



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

## Community & Abutter Meeting November 7 & 8, 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. The scene features two-story townhouses with light-colored horizontal siding and dark trim around the windows and doors. A central courtyard area is visible, containing a paved walkway, a wooden bench, and a small play area with a rock formation. Several people are depicted in the scene: a woman pushing a stroller, a group of people standing and talking, and a child playing. The sky is bright with scattered clouds. The entire image has a warm, orange-toned overlay.

# Project Background



# Provincetown's housing challenges

## Advertise in the Indie.

Reach more readers from Eastham to Provincetown.

Get the word out. Place an ad.

## 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 available.

wbur

Listen Live

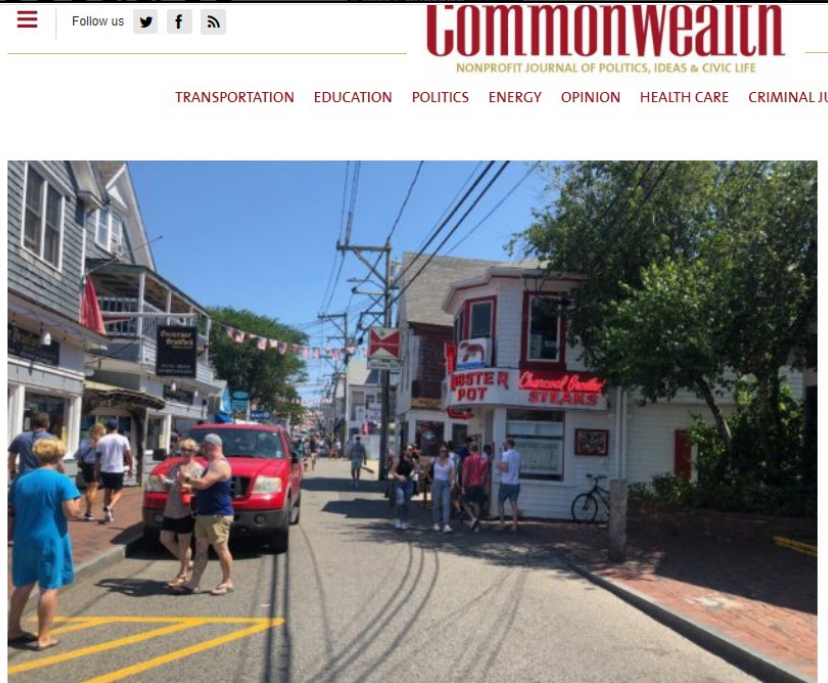
Schedule

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

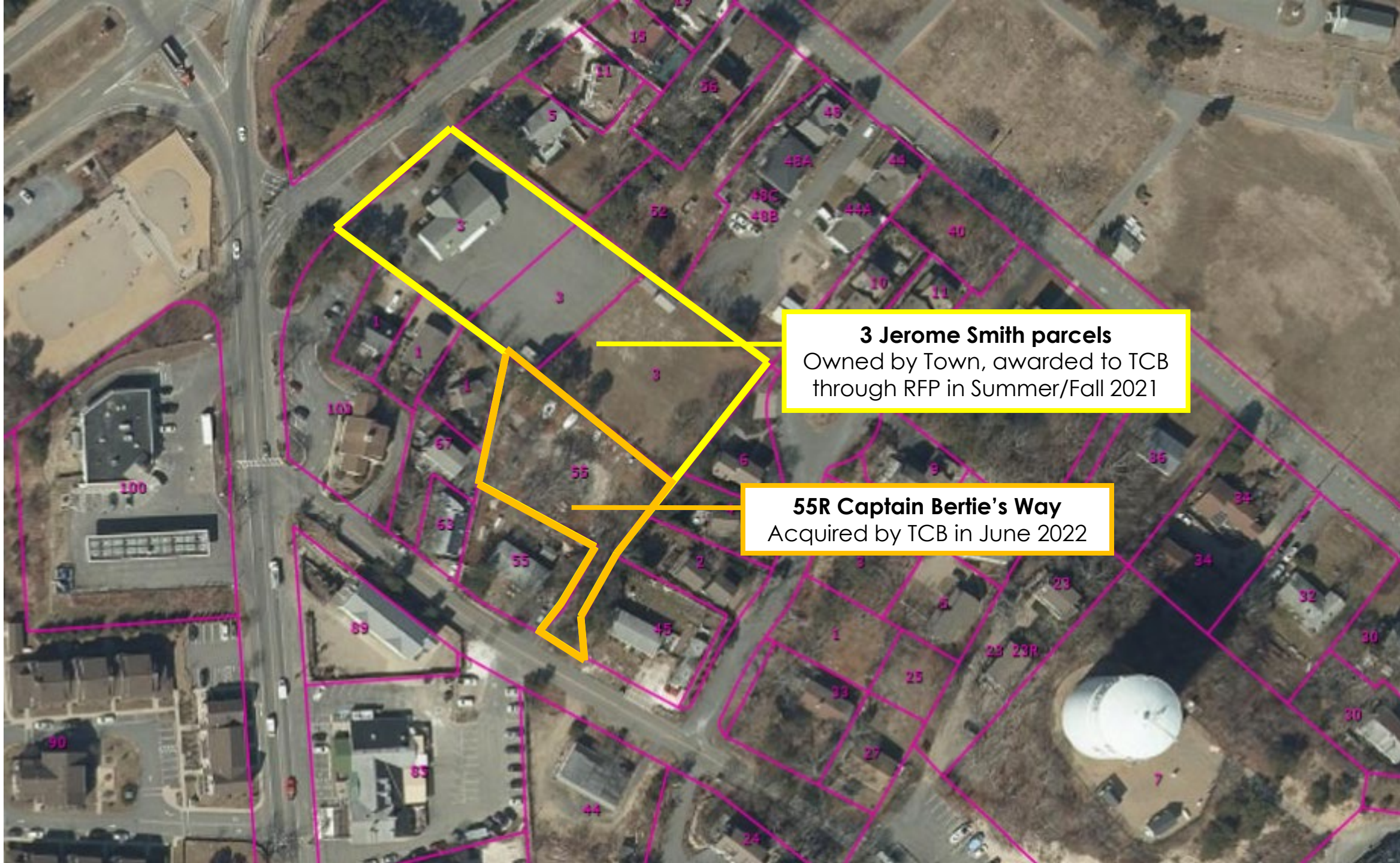
## Housing affordability becoming 'existential crisis' for Cape Cod

