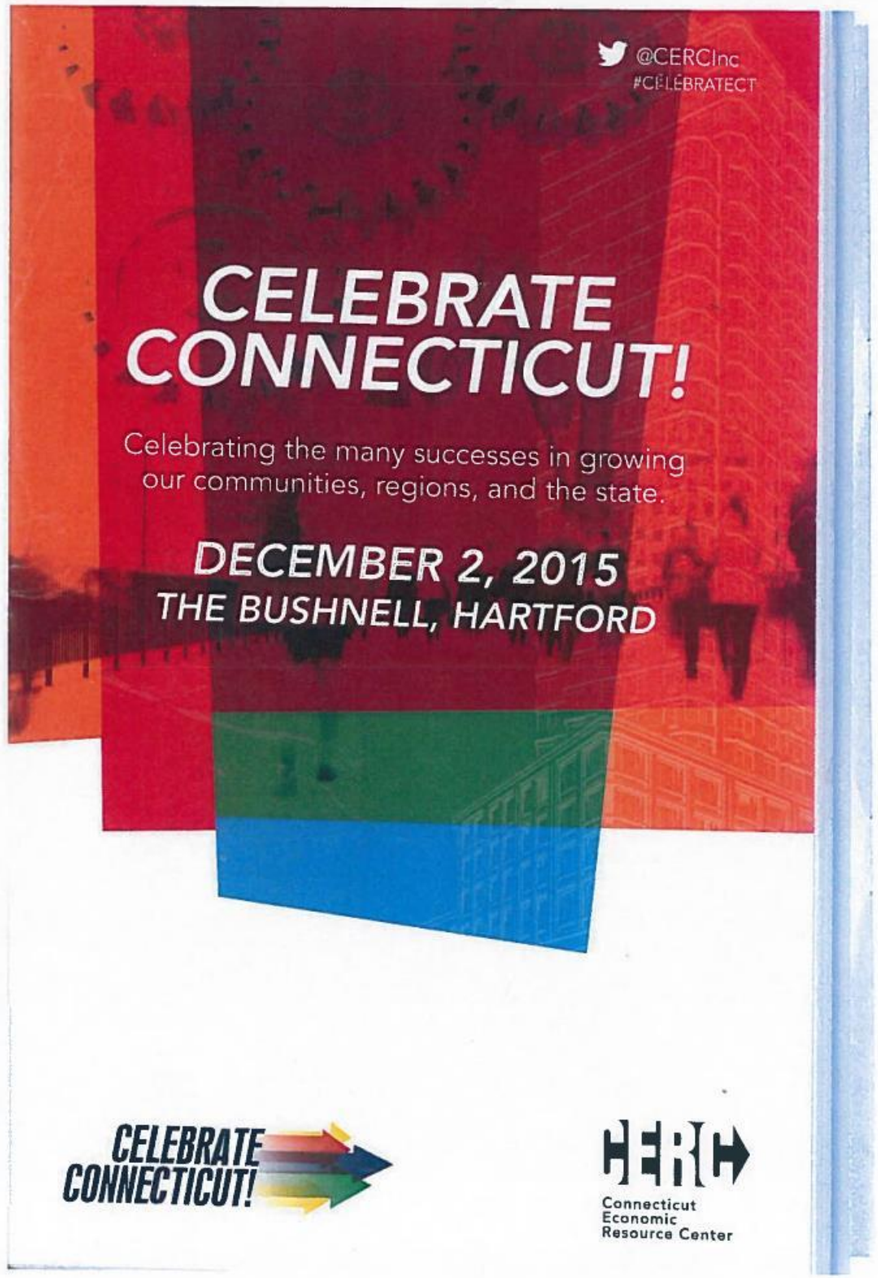
Planning & Zoning Commission

06 February2018



Waterbury/Naugatuck

Haynes Development Company / Oxford First Selectman George Temple

First Selectman George Temple and Haynes Development Company have been key proponents of the new Quarry Walk at Oxford Towne Center, a $70 million economic development project that is creating a defined town center and providing the community with access to key goods and services. The mixed-use project features the community's first grocery story, a regional health care provider, 150 residential units, and a landscaped, median divided boulevard to accommodate bike and pedestrian traffic and encourage walking between the residential and commercial areas via walkways and paths. The development brings transit oriented development concepts to a rural area in a unique innovative way and represents a major, transformative project for the community.

