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Wendel embracing the “Live Work Play planning paradigm” in Buffalo

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Buffalo, NY The Live Work Play planning paradigm can be seen as the antithesis of suburban sprawl, bringing the suburban population back to the urban core. People are moving back to urban areas for a number of reasons: to be closer to employment opportunities and commerce, to decrease time spent commuting, and to enjoy having everything essential to meeting their needs within walking or biking distance.

Architects and engineers have the opportunity to design unique “city centers” that satisfy their clients’ needs. They can reconfigure areas to create walkable communities that incorporate shops, retail options, places to eat, entertainment, access to services, parks and green spaces, while providing public transit opportunities. The Live Work Play model serves as an outstanding platform to create these centers.

At Wendel, they embrace, support and are utilizing this paradigm on several projects across the country, and locally. This area is currently going through a resurgence and the Live Work Play model is playing a huge role in development.

Gates Circle is one example of how the Live Work Play paradigm is being implemented. Part of the Olmsted Park system, Gates Circle is between the Elmwood Village and Delaware Park. Following years of studies and planning, Millard Fillmore Gates Circle Hospital was demolished after closing its doors. This made way for redevelopment of the site into a mixed-use urban district. The community was planned using a Live Work Play urban renewal model, to include grocery store options, a health and wellness center, residential apartments and condominiums, and commercial office and retail space.

The proposed plan for Gates Circle will act as a catalyst to bring together residents from adjacent neighborhoods, as well as the broader community. Gates Circle incorporates principles of new urbanism, green building techniques and sustainability. Wendel’s architects and engineers provided master planning, place making and site design services, as well as architectural, transportation and landscape architecture design for this project. TM Montante is the dedicated developer.



Rendering, part of Womans' and Children's Hospital Redevelopment - Buffalo NY

Another example where the Live Work Play paradigm is being implemented in this area is the redevelopment of the Women's and Children's Hospital site south of Gates Circle. Wendel was part of a development team with Sinatra & Company Real Estate that examined possible uses of the site. The vision for the proposal submitted was a mixed-use community that reflects the character of the current neighborhood. As such, a model was developed that included retail, commercial, educational and residential spaces. Just as the current community serves a number of family types with varying financial resources, the proposed development would provide diversity in housing types.

From condominiums, to townhouses, to apartments providing price point options. The commercial space would also reflect the diversity of end-users and would incorporate pedestrian friendly businesses, restaurants, services and much more.

The shift to urban areas is a growing trend. Whether millennials are looking for fiscal independence or downsizing empty nesters are enjoying compact living, urban areas will continue to grow in population for the foreseeable future. According to the World Health Organization, global urban population is expected to grow through 2030. Wendel has a passion for and commitment to creating charming and functional communities that people CHOOSE to live, work and play in.