



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

Community & Abutter Meeting November 7 & 8, 2023



THE **COMMUNITY**
BUILDERS



DBVW
ARCHITECTS



FUSS & O'NEILL



TCB's mission:

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



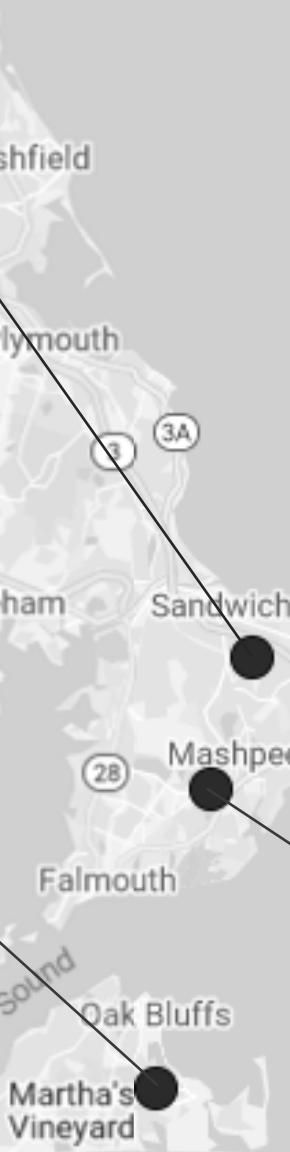
TCB on the Cape and Islands



Osprey Lane Apartments



Morgan Woods



Mashpee Village



Province Landing



Lake Street Terrace

Province Landing – 90 Shank Painter Road





Project Background

Provincetown's housing challenges

Advertise in the Indie.

Reach more readers from Eastham to Provincetown.

Get the word out. Place an ad.

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.



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NONPROFIT JOURNAL OF POLITICS, IDEAS & CIVIC LIFE

TRANSPORTATION EDUCATION POLITICS ENERGY OPINION HEALTH CARE CRIMINAL JUSTICE

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

A photograph of a street in Provincetown, showing people walking and buildings on either side. The street is lined with various businesses, including a restaurant with a sign that says "OYSTER POT". The scene is a mix of tourists and locals.

A photograph showing a row of houses in a coastal town, likely Provincetown. The houses are close together, with some having porches and others being single-story. The scene is outdoors with some trees and a clear sky.

Cape Cod Businesses Expected To Suffer Due To Housing Shortage

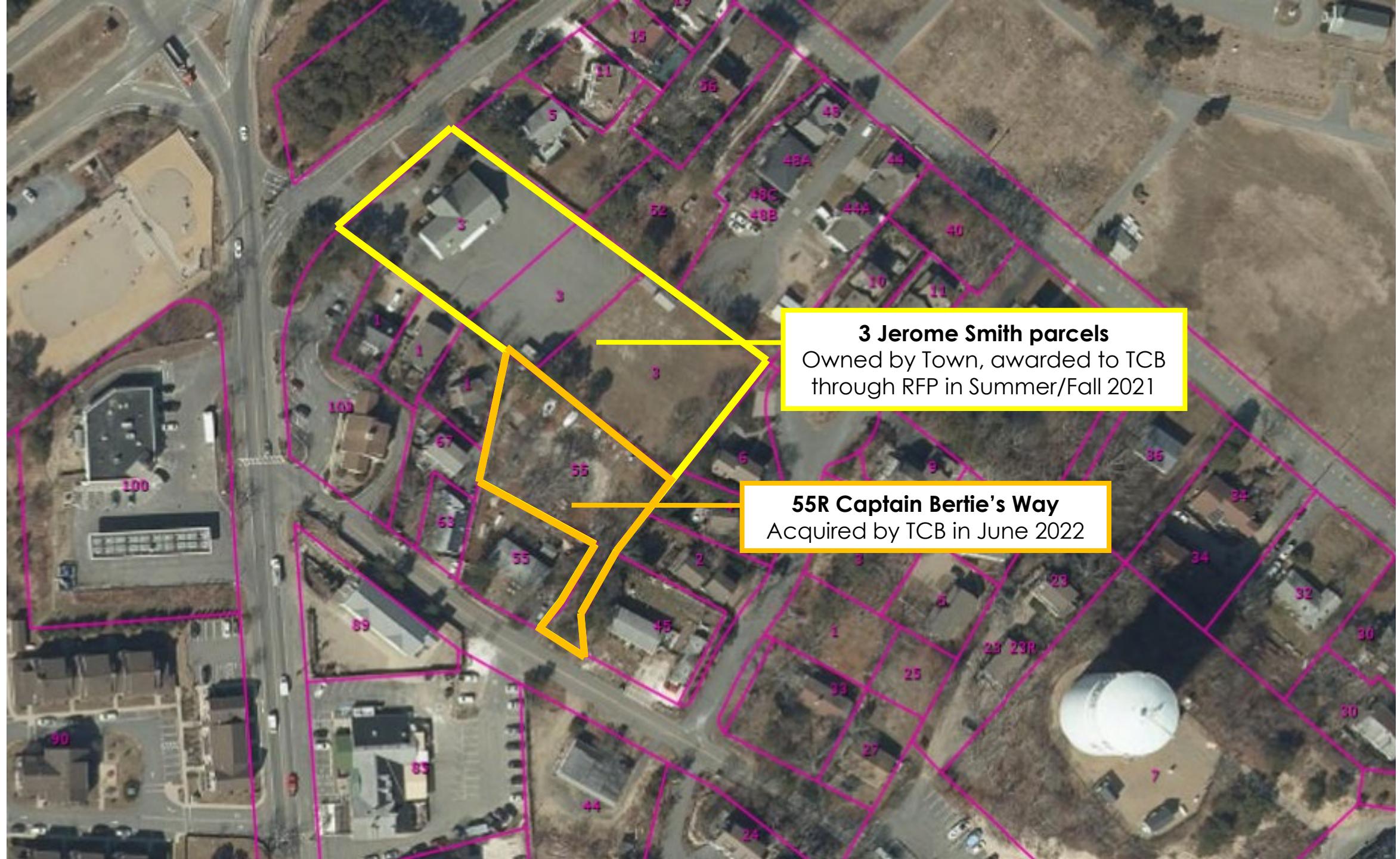
Tourists strolling on Commercial Street in Provincetown. (Photo by Michael Jonas)