Fountain Lake Industrial Park

The Fountain Lake Industrial Park in Ansonia exemplifies the power of public-private partnerships in advancing local economic development at the local, state and national level. In 2015, the City of Ansonia forged a unique partnership with a private developer, the Connecticut Department of Economic and Community Development and the U.S. Economic Development Administration to secure more than $1.5 million in funding to construct a road and related infrastructure improvements at this dormant industrial park. The public investment will leverage a private-sector investment of $13 million for a new, modern plant for the Farrel Corporation, a 150-year-old manufacturer of machinery serving the rubber and plastics industries, resulting in the retention of more than 100 local jobs. This project will also provide access to four additional pad-ready sites for additional private investment.

West

Maplewood Assisted Living, LLC

Maplewood Assisted Living has contributed and invested extensively in Western Connecticut's economy this year. Maplewood Assisted Living, a well-regarded developer and operator of first-in-class senior living residences in Connecticut and other states, has developed assisted-living communities in Newtown, Danbury, and Bethel. This year, its Newtown community added "Club Level" services which provides support to residents with greater needs. In Bethel, Maplewood developed a memory care-only community to cater to the needs of the regional population. Maplewood's presence has attracted a workforce of approximately 150 full- and part-time employees within the region. These local developments have also helped to create a cluster of medical services in the western region, making the healthcare industry one of its top tier industries.

Memry Corporation

In the summer of 2015, Memry Corporation, a leading manufacturer in the shape memory alloys industry, opened a 15,000 SF expansion of their current facility in Bethel to meet growing production demand. As a part of the expansion, Memry acquired the machinery and equipment associated with the expansion and will add more than 70 new jobs to its current workforce of 153 employees over the next few years. The company contributed to the development of Bethel's community website, "Discover Bethel" earlier this year, created the Danbury Regional Manufacturing Group and is active on the Naugatuck Valley Community College's Advanced Manufacturing Advisory Board. Memry has partnered with the Bethel Public Schools to provide students with education pathways, workforce training, internships, and jobs – in turn providing Bethel's manufacturing businesses with a highly trained and educated workforce.

2015 – CERC Project of the Month

- Haynes Development's Quarry Walk is all about community
- $70 million economic development project

MARKET 32
BY PRICE CHOPPER
WINE MARKET
ACE Hardware
SUPERCUTS
NAIL SALON
DOLLAR TREE
ECHO VALLEY ROAD
15 UNITS ±11,840 SF
PLAY AREA ± 7,500 SF
EDUCATIONAL ±14,934 SF O101 FFE=301.0
FITNESS ±10,000 SF Q101 FFE=301.0
MIXED USE TWO STORY ±28,000 SF P101 FFE=301.0
GRIFFIN HOSPITAL ±52,200 SF M101 FFE=301.0
MIXED USE TWO-STORY ±17,000 SF U101 FFE=301.0
RETAIL TWO-STORY ±8,900 SF N101 FFE=301.0
SCREENED YARD
RETAIL TWO-STORY ±12,250 SF N102 FFE=301.0
RETAIL TWO-STORY ±12,300 SF N103 FFE=301.0
TOWN GREEN
RESTAURANT ±5,000 SF K101 FFE=300.5
RETAIL ±4,500 SF L101 FFE=300.5
±3,200 SF FFE=298.0 D101
±1,600 SF, FFE=298.0 D102
±3,300 SF FFE=298.0 D103
DRIVE-THRU RESTAURANT
RETAIL ± 2,000 SF T101 FFE=298.0
RETAIL ±2,000 SF S101 FFE=298.0
RETAIL E102 ±18,000 SF
RETAIL E103 ±5,100 SF
RETAIL E104 ±3,300 SF
J101 Newtown Savings Bank
FIVE GUYS
RETAIL I102 ±4,350 SF FFE=293.5
verizon
goodwill
OXFORD ROAD (ROUTE 67)

