

ROSEBROOK COMMONS

Low – Moderate Income Housing Comprehensive Permit Application
Master Plan Presentation 10-14-2021



1747 West Main Road Middletown RI 02842

Mesoella Development Corp.

PROJECT TEAM

- **Applicant :** MesoIella Development Corp.
- **Engineer :** Pare Corporation
- **Architect :** Branch Architects
- **Planning Consultant :** Pimentel Consulting Inc.
- **RI Housing Consulant:** Sokoloff and Associates
- **Market Study/ Appraisal:** Kirk and Co.
- **Corporate Counsel:** Budway Law Offices
- **Land Use Counsel:** Silva Thomas Martland Offenbergl LTD

Locus Map:

Applicant/Owner:
Mesolella Development Corp.

4 Fox Place
Providence RI 02903

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%



ARTICLE 17 LOW AND MODERATE INCOME HOUSING - COMPREHENSIVE PERMIT

RI General Laws Chapter 45-53 Low Moderate Income Housing Act: Findings and Intent

- The general assembly finds and declares that there exists an acute shortage of affordable, accessible, safe, and sanitary housing for its citizens of low and moderate income, both individuals and families; that it is imperative that action is taken immediately to assure the availability of affordable, accessible, safe, and sanitary housing for these persons; that it is necessary that each city and town provide opportunities for the establishment of low and moderate income housing; and that the provisions of this chapter are necessary to assure the health, safety, and welfare of all citizens of this state, and that each citizen enjoys the right to affordable, accessible, safe, and sanitary housing. It is further declared to be the purpose of this chapter to provide for housing opportunities for low and moderate income individuals and families in each city and town of the state and that an equal consideration shall be given to the retrofitting and rehabilitation of existing dwellings for low and moderate income housing and assimilating low and moderate income housing into existing and future developments and neighborhoods

ARTICLE 17 LOW AND MODERATE INCOME HOUSING - COMPREHENSIVE PERMIT § 1701 AUTHORITY.

- In accordance with R.I. Gen. Laws Title 45, Chapter 53, the "Low and Moderate Income Housing Act", the Middletown Planning Board shall have the power to issue a comprehensive permit for a qualifying low-and moderate-income housing project. The comprehensive permit shall include all permits or approvals from any local board or official who would otherwise act with respect to such application including, but not limited to, the power to attach to the permit or approval conditions and requirements with respect to setbacks, height, site plan, size, shape, building materials, landscaping, and parking consistent with the terms of the Act.

§ 1704.5 *Review*. In taking final action on an application, the local review board shall make positive findings, supported by legally competent evidence on the record which discloses the nature and character of the observations upon which the fact finders acted, on each of the following standard provisions, where applicable:

(1) The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community's affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies.

(2) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance and subdivision regulations, and/or where expressly varied or waived local concerns that have been affected by the relief granted do not outweigh the state and local need for low and moderate income housing.

(3) All low and moderate income housing units proposed are integrated throughout the development; are similar in scale and architectural style to the market rate units within the project; and will be built and occupied prior to, or simultaneous with the construction and occupancy of any market rate units.

(4) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.

(5) There will be no significant negative impacts on the health and safety of current or future residents of the community, in areas including, but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical or cultural features that contribute to the attractiveness of the community.

(6) All proposed land developments and all subdivisions lots will have adequate and permanent physical access to a public street in accordance with the requirements of R.I. Gen. Laws § 45-23-60(5).

(7) The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved recorded plans.

§ 1704.6 *Decision*

C) In reviewing the comprehensive permit request, the local review board may deny the request for any of the following reasons:

(1) The town has an approved affordable housing plan and is meeting housing needs, and the proposal is inconsistent with the affordable housing plan;

(2) The proposal is not consistent with local needs, including, but not limited to, the needs identified in an approved comprehensive plan, and/or local zoning ordinances and procedures promulgated in conformance with the comprehensive plan;

(3) The proposal is not in conformance with the comprehensive plan;

(4) The community has met or has plans to meet the goal of 10% of the year-round units as defined in R.I. Gen. Laws § 45-53-3(2)(i) being low and moderate income housing;

(5) Concerns for the environment and the health and safety of current residents have not been adequately addressed.

Pimentel Consulting Inc.

Summary of Qualifications

- ⇒ **Zoning Boards of Review**
- ⇒ **Community Planning and Consulting**
- ⇒ **Planning Boards / Commissions**
- ⇒ **Subdivision Review and Planning**
- ⇒ **City / Town Councils**
- ⇒ **Superior Court**
- ⇒ **Code Enforcement**
- ⇒ **Residential, Commercial and Industrial Development**

PROFESSIONAL EXPERIENCE

- Land Use Consultant** PIMENTEL CONSULTING, INC.
East Providence, Rhode Island
- Zoning Officer** CITY OF EAST PROVIDENCE
East Providence, Rhode Island
- Consulting Town Planner** TOWN OF BARRINGTON
Barrington, Rhode Island
- Town Planner** TOWN OF WAYLAND
Wayland, Massachusetts
- Principal Planner** TOWN OF NORTH KINGSTOWN
North Kingstown, Rhode Island
- Assistant Planner** CITY OF EAST PROVIDENCE
East Providence, Rhode Island
- Planning Consultant** NEWPORT COLLABORATIVE
Newport, Rhode Island
- Planning Intern** CITY OF ORANGE CITY
Orange City, Florida

REFERENCE DOCUMENTS

- 2015 Comprehensive Community Plan - Middletown, Rhode Island - As Amended through 17 June 2019 (“Comprehensive Plan”);
- Town of Middletown, Rhode Island, Zoning Ordinance - As Amended through 31 December 2020 (“Zoning Ordinance”);
- Town of Middletown Subdivision and Land Development Regulations - Amended through July 2020 (“LD Regulations”)
- United States Census;
- Rhode Island Housing (“RIH”) reports, specifically Low and Moderate Income Housing information; and,
- 2020 Housing Fact Book - Housing Works RI at Roger Williams University (“Housing Fact Book”).

