



3 Jerome Smith Road (former VFW site)  
Affordable Housing Development

Community & Abutter Meeting  
June 21, 2023

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TCB's mission:

To build and sustain strong  
communities where all people can  
thrive.





Osprey Lane Apartments



Morgan Woods

# TCB on the Cape and Islands

Provincetown

6

Cape Cod Bay

Cape Cod National Seashore

Orleans

6A

Dennis

28

Barnstable

6

Chatham

Mashpee

28

Falmouth

Sound

Oak Bluffs

Martha's Vineyard



Province Landing



Lake Street Terrace



Mashpee Village

# Province Landing – 90 Shank Painter Road





# Project Summary & Updates

# Provincetown's housing challenges



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# The Provincetown INDEPENDENT

HOME STORIES SHORTCUTS LJP SHOP

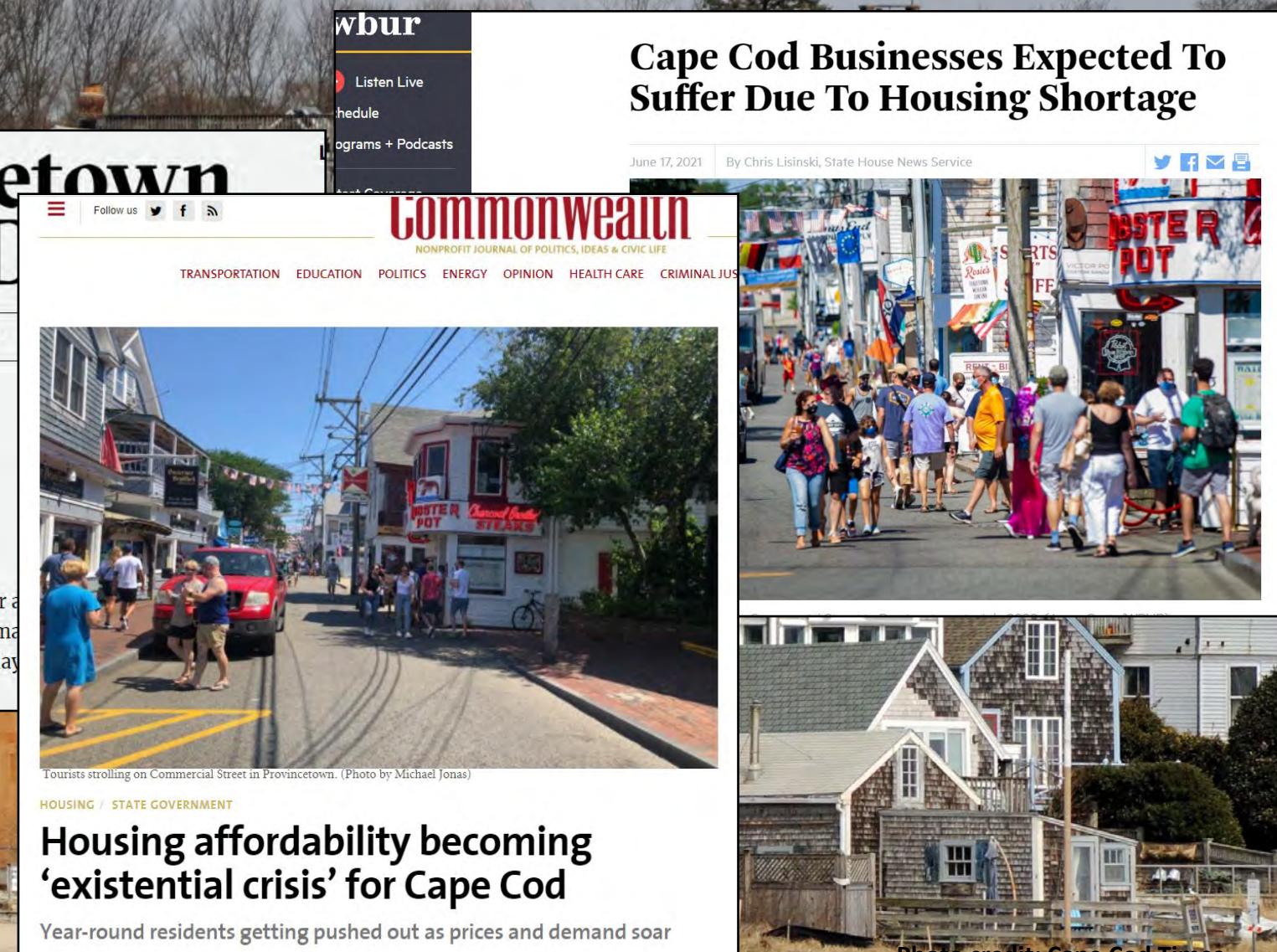
INSECURITY

## Behind the Housing Crisis, Anxiety

*Homeless Prevention Council case managers find 'no solutions'*

BY BEN GLICKMAN AND CAM BLAIR · AUG 11, 2021

EASTHAM — Allie Dubois and her family had been renting their house in Eastham for a four years when their landlord decided to take advantage of the booming real estate market and sell. Since getting this news in May, she's searched for a new place to live every day, avail.



### Cape Cod Businesses Expected To Suffer Due To Housing Shortage

June 17, 2021 By Chris Lisinski, State House News Service

**TRANSPORTATION EDUCATION POLITICS ENERGY OPINION HEALTH CARE CRIMINAL JUSTICE**



Tourists strolling on Commercial Street in Provincetown. (Photo by Michael Jonas)

HOUSING / STATE GOVERNMENT

## Housing affordability becoming 'existential crisis' for Cape Cod

Year-round residents getting pushed out as prices and demand soar



Photo credit: Cape Cod Times





**2019-20** - Town held a series of community engagements on the development plan and goals

**2021**

**June** - RFP for development of 3 Jerome Smith/VFW site for affordable housing released  
**Nov** - TCB selected as Developer for site

