



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

## Community & Abutter Meeting June 21, 2023

THE **COMMUNITY**  
**BUILDERS**





# THE COMMUNITY BUILDERS



TCB's mission:

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



# TCB on the Cape and Islands



Osprey Lane Apartments



Morgan Woods



Mashpee Village



Province Landing



Lake Street Terrace



# Province Landing – 90 Shank Painter Road





An architectural rendering of a modern residential development, featuring two-story townhouses with light-colored siding and dark trim. The scene includes a paved walkway, a small park area with trees and benches, and several people, including children, walking and playing. The entire image is overlaid with a semi-transparent orange filter.

# Project Summary & Updates



# Provincetown's housing challenges

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## The Provincetown INDEPENDENT

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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 with no avail.

wbur

Listen Live

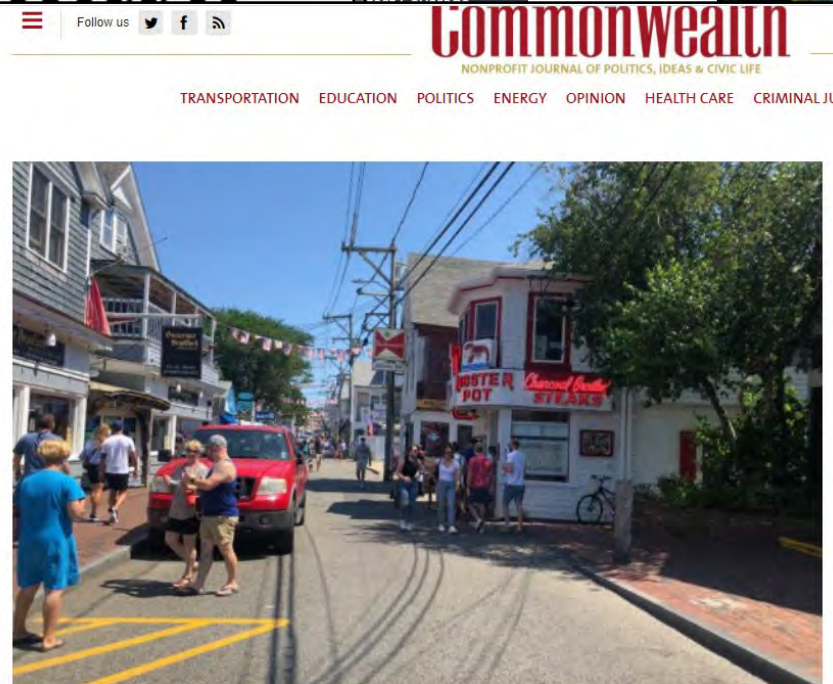
Schedule

Programs + Podcasts

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

June 17, 2021

By Chris Lisinski, State House News Service



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





**3 Jerome Smith parcels**  
Owned by Town, awarded to TCB  
through RFP in Summer 2021

**55R Captain Bertie's Way**  
Acquired by TCB in June 2022







**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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PROVINCETOWN: THIS WEEK'S CURRENTS

Community Engagement on VFW

BY THE INDEPENDENT · FEB 23, 2022

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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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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

Jerome Smith Road

CAPE COD TIMES

NEWS

Housing project eligibility restrictions help Provincetown obtain aid



Zane Razzag

Cape Cod Times

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

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

The adjustment would mean that the developer, The Community Builders, can use more 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. The town is currently in the process of setting the AMI for the workforce units at 80 to 120%, as originally planned. The town has decided to cap those apartments at 80%.

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THE HOUSING CRISIS

Towns Look at Numbers to Compare Competing Bids

Tenant income-mix and financing plans are part of the decision

BY CHRISTINE LEGERE · AUG 18, 2021


When bids to build affordable housing were opened in the last two weeks, describing plans for the former VFW site in Provincetown and for 95 Lawrence Road in Wellfleet, a first look revealed the basics of each potential builder's vision. The proposals — three for each project — included a range of ideas for how apartments might be designed. The options included cottages and mid-century modern styles, pedestrian-friendliness and community gardens. (See accompanying charts.)

Affordable Housing Bids: Provincetown VFW Site, Jerome Smith Road

CAPE COD TIMES

NEWS

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



Zane Razzag

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 this month.



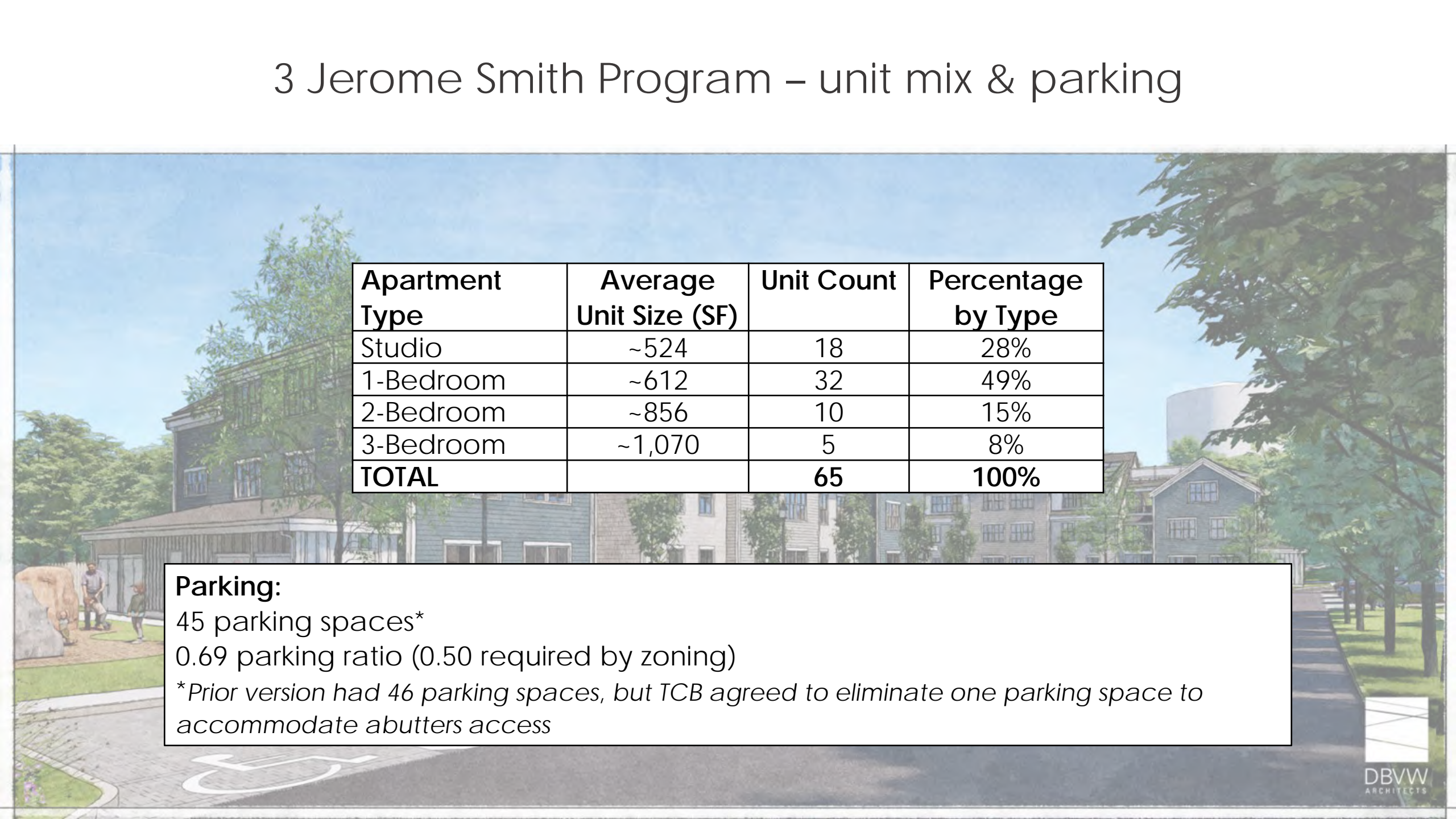
Project website:  
<https://jeromesmithengage.com>

