

# POKO

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November 20, 2011

To Whom It May Concern:

I represent Wall Street Place , a mixed-use development planned in the West Avenue corridor in downtown Norwalk, Connecticut. I write to express my support for the West Avenue Multimodal Retrofit (WAMR) Project

Our development will be constructed in phases and consist of 380 residential units and 60,000 sq ft of commercial and retail space. Presently, it is also scheduled to incorporate almost 900 parking spaces. Our project is intended as a mixed-use, pedestrian-friendly development in a small but growing downtown. However, the present reality of circulation outside the development, to and from other downtown destinations, is such that some form of surface transportation will become necessary. We support the idea of a ubiquitous high quality shuttle service that is reliable and easy to use. Services like that will help dramatically reduce the need for "everyone" to have a car to move around through the newly developing urban core. This ubiquitous bus route would drive people through the downtown without encouraging additional automobile congestion along this pedestrian-oriented artery and thereby promote downtown as a multi-modal, transit-friendly city center. People do not move to downtown urban areas to drive.

The needs of Norwalk's urban core are numerous and complex. Large, impermeable surface parking lots dominate the built environment. The Wall Street Place development plan has sought to reduce traffic volume by creating a pedestrian friendly, neighborhood-oriented development. It is our vision that for the great majority of residents in the Wall Street area and

Wall Street Place in particular will be shopping, eating and socializing along the entire corridor and in order for this to work the shuttle service needs to be always present. We need to envision the extraordinary opportunity that connectivity represents. Now is the time to recognize that despite some existing problems, with sufficient investment this can become a state of the art facility that offers a secure environment, environmentally sound systems that will support the goal of sustainable developments, and an atmosphere that is user friendly.

I believe that our interests are aligned with those of other downtown developers, the city, the region, and the nation at large, in seeing that surface transportation in these cases takes shape in a multimodal fashion. I believe that if the necessary investment is made in this facility it will help transform the Norwalk downtown to the modern, smart, transit oriented community it wants to be.

Accordingly, we have participated in the "Connectivity" initiative, led by the city's redevelopment agency over the last two-three years, as it has developed strategies like this one to incorporate pedestrian-, bicycle-, and transit-oriented ways of connecting our development and others into a cohesive, more livable, more sustainable, and more economically efficient downtown.

On behalf of IWSR Developers and POKO Partners LLC, I hope you too will lend your support to the WAMR project.

Sincerely,

Kenneth M. Olson  
President & CEO  
POKO Partners LLC