

Creative Commons of Provincetown

46 Bradford Street
Provincetown, MA 02657



Development of Community Center Property
Town of Provincetown

January 13, 2017

Provincetown Commons, Inc.

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Cover Letter

January 13, 2017

To the RFP Selection Committee:

I am pleased to submit the enclosed response to the Request for Proposals for the development of the Community Center building at 46 Bradford Street.

We have assembled a project team of professionals who have strong connections to town and the skills to not only execute this project, but make it a resounding success.

As we reached out to members of the community to see if this project was worthwhile, we consistently heard that this project is sorely needed:

The arts are the heart and soul of the town. As well as supporting people's livelihoods directly, this would bring added revenue to the town as a whole as its well-deserved reputation as a centre for culture grows.

We also heard that the arts as an economic engine is being neglected. Creatives of all ages are finding that work space is hard to come by, and just like housing, when it is available the cost is typically out of reach. This has made being an artist secondary to other work for many:

We are slowly being forced from Artists who moonlight as bartenders and servers to bartenders and servers who moonlight as Artists.

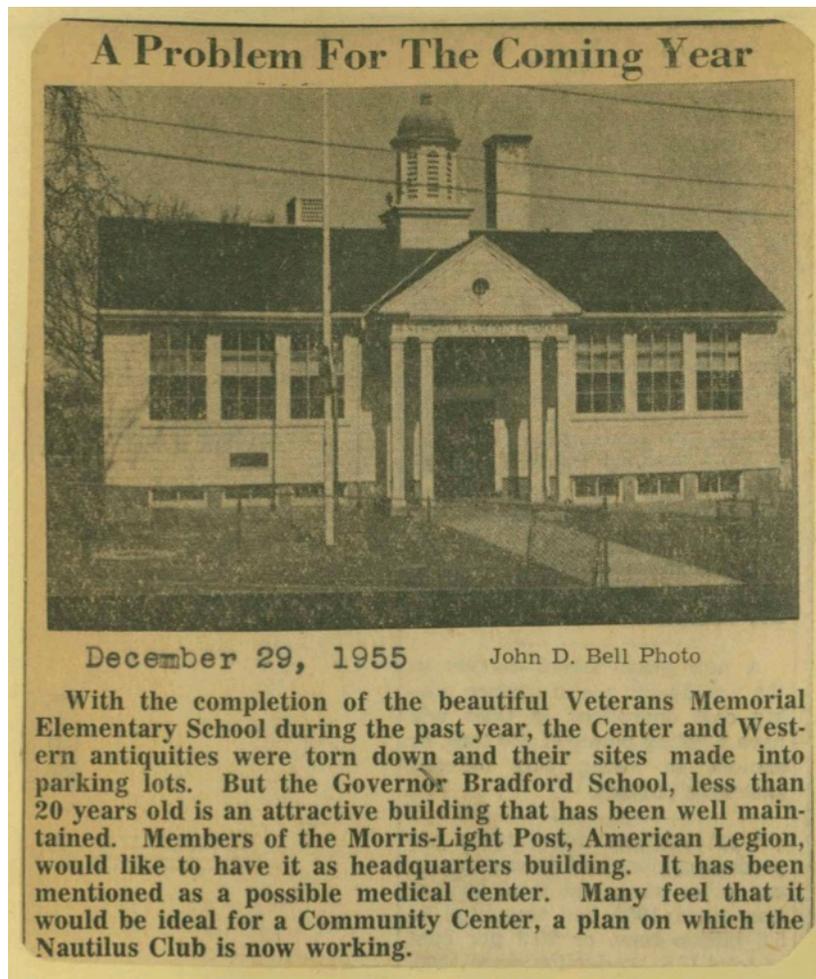
We hope you will select our team to breathe life back into the “old Community Center” in support of local creative professionals and help to nurture the soul of Provincetown.

Sincerely,

Karen Cappotto, President
Provincetown Commons, Inc.
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commonsptown.org

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1. Statement of Qualifications



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1.1 Lessor/Purchaser

The lessor/purchaser is Provincetown Commons, Inc., a Massachusetts nonprofit currently operating with the fiscal sponsorship of The Provincetown Community Compact, Inc. A nonprofit 501(c)3 determination for the organization is pending with the Internal Revenue Service.

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115 Bradford Street
Provincetown, MA 02657

Karen Cappotto, President
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1.2 Principals

The nonprofit Provincetown Commons, Inc. is the sole principal in this project. None of the team members have any ownership stakes in the project.

1.3 Property manager

The Provincetown Commons will act as the property manager. Local subcontractors will be hired for specific ongoing maintenance tasks.

1.4 Development Team

General Contractor

TP Construction
9 Moody Road
Harwich Port, MA 02646

Todd Perry
508-680-6045
perryfarm@comcast.net

Development Consultant

Field Real Estate Holdings, LLC.
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Michael Field
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Michael Field Professional Background

Michael Field is the founding principal of Field Real Estate Holdings, LLC. Field Real Estate Holdings provides advisory and asset management services for families with privately held real estate portfolios. Mr. Field is also a real estate investor and developer. Current development projects include City Tower, a 440-unit market rate rental apartment house in downtown Brooklyn, which Mr. Field is developing in partnership with The Brodsky Organization.

Prior to founding Field Real Estate Holdings, Mr. Field was Executive Vice President of Real Estate Development for Edison Properties, LLC and was responsible for the development of multi-family New York City residential projects including The Ludlow, a 243 unit 75/5/20 rental apartment house located at 188 Ludlow Street.

From 1988 to 2005 Mr. Field was a principal at a private real estate development and consulting company, Quinlan & Field, Inc. which he co-founded. Mr. Field was responsible for the development of three New York City high-rise residential projects and the acquisition and development of a portfolio of urban and suburban retail properties.

New York City Residential Properties:

- 420 West 42nd Street – A 41-story, 264 unit 80/20 rental apartment house developed in partnership with The Brodsky Organization. This project also included the redevelopment and construction of six Off-Broadway theaters;
- Two Columbus Avenue – A 41-story, 133 unit luxury condominium developed in partnership with Peter M. Lehrer and The Brodsky Organization; and
- The Siena (188 East 76th Street) – A 31-story, 72 unit luxury condominium developed in partnership with Rose Associates and The Brodsky Organization.

Retail Properties:

- 106 Central Park South, NYC – an 11,000 square foot retail condominium fronting on 58th Street, 59th Street and Avenue of the Americas;
- 124-128 Eighth Avenue, NYC – a 30,000 square foot blockfront retail condominium;
- 115 East 9th Street, NYC – a 35,000 square foot Third Avenue blockfront retail leasehold including a 125-car garage;
- 28 East 10th Street, NYC- a 5,000 square foot retail condominium with 106 feet of frontage on University Place;
- 245 East 93rd Street, NYC – a 25,000 square foot Second Avenue blockfront retail condominium; and
- 301 County Road, Tenafly, NJ – a 17,000 square foot automobile showroom leased to a BMW franchise.

Mr. Field retains ownership interests in these retail properties.

Mr. Field is a past trustee of the Park Avenue Armory, El Museo Del Barrio. Project Renewal and The Gay, Lesbian, Bisexual and Transgender Community Center in New York City. He graduated from Harvard University and earned an M.B.A. from the Harvard Graduate School of Business Administration.

Legal Counsel

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Goulston & Storrs PC

Goulston & Storrs is an Am Law 200 law firm with offices in Boston, New York, Washington, D.C. and Beijing. Composed of nearly 200 attorneys across multiple disciplines, the firm is a real estate powerhouse with leading-edge corporate, capital markets and finance, litigation and private client and trust practices. Our lawyers employ a proven team approach that values client outcomes over individual recognition. The firm's dedication to providing prompt, practical legal advice, cost-efficiently and tailored to our clients' business needs, has resulted in Goulston & Storrs being acknowledged for excellence by Chambers USA, BTI Consulting Group, Best Lawyers in America and other leading industry rankings.

Goulston & Storrs has one of the largest, most diverse and most highly acclaimed real estate practices in the United States. The firm counsels national and regional developers, entrepreneurs, investment funds, REITS, property owners and commercial tenants who regularly seek the advice, counsel and assistance of members of our Real Estate practice to further their business objectives locally, nationally and internationally.

For more information on Goulston & Storrs' Real Estate practice, please visit our [Real Estate practice profile](#).

Development/Land Use Group

Goulston & Storrs' Development and Land Use Group counsels non-profit, public and private developers, property owners, institutional investors, tenants, architects and contractors. Our clients develop a wide range of commercial real estate projects, including community centers, co-working spaces, mixed-use, office, retail, sustainable energy, hotel, multifamily residential and sports facilities throughout Greater Boston, Cape Cod and the Islands, and beyond. We are known as authorities in mixed-use projects throughout New England, and our work includes innumerable projects in Eastern Massachusetts, as well as permitting, zoning and entitlements in nearly every community in the Commonwealth. We are also counsel to numerous governmental bodies, including the Boston Redevelopment Authority (BRA) and the Massachusetts Bay Transportation Authority (MBTA).

When we see a site plan, we recognize potential issues and offer viable solutions. We partner with our clients to help them navigate all aspects of the development cycle, from site acquisition and assembly to zoning and permitting, environmental compliance, design and construction contracts, property management agreements, leasing and beyond. We are experienced in matters relating to wetlands, air and water quality, traffic and parking, zoning, contaminated property reuse, historical restrictions and environmental regulation. We know the market and know how to get deals done, often leveraging the firm's strong relationships with regulatory agencies to help our clients develop public-private partnerships. Our litigators are prepared for land use cases of every kind.

The firm has played an integral role in the development and growth of Boston's Seaport District ("Innovation District") through representation of many of the developers, investors and property owners that have helped create a hotbed of technological and artistic innovation and attracted a growing number of innovative companies to the area. Through our work in the Seaport District and elsewhere in the Commonwealth, we have a long history of partnering with clients and towns/cities to help unlock the potential of local populations through the creation of creative economy centers that include community and private workspaces, artist-devoted public spaces, entrepreneurial collaboration environments, start-up accelerators and other cultural facilities.

For more information on Goulston & Storrs' Development/Land Use practice, please visit our [Development/Land Use practice profile](#).

Representative Experience

- Representation of MS Boston Seaport, L.L.C. and Boston Global Investors, LLC, the developers of Seaport Square, in their \$7 million development of District Hall, the first freestanding, city-sponsored innovation center of its kind in the country. Located in the heart of Boston's Seaport District, the 12,000 square-foot facility provides open, publicly accessible work space where Boston's entrepreneurs and innovators come together to discuss new ideas and develop 21st-Century solutions. The mixed-use (office/retail) design of District Hall offers a forum for promising local start-ups, entrepreneurs and artists to meet and exchange ideas and host business and social events. The Hall includes a restaurant that is open to the public; a flexible assembly space with a capacity of 250; a gathering space with lounge seating and worktables; and several flex spaces called "pods," which are meant to support a variety of uses, including meetings, classes and exhibitions. Goulston & Storrs structured this public-private partnership, which involved development and lease agreements between and among the developer, the Boston Redevelopment Authority, the City of Boston, and Cambridge Innovation Center (the operator of the building).
- Representation of Lendlease Development Inc. and Winn Development (as a joint venture) in connection with the Clippership Wharf project, which is designed to transform an underutilized section of the East Boston waterfront into an active, publicly accessible extension of Maverick Square and the surrounding East Boston neighborhood. The 653,419-square-foot project (planned completion 2018) includes four buildings comprised of ground-level community, recreational, residential and restaurant uses. Plans for the project include a number of dedicated artist live-work units and a variety of public arts uses, such as an art gallery/classroom, arts education center and

artist-devoted public spaces. The firm's representation focuses on oversight of the zoning and permitting process for the project, including: consideration of environmental impacts, resiliency against sea level rise, strategies to reduce greenhouse gas emissions, public access to the waterfront and special permitting considerations for construction of docks and other water-related improvements.

