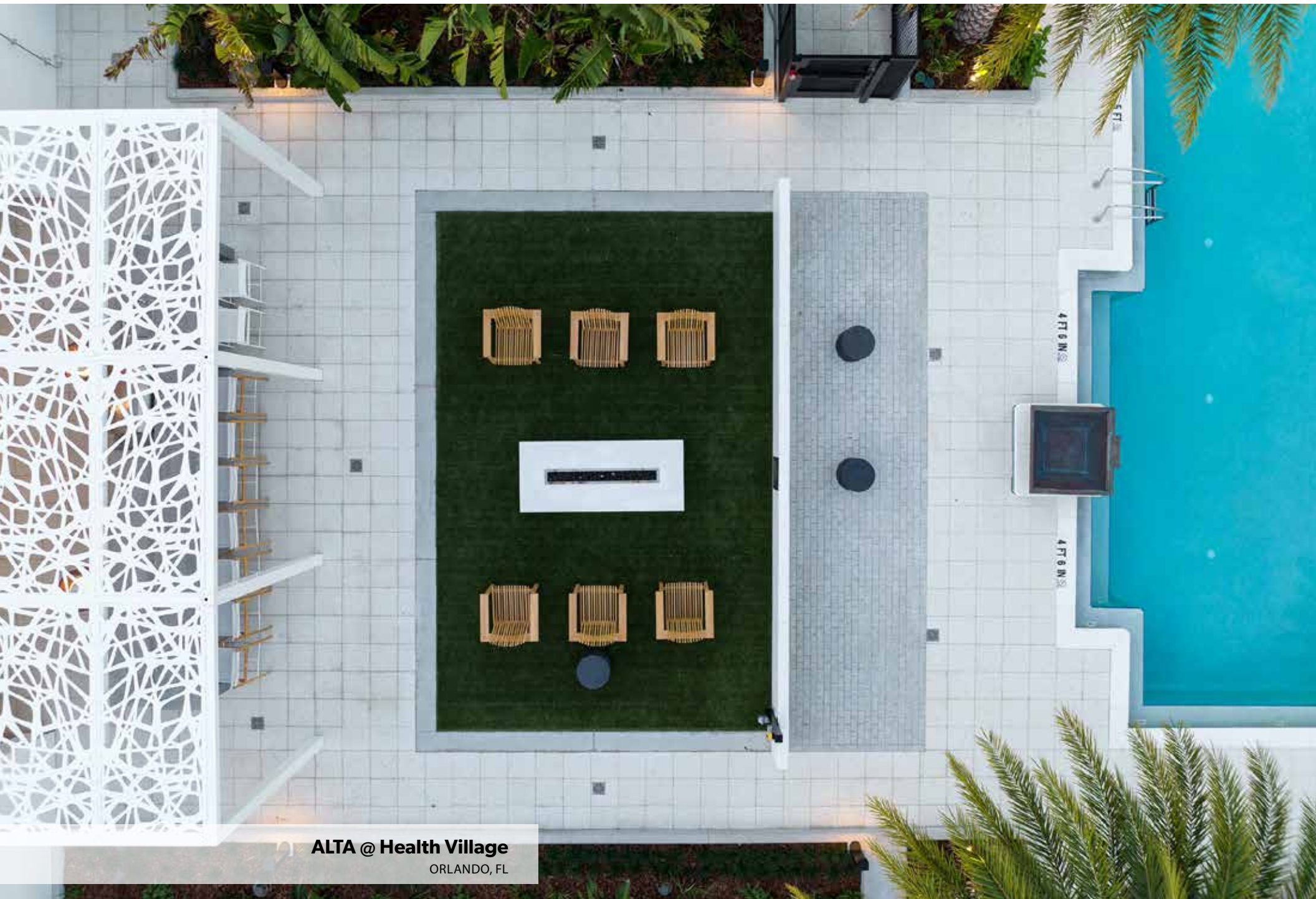



**LID** Modera Central  
ORLANDO, FL

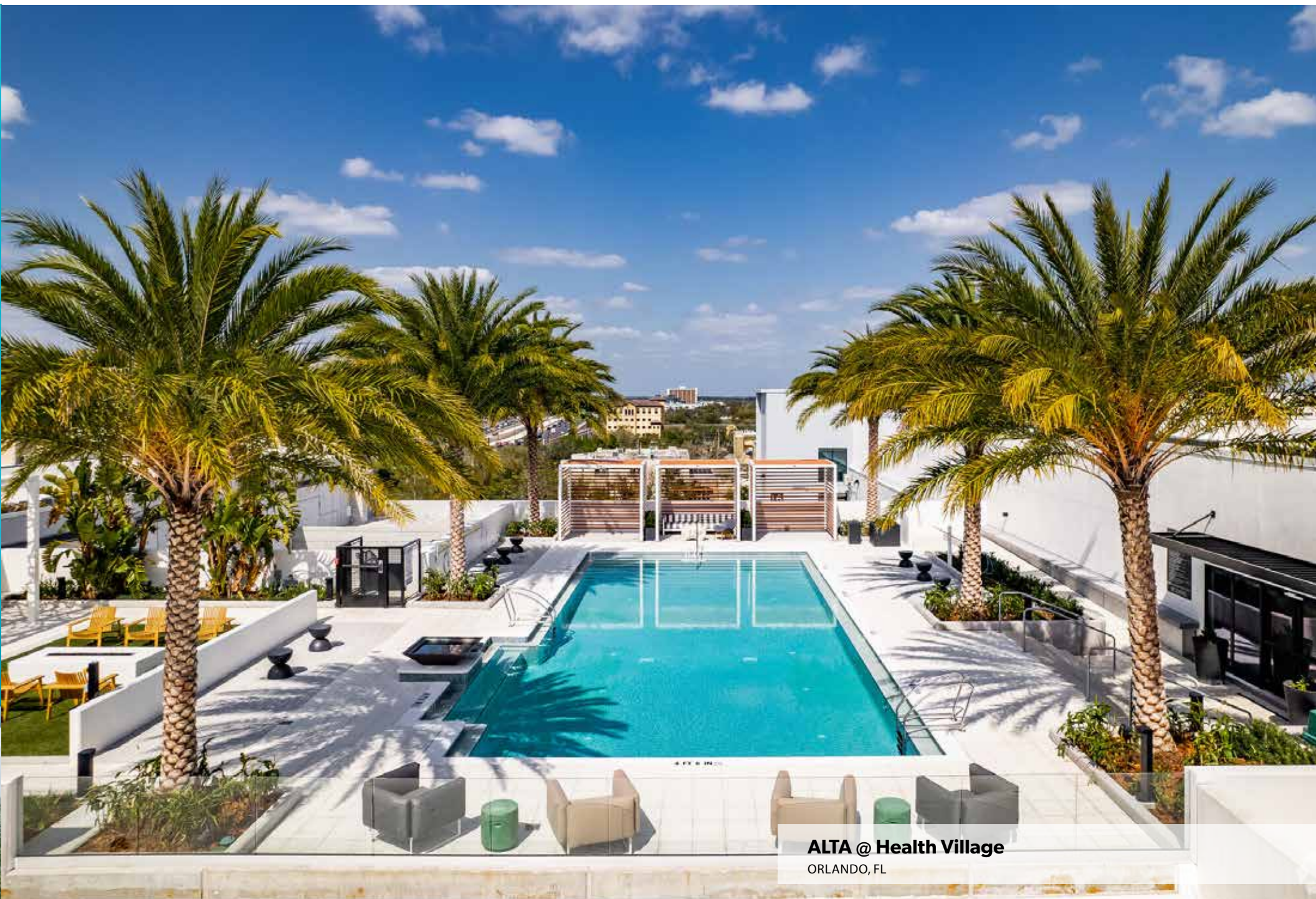


**LID** Modera Central  
ORLANDO, FL





 **ALTA @ Health Village**  
ORLANDO, FL



 **ALTA @ Health Village**  
ORLANDO, FL





**Camden Lake Eola**  
ORLANDO, FL



**Camden Lake Eola**  
ORLANDO, FL





**Modera Riverwalk**  
TAMPA, FL



**Modera Riverwalk**  
TAMPA, FL





**Modera Riverwalk**  
TAMPA, FL



**Modera Riverwalk**  
TAMPA, FL



# CAMPUS + INSTITUTIONAL ENVIRONMENTS



LID

Orlando Health – Downtown Campus Infrastructure  
ORLANDO, FL



LID

Orlando Health – Healthy Campus Places  
ORLANDO, FL





**LID** Orlando Health – Downtown Campus Streets and Parks  
ORLANDO, FL



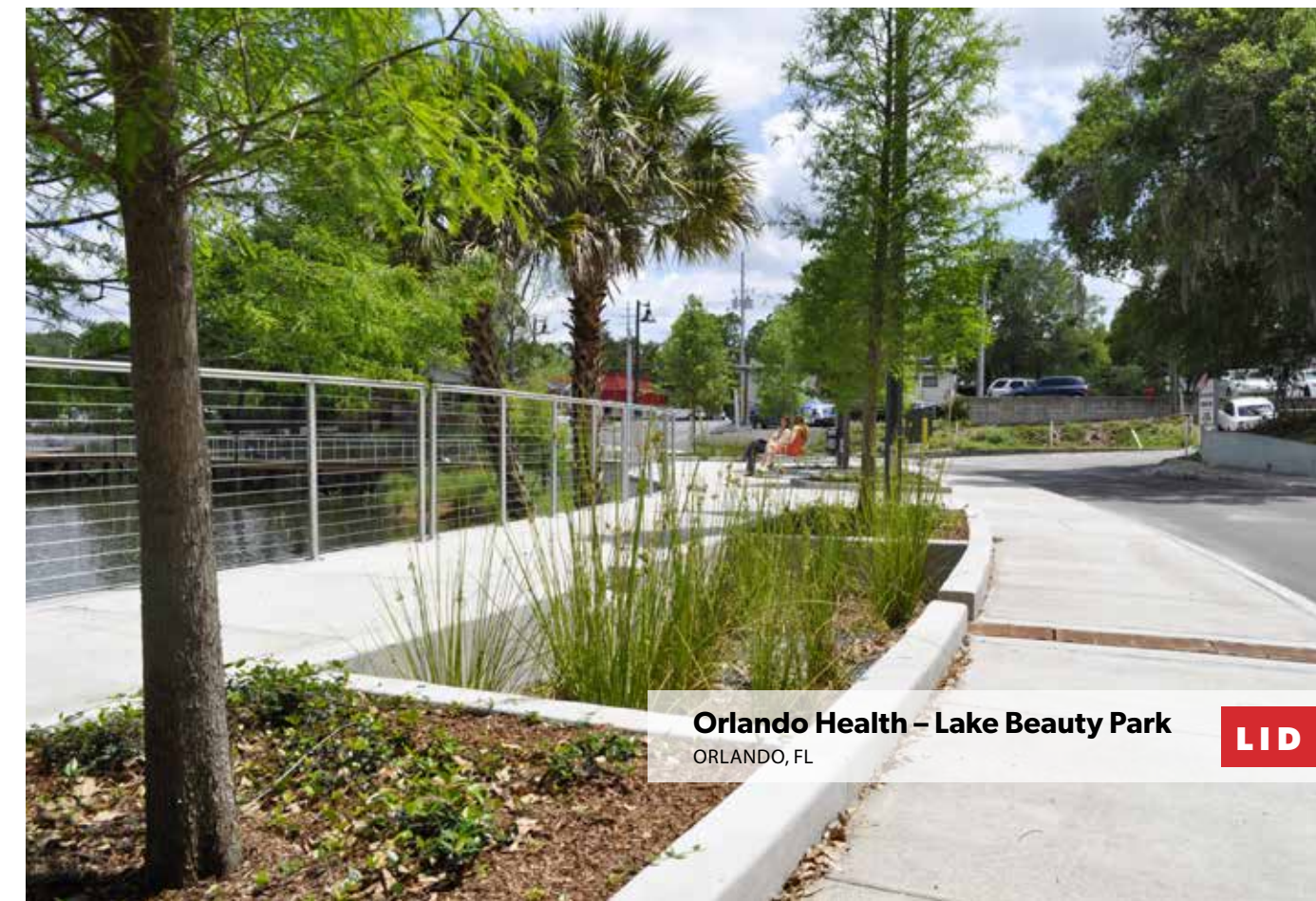
Orlando Health – Healthy Campus Places  
ORLANDO, FL **LID**





LID

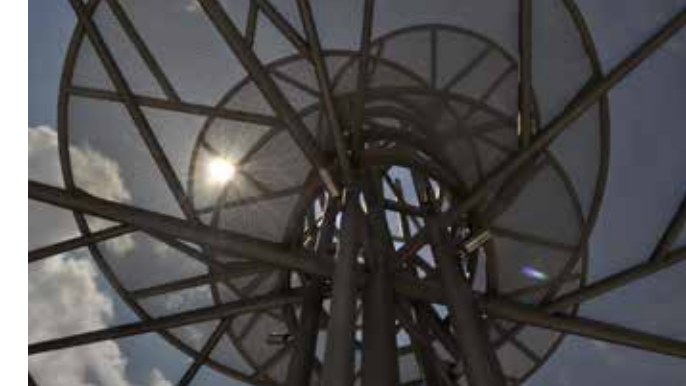
Orlando Health – Lake Beauty Park  
ORLANDO, FL