## 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:

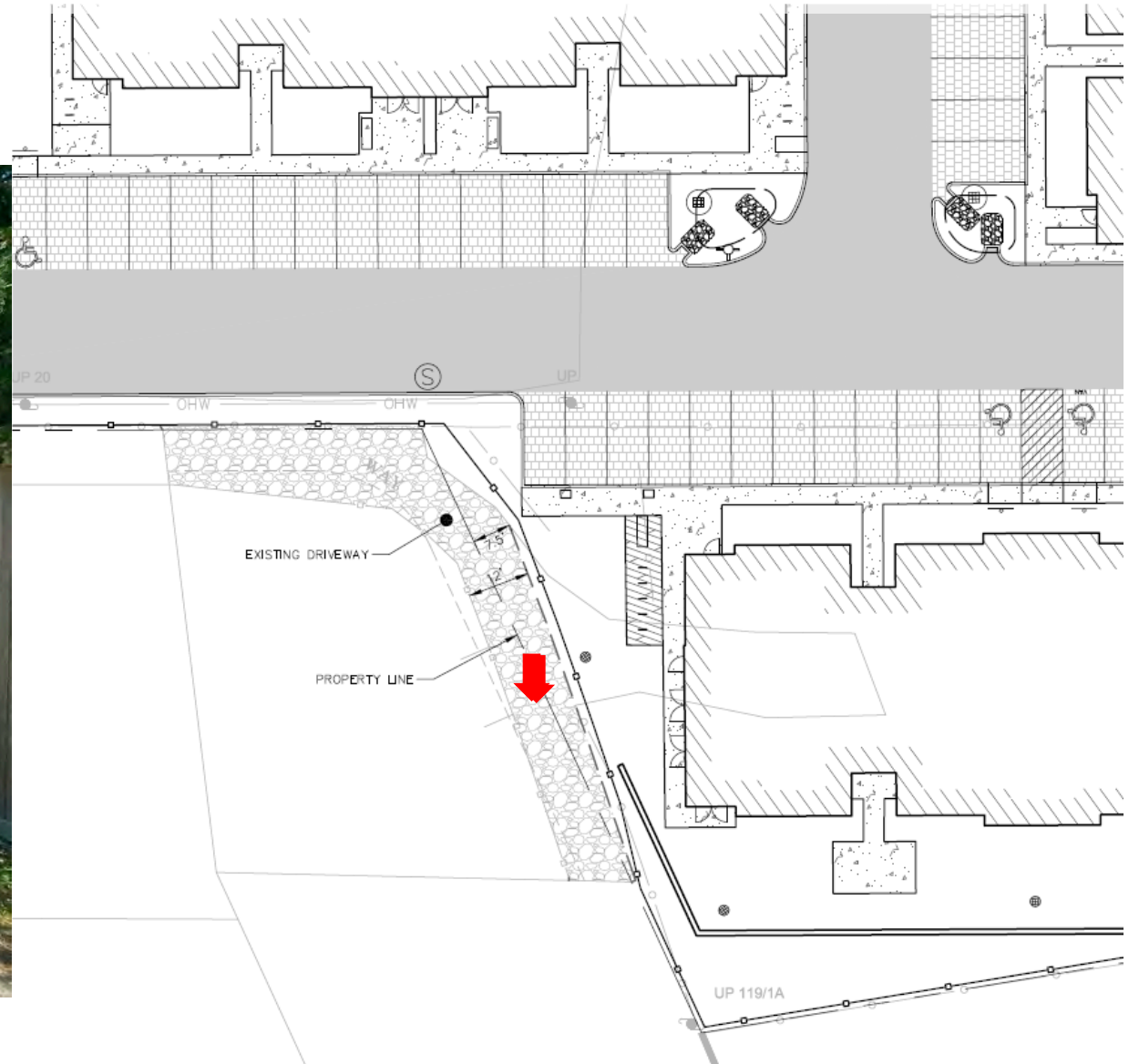
45 parking spaces\*

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*

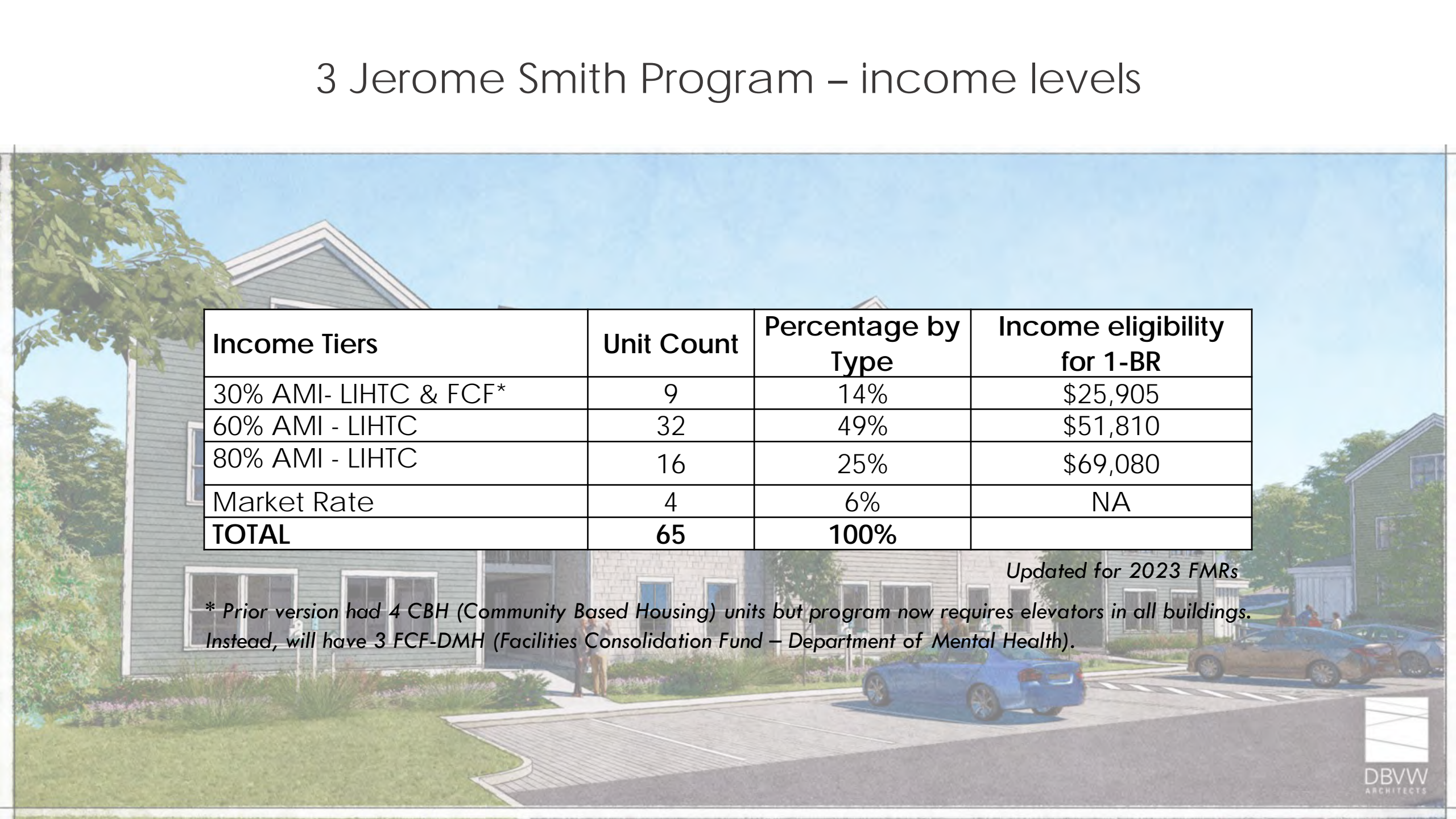


# Easement for Abutters' Driveway





### 3 Jerome Smith Program – income levels



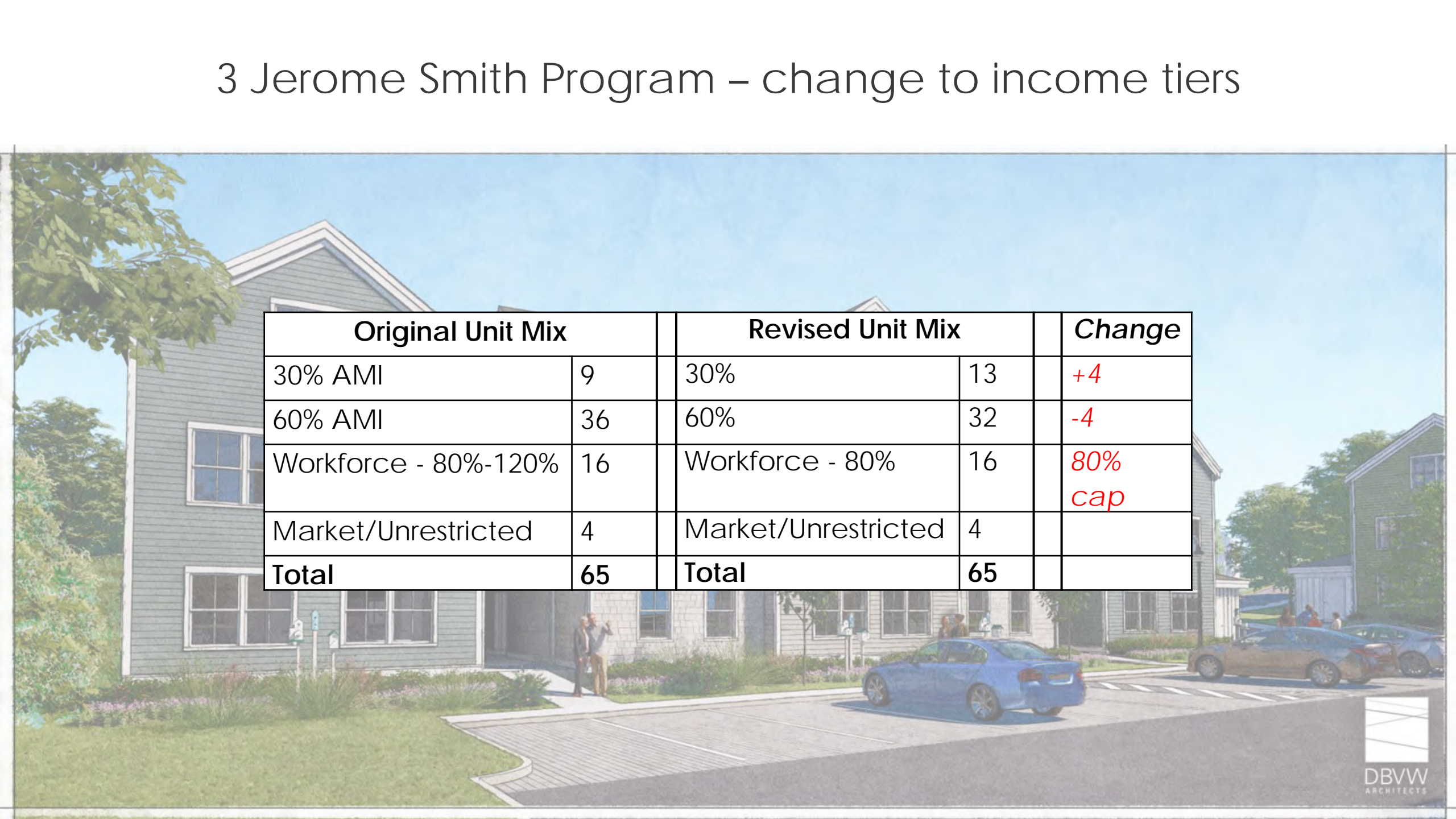
Income Tiers	Unit Count	Percentage by Type	Income eligibility for 1-BR
30% AMI- LIHTC & FCF*	9	14%	\$25,905
60% AMI - LIHTC	32	49%	\$51,810
80% AMI - LIHTC	16	25%	\$69,080
Market Rate	4	6%	NA
<b>TOTAL</b>	<b>65</b>	<b>100%</b>	