Affordable Housing Plan Progress and Strategy

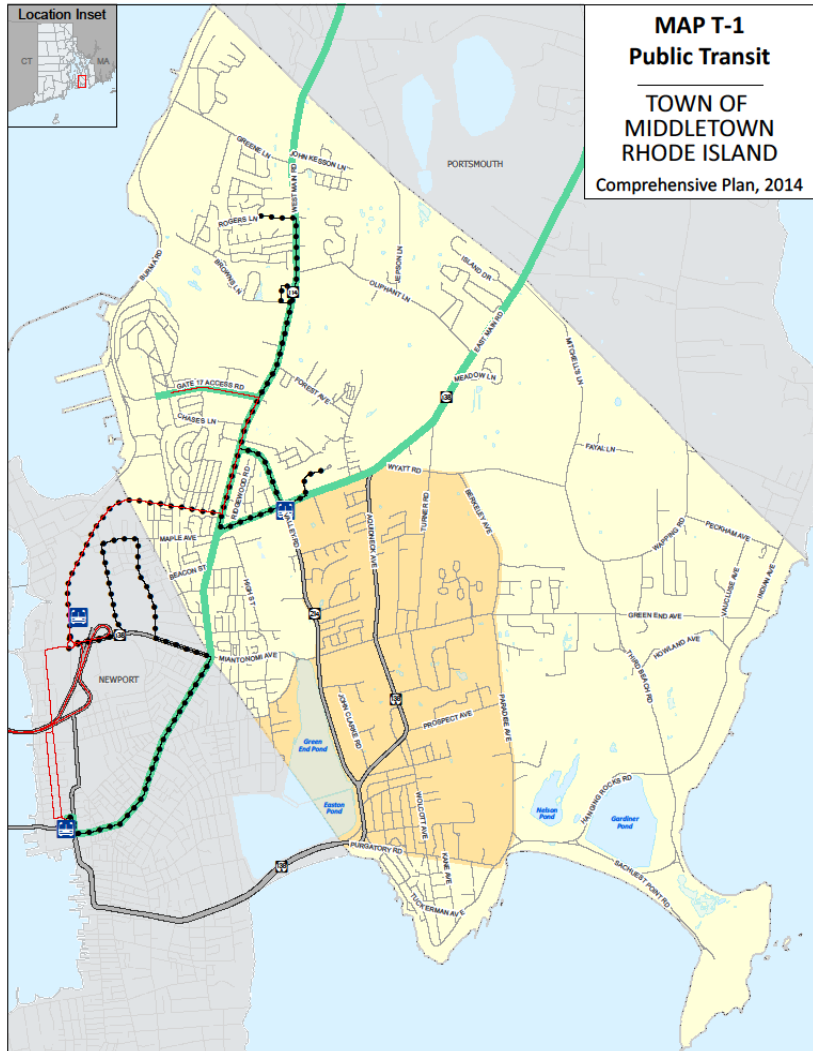
ACCOMPLISHMENTS SINCE ADOPTION OF MIDDLETOWN'S 5-YEAR AFFORDABLE HOUSING ACTION PLAN (2003):

- **21** Low-and-Moderate Income Housing Units were added to the housing stock
 - Amended Zoning Ordinance to allow for Mixed-Use Development
 - Adopted Conservation Style Subdivision Development
 - Provided Waiver of Impact Fees for Affordable Housing
- I. GOAL I: PROTECT EXISTING SUPPLY OF AFFORDABLE HOUSING
 - II. GOAL II: PROMOTE A BALANCE OF HOUSING CHOICES FOR ALL INCOME LEVELS AND AGE GROUPS
 - III. GOAL III: INCREASE THE TOWN'S SUPPLY OF WORKFORCE HOUSING
 - IV. GOAL IV: REDUCE HOUSING COSTS WHILE PROMOTING MORE SUSTAINABLE DEVELOPMENT
 - V. GOAL V: APPROPRIATELY SITE AFFORDABLE HOUSING
 - VI. GOAL VI: MEET THE STATE'S 10 % REQUIREMENT FOR LOW - AND - MODERATE INCOME HOUSING





**MAP T-1
Public Transit**
**TOWN OF
MIDDLETOWN
RHODE ISLAND**
Comprehensive Plan, 2014



- Map Legend**
- Route 60
 - Route 63
 - Route 64
 - RIPTA Park n Ride Stops
 - South Aquidneck Flex Zone