Orlando Health – Lake Beauty Park  
ORLANDO, FL

LID





**LID** Orlando Health – Lake Beauty Park  
ORLANDO, FL



**LID** Orlando Health – Lake Beauty Park  
ORLANDO, FL









**Nemours Children's Hospital – Discovery Gardens**  
LAKE NONA-ORLANDO, FL

LID





**Lake Nona Town Center Headquarters Office Building**  
LAKE NONA, FL



**Lake Nona Town Center Headquarters Office Building**  
LAKE NONA, FL







**United Steelworkers Corp Plaza**  
PITTSBURGH, PA



**United Steelworkers Corp Plaza**  
PITTSBURGH, PA





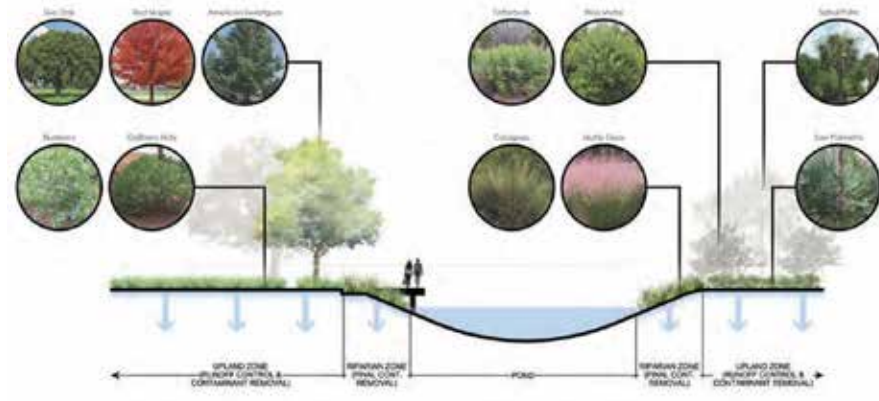
**Downtown Civic Center Major Renovation**  
CHARLESTON, WV



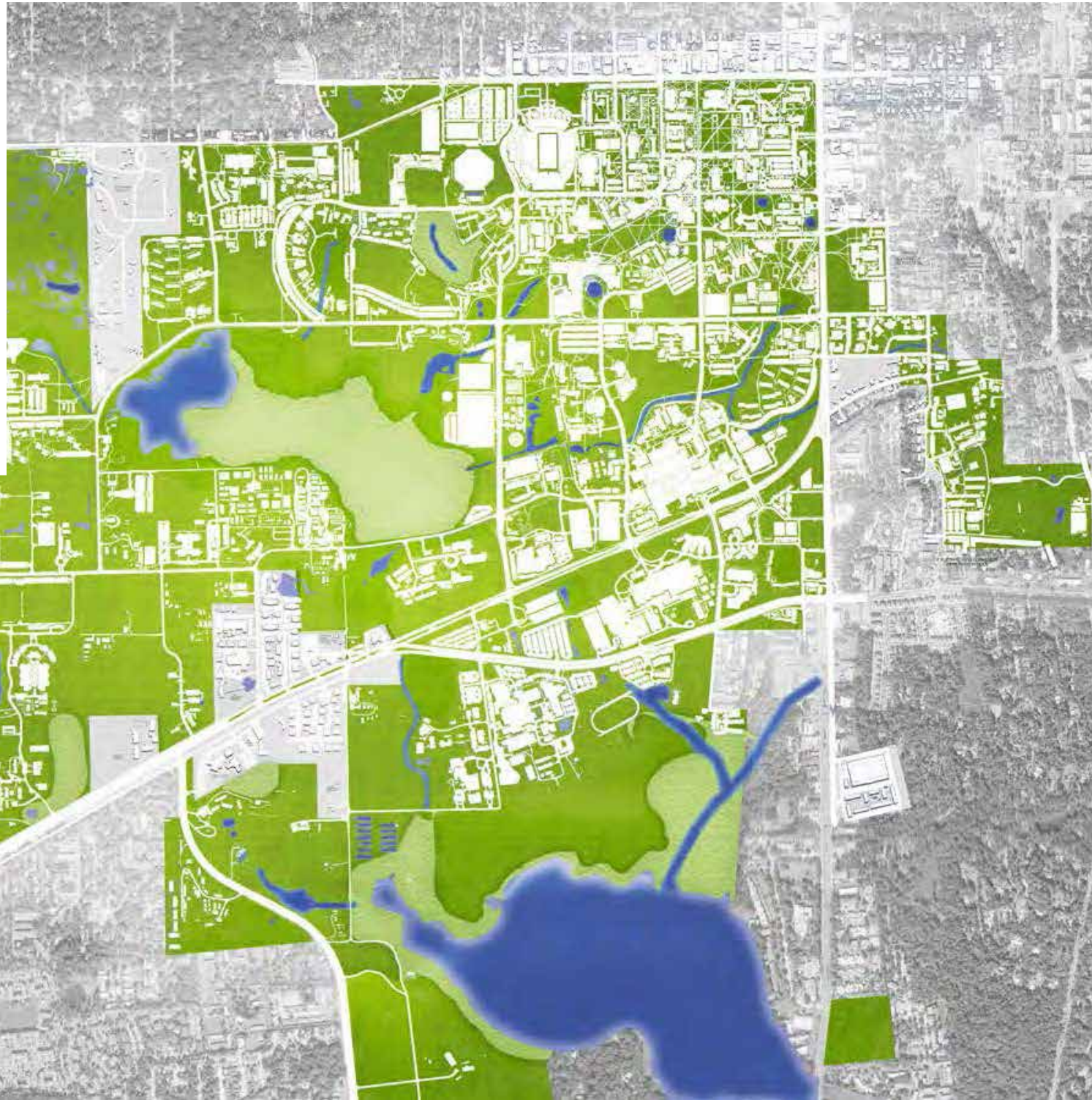
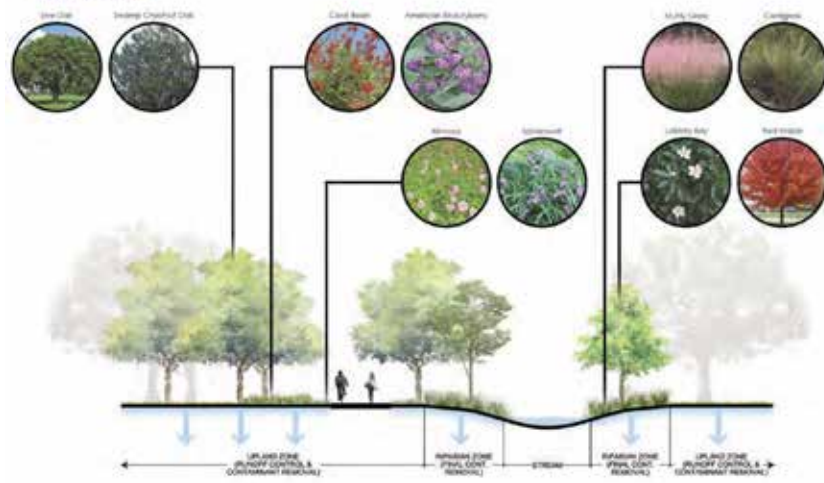
**Downtown Civic Center Major Renovation**  
CHARLESTON, WV



# POND SECTION



# STREAM SECTION





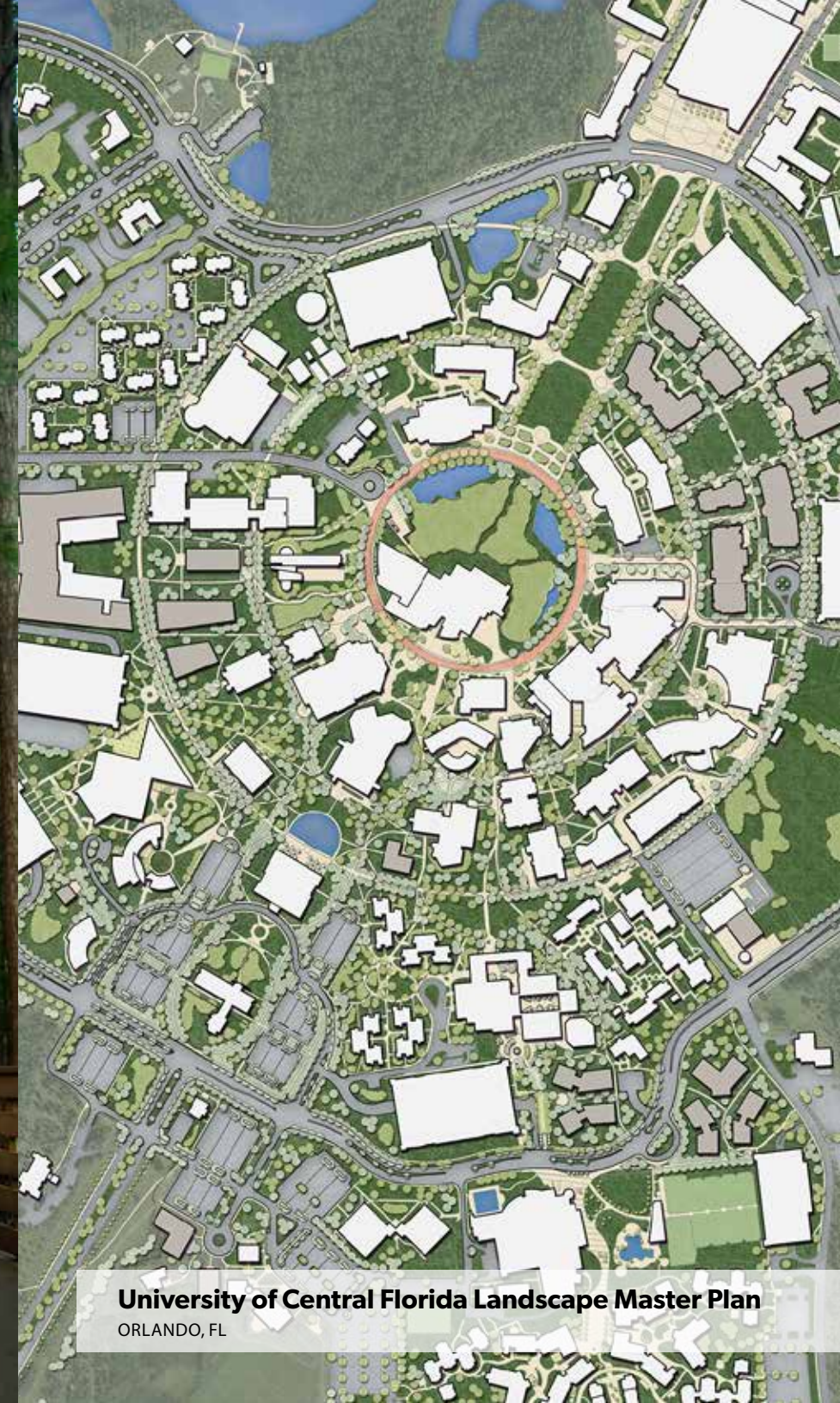


**Florida Southern College – Landscape Master Plan**  
LAKELAND, FL



## CAMPUS LANDSCAPE MASTER PLAN AND DESIGN STANDARDS

2016



**University of Central Florida Landscape Master Plan**  
ORLANDO, FL



# HOSPITALITY + THEMED ENTERTAINMENT



**Westin St. John\***  
U.S. VIRGIN ISLANDS

\* GAI team member Keith Oropeza provided landscape architectural design and planning services



**Royal Pacific Resort and Convention Center\***  
UNIVERSAL STUDIOS, ORLANDO, FL

\* GAI team member Keith Oropeza provided landscape architectural design and planning services





**Cabana Beach & Cabana Bay Resort Hotels \***  
ORLANDO, FL

\* GAI team member Keith Oropeza provided landscape architectural design and planning services



**Cabana Beach & Cabana Bay Resort Hotels \***  
ORLANDO, FL

\* GAI team member Keith Oropeza provided landscape architectural design and planning services





**Universal Studios Entry Plaza\***  
ORLANDO, FL

\* GAI team member Keith Oropeza provided landscape architectural design and planning services



**Discovery Cove @ SeaWorld Orlando \***  
ORLANDO, FL

\* GAI team member Keith Oropeza provided landscape architectural design and planning services