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



Photo credit: Cape Cod Times

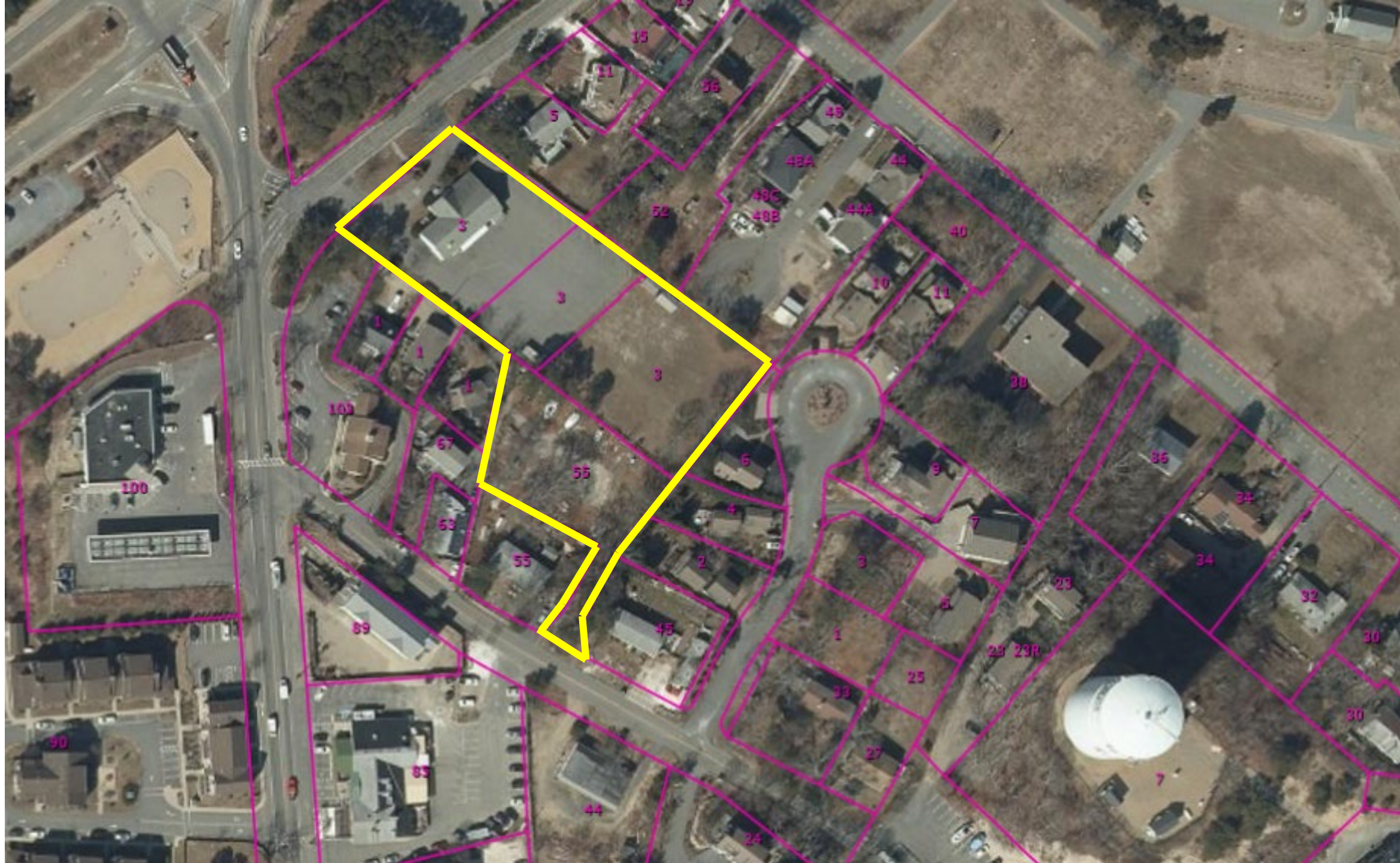




**3 Jerome Smith parcels**  
Owned by Town, awarded to TCB  
through RFP in Summer/Fall 2021

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







## **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** - 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)
- DPW Mtg (5/17)
- June** - 4<sup>th</sup> Community/Abutters Meeting (6/21)
- July** - George's Path Meeting (7/18)



