

ROSEBROOK COMMONS – MIXED USE DEVELOPMENT LOW – MODERATE INCOME HOUSING COMPREHENSIVE PERMIT

APPLICANT:
MESOLELLA DEVELOPMENT CORP.
4 FOX PLACE
PROVIDENCE RI 02903

LOCUS MAP: 1747 WEST MAIN RD
MIDDLETOWN, RI 02842

PARCEL INFO:
ASSESSOR'S MAP 111
LOTS 8 & 9
15.5 ACRES

PROJECT INFO:
UNIT COUNT: 144
1 BED: 70
2 BED: 62
3 BED: 12
COMMERCIAL: 23,000 SF
AFFORDABLE : 35% - 40%



Middletown Low and Moderate Income Housing Comprehensive Permit

Rosebrook Commons



Project Name: Rosebrook Commons

Applicant: Mesolessa Development Corp.

Application: Article 17 Low and Moderate Income Housing – Comprehensive Permit

Narrative:

Mesolessa Development Corp. and its affiliates own 27 acres of land in Middletown, RI at 1747 West Main Road on which it plans to build a mixed-use and mixed income affordable housing development with select ground floor retail. The project site will use approximately 15.5 acres comprised of two lots (AP 111 Lots 8 and 9). The development will consist of eight 3 story buildings encompassing approximately 132,000 square feet of net residential space yielding 144 units of 1, 2 & 3 BR apartments. The current unit mix stands as follows, 70 one bedroom units, 62 two bedroom units, and 12 three bedroom units. The ground floor of the West Main Road frontage buildings will consist of approximately 22,000 square feet of retail space. It is anticipated that the tenants for these units will be users of around 3,000 square feet. There will be approximately 336 cars of surface parking serving both the residential and the retail uses which substantially complies with the requirements designated by the ordinance. The developer and architect dedicated special consideration to parking interactions between the commercial tenants and residents and the current design reflects a concerted effort to buffer the two uses with separate and designated areas. With regard to alternative means of transportation, the site has approximately 1000 feet of frontage on state highway 114 with a RIPTA bus stop located on the norther corner as well as one nearby across the street. The existence of this RIPTA stop at the project site is a significant benefit to the project such that it meets RI Housing, Middletown Comprehensive Plan, and Middletown Zoning Ordinance goals to reduce demands on automobiles and provide residents with accessible transit options. The project is planned to be financed with a combination of Low-Income Housing Tax Credits (LIHTC) and other “gap” financing resources available to the project. Under the current application for this project the overall Affordable portion of this project is anticipated to be around 30 - 40% of the total project units with the remainder to be market rate and workforce. We anticipate the addition of this deed restricted housing stock to make a significant contribution towards Middletown’s affordable housing deficit.

This project will be programmed into two phases with a total development cost estimated to be approximately \$55 million. Phase I of the project is anticipated to deliver 64 residential units and 23,000 sf of ground floor commercial in two buildings along West Main Rd. The developer is allocating 51 out of 64 of the Phase I units as affordable equating to 80% of the Phase I unit mix. The unit mix will include 1,2, and 3 bedrooms. We believe that based on current market conditions, market rates, and LIHTC financing structures, the mixed use 80%/20% with

ground floor commercial is the MOST feasible way to achieve a successful mixed use with mixed income affordable housing project at this site. Phase II will deliver the remaining 80 residential units in six buildings as market rate and workforce. The unit mix for Phase II will include 1,2, and 3 bedroom units. There is a possibility that Phase II could include additional affordable components based on market conditions.

Although the property is currently in an LI zone we believe that the site layout as designed substantially conforms to the criteria and goals the town has designated in Zoning Ordinance Article 27A Mixed Use Development Projects. We believe we are preserving community character while permitting appropriate development of mixed-use projects. This project encourages traditional architecture and settlement patterns which are well integrated into the existing community, while avoiding the creation of large-scale shopping centers, business, or industrial parks having little or no relation to each other or to the surrounding community. The site design promotes pedestrian friendly environments which provide both a safe walking atmosphere and a logical connection of destinations within and adjacent to the development. We provide for compatible mixed- uses and development densities that are utilized in similar mixed use development projects that incorporate a large portion of affordability. With 22,000 sf of small scale retail/commercial the site will provide areas for economic development in the community and allow for creative development of businesses that serve the residents of the development, the district and surrounding areas, and reduce the demand upon the automobile for access to business. We also believe the architecture will enhance the scenic roadside view from major arterial roads of the town. Most importantly this development provides residences that meet the needs of the community as expressed in the Middletown Affordable Housing Action Plan.

