

# Bristol HDC Overview

July 18, 2025

## Building Group 3 - Unity Park 500 Wood Street, Bristol RI

The continued success of Unity Park as a magnet for new high tech businesses, and the need to meet the space requirements of the new Tenants at Building Group 3 has been a challenge. New construction both within and external to the existing buildings at Building Group 3 is necessary to meet these needs. In addition to the new structures, parking expansion to cover the needs of hundreds of new employees is required. Below is a summary/overview of the proposed new work:

### 1. SAAB, Inc.

Saab has signed a long-term lease agreement to occupy significant square footage in Building Group 3. The facility is to house their Northeast US Headquarter Offices, as well as state-of-the-art production space. The production/assembly space requires a 28-foot clear height for Saab within Group 3. To provide the space required for the production/assembly, new construction is essential. The new construction has been designed to integrate with and preserve the existing historic buildings and their character defining features, all of which are currently being carefully repaired and rehabilitated in conformance with the Secretary of the Interior's *Standards for Rehabilitation* for historic preservation. The original courtyard around which the early historic building faced had been in-filled with later construction (circ late 1940' early 1950's) fully covering the early courtyard. The infill building has been demolished to allow for the restoration of the space. A new compatible insulated metal panel building has been carefully integrated within the courtyard to accommodate the production needs of the Tenant, preserving the façades of the surrounding early buildings (1882-1915). A second new structure has been designed within the footprint of Unit 318, a single story structure that was significantly modified during later renovations at the Industrial Park (circa 1970's). The original south facing exterior wall of the building had been demolished, with a restructured roof structure to accommodate a raised ceiling. The existing north wall is being repaired and restored, with the new insulated metal panel structure carefully integrated into the building to accommodate the 28-foot clearance required by the Tenant. The new construction, with the added open courtyard space, covers less square footage than the previous construction. The new height of the structure is less than some of the surrounding existing structures and dimensions are in conformance with the current zoning standards.

## 2. KVH Industries Inc.

KVH Industries is committed to leasing the first floor space in Unit 320 (former Zeller Condominium) including a new 12,330 square foot addition. The addition is to include executive offices, high tech equipment, shipping and warehouse space. The location on site meets the setback and height requirements of the current Bristol Commercial Zoning dimensions.

## 3. Parking Garage (future)

As noted, in addition to Building Group 3, the current businesses (retail, restaurants, and offices) located in the fully occupied Building Groups 1 & 2, place a significant burden in providing the required parking at Unity Park to accommodate new employees. Due to leasehold obligations to provide adequate employee parking, it is important that the refuse mound be removed and graded to provide approximately 55 additional parking spaces. This non-contributing “landscape feature,” which has grown in size as building refuse added over the decades as the uses of the mill complex changed, will be removed pursuant to DEM requirements and paved and appropriately landscaped to achieve the critical surface parking. As Unity Park continues to grow as a regional blue economy employment hub, future parking needs may be addressed with the construction of a new 3-story structured parking garage to be located in the subject area to the south of Building Group 3.

## Summary:

Unity Park, with the build-out of Group 3, establishes both a community and regional destination, positively impacting the local economy and quality of life for the Town of Bristol and the State of Rhode Island. With the inclusion of the new high tech businesses/industries in Group 3 to the vibrant restaurants and venues presently operating within Building Groups 1 & 2, Bristol has evolved into a premiere New England destination with a promising future, particularly as a regional hub for innovative blue economy enterprises.