**2022**

**Feb** - Presentation to Select Board (2/28)  
**Mar** - 1<sup>st</sup> Abutters Meeting (3/1)  
- 1<sup>st</sup> Community Meeting (3/2)  
- Year Rounders Festival (3/12)  
**April** - 2<sup>nd</sup> Abutters Meeting (4/27)  
**June** - Presentation to Select Board (6/13)  
**July** - 3<sup>rd</sup> Abutters Meeting (7/21)  
- Presentation to Community Housing Council (7/25)  
- Presentation to Year Round Rental Housing Trust (7/26)  
**Sept** - Zoning Board hearing #1 (9/15)  
- Zoning Board hearing #2 (9/29)  
**Oct** - Zoning approval granted and end of appeal period (10/21)

**2023**

**Jan** - Application to state for funding (1/19)  
**May** - State funding award (5/18)

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# The Provincetown INDEPENDENT

HOME STORIES SHORTCUTS INDIE'S CHOICE

PROVINCETOWN: THIS WEEK'S CURRENTS

## Community Engagement on VFW

BY THE INDEPENDENT · FEB 23, 2022

CAPE COD TIMES

NEWS

## Housing project eligibility restrictions help Provincetown obtain aid



[Zane Razzaq](#)

Cape Cod Times

Published 4:31 a.m. ET Jan. 22, 2023

PROVINCETOWN – In a bid to harness more federal money, the Selectmen unanimously endorsed a downward adjustment to the income limits for rent apartments at an affordable housing complex planned for the former VFW property at 3 Jerome Smith Road.

The adjustment would mean that the developer, The Community Building Fund, would be able to use federal money to build the project under the auspices of the state Department of Housing and Community Development.

But higher-income residents will have to look elsewhere for housing.

The project will now include 13 units at 30% area median income (AMI), 16 workforce units at 80% AMI, and four units at market-rate of setting the AMI for the workforce units at 80 to 120%, as originally have decided to cap those apartments at 80%.

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HOME STORIES SHORTCUTS INDIE'S CHOICE LJP S

HOUSING

## Half-Acre Lot Will Allow More Units at VFW

Developer will buy adjacent Mendes property

BY PAUL BENSON · JAN 12, 2022

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HOUSING

## State Awards \$29 Million for Jerome Smith Apartments

Wellfleet's 95 Lawrence Road project will reapply in August

BY AMELIA ROTH-DISHY · MAY 24, 2023

PROVINCETOWN  
Smith Ro

CAPE COD TIMES

NEWS

## Provincetown apartment project at former VFW got a \$9 million boost this month. What now?

[Zane Razzaq](#)  
Cape Cod Times

Published 4:32 a.m. ET May 23, 2023

An affordable housing complex planned for the former VFW property at 3 Jerome Smith Road in Provincetown won funding from the Massachusetts Department of Housing and Community Development. The \$9 million in state funding will be used to build 13 apartments at 30% area median income (AMI), 16 workforce units at 80% AMI, and four units at market-rate of setting the AMI for the workforce units at 80 to 120%, as originally have decided to cap those apartments at 80%.

# Project website:

<https://jeromesmithengage.com>



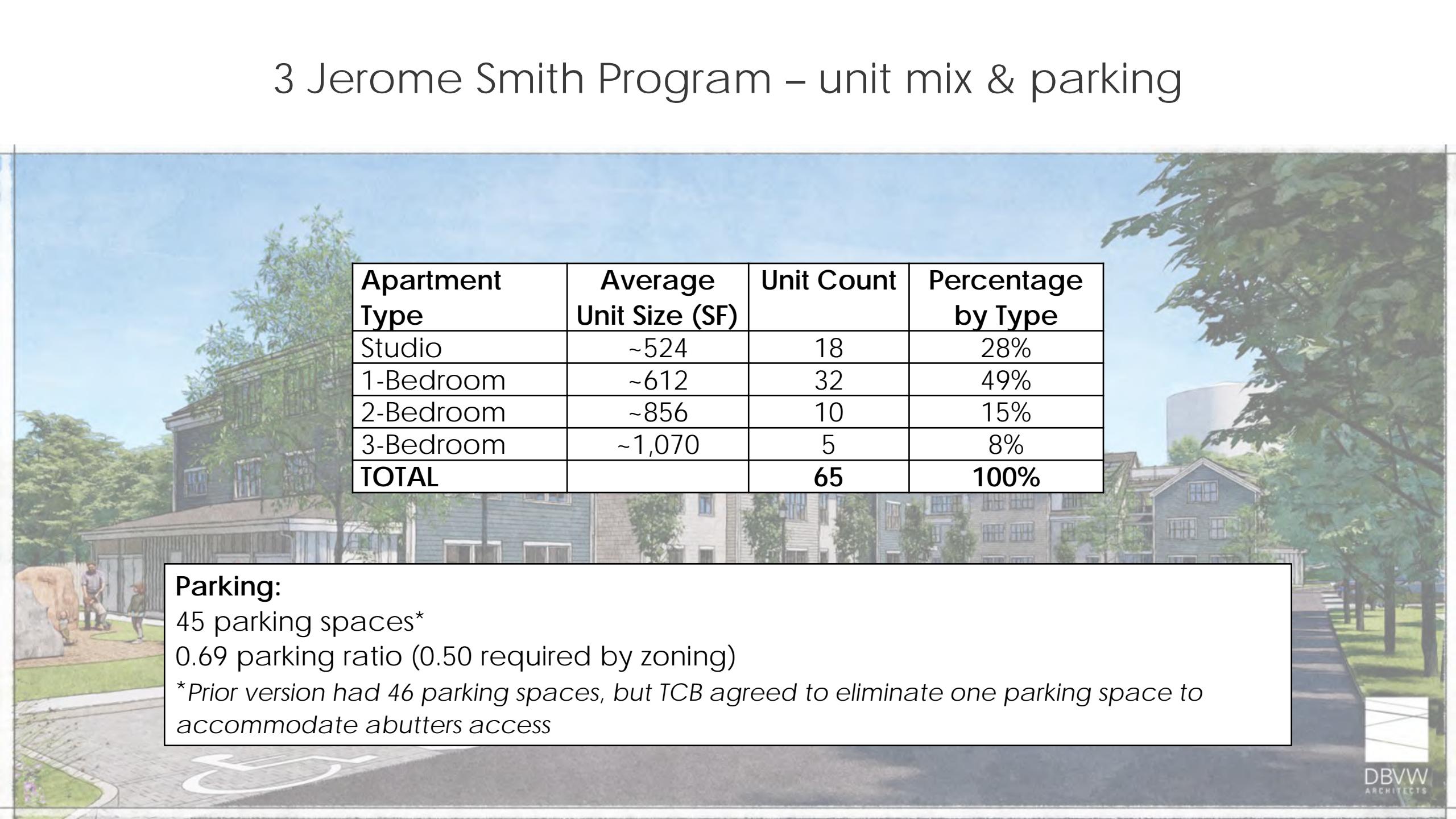
THE COMMUNITY  
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## 3 Jerome Smith Road (former VFW site) Affordable Housing Development

