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## Wall Street Revitalization



Norwalk, CT – POKO Partners' 6.3-acre redevelopment site in the center of downtown Norwalk will enliven and revitalize Wall Street and reactivate the traditional downtown as both a commercial and residential neighborhood. The project consists of solid urban design elements that recognize historical and cultural assets within the district, and also includes sustainable

development principles, environmentally friendly green solutions, and modern living environments that have a minimum impact on the world and resources around us.

POKO's Wall Street revitalization project will include 370 residential units, 60,000 square feet of ground floor retail, and 45,000 square feet of public open space. Live-work environments will help to create opportunities to capture the evolving employment base. POKO recognizes that a shift has occurred in the workplace with 'live and work' from home becoming a regular occurrence. POKO is tailoring a significant component of its housing to appeal to that segment of the market. A strong residential component will make a dramatic impact on the city's economic health. New apartments (both rental units and condominiums) are designed with large spaces, classic layouts, and 2-4 bedrooms per home. Up to one-third of the apartments will be affordable to families earning less than 80% of the area median income. Buildings will be a mixture of 5 and 8 story buildings and most of the new construction will include ground floor retail. The structured parking will be completely enveloped by the residential buildings and therefore will be hidden from sight.



**Overall Site**

Relying heavily on community involvement, the public will be involved in all phases of the Wall Street Revitalization project with POKO, from the planning, to the construction, to the marketing. Many community partnerships are planned to bring back the livelihood of the area. One such initiative is the restoration of the vacant Norwalk Theater as a performing art center and theater school, home of the Music Theater of Connecticut.

POKO's development is using different types of innovative approaches to traditional solutions. One example is the proposed use of an automated parking solution for the entire site. This exciting new technology provides optimal convenience in parking. The driver pulls into an entry bay, swipes a card, locks their doors, and the robotics transport their car to a designated space. There are no valet drivers, cash registers operators, security guards, or annoying car dents. The car is even returned in under two minutes, facing in the direction ready for you to drive out. All this is monitored by a single computer operator using software with built-in fail safes and a regular maintenance program. There is no need for extensive ventilation, bright lighting, or plumbing. Automated parking garages provide lower building costs per parking slot, as it typically requires less building volume and less ground than a conventional parking facility with the same capacity.

The construction of the POKO buildings will utilize sustainable building techniques and use of recycled materials. An on-site water recycling facility will make it possible to store and use "grey" (used) water for gardening and irrigation purposes. To improve efficiency, all appliances and windows will be Energy Star rated and the entire development will make use of cogeneration, an energy system that operates substantially more efficiently and uses a single fuel source to produce electricity and thermal energy in the form of steam for heating and cooling.



**Building 'B' - West Ave. Elevation**

Cogeneration systems or Combined Heat and Power Systems (CHP) utilize the otherwise wasted combustion from the boilers that would add to the depletion of our ozone layer, and uses that energy to turn turbines that change the energy to electric energy to be reused. CHP has been in existence in Europe for a quarter century but is relatively new in the US. Hot water can be produced and stored for the peak usage times. CHP makes it possible to supply all electric

requirements in the winter (100% off the grid) and as much as 40% to 80% in the summer (partial electrical from the grid).

POKO Partners' Kenneth Olson welcomes the city of Norwalk's comments and ideas on the revitalization of Wall Street. Please feel free to contact POKO with any questions:

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### **About POKO**

POKO Partners LLC has over 15 years of experience in community revitalization using rehabilitation and adaptive reuse methods for residential complexes and new construction. Since its inception, POKO has become actively engaged in the management and development of real estate in the tri-state area and beyond. A very hands-on developer, POKO gets involved in everything from the project conceptualization to its construction as well as operations and property management. Revitalizing underutilized and outdated buildings requires the utmost care. POKO is dedicated to preserving the historical aspects of structures, and restoring buildings to their original vitality and grandeur. Adaptive re-use projects are an integral part of growing communities, as they can increase property values of surrounding neighborhoods, provide additional retail and residential space, and rejuvenate the community spirit by improving the general appearance of a neighborhood's buildings and landscape. For more information, please visit [www.pokopartners.com](http://www.pokopartners.com).

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