It is anticipated that 30% - 40% of the residential units in the development will be deed restricted as affordable units for qualifying applicants at the 60% AMI level. This project will be a key component in the development of affordable housing in Middletown and on Aquidneck Island, and will enhance the progress of the Middletown affordable housing and mixed use initiative. It is an effort to embody current sustainable development and land use practices while embracing economic and social conditions. The project’s goal is to leverage densities with the mix of uses and income levels in an attempt to integrate and destigmatize affordable housing while providing the desperately needed housing stock in a responsible manner.

The Applicant is seeking to utilize Middletown’s Low and Moderate Income Housing Comprehensive Permit in an effort to expedite the required entitlements so the developer can deliver these desperately needed units on an accelerated schedule. As previously stated, Rhode Island is facing a housing crisis, and Middletown is significantly below the 10% affordable level at 5.6% and should understand the urgency to provide its residents with the adequate supply of safe and affordable housing in the near term. Upon review of the affordable housing section of the comprehensive plan, Middletown estimates reaching its 10% goal by 2034 with an average of 7 units per year being delivered to market. With housing prices at all time highs and residents being displaced, this project will aid in catalyzing the realization of its goal. Given that the Applicant receives approval of the comprehensive permit and its required allocation of LIHTC’s, the applicant could begin construction as soon as Q1 2022. The need for affordable housing options in the state of RI has reached crisis proportions. In recent months the focus on Aquidneck Island in particular has been significant. In conjunction with Section VII. Housing of Middletown’s Comprehensive Plan as well as more recent published data, the area has seen a tremendous level of price increases over the past few years and a resulting rapid decrease in the supply of affordable housing. This development will be a key component in achieving several important benchmarks including, the state mandated affordable housing goal for municipalities of 10%, the goals set forth in Section VII of the Comprehensive Plan including Goals IV,V, VI, as well as those stated in Article 27A00 (G) for Mixed Use Development Projects.



August 20, 2021

Mr. Vincent Mesolella
Mesolella Development Corp.
4 Fox Place
Providence, RI 02903

Letter of Eligibility: Rosebrook Commons, 1747 West Main Road, Middletown, RI, Plat-111, Lot 8 & 9

Dear Mr. Mesolella:

RIHousing has received your application for a letter of eligibility to pursue a Comprehensive Permit in the town of Middletown. You have represented that you propose to construct a one hundred forty-four (144) unit rental development that will include ninety-three (93) market rate units and fifty-one (51) affordable units. The affordable units will be comprised of 34 one-bedroom, 14 two-bedroom, and 3 three-bedroom units.

The affordable units will be financed in part with low-income housing tax credits (“LIHTC”) and rented to households earning a maximum of 60% of the Area Median Income (“AMI”). Under the LIHTC program, the rent and incomes allowable under the program will be governed by the applicable HUD published information for the Newport County (Newport, Middletown, Portsmouth) MSA.

Under the requirements for affordability and monitoring, under R.I.G.L. 45-53, the construction or rehabilitation of qualifying low- and moderate-income housing units must be assisted by a state, federal or municipal subsidy program that will be documented in a long-term deed restriction recorded with the Town of Middletown. The LIHTC program qualifies as such assistance.

After preliminary review of the plans and financial assumptions for the proposed one hundred forty-four rental unit Development comprised of ninety-three market rate units (36 one-bedroom, 48 two-bedroom, and 9 three-bedroom units); and fifty-one affordable units (34 one-bedroom, 14 two-bedrooms, and 3 three-bedroom units) for households earning 60% of the AMI, all to be located at Plat 111, Lots 8 & 9 in Middletown, RIHousing has determined that:

- This project appears to be eligible for a municipal subsidy under Article 17(1702 Eligibility) Municipal Government Subsidy of the Town of Middletown.
- In conformance with R.I.G.L. 45-53-3(5) RIHousing performed an on-site inspection of the site and has reviewed pertinent information supplied by the applicant.
- The initial project proforma was reviewed and the project appears to be feasible based on projected overall development costs and potential sources.