Jerome Smith Road is a planned 65-unit new construction multifamily development in Provincetown. The Jerome Smith Road project will provide affordable, resilient housing and amenities tailored to the needs of residents of Provincetown. The development will be comprised of four 3-story buildings on a 1.8-acre site providing rental housing for households earning 30% of area median income (AMI), 60% AMI, Workforce/moderate-income households (80% AMI), and a handful of market rate units. The development provides urgently needed affordable rental housing in a location where year-round rental housing at all price ranges is under intense pressure from short-term

# 3 Jerome Smith Program – unit mix & parking



Apartment Type	Average Unit Size (SF)	Unit Count	Percentage by Type
Studio	~524	18	28%
1-Bedroom	~612	32	49%
2-Bedroom	~856	10	15%
3-Bedroom	~1,070	5	8%
<b>TOTAL</b>		<b>65</b>	<b>100%</b>

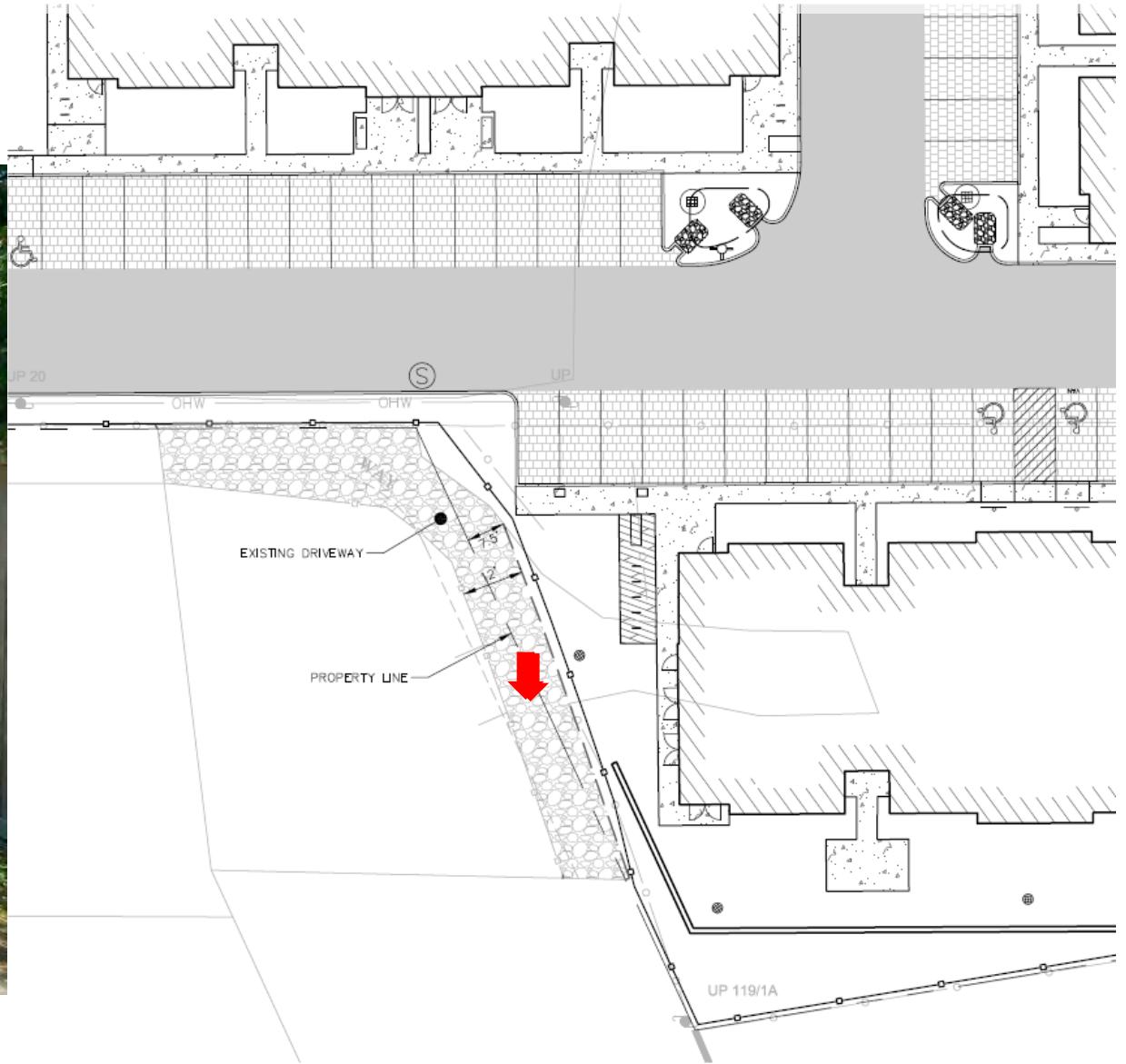
## Parking:

45 parking spaces\*

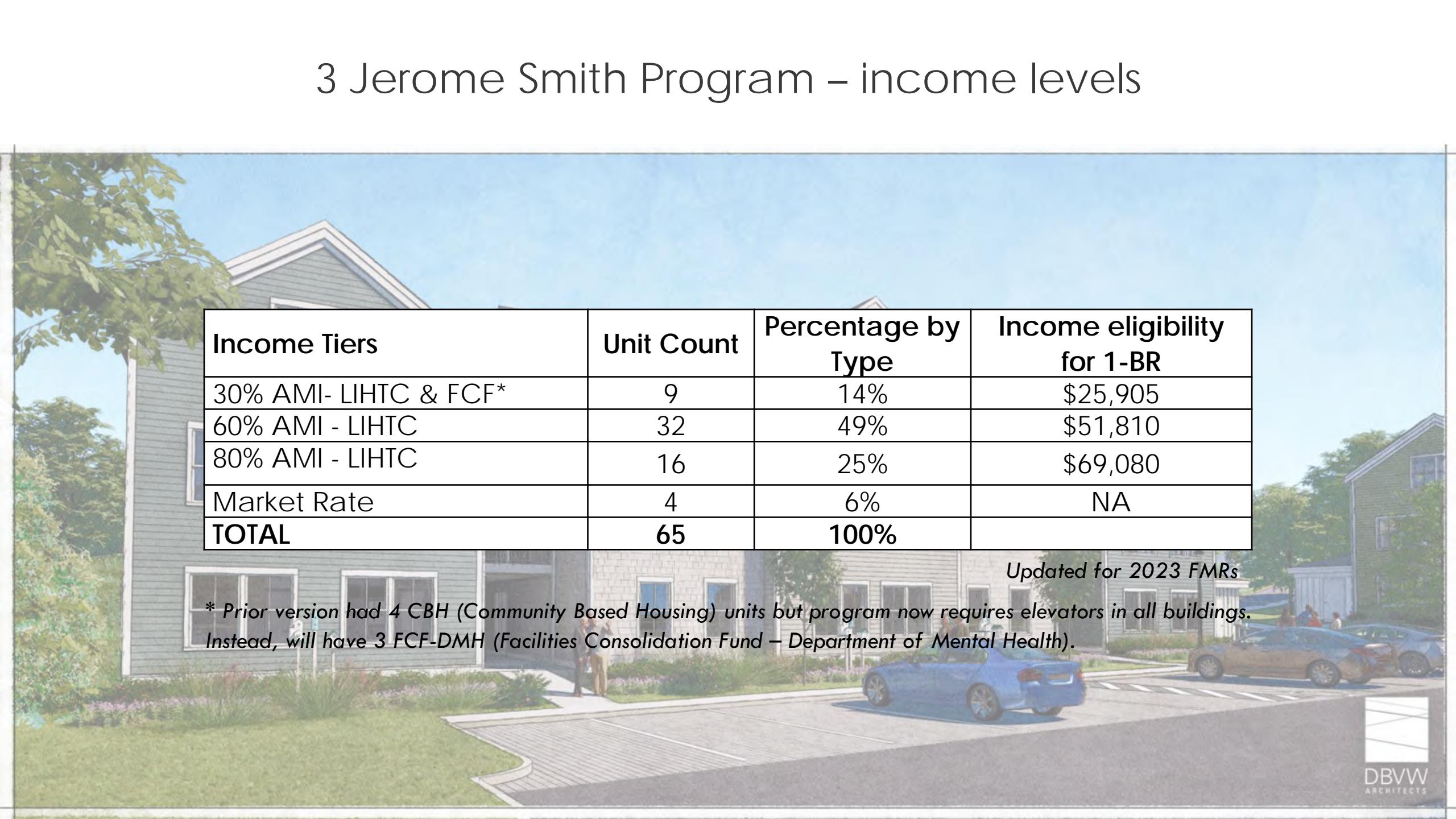
0.69 parking ratio (0.50 required by zoning)

*\*Prior version had 46 parking spaces, but TCB agreed to eliminate one parking space to accommodate abutters access*

# Easement for Abutters' Driveway



# 3 Jerome Smith Program – income levels



Income Tiers	Unit Count	Percentage by Type	Income eligibility for 1-BR
30% AMI- LIHTC & FCF*	9	14%	\$25,905
60% AMI - LIHTC	32	49%	\$51,810
80% AMI - LIHTC	16	25%	\$69,080
Market Rate	4	6%	NA
<b>TOTAL</b>	<b>65</b>	<b>100%</b>	

Updated for 2023 FMRs

\* Prior version had 4 CBH (Community Based Housing) units but program now requires elevators in all buildings. Instead, will have 3 FCF-DMH (Facilities Consolidation Fund – Department of Mental Health).

## 3 Jerome Smith Program – change to income tiers

Original Unit Mix		Revised Unit Mix		Change
30% AMI	9	30%	13	+4
60% AMI	36	60%	32	-4
Workforce - 80%-120%	16	Workforce - 80%	16	80% cap
Market/Unrestricted	4	Market/Unrestricted	4	
<b>Total</b>	<b>65</b>	<b>Total</b>	<b>65</b>	

# 3 Jerome Smith – site plan



### 3 Jerome Smith – updates made in response to abutter concerns



# 3 Jerome Smith Aerial looking North



# 3 Jerome Smith Aerial looking East



# 3 Jerome Smith Aerial looking West





# Zoning relief awarded

	Required/Allowed	Proposed
Zoning/Use (Res3)	Resi/Multifamily	Resi/Multifamily
Minimum Lot Area	23,9500 SF	78,550 SF
Minimum Lot Frontage	50'	150'
Minimum Front Yard	20'	16'
Minimum Side Yard	6'	11.9'
Minimum Rear Yard	10'	21.8'
Maximum Lot Coverage	40%	28.3%
Minimum Green Area	30%	38%
Maximum Number of Stories	2.5	3
Maximum Building Heights	33'	43.5'
Scale Units	18,235 - 21,292 CF	116,880 - 190,170 CF
Roof configuration	Dormers less than 50% floor area	46-61%
Inclusionary Zoning	Development of 6 or more new units  Percentage Affordable/Community: 16.67%	Total units: 65  Total Affordable/Community: 45  Percentage Affordable/Community: 69.23%
Parking	34 spaces	46 spaces
FEMA Flood Plain	In FEMA Floodplain Zone X (minimal flood risk)	
Conservation/Wetlands	Closest wetland ~350 ft away	

A vibrant, sunlit scene of a residential street. In the foreground, a paved area leads to a house with light-colored siding and a dark roof. A person is riding a kick scooter. In the middle ground, a park with a playground is visible, and a person is walking a dog. In the background, a large, modern house with a glass-enclosed porch is under construction, with scaffolding and a crane visible. The sky is bright and filled with soft, white clouds.