# PARKS, OPEN SPACE + TRAILS

LID

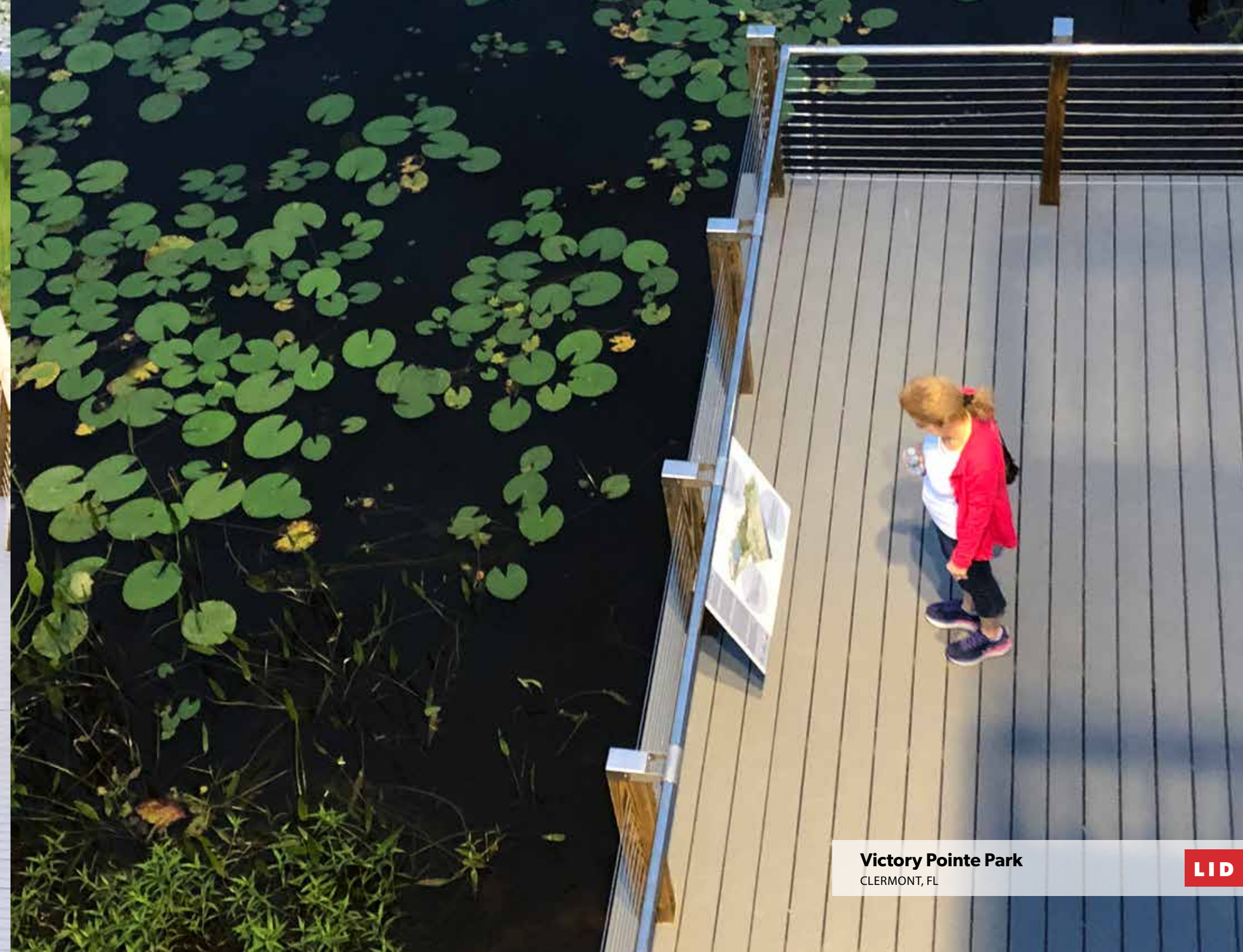
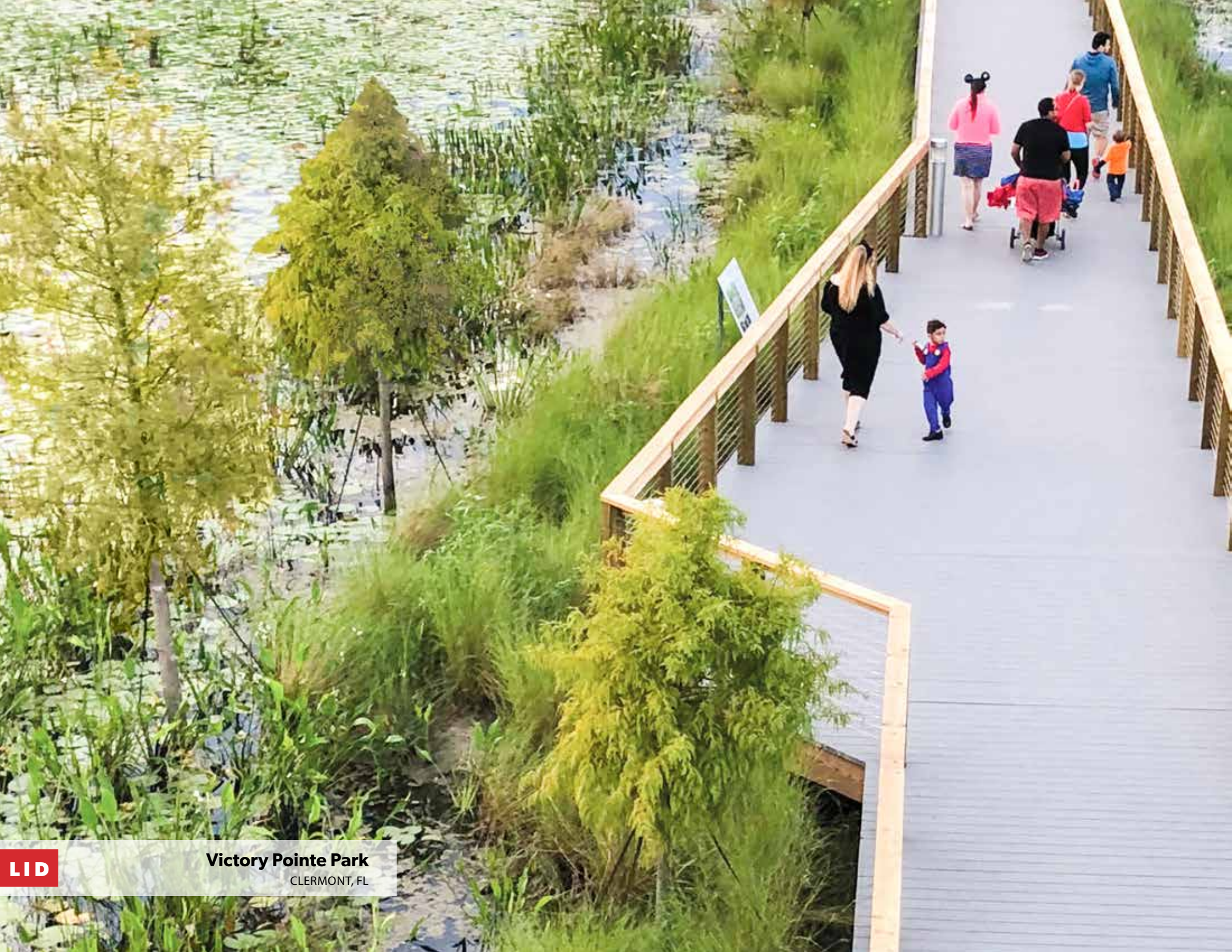
**Victory Pointe Park**  
CLERMONT, FL



**Victory Pointe Park**  
CLERMONT, FL

LID



















**Lake Eola Park Master Plan**  
ORLANDO, FL



**Lake Eola Park Master Plan**  
ORLANDO, FL

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS | FLORIDA CHAPTER  
2023 Design Awards, Award of Honor, Planning and Analysis Category