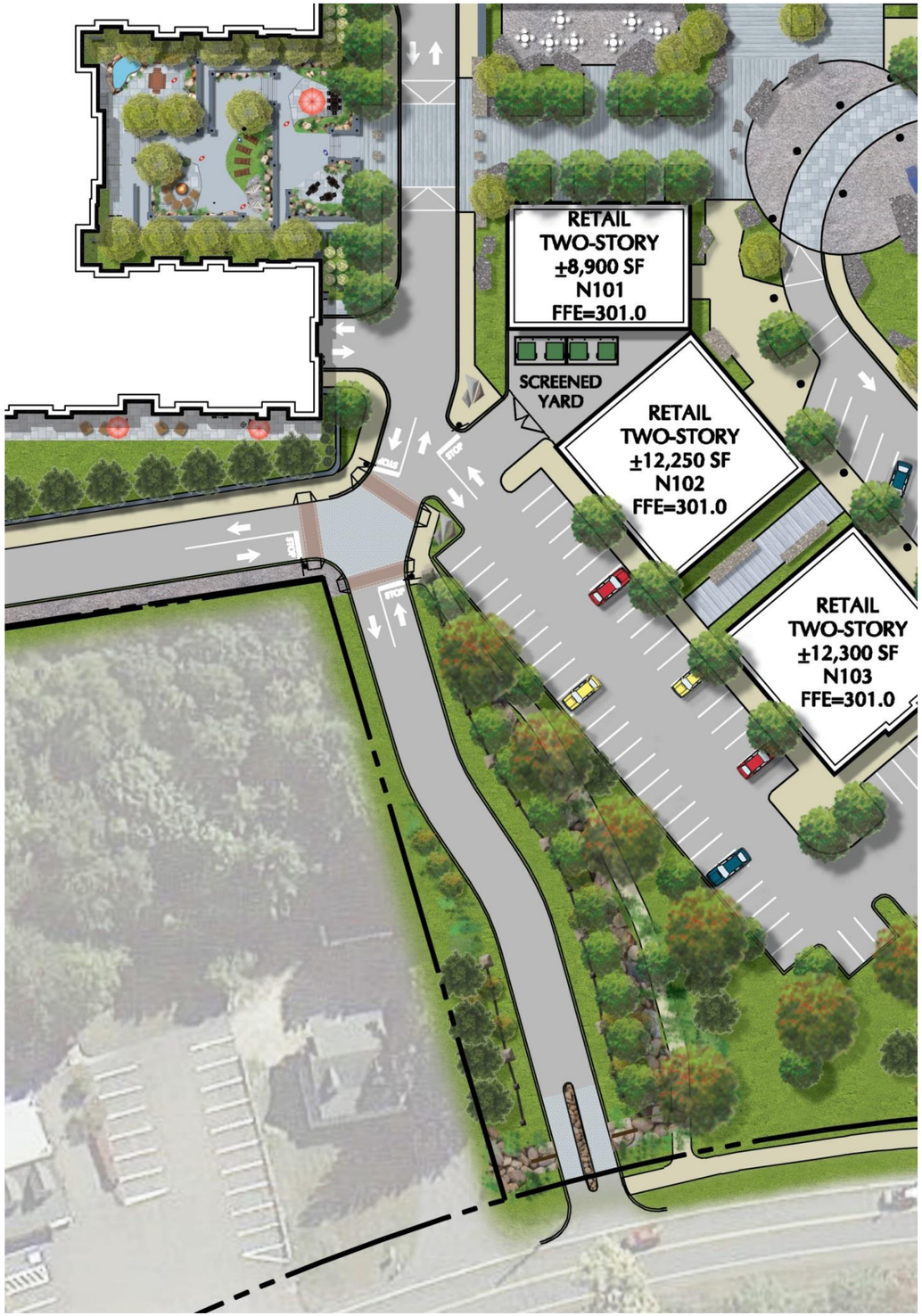
Total Trees: 338

Existing commercial development: **133**

Proposed town green and residential neighborhood: **205**

Total Building Footprint: 82,000 SF
Open Space: 180,000 SF

Total Building Footprint: 63,000 SF