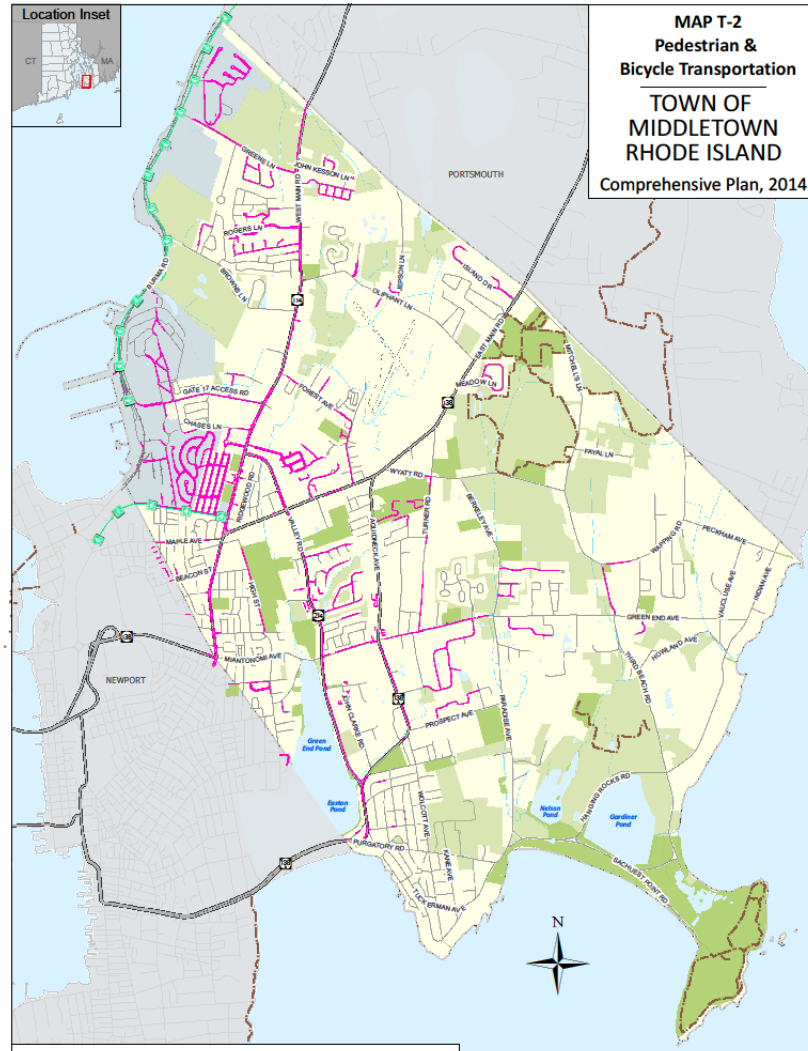
0 0.25 0.5 1 Miles

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

RIGIS
Town of Middletown, A.R.,
May 19, 2014



**MAP T-2
Pedestrian &
Bicycle Transportation**
**TOWN OF
MIDDLETOWN
RHODE ISLAND**
Comprehensive Plan, 2014



- Map Legend**
- Bicycle Path / Lane
 - Pedestrian Path / Trail
 - Sidewalks
 - Privately-Owned Open Space
 - Publicly-Owned Open Space
 - Airport Runway
 - Rail
 - U.S. Navy Property
 - Streams

0 0.25 0.5 1 Miles

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses. © OpenStreetMap contributors

RIGIS
Town of Middletown, A.R.,
April 22, 2014



Kirk & Co. Market Analysis

Kirk & Co. -

“The market for affordable rental housing is stable in the region and the surrounding communities with occupancy reported in the 100% range for comparable market-rate and affordable properties: some with waiting lists. Current market and affordable, rental housing offerings are extremely limited within the market and affordable housing alternatives are well-occupied with extensive wait lists. The market for rental units in the region is currently stable, however, COVID-19 continues to impact real estate and economic markets in disparate ways. From conversations with brokers within the market and the recent and historic performance of the property and rental market in the region, it is reasonable to assume the subject could continue to be well occupied, assuming a professional marketing campaign. Recent experience within the market indicates that demand is very strong, especially for newly constructed and amenity rich product and turnover may be reduced in the near term and vacancy may be shortened.”

“Because of the tenure of the existing housing inventory in Middletown and the region, new additions to multifamily supply are in high demand. High occupancy in the rental market, low levels of housing production and turnover, and observed rental increases in the existing inventory support a growing demand for affordable rental housing units within the market.”

RI HOUSING FACT BOOK

MIDDLETOWN

POPULATION 16,078	HOUSEHOLDS 6,827	MEDIAN HOUSEHOLD INCOME \$69,592	52% OWN	48% RENT
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HOUSING COSTS

▶ MEDIAN SINGLE FAMILY

Home price	\$397,000	5 YEAR COMPARISON	
Monthly housing payment	\$2,710	2014 \$364,826	2019 9% INCREASE

\$108,400 Income needed to afford this

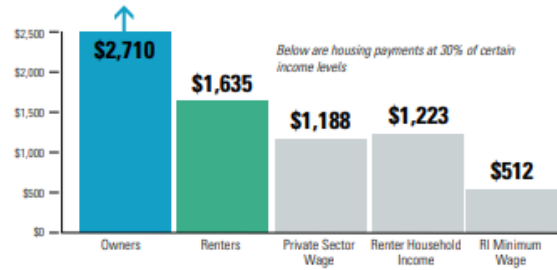
▶ AVERAGE 2-BEDROOM RENT

Rental payment	\$1,635	5 YEAR COMPARISON	
		2014 \$1,444	2019 13% INCREASE

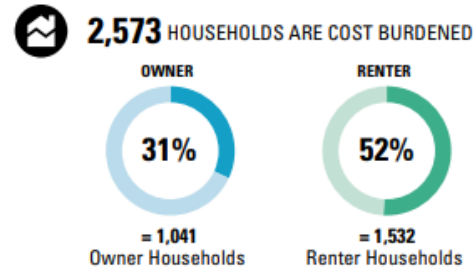
\$65,400 Income needed to afford this

AFFORDABILITY GAP

▶ MONTHLY COSTS: OWNERS & RENTERS



▶ COST BURDENED HOUSEHOLDS



A household is considered burdened if it spends 30% or more of its income on housing costs.

CURRENT HOUSING & DEVELOPMENT

▶ HOUSING STOCK



▶ INFRASTRUCTURE

REGION: Southeast
Public Water
 Nearly Full > Partial None
Public Sewer
 Nearly Full > Partial None

▶ MULTIFAMILY BY RIGHT IN RESIDENTIAL ZONES

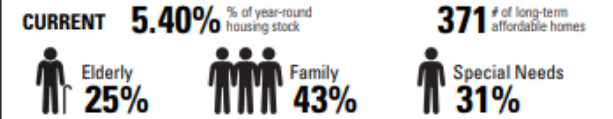
Yes No

▶ RESIDENTIAL DEVELOPMENT ORDINANCES

ADU AHTF AR CP FZ
G/VC ID IZ **MU** TOD

▶ 2019 BUILDING PERMITS: Total **42** Single family **38** Multi-family **4**

▶ LONG-TERM AFFORDABLE HOMES RI General Law: 45-53-3(3) Low or Moderate Income Housing