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





Timeline and Previous Meeting/Milestones

2019-2020

- 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

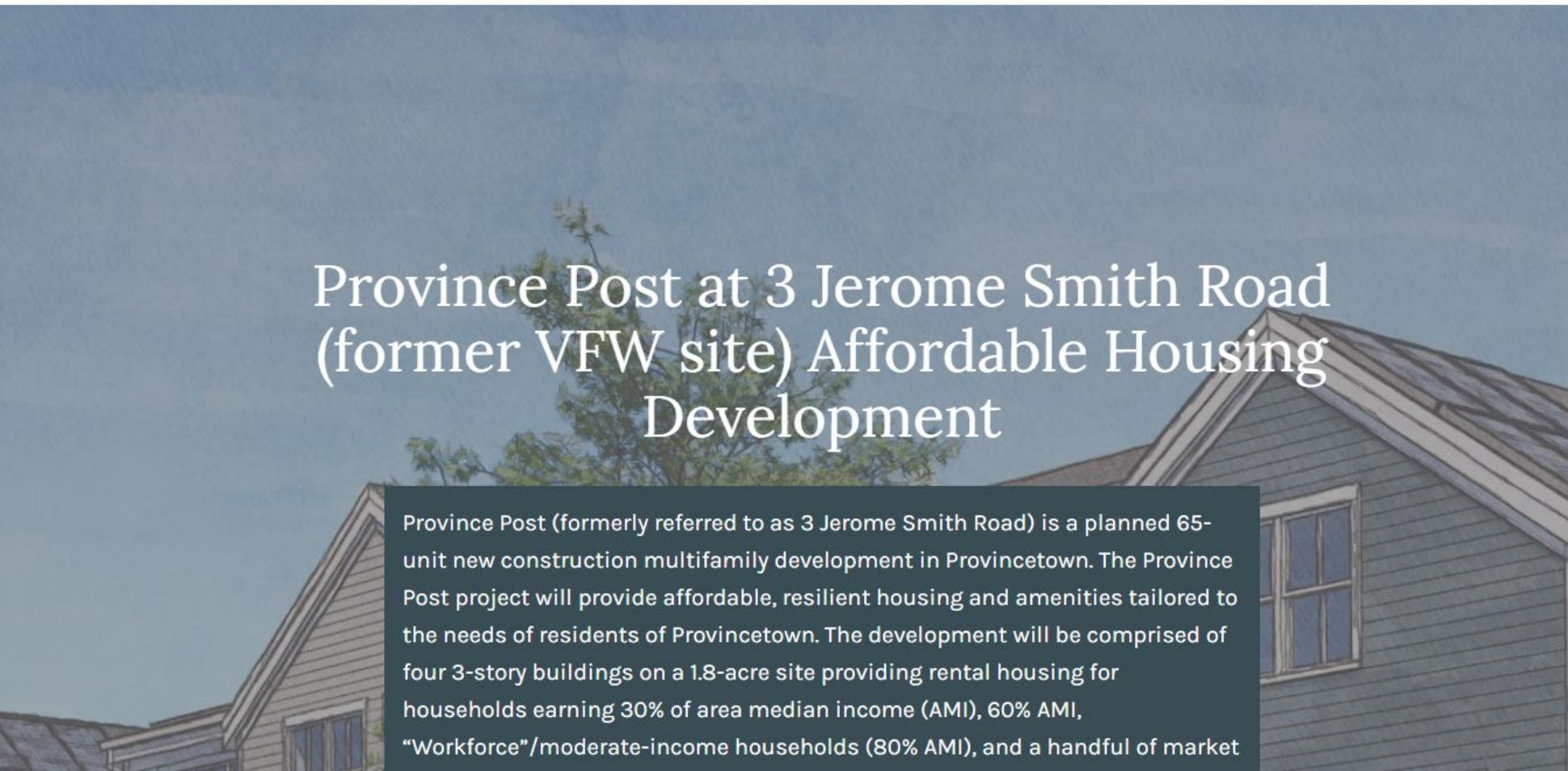
- Feb** - Presentation to Select Board (2/28)
- Mar** - 1st Abutters Meeting (3/1)
 - 1st Community Meeting (3/2)
 - Year Rounders Festival (3/12)
- April** - 2nd Abutters Meeting (4/27)
- June** - Presentation to Select Board (6/13)
- July** - 3rd Abutters Meeting (7/21)
 - Presentation to Community 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)
 - DPW Mtg (5/17)
- June** - 4th Community/Abutters Meeting (6/21)
- July** - George's Path Meeting (7/18)