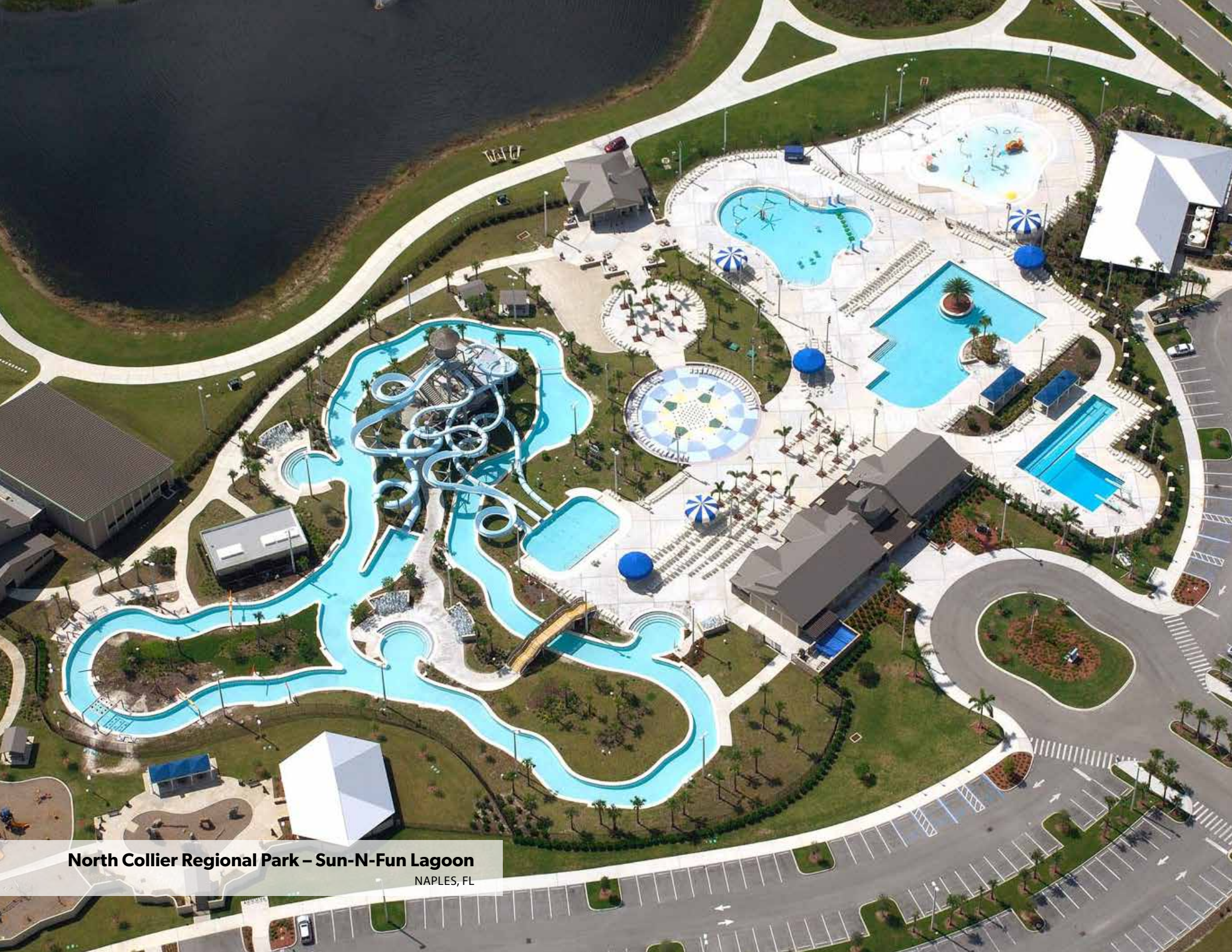


**North Collier Regional Park – Competitive Sports**  
NAPLES, FL

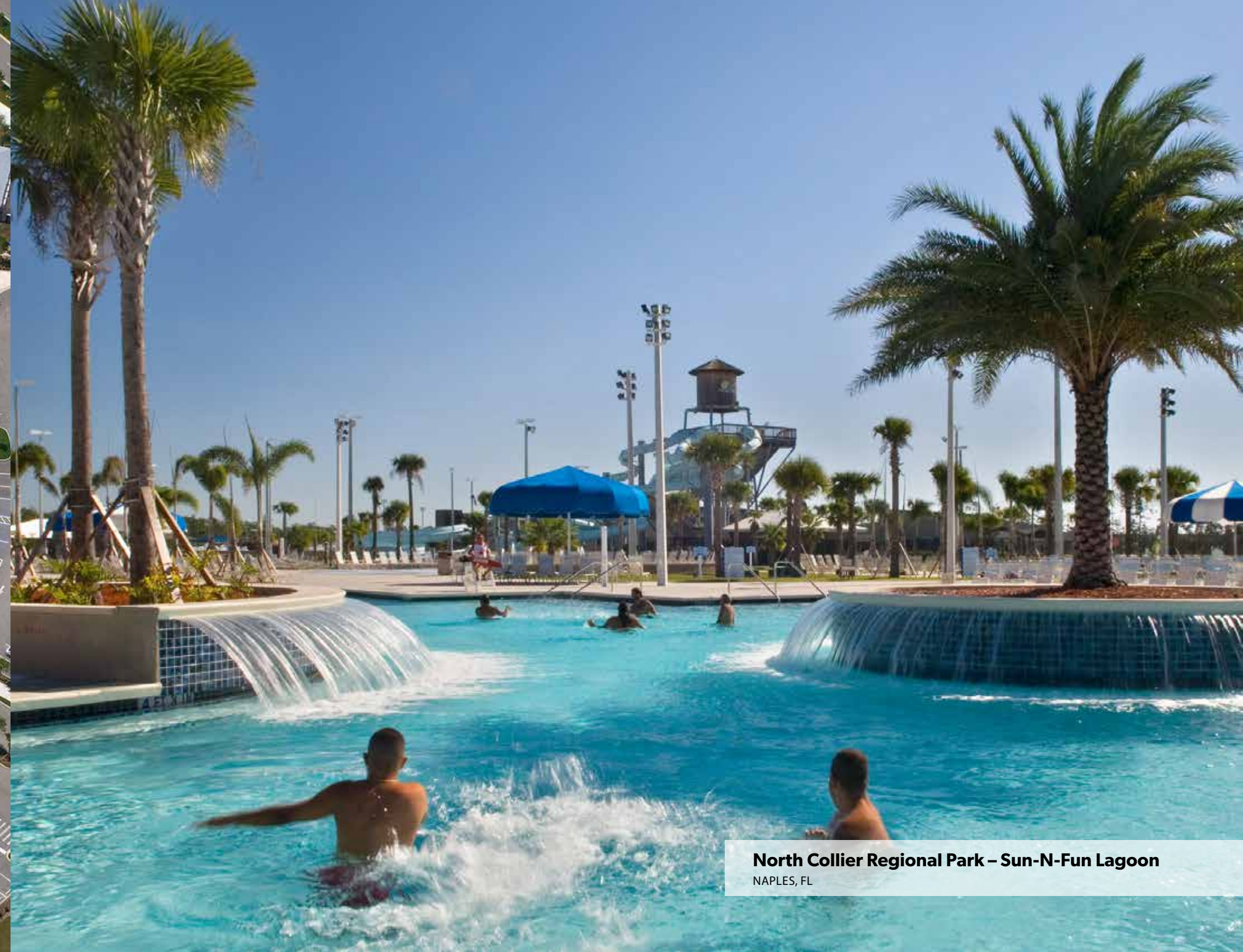


**North Collier Regional Park – Competitive Sports**  
NAPLES, FL





**North Collier Regional Park – Sun-N-Fun Lagoon**  
NAPLES, FL



**North Collier Regional Park – Sun-N-Fun Lagoon**  
NAPLES, FL





**Sanford Riverwalk**  
SANFORD, FL



**Fort Mellon Park**  
SANFORD, FL

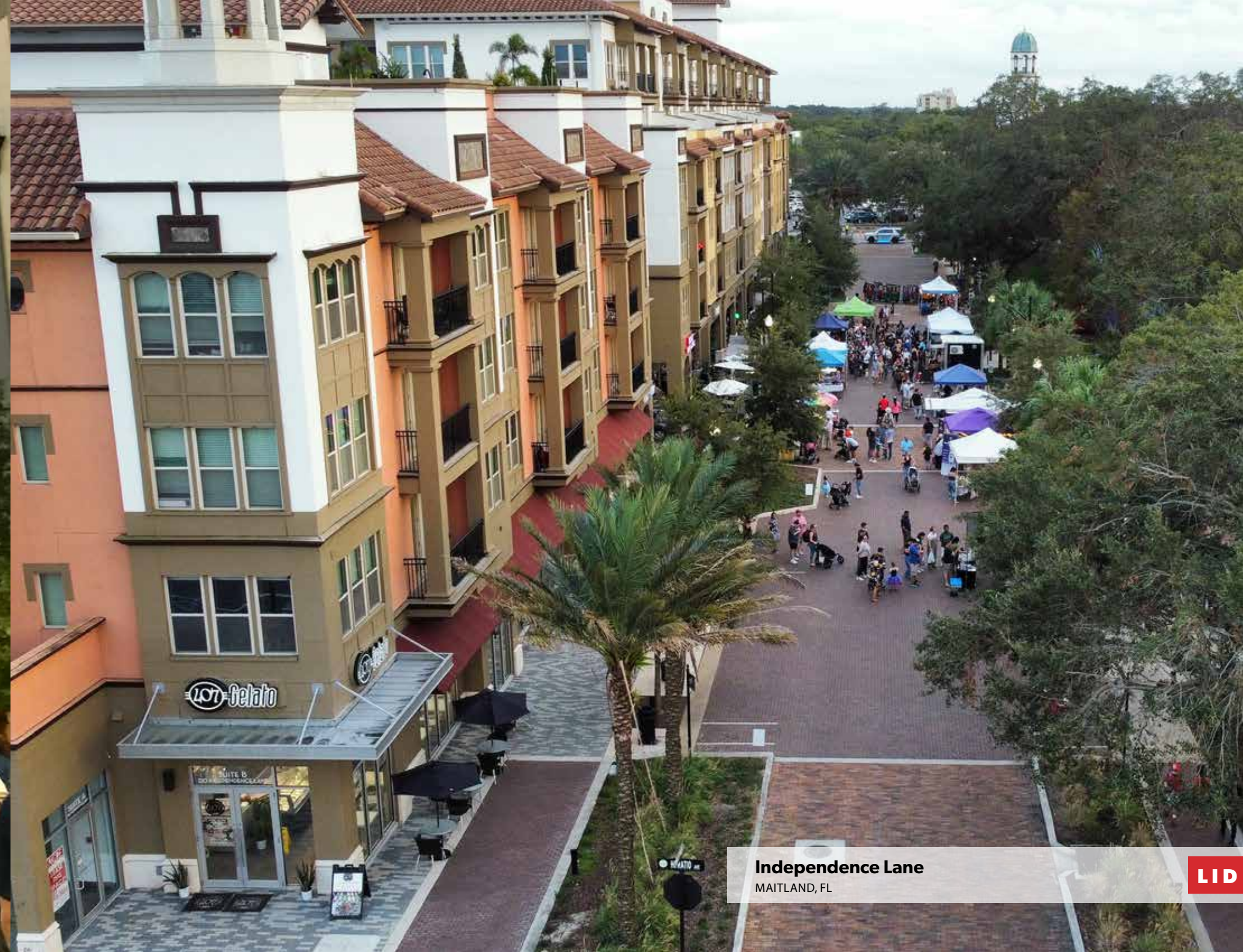


# LIVABLE STREETS, URBAN PLACES



**Independence Lane**  
MAITLAND, FL

LID



**Independence Lane**  
MAITLAND, FL

LID









**Historic Village Streetscapes**  
WAUWATOSA, WI



**Historic Village Streetscapes**  
WAUWATOSA, WI





**Historic Village Streetscapes**  
WAUWATOSA, WI



**Historic Village Streetscapes**  
WAUWATOSA, WI





**Upper Arlington Avenue Corridor and Neighborhood Traffic Calming**  
CITY OF UPPER ARLINGTON, OH



**Cleveland Street Streetscape Phases II and III**  
CLEARWATER, FL





**Park Avenue Streetscape**  
WINTER PARK, FL



**Park Avenue Streetscape**  
WINTER PARK, FL





**Riverplace Boulevard Complete Street**  
JACKSONVILLE, FL

LID



**Riverplace Boulevard Complete Street**  
JACKSONVILLE, FL

LID

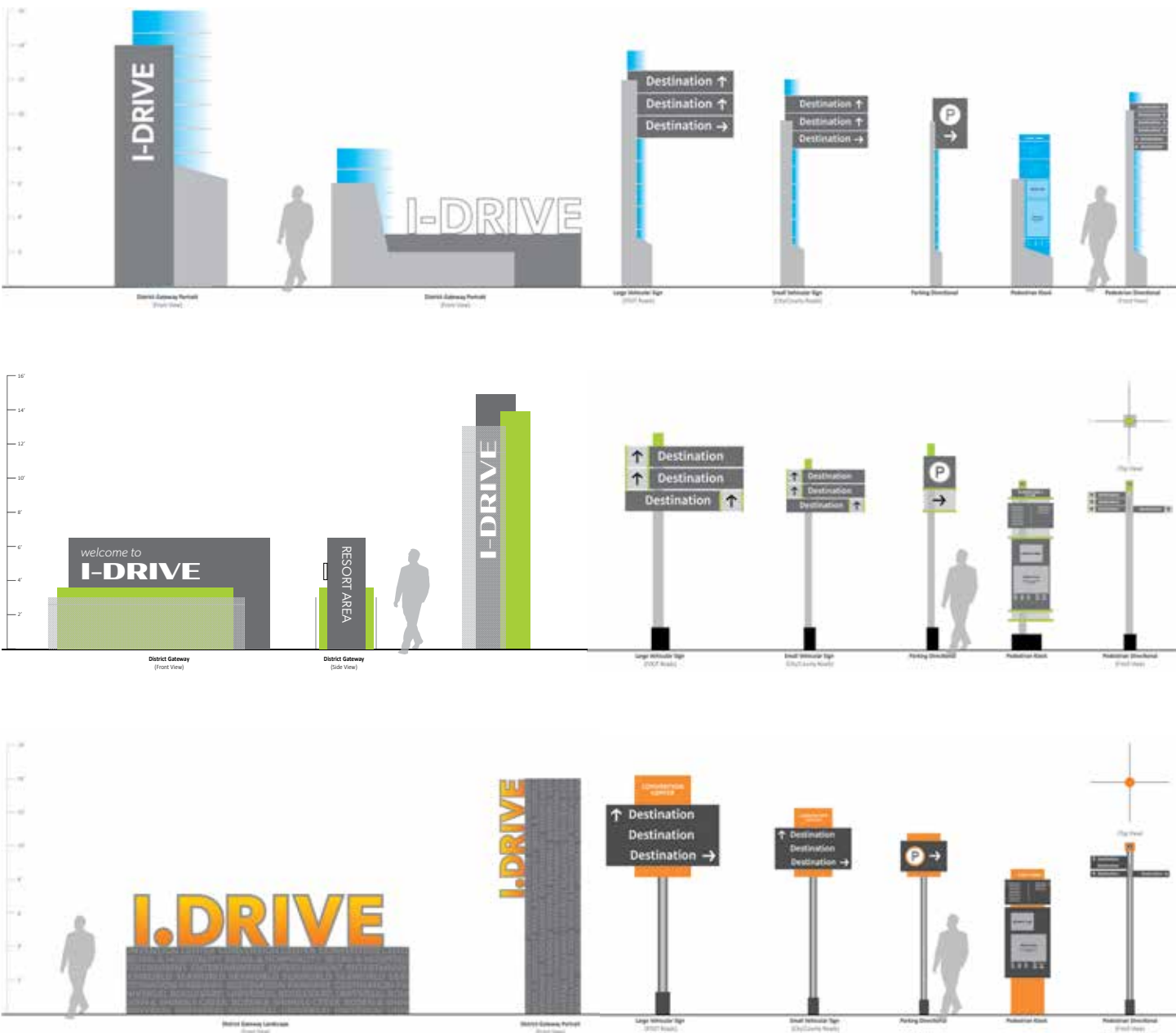


# WAYFINDING + ENVIRONMENTAL GRAPHICS





SCHEMATIC DESIGN OPTIONS







LID

Lake Lorna Doone Park Graphics + Wayfinding

ORLANDO, FL



# DESIGN CONSIDERATIONS - BRAND AND SITE FURNITURE

## CORE COLORS

Brand defining colors. Our signature color palette creates a powerful differentiator for our brand. Using this palette appropriately and consistently creates an additional layer of distinction.



PMS: 2935 C  
CMYK: 100/52/0/0  
RGB: 0/102/158  
Hex: #00669e

## SECONDARY COLORS

Marketing communications can be made more effective and compelling with an expanded palette of supporting colors. The colors in our supporting palette were chosen to complement our primary palette, providing additional range to the brand experience.