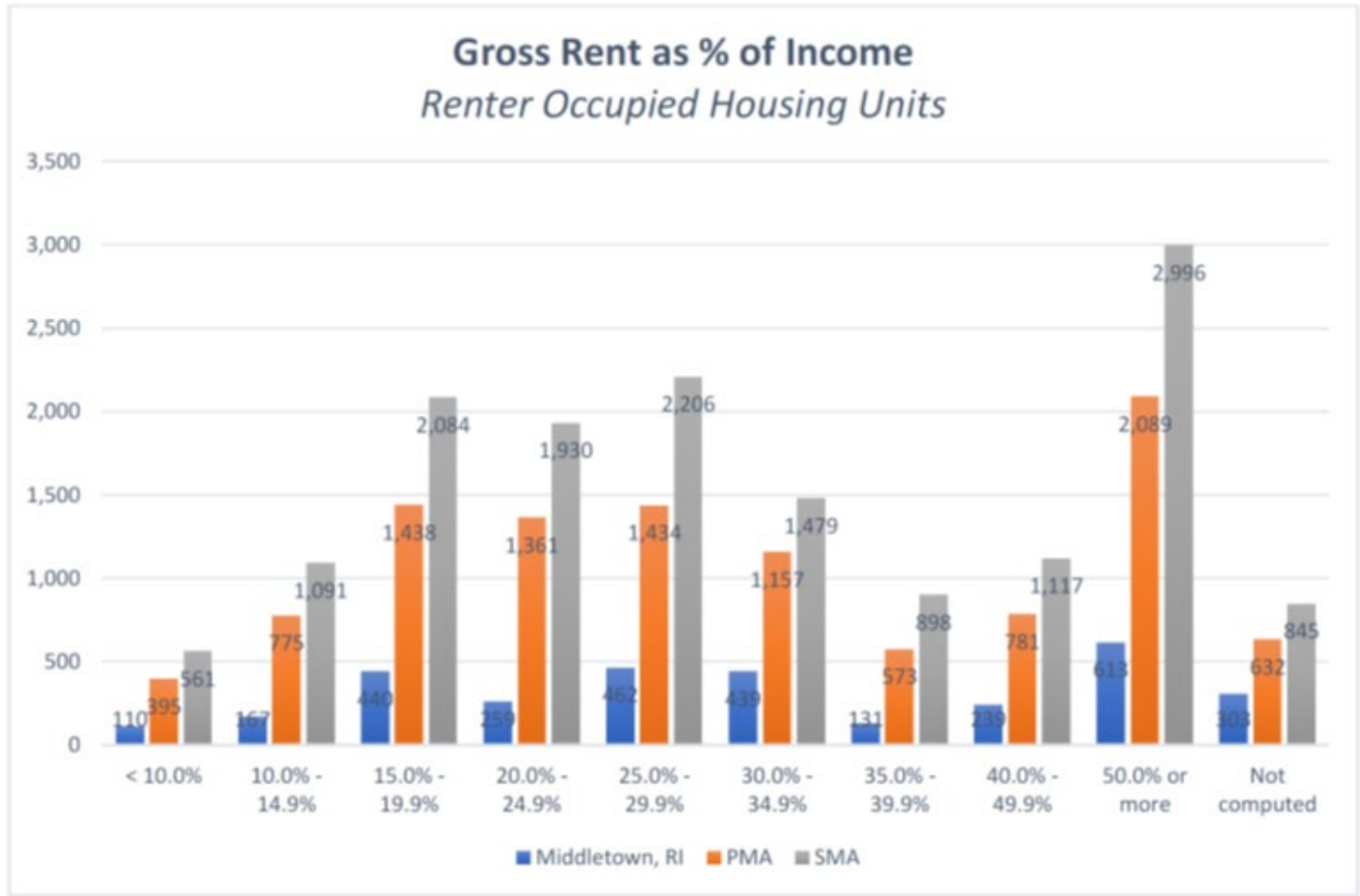
NEWLY ADDED

Ownership **0** Rental **0**

PRESERVED RENTALS

0

State-Funded Homes
BUILDING HOMES RHODE ISLAND (Rounds I, II, & III): 45



Kirk & Co. - While there are fewer renter-occupied housing units within the town, approximately 45% of the renter households within Middletown pay in excess of 30% of their income on housing, contrasted with approximately 19% of the renter households within Middletown pay in excess of 50% of their income on housing. Within the PMA, approximately 43% of households pay in excess of 30% of their income, contrasted with 20% of households paying in excess of 50% of their income on housing expenses. The burdens for communities surrounding the subject are higher and indicate a need for high-quality affordable rental and homeownership units.

Demographic Data - Primary Market Area - One-Bedroom - 60% AMI

Market Area:	<i>Primary Market Area</i>
	<i>STDBOnline Estimates*</i>

Low Income Housing Data		Units:	25
from	to	Count	%
Less than	\$15,000	2,067	8.5%
	\$15,000	1,399	5.7%
	\$25,000	1,986	8.1%
	\$35,000	2,302	9.4%
	\$50,000	3,653	14.9%
	\$75,000	3,246	13.3%
	\$100,000	4,426	18.1%
	\$150,000	2,570	10.5%
	\$200,000	2,794	11.4%
	or more		
Total		24,443	100%

Demographic Data - Primary Market Area - Two-Bedroom - 60% AMI

Market Area:	<i>Primary Market Area</i>
	<i>STDBOnline Estimates*</i>

Low Income Housing Data		Units:	22
from	to	Count	%
Less than	\$15,000	2,067	8.5%
	\$15,000	1,399	5.7%
	\$25,000	1,986	8.1%
	\$35,000	2,302	9.4%
	\$50,000	3,653	14.9%
	\$75,000	3,246	13.3%
	\$100,000	4,426	18.1%
	\$150,000	2,570	10.5%
	\$200,000	2,794	11.4%
	or more		
Total		24,443	100%

