



PRATT LANDING

COMMUNITY UPDATE

JUNE 17, 2021

A Few Housekeeping Items...

Questions:

- Please feel free to submit questions via the Q&A button at the bottom of your Webinar window during the presentation.
- You may ask questions anonymously.
- We look forward to answering these at the conclusion of our presentation.
- If we don't get to your question, we will follow up with you after the presentation.

Attendees' microphones shall remain off during the Webinar.

For Technical Help during the presentation, please submit questions via the Q&A button.



Good Evening!

[t] Twining Properties

Agenda

Pratt Landing Overview

Community Input

The Armory

Pratt Landing Park

What's Next?

Q&A

WHAT'S UNIQUE ABOUT PRATT LANDING



Mix of Uses



FOR SALE



RENTAL



RETAIL



PARK



PARKING



NAVAL
ARMORY

SITE PLAN

MNLA













Update

City has
progressed city-
wide rezoning

DPW's new HQ at
Nardozzi Place
completed

Armory
restoration
moving forward

Commitments
made to veterans'
community

Pratt Landing Park
– now to be city-
owned

Additional parcel
identified

Tower eliminated

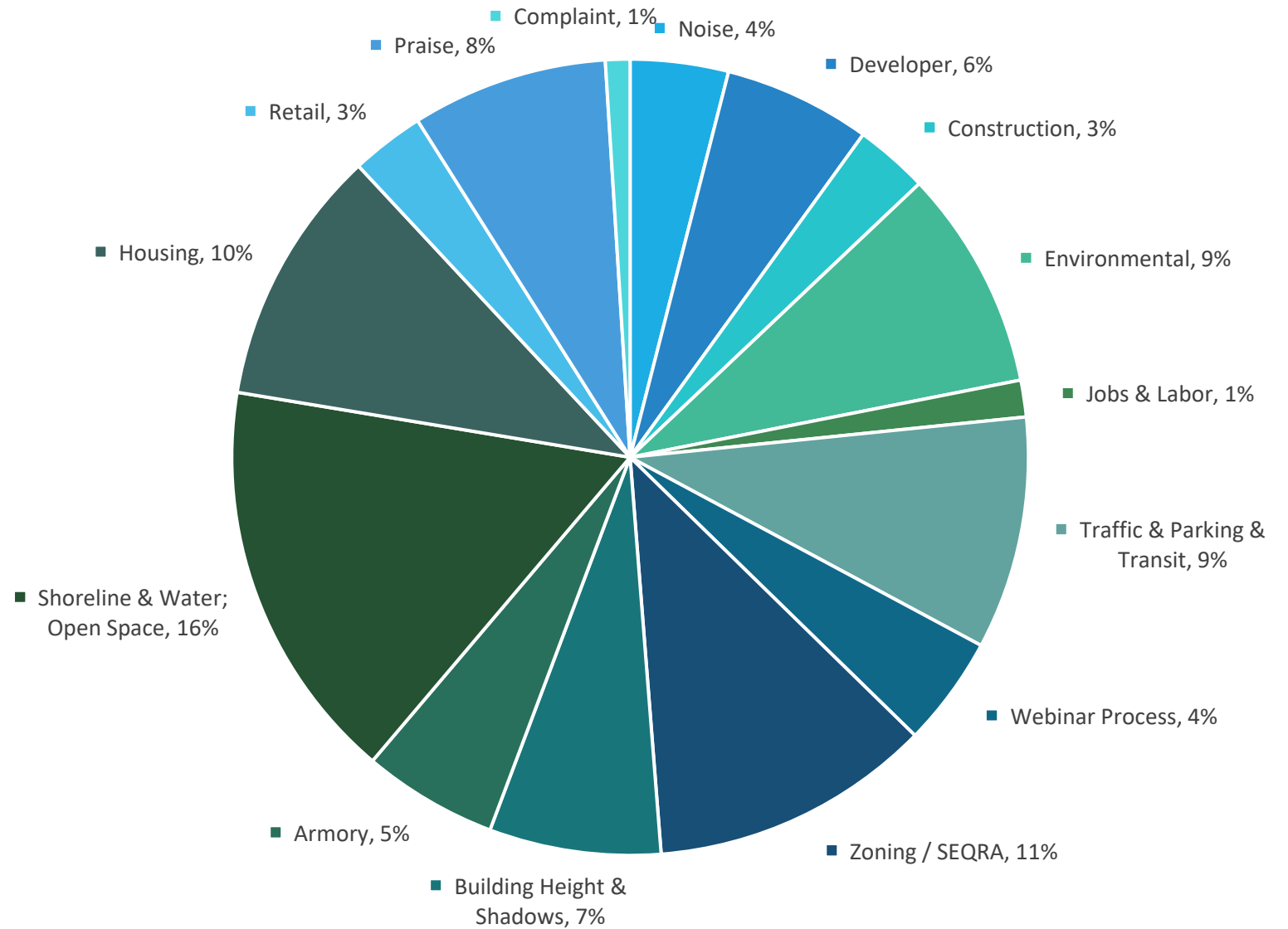


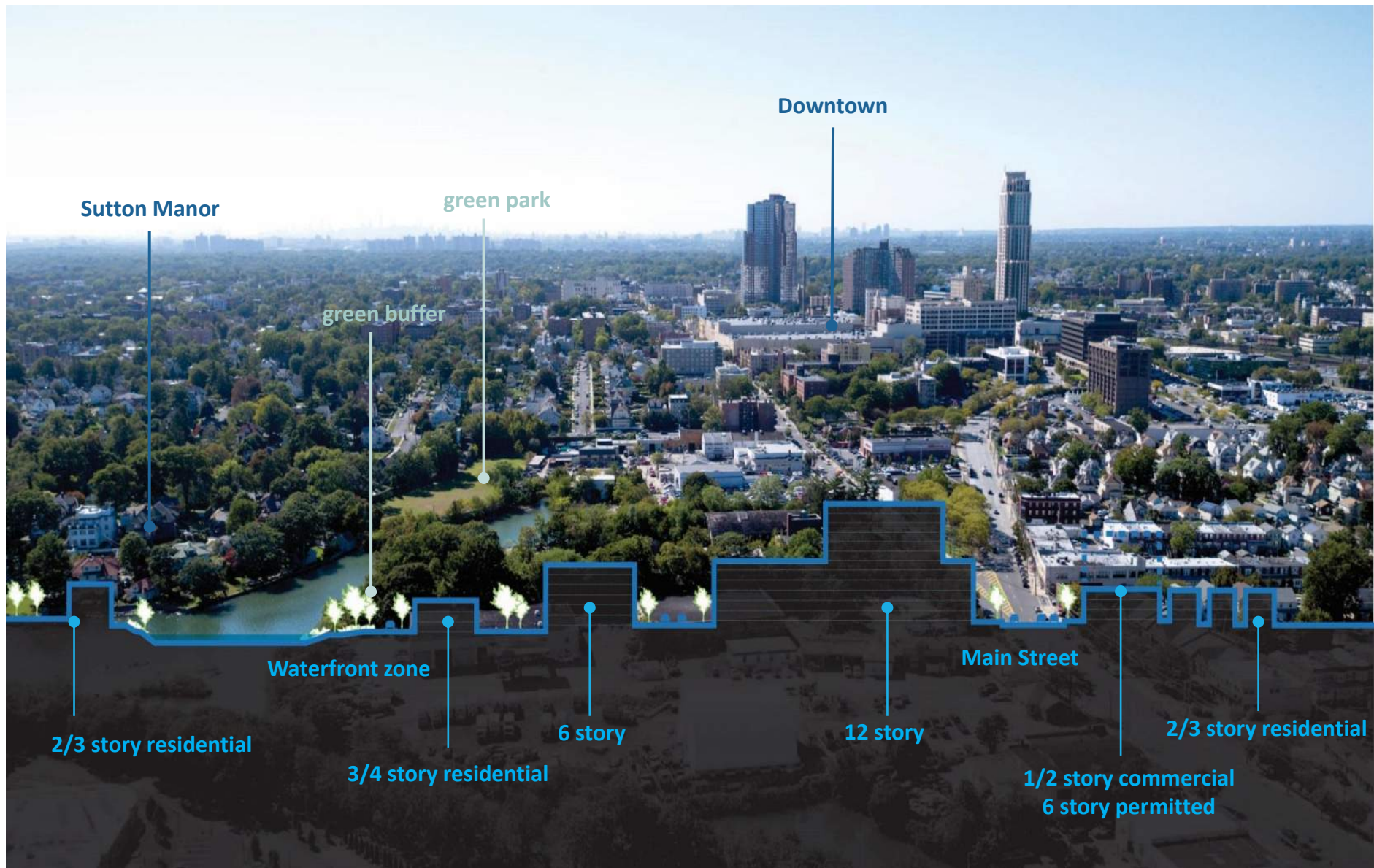
Community Input

Top Community Issues

1. Parking
2. Height & Shadows
3. Retail
4. Open Space & Shoreline
5. Future of the Armory

Comments Submitted During New Waterfront Zone Webinar





BEFORE



AFTER

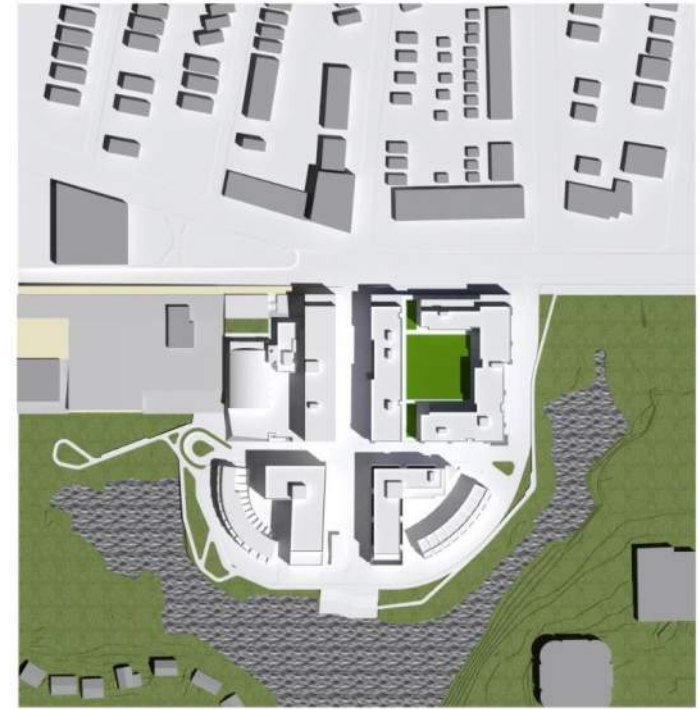
Shadow Study



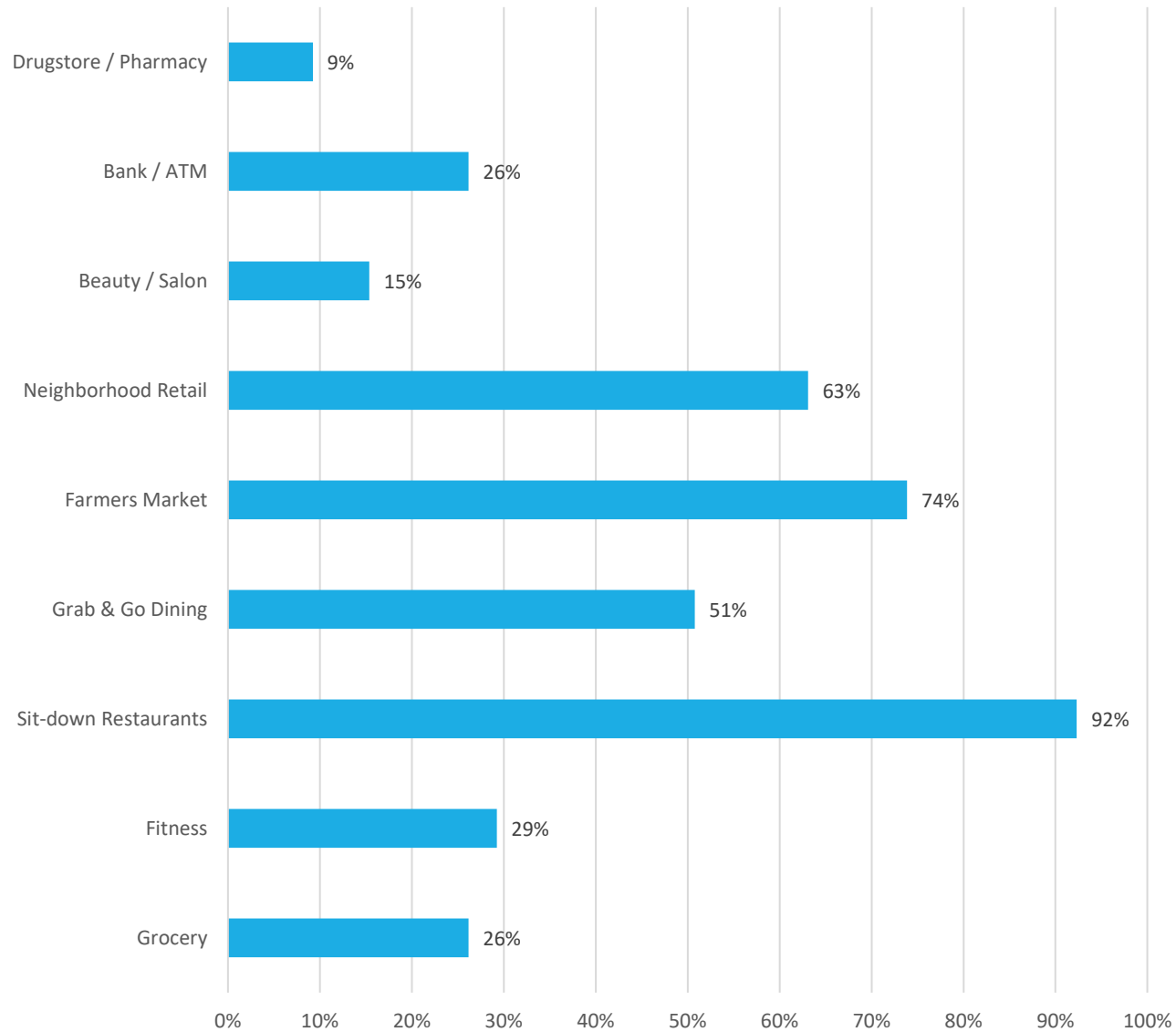
Winter
Solstice



Spring/Fall
Equinox



Summer
Solstice



2020 Live Poll:
Which types of retail
are you most
interested in
bringing to the
waterfront?

Potential Retailers

Ideas include:

Neighborhood Grocer

Coffee Shops

Grab & Go Dining

Sit Down Dining

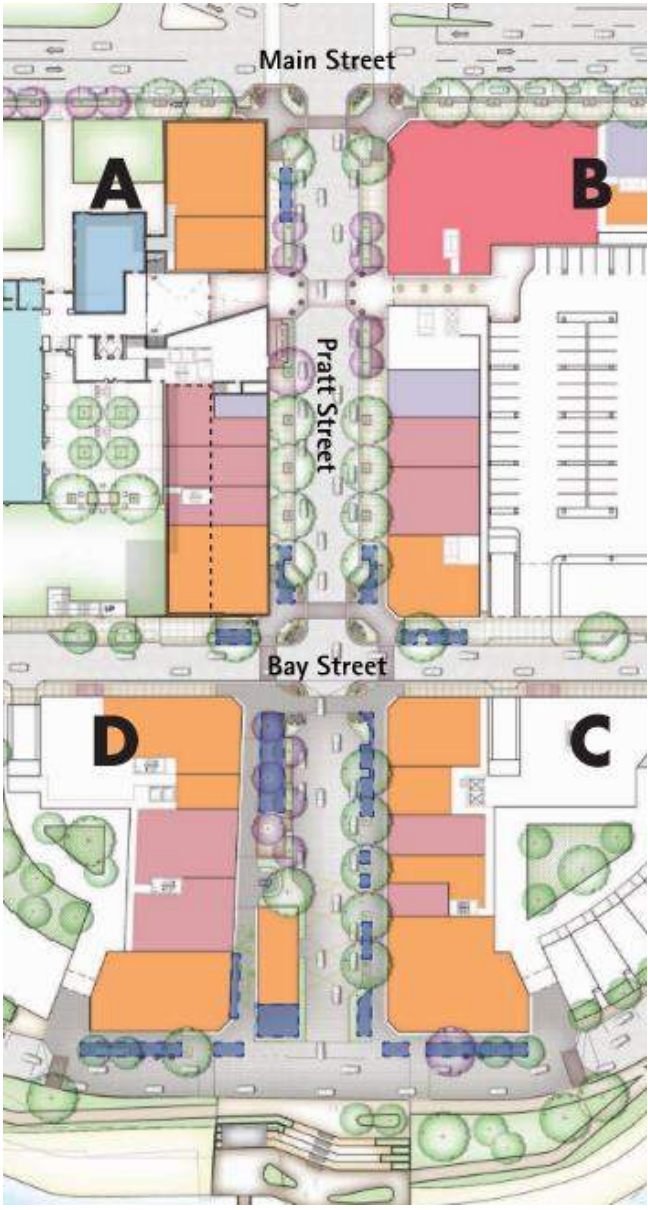
Fitness

Health & Wellness

Home Décor

Beauty & Personal Service

Co-Working

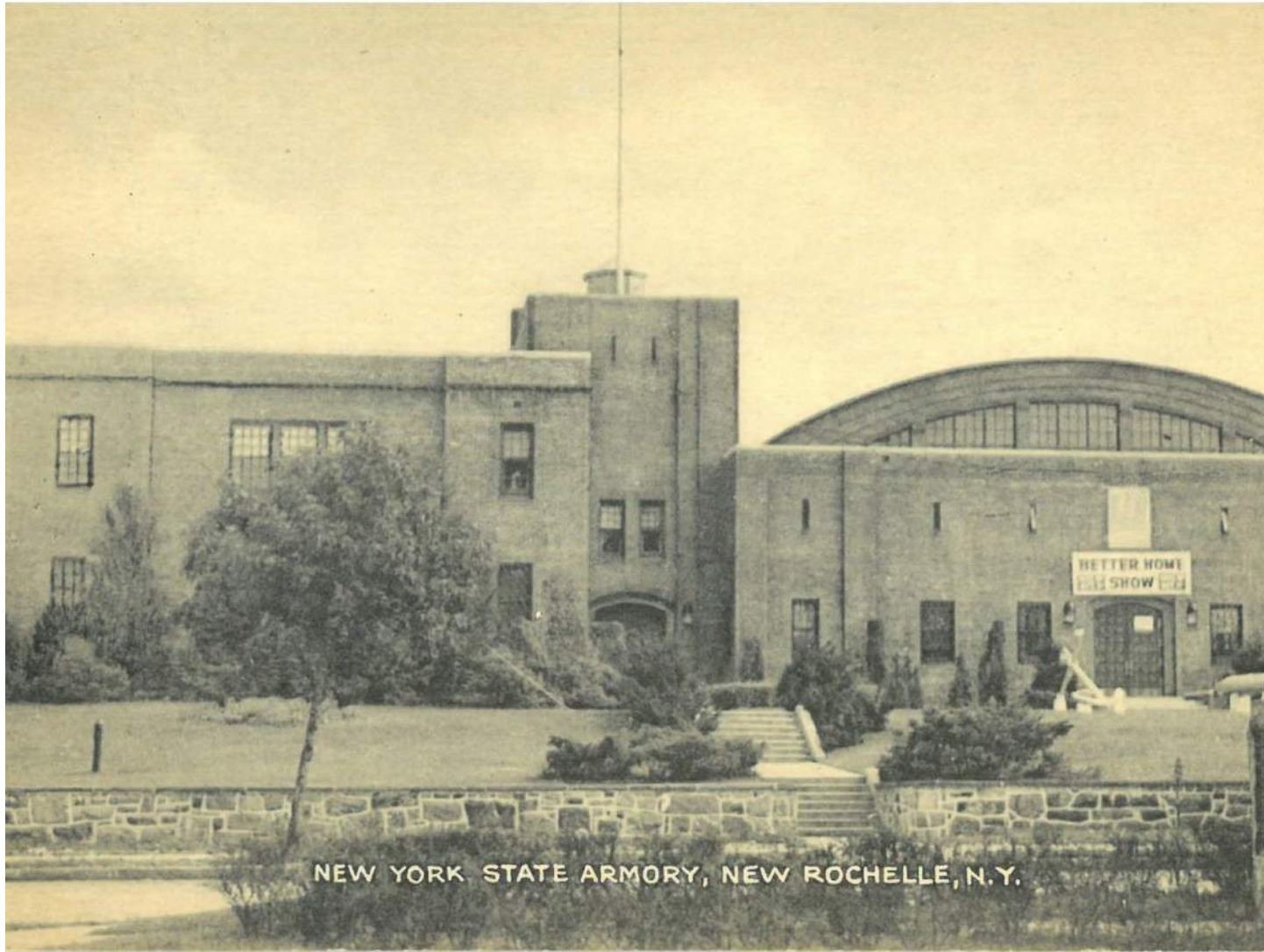


- Restaurants/Food
- Inline Retail
- Anchor
- Service
- Armory
- Co-working Space
- Cafe Zone