# Project website:

<https://jeromesmithengage.com>

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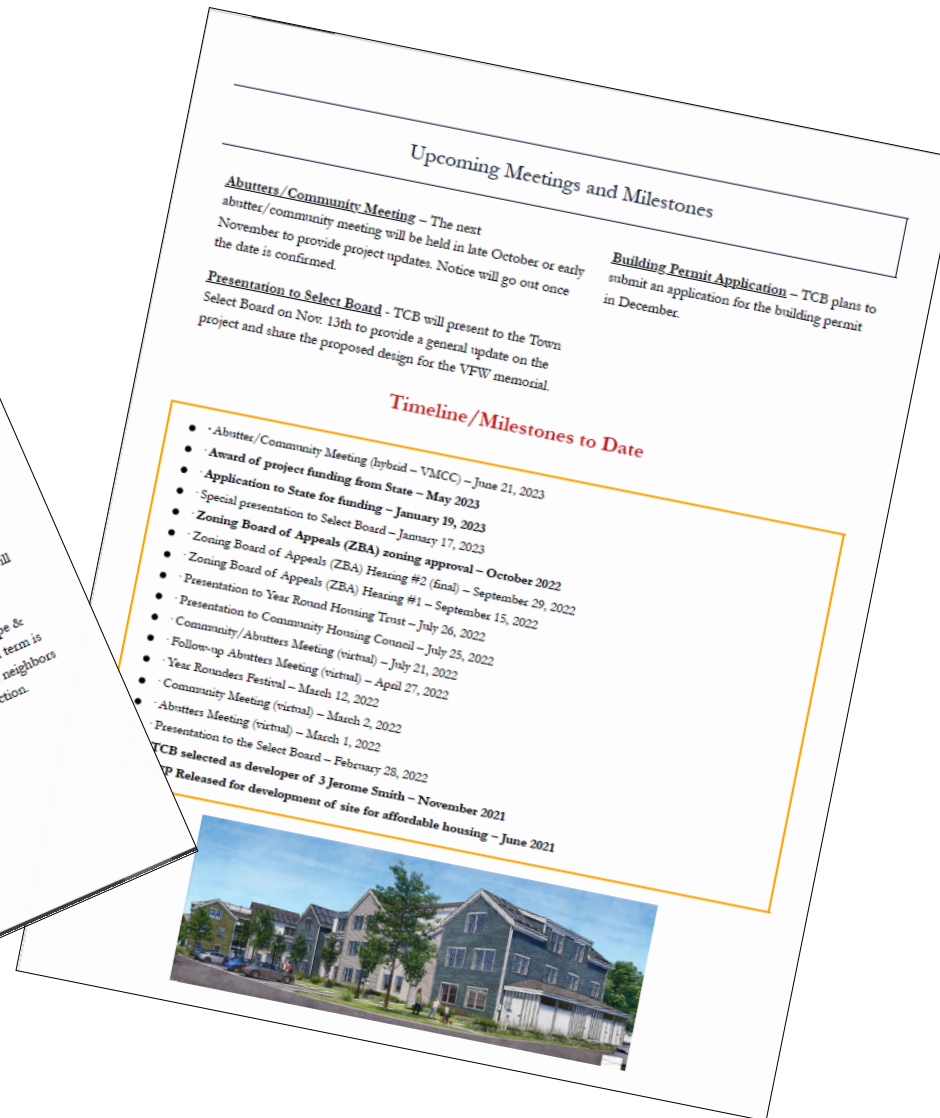
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## Province Post at 3 Jerome Smith Road (former VFW site) Affordable Housing Development

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





An architectural rendering of a residential development, likely townhomes or small multi-unit houses. The buildings are two stories high with gabled roofs and multiple windows. In the foreground, there is a paved area with a white line, possibly a parking space or a path. To the right, a group of people, including adults and children, are standing and talking. In the background, there are trees and a park-like area with a bench and a small structure. The entire image has a warm, orange-toned overlay.