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

	<b>Required/Allowed</b>	<b>Proposed</b>
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	





# Landscape









MEMORIAL ROCK  
& SIGNAGE



BOLLARD LIGHTING



CENTRAL GREEN  
AMENITY SPACE



POWDER COATED  
METAL & IPE BENCH



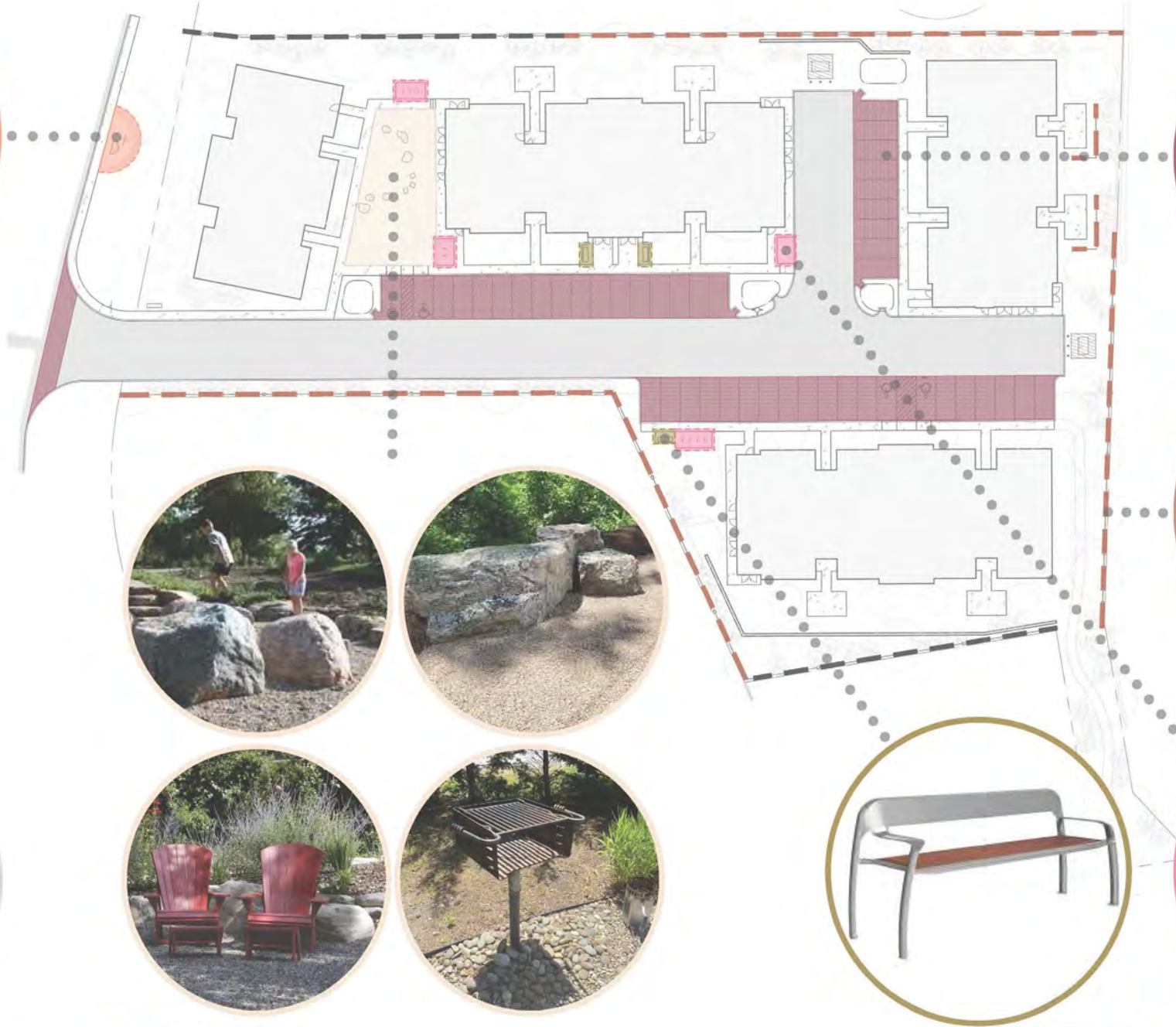
STAMPED COLORED  
ASPHALT PAVING



6' HEIGHT VINYL  
PRIVACY FENCE



STAINLESS STEEL  
BIKE RACK



## SITE AMENITIES & FURNISHINGS PLAN



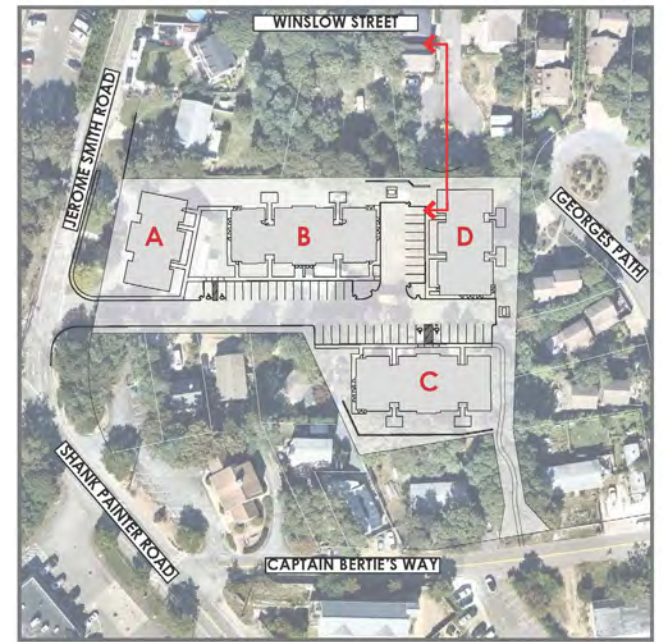