Pratt's Potential Retail Mix

PRESERVE THE
HISTORIC NEW
ROCHELLE ARMORY,
THE HEART OF THE
WATERFRONT ZONE

The Restored Armory



Progress Made

Development moving forward

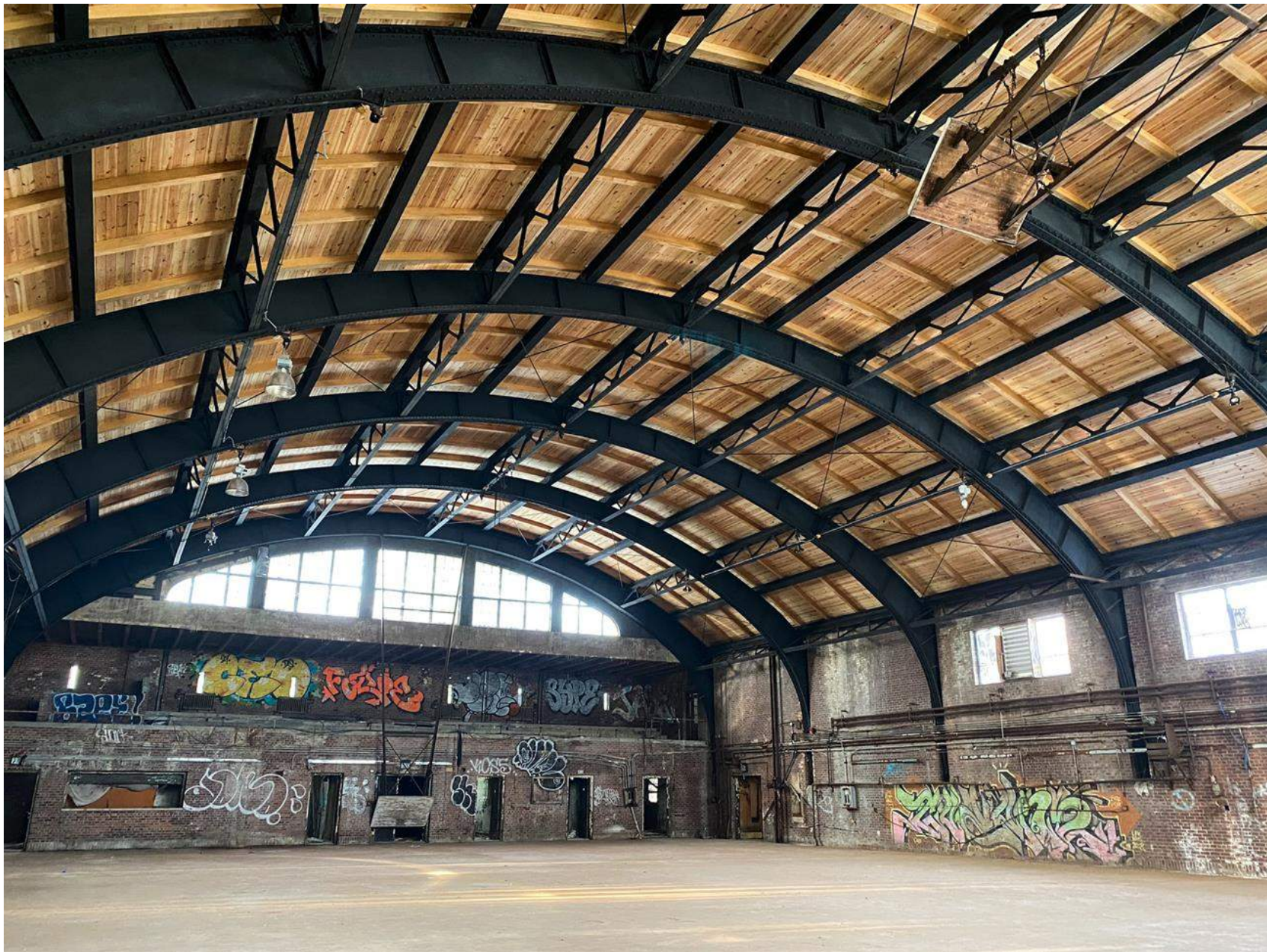
Entirely preserved

New park to be dedicated

Vets space designated







Stabilization Complete: Drill Hall Interior



The Armory's Main Street Facade

* ARMORY RESTORATION SUBJECT TO NYS APPROVAL



A CITY-OWNED
PUBLIC AMENITY

Pratt Landing Park

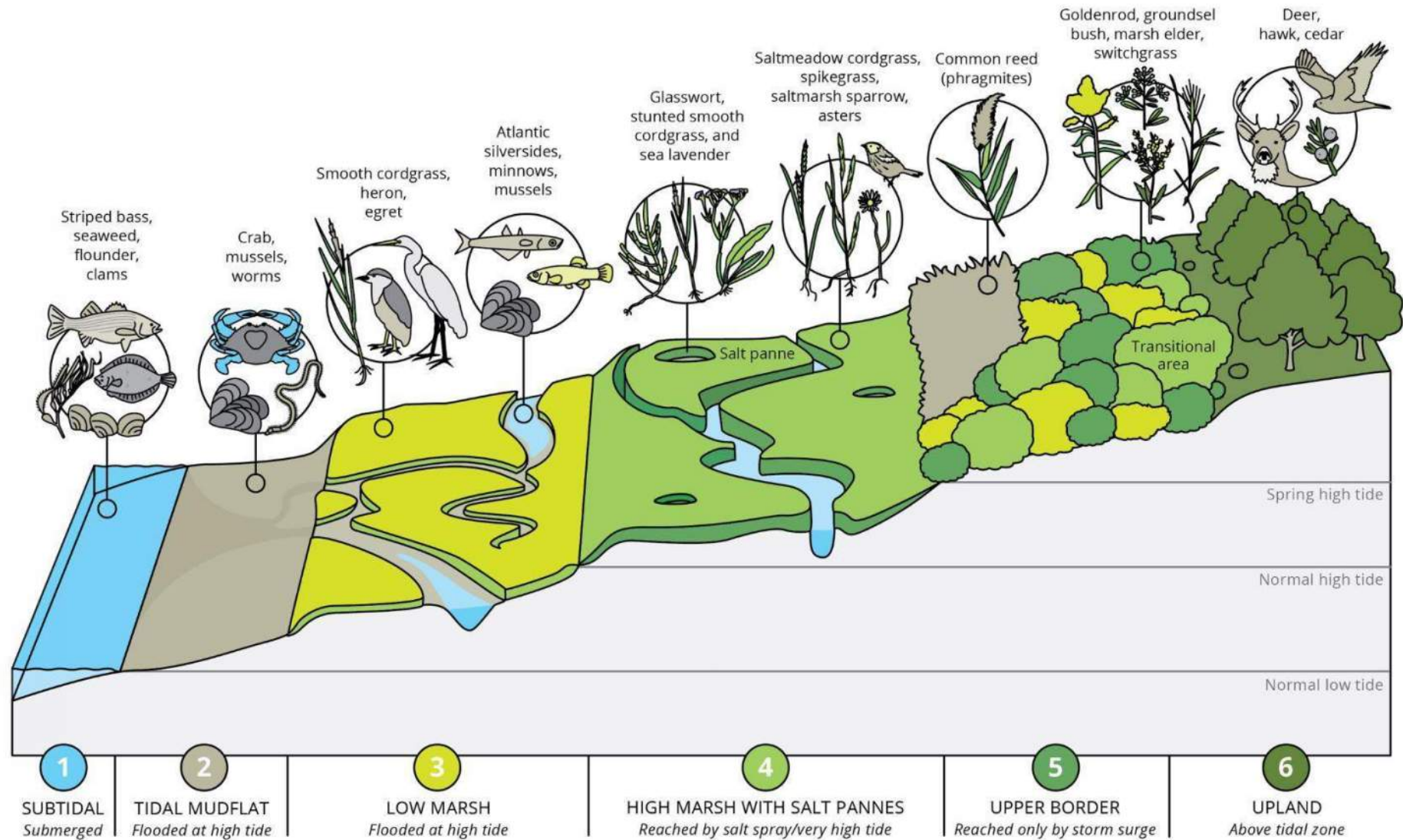
MNLA



MNLA

PRATT LANDING - 6/17/2021





Source: Graphic by Lucy Reading for Long Island Sound Study, <https://longislandsoundstudy.net/>