Projected Demand and Capture Rate from Eligible Ribbon			
1. Minimum Eligible Income			
	Minimum eligible household income		\$0
2. Maximum Eligible Income			
	Maximum eligible household income		\$47,640
3. Total 2021 Households in Eligible Ribbon		30.2%	7,392
4. Indicated Capture Rate of All Households in Eligible Ribbon			0.34%

* Data provided by STDBOnline with US Census Imputation/ACS 5-year Estimates

Projected Demand and Capture Rate from Eligible Ribbon			
1. Minimum Eligible Income			
	Minimum eligible household income		\$0
2. Maximum Eligible Income			
	Maximum eligible household income		\$57,180
3. Total 2020 Households in Eligible Ribbon		36.0%	8,803
4. Indicated Capture Rate of All Households in Eligible Ribbon			0.25%

* Data provided by STDBOnline with US Census Imputation/ACS 5-year Estimates

Qualified Household Analysis Summary

Affordable Units	PMA Income Qualified HH	SMA Income Qualified HH
One-Bedroom 60% AMI	7,392	11,837
Two-Bedroom - 60% AMI	8,803	14,426
Three-Bedroom - 60% AMI	10,096	16,872
One-Bedroom - Market Rate	2,042	3,543
Two-Bedroom - Market Rate	3,167	5,872
Three-Bedroom - Market Rate	3,507	6,632

Capture Rate Analysis Summary

Affordable Units	PMA Income Qualified HH	SMA Income Qualified HH
One-Bedroom 60% AMI	0.34%	0.21%
Two-Bedroom - 60% AMI	0.25%	0.15%
Three-Bedroom - 60% AMI	0.04%	0.02%
One-Bedroom - Market Rate	2.20%	1.27%
Two-Bedroom - Market Rate	1.26%	0.68%
Three-Bedroom - Market Rate	0.23%	0.12%

Additional Properties

Affordable Housing

Throughout the analysis of the subject property and market, no seasonal or workforce housing developments or units were identified. There are 16 LIHTC properties located within the Primary Market Area, aggregating 795 units of affordable housing for families and elders as indicated by the chart below. Very few high-quality affordable housing alternatives exist within the current housing stock in the neighborhood and Middletown residents.

HUD ID Number:	Project Name:	Project Address:	Project City:	Project State:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:
RIA20090005	NEWPORT HEIGHTS 4	121 HILLSIDE AVE	NEWPORT	RI	02840	37	37
RIA20100025	CODDINGTON POINT	231 MAPLE AVE	NEWPORT	RI	02840	32	32
RIA19940020	CLARKE SCHOOL APTS	24 MARY ST	NEWPORT	RI	02840	56	56
RIA19970070	SAKONNET VIEW	3225 E MAIN RD	PORTSMOUTH	RI	02871	24	23
RIA19990015	FOREST FARM	191 FOREST AVE	MIDDLETOWN	RI	02842	50	45
RIA20010015	HARBOR HOUSE HOUSING	111 WASHINGTON ST	NEWPORT	RI	02840	37	31
RIA20030055	NEWPORT HEIGHTS 1A	18 JOHN H CHAFEE BLVD	NEWPORT	RI	02840	45	45
RIA20030060	NEWPORT HEIGHTS 1B	7 ROBERT H DOUGLAS LN	NEWPORT	RI	02840	36	36
RIA20050025	NEWPORT HEIGHTS 2A	26 RANGER RD	NEWPORT	RI	02840	100	78
RIA20050030	NEWPORT HEIGHTS 2B	5 BEECH TREE ST	NEWPORT	RI	02840	47	47
RIA20050060	FIFTY WASHINGTON SQUARE	4 FAREWELL ST	NEWPORT	RI	02840	93	93
RIA20060020	NEWPORT HEIGHTS 3A	26 JOHN H CHAFEE BLVD	NEWPORT	RI	02840	44	34
RIA20060025	NEWPORT HEIGHTS 3B	22 SHIMODA WAY	NEWPORT	RI	02840	27	23
RIA20070035	MUMFORD MANOR	39 FAREWELL ST	NEWPORT	RI	02840	34	34
RIA20120010	ANTHONY HOUSE	51 MIDDLE RD	PORTSMOUTH	RI	02871	70	70
RIA20150001	PARK HOLM	PARK HOLM STREET	NEWPORT	RI	02840	111	111

RIHousing 2021 Tax Credit Applicants

	Development	Sponsor	Developer	Project City/Town	# of Units	Credit Request
1	Parcel 9 Phase I	Pennrose, LLC	Pennrose, LLC	Providence	70	\$ 1,166,164
2	Frenchtown Road Senior Apts	Pennrose/EGHA	Pennrose, LLC/EGHA	East Greenwich	63	\$ 1,263,609
3	Joseph Caffey Apartments	Omni Development/Wingate Companies	Omni Development/Wingate Companies	Providence	39	\$ 1,298,250
4	The Millrace District	NeighborWorks Blackstone River Valley	NeighborWorks Blackstone River Valley	Woonsocket	70	\$ 1,117,210
5	Bourne Mill Phase III	The Armory Revival Company	The Armory Revival Company	Tiverton	59	\$ 1,298,250
6	Victory Woods	SWAP, Inc.	SWAP, Inc.	West Greenwich	48	\$ 1,298,250
7	Woodland Manor III	HallKeen Management, Inc.	HallKeen Management, Inc.	Coventry	43	\$ 1,288,000
8	Elmwood Avenue Village	Caribbean Integration CD, Inc	Caribbean Integration CD, Inc	Providence	39	\$ 1,148,252
9	Summer Street Phase I	Crossroads RI	Crossroads RI	Providence	87	\$ 1,291,136
10	Hope Mills Phase 1A	Hope Village Enterprises, LLC	Hope Village Enterprises, LLC	Scituate	73	\$ 1,298,250
11	Lincoln Village	Dakota Partners, Inc.	Dakota Partners, Inc.	Lincoln	72	\$ 1,240,000
				Total	663	\$ 13,707,371

