



Quonset Points

e-Newsletter

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Quonset Mission

The Quonset Development Corporation (QDC) is a real estate development and management company organized as a subsidiary of the Rhode Island Economic Development Corporation.

QDC develops and manages the Quonset Business Park in accordance with the QDC Master Plan and in the best interests of the citizens of Rhode Island to attract and retain successful businesses that provide high quality jobs.

Port at Quonset Positioned as Powerhouse Auto Importer



Rail improvements both inside and outside of the Quonset Business Park, and a new 40 year lease with North Atlantic Distribution (NORAD) have positioned the Port of Davisville to grow into one of the top five auto importers in North America. This growth will mean millions in income to the QDC and the state in lease payments, tariffs, dockage, wharfage and demurrage fees.

wharfage and demurrage fees.

By allowing triple stacking of autos on railcars, the new Freight Rail Improvement Project (FRIP) creates the potential to more than double car imports at Davisville from the current 100,000 cars annually. To put this in perspective, the Number One auto importer in North America is the Port of New York/New Jersey, with over 500,000 cars annually.

Utilizing rail will expand the potential range of auto distribution. Ships loading cars in Germany, Japan and Mexico currently bring Subaru's, Audis, VWs and Bentleys into the Port of Davisville. The cars are then transported by truck throughout the Northeast. The expanded distribution network will allow for transport to all of the continental United States and Canada.

To expand on the synergy between rail and the port, QDC has also seen interest in the possibility of exporting cars and American-made equipment. The Association of Equipment Manufacturers has already seen a dramatic demand for American-made agricultural equipment. The new rail and port capacity provides the opportunity for fully loaded rail cars and ships, both arriving and departing from Quonset.

Featured Construction



Flurry of Construction as Quonset

Businesses Prepare New Buildings for Occupation

A 25,000 square foot building for Bel Air Finishing is under construction in the Kiefer Park District. Bel Air Finishing is a unique manufacturer and supplier of Mass Finishing technology which has been operating a surface finishing and vibratory tumbler finishing job shop for 15 years.

Unetixs Vascular, is constructing a 26,000 square foot building in the Commerce Park District of Quonset. The company manufactures non-invasive computerized peripheral vascular diagnostic testing equipment.

PODS/PCM Capital has broken ground on a proposed 40,000 square foot building for general industrial and storage use in the West Davisville District.

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Quonset Wins Homeland Security Grant for Leading Edge Port Security

The Port of Davisville at the Quonset Business Park is scheduled to receive a \$103,600 grant under the Department of Homeland Security port security program. This is the second grant the Quonset Development Corporation (QDC) has received from Homeland Security for port security. This first grant received in 2004 was for \$500,000. Quonset is eligible for the grants as a port that receives foreign flag vessels.

The grant will be used for security at the Port of Davisville in three general areas:

- Maritime Domain Awareness for security and surveillance;
- Detection and Prevention for area radiation detection, and;
- Transportation Workers Identification Credentials (TWIC) program for fencing, gates and infrastructure protection.

QDC will match the 2007 grant with \$34,547.

Support, Praise for the Revised Gateway

The revised submission for the Gateway at Quonset is receiving good reviews. North Kingstown Town Manager Mike Embury called the new plans, " ... a substantial site improvement in both utilization of the land and the manner in which pedestrians access and move throughout the development."

"The addition of a multi-story office building along Post Road and substantial design improvements in the interior of the development ensure that the Quonset Gateway is visually appealing and an economic catalyst to the Post Road corridor planning process," Embury said, noting the changes in the Gateway frontage along Post Road.

The revised submission took into account the concerns and suggestions of the Town of North Kingstown, the Statewide Planning Council, the Community Advisory Council, Grow Smart RI, residents and other stakeholders.

The *North Kingstown Standard Times* called the revised plans "far better, denser, better looking and better suited." They also recognized the 70% increase in office space and the 1,200 office and research development jobs expected to be generated by the Gateway.

"Good work," the local paper concluded.

Calling the proposal "a real charmer," the **Providence Business News**, applauded the revised submission. "It is more pedestrian-friendly and public transportation-friendly and has more of a village feel to it. The buildings are closer to the streets, and parking is hidden from view."

The publication added, "It is also more densely developed with more office space. All of those features fit into the smart-growth ideals that the state believes lead to better development."

The revised submission awaits action by the Statewide Planning Council at its September 20, 2007 meeting.

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