SITE PLAN

MNLA

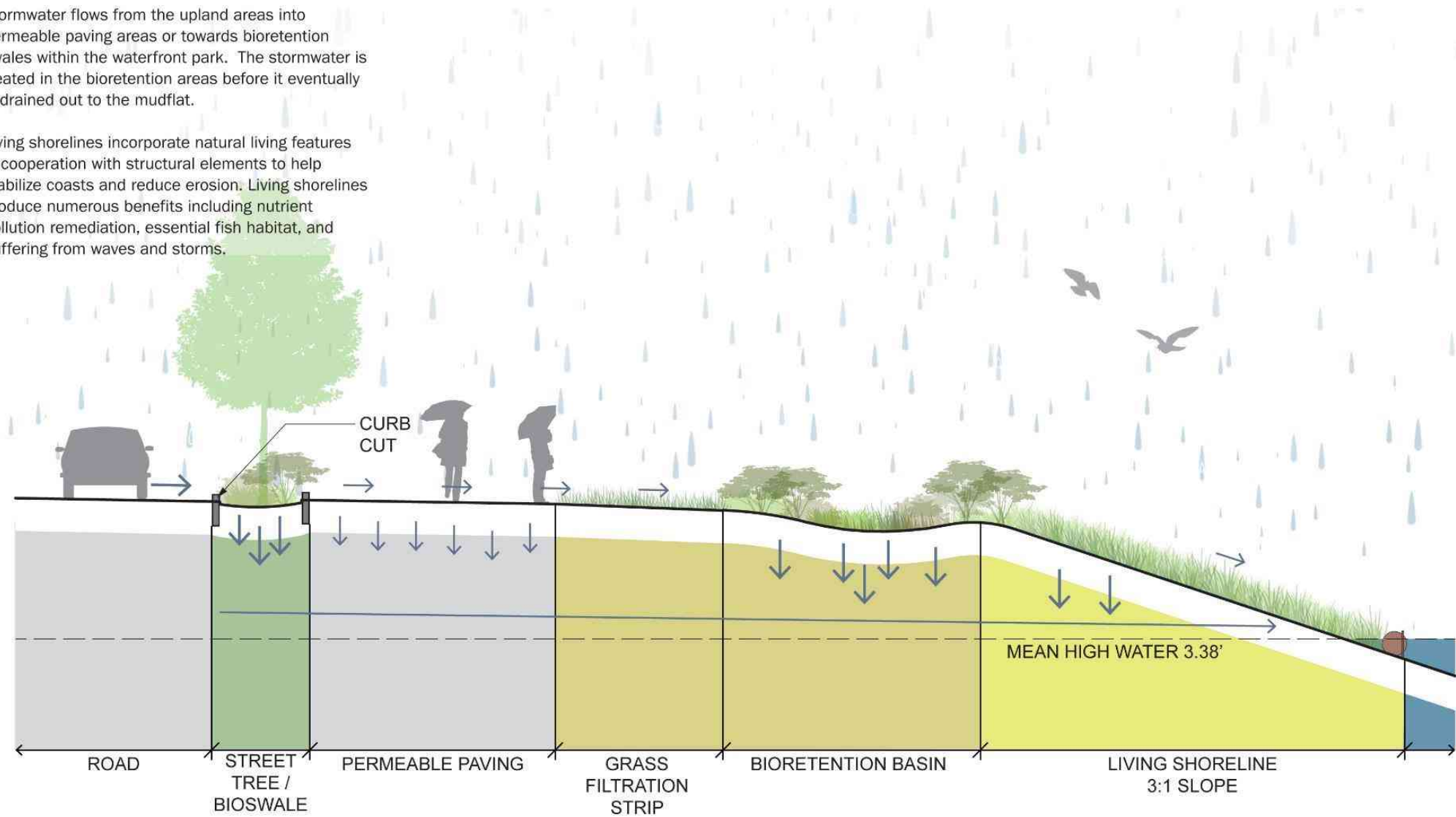


STORMWATER MANAGEMENT & LIVING SHORELINES

PLANTS ARE WORKING HARD

Stormwater flows from the upland areas into permeable paving areas or towards bioretention swales within the waterfront park. The stormwater is treated in the bioretention areas before it eventually is drained out to the mudflat.

Living shorelines incorporate natural living features in cooperation with structural elements to help stabilize coasts and reduce erosion. Living shorelines produce numerous benefits including nutrient pollution remediation, essential fish habitat, and buffering from waves and storms.



PARK LANDSCAPE: LIVING SHORELINES



Iva frutescens
(Marsh elder)



Spartina alterniflora
(Smooth cordgrass)



Distichlis spicata
(Saltgrass)



Spartina patens
(Saltmeadow cordgrass)



Hibiscus moscheutos
(Swamp rose mallow)



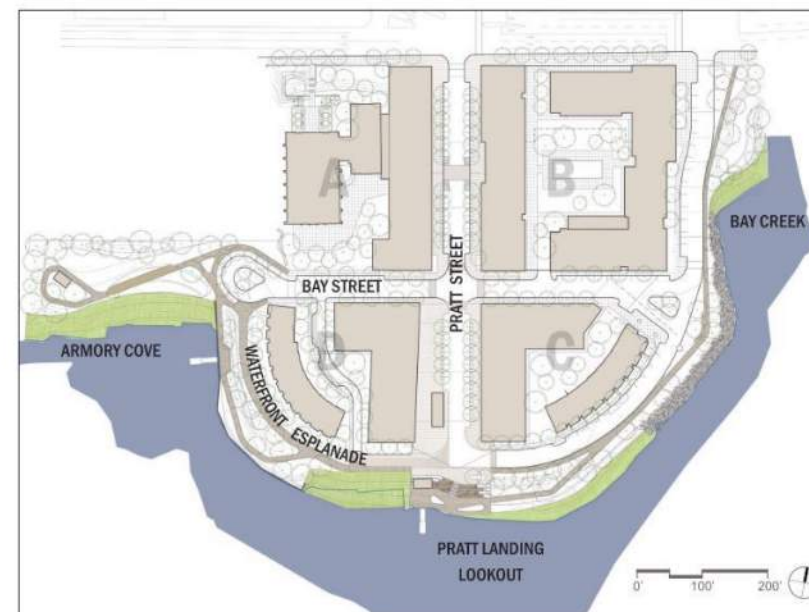
Baccharis halimifolia
(groundsel bush)



Panicum virgatum
(switch grass)



Lindera benzoin
(Spicebush)



PARK LANDSCAPE: BIORETENTION



Lindera benzoin
(Spicebush)



Aster novi-belgii
(New York Aster)



Cephalanthus occidentalis
(Buttonbush)



Rosa palustris
(Swamp rose)



Liatris aspera
(Rough blazing star)