RIHousing
2021 9% Housing Tax Credit Recipients

Project Name and Location	Sponsor Name and Address	Contact Information	Units	No. of Buildings	Tax Credits	Target Population	Construction Type
Joseph Caffey Apartments Phase A Providence, RI	* Omni Development Corporation 810 Eddy Street Providence, RI 02903	Sharon Morris (401) 461-4442	39	1	1,298,250 2021 - 2022 Credits †	Family	NP
	The Wingate Companies, LLC 100 Wells Avenue Newton, MA 02459						
The Millrace District Woonsocket, RI	* The Woonsocket Neighborhood Development Corp. d/b/a NeighborWorks Blackstone River Valley 719 Front Street Woonsocket, RI 02895	Bill Lewis (401) 762-0993	70	3	1,117,210 2021 - 2022 Credits	Family	P
Bourne Mill III Tiverton, RI	The Armory Revival Company 334 Broadway Providence, RI 02909	Mark Van Noppen (401) 272-2720	59	1	1,298,500 2021 - 2022 Credits	Family	NP

RIHousing
2020 9% Housing Tax Credit Recipients

Project Name and Location	Sponsor Name and Address	Contact Information	Units	No. of Buildings	Tax Credits	Target Population	Construction Type
Paragon Mill Providence, RI	The Alexander Company, Inc. 2450 Rimrock Road, Suite 100 Madison, WI 53713	Chris Day (608) 268-8105	101	11	1,108,117 2020 - 2021 Credits	Family	NP
Oxford Land Family Housing Providence, RI	Preservation Of Affordable Housing, Inc. 40 Court Street, Ste 700 Boston, MA 02108	Aly Stein (617) 449-1009	30	1	796,297 2020 Credits	Family	NP
Brookside Terrace Phase II East Greenwich, RI	Dakota Partners, Inc. 1264 Main Street Waltham, MA 02451	Stephen Kominski (781) 899-4002	48	2	1,239,502 2020 - 2021 Credits	Family	NP



August 20, 2021

Mr. Vincent Mesoellela
Mesoellela 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. Mesoellela:

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, Mesoellela 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, ***Mesoellela 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



RI Housing and Low Income Housing Tax Credits

- RI Housing
 - Agency Function
- Financial Resources
 - 4%
 - 9%
 - Workforce
 - Bond Financing
- RI Qualified Allocation Plan
- Developers Handbook
- 9% Low Income Housing Tax Credits
 - Background and Function
 - Application Process
 - Scoring
 - Timeline
 - Capital Stack



Low-Income Housing Tax Credits (LIHTCs)

LIHTCs are the principal federal program for the construction and rehabilitation of affordable apartments. Tax credits are a dollar-for-dollar credit against federal tax liability. RIHousing allocates tax credits to developers of affordable apartments. Developers then sell the credits to investors, generally for-profit corporations and investment funds, generating the equity necessary to complete their projects.

Architecture



Architectural Strategy

- Traditional architecture with modern accents to reflect the intent of the ordinance and enhance town character with an updated feel
- Utilize vertical construction in a responsible manner to achieve necessary densities with minimal impacts to abutters using best practices
 - Natural wetland buffers
 - Parking lots as set back buffers
 - Comparable building footprints to abutting development
 - Heights relative to existing zoning
 - Including HVAC equipment
- Site Accessibility, Lighting, & Landscaping
- Satisfy RI Housing Design/Application Policy
 - Materials - Mixed Use – Cost Limits