PERIMETER LANDSCAPE BUFFER





## SUGGESTED PLANT PALETTE



## PROJECT LOCUS

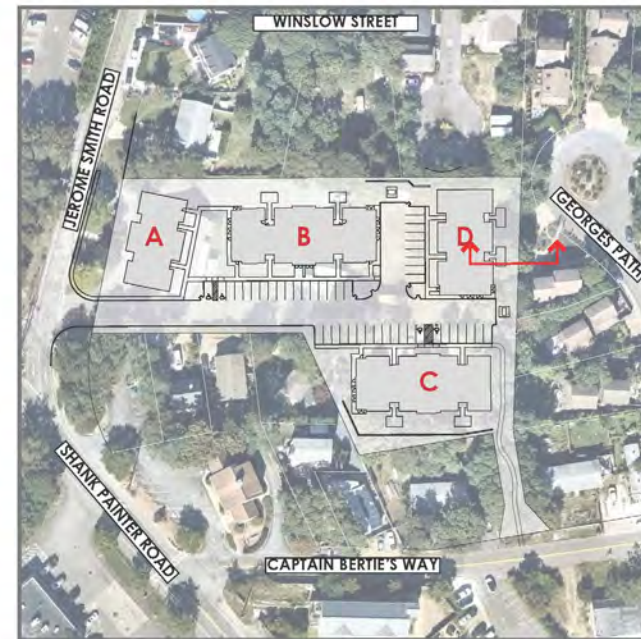


## PERIMETER LANDSCAPE BUFFER: AREA I - CROSS SECTION AT WINSLOW FARMS

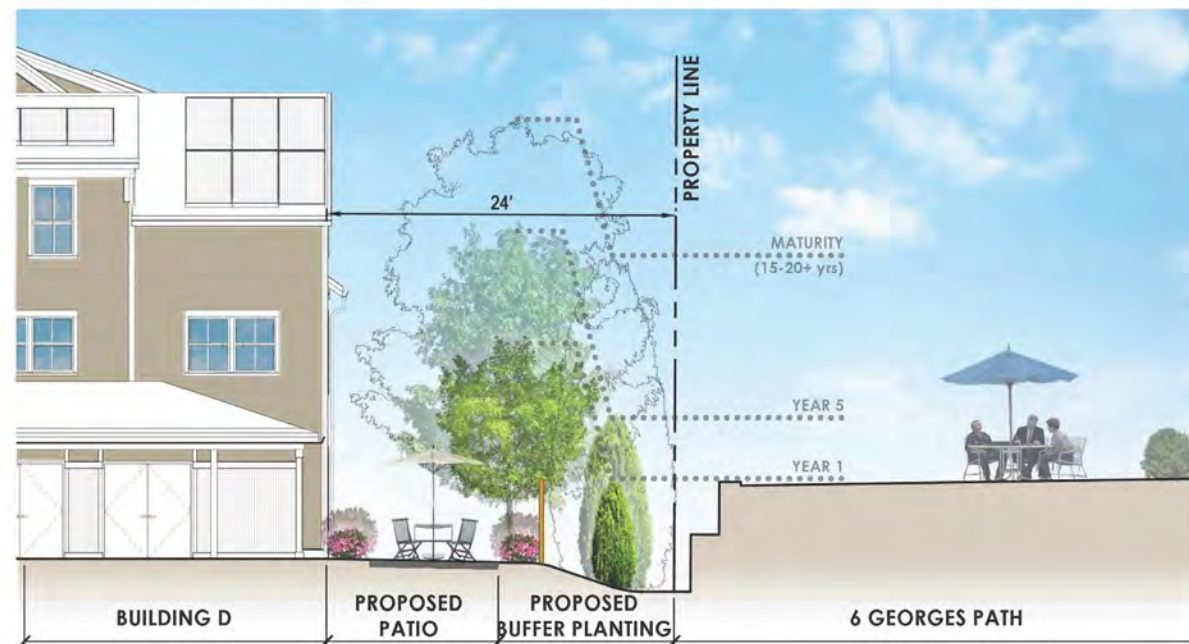




SUGGESTED PLANT PALETTE



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



SHADE  
TREES



SCARLET OAK



TUPELO



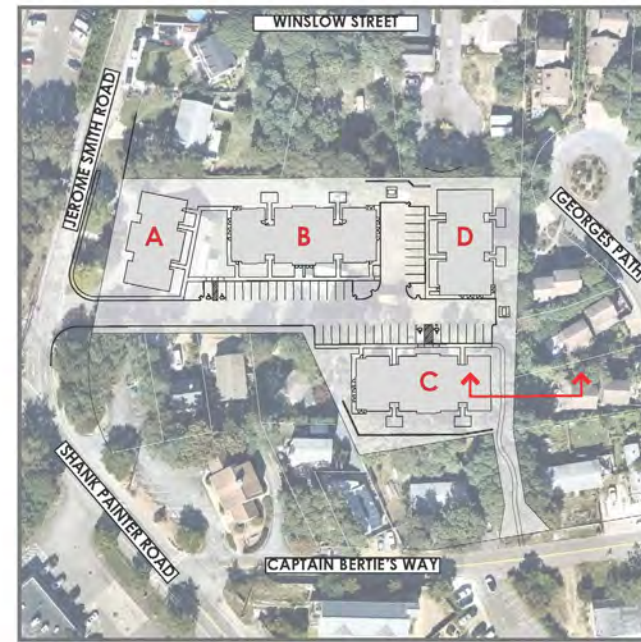
UNDERSTORY  
SHRUBS



ARROWWOOD VIBURNUM