- Representation of Jamestown in connection with its development of the Innovation and Design Building (IDB), a 1.4 million-square-foot, mixed-use complex in Boston's Seaport District. The eight-story structure was constructed in 1918 and originally served as a waterside storehouse for the South Boston Army Base. Today, the IDB's light-filled floors are home to an intersection of industry and entrepreneurship, including architects and engineers, skilled makers and craftspeople, research and development firms and technology start-ups. The complex is also home to the Boston Design Center, New England's premier resource for design professionals, with showrooms featuring over 1,200 luxury product lines of fabric, furniture, lighting, antiques, fine art, wall and floor coverings, kitchen and bath components and contract services. The firm also represents Jamestown as landlord in leasing creative loft environments and other flexible floor plans to tenants. In 2015, we helped our client donate 26,000 square feet of innovative office space in a groundbreaking no-cost, five-year lease to MassChallenge, Inc., the world's largest start-up accelerator program for early-stage entrepreneurs.
- Representation of New England Development (NED) in connection with its redevelopment of Pier 4 in the Seaport District. Located at one of Boston's most iconic waterfront addresses, this mixed-use project (which has since been acquired by Tishman Speyer) will include approximately one million square feet of office, residential, retail and public uses on Boston Harbor. The project is designed to promote pedestrian activity and enhance the revitalization of the South Boston Waterfront—as envisioned by the City of Boston's Public Realm Plan and Municipal Harbor Plan—through the assemblage of civic, cultural and private uses: in addition to office, residential and retail space, Pier 4 has been authorized to include 127,000 square feet of new civic uses such as parks, overlooks and cultural facilities.

For additional information on Goulston & Storrs' experience, please visit our [Development/Land Use practice profile](#).

Nancy B. Samiljan



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Overview

Sophisticated estate and tax planning for high net worth individuals, trust and estate administration and charitable giving are the focus of Nancy Samiljan's practice. Nancy structures charitable gifts of liquid and illiquid assets and advises private foundations. She has extensive experience in planning for owners of real estate interests and administering estates with closely held real estate and business interests. Other areas of expertise include negotiating and drafting prenuptial agreements and planning with life insurance. Nancy is a Director and Co-Chair in the firm's Private Client & Trust Group.

Practices/Industries

Private Client & Trust
Charitable Planning
Estate Planning &
Administration

Education

Bowdoin College, A.B.,
1979, *magna cum laude*
University of California,
Hastings College of the
Law, J.D., 1982, *cum*
laude

Admissions

California
Massachusetts

Representative Experience

- Negotiating gift agreements for donors to public charities.
- Structuring gifts to private foundations.
- Structuring gifts of residential real estate to a donor advised fund under the management of a public charity.
- Creation and funding of grantor retained annuity trusts and intentionally "defective" grantor trusts to accomplish succession of closely-held business and partnership interests.
- Preparation of complex estate tax returns involving business and real estate valuation issues and sophisticated tax elections.
- Creation and funding of family limited liability companies as vehicles to preserve real estate for future generations.
- Representation of families in gift and estate tax audits with federal taxing authorities.

Professional and Community Involvement

- Member, Boston Bar Association, Education Committee 2007 - 2011
- Co-Chair, Boston Bar Association- Trusts and Estates Section,

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Estate Planning Committee - 2005 - 2007

- Co-Chair, Boston Bar Association- Trusts and Estates Section, New Developments Committee - 2004-2005
- Member, New Developments Committee - 1998-2005
- Member, Boston Probate and Estate Planning Forum
 - Moderator 2004-2005
 - Program Chair 2003-2004
- Town Meeting Member, Wellesley, MA, 2001-2009

Awards and Recognition

- Best Lawyers in America, Trusts and Estates, 2006-2017
- Martindale Hubbell Peer-Review Rated AV Preeminent™
- Top Women Lawyers in the Northeast, Trust & Estates, Wills & Probate, Martindale Hubbell, 2011

Kerry L. Spindler



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Overview

Estate and tax planning and non-profit law are Kerry Spindler's focus. Prior to joining the firm, Kerry worked as a judicial intern for Associate Justice Herman J. Smith, Jr., Middlesex Superior Court. She also worked as a judicial intern to Federal Magistrate Judge Marian Payson. Kerry Spindler is an Associate in our Private Client & Trust group.

Prior to attending law school, Kerry worked for more than a decade in philanthropy and the non-profit cultural sector. She spent much of that time as an Arts & Culture Program Officer at The Heinz Endowments, where she operated within a three-person team to distribute more than \$64 million in grants. During that period she specialized in special project grant making to small- and mid-sized arts organizations, general operating support grant making to large arts organizations, grants for arts-based community and afterschool programs, and grants for support of individual artists. She also developed expertise in financial analysis, project planning, strategic planning, and evaluation.

Practices/Industries

Private Client & Trust
Probate & Fiduciary
Litigation

Education

Boston University School
of Law, J.D., 2008

Carnegie Mellon
University, M.A.M., *summa
cum laude*

Rochester Institute of
Technology, B.S., *summa
cum laude*

Admissions

Massachusetts

Representative Experience

- Representation of non-profit entities, including corporate formation and application for tax-exempt status.
- Negotiating and creating gift agreements between donors and non-profit entities.
- Creation of private foundations and other mechanisms for charitable giving.
- Creating estate plans for purposes of succession planning, tax planning, and avoidance of probate, including plans for non-traditional families, same-sex partners and same-sex spouses.
- Creation and administration of life insurance trusts and other irrevocable trusts for wealth transfer purposes.
- Estate and trust administration.

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- 
- Preparation of gift and estate tax returns.
 - Creation of family limited liability companies to facilitate business succession and estate planning goals.

Professional and Community Involvement

- Uniform Rules on Public Access to Court Records Working Group, Committee Member, 2016-Present
- Uniform Fiduciary Access to Digital Assets Working Group, Committee Member, 2014-Present
- Boston Bar Association, Trusts & Estates Section Steering Committee, 2011-2016
- Boston Bar Association, Estate Planning Committee, Co-Chair, 2014-2016
- Boston Bar Association, Public Service Committee, Co-Chair, 2012-2013
- Boston Bar Association, Trusts & Estates Section, New Developments Committee, 2010-2011
- Boston Bar Association, Trusts & Estates Section, Communications Committee Co-Chair, 2010-2011

Awards and Recognition

- Boston University Public Interest Law Journal
- 40 Under 40, Pittsburgh, Pennsylvania, 2001

Timothy W. Sullivan



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Overview

Real estate financings, complex land use matters, acquisitions, dispositions and commercial lending transactions are the core of Timothy Sullivan's practice. Tim has experience advising developers, owners and institutional investors on the acquisition, disposition and permitting of a wide range of properties throughout the country — office, industrial, multifamily, and mixed-use. Tim has extensive experience working with planning boards, zoning boards, conservation commissions, boards of selectmen and city and town officials, as well as various federal and state regulatory agencies. Tim also represents lenders and borrowers in a wide variety of real estate financing transactions, including acquisition, construction and permanent lending. In the commercial lending area, his experience includes work on secured and unsecured commercial lending transactions for national banks and finance companies. Tim is an Associate with the firm.

Practices/Industries

Real Estate
Development/Land Use
Banking & Finance
Real Estate Finance
Retail, Restaurant &
Consumer

Education

Colby College, B.A., 2002
Suffolk University, Sawyer
School of Management,
M.B.A., 2006
Suffolk University Law
School, J.D., 2006, *magna
cum laude*

Admissions

Massachusetts

Representative Experience

- Representation of real estate developer in connection with land use and financing matters associated with the development of a mixed-use project, including 245,000 square feet of retail, restaurant and office space and 100 residential units.
- Representation of real estate developer in connection with the acquisition, entitlement and financing of retail factory outlet centers in Florida, Arkansas and Iowa.
- Representation of major teaching hospital in entitlement and development matters for numerous projects in the Greater Boston Metropolitan Area.
- Representation of community hospital in connection with land use matters associated with the construction of a new hospital facility.
- Representation of real estate developer in connection with zoning and land use matters associated with the development of a 135,000 square foot retail development in western Massachusetts.

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- Representation of real estate developer in connection with acquisition and entitlement matters associated with the development of multi-family residential developments in the Greater Boston Metropolitan Area.
- Representation of real estate developers in connection with zoning and permitting matters associated with the development of mixed-use projects that include retail, residential, hotel and office components.
- Representation of national real estate investment firms and developers as borrowers in multi-million dollar financings and acquisitions.
- Representation of CrossHarbor Capital Partners in connection with the negotiation and formation of multiple joint venture arrangements relating to the acquisition of an 80% interest in 3 shopping centers in Pennsylvania totaling more than 635,000 square feet.
- Representation of public REIT in \$375 Million financing of an office building in California.
- Representation of a real estate investment firm in the \$500 Million financing of an office building in New York.
- Representation of financial institutions as lenders in multi-million dollar C&I credit facilities.

Professional and Community Involvement

- United Way Associates Advisory Council
- Massachusetts Legal Services for the Homeless
- American Bar Association
- Boston Bar Association

Architects

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Kelly Monnahan
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Manitou Architects
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Paul Kelly
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KM

Firm Profile

Kelly Monnahan Design's context-meets-modernity approach gives new meaning to building design. Whether vineyard estate, contemporary cape, boutique retail space or penthouse residence for a major art collector, each project is uniquely informed by site, environmental context and the concepts of our time.

Established in 1999, Kelly Monnahan Design was the result of a 3 year long personal search for the perfect vacation home. Unable to find a suitable house, he set about looking for land. Although designing a home from scratch seemed daunting, the process ultimately proved to be the most rewarding experience imaginable. Having worked at such Boston firms as Graham Gund, Shepley Bulfinch, and Sasaki, where his projects were always large, the intimate scale of a private residence was liberating. On subsequent commissions, both private and public, he has relished comprehensive involvement in every detail and aspect of design.

Kelly Monnahan is a nationally recognized designer who has dedicated more than 30 years to the field of architecture. Bringing an artist's perspective to the profession, Kelly pursues a relentlessly imaginative approach to design that unites clarity, precision and restraint with a spirit of abundance. With an engineer's attention to detail and an architect's obsession with visual perfection, Monnahan conjures spaces that are as beautiful as they are well scaled. With an undergraduate degree from the University of Oregon and a master's degree from the Southern California Institute of Architecture, Kelly commands an understanding of traditional architecture as well as the avant-garde favored at Sci-Arc.

Boston Home magazine named Kelly Monnahan "Best Modern Architect" for 2011. From 2003 to 2009, Metropolitan Home magazine published four of the firm's projects. Kelly Monnahan Design has also been featured in Boston Magazine, Cape & Islands Home magazine, Design New England, Garden Design magazine and Landscape Architecture magazine. Book publications include Contemporary Boston Architects, Design 100: The Last Word on Modern Interiors, and Glamour: Making it Modern. The firm earned a BSA award in 2003 and was recognized in association with Keith LeBlanc Landscape Architecture for a BSLA award and an ASLA award in 2010.

Kelly Monnahan Design is a full-service architectural design and interiors firm based in Boston, with current architectural registration in Massachusetts. Its diverse body of work includes projects in New England, New York, Florida, Louisiana, Washington, California, and internationally in Mexico and France.

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KM

Back Bay Art Collector – 2 Gallery

Kelly Monnahan Design



Floating walls help to organize collections of art like the salon-style hanging of photographs seen beyond. A huge Murakami painting hangs between entrances to the two guest suites. The doors are full height panels trimmed in steel that slide out of the way to expand the gallery space. Over the bed are photographs from Richard Prince's, "man's hand with cigarette" and "man's hand with wristwatch" series.