Project website:

<https://jeromesmithengage.com>



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

Province Post (formerly referred to as 3 Jerome Smith Road) is a planned 65-unit new construction multifamily development in Provincetown. The Province Post 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

Quarterly Newsletter

THE COMMUNITY BUILDERS



September 19, 2023

Updates and News for 3 Jerome Smith Road Housing Project (former VFW site)

The Community Builders, Inc. (TCB), is developing a 1.8-acre site located at 3 Jerome Smith Road (former VFW Post site). TCB was awarded developer designation for the site through a Town-led RFP process. The site will be developed to provide 65 units of year-round affordable mixed-income rental housing to the community of Provincetown. This mailing will go out periodically to provide updates on the housing project to neighbors and community members that opt-in to the mailing list. If you, or someone you know, aren't on the mailing list and want to be added to the newsletter distribution list, please email Tiffany at tiffany.leung@cbncc.org. Information about the project is also available at <https://jeromesmithengage.com/>

Project Updates

Project Name - The 3 Jerome Smith Road project has been named "Provincetown Post", in a nod to the site's history as the VFW Post.

VFW Memorial Design - A more detailed view of the proposed design for the VFW memorial located on Jerome Smith Road at the front of the site is being reviewed with the VFW group. This design will be presented at the next abutter/community meeting and presented to the Select Board.

TCB Staff Transition - Tiffany Leung will be stepping in as the new project manager for TCB. Lindsey Giel remains at TCB and will continue to be available as Tiffany transitions into the role. Tiffany Leung can be contacted at tiffany.leung@cbncc.org or (857) 221-8702.

Upcoming Meetings and Milestones

Abutters/Community Meeting - The next abutter/community meeting will be held in late October or early November to provide project updates. Notice will go out once the date is confirmed.

Building Permit Application - TCB plans to submit an application for the building permit in December.

Timeline/Milestones to Date

- Abutters/Community Meeting (hybrid – VMCC) – June 21, 2023
- Award of project funding from State – May 2023
- Application to State for funding – January 19, 2023
- Special presentation to Select Board – January 17, 2023
- Zoning Board of Appeals (ZBA) zoning approval – October 2022
- Zoning Board of Appeals (ZBA) Hearing #2 (Final) – September 29, 2022
- Presentation to Year Round Housing Trust – September 15, 2022
- Community/Abutters Meeting (virtual) – July 26, 2022
- Follow-up Abutters Meeting (virtual) – July 25, 2022
- Year Rounders Festival – March 12, 2022
- Community Meeting (virtual) – March 2, 2022
- Abutters Meeting (virtual) – March 1, 2022
- Presentation to the Select Board – February 28, 2022

TCB selected as developer of 3 Jerome Smith – November 2021
P Released for development of site for affordable housing – June 2021