# Landscape





MEMORIAL ROCK & SIGNAGE



BOLLARD LIGHTING



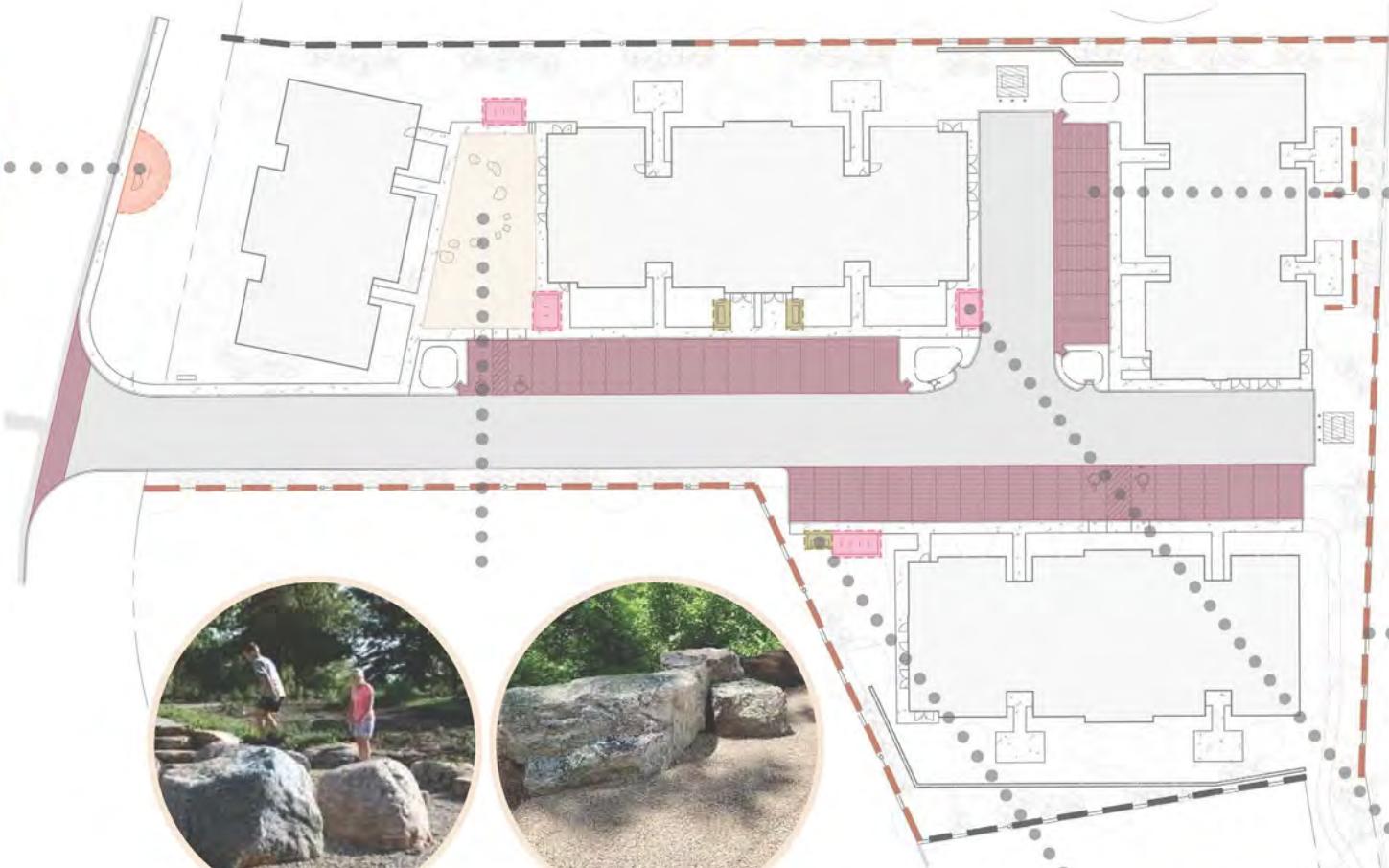
CENTRAL GREEN AMENITY SPACE



POWDER COATED METAL & IPE BENCH



STAINLESS STEEL BIKE RACK



STAMPED COLORED ASPHALT PAVING



6' HEIGHT VINYL PRIVACY FENCE

## SITE AMENITIES & FURNISHINGS PLAN

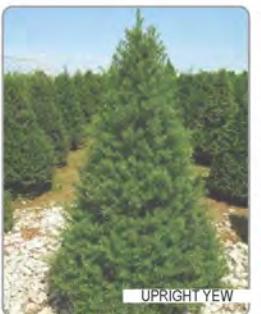


PERIMETER LANDSCAPE BUFFER

SCALE  
1" = 30'  
0' 15' 30' 45' 60'



