

## Quarry Walk proposal gives Oxford development a 'streetscape'

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*Contributed The architect's rendering of a building that would be built next to the Verizon store on Route 67 in Oxford. The new building would house Heartland Dental and another tenant.*

OXFORD - A new 4,360-square-foot building housing Heartland Dental, with room for a second commercial tenant, should complete Quarry Walk's row of buildings along Oxford Road (Route 67),

Kyle Bogardus, an engineer for Langan, a Houston firm, presented the site plan for the standalone building, which would be between Verizon and the Goodwill, at the Planning and Zoning Commission's meeting Tuesday night,

"It creates the edge that we're looking for," Bogardus said. " These buildings line up and make that streetscape feel."

Chairman Jeffrey P. Luff said a motion to approve the plan can be ready for the commission to vote on at its next meeting, scheduled for Feb.19.

Three years ago, Haynes Development broke ground on construction of Quarry Walk's first building project, a 2,500-square-foot Newtown Savings Bank branch.

The mixed-use development, formally known as Quarry Walk at Oxford Towne Center, is described as an upscale, \$70 million development at 297 Oxford Road.

Next to the bank are a Five Guys restaurant and the Verizon store. Crossing a driveway, there is a standalone Goodwill building.

Bogardus said the 18-space parking lot for Heartland Dental, which provides support services for dental practices, will be *off* the building's front entrance, behind the structure that drivers will see from Route 67.

The Planning and Zoning Commission approved a conceptual plan for Quarry Walk years ago. Before each building is built, the commission must approve an individual site plan application.

The shopping center features Market 32 as its anchor store. Market 32 has a Starbucks *coffee* shop inside. Dtores renting space off the sidewalk include Haynes Ace Hardware.

To the left of Market 32 is Educational Playcare, a day care housed in a two-story, 15,000-square-foot building. Nearby, Center Rock Green is part of the Wise & Well medical campus, where there is a nearly 50,000-square-foot building whose anchor tenant will be Griffin Hospital. The building will also host other medical specialists on its three floors.

Across the green, 67 West Hair Designers, recently became the first business to move into what is known as Building N in the development, which will house small shops and other retail including Country Creamery (a local ice cream shop), Oxxo (a 24-hour dry cleaner), the clothing store Dazzle Boutique, Better Beagle pet supply, Rad Art and Sitting Duck Tavern, a restaurant with locations in Stratford and Trumbull.

The developer, Haynes Development, already has approvals for a plan to construct two H-shaped apartment buildings with a total of 150 units on the northern portion of the property at Quarry Walk, 300 and 304 Oxford Road. The housing will include underground parking, two courtyards and open space.

Bogardus said the site where the Heartland Dental building is planned used to be referred to as the gas pad, where a gas station was going to go. He said the dental business will produce less traffic turning onto Route 67 from the driveway, which provides secondary access to the center.