PMS: 2925 C  
CMYK: 89/53/5/0  
RGB: 0/117/184  
Hex: #0075b8



PMS: 7730 C  
CMYK: 80/25/100/5  
RGB: 60/140/87  
Hex: #3d8b43



PMS: 367 C  
CMYK: 50/10/100/0  
RGB: 143/183/62  
Hex: #8fb65e



PMS: 123 C  
CMYK: 0/24/91/0  
RGB: 251/70  
Hex: #ffb300



PMS: Black C  
CMYK: 30/50/20/100  
RGB: 0/0/0  
Hex: #000000



PMS: 429 C  
CMYK: 0/0/0/50  
RGB: 147/149/152  
Hex: #939597



PMS: 7541 C  
CMYK: 0/0/0/6  
RGB: 240/240/240  
Hex: #f0f0f0

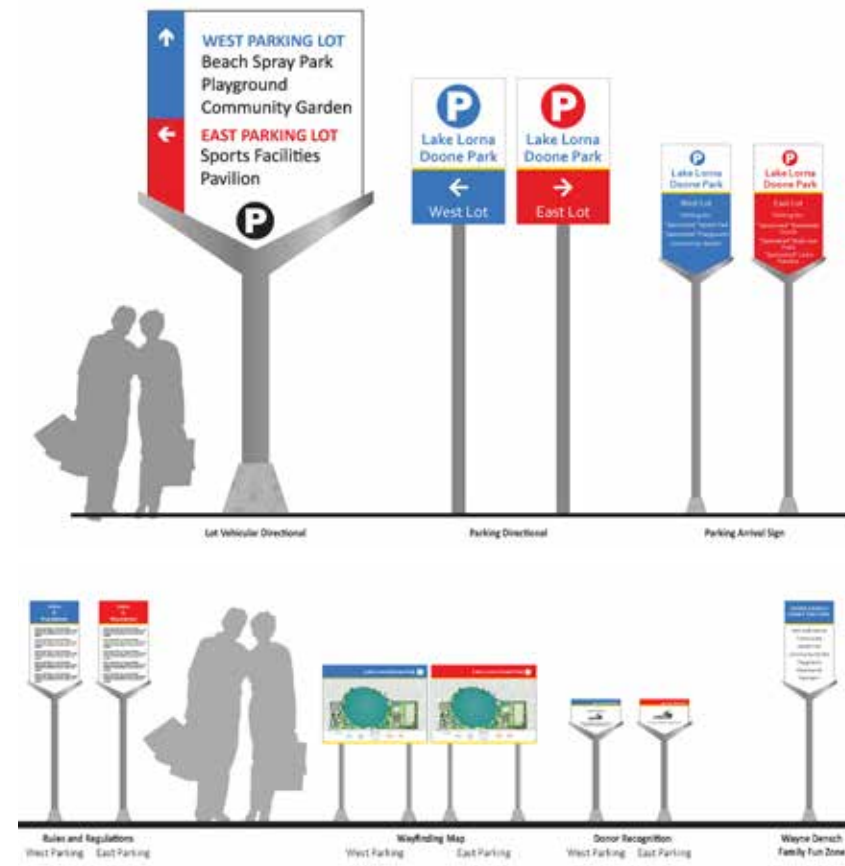


PMS: 485 C  
GOOD SAM RED  
CMYK: 15/100/100/0  
RGB: 195/11/56  
Hex: #e2231a



Process Yellow  
GOOD SAM YELLOW  
CMYK: 0/0/100/0  
RGB: 255/255/0  
Hex: #ffff00

## SIGN DESIGN PALETTE



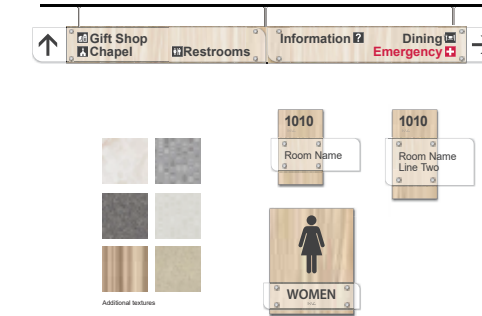




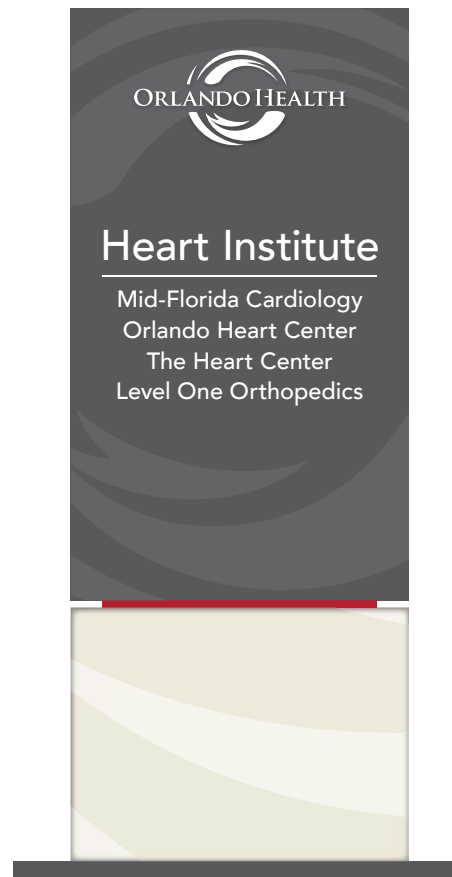




## INTERIOR SIGNAGE DESIGN FOR GUIDELINES



## SIGN DESIGN PALETTE





MASTER PLAN



GATEWAY SIGN DESIGNS

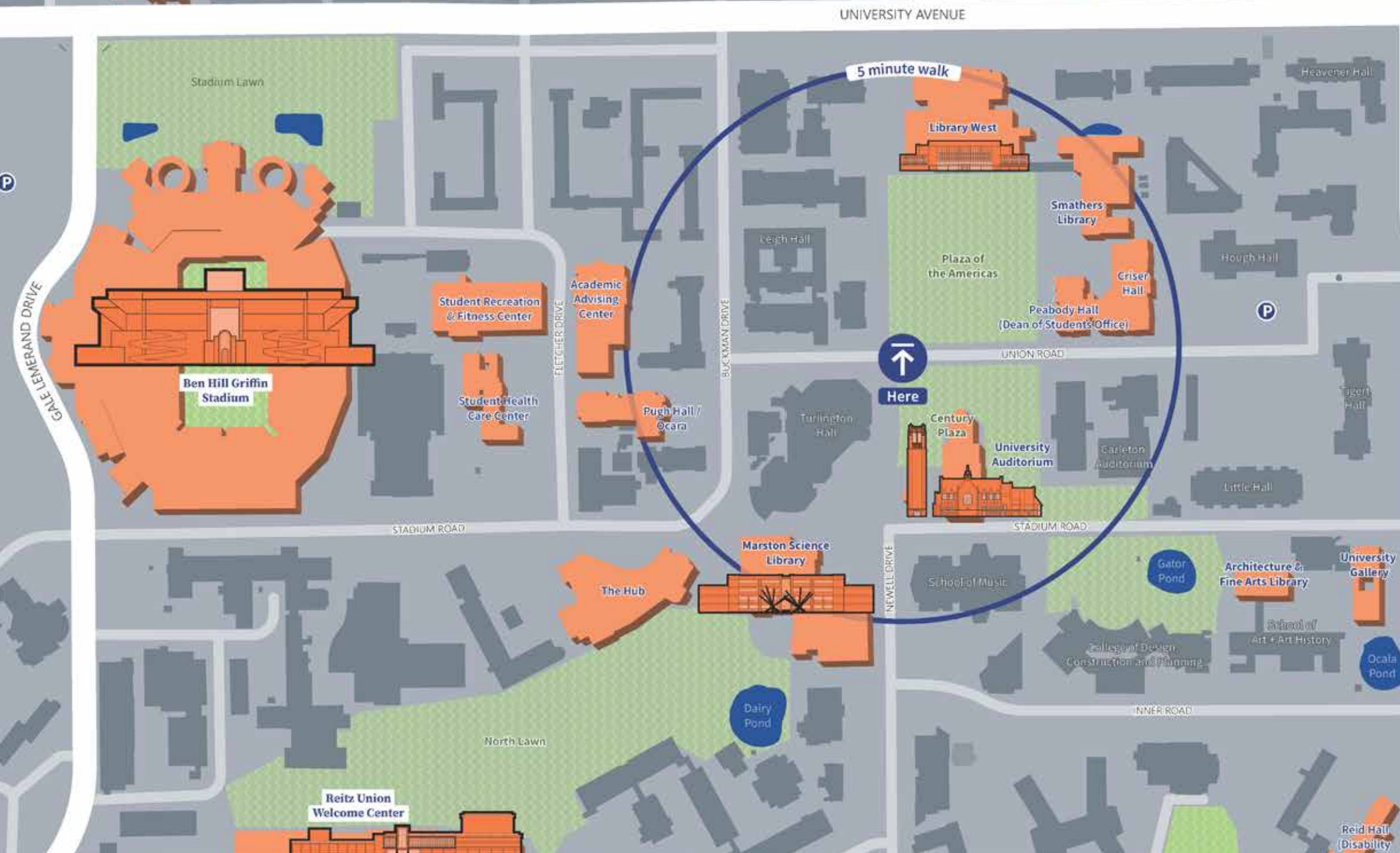


SIGN DESIGN PALETTE



Central Michigan University Wayfinding Master Plan  
MT. PLEASANT, MI



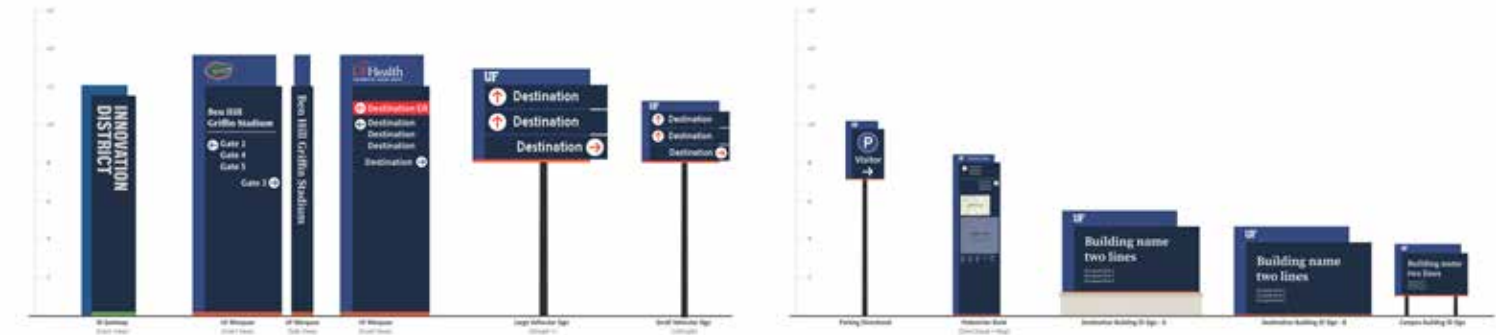


## EXISTING SIGN INVENTORY - REVIEW OF EXISTING CONDITIONS



## Detailed Designs

UF Campus Signs



## SIGN MOCK UPS





## DESIGN CONSIDERATIONS - BRAND DESIGN STANDARDS



### Material Color Match

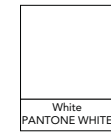
**P1**  
Matthews Polyurethane Enamel Paint  
MP# 00607 with UV inhibitor, finished  
with Matthews Super Satin Clear  
Coat, 290-228SP



Material Color Match

**P3**  
Matthews Polyurethane Enamel Paint  
MP# 16091 with UV inhibitor, finished  
with Matthews Super Satin Clear  
Coat, 290-228SP

**V1**  
Oralite 8800-030  
Translucent Premium Cast High  
Performance Film, Dark Red



Material Color Match

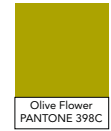
**P5**  
Matthews Polyurethane Enamel Paint  
MP# 32071 with UV inhibitor, finished  
with Matthews Super Satin Clear  
Coat, 290-228SP

**V2**  
Oralite 5800-010  
Reflective Film, White



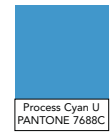
Material Color Match

**P2**  
Matthews Polyurethane Enamel Paint  
MP# 00817 with UV inhibitor, finished  
with Matthews Super Satin Clear  
Coat, 290-228SP



### Material Color Match

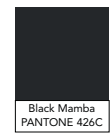
**P4**  
Matthews Polyurethane Enamel Paint  
MP# 00492 with UV inhibitor, finished  
with Matthews Super Satin Clear  
Coat, 290-228SP



Material Color Match

**P6**  
Matthews Polyurethane Enamel Paint  
MP# 09133 with UV inhibitor, finished  
with Matthews Super Satin Clear  
Coat, 290-228SP

**V3**  
Oralite 8800-594  
Translucent Premium Cast High  
Performance Film, Pastel Blue



### Material Color Match

**P7**  
Matthews Polyurethane Enamel Paint  
MP# 25595 with UV inhibitor, finished  
with Matthews Super Satin Clear  
Coat, 290-228SP