Project Review

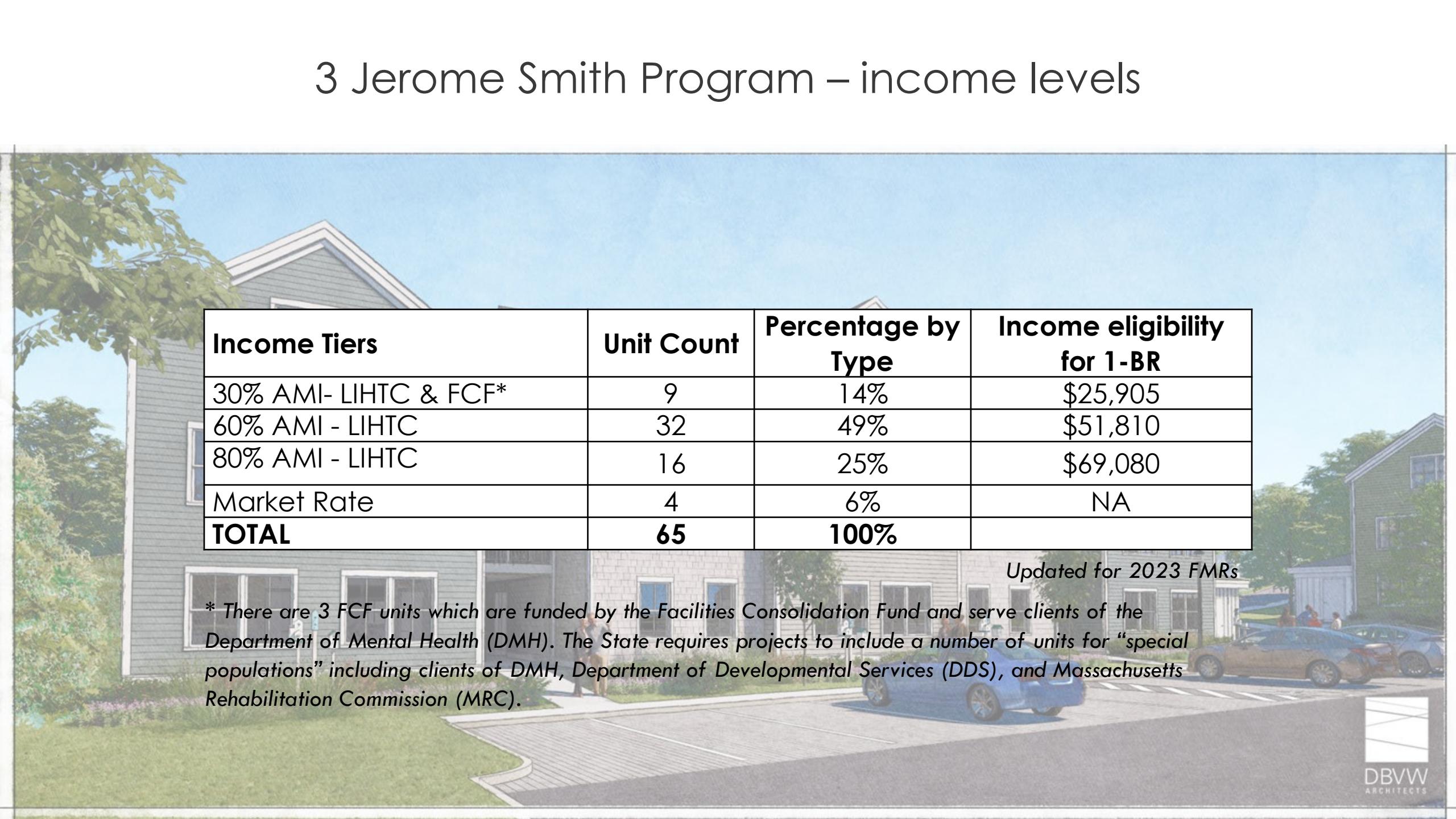




3 Jerome Smith Aerial looking East



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
TOTAL	65	100%	

Updated for 2023 FMRs

* There are 3 FCF units which are funded by the Facilities Consolidation Fund and serve clients of the Department of Mental Health (DMH). The State requires projects to include a number of units for “special populations” including clients of DMH, Department of Developmental Services (DDS), and Massachusetts Rehabilitation Commission (MRC).

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%
TOTAL		65	100%

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 abutter concerns and ensure their continued use of a drive*