EVERGREEN HEDGE



UPRIGHT YEW



AMERICAN ARBORVITAE



ARBORVITAE HEDGE



COLUMNAR  
ORNAMENTAL TREES



FASTIGIATE WHITE PINE

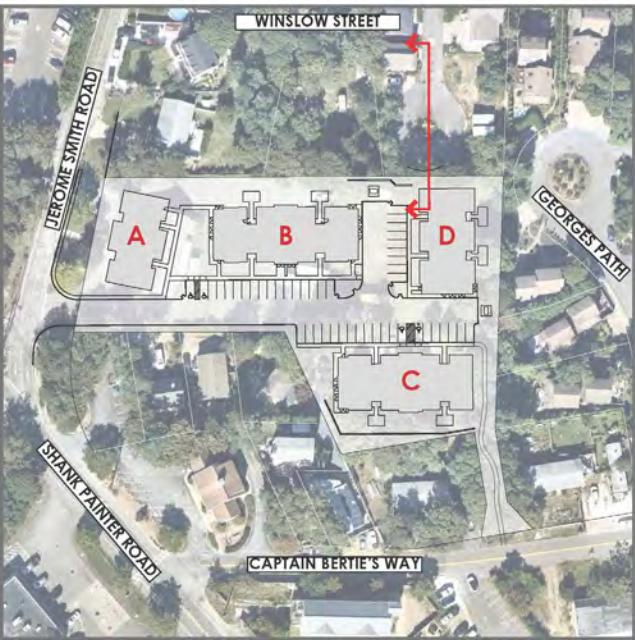


EASTERN RED CEDAR



COLUMNAR RED MAPLE

#### SUGGESTED PLANT PALETTE



PROJECT LOCUS



PERIMETER LANDSCAPE BUFFER: AREA I - CROSS SECTION AT WINSLOW FARMS



EVERGREEN HEDGE



UPRIGHT YEW



AMERICAN ARBORVITAE



FOUNDATION PLANTS



REDTWIG DOGWOOD



WINTERBERRY



SHADE TREES



RED MAPLE



TULIP POPLAR



SUMMERSWEET

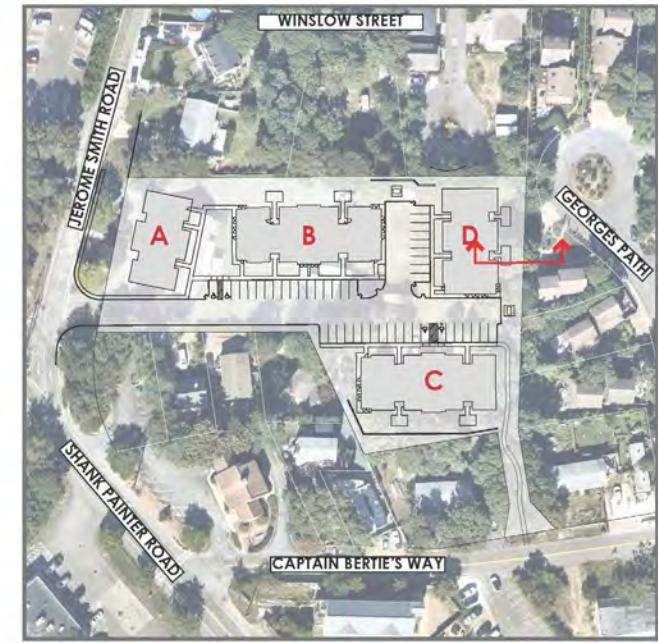


INKBERRY

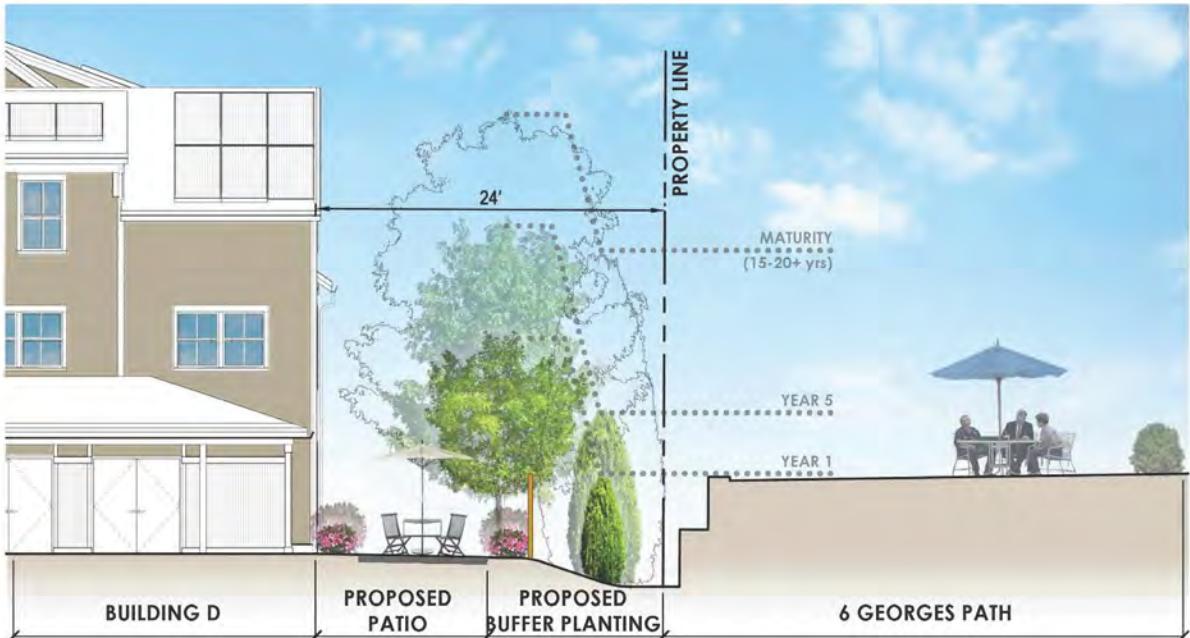


CRANBERRYBUSH

SUGGESTED PLANT PALETTE



PROJECT LOCUS



PERIMETER LANDSCAPE BUFFER: AREA II - CROSS SECTION AT GEORGES PATH



COLUMNAR  
ORNAMENTAL TREES



FASTIGIATE WHITE PINE



EASTERN RED CEDAR



COLUMNAR RED MAPLE



FOUNDATION  
PLANTS



SWAMP AZALEA



BAYBERRY



SUMMERSWEET



JOE PYE WEED



SWITCHGRASS



PROJECT LOCUS



SHADE  
TREES



SCARLET OAK