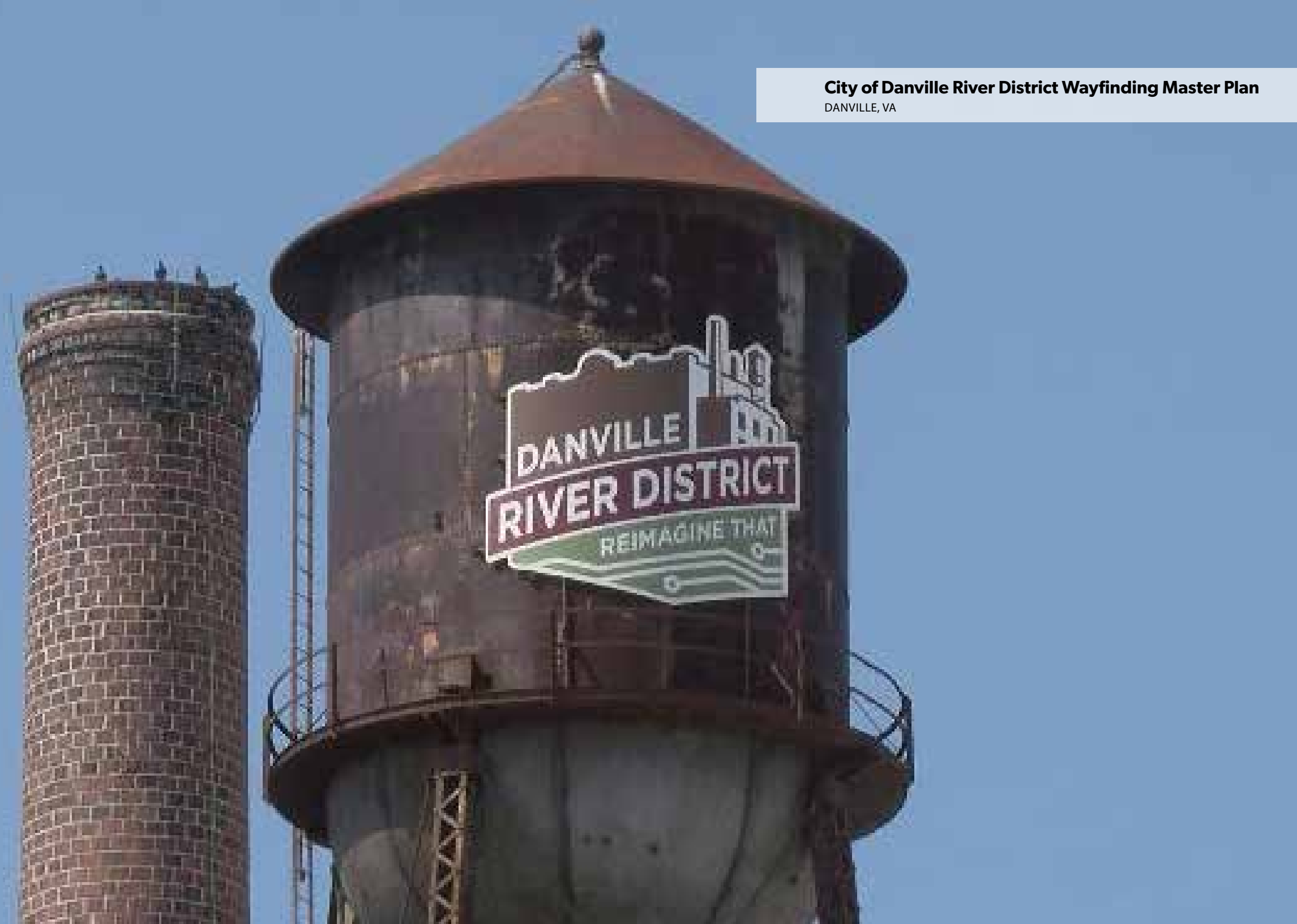
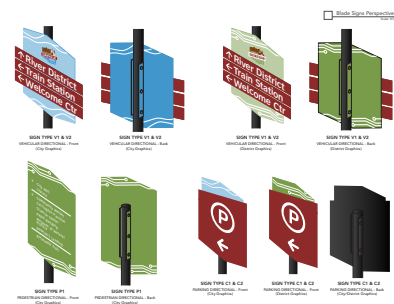