Rosebrook Commons
August 20, 2021

- The applicant, Mesolella Development Corp., has provided evidence of site control.

Based upon the review of the submitted information and supporting materials and based on the representations in your request, **Mesolella Development Corp. is eligible to pursue a Comprehensive Permit application in the town of Middletown to develop Plat 111, Lots 8 & 9.**

Modifications to the development proposal resulting from local review do not require a revised letter of eligibility.

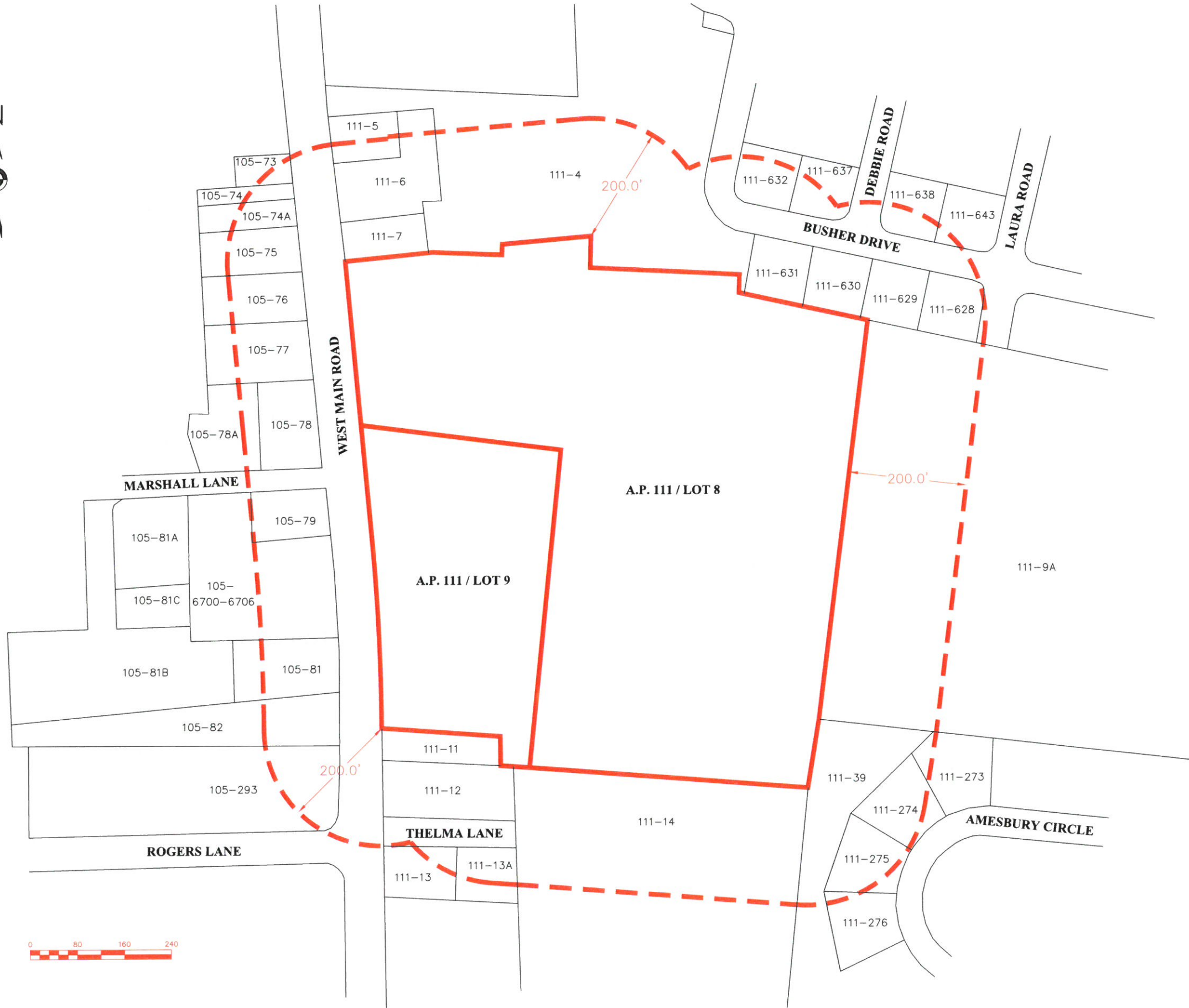
Thank you for your commitment to providing affordable housing opportunities to low- and moderate-income Rhode Island families.

