

# Bristol TRC Overview

July 14, 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 space requires a 28-foot clear height for much of Group 3, both existing and new construction to accommodate the assembly requirements. The new space has been designed to preserve the existing historic buildings, 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. Later non-historic construction that had covered the early courtyard was demolished to allow for the restoration of the space. A new compatible insulated metal building has been carefully added to the courtyard to accommodate the production needs of the Tenant, while preserving and restoring the façades of the surrounding early buildings. 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. 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.

## 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

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. To address the parking requirement a new 3-story structured parking garage is proposed in the current area to the south of the group.

## 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.