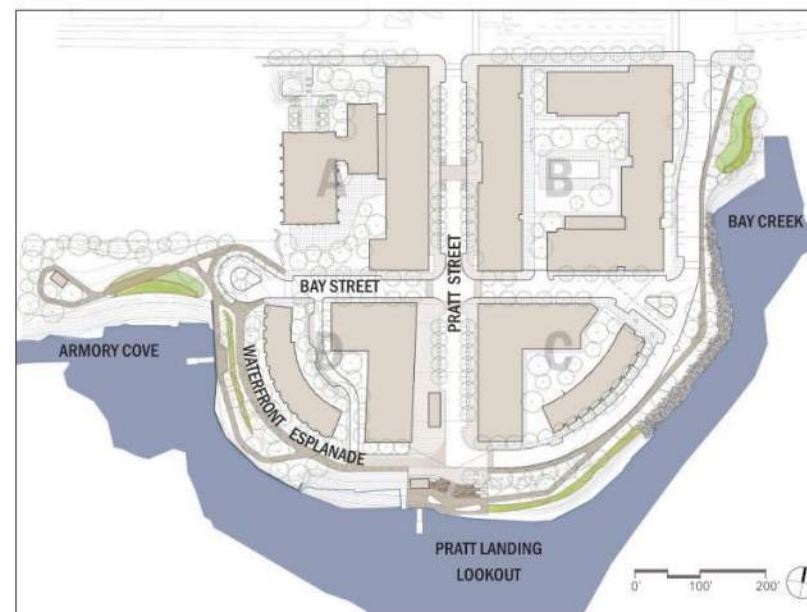
Andropogon virginicus
(Broom sedge)



Eupatorium perfoliatum
(Boneset)



Echinacea purpurea
(Purple coneflower)



PARK LANDSCAPE: MARSH WOODLAND

MNLA



Magnolia virginiana
(Sweet bay magnolia)



Quercus bicolor
(Swamp white oak)



Betula papyrifera
(Paper birch)



Juniperus virginiana
(Eastern red cedar)



Clethra alnifolia
(Sweet pepperbush)



Schizachyrium scoparium
(Little bluestem)



Cephalanthus occidentalis
(Buttonbush)

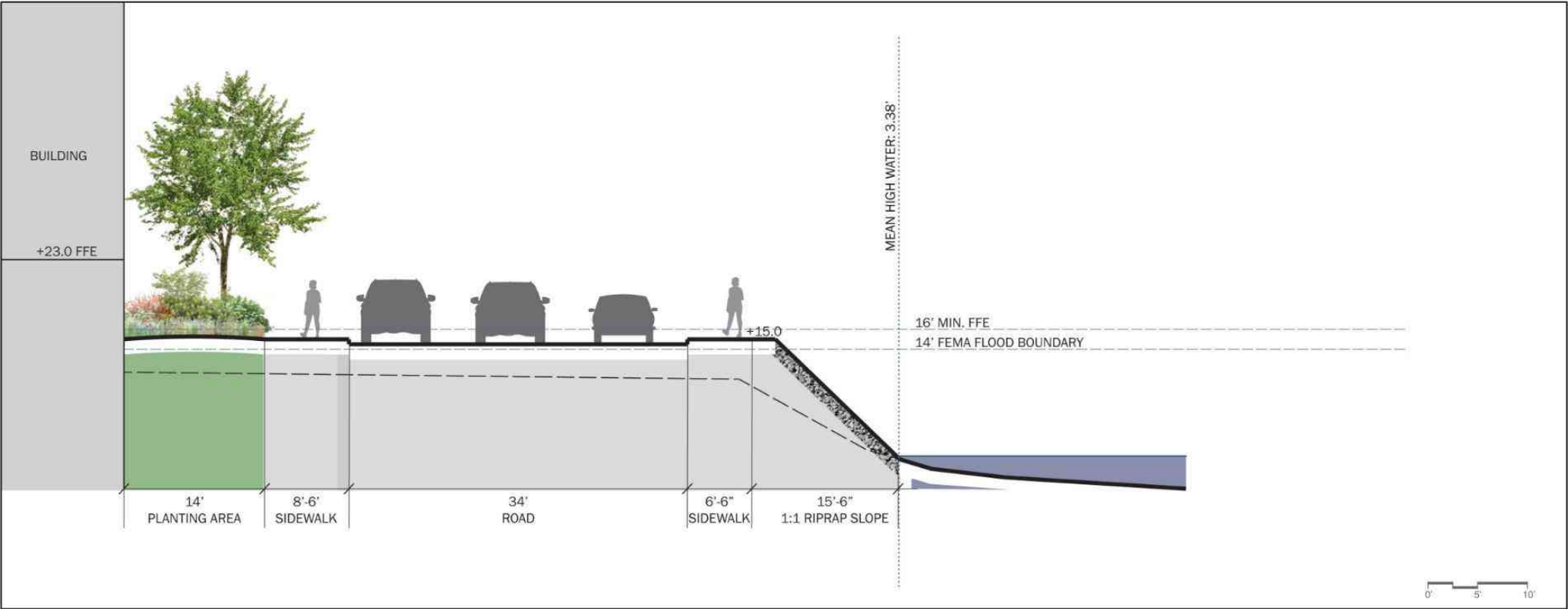


Panicum virgatum
(Switch grass)



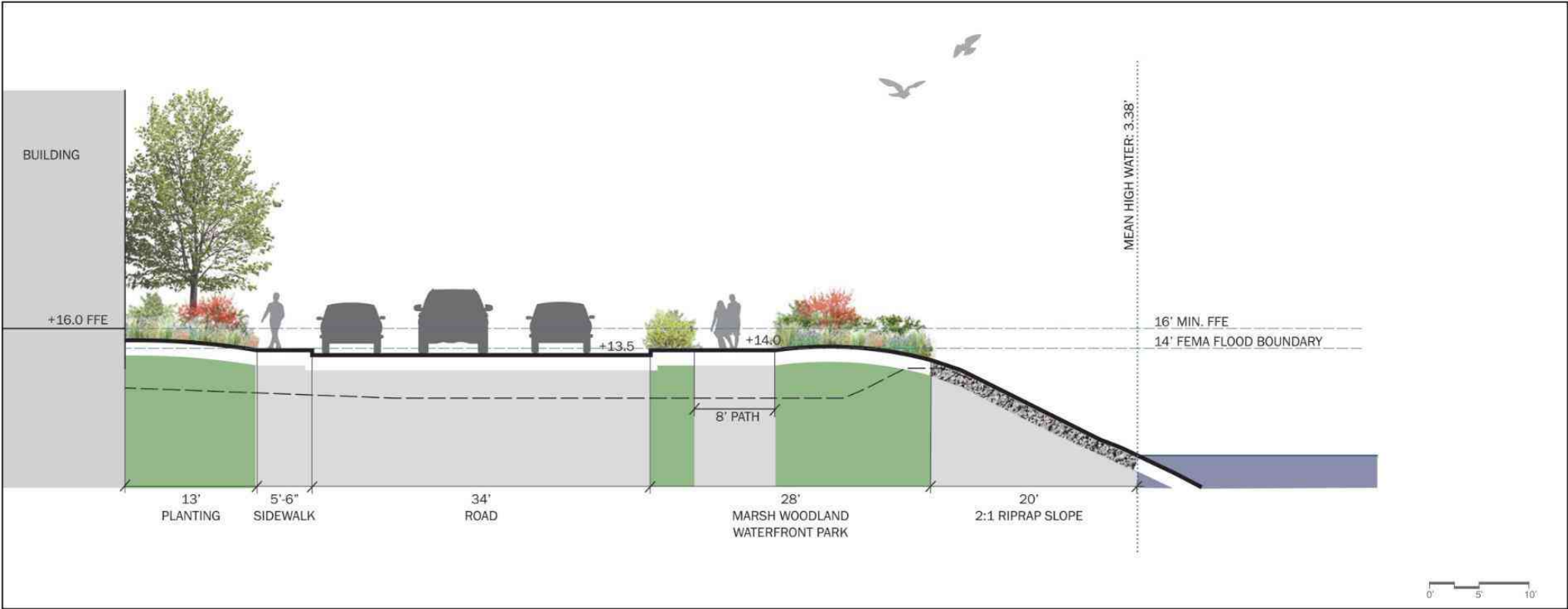
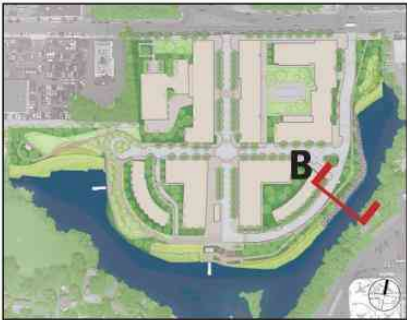
SECTION A