Sincerely,

Anne Berman 8/20/2021

Anne Berman
Director of Real Estate Development

cc: Ron Wolanski, AICP, Middletown Director of Planning & Economic Development



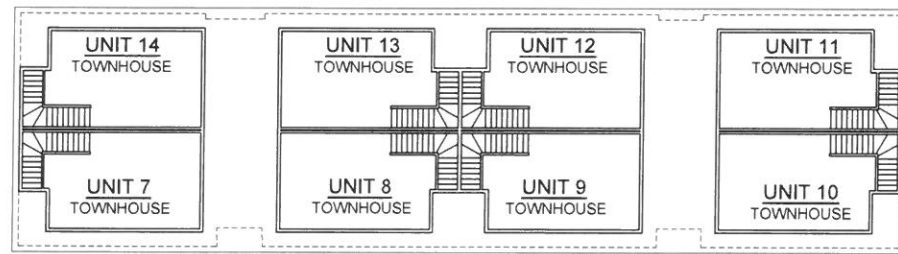
200' RADIUS MAP

PREPARED FOR
WEST X CAPITAL, LLC
LOCATION
**WEST MAIN ROAD (R.I. ROUTE 114)
A.P. 111 / LOTS 8 & 9
MIDDLETOWN, RI**

Checked By: K.D.A. Drawn By: E.J.I.
Scale: 1" = 80' Date: 8-11-2021

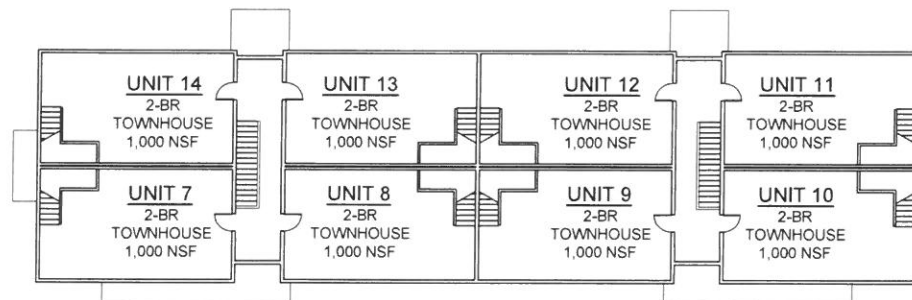
NO.	REVISION	BY	DATE

**E. GREENWICH
SURVEYORS, LLC**
LAND SURVEYING AND SITE PLANNING
1050 MAIN STREET SUITE 31
EAST GREENWICH, RHODE ISLAND 02818
PHONE (401) 339-2681 (401) 368-8574
FAX (401) 884-0017 E-MAIL: KANDREWST1684@AOL.COM



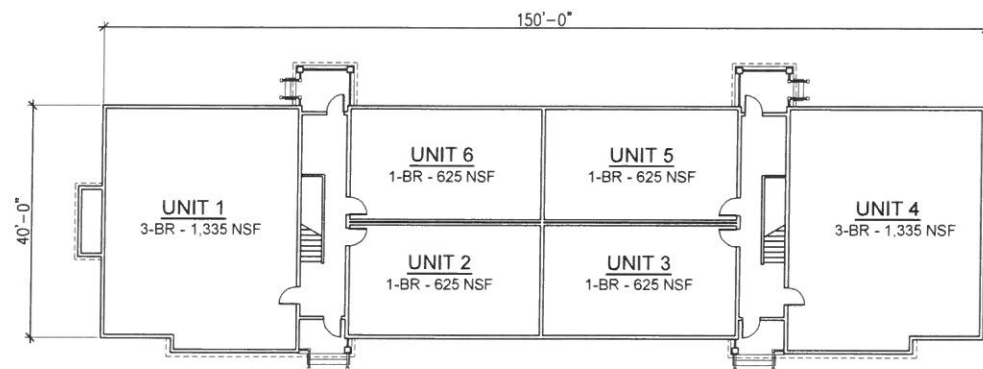
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SCALE: 1/32"=1'-0"