Danville District Logo



Danville City Logo

## SIGN DESIGN PALETTE



## City of Danville River District Wayfinding Master Plan

DANVILLE, VA

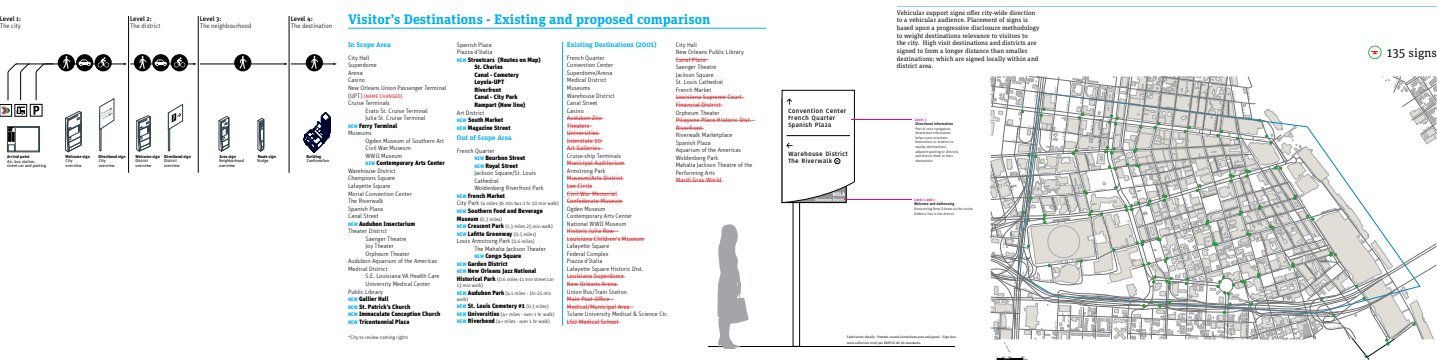


WAYFINDING PLANNING MAP EXAMPLES - PREDESIGN ANALYSIS

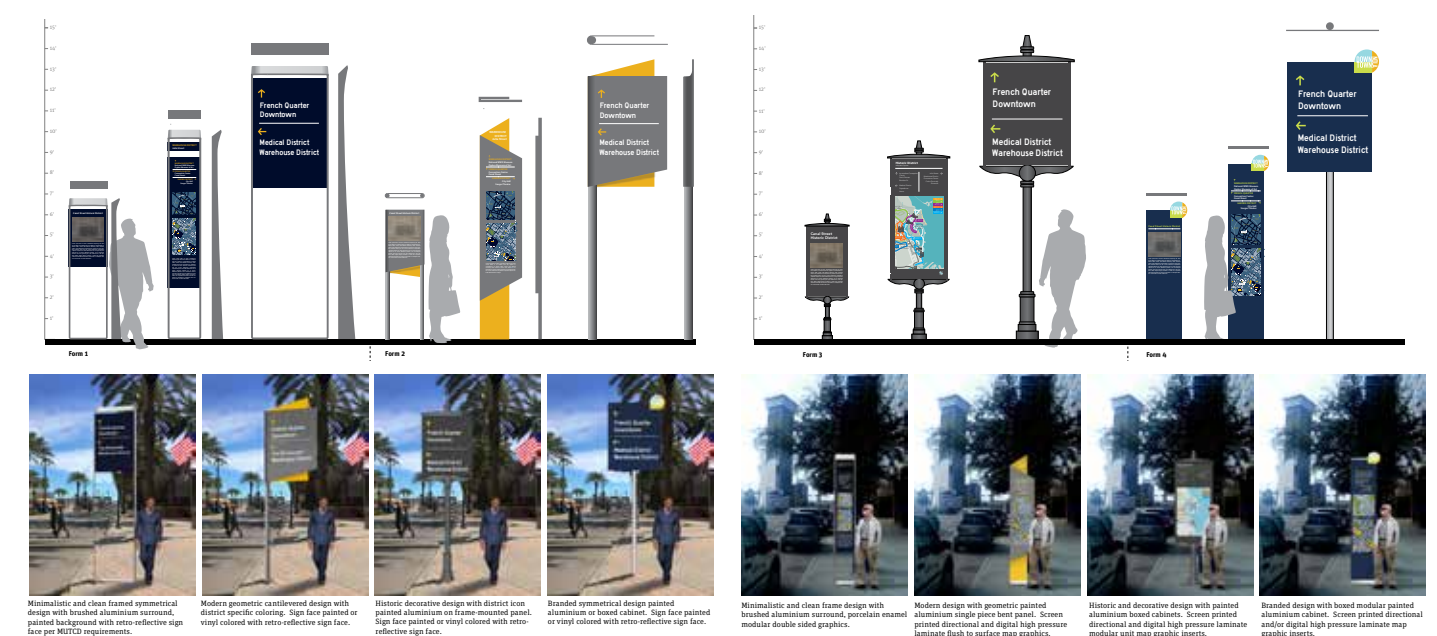


Downtown New Orleans Wayfinding System Master Plan  
NEW ORLEANS, LA

STRATEGIC RECOMMENDATIONS



SCHEMATIC DESIGN OPTIONS

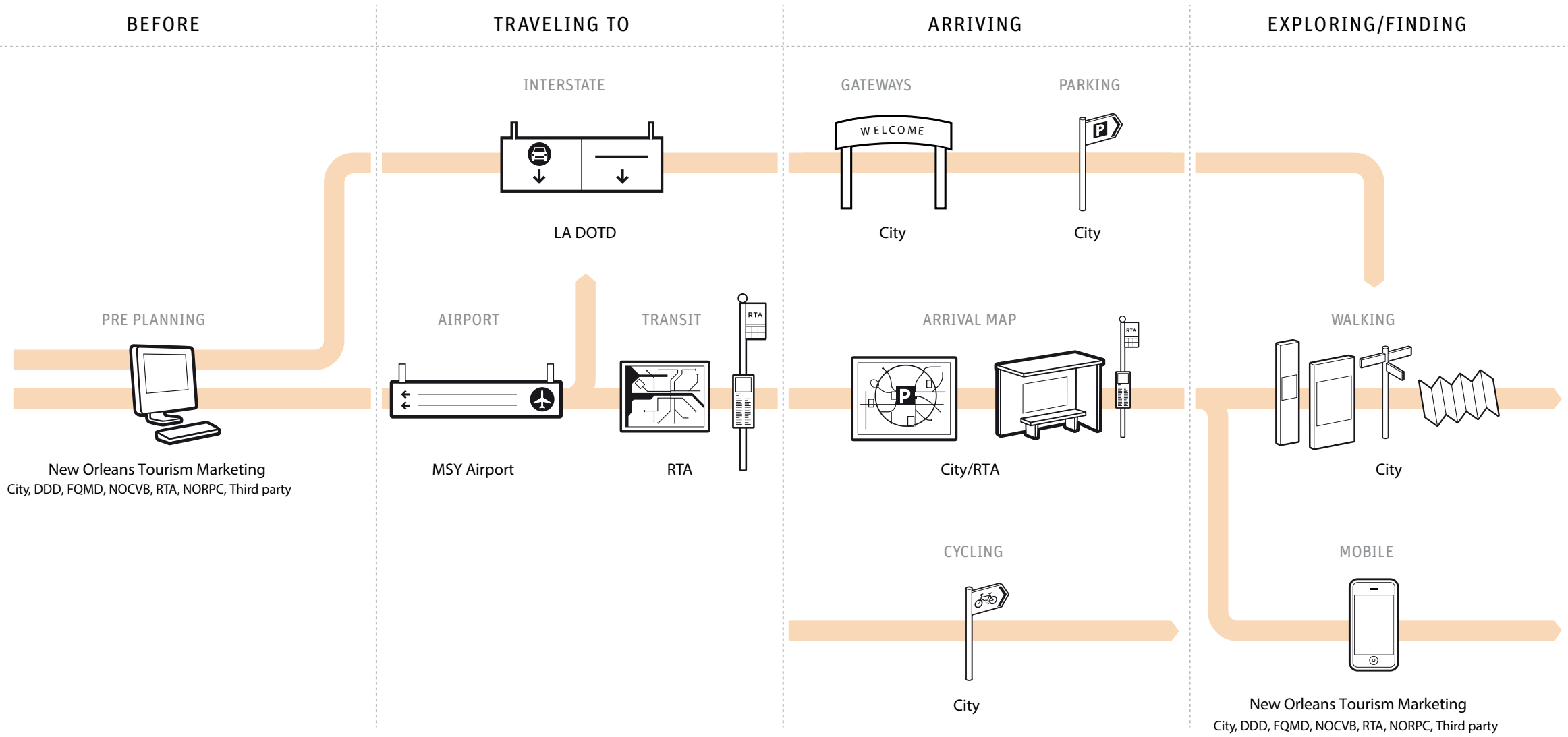


BEFORE

TRAVELING TO

ARRIVING

EXPLORING/FINDING

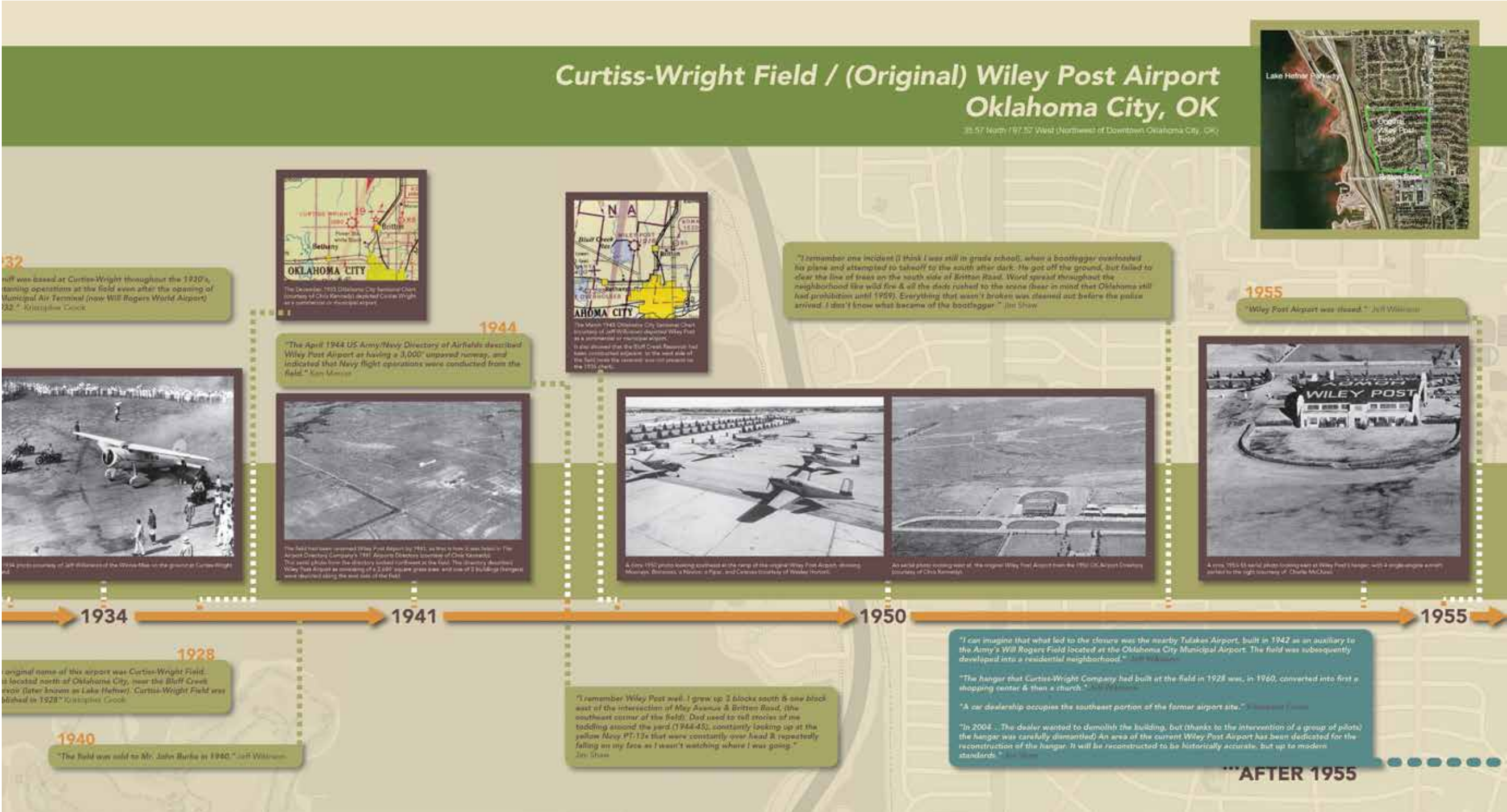




SIGN DESIGN PALETTE



MAP DESIGN DETAILS



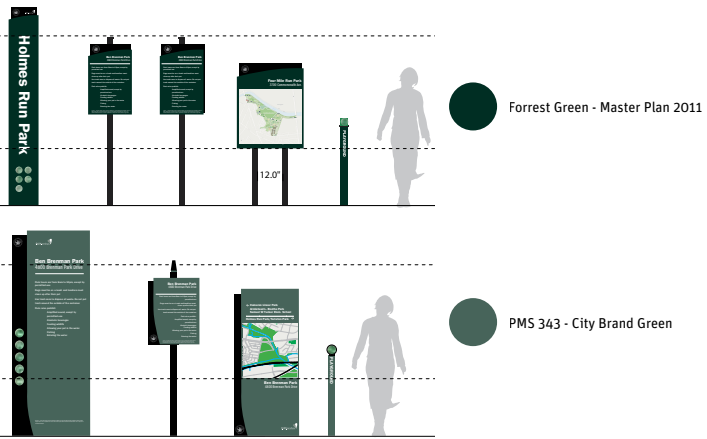




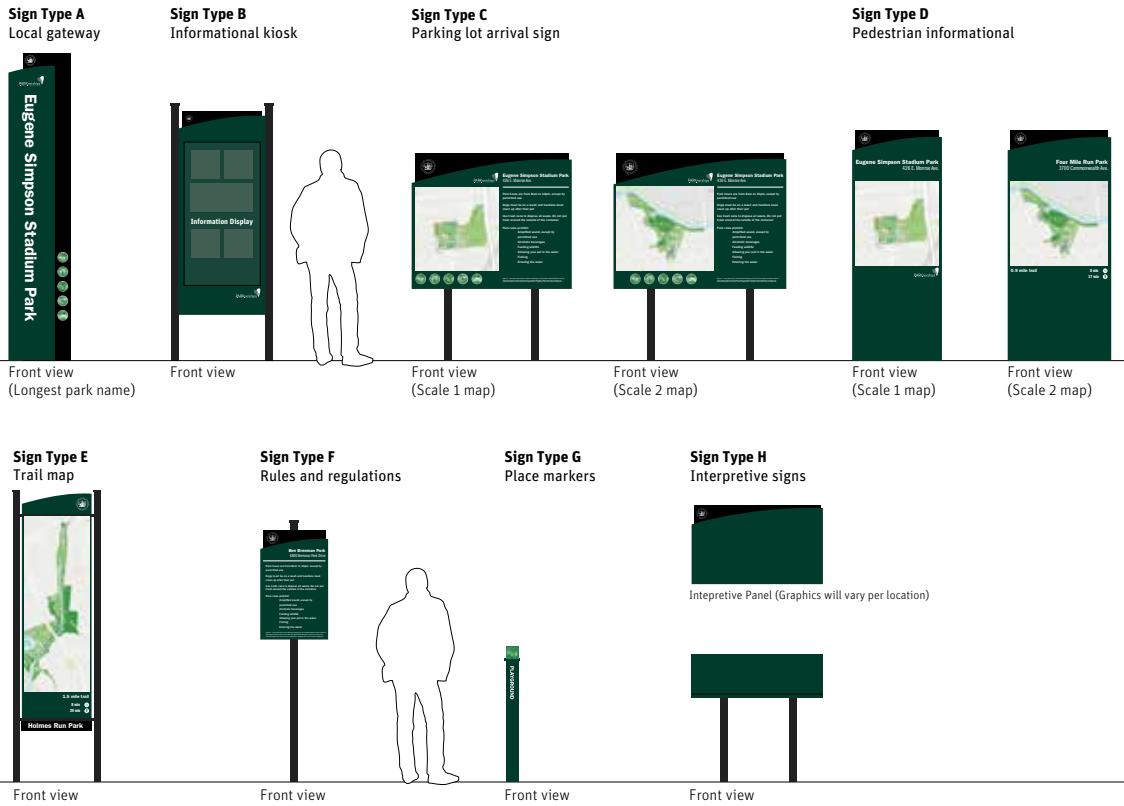
SCOPE AND BOUNDARY AREAS



SCHEMATIC DESIGN OPTIONS



SIGN DESIGN PALETTE



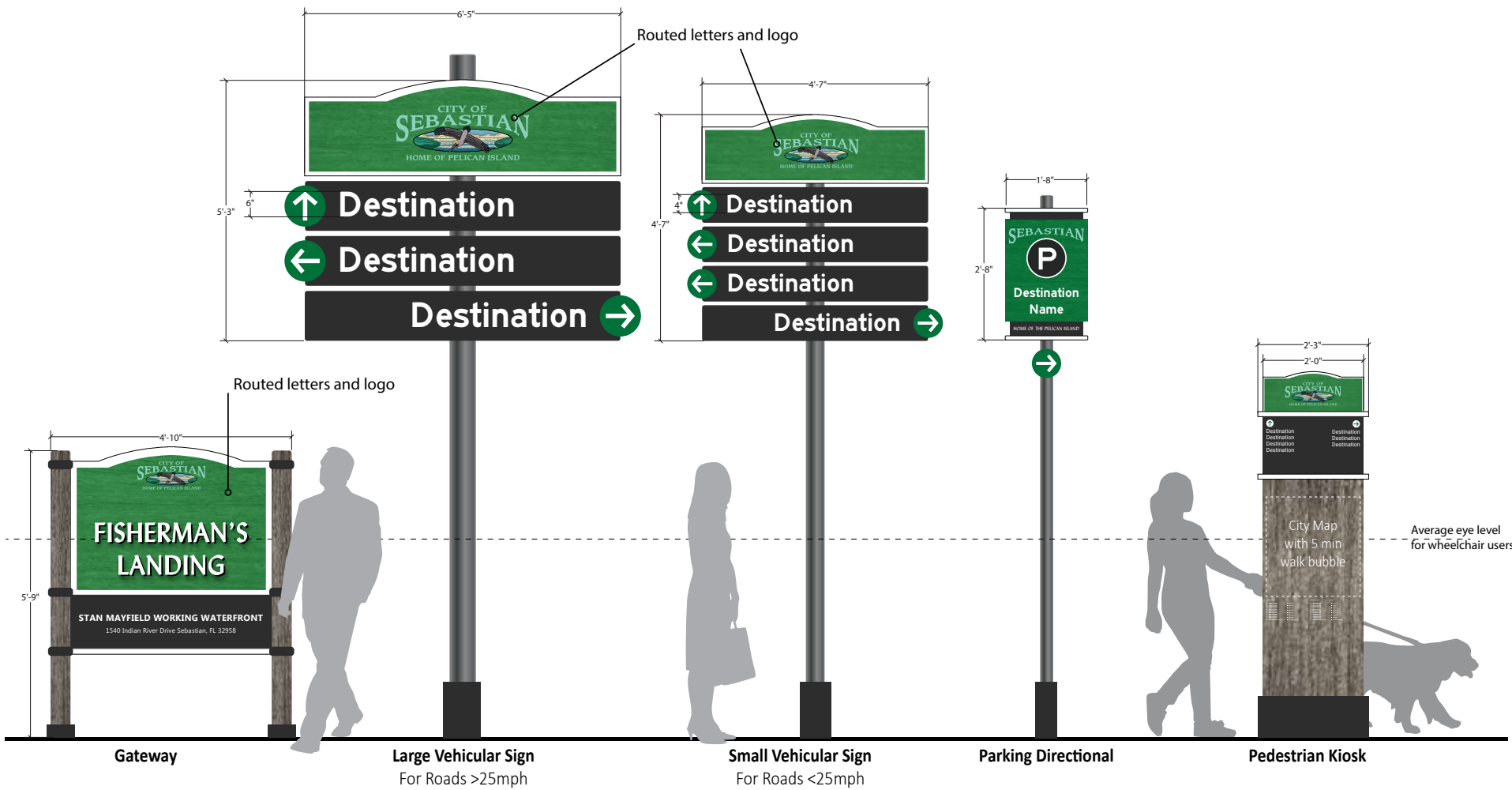
MAP DESIGN





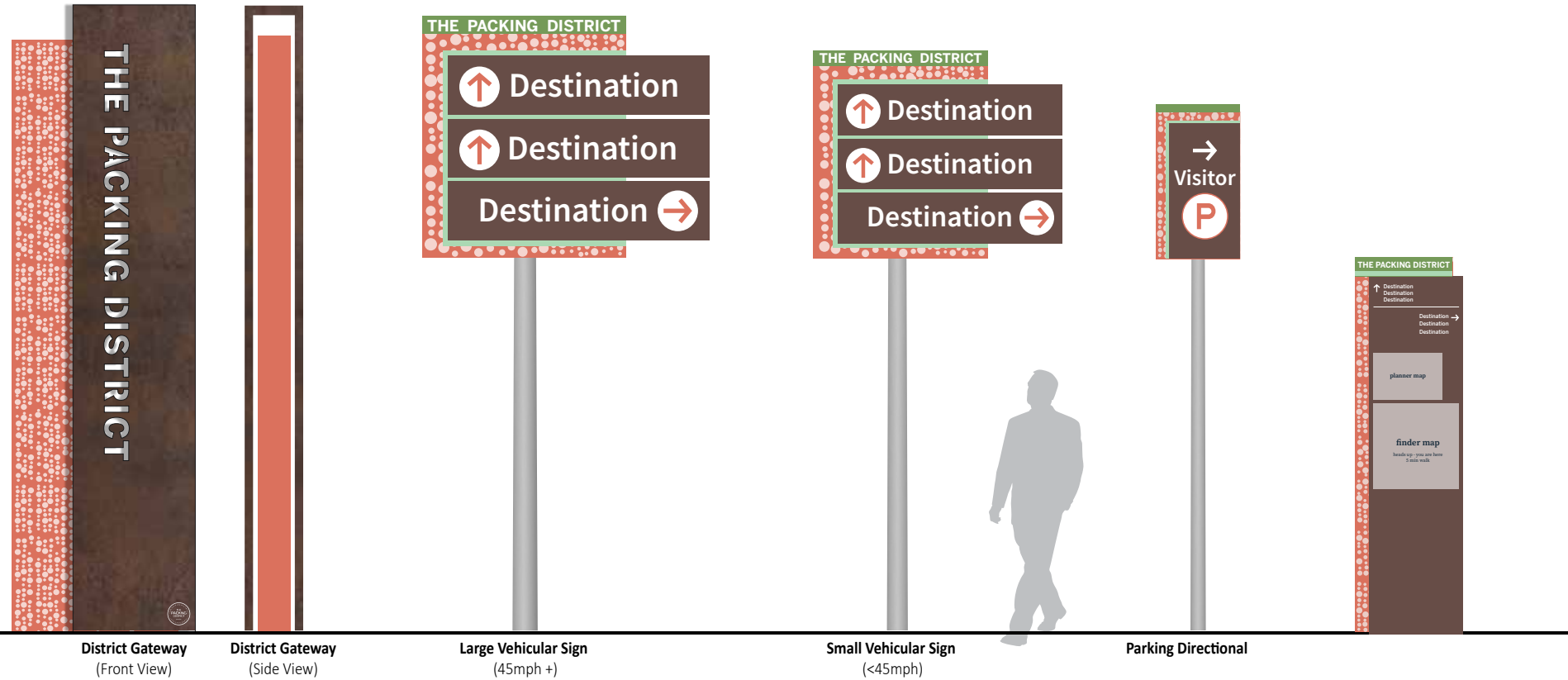
City of Sebastian Sign Pallet Designs

SEBASTIAN, FL

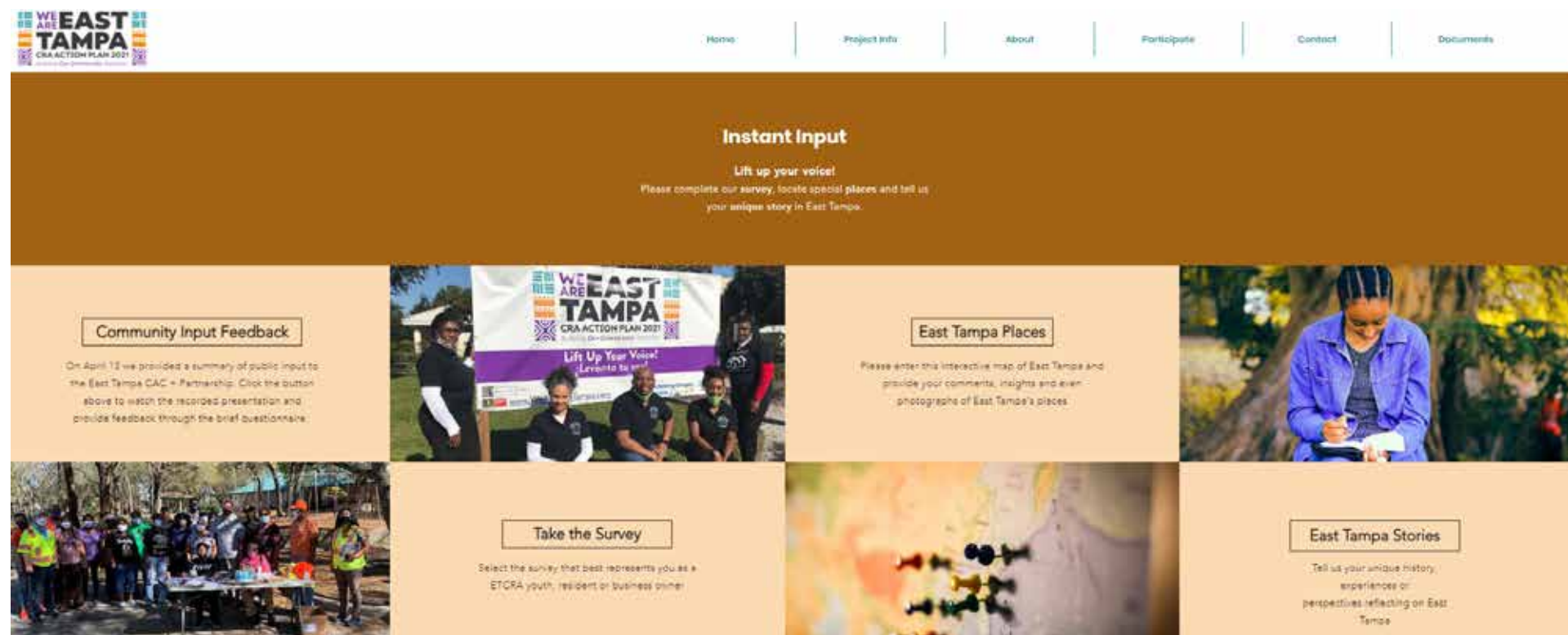
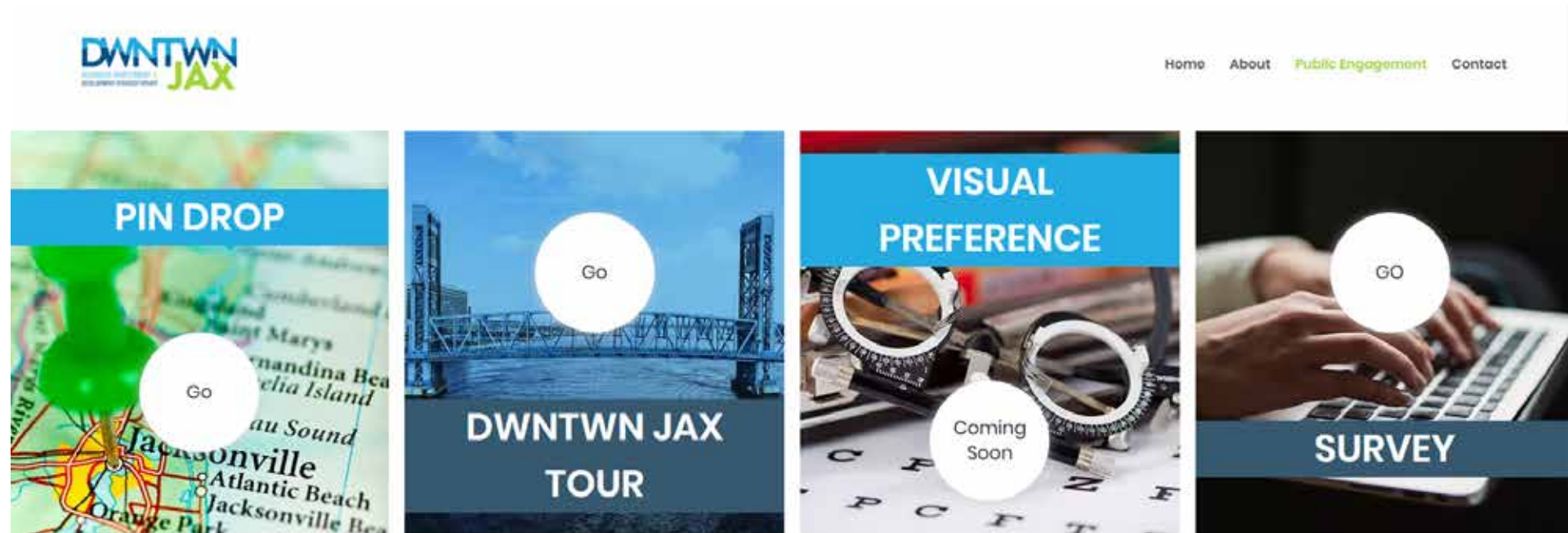


Dr. Phillips—Packing District, Sign Pallet Design

ORANGE COUNTY, FL







## LOGO + BRANDING DESIGN

OBTNEXT

Key West  
CONCH REPUBLIC

RECREATION & PARKS FOR ALL  
ACTIVATE  
ATL

OCOEE  
downtown by the lakeshore

our  
downtown  
south

Envision  
St. Cloud

WINTER HAVEN  
INTEGRATED WATER • SUSTAIN THE CHAIN

HIGH SPRINGS  
TOMORROW

GO 4 Pasco

DWNTWN  
BUSINESS INVESTMENT &  
DEVELOPMENT STRATEGY UPDATE  
JAX

CROSSPRAIRIE

WE ARE EAST  
TAMPA  
CRA ACTION PLAN 2021  
Building Our Community Together

Warehouse Arts  
District  
Deuces Live  
JOINT ACTION PLAN



About

Project Timeline

Events



PROJECT BRANDING  
FOR COMMUNITY  
PLANNING



2016/17

2018

2019

2020/21

2022

**Florida Redevelopment Association**

Roy F. Kenzie Award, Planning Studies

*Clermont Downtown & Waterfront Master Plan*

FRA Roy F. Kenzie Award [Fiscal Impact Study]

*Orlando Downtown Economic Indicators*

**American Planning Association**

2017 Florida Chapter Award of Excellence,  
Neighborhood Planning

*Ocoee Downtown Master Plan*

**American Planning Association**

Florida Chapter Award of Merit,  
Grassroots Initiatives

*Eatonville Capacity Building Project*

**Florida Planning & Zoning Association**

Outstanding Plan

*Ocoee Downtown Master Plan*

PLANNING & LANDSCAPE  
ARCHITECTURE  
AWARDS

**American Society of Landscape Architects**

Florida Chapter Award of Honor

*NeoCity*

**Florida Planning & Zoning Association**

Outstanding Plan/Study

*OBTNext Master & Implementation Plan*

**American Planning Association**

Florida Chapter Award of Merit

*OBTNext Master & Implementation Plan*

**American Planning Association**

Sun Coast Florida Chapter Best  
“Public Outreach & Engagement”

*Warehouse Arts District/Deuces Live Action Plan*

**American Planning Association**

Florida Chapter Award of Excellence

*Regional Affordable Housing Initiative*

**American Planning Association**

Florida Chapter Award of Merit

*Envision St. Cloud*

**American Society of Landscape Architects**

Florida Chapter Award of Honor

*Victory Point Park*

**Florida Redevelopment Association**

Roy F. Kenzie Award,  
Capital Projects Beautification

*Victory Point Park*

**Florida Redevelopment Association**

Roy F. Kenzie Award,  
Promotion

*Opportunity Zone Overview and Prospectus*