# Project Review





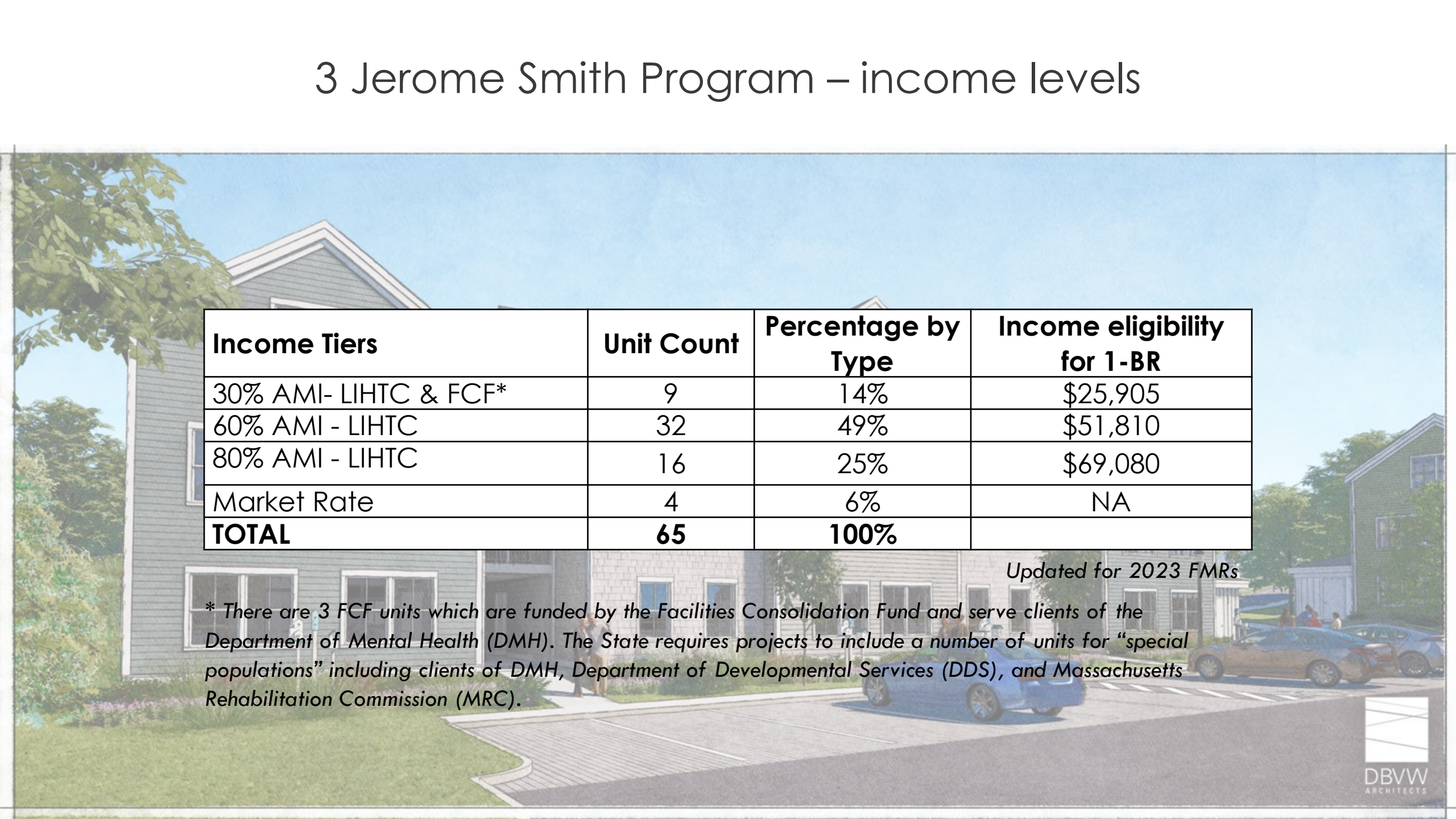


# 3 Jerome Smith Aerial looking East





### 3 Jerome Smith Program – income levels



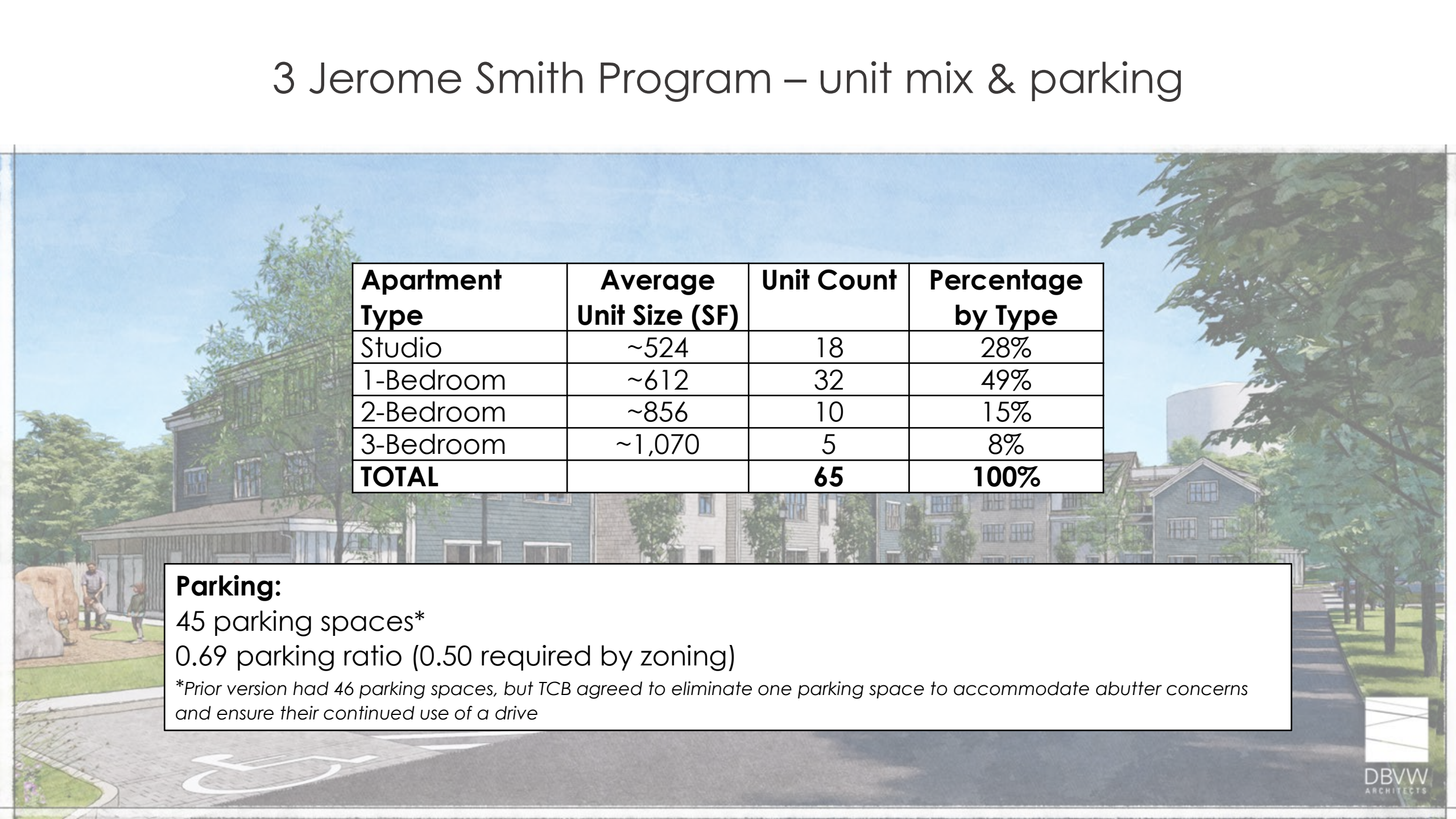
Income Tiers	Unit Count	Percentage by Type	Income eligibility for 1-BR
30% AMI- LIHTC & FCF*	9	14%	\$25,905
60% AMI - LIHTC	32	49%	\$51,810
80% AMI - LIHTC	16	25%	\$69,080
Market Rate	4	6%	NA
<b>TOTAL</b>	<b>65</b>	<b>100%</b>	

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%
<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 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