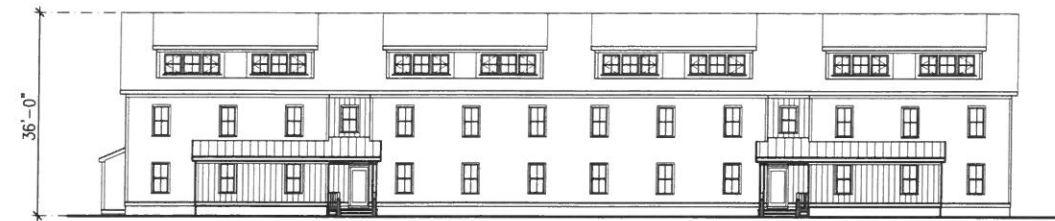
BUILDING TYPE B-1A - SECOND FLOOR PLAN (TOWNHOUSE)

SCALE: 1/32"=1'-0"



BUILDING TYPE B-1A - FIRST FLOOR PLAN (TOWNHOUSE)

SCALE: 1/32"=1'-0" (*BUILDING TYPE B-1B AND B-2 SIM.)



BUILDING TYPE B-1A - FRONT ELEVATION

SCALE: 1/32"=1'-0" (*BUILDING TYPE B-1B AND B-2 SIM.)



BUILDING TYPE B-1A - SIDE ELEVATIONS

SCALE: 1/32"=1'-0" (*BUILDING TYPE B-1B AND B-2 SIM.)



BUILDING TYPE B-1A - REAR ELEVATION

SCALE: 1/32"=1'-0" (*BUILDING TYPE B-1B AND B-2 SIM.)





BUILDING TYPE A-2 - WEST ELEVATION
SCALE: 1/32"=1'-0"



BUILDING TYPE A-2 - SOUTH ELEVATION
SCALE: 1/32"=1'-0"



BUILDING TYPE A-2 - EAST ELEVATION
SCALE: 1/32"=1'-0"



BUILDING TYPE A-2 - NORTH ELEVATION
SCALE: 1/32"=1'-0"



9/1/2021

ROSEBROOK COMMONS
1747 WEST MAIN ROAD
MIDDLETOWN, RI 02842

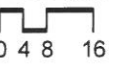
MESOLELLA DEVELOPMENT CORP.
4 FOX PLACE
PROVIDENCE, RI 02903

BRANCH ARCHITECTS
151 BROADWAY, SUITE 250
PROVIDENCE, RI 02903

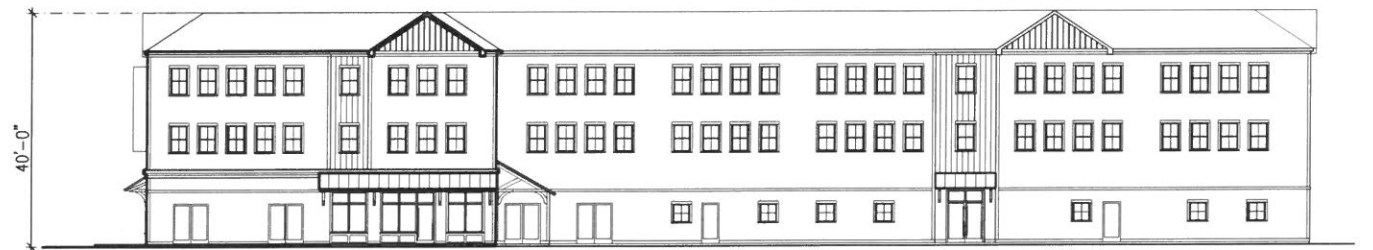
A-2
ELEV



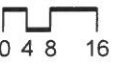
BUILDING TYPE A-1 - WEST ELEVATION
SCALE: 1/32"=1'-0"



BUILDING TYPE A-1 - SOUTH ELEVATION
SCALE: 1/32"=1'-0"



BUILDING TYPE A-1 - EAST ELEVATION
SCALE: 1/32"=1'-0"



BUILDING TYPE A-1 - NORTH ELEVATION
SCALE: 1/32"=1'-0"



9/1/2021

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A-1
ELEV