**Florida Redevelopment Association**

Roy F. Kenzie Award,  
Transportation Transit Enhancement

*Denning Drive Complete Street*

**AIA West Virginia**

Honor Award for Excellence in Architecture

*Charleston Coliseum and Convention Center*

**American Society of Landscape Architects**

Florida Chapter Award of Merit

*Gainesville South Main Street Transformation*

**American Society of Landscape Architects**

Florida Chapter Award of Honor

*University of Florida Campus Landscape Master Plan*

**American Planning Association**

Florida Chapter Award of Merit

*Pineloch Elementary School S.T.R.E.A.M. Club Program*

**Florida Redevelopment Association**

Roy F. Kenzie Award,  
Capital Projects/Infrastructure

*Riverplace Boulevard Complete Street*

**Florida Planning and Zoning Association (FPZA)**

FPZA Outstanding Sustainability Project

*State Road 200/A1A Corridor Master Plan*

**Downtown Orlando Partnership’s**

Golden Brick Award

*2021 Award of Excellence: Lake Eola Master Plan*

**American Society of Landscape Architects**

Florida Chapter Award of Excellence

*OneWater Winter Haven & The Sapphire Necklace*

**American Society of Landscape Architects Florida Chapter Award of Merit**

*Rolling Hills Community Park Master Plan*

**American Society of Landscape Architects Florida Chapter Award of Merit**

*Riverplace Boulevard Complete Street*

**American Planning Association**

Florida Chapter Award of Merit Neighborhood Planning Category

*Nassau County SR200/A1A Corridor Master Plan*

**American Planning Association**

Florida Chapter Award of Merit Neighborhood Planning Category

*LaVilla Neighborhood Development Strategy*

**International Downtown Association**

*2022 Award of Excellence: Lake Eola Park Master Plan*

**Northeast Florida Regional Council (NEFRC)**

*2022 Award of Excellence in Planning | Nassau  
County SR200/A1A Corridor Master Plan*

**University of Central Florida**

*2022 Pegasus Partner of the Year*

**Downtown Orlando Partnership’s**

Golden Brick Award

*2022 Commercial & Residential Development: Alta at Health Village*



## Planning & Urban Design

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

## Landscape Architecture

Parks, Open Space, and Trails  
Urban Streetscapes + Corridors  
New Communities + Mixed-use Development  
Campus Environments  
Urban Buildings + Places  
Green Infrastructure + LID  
Wayfinding + Environmental Graphics

## Economics & Real Estate Advisory

Real Estate Market Strategies  
Real Estate Financial Analysis  
Fiscal & Economic Impact Analysis  
Feasibility Studies  
Valuation Analysis  
Funding & Special District Financing  
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

## Connect with Us

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Vice President

GAI Consultants | Community Solutions Group

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[p.sechler@gaiconsultants.com](mailto:p.sechler@gaiconsultants.com)



## About GAI Consultants

Transforming ideas into reality since 1958, GAI Consultants is an engineering, planning, and environmental consulting firm providing award-winning solutions and local expertise to clients in the energy, transportation, development, government, and industrial markets.



[gaiconsultants.com/community-solutions](https://gaiconsultants.com/community-solutions)