3 Jerome Smith – site plan



3 Jerome Smith – updates made in response to abutter concerns



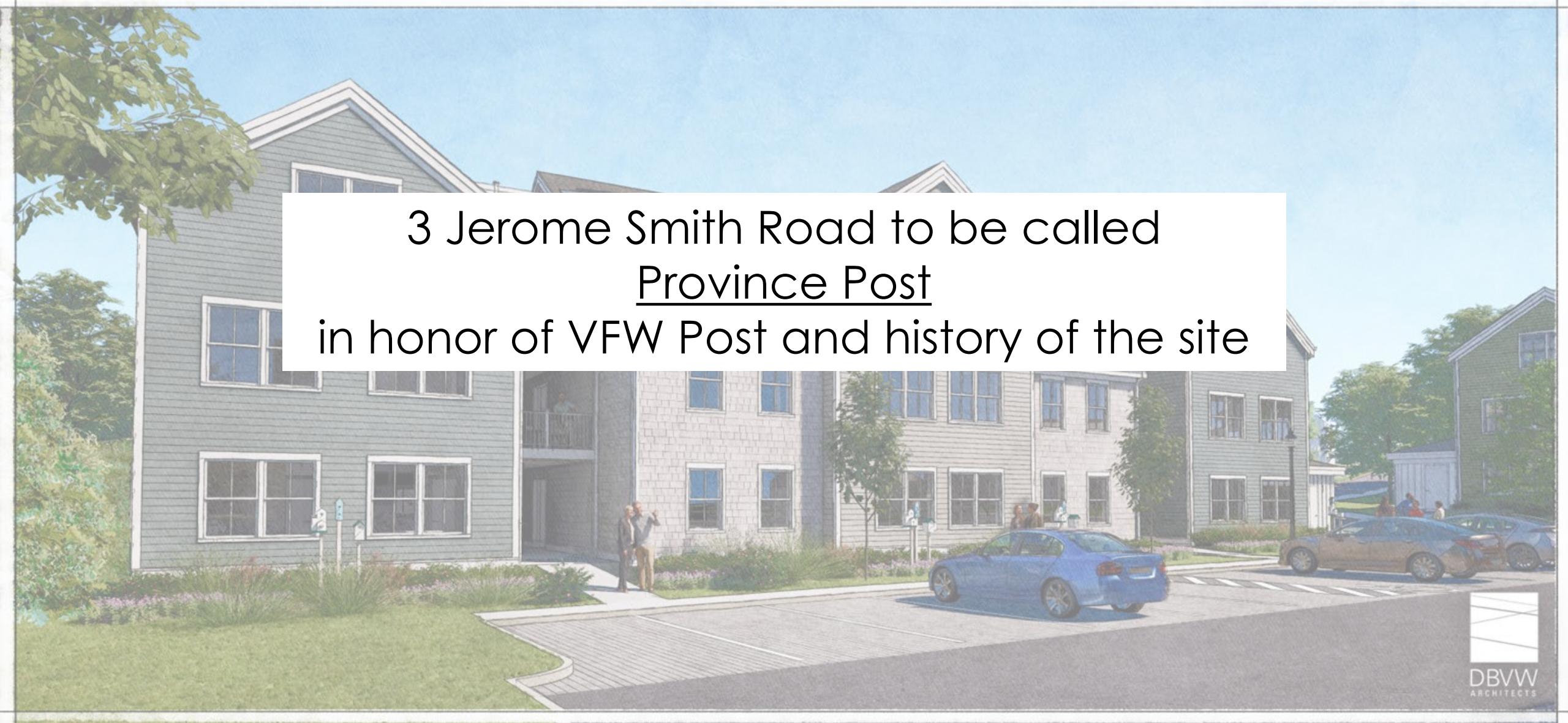
Zoning relief awarded in October 2022

	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	



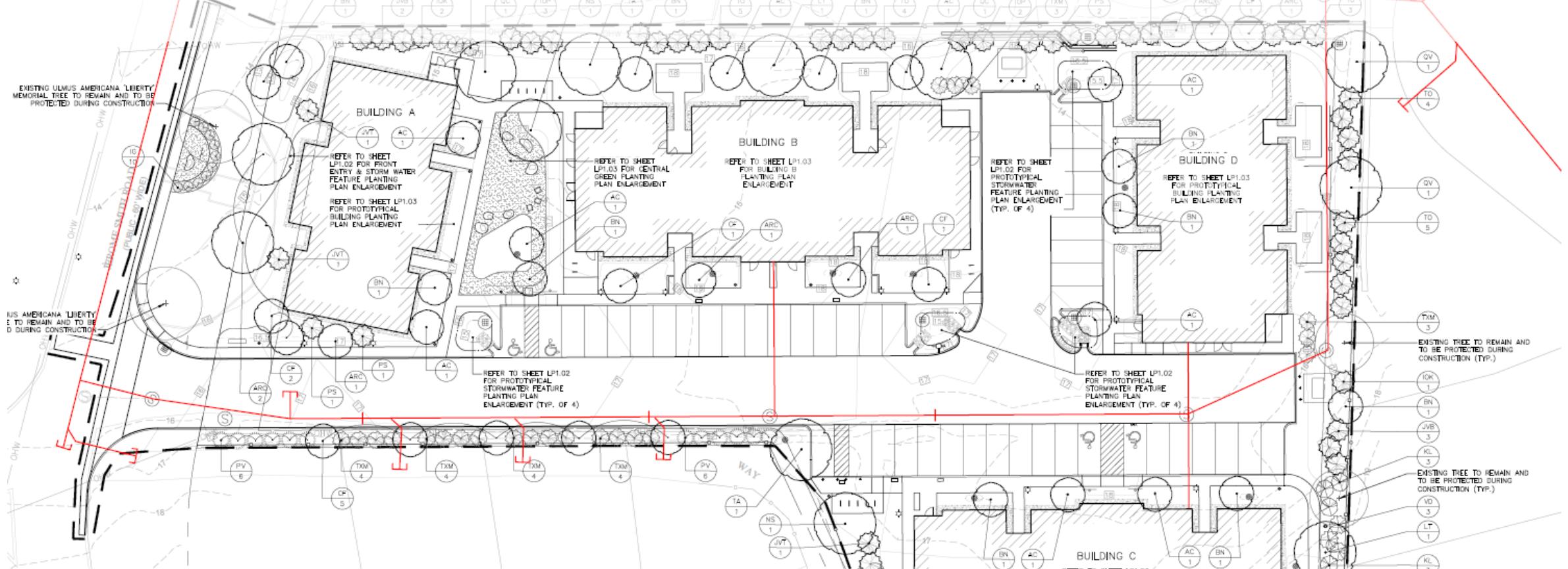
Project Updates