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

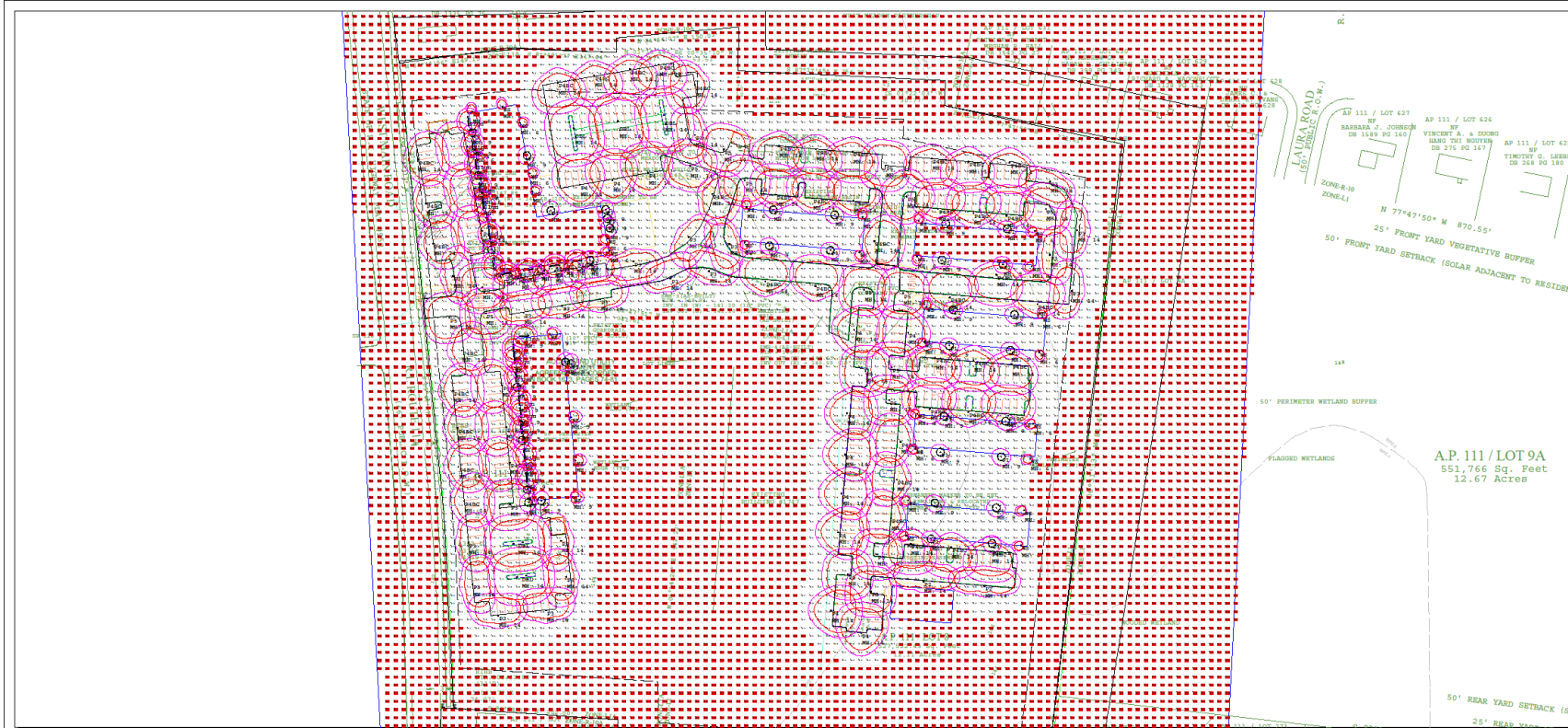
ROSEBROOK COMMONS
1747 WEST MAIN ROAD
MIDDLETOWN, RI 02842


MESOLELLA DEVELOPMENT CORP.
4 FOX PLACE
PROVIDENCE, RI 02903

BRANCH
ARCHITECTS
151 BROADWAY, SUITE 250
PROVIDENCE, RI 02903

A-1
ELEV

Draft Photometric Plan





Certified Professional Engineer
 License No. 10000
 State of Michigan
 www.ags2.com

#	Date	Comments

Revisions

Drawn By: RK
 Checked By:
 Date: 9/9/2021

Scale:

Rosebrook Commons

DD draft

Page M of 1

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	
□	50	P4BC	SINGLE	N.A.	2.000	STERNBERG 1A GL1960-F-BFR-16L30T4-MDL012-SV1-BLOC	
□	11	P4	SINGLE	N.A.	2.000	STERNBERG 1A GL1960-F-BFR-16L30T4-MDL012-SV1	
□	23	P3	SINGLE	N.A.	2.000	STERNBERG 1A GL1960-F-BFR-16L30T3-MDL012-SV1-BLOC	
□	2	P2	SINGLE	N.A.	2.000	STERNBERG 1A GL1960-F-BFR-16L30T2-MDL012-SV1-BLOC	
□	18	P5	SINGLE	N.A.	1.500	STERNBERG 1A GL1960-F-BFR-12L30T5-MDL012-SV1	
□	5	DBL	GROUP	N.A.	2.000	STERNBERG 2A GL1960-F-BFR-16L30T4-MDL012-SV1-BLOC	
○	37	P1	SINGLE	660.85	1.000	PD-W74615-BZ A121715	
□	39	WS	SINGLE	472.12	1.000	WS-W24110	
↑	20	Sign	SINGLE	N.A.	1.000	RN-D-2-5-5K8-WW-DL	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ground plane Planar	Illuminance	Fc	0.41	9.6	0.0	N.A.	N.A.
inside property line total	Illuminance	Fc	0.75	9.6	0.0	N.A.	N.A.
roadway and parking	Illuminance	Fc	2.30	9.6	0.2	11.50	48.00
spill	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