TUPELO



UNDERSTORY  
SHRUBS

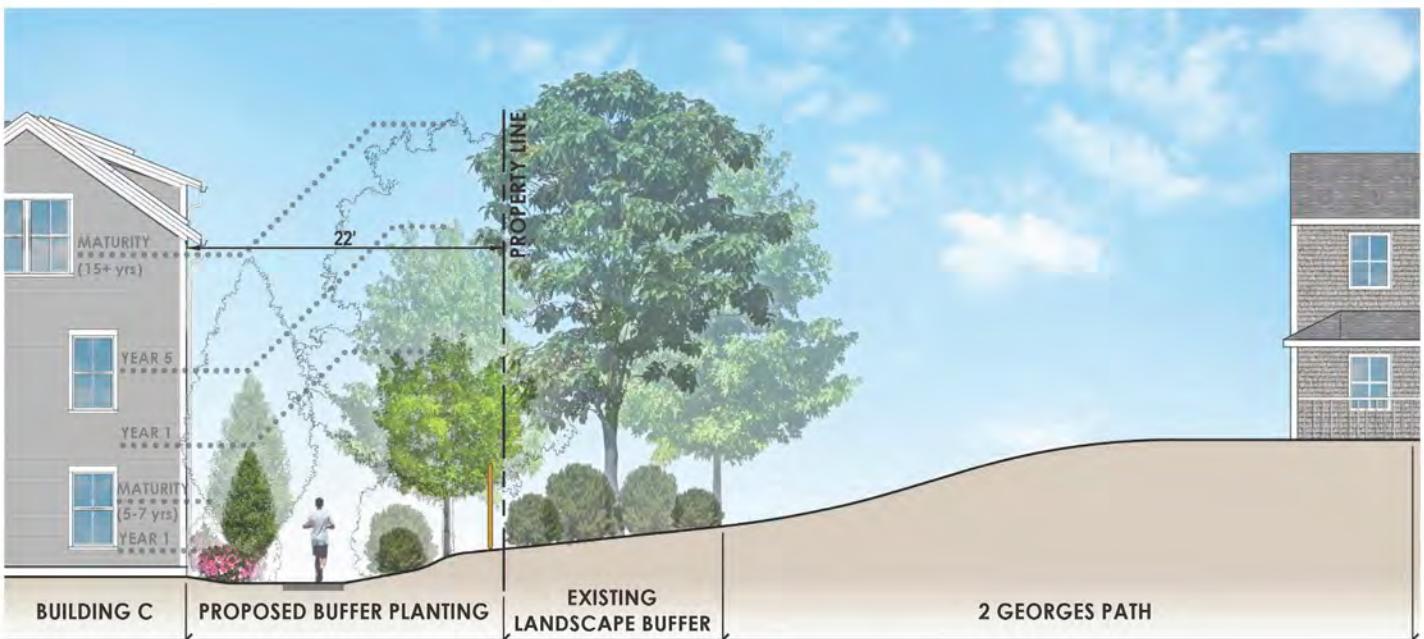


ARROWWOOD VIBURNUM



MOUNTAIN LAUREL

SUGGESTED PLANT PALETTE



PERIMETER LANDSCAPE BUFFER: AREA III - CROSS SECTION AT GEORGES PATH



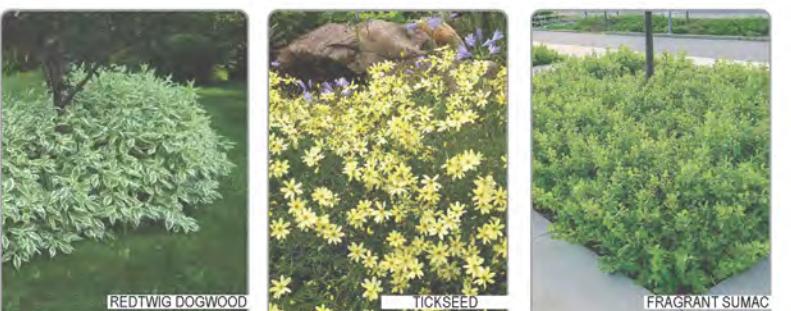
MIXED BUFFER  
PLANTING  
SHADE TREES



MIXED BUFFER  
PLANTING  
EVERGREEN TREES



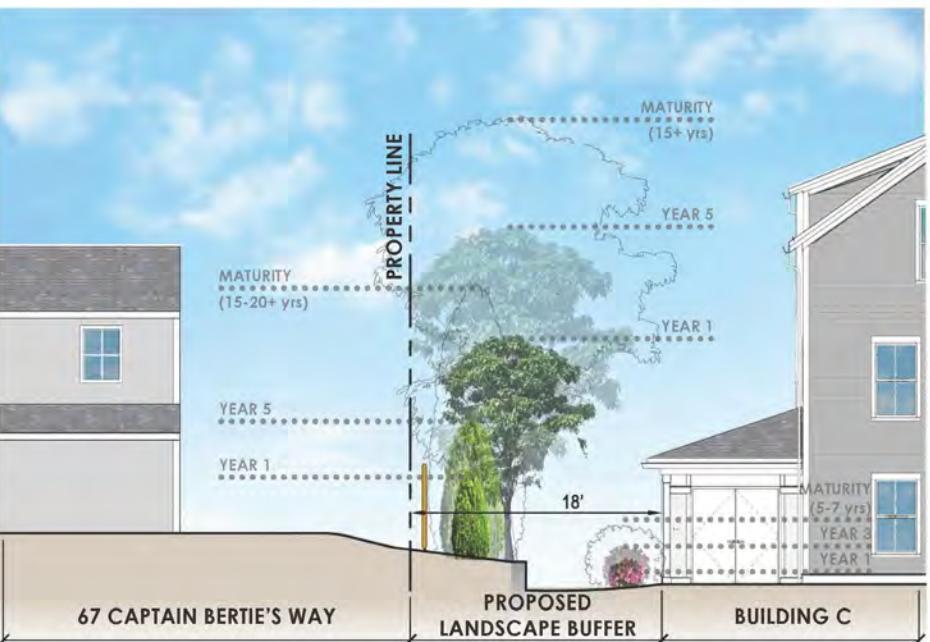
FOUNDATION  
PLANTS



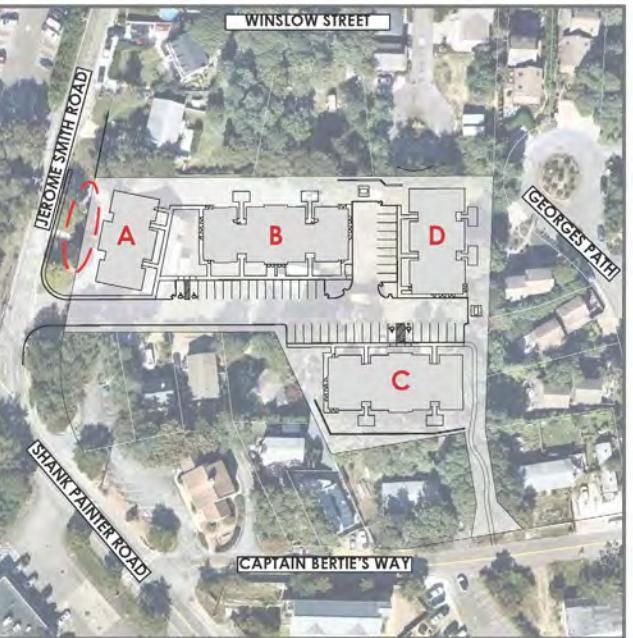
SUGGESTED PLANT PALETTE



PROJECT LOCUS



PERIMETER LANDSCAPE BUFFER: AREA IV - CROSS SECTION AT CAPTAIN BERTIE'S WAY



STORMWATER FEATURE EXAMPLES

PROJECT LOCUS



SUGGESTED PLANT PALETTE

PERIMETER LANDSCAPE BUFFER: AREA V - STORMWATER FEATURE AT JEROME SMITH ROAD

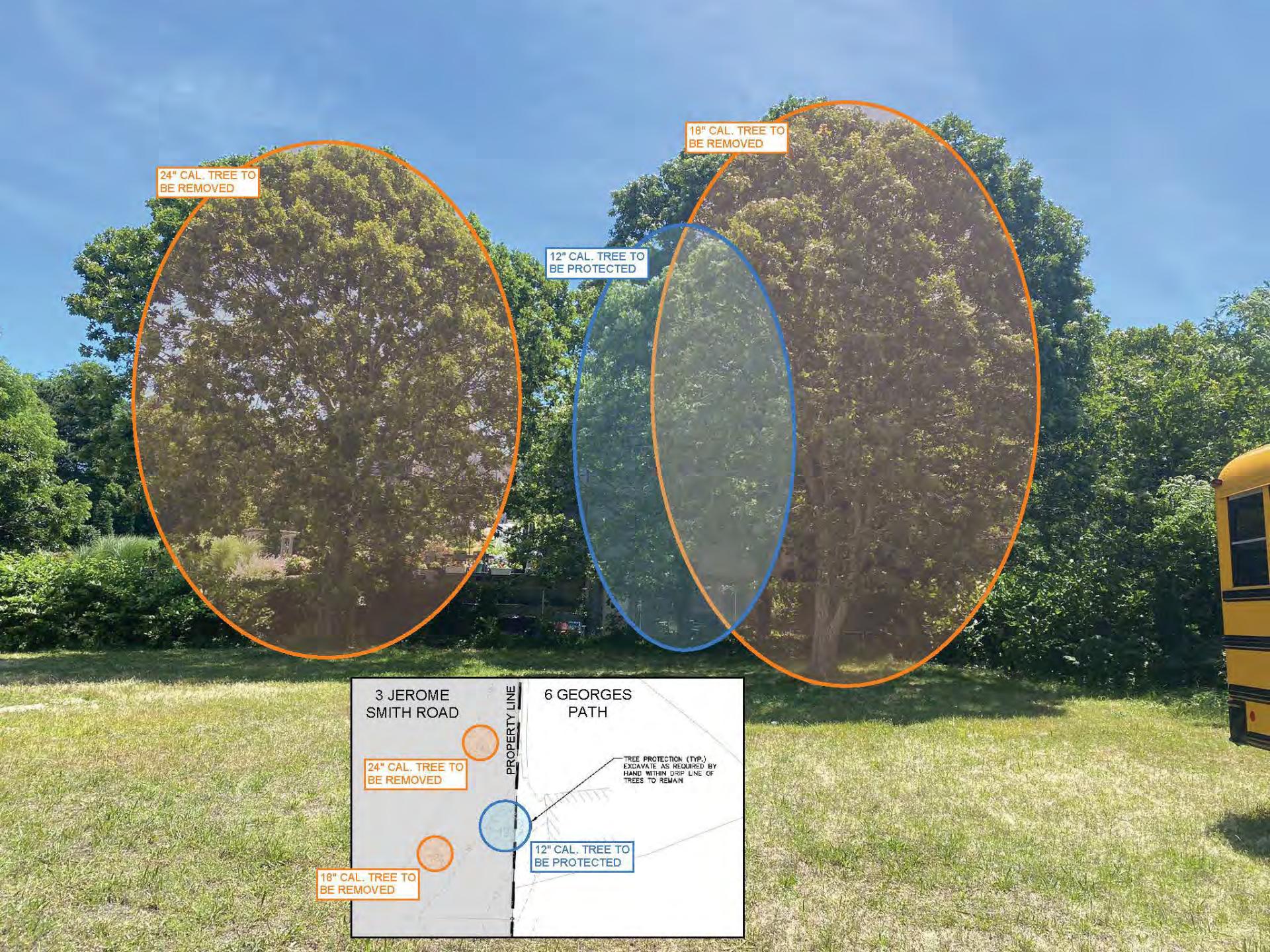
# Jerome Smith VFW Memorial



# Jerome Smith VFW Memorial









18" CAL. TREE TO  
BE REMOVED

12" CAL. TREE TO  
BE PROTECTED



A wide-angle photograph of a row of modern townhouses. The houses have gabled roofs, light-colored siding, and large windows. In the foreground, several people are walking on a paved path: a woman in a white blazer and a man in a suit are walking away from the camera; a woman in a blue dress is walking towards the camera; and a group of people is standing on the porch of the second house from the left. The scene is set in a residential area with trees and a clear sky.

# Next Steps

# Upcoming schedule

<b>Summer 2023</b>	- DPW neighborhood sewer connection discussions - Follow up Abutter/Community mtgs
<b>Fall 2023</b>	- Updated contractor pricing and building permit application
<b>Spring 2024</b>	- Estimated construction start
<b>Fall/Winter 2025</b>	- Estimated construction completion and lottery/lease-up

*Abutter/community outreach will continue throughout process*

# Project Name

- A. Province Place
- B. Province Post
- C. Other suggestion?

Thank you.  
Questions? Comments?



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