Project name

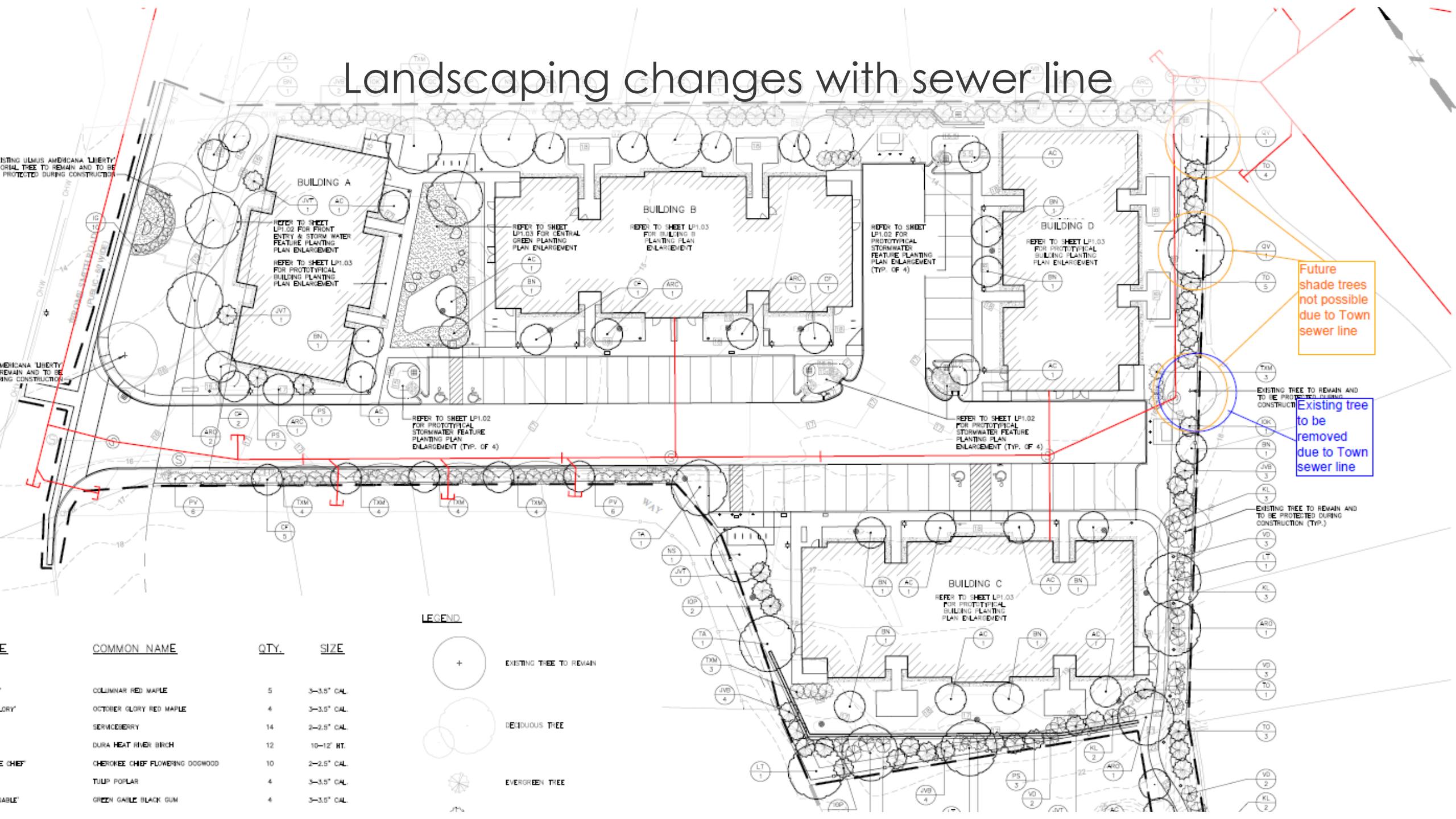


3 Jerome Smith Road to be called
Province Post
in honor of VFW Post and history of the site

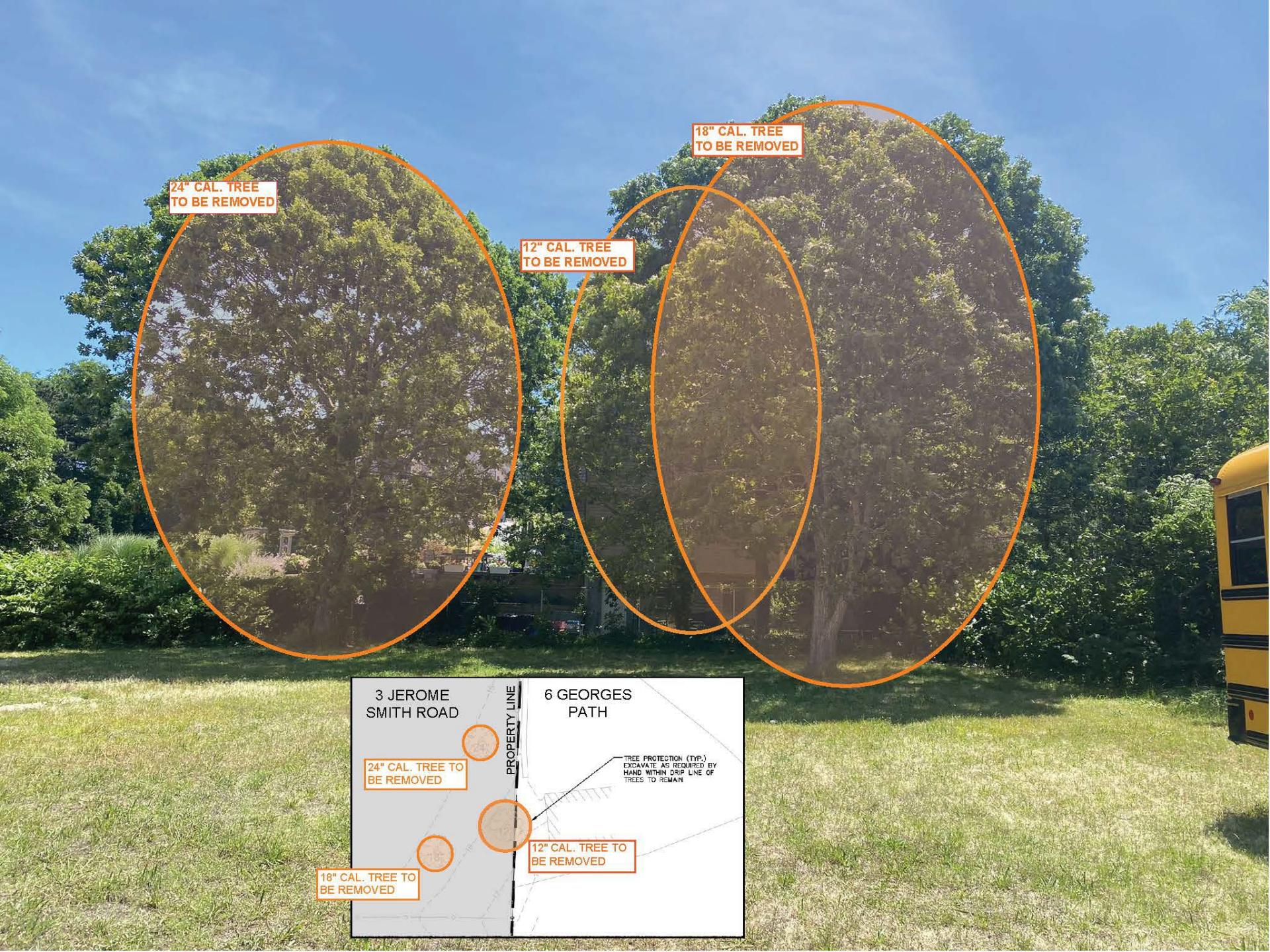
Town sewer line connection for abutters



Landscaping changes with sewer line

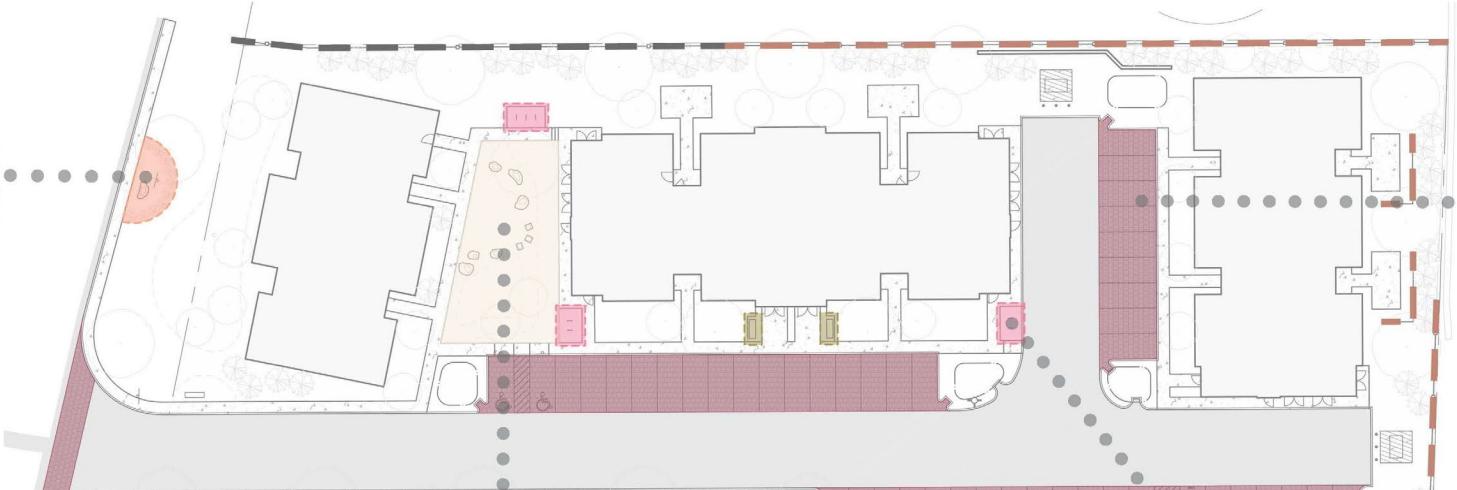


COMMON NAME	QTY.	SIZE
COLUMNAR RED MAPLE	5	3-3.5" CAL.
OCTOBER GLORY RED MAPLE	4	3-3.5" CAL.
SERVICEBERRY	14	2-2.5" CAL.
DURA HEAT RIVER BIRCH	12	10-12" HT.
CHEROKEE CHIEF FLOWERING DOGWOOD	10	2-2.5" CAL.
TUUP POPLAR	4	3-3.5" CAL.
GREEN GARLIC BLACK GUM	4	3-3.5" CAL.