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KM

A Loft in Light – 3 Office



The office, an intimate space between the entrance hall and the dining room, can be closed off and used as a guest bedroom. Opposite the desk is a fold out vintage sofa by Knoll. Special lighting throughout the loft is seen here, slipping behind the lacquered wall panel and running up the side of the bookcase to provide illumination to the shelves.

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KM

Cape Light – 1 Main House



Kelly Monnahan Design

This house is a modern take on traditional Cape Cod architecture, with a pitched roof, cedar shingles and double-hung windows. It's sitting in a pine grove, just below the prow of the hill, takes full advantage of dramatic views over adjacent conservation land out to the Atlantic and Cape Cod Bay. Although the Cape is commonly thought of as a summer destination, it is just as beautiful when the pines are covered in snow.

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PAUL A. KELLY

Paul Kelly has studied and worked in the Arts, Architecture, Urban Design and City Planning since completing a three year tour with the US Army in 1962. He received a BFA from Syracuse University in 1966 and a Bachelor of Architecture Degree from Rhode Island School of Design in 1972.

His interest in Urban Design and City Planning led him to work on New Town Development in Northampton, England from 1973-75 and for work with the Boston Redevelopment Authority from 1975-85, serving as Project Director from 1980-85, during the redevelopment of the 200 acre Charlestown Navy Yard in Boston.

Since 1985 he has served as Principal with Manitou Architects, located in Boston and Provincetown.

Paul now lives and paints full time in Provincetown and is represented by Alden Gallery. In addition to his interest in painting, he serves on the Advisory Board and Building Committee at the Fine Arts Work Center and the Building Committee for the Town of Provincetown.



19 Pearl Street, Provincetown



Block Island Medical Center

Landscape Architect

LeBlanc Jones Landscape Architects, Inc.
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Boston, MA 02118-2500

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info@leblancjones.com



Biography of Keith LeBlanc, FASLA

Keith LeBlanc is the founder and principal of the Boston-based LeBlanc Jones Landscape Architecture. Keith is a nationally-recognized Landscape Architect who has dedicated more than 35 years to the design of Landscape Architecture. A 1979 graduate of the Louisiana State University College of Environmental Design, Mr. LeBlanc is a Fellow of the American Society of Landscape Architects, and a Registered Landscape Architect in 9 states where the firm has worked, including Massachusetts.

Under his direction, Keith LeBlanc Landscape Architecture has become known for the design of bold, simple gardens that seamlessly integrate themselves into the fabric of the existing landscape. Mr. LeBlanc's gardens harness the rich variety of vernacular materials; low stone walls, terraces, and native plantings and organize them to create spaces which are at once familiar and wholly contemporary.

Mr. LeBlanc has served as a studio critic to design classes at the Boston Architectural College, Harvard Graduate School of Design and Louisiana State University. He has lectured on his work at those institutions and at the American Society of Landscape Architects, The Garden Club Federation and the Louisiana Chapter of the ASLA. Keith has also served on the Boston Landmarks Commission and provided pro-bono design services for the Town of Truro, Truro Historical Society, the Truro Center for the Arts, and The Lynch van Otterloo YMCA in Marblehead, MA.

Keith was named by New England Home magazine to its "Hall of Fame" for landscape design in 2011. LeBlanc Jones Landscape Architecture has gained local and national recognition with multiple awards from both the Boston Society of Landscape Architects and the American Society of Landscape Architects. Projects from the office have been honored with both peer and popular appreciation through its history, including recognition from The Southern California Chapter of the ASLA, the Institute for Classical Architecture and Art, The James Rose Center, and most recently was awarded "Best of Boston 2017" by Boston magazine.



ANACAPA ADAPTIVE REUSE



A parcel of land that contained two existing structures, a former fish market and warehouse, were redeveloped to house retail space in downtown Santa Barbara's "Funk Zone"—an enclave of local artists, surfboard shapers, and wineries. We designed outdoor courtyards, sidewalks, and parking areas, using reclaimed materials and drought-tolerant plants, in order to connect the two structures and provide a seamless transition to the surrounding, eclectic neighborhood.

LOCATION

Santa Barbara, CA

DATES

Completed 2011

SIZE

18,160 SF

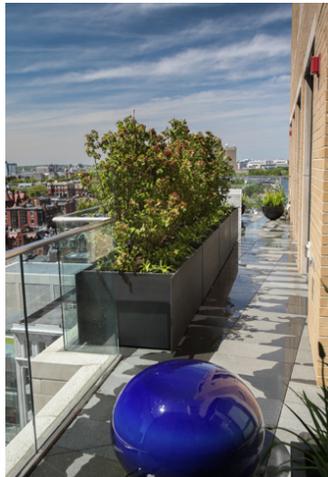
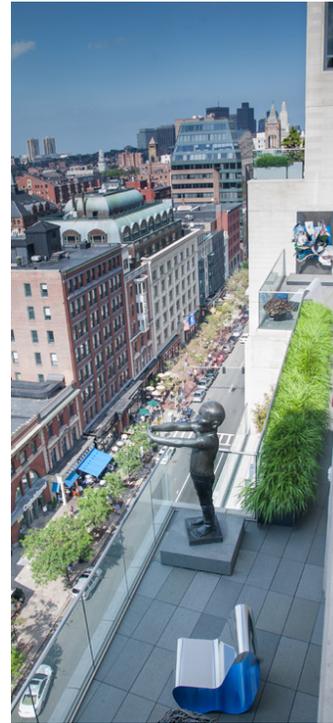
CLIENT

Central Coast Real Estate, LLC

COLLABORATORS

AB Design Studio

ART TERRACE



Two terraces were designed as an extension of a private art gallery and apartment as an extension of the interior galleries. The paving was reconsidered as the extended grid from the interior was seamlessly brought outside, matching the interior layout. The space was left spare as the owners wanted to reconsider various pieces in alternate locations. A couple of exceptions was a wall mounted Frank Stella that required a secure wall mount, and a bronze figure by Yue Min Jun, that was engineered with a base and structural tie downs to not move in the windy environment. Planters that are filled with seasonal plantings of grasses and textural plants provide a spatial clarity to the composition, and help screen key views from the interior of the apartment.

LOCATION
Boston, MA
DATES
Completed 2011
CLIENT
Sandra & Gerald Fineberg
COLLABORATORS
Kelly Monahan Design

Developer

Provincetown Commons, Inc.
115 Bradford Street
Provincetown, MA 02657

Karen Cappotto, President
617-699-4666 cell
commonsptown@gmail.com

Provincetown Commons, Inc. *Mission*

The mission of the organization is to support artists, creative professionals, small enterprise, scientific and technology projects, and community initiatives through collaborative workspace, shared resources, educational programs, and economic development initiatives. Through the development and management of accessible space and resources, Provincetown Commons, Inc. serves as a nexus for collaboration, vibrant relationships, and new economic opportunity for creative people in Provincetown, Massachusetts.

Karen Cappotto *President*

Karen Cappotto studied at the School of the Museum of Fine Arts in Boston, the Fine Arts Work Center in Provincetown, MA, Boston College, and Manchester College at Oxford University.

Cappotto is inspired by evidence of the handmade in a world where technology prevails and is known for her distinct palette and way of combining materials. Cappotto's work is in PAAM's Permanent collections and she has received multiple awards and prizes for her mixed media constructions from Europe and USA. Karen Cappotto is the Lillian Orlowsky William Freed Grant recipient for painting in 2011, and has been included in the Land and Sea Contemporary Artists, by Deborah Forman. Cappotto is a long time resident of Provincetown where she maintains her painting and design studios. In 2011 her company Peg+Dick was launched onto the national stage when Mitchell Gold + Bob Williams asked her to produce their decoupage accessories. Her work has been seen in *Elle Decor*, *The Washington Post*, *Provincetown Arts*, *This Old House*, and at Rockefeller Center. AMP Gallery currently represents her work.

Cappotto serves on Provincetown's Economic Development Committee and is a founding member of the nonprofit group Provincetown Commons.

Mark Hatch

Treasurer

Mark Hatch comes to this project with over twenty years of experience in high-tech management and software engineering along with an impressive start-up background. Recently CEO at Mblast, he led and built one of the formative companies in the intensive Social Media Marketing space. At cloud storage services Carbonite (which went public) and Intronis, he served as VP of Engineering and Operations. As CTO of ICC and at OneCore Financial, he contributed to the development of Internet banking, brokerage, and customer service applications for the Financial Services Industry.

Prior to that, Mark designed and built software applications for multi-lingual Machine Translation systems (where he holds a patent on design), large-scale on-line database searching, and Internet-based interactive gaming software. In addition to being a certified Scrum Master, Mark earned an MBA from Northeastern University and also attended the University of Massachusetts at Amherst and the University of Massachusetts at Lowell. He has taught Computer Science and Mathematics in the Massachusetts State College System for the past 20 years.

Rik Ahlberg

Clerk

Rik Ahlberg is a community organizer and media producer with a background in technology project management. His current focus is on improving the viability of Provincetown's year-round community through efforts including Provincetown 365 and the town's Bicycle Committee.

During his 20 years living and working in Boston, he was a member of the board of the Hyde/Jackson Square Main Street Program and chair of its design committee. He was also a founding member of the Hyde Square Traffic Calming Coalition and president of the preservation group Historic Hyde Square, Inc.

Mr. Ahlberg co-founded the technology consulting firm Empiric Partners, LLC, and his earlier career spanned two decades at companies including McKinsey & Co., The Parthenon Group, CSC Index, and Parthenon Capital. He studied mass communications at Syracuse University's Newhouse School, where he was recognized for outstanding program design. He lives in Provincetown year-round.

Michael Field
Board Member

Michael Field is the founding principal of Field Real Estate Holdings, LLC. Field Real Estate Holdings provides advisory and asset management services for families with privately held real estate portfolios. Mr. Field is also a real estate investor and developer. Current development projects include City Tower, a 440-unit market rate rental apartment house in downtown Brooklyn, which Mr. Field is developing in partnership with The Brodsky Organization.

Prior to founding Field Real Estate Holdings, Mr. Field was Executive Vice President of Real Estate Development for Edison Properties, LLC and was responsible for the development of multi-family New York City residential projects including The Ludlow, a 243 unit 75/5/20 rental apartment house located at 188 Ludlow Street.

From 1988 to 2005, Mr. Field was a principal at a private real estate development and consulting company, Quinlan & Field, Inc. which he co-founded. Mr. Field was responsible for the development of three New York City high-rise residential projects and the acquisition and development of a portfolio of urban and suburban retail properties.

Mr. Field is a past trustee of the Park Avenue Armory, El Museo Del Barrio. Project Renewal and The Gay, Lesbian, Bisexual and Transgender Community Center in New York City. He graduated from Harvard University and earned an M.B.A. from the Harvard Graduate School of Business Administration.

Pete Hocking
Board Member

Pete Hocking is teacher, organizational development consultant, visual artist and writer based in Providence, RI & Provincetown, MA. He teaches at Goddard College in the Master of Fine Arts in Interdisciplinary Arts program and in the Division of Liberal Arts at Rhode Island School of Design. Previously he was director of Rhode Island School of Design's Office of Public Engagement (2007-2011), and Associate Dean of the College and Director of Brown University's Howard R. Swearer Center for Public Service (1988-2005). At the Swearer Center, he developed university-community partnerships, leadership education, undergraduate research opportunities, social entrepreneurship programs, and integrated community-learning with academic study.