DRAFT

Architecture



Architecture

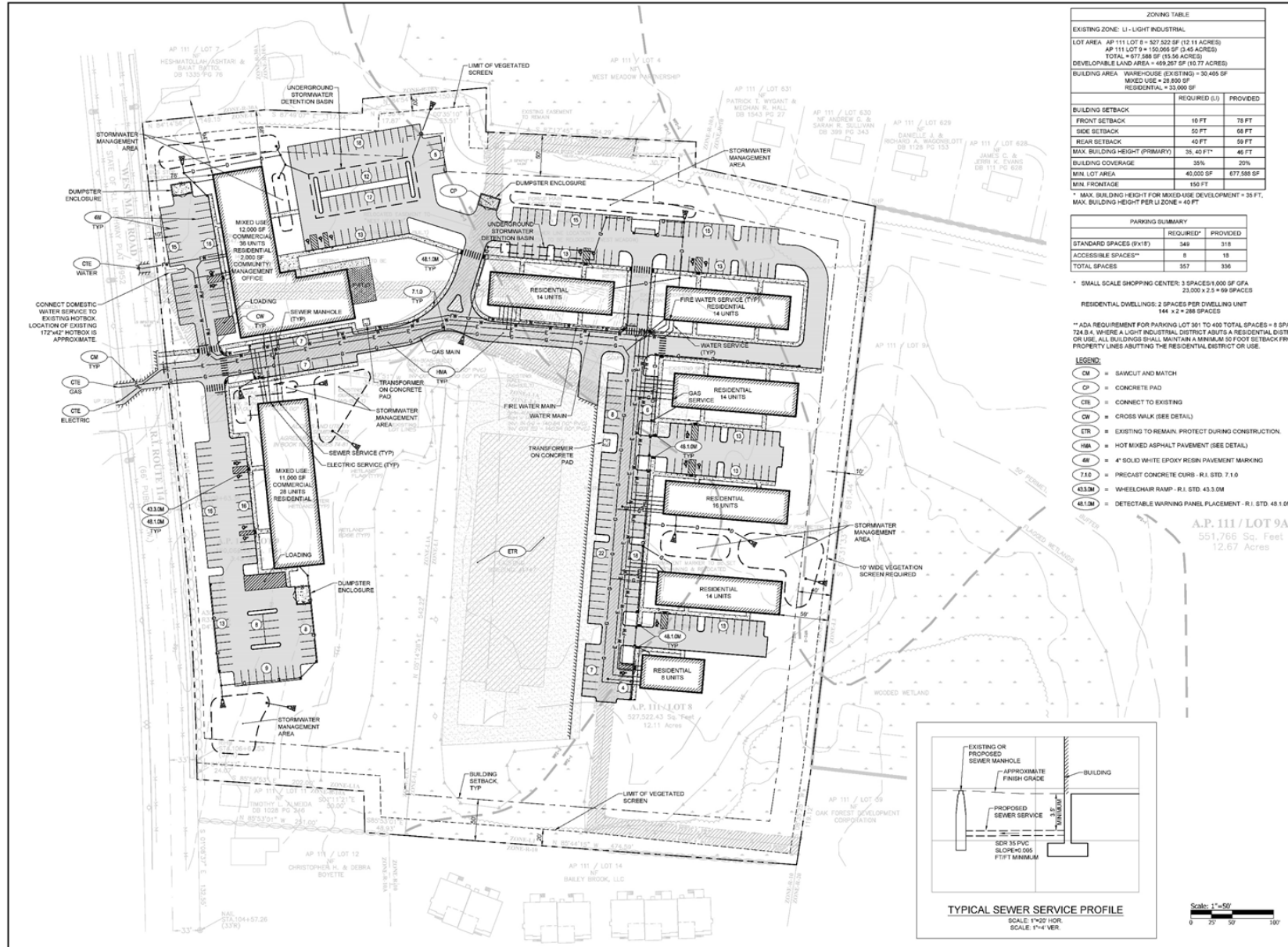


Architecture



SITE CIVIL

Site Plan



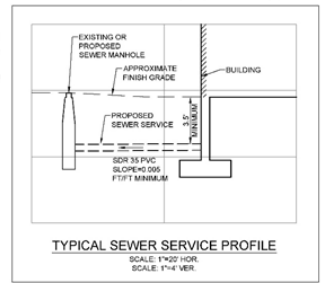
ZONING TABLE	
EXISTING ZONE: LI - LIGHT INDUSTRIAL	
LOT AREA: AP 111 LOT 9 = 527,525 SF (13.11 ACRES) AP 111 LOT 9 = 150,065 SF (3.45 ACRES) TOTAL = 677,590 SF (15.56 ACRES)	
DEVELOPABLE LAND AREA = 499,267 SF (11.77 ACRES)	
BUILDING AREA	WAREHOUSE (EXISTING) = 30,405 SF MIXED USE = 28,800 SF RESIDENTIAL = 33,000 SF
REQUIRED (L)	PROVIDED
FRONT SETBACK	10 FT 78 FT
SIDE SETBACK	50 FT 58 FT
REAR SETBACK	40 FT 59 FT
MAX. BUILDING HEIGHT (PRIMARY)	35.42 FT* 46 FT
BUILDING COVERAGE	35% 20%
MIN. LOT AREA	40,000 SF 677,588 SF
MIN. FRONTAGE	150 FT

PARKING SUMMARY	
STANDARD SPACES (9x15)	REQUIRED* 349 PROVIDED 316
ACCESSIBLE SPACES**	8 18
TOTAL SPACES	357 336

* SMALL SCALE SHOPPING CENTER: 1 SPACE/1,000 SF GFA, 33,000 x 2.1 = 69 SPACES
RESIDENTIAL DWELLINGS: 2 SPACES PER DWELLING UNIT
144 x 2 = 288 SPACES

** ADA REQUIREMENT FOR PARKING LOT 301 TO 400 TOTAL SPACES = 8 SPACES 724 B & WHERE A LIGHT INDUSTRIAL DISTRICT ADJUTS A RESIDENTIAL DISTRICT OR USE, ALL BUILDINGS SHALL MAINTAIN A MINIMUM 50 FOOT SETBACK FROM PROPERTY LINES ADJUTS THE RESIDENTIAL DISTRICT OR USE.

- LEGEND:
- CM = SAWCUT AND MATCH
 - CP = CONCRETE PAD
 - CE = CONNECT TO EXISTING
 - CW = CROSS WALK (SEE DETAIL)
 - CTR = EXISTING TO REMAIN. PROTECT DURING CONSTRUCTION.
 - HMA = HOT MIXED ASPHALT PAVEMENT (SEE DETAIL)
 - EW = 4" SOLID WHITE EPOXY RESIN PAVEMENT MARKING
 - 7.10 = PRECAST CONCRETE CURB - R.I. STD. 7.10
 - 43.3M = WHEELCHAIR RAMP - R.I. STD. 43.3.0M
 - 48.12M = DETECTABLE WARNING PANEL PLACEMENT - R.I. STD. 48.1.0M



PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
MEMBER OF THE PARSONS BRINCKERHOFF GROUP

Rosebrook Commons - Mixed Use Development
A.P. 111, Lots 8 & 9
1747 West Main Road
Middletown, Rhode Island

REVISIONS:

1	09/10/2021	TOWN COMMENT
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PROJECT NO.: 13018.00
DATE: AUGUST 2021
SCALE: 1"=50'
DESIGNED BY: CWT
CHECKED BY: MBL
DRAWN BY: AKL
APPROVED BY: VAH
DRAWING TITLE: CONCEPT PLAN

DRAWING NO.: C1.0
SHEET NO.: 01

Key Benefits

- Consistency with of Section 7 of Middletown Comprehensive Community Plan's Goals, Strategies, and Action Items including Goals to:
 - APPROPRIATELY SITE AFFORDABLE HOUSING
 - INCREASE THE TOWN'S SUPPLY OF WORKFORCE HOUSING
 - MEET THE STATE'S 10 % REQUIREMENT FOR LOW - AND - MODERATE INCOME HOUSING

- Embrace Mixed Use Development and Stated Purposes including:
 - Mix of Residential and Commercial Uses
 - Enhance Roadside Character
 - Reduce demand on Automobile and Encourage Local Pedestrian Access
 - Support Commerce and Small Business
 - Include Affordable Component

- Meet Overwhelming Local Demand for Affordable Housing
- Increase Affordable Housing Stock closer to State Mandated 10%
- Improve Underutilized Property and Expand Tax Base

