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Gibbs Urban Advisors, PLLC

A Boutique Design & Development Consulting Firm, started by Ray Gibbs, PLA, specializing in downtown/urban revitalization projects. Mr. Gibbs, individually and through strategic partnerships with other professionals, provides a variety of professional services, based upon his substantial experience in the development and revitalization field. A Professional Landscape Architect, he brings 40 years of experience, not only as a design professional, but as a private real estate developer, a city planner and code enforcement officer, a Downtown/ Main Street Manager, a Community Development Corporate president, non-profit director and consultant. Mr. Gibbs has worked in both large and small communities and designed or managed small projects, on a shoestring budget, to large multi-million-dollar projects. Mr. Gibbs has been a mentor to many young downtown professionals over the years and has been a professional resource to communities throughout North Carolina. He is a frequent speaker and panelist on downtown revitalization topics for local, state and national organizations. Clients include individuals, real estate companies, other design professionals, cities and non-profit organizations.

Services offered by Gibbs Urban Advisors, includes;

Development Feasibility Analysis

From vacant sites to existing buildings in need of rehabilitation, **Gibbs Urban Advisors** can develop concept plans for development, complete development cost estimates and income projections to real estate proformas to see if the project is financially feasible. In this process **Gibbs Urban Advisors (GUA)** are well versed in the use of various Tax Credits and Financial Incentive Programs to see if they may apply and how they may benefit the project. This analysis can be very quick and simple, an option for some Main Street Programs looking to offer basic services, or a detailed analysis with full plans and drawings (*GUA has a number of Architects, Engineers, Market Analysis Firms and others it can access if needed*).

Site Planning / Landscape Design

Gibbs Urban Advisors can provide preliminary Site Planning and other Landscape Architecture Services for urban site development or improvements. Planning and locating of new buildings and site development, urban parks, streetscapes, plazas, pocket parks, café spaces, or other public spaces. With over 25 years of downtown management experience, **GUA** understands now only how you want these spaces to operate, but how you make it happen. **GUA** loves to be brought in early in the visioning

process to help you better understand what will work best for you and then provide you with some design options that will work for you. While **GUA** does not provide the full range of Landscape Architecture Services (Construction Documents), but is happy to work with you as a project designer or manager to get this work completed for you.

Strategic Planning

Gibbs Urban Advisors can provide workshop Facilitation Services to full Strategic Planning Services for a community or non-profit organization. **GUA** provides a unique perspective in providing these services, having been the designer, developer and manager of many projects. **GUA** can help you not only develop a unique Vision, but help you chart your way to achieving that Vision with specific Goals and Action Steps. Throughout this process, **GUA** can also help you understand the how these steps work, their actions and reactions. How much time it likely will take to accomplish each step. **GUA** helps to balance Vision with Reality. These processes can be developed for both individual projects or full organization programs. If you need a Facilitator for a one-day workshop or a multi-month, 10-year plan, **GUA** can help you move in the right direction.

Consultant Manager

Communities undertake large planning or redevelopment plans all the time, typically employing one or more consulting firms (*Architects, Landscape Architects or Engineers*). These plans can cost in the tens of thousands to the hundreds of thousands of dollars. Unfortunately, some communities do not have the resources to write a concise “Scope of Services” or allow the consultant to propose a “Scope of Services”. Are all of the services proposed really necessary to move your project forward? Is the Time Frame realistic or too long? Is the final product realistic for your community? Unfortunately, many times the answer one or more of these questions is NO and they final reports just go “on the file shelf”.

Let **Gibbs Urban Advisors** help you determine how best to get what you need, exactly what you need and for a price you feel comfortable with. We can also make sure that the final results fit with your issues and within your community. As many developers have an “Owner’s Representative” during the construction process, **GUA** can be your community representative through the Consultant Process. From Scope of Services to Final Product, let us help you get what you really need.

Downtown Issue Speaker

Gibbs Urban Advisor’s principal, **Ray Gibbs**, is an informative, experienced and energetic speaker on a wide range of topics concerning the downtown revitalization or Main Street process. If you are looking to assemble a panel of experienced professionals or just need someone to speak at a board or committee training program, **Gibbs Urban Advisors** may be able to fill the spot, or can help you find someone who may. Some of the issues that Mr. Gibbs has addressed at conferences, webinars and personal presentations over the years include; Urban Economic Development, Building Renovation, Pro-Forma Analysis, Public Space Design, Clean & Safe or Clean & Green Programs, Historic Preservation and Historic Tax Credits, Streetscapes, Street Festivals, Visioning, Public Participation, Economic Restructuring, Housing, Community Initiated Development and the Sociology of Downtown.