He was the founding board chair of New Urban Arts, a multidisciplinary youth arts center in Providence, and of Community MusicWorks, a youth music program in

Providence. He's also served on numerous other boards, including AIDS Project Rhode Island (chair), Rhode Island Council for the Humanities, The Providence Athenaeum, Southside Community Land Trust (chair), and Project Eye-to-Eye (founding board member). He was a founding co-chair of the Rhode Island Service Alliance, helping to establish the AmeriCorps program in Rhode Island. He was the founding co-chair of Equity Action, a field of interest fund at the Rhode Island Foundation that supports supporting LGBTQ initiatives in the state. He has an MFA in Interdisciplinary Arts and an MFA in Creative Writing. He's represented by Four Eleven Gallery in Provincetown, MA.

Terrence Meck
Board Member

Terrence Meck is Co-Founder and President of The Palette Fund, a private foundation dedicated to advancing social change in communities that are under-resourced and facing significant challenges. The Palette Fund honors the legacy of his late partner Rand Skolnick who lost his battle to pancreatic cancer in 2008. Since its inception, the foundation has granted more than five million dollars to over 125 organizations throughout the United States and abroad.

Terrence also serves as President of Intrinsic Capital, a small investment firm dedicated to providing seed-stage funding to socially progressive startups. With extensive non-profit board experience, he is the current President of Threshold Foundation, a community of individuals who mobilize money, people and power to create a more just, joyful and sustainable world. He also sits on the boards of the Movement Advancement Project, Pancreatic Cancer Action Network and God's Love We Deliver.

In 2012, Terrence was recognized as one of Out Magazine's 100 most compelling people. He received his B.A. in political science from Princeton University and splits his time between Rowayton, Connecticut and Provincetown, Massachusetts.

Debbie Nadolney
Board Member

Debbie Nadolney was born in New York City in 1957. Between 1975 and 1982, she attended the School of the Museum of Fine Arts, the Art Institute of Boston, and received a BFA from Massachusetts College of Art and Design with honors in painting. During the 21 years spent living and working in the Boston area she participated in numerous exhibitions, played in bands such as Lunch, Acts of Distraction and High Risk Group, and co-founded the Causeway Visual and Performing Artists (CVPA), which was primarily dedicated to issues surrounding artist displacement.

From 1994 through 1995 she acted as manager and curator of the JP Art Market Gallery exhibiting works by both emerging and established artists, cultivating a performance space, and instructing figure drawing classes.

In 1996, she moved back to her hometown of New York City where she began working on a comprehensive portrait series – 45 of those portraits were shown at JP Art Market Gallery in 2011.

In January of 2012 Nadolney moved to Provincetown to open a ‘live’ contemporary exhibition space called AMP Gallery, which prepares to launch a 6th season in 2017. AMP is dedicated to featuring multi-disciplined work by visual, conceptual, performance artists, filmmakers and writers. Exhibitions & Happenings are primarily cutting-edge, and often process-based.

Over the last few years at PAAM, Debbie taught a studio drawing workshop, participated in portfolio review processes, and received an honorable mention at a juried small works exhibition. This coming April, Debbie will take part in a panel discussion there to discuss views that will include best practices for artists working with galleries, creating press contacts and developing a social media platform. She has also recently participated as a judge for the National Scholastic Art Awards at the School of the Museum of Fine Arts in Boston.

1.5 Community Partners

Provincetown Community Compact

PO Box 819

Provincetown, MA 02657

TheCompact.org

Jay Critchley, Executive Director

774-840-0458

TheCompact@comcast.net

Provincetown Community Television

330 Commercial Street

Provincetown, MA 02657

provincetowntv.org

Amy Davies, Executive Director

508-487-0648

amy@provincetowntv.org

Provincetown Theater

238 Bradford Street

Provincetown, MA 02657

provincetowntheater.org

Tristan DiVincenzo, Executive Artistic Director

508-487-7487

tristan@provincetowntheater.org

Jay Critchley

Jay is a Provincetown-based conceptual and multi-media artist, activist and writer whose work has traversed the globe, showing across the US and in Argentina, Japan, England, Spain, France, Holland, Germany and Columbia. He founded the controversial patriotic Old Glory Condom. He created “Ten Days That Shook the World” in 2012 before the demolition of the 1953 Herring Cove Beach Bathhouse.

Jay was honored in 2012 by the Massachusetts State Legislature as an artist and founder and director of the Provincetown Community Compact (The Compact), producer of the Swim for Life & Paddler Flotilla, which has raised \$4M for AIDS and women’s health since 1988. The Swim for Life’s Prayer Ribbons project, which has collected 2,800 personally inscribed colored ribbons, recently memorialized the 49 victims of the Orlando nightclub shootings. The Compact was invited by the City of Orlando to share this special strand of ribbons with the families of the victims, and to display them in front of city hall. They Prayer Ribbons were also featured at an event on Capitol Hill for World AIDS Day 2016.

The Compact’s Think-ubator program has spawned four local nonprofit cultural organizations and dozen’s of artists and community projects. The Compact has also collaborated with the Cape Cod National Seashore for over twenty years, managing two dune shack residencies.

Jay’s movie, *Toilet Treatments*, won an HBO Award at Provincetown Film Festival in 2002, and his survey show at the Provincetown Art Association & Museum, *Jay Critchley, Incorporated*. recently traveled to Florida Atlantic University in Boca Raton.

He has taught at the Museum School at Museum of Fine Arts, Boston, and has had artist residencies at: Harvard University; AS220, Rhode Island; Harvestworks, NYC; Williams College, MA; Real Art Ways, Hartford; Milepost 5, Portland, OR; Fundacion Valparaiso, Mojacar, Andalucia, Spain; and CAMAC, Marnay-sur-Seine, France.

www.thecompact.org
www.jaycritchley.com

Provincetown Community Compact, Inc.

The Provincetown Community Compact, Inc. (The Compact) was established in 1993 by Jay Critchley as a year-round community-building and philanthropic organization to support living artists and the vitality of the arts community.

The mission of The Compact is to advance the health and cultural well being of the year-round Provincetown community and the Lower Cape – its people, the natural environment and the economy. The Compact also acts as a grass-roots incubator (Think-ubator) for social, environmental and artistic projects.

The Compact has envisioned Provincetown as a Cultural Sanctuary.

The Compact's key projects include:

- The annual Provincetown Swim for Life & Paddler Flotilla, now in its 30th year, which has raised over \$4M for AIDS, women's health & the community since 1988.
- Dune Shack residencies in Cape Cod National Seashore. For over twenty years, The Compact has managed residencies for artists, writers and the general public, including stays for clients of Helping Our Women and the AIDS Support Group of Cape Cod. Through a lease agreement with the National Park, The Compact has shepherded and maintained the historic integrity of the Fowler of C-Scape Dune Shacks, which are part of the federally designated Peaked Hill Bars Historic District.

Each shack is available for thirty weeks per year – April through November – with most stays by the week. For nine weeks in the summer, however, we offer three, three-week residencies for visual artists at C-Scape with one resident receiving a \$500 fellowship. Also, two writer's weeks are fully funded, and two are partly subsidized for writing fellows of the Fine Arts Work Center.

The Think-ubator

This program has evolved over the years to nurture and support grass-roots community projects and endeavors. It provides fiscal sponsorship for tax-deductible donations, administrative support and strategic planning for one-time projects or developing organizations.

The Compact has "Think-ubated" dozens of projects, with many evolving into their own non-profits and becoming vital contributors to our community. They include:

Provincetown International Film Festival, Provincetown Bark Park, Tennessee Williams Theater Festival and the Cape Cod Modern House Trust.

Recent projects supported by The Compact's Think-ubator include: Provincetown Commons, Peregrine Theatre Ensemble, Cape Cod Film Society, Safe Harbor AIDS documentary, Off Season, Haiti Project, Ten Days That Shook the World at Herring Cove Beach Bathhouse, Provincetown 365, feature film based on the Swim for Life Prayer Ribbons, Two Plays in Dublin and the Herstory Project.



Provincetown Community Television
330 Commercial Street
Provincetown, MA 02657
www.provincetowntv.org

December 22, 2016

Karen Cappotto
Creative Commons of Provincetown
c/o Provincetown Community Compact
PO Box 819
Provincetown, MA 02657

Dear Ms. Cappotto,

Provincetown Community Television (PTV) is interested in exploring the possibility of collaborating with Creative Commons of Provincetown.

PTV has been the Community Media Center in Provincetown for many years. PTV was first a satellite facility of the Orleans studio managed by the cable provider. In 2010, PTV was incorporated as a 501(c)(3) and contracted with the town to be the designated provider of government and public access in Provincetown.

Our mission is to provide coverage of government meetings, offer video training to the residents, business owners and non-profit organizations in town, and manage two cable television channels.

The past three years have been a time of growth and expansion for our organization. Looking ahead we foresee many changes in the cable industry and are interested in finding collaborations to help us continue to grow and serve the community.

We look forward to hearing more as this project progresses.

Sincerely,

Amy Davies
Executive Director,
Provincetown Community Television



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

As both a school and community center, 46 Bradford Street has been a Provincetown asset for over a century. The Creative Commons will continue that tradition by creating a year-round working space for creative individuals and start-up businesses, and by maintaining 46 Bradford as a space for education and community gatherings. Their plan to create an intergenerational space, including established Provincetown artists and welcoming of the next generation, is vital to the town's effort to both preserve and grow the arts as a vital part of our economy and as a facet of our tourism. And their plans to build a technological hub for media arts will enable new types of creative innovation to take root here. Finally, their commitment to educational programs and providing civic space for public programs anchors 46 Bradford to its historic uses.

Provincetown's economic history is one of adaptability. Whether moving from salt production to whaling, or from fishing to tourism and the arts, the town's ability to shift has been central to its fortunes. Building a new year-round economy today requires similar agility and a willingness to invest in the institutions that can support knowledge-based, digital, telecommuting, and expansive opportunities. I believe the Creative Commons of Provincetown is an important step toward building a sustainable year-round economy in Provincetown.

Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Tristan DiVincenzo

Tristan DiVincenzo,

Executive Artistic Director

tristan@provincetowntheater.org

1.6 Comparable Projects

Members of the Provincetown Commons team have broad and deep experience in developing real estate and managing programs to support the arts.

Below are several examples of projects that showcase this experience.

1.6.1 Project 1 – Field Real Estate Holdings, LLC – New York

Michael Field is the founding principal of Field Real Estate Holdings, LLC. Field Real Estate Holdings provides advisory and asset management services for families with privately held real estate portfolios. Mr. Field is also a real estate investor and developer. Current development projects include City Tower, a 440-unit market rate rental apartment house in downtown Brooklyn, which Mr. Field is developing in partnership with The Brodsky Organization.

Prior to founding Field Real Estate Holdings, Mr. Field was Executive Vice President of Real Estate Development for Edison Properties, LLC and was responsible for the development of multi-family New York City residential projects including The Ludlow, a 243 unit 75/5/20 rental apartment house located at 188 Ludlow Street.

From 1988 to 2005 Mr. Field was a principal at a private real estate development and consulting company, Quinlan & Field, Inc. which he co-founded. Mr. Field was responsible for the development of three New York City high-rise residential projects and the acquisition and development of a portfolio of urban and suburban retail properties.

New York City Residential Properties:

- **420 West 42nd Street** – A 41-story, 264 unit 80/20 rental apartment house developed in partnership with The Brodsky Organization. This project also included the redevelopment and construction of six Off-Broadway theaters;
- **Two Columbus Avenue** – A 41-story, 133 unit luxury condominium developed in partnership with Peter M. Lehrer and The Brodsky Organization; and
- **The Siena (188 East 76th Street)** – A 31-story, 72 unit luxury condominium developed in partnership with Rose Associates and The Brodsky Organization.