MNLA



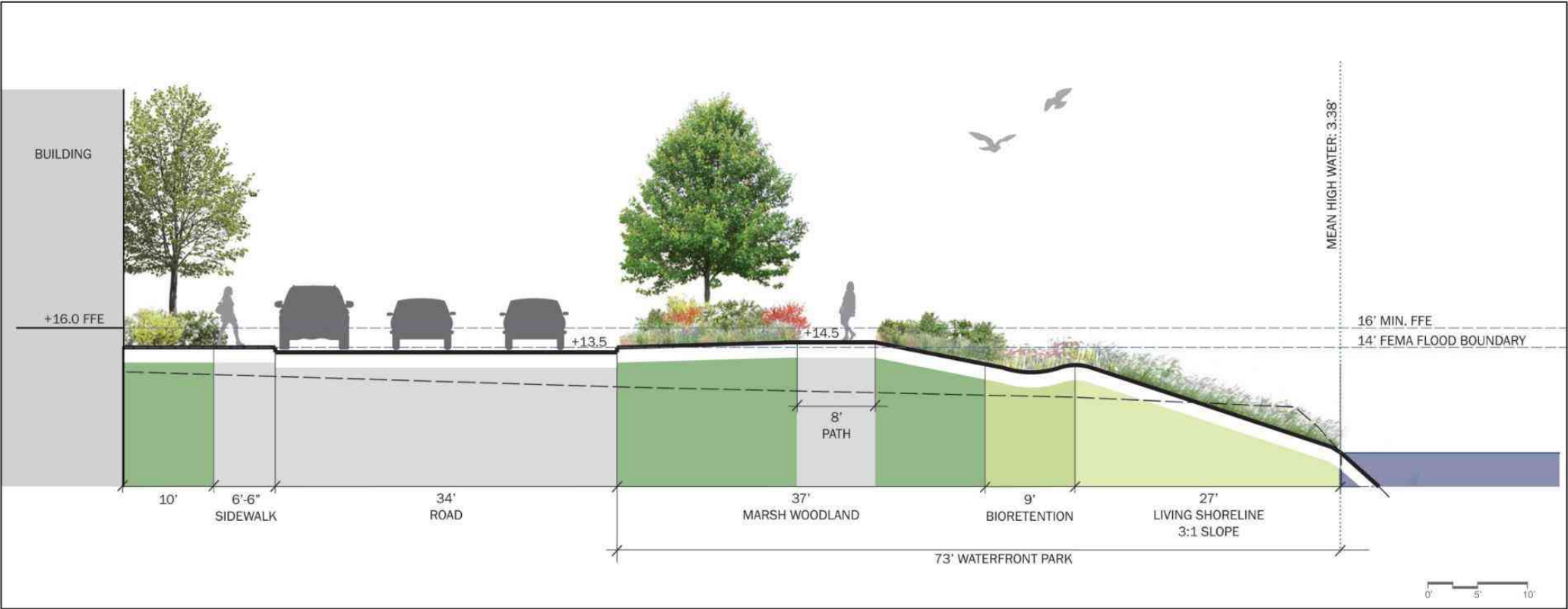
SECTION B

MNLA



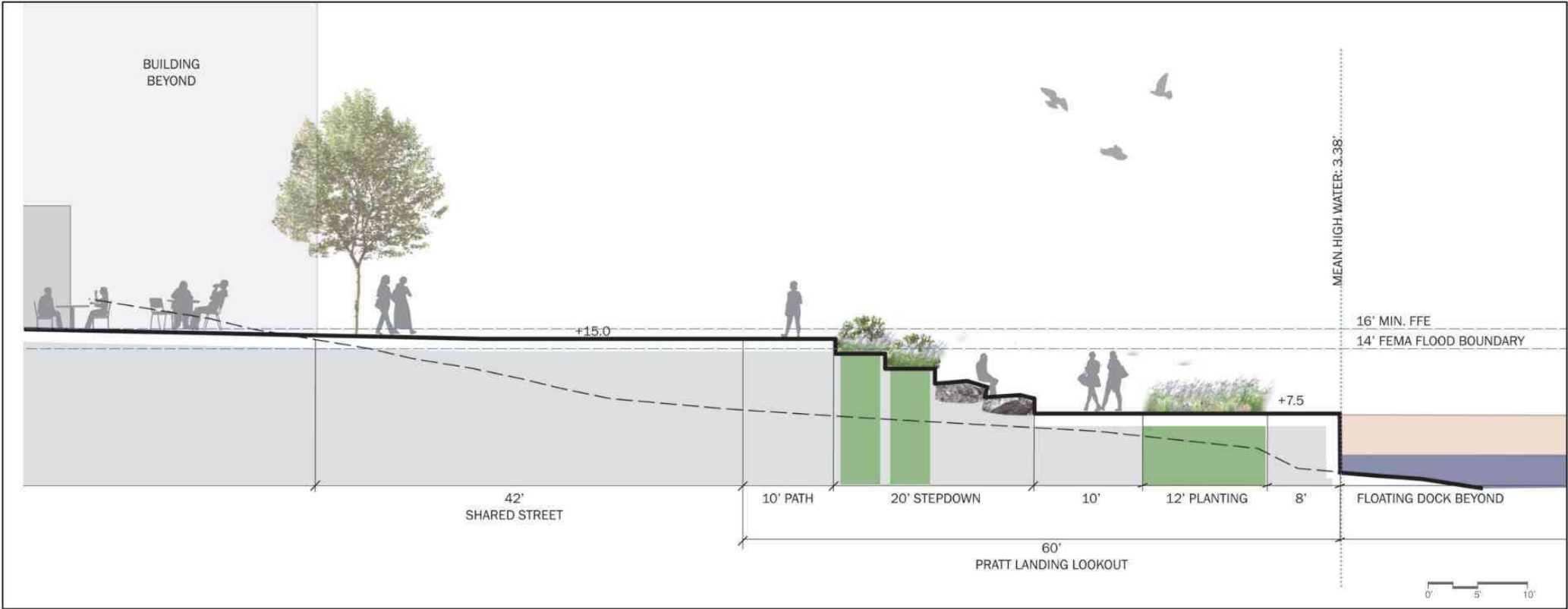
SECTION C

MNLA



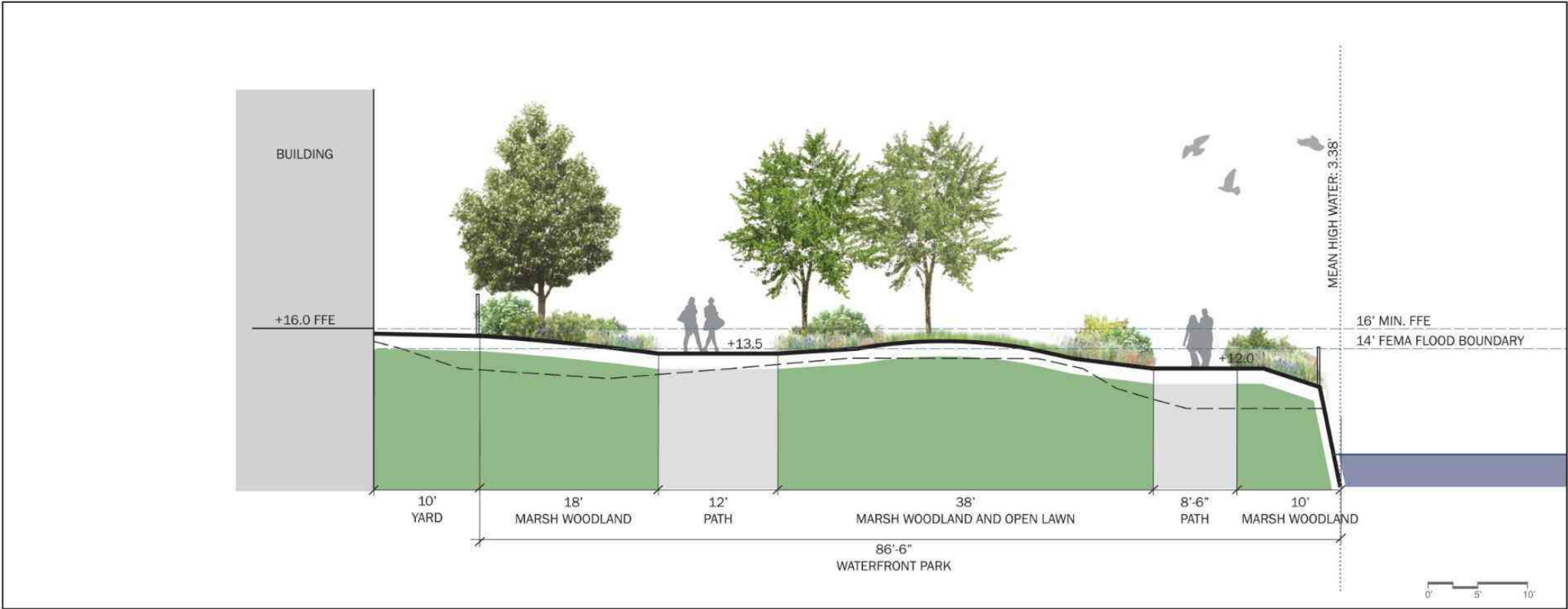
SECTION D

MNLA



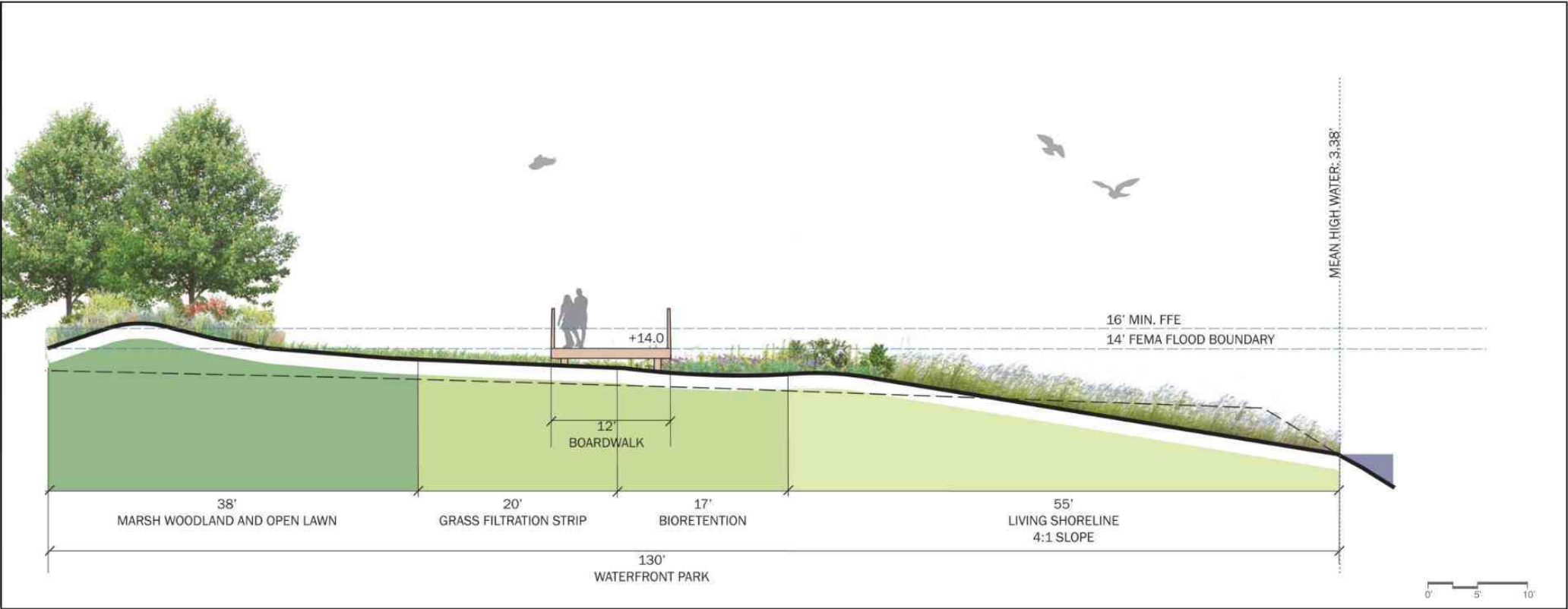
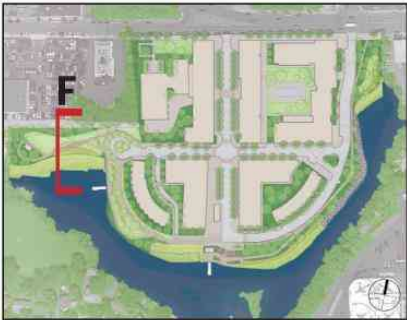
SECTION E

MNLA



SECTION F

MNLA





PRATT LANDING -6/17/2021



PRATT LANDING -6/17/2021

SITE PLAN

MNLA





WHAT'S NEXT?



Q&A

PLEASE SUBMIT YOUR QUESTIONS WITHIN
THE Q&A BOX.

AFTER THE WEBINAR:

INFO@NRWATERFRONT.COM



Thank You

INFO@NRWATERFRONT.COM

& NEW WEBSITE

WWW.PRATTLANDING.COM