CENTRAL GREEN
AMENITY SPACE



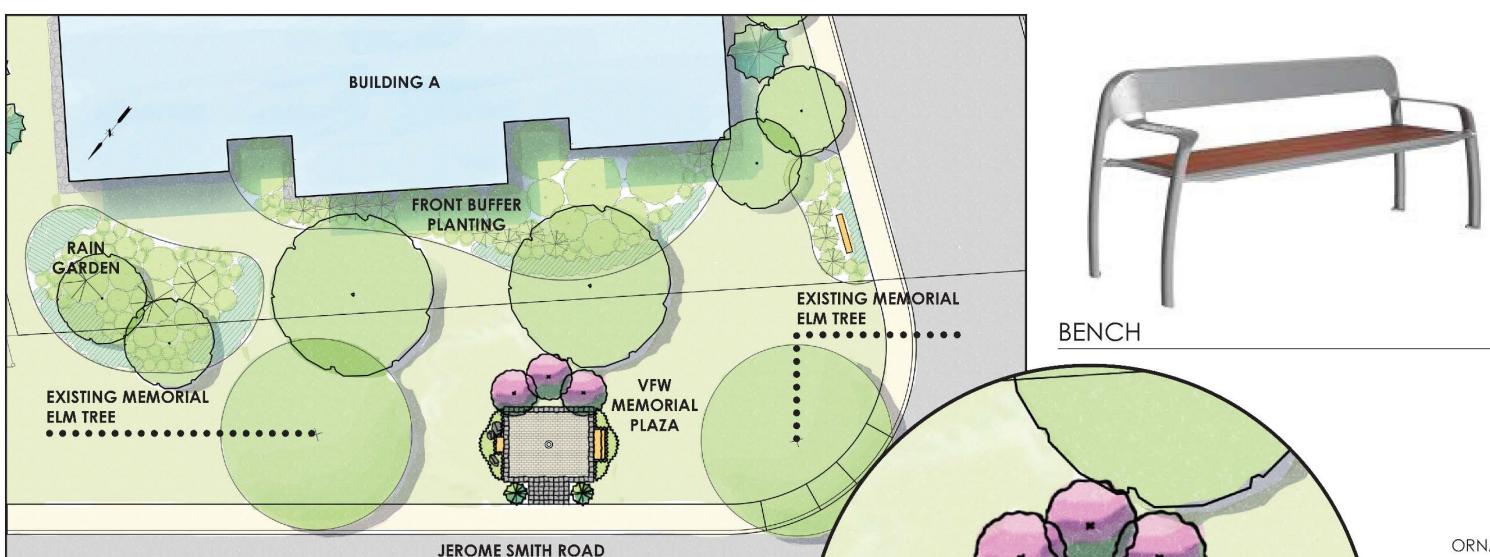
STAMPED COLORED
ASPHALT PAVING



6' HEIGHT VINYL
PRIVACY FENCE

Jerome Smith VFW Memorial





**JEROME SMITH ROAD FRONTAGE PLANTING DESIGN
& VFW MEMORIAL PLAZA**



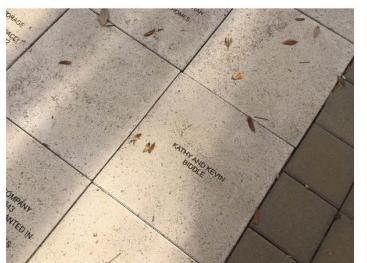
CENTRAL PAVER FIELD
4 x 8 BEIGE PAVERS

90 SF (± 375 MEMORIAL PAVERS MAX)



PAVER BANDING
8 x 8 GRAY PAVERS

**VFW MEMORIAL PLAZA
CONCEPT ENLARGEMENT**



MEMORIAL PAVER PROGRAM



EDUCATIONAL SIGNAGE



PLANTING PALETTE



DECORATIVE BOULDERS



VFW MEMORIAL PLAZA CONCEPT DESIGN

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 dark skirt, a woman in a light dress, a man in a suit, a woman in a patterned dress, and a man with a child. The scene is set in a sunny, suburban environment with trees and a clear sky.

Next Steps

General Contractor - Delphi



Upcoming schedule

Nov 13, 2023 - TCB to provide project update to Select Board

Dec 2023 - Building permit application

Jan/Feb 2024 - Next Community/Abutter Mtg – contractor to join

Spring 2024 - Estimated construction start

Fall/Winter 2025 - Estimated construction completion and lottery/lease-up

Abutter/community outreach will continue throughout process

Thank you.
Questions? Comments?



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