Retail Properties:

- 106 Central Park South, NYC – an 11,000 square foot retail condominium fronting on 58th Street, 59th Street and Avenue of the Americas;
- 124-128 Eighth Avenue, NYC – a 30,000 square foot blockfront retail condominium;
- 115 East 9th Street, NYC – a 35,000 square foot Third Avenue blockfront retail leasehold including a 125-car garage;
- 28 East 10th Street, NYC – a 5,000 square foot retail condominium with 106 feet of frontage on University Place;
- 245 East 93rd Street, NYC – a 25,000 square foot Second Avenue blockfront retail condominium; and
- 301 County Road, Tenafly, NJ – a 17,000 square foot automobile showroom leased to a BMW franchise.

Mr. Field retains ownership interests in these retail properties.

Mr. Field is a past trustee of the Park Avenue Armory, El Museo Del Barrio, Project Renewal and The Gay, Lesbian, Bisexual and Transgender Community Center in New York City. He graduated from Harvard University and earned an M.B.A. from the Harvard Graduate School of Business Administration.



Two Columbus Avenue



240 West 42nd Street



The Siena

1.6.2 Project 2 – New Urban Arts, Providence, RI

Peter Hocking is a co-founder of New Urban Arts (<http://newurbanarts.org/>), a youth arts center in Providence, Rhode Island. In 1996, New Urban Arts' first executive director, Tyler Denmead, was a student working with the Swearer Center for Public Service at Brown University, which Peter Hocking directed. The Swearer Center was the inaugural funder of New Urban Arts, first through a modest research grant and then via a Royce Fellowship, which funded its pilot year as a project of the Swearer Center. New Urban Arts incorporated as a non-profit organization in 1997. Hocking served as the founding board chair from 1997 to 2002.



From New Urban Arts' website:

Founded in 1997, New Urban Arts is a nationally-recognized community arts studio for high school students and emerging artists in Providence, Rhode Island. Our mission is to build a vital community that empowers young people as artists and leaders to develop a creative practice they can sustain throughout their lives.

Our free, year-round out-of-school programs promote sustained mentoring relationships between urban high school students and trained artist mentors—who, together, engage in youth leadership, risk taking, collaboration, and self-directed learning. We are grounded in the belief that in order to fulfill the promise of our democracy, all young people, no matter their place in society, should have the opportunity to become more creative and independent thinkers.

As the founding board chair, Hocking worked with Denmead to establish a working board of directors, a sustainable governing structure, a funding strategy, and an agile organizational plan. During his tenure as chair, the organization grew from a modest storefront to three-times its original footprint. After Hocking stepped down as chair, he remained active with the organization as a donor, and returned in 2006 to help with the transition from Denmead's leadership to that of the second executive director. Specifically he worked with the program staff to establish the Artist Mentor Fellow program, an initiative that brought more established educators into the organization to (1) support emerging artist-teachers and (2) to maintain and advance New Urban Arts' progressive approach to arts education. Hocking served as an Artist Mentor Fellow from 2007 to 2010. When New Urban

Arts purchased its current space in 2011, Hocking served on the capital campaign committee, and was a leadership donor. He also provided financial support for the 2015 capital campaign to double the usable space of New Urban Arts' current building.

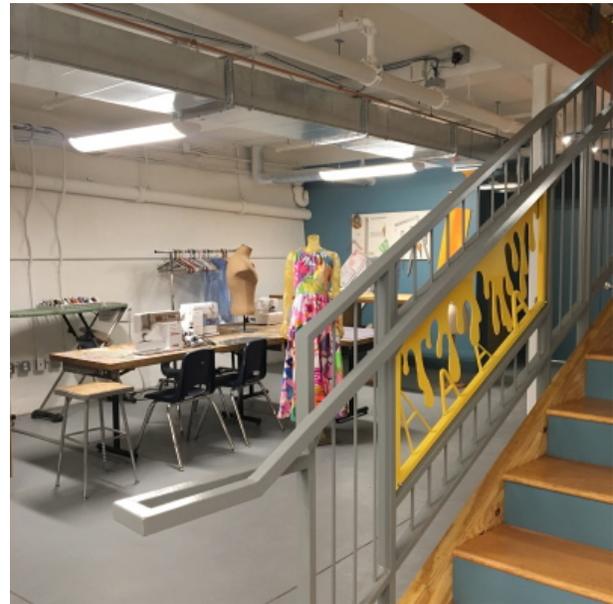
Additional Data:

- Facility size: In 1997, New Urban Arts incorporated as a 1500 square foot storefront facility. In 2016, New Urban Arts is a 7,200 square foot facility. A \$1M capital campaign in 2011 supported the major expansion.
- Budget: New Urban Arts incorporated with an annual budget of \$30,000. In FY2017, its budget is \$572,588.

New Urban Arts grew out of the initiatives of The Howard R. Swearer Center for Public Service at Brown University, which Hocking directed from 1992 to 2005. In 1992, the Center's annual operating budget was \$350,000 and in 2005 it was \$1.15M. During Hocking's tenure, the Center's program endowments received gifts of \$1.3M and he secured and managed grants and contracts equaling of between \$200K and \$500K per year. He supervised a staff of 15 FT and 75 PT employees.



New Urban Arts Main Floor, stairway leading to lower level (from renovation dedication, October 2016)



New Urban Arts Apparel Design studio (from renovation dedication, October 2016)

1.6.3 Project 3 – Dune Shacks – Provincetown Community Compact, Inc.

The Dune Shacks

The Dune Shacks are located within the Cape Cod National Seashore and protected by The Peaked Hill Bars National Register district. At the same time, they remain fixed indelibly in the consciousness of the local community. Balancing these dual interests, our programs support and enhance federal public access and interpretive goals while strengthening the community bonds of people and place.

The Provincetown Community Compact, Inc., signed an agreement with the Seashore to maintain and steward the C-Scape dune shack in 1995 and the Fowler shack in 2005. In addition to community and public access, our Artists and Writers residencies provide emerging and established artists the opportunity for creative solitude in a pristine and fragile environment.

Stays in the shacks are open to all, while certain weeks are set aside for selected artists, writers and organizations. We offer a \$500 fellowship to one artist in residence and we partially subsidize weeks for three jury-selected visual artists. Also, two writer's weeks are funded.

Annually, we also provide fully funded weeks for clients of the AIDS Support Group of Cape Cod and Helping Our Women – funded by the annual Swim for Life & Paddler Flotilla – a benefit for AIDS, women's health & the community. We also offer subsidized weeks for writing fellows of the Fine Arts Work Center.



Photo by Sean McNulty



Photo by Lane Quinn

1.7 Legal or administrative actions

None pending.

1.8 Taxes

None pending.

1.9 References

1.9.1 Reference #1

Two Columbus Avenue & The Siena, New York

David Brown
Director of Real Estate

Archdiocese of New York
1011 First Avenue
New York, NY 10022
212-371-1000
david.brown@archny.org

1.9.2 Reference #2

New Urban Arts

Tyler Denmead
Assistant Professor at the School of Art and Design

University of Illinois at Urbana-Champaign
706 West Green Street
Champaign, IL 61820
217-552-1007
tyler.denmead@gmail.com

1.9.3 Reference #3

Dune Shacks

Jay Critchley
Executive Director

The Provincetown Community Compact, Inc.
PO Box 819
Provincetown, MA 02657
774-840-0458
TheCompact@comcast.net

1.10 Local workforce

Our general contractor, TP Construction, is a Cape Cod-based company and will use local subcontractors and workers whenever feasible to meet project deadlines and specifications.

2. Development Concept



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The arts community is well supported during the tourist season, but even so many artists are unable to make a year-round living that supports the costs of residing in Provincetown. Other creative professionals operate invisibly throughout the year, but experience isolation and frustration during the off-season. Both of these factors are a drag upon the local creative economy, and lead to many leaving town during the off-season to work elsewhere.

We believe that providing collaborative space and resources for these types of professionals will cultivate a sense of community and connection that will increase commitment to the town as a permanent residence and promote economic activity during the off-season. Furthermore, given the possibilities of e-commerce and telecommuting in today's economy and emerging workforce, this initiative is focused on supporting the development of permanent economic activity in the region that will not be subject to the variations of seasonal tourism.

The build-out and management of 46 Bradford Street will provide quantifiable economic outcomes by providing space and resources for existing and new sole proprietors and small business, including:

- Larger workspace for up to two anchor organizations
- Four to six small workspaces for start-ups and established small businesses
- Six studio spaces for working artists
- Open plan, shared office space for up to ten people at one time
- Flexible, drop-in studio space for up to ten people at one time; this space will also be available for educational purposes
- Meeting rooms for member and community use; this space will also be available for educational purposes
- Non-juried exhibition space for local artists and creative professionals
- Shared technology, such as high-speed Internet access, copiers, printers, digital media production facilities, and other equipment.

Programming will provide qualitative economic outcomes, including:

- Establishing a nexus for networking and collaboration among artists and creative professionals who are making, or would like to make, a year-round commitment to living in Provincetown. Once established, we believe this will serve to attract new year-round migration to Provincetown by telecommuters and professionals who work in non-geographic ways.
- Shared workspace will ease the isolation experienced by telecommuters and working artists often experience in the off-season. It will also ease overuse of existing resources, like the Provincetown Public Library.
- Programming will establish an intergenerational dialogue between working professionals, youth, and retired professionals, and will bring high-quality professional development education to the region.
- Our focus on 'creative professionals' builds a bridge between existing arts and science communities, enabling the possibility of new forms of collaboration and problem-solving around critical community needs, such as the preparing

for and communicating the effects of climate change, and establishing models of sustainable development.

- Co-location of artists and telecommuters establishes the possibility for creating new models of year-round e-commerce for arts and creative economy.

The economic impact of the arts in Provincetown and Cape Cod cannot be understated. According to MassCreative, this impact is nearly \$55.5 million annually. The impact goes beyond the arts as well, with a generation of \$2.30 in other local sales for every \$1 spent by an arts or cultural organization.

The Cape Cod Foundation's *Understanding Cape Cod* study found that while artist earn less than the regional average wage, "the average annual income in this sector was also above the average wage for the hospitality industry." This tells us that providing more supports to artists will help to raise incomes in Provincetown's primarily tourism-oriented economy.

Meanwhile, the Cape Cod Commission's 2009 study *Leveraging Cultural Assets for Economic Development* found that "2,277 residents of Cape Cod and the Islands are employed as artists (including visual artists, craftspeople, photographers, writers, authors, and actors). This represents a significantly higher rate of artists per capita than the national average."

In addition to the creation of a nexus for the town's art economy and the exterior historic restoration of the building, this project meets a number of goals set out in the Local Comprehensive Plan (LCP) and the Board of Selectmen FY2017 Town-Wide Policy Goals.

This project meets 7 out of 9 Economic Development goals stated in the LCP:

Economic Development

5.2 GOALS AND POLICIES

GOAL 1: To promote businesses that are compatible with Provincetown's environmental, cultural and economic strengths in order to ensure balanced economic development.

GOAL 2: To locate development so as to preserve Provincetown's environmental and cultural heritage, minimize adverse impacts and enhance the quality of life.

GOAL 3: To encourage the creation and diversification of year-round employment opportunities.

GOAL 4: To improve the economic well being of Provincetown's low and moderate-income residents.

GOAL 5: To better utilize existing resources, structures and commercially zoned space for economic development activities.

GOAL 6: To strengthen local partnerships between businesses and Town government that promote, encourage and support year-round

economic activities and which lead to improvements in the local infrastructure that contributes to Provincetown's industries.

GOAL 8: To build on Provincetown's arts heritage to pursue year-round economic opportunities, including educational programs and facilities.