Open Space: 210,000 SF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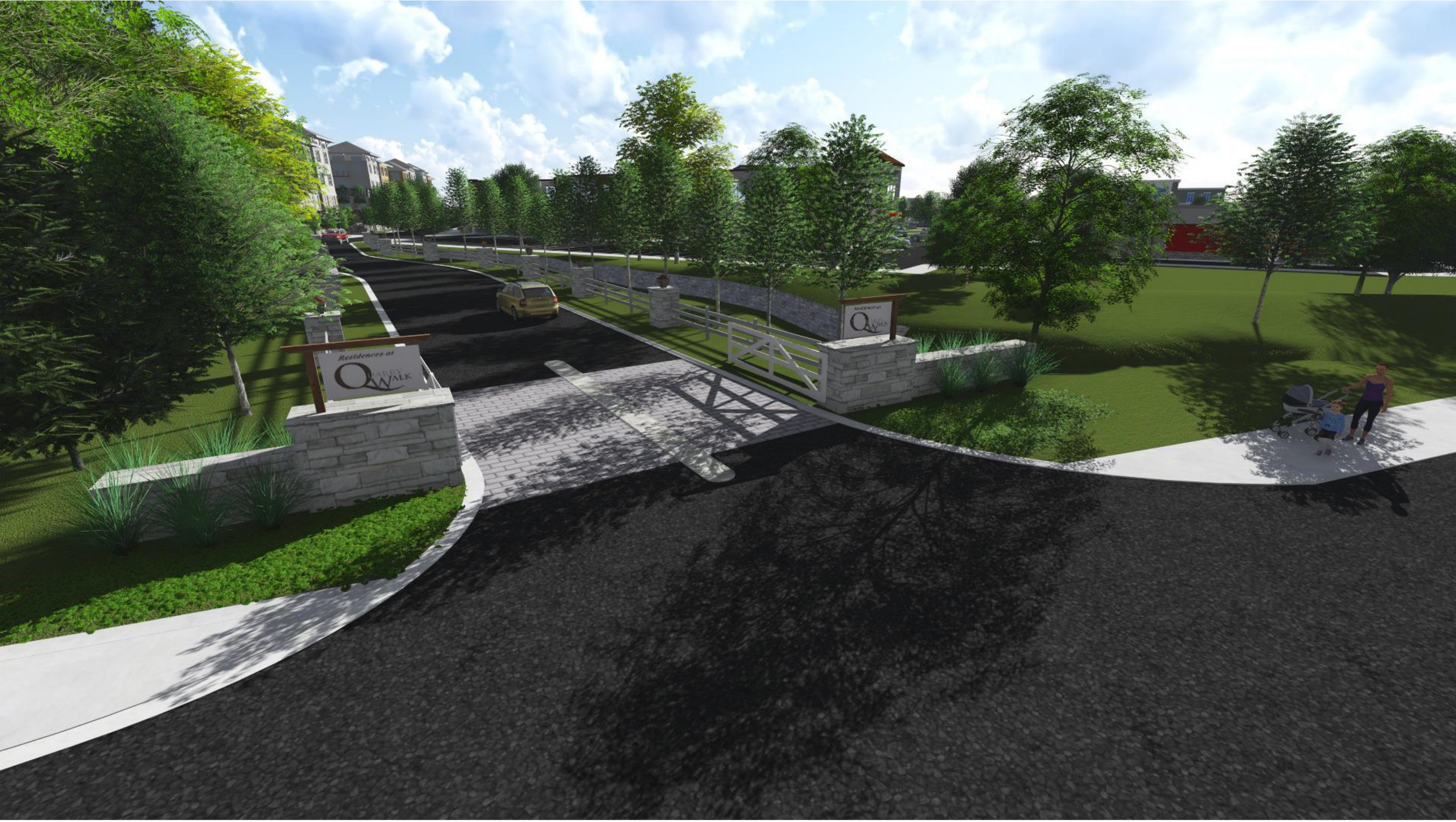
±12,300 SF
N103
FFE=301.0
STOP
STOP
STOP

Residences at
QUARRY WALK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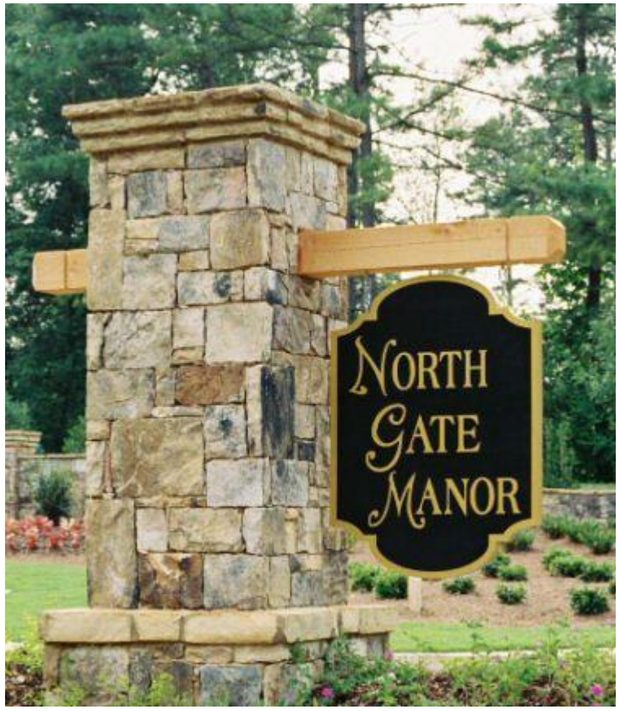
NORTH
GATE
MANOR