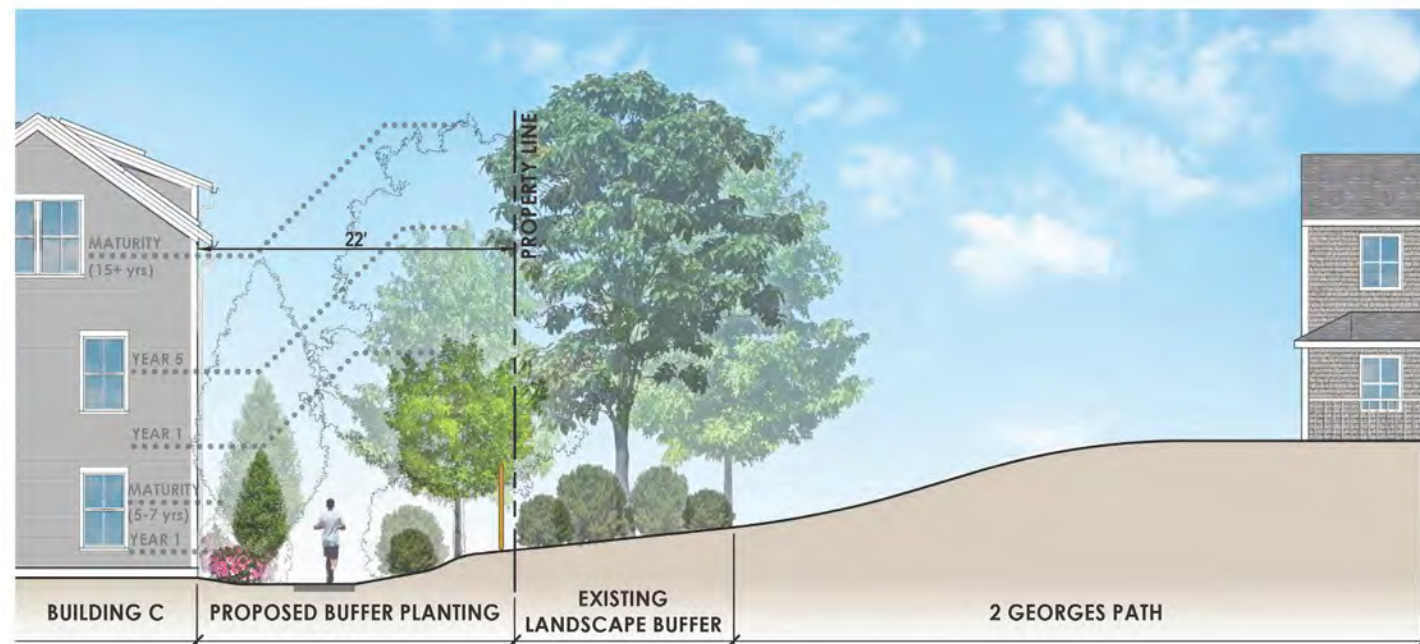


MOUNTAIN LAUREL



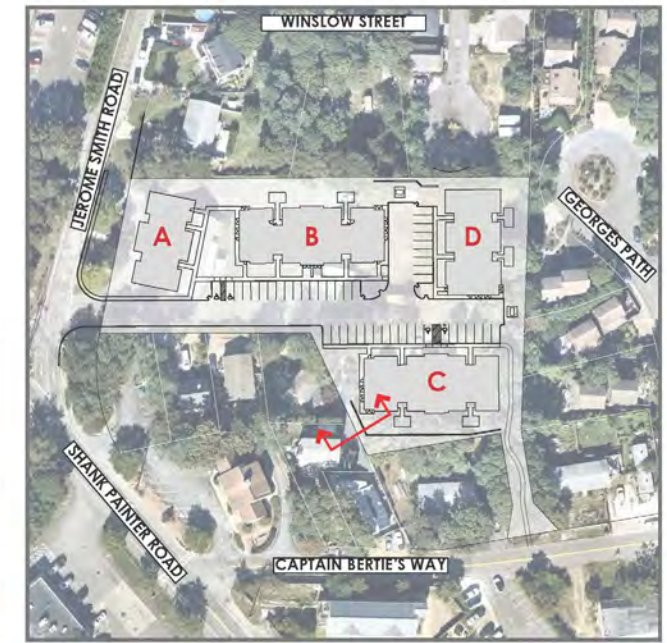
PROJECT LOCUS

SUGGESTED PLANT PALETTE

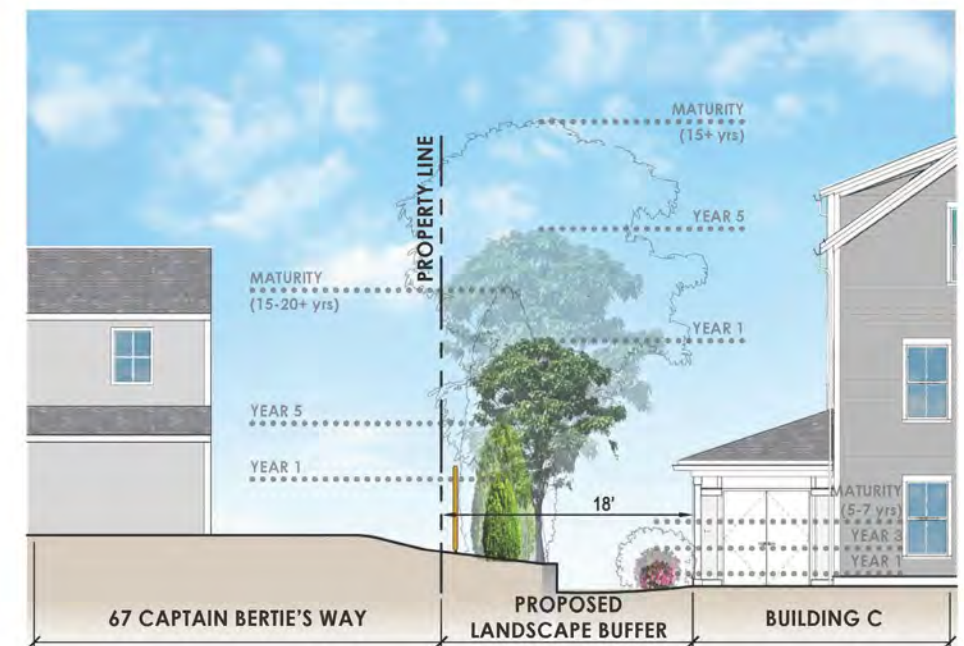


PERIMETER LANDSCAPE BUFFER: AREA III - CROSS SECTION AT GEORGES PATH





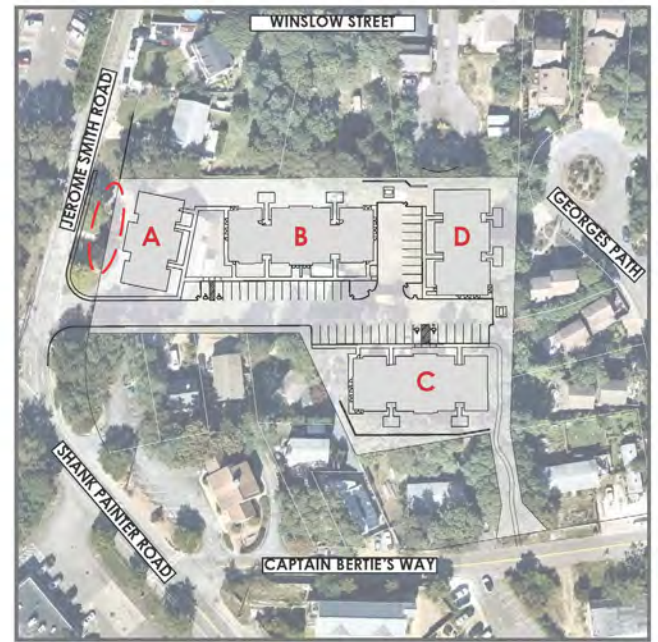
PROJECT LOCUS



SUGGESTED PLANT PALETTE

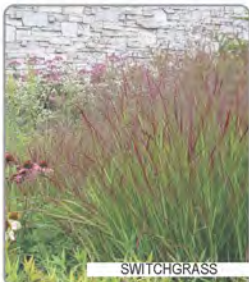
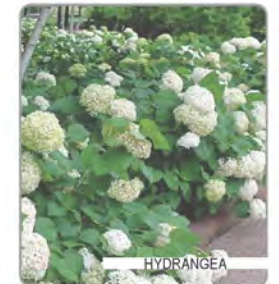
# PERIMETER LANDSCAPE BUFFER: AREA IV - CROSS SECTION AT CAPTAIN BERTIE'S WAY