	<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	



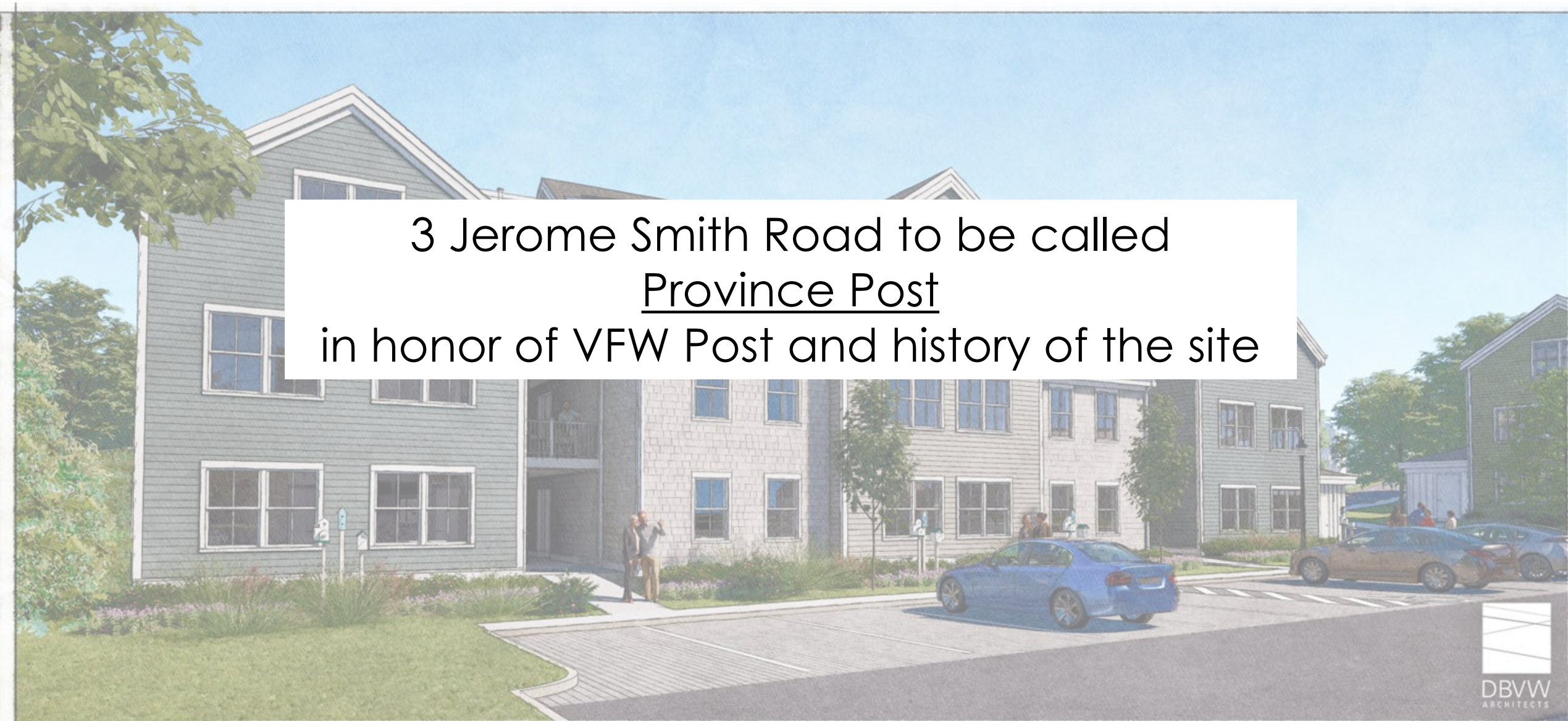
An architectural rendering of a modern residential development, featuring multi-story houses with gabled roofs and large windows. The scene includes a paved walkway, benches, trees, and people, suggesting a community-oriented environment. The entire image is overlaid with a semi-transparent orange filter. The text "Project Updates" is centered in the middle of the image.