Of particular note from the LCP is this statement:

“Affordable work space for artists is a crucial need for the continued survival of the arts ‘scene’ and for the artists themselves, many of whom find it increasingly difficult to stay in Provincetown.”

We believe that this project will substantially benefit a large number of artists and creative workers who otherwise would not be able to continue to live and work in Provincetown.

In addition, this project meets two of the Board of Selectmen’s FY2017 Town-Wide Policy Goals:

Economic development:

- Foster and support initiatives that encourage a year-round economy
- Pursue public/private and public/public development opportunities whenever possible.

This project highlights and seeks to mitigate the Town’s cultural (rather than regulatory) indifference to or lack of recognition of artist and creative professionals who live and work here. While a lot has been written about artists and creative professionals being harbingers of economic development, as if by magic, a closer analysis of thriving economy shows that institutional support is critical to the success of these kinds of creative professionals.

2.1 Plan & Space Program

2.1.1 Architectural character

We intend to repair and restore the building’s exterior to retain its historic character. The windows will be returned to their original appearance, the building will be repainted with historically appropriate colors, and the chain link fence will be removed.

2.1.2 Space Program

In our initial adaptation of the space, we intend to make minimal alterations to the existing floor plan and will use moveable partitions where needed to divide the space.

First floor: Community exhibition space; Shared art studios; Flexible classroom/civic space and drop-in shared art space; Lounge/kitchen; Storage rooms and lockers; Restrooms to remain.

Lower level: Open work spaces; Shared workrooms; Meeting room; Digital media studio; Shared equipment area with copier, printers, and supplies; Storage rooms. Utility rooms to remain.

Approximate square footage is outlined in section 2.3.1 below, and details of the preliminary floor plans are shown in section 3, Conceptual Design Drawings.

2.1.3 Community Park & Sculpture Garden

The front garden facing Bradford Street is envisioned as a community park and sculpture garden. In the near term we expect to removed the asphalt surface, replant the yard with grass and permeable surfaces, and repair the railroad-tie planters as necessary. We are actively seeking community partners to maintain the park's plantings. The park will be a quiet space for community use during daylight hours and function as the primary entrance to the building from the parking area and Bradford Street.

2.2 Environmental Impacts

2.2.1 Construction Noise & Traffic

Construction noise will be limited to 7 am to 9 pm in accordance with General By-Law 13-2-21. Construction vehicles will park only in the designated on-site parking area.

2.2.2 Traffic Projections

The central location of 46 Bradford Street adjacent to the Ptown Bikes shop is easily visited on foot or by bicycle. We do not anticipate significant change in motor vehicle traffic beyond the previous use as a community center.

We have no plans to change the parking layout. The existing 12 car parking spaces will remain with the building for use by staff and visitors. Bicycle parking for approximately 20 bicycles will be located at the rear of the parking lot adjacent to the accessible ramp and the path to the rear entrance.

2.2.3 Waste Disposal

We will contract with a local waste removal firm for regular pickup of trash. Trash will be stored in the building's rear storage room.

2.2.4 Water Conservation

We will institute water conservation measures, including using rain barrels to capture water to irrigate the garden and the future installation of high-efficiency plumbing fixtures.

2.2.5 Operating Hours

The building is expected to operate with normal staffed business hours of Monday to Friday, 8:30 am to 5:30 pm, with scheduled programming in the evening or on weekends. All evening events will conclude by 10 pm. Members with dedicated spaces will have access to the building outside of these hours using electronic card keys.

2.3 Number & Size of Units

2.3.1 Units

Below is the preliminary space configuration:

Space Type	Units	Location	Square footage	Total square footage
Shared art studio	6	First Floor	250	1,500
Dedicated work space	6	Lower Level	250	1,500
Classroom	1	First Floor	500	500
Meeting room	1	Lower Level	200	200
Digital media space	1	Lower Level	1,100	1,100
Exhibition space	1	First Floor	500	500
Lounge/kitchen	1	First Floor	200	200
Storage	1	Lower Level	400	400

Notes: Schematic configuration; Subject to revision.

2.3.2 Pricing & Affordability

Our membership model will provide a sliding scale and daily rate to ensure that the space is available to creative workers at any income and stage of career.

2.3.3 Amenities

Members will have access to high-speed Internet, copying, printing, short-term storage lockers, and other amenities as identified by our market research into community needs.

2.4 Target Market & Marketing Strategy

Our target market is artists and creative workers who do not currently have work space that meets their needs.

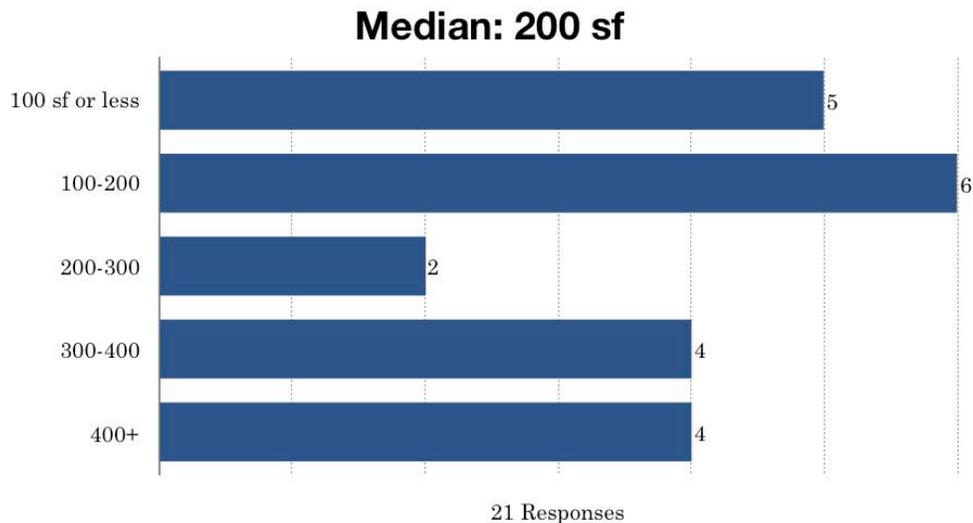
We reached out to that community with an initial online “Space Interest Survey” to collect data on their expressed needs including price point, square footage needed, type of space, and expected frequency of use.

The survey surfaced a number of findings:

- Median space need is 200 square feet
- Median monthly budget is \$225
- 70% would use the space every day or a few times a week
- Exhibition space, meeting room, and classroom space are high priorities
- High-speed Internet and access to copying and printing are significant needs.

Question 4

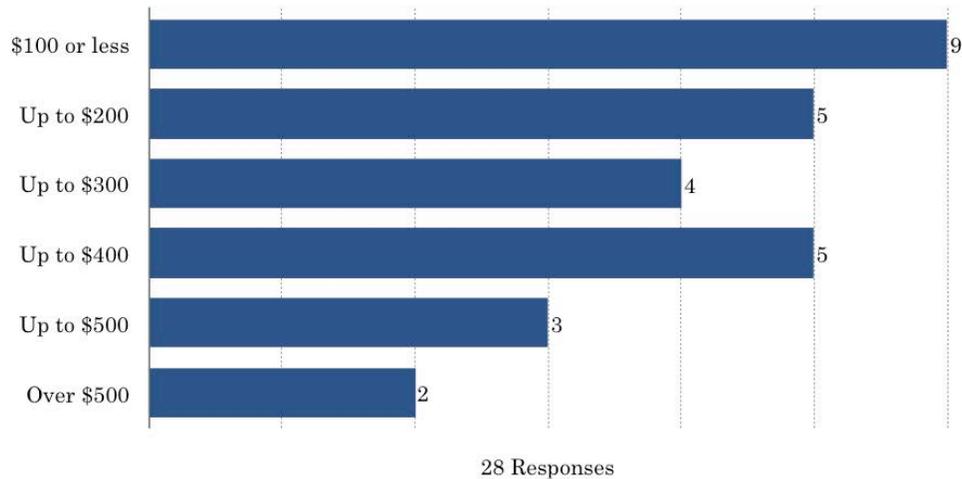
What is your ideal workspace size
(in approximate square feet)?



Question 5

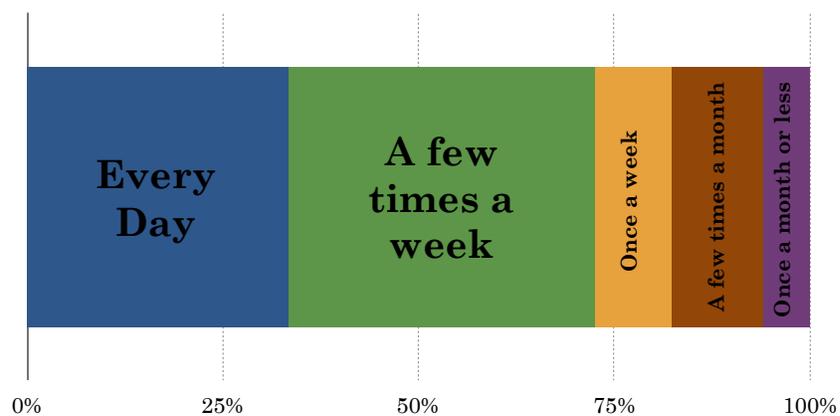
What is your ideal workspace budget per month?

Median: \$225



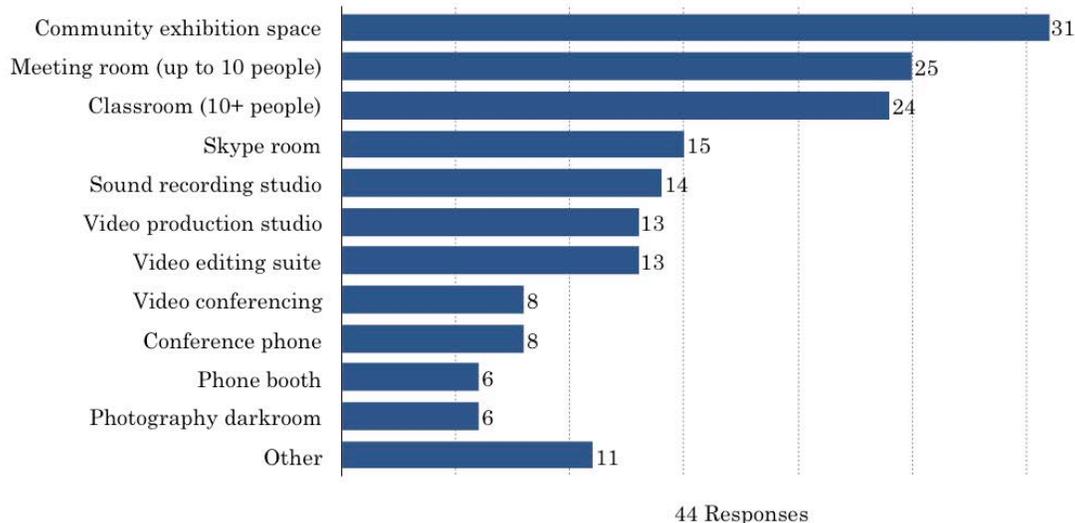
Question 6

How often would you use this workspace?



