

# Proposed Renaissance Village Town of Cheektowaga



Traditional Neighborhood Development

**Client/Owner:** Dominic Piestrak  
**Project Location:** Cheektowaga, New York

Traditional Neighborhood Development, or Neo-Traditional Development, is the planning profession’s answer to suburban sprawl. Rather than segregating land uses, it is characterized by combining various uses, creating mixed use development more typical of America’s historic villages, towns and cities. By creating mixed-use buildings - as opposed to mixed use development - places to work, live, play, shop, and eat are all located in close proximity to one another. Each use works symbiotically to support another, contributing to the vitality of the community and a high quality of life. They are marked by attractive streetscapes, hidden parking areas, and destinations which encourage pedestrian activity, thereby eliminating a significant number of vehicle trips. Prominent locations within the community are reserved for grand civic structures; squares and greens are located to serve as places for public assembly and recreation, all of which contribute to a strong “sense of place.”

At Greenman-Pedersen, Inc., we recognize the diversity of our population, and understand that some people wish to work, live and play in a rural setting, some in a suburban setting and some in an urban setting. We specialize in creating the right project for the right environment, including vibrant, pedestrian friendly, Traditional Neighborhood Development.

Renaissance Village is a perfect example of Neo-Traditional Development, combining many uses on a 155 ± acre site in the Town of Cheektowaga, NY. This project is still in the proposal stage, and we are currently working with the developer and the existing community to refine the design. Renaissance Village is being proposed to rejuvenate a World War II residential neighborhood. This concept consists of 484 ± residential units of varying cost and size. There are also several mixed-use areas with shops, restaurants, office space, various community buildings, as well as apartments, all within walking distance of the rest of the site. The project is also accented by park space, a large pond and many trails, creating an attractive walkable community.