# Project Updates



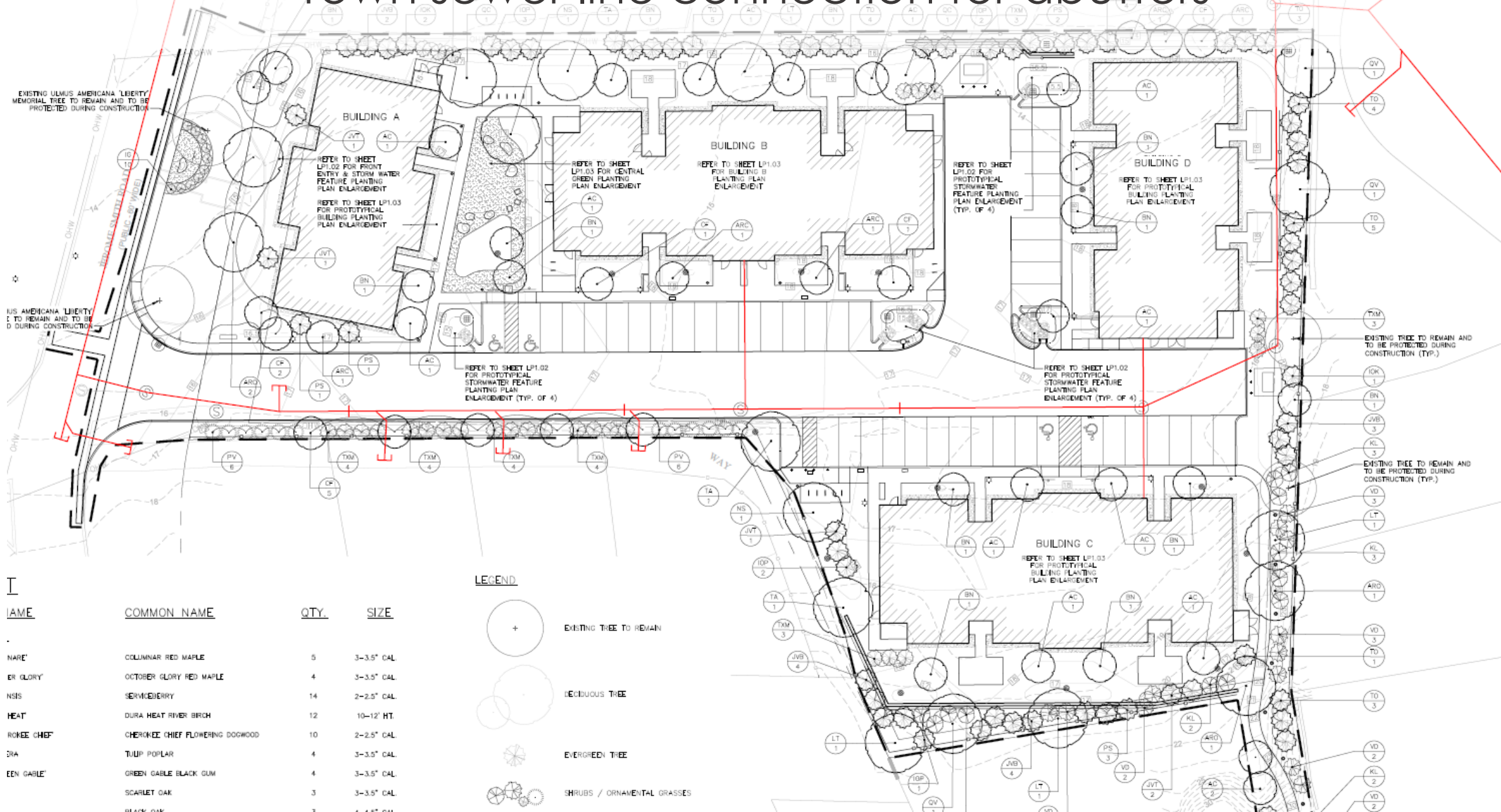
# Project name

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





EXISTING ULMUS AMERICANA 'LIBERTY'  
MEMORIAL TREE TO REMAIN AND TO BE  
PROTECTED DURING CONSTRUCTION

IAMENARE<sup>+</sup>

ER GLORY

NSIS

HEAT

**ROKEE CHEF**

3RA

EEN GABLE®

COMMON NAME

QTY.

SIZE

**LEGEND**

EXISTING TREE TO REMAIN

**DECIDUOUS TREE**

EVERGREEN TREE

SHRUBS / ORNAMENTAL GRASSES



# Landscaping changes with sewer line

EXISTING ULMUS AMERICANA 'LIBERTY' ORNAMENTAL TREE TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

EXISTING ULMUS AMERICANA 'LIBERTY' REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

REFER TO SHEET LP1.02 FOR PROTOTYPICAL STORMWATER FEATURE PLANTING PLAN ENLARGEMENT

REFER TO SHEET LP1.03 FOR CENTRAL GREEN PLANTING PLAN ENLARGEMENT

REFER TO SHEET LP1.03 FOR BUILDING B PLANTING PLAN ENLARGEMENT

REFER TO SHEET LP1.02 FOR PROTOTYPICAL STORMWATER FEATURE PLANTING PLAN ENLARGEMENT (TYP. OF 4)

REFER TO SHEET LP1.03 FOR PROTOTYPICAL BUILDING PLANTING PLAN ENLARGEMENT

REFER TO SHEET LP1.03 FOR PROTOTYPICAL BUILDING PLANTING PLAN ENLARGEMENT

REFER TO SHEET LP1.02 FOR PROTOTYPICAL STORMWATER FEATURE PLANTING PLAN ENLARGEMENT (TYP. OF 4)

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EXISTING TREE TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

EXISTING TREE TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION (TYP.)

EXISTING TREE TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION

Future shade trees not possible due to Town sewer line

Existing tree to be removed due to Town sewer line

LEGEND

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.
TULIP POPLAR	4	3-3.5" CAL.
GREEN GAULE BLACK GUM	4	3-3.5" CAL.

EXISTING TREE TO REMAIN

DECIDUOUS TREE

EVERGREEN TREE

**Landscaping changes with sewer line**

The plan shows four buildings (A, B, C, D) with associated landscaping. Key features include:

- Building A:** Refer to sheet LP1.02 for front entry & storm water feature planting plan enlargement. Refer to sheet LP1.03 for prototypical building planting plan enlargement.
- Building B:** Refer to sheet LP1.03 for central green planting plan enlargement. Refer to sheet LP1.03 for building B planting plan enlargement.
- Building C:** Refer to sheet LP1.03 for prototypical building planting plan enlargement.
- Building D:** Refer to sheet LP1.03 for prototypical building planting plan enlargement.