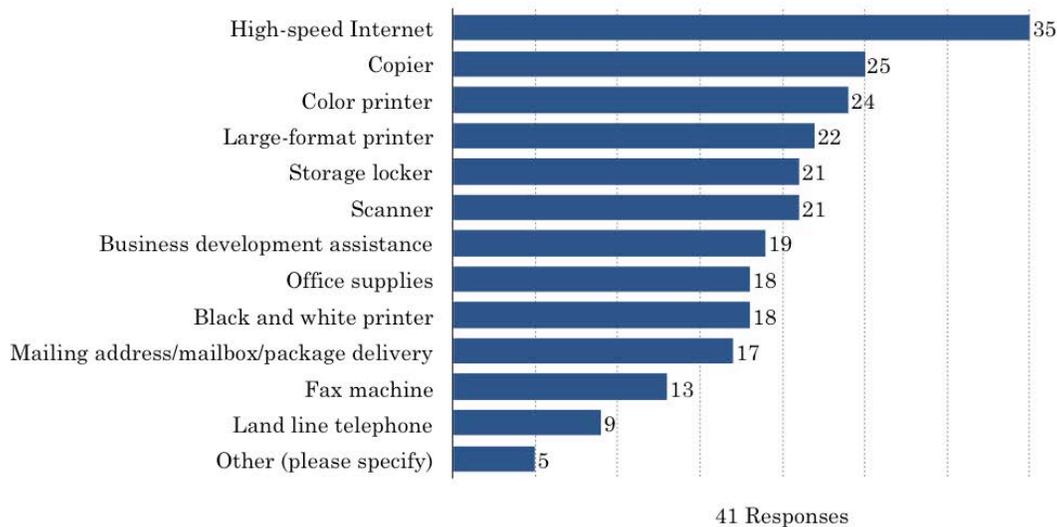
Question 7

What other kinds of facilities would you use regularly?



Question 8

Are there any shared equipment or services you would be interested in?



3. Conceptual Design Drawings

The following initial concepts were prepared by Paul Kelly of Manitou Architects. We will refine these plans and provide additional detail and materials specifications during the permit application process.



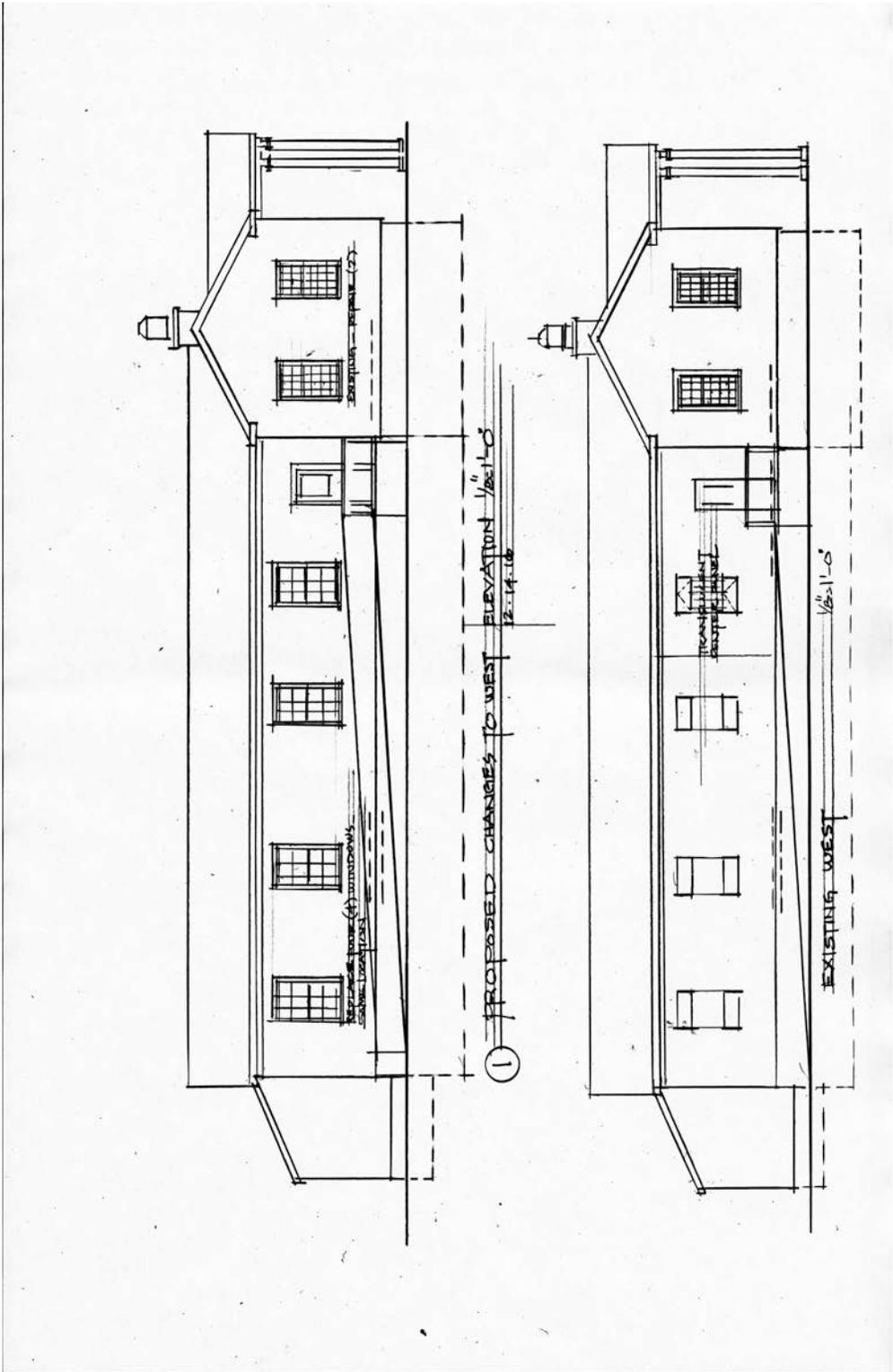
The New Governor Bradford School, built 1935, on the same spot, from below Conant Street, facing East. To right of school is St. Peter's Catholic Church on Prince St. - August 1940

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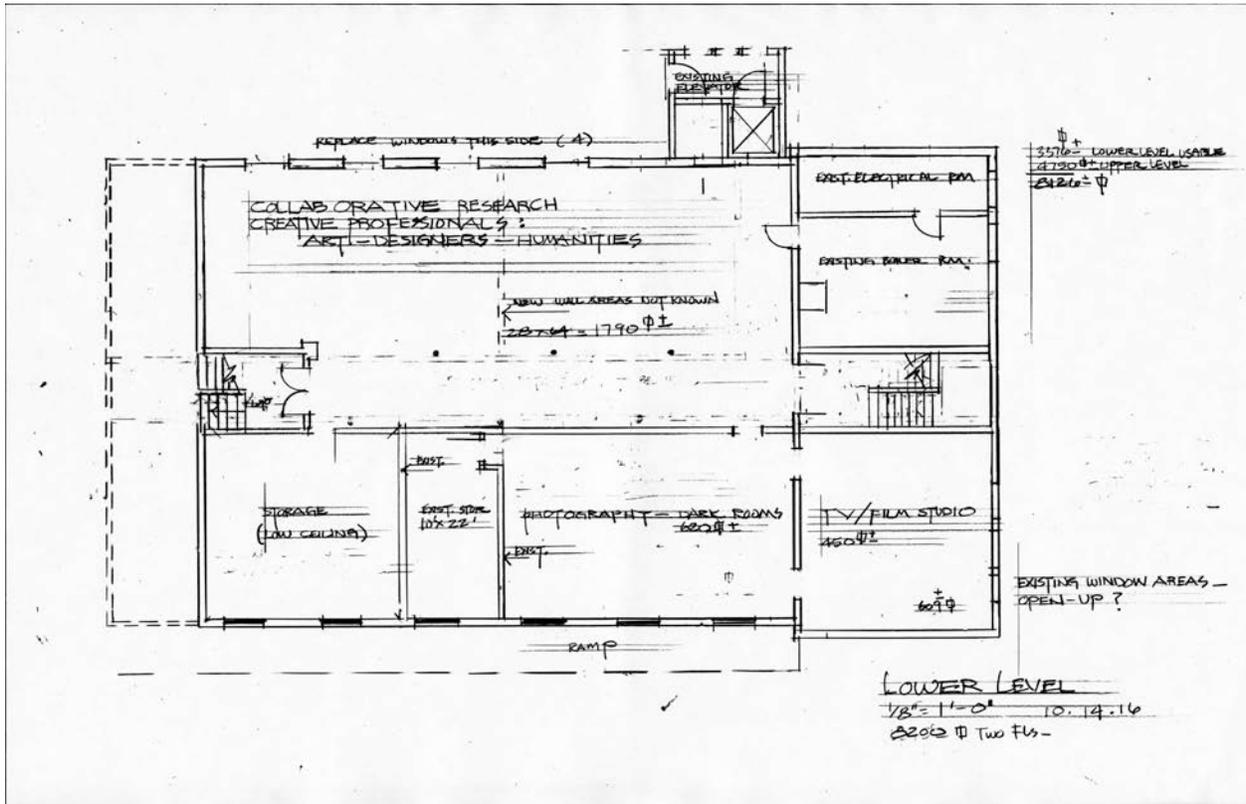
3.3 West Elevation (Proposed)



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3.5 Lower Level Plan (Proposed)



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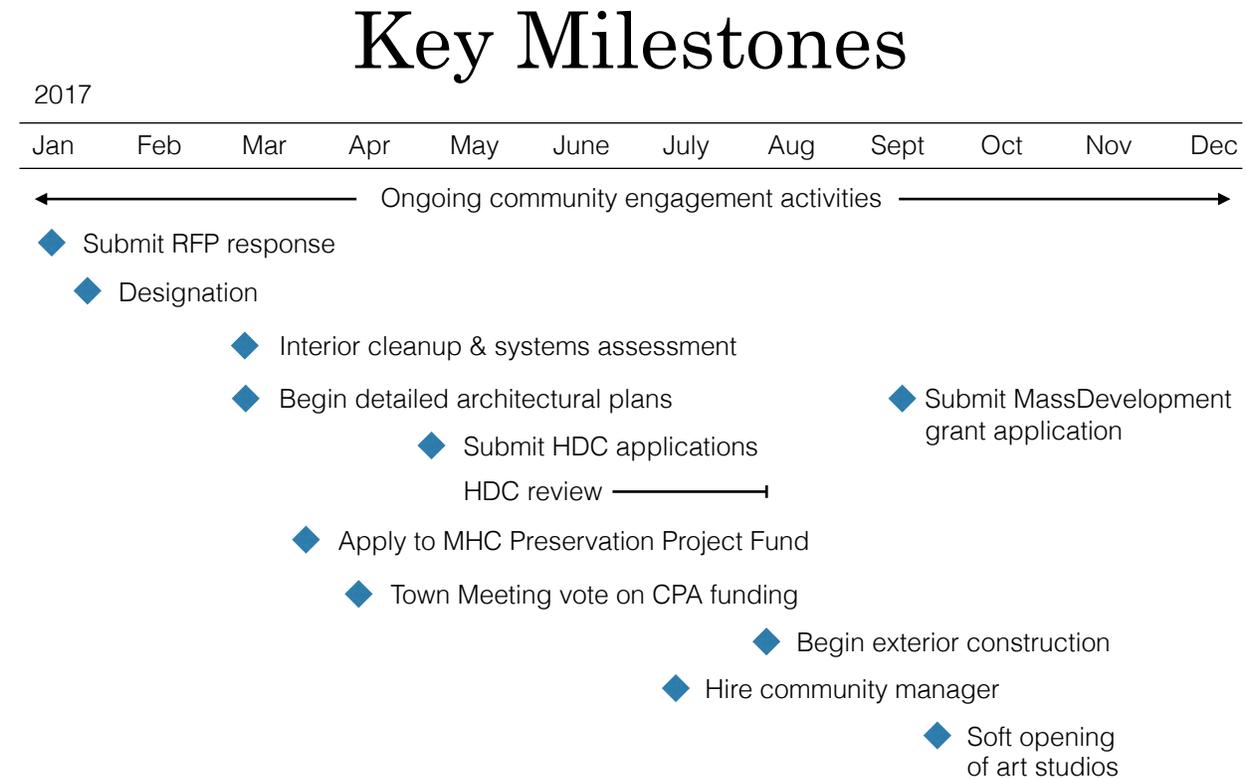
4. Implementation Plan & Timeline



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4.1 Development Schedule

Key Milestones



Financing Benchmarks

We have successfully raised an initial funding commitment from the Palette Fund for first year costs with continued support in future years.