990 SW YATES
MOUNTAIN LAUREL
LODGE

STOWE
MOUNTAIN
LODGE

River Stone

7348
Glenwild Drive

Currently Approved Plan with Residential Site Plan

THE LANDINGS

Currently Approved Plan with Residential Site Plan

DOG PARK
RESIDENTIAL BUILDING A
FFE = ±314
BASEMENT ELEVATION = ±302
70 UNITS
FULL UNDERGROUND PARKING = ±80 SPOTS
PARTIAL UNDERGROUND PARKING = ±68 SPOTS
TOTAL PARKING = ±134 SPOTS
RESIDENTIAL BUILDING B
FFE = ±314
BASEMENT ELEVATION = ±302
80 UNITS
FULL UNDERGROUND PARKING = ±102 SPOTS
PARTIAL UNDERGROUND PARKING = ±92 SPOTS
TOTAL PARKING = ±132 SPOTS
PLAY AREA
± 7,500 SF
EDUCATIONAL
±14,934 SF
O101
FFE=301.0
FITNESS
±10,000 SF
Q101
FFE=301.0
MIXED USE
TWO STORY
±28,000 SF
P101
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GRIFFIN HOSPITAL
±52,200 SF
M101
FFE=301.0
MARKET
BY PRICE CHOPPER
PROPANE COOLER / FREEZER PATIO
WINE MARKET
RETAIL 2,489 SF
SUPERCUTS
NAIL SALON
ACE Hardware
UNITED STATES POSTAL SERVICE
DOLLAR TREE
MIXED USE
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±17,000 SF
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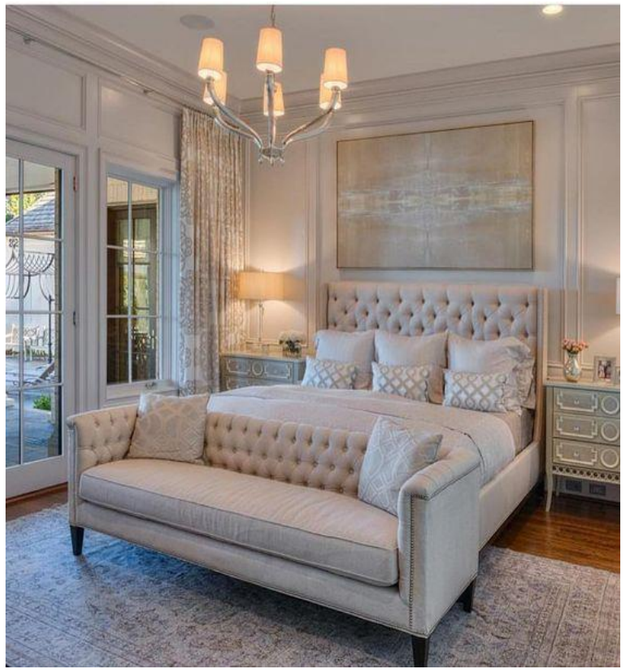
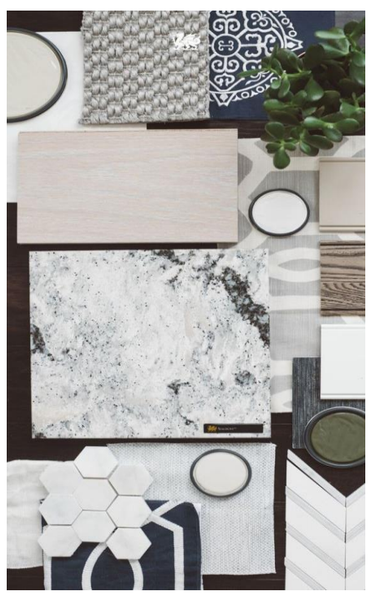
verizon
OXFORD ROAD (ROUTE 67)

THE RESIDENCES AT
QUARRY WALK
QW
RESIDENTS ONLY





Q + A