**Legend:**

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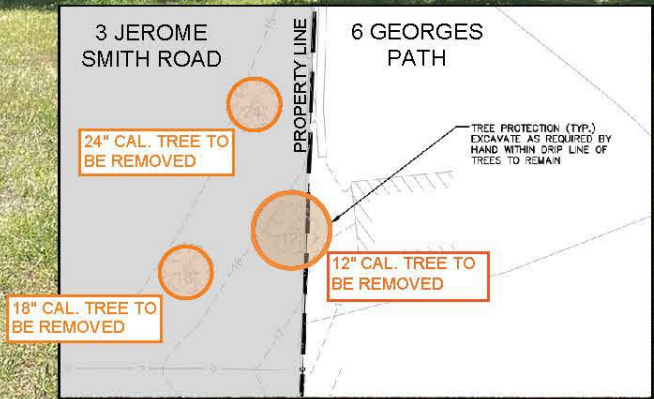
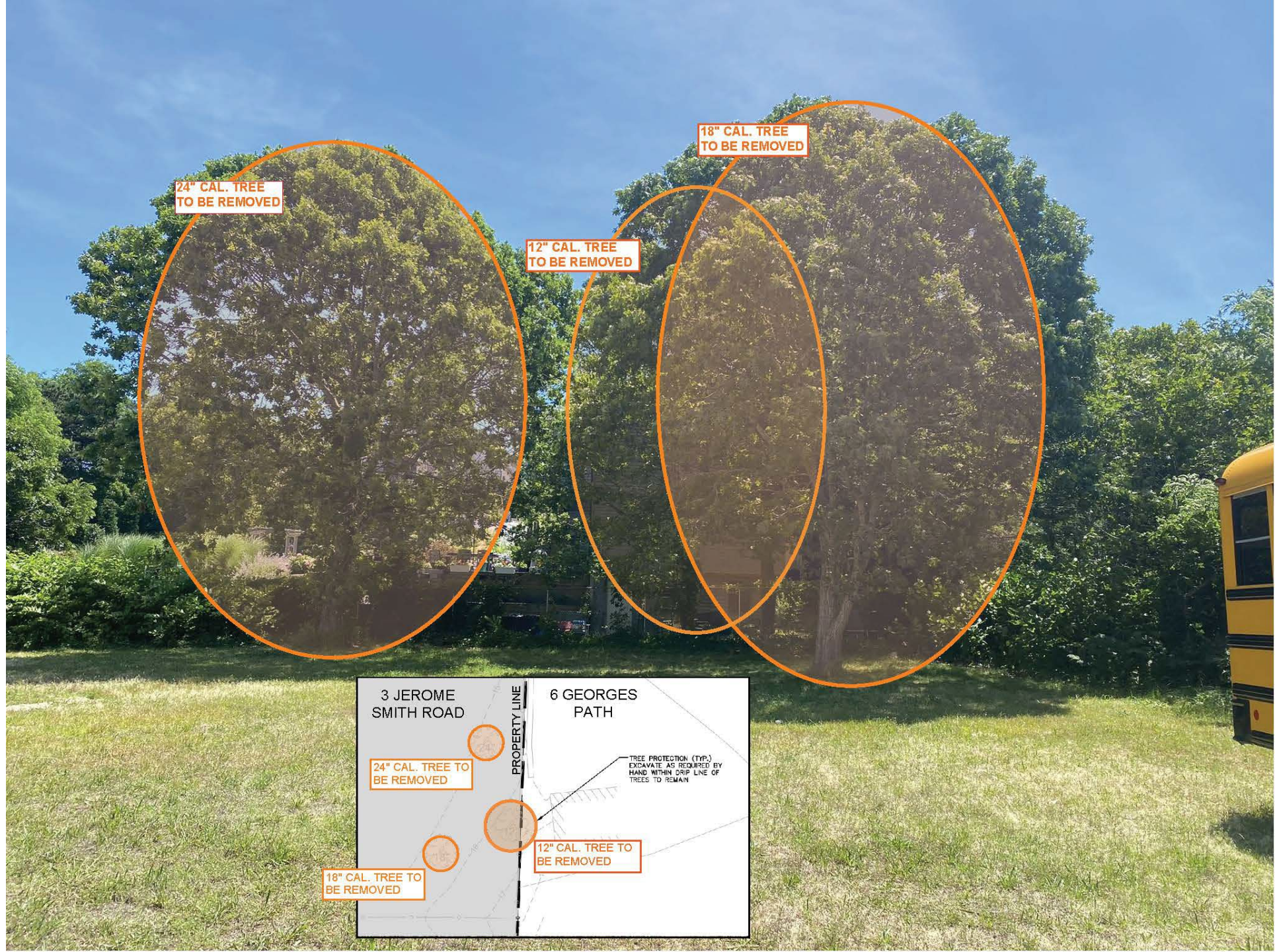
**Tree Symbols:**

- Circle with cross: EXISTING TREE TO REMAIN
- Pure circle: DECIDUOUS TREE
- Circle with diagonal hatching: EVERGREEN TREE

**Callouts:**

- Orange circle: Future shade trees not possible due to Town sewer line
- Blue circle: Existing tree to be removed due to Town sewer line

