## STORMWATER FEATURE EXAMPLES

## PROJECT LOCUS



## SUGGESTED PLANT PALETTE

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



# Jerome Smith VFW Memorial

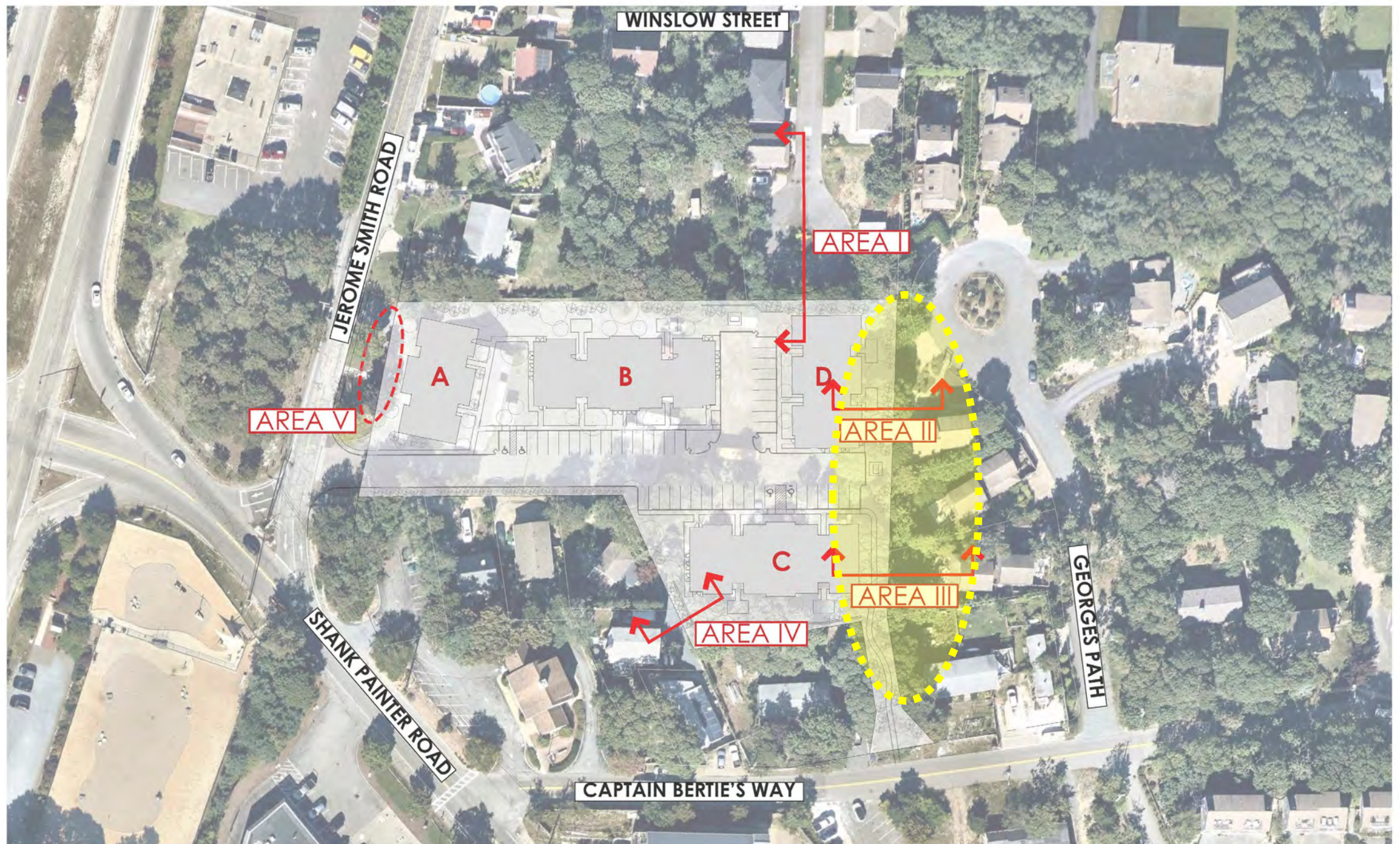




# Jerome Smith VFW Memorial



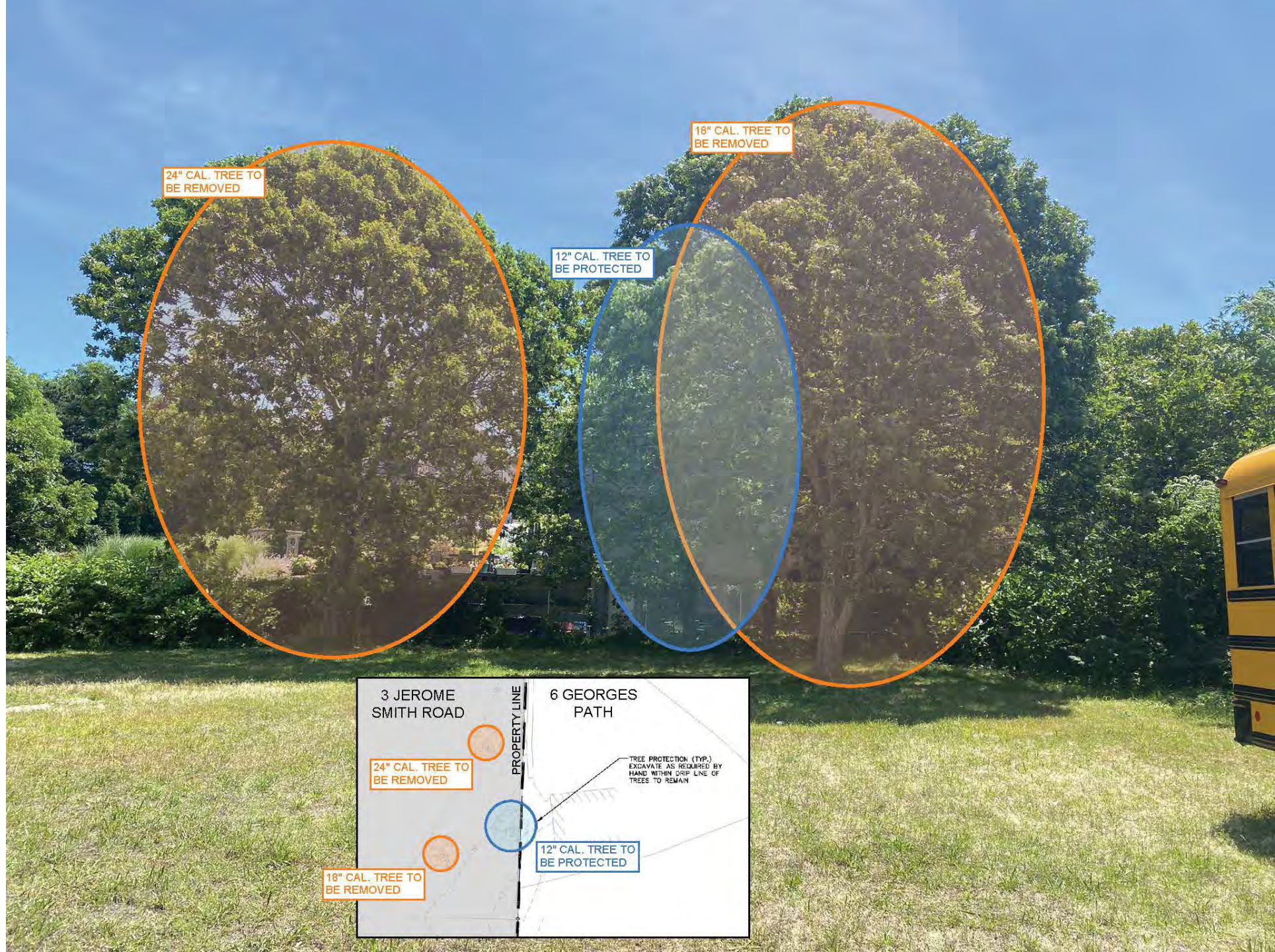




PERIMETER LANDSCAPE BUFFER



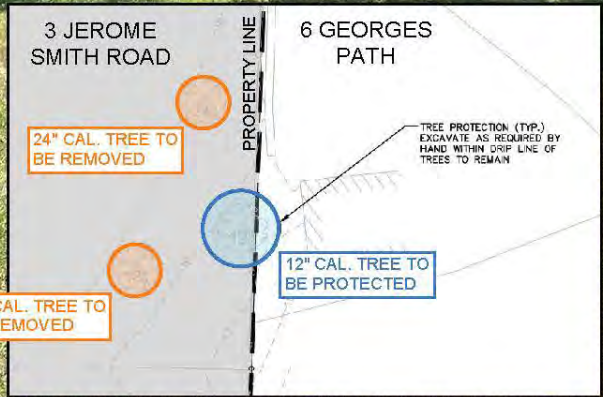




24" CAL. TREE TO  
BE REMOVED

18" CAL. TREE TO  
BE REMOVED

12" CAL. TREE TO  
BE PROTECTED







18" CAL. TREE TO  
BE REMOVED

12" CAL. TREE TO  
BE PROTECTED





24" CAL. TREE TO  
BE REMOVED

12" CAL. TREE TO  
BE PROTECTED



An architectural rendering of a row of modern townhouses. The houses have dark wood siding on the upper floors and light-colored horizontal siding on the ground floor. They feature gabled roofs with white trim around the windows and doors. Several people are depicted walking along a paved sidewalk in front of the townhouses, adding a sense of scale and community. The scene is set in a sunny, suburban environment with trees and a clear sky. A semi-transparent white horizontal band is overlaid across the middle of the image, containing the text "Next Steps".

# Next Steps



# Upcoming schedule

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