STAMPED COLORED ASPHALT PAVING



6' HEIGHT VINYL PRIVACY FENCE



STAINLESS STEEL BIKE RACK



MEMORIAL ROCK & SIGNAGE



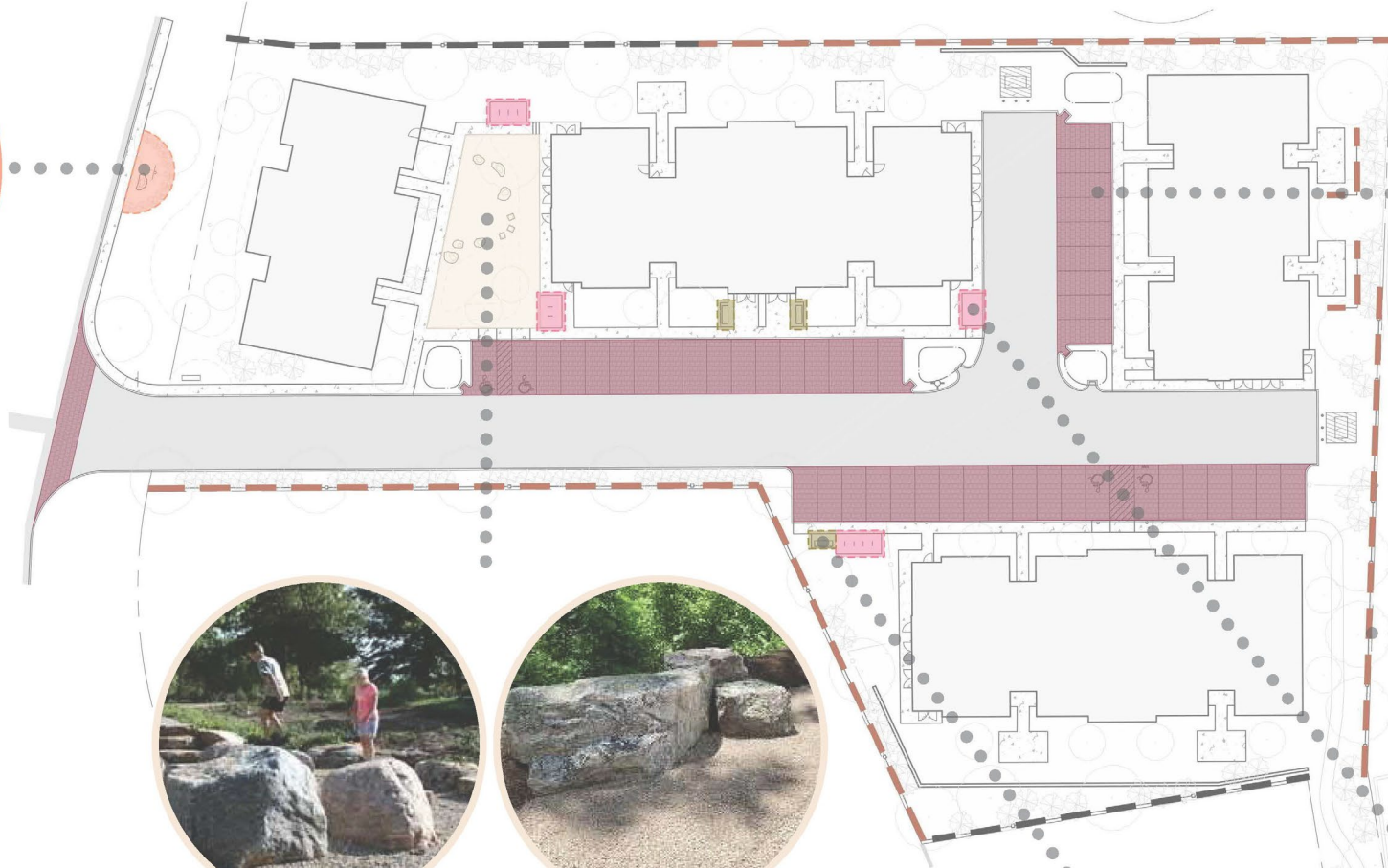
BOLLARD LIGHTING



CENTRAL GREEN AMENITY SPACE



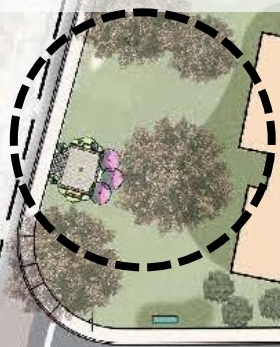
POWDER COATED METAL & IPE BENCH



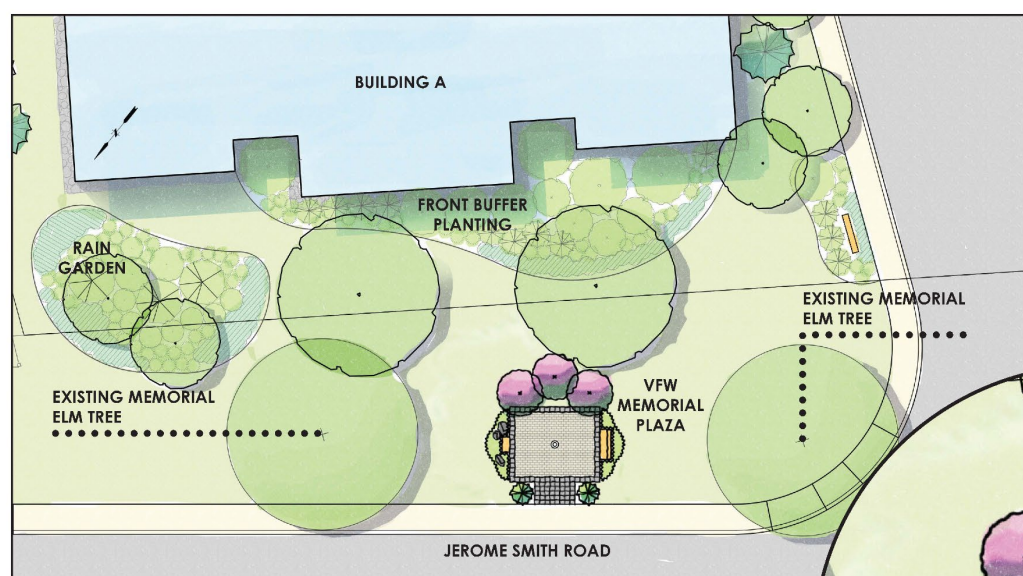
# SITE AMENITIES & FURNISHINGS PLAN



# Jerome Smith VFW Memorial





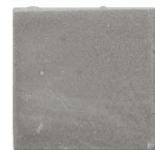


## JEROME SMITH ROAD FRONTAGE PLANTING DESIGN & VFW MEMORIAL PLAZA



CENTRAL PAVER FIELD  
4 x 8 BEIGE PAVERS

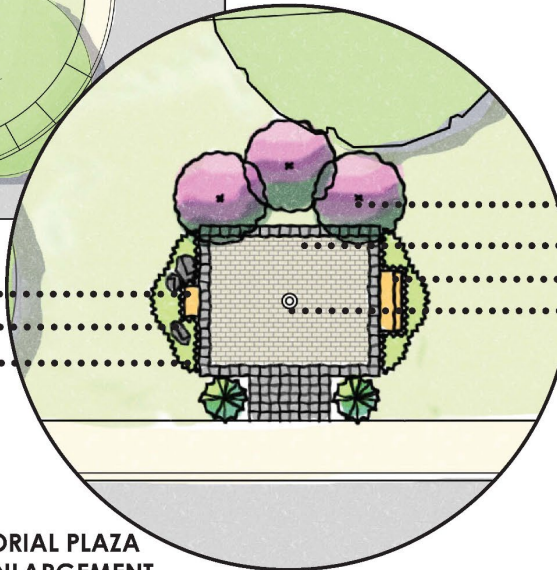
90 SF (±375 MEMORIAL PAVERS MAX)



PAVER BANDING  
8 x 8 GRAY PAVERS

EDUCATIONAL SIGNAGE  
DECORATIVE BOULDER DISPLAY  
SHRUB/PERENNIAL PLANTING

## VFW MEMORIAL PLAZA CONCEPT ENLARGEMENT



BENCH



DECORATIVE BOULDERS

ORNAMENTAL TREE  
MEMORIAL PAVER PLAZA  
BENCH  
FLAG POLE



MEMORIAL PAVER PROGRAM



EDUCATIONAL SIGNAGE



PLANTING PALETTE



## VFW MEMORIAL PLAZA CONCEPT DESIGN



An architectural rendering of a row of modern townhouses. The houses have light-colored horizontal siding and dark roofs with white trim around the windows and doors. Some units have small balconies. People are shown walking on the sidewalk in front of the houses, and there are some trees and landscaping. The entire image has a warm, orange-tinted overlay.

# 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?



THE COMMUNITY  
BUILDERS