We will continue our fundraising efforts through a crowdsourcing campaign, a major funder campaign, and grant applications to support additional capital improvements and programming.

Project Completion

Depending on regulatory approvals and permitting, we anticipate opening the art studio components of the space in Fall 2017.

4.2 Regulatory Approvals

All exterior improvements are expected to be either repairs or replacement in-kind. Full plans and specifications of materials will be submitted to the Historic District Commission for review. According to town maps, the project site is not within a wetland area nor a wetland 100-foot buffer so we do not expect to require Conservation Commission review for any landscape work. We do not anticipate any application to the Zoning Board of Appeals.

Schedule of approvals

The following table shows the expected dates of application for the required regulatory approvals for this project:

Regulatory Authority	Date of Application
Historic District Commission	May 2017
Conservation Commission	n/a
Zoning Board of Appeals	n/a
Planning Board	n/a
Building Department	May 2017

Zoning Analysis

The proposed use as artist studios and gallery space is allowed according to the use tables for the site's location in a Res 3 zoning district. There are no parking requirements associated with these uses and we do not anticipate any changes that would trigger Planning Board Site Plan Review.

4.3 Property Management & Tenant Selection Plan

Property Management

Not applicable as this is not a housing project.

Tenant Selection Plan

Not applicable as this is not a housing project.

5. Project Financing & Financial Analysis

**The following section is enclosed in separate sealed envelope labeled
“FINANCIAL.”**

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Appendix A: Public Support



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Letters of Support - Individuals

Below are 21 individual letters of support from:

- Bobby Miller
- Charles Welch
- David Isaacson
- Donna Pomponio
- Forrest Williams
- Jay Kubesch
- Jennifer Engel
- Joerg Dressler
- John d'Addario
- Joni Rapp
- Katie Kleinbaum
- Linda L. Brown
- Matthew Capaldo
- Michael Fernandes
- Naomi Rubin
- Nora Tringale
- Richard Campbell
- Rick Wrigley
- Susan E. Cayleff, and
- Vincent Currier.

Petition of Support

Below are the online signatures and comments from 209 supporters.

From: Bobby Miller troubleblonde@comcast.net
Subject: I support the Creative Commons proposal for 46 Bradford St
Date: January 3, 2017 at 1:16 PM
To: selectmen@provincetown-ma.gov



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

As both a school and community center, 46 Bradford Street has been a Provincetown asset for over a century. The Creative Commons will continue that tradition by creating a year-round working space for creative individuals and start-up businesses, and by maintaining 46 Bradford as a space for education and community gatherings.

Their plan to create an intergenerational space, including established Provincetown artists and welcoming of the next generation, is vital to the town's effort to both preserve and grow the arts as a vital part of our economy and as a facet of our tourism. And their plans to build a technological hub for media arts will enable new types of creative innovation to take root here. Finally, their commitment to educational programs and providing civic space for public programs anchors 46 Bradford to its historic uses.

Provincetown's economic history is one of adaptability. Whether moving from salt production to whaling, or from fishing to tourism and the arts, the town's ability to shift has been central to its fortunes. Building a new year-round economy today requires similar agility and a willingness to invest in the institutions that can support knowledge-based, digital, telecommuting, and expansive opportunities.

I believe the Creative Commons of Provincetown is an important step toward building a sustainable year-round economy in Provincetown.

Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Bobby Miller
Photographer
Provincetown

From: **Charlie Welch** cfwelch67@me.com
Subject: **The Creative Commons of Provincetown**
Date: **January 4, 2017 at 6:18 AM**
To: commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Charles Welch

From: David Isaacson dbisaac12@gmail.com
Subject: Supporting Creative Commons of Provincetown
Date: January 3, 2017 at 4:14 PM
To: selectmen@provincetown-ma.gov
Cc: commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

David Isaacson

From: Donna Pomponio donnampomponio@gmail.com
Subject: I support the Creative Commons proposal for 46 Bradford St
Date: January 4, 2017 at 8:16 AM
To: selectmen@provincetown-ma.gov



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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I believe the Creative Commons of Provincetown is an important step toward building a sustainable year-round economy in Provincetown.

Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Donna Pomponio
Sent from my iPhone

From: Forrest Williams forrwill@aol.com
Subject: Re: "Creative Commons" Proposal for 46 Bradford Street
Date: January 4, 2017 at 9:30 AM
To: selectmen@provincetown-ma.gov, commonsptown@gmail.com



Dear Provincetown Selectmen,

My name is Forrest Williams and I am a painter who has shown my work at AMP gallery in Provincetown. I'm writing in support of the Creative Commons of Provincetown and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, a center of economic development, and as a civic space for the town.

As both a school and community center, 46 Bradford Street has been a Provincetown asset for over a century. The Creative Commons will continue that tradition by creating a year-round working space for creative individuals and start-up businesses, and by maintaining 46 Bradford as a space for education and community gatherings. Their plan to create an intergenerational space, including established Provincetown artists and welcoming of the next generation, is vital to the town's effort to both preserve and grow the arts as a vital part of our economy and as a facet of our tourism. And their plans to build a technological hub for media arts will enable new types of creative innovation to take root here. Finally, their commitment to educational programs and providing civic space for public programs anchors 46 Bradford to its historic uses.

Provincetown's economic history is one of adaptability. Building a new year-round economy today requires a willingness to invest in the institutions that can support knowledge-based, digital, telecommuting, and expansive opportunities, as well as a continued strong commitment to the arts in Provincetown--a bedrock of the town for over a hundred years. I believe the Creative Commons of Provincetown is an important step toward building a sustainable year-round economy in Provincetown.

Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Forrest Williams
www.forrestwilliams.net

From: jaykubesch@mac.com
Subject: Support for Creatives Commons at 46 Bradford
Date: January 3, 2017 at 11:28 AM
To: selectmen@provincetown-ma.gov
Cc: ICE ICE fermin@comcast.net



Dear Provincetown Selectmen,

I support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

Provincetown should really affirm the importance of the artist community by supporting this proposal to encourage and develop our local artists.

Our town has reached a point where this project could really take off and be not only a resource for residents already living here, but also draw new year round residents to come here and live.

The development of this space would be in line with Provincetown's history of welcoming and encouraging artists. This center also is a great opportunity to provide internet connectivity and digital resources to Provincetown residents to connect their artistic endeavors with the world.

I believe the Creative Commons of Provincetown is an important step toward building a sustainable year-round economy in Provincetown. The new paradigm in work will see more and more people able to telecommute or work entirely from home. What better place to make home than Provincetown. This project will certainly be a big draw for creatives that have the ability to work from anywhere and desire collaborative space.

Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Jay Kubesch
Producer-DKR Films
508-728-6575

From: jenniferbengel@gmail.com
Subject: Creative Commons
Date: January 3, 2017 at 3:26 PM
To: selectmen@provincetown-ma.gov, commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,
Jennifer

Jennifer Engel
set decorator
Bridgewater
[617-834-5698](tel:617-834-5698) cell
857.453.3442 office

From: joerg dressler joerg@joergdressler.com
Subject: I support the Creative Commons proposal for 46 Bradford St
Date: January 4, 2017 at 3:14 PM
To: selectmen@provincetown-ma.gov
Cc: Joerg Dressler joerg@joergdressler.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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I believe the Creative Commons of Provincetown is an important step toward building a sustainable year-round economy in Provincetown.

Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,
Joerg Dressler

.....
www.joergdressler.com

From: John d'Addario jd02657@gmail.com
Subject: Creative Commons of Provincetown
Date: January 3, 2017 at 4:12 PM
To: selectmen@provincetown-ma.gov, commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

I can't express my support of this project strongly enough, and hope you will support it as well.

As both a school and community center, 46 Bradford Street has been a Provincetown asset for over a century. The Creative Commons will continue that tradition by creating a year-round working space for creative individuals and start-up businesses, and by maintaining 46 Bradford as a space for education and community gatherings. Their plan to create an intergenerational space, including established Provincetown artists and welcoming of the next generation, is vital to the town's effort to both preserve and grow the arts as a vital part of our economy and as a facet of our tourism. And their plans to build a technological hub for media arts will enable new types of creative innovation to take root here. Finally, their commitment to educational programs and providing civic space for public programs anchors 46 Bradford to its historic uses.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

John d'Addario
88 Bradford Ext. #5
Provincetown, MA 02657

From: Joni Rapp jonirapp@aol.com
Subject: Creative Commpns
Date: January 3, 2017 at 1:57 PM
To: commonsptown@gmail.com



I support the new Creative Commons Space.
Joni Rapp

Sent from my iPhone

From: Katie Kleinbaum katiekleinb@gmail.com
Subject: Creative Commons of Provincetown
Date: January 3, 2017 at 10:33 PM
To: commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,
Katie Kleinbaum

From: Linda Brown lbrown@suffolk.edu
Subject: Creative Commons
Date: January 4, 2017 at 5:38 AM
To: selectmen@provincetown-ma.gov, commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Linda L. Brown
Professor
NESAD at Suffolk University
75 Arlington Street
Boston, MA 02116

From: **Matthew Capaldo** matthewcapaldo@comcast.net
Subject: Creative Commons of Provincetown
Date: January 4, 2017 at 8:56 AM
To: selectmen@provincetown-ma.gov, commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Matthew Capaldo

3 Fishburn Court, Provincetown

From: Michael Fernandes michaelenmass@gmail.com 
Subject: Creative Commons
Date: January 3, 2017 at 2:00 PM
To: selectmen@provincetown-ma.gov, commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

As both a school and community center, 46 Bradford Street has been a Provincetown asset for over a century. The Creative Commons will continue that tradition by creating a year-round working space for creative individuals and start-up businesses, and by maintaining 46 Bradford as a space for education and community gatherings. Their plan to create an intergenerational space, including established Provincetown artists and welcoming of the next generation, is vital to the town's effort to both preserve and grow the arts as a vital part of our economy and as a facet of our tourism. And their plans to build a technological hub for media arts will enable new types of creative innovation to take root here. Finally, their commitment to educational programs and providing civic space for public programs anchors 46 Bradford to its historic uses.

Provincetown's economic history is one of adaptability. Whether moving from salt production to whaling, or from fishing to tourism and the arts, the town's ability to shift has been central to its fortunes. Building a new year-round economy today requires similar agility and a willingness to invest in the institutions that can support knowledge-based, digital, telecommuting, and expansive opportunities. I believe the Creative Commons of Provincetown is an important step toward building a sustainable year-round economy in Provincetown.

Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,
Michael Fernandes
213A Bradford Street

From: Naomi Rubin naomi.rubin@bc.edu
Subject: in support of the Creative Commons of Provincetown, and their application to use the Provincetown Community Center
Date: January 3, 2017 at 6:11 PM
To: commonsptown@gmail.com, selectmen@provincetown-ma.gov
Cc: Naomi Rubin naomi.rubin@bc.edu



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,
Naomi Rubin

From: Nora Tringale ntringale@comcast.net 
Subject: Creative Commons
Date: January 4, 2017 at 9:32 PM
To: selectmen@provincetown-ma.gov, commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Nora Tringale
41 Mayflower Ave.
Provincetown

From: **ARTIST-LOFT** INFO@Artist-Loft.com 
Subject: I support the Creative Commons proposal for 46 Bradford St
Date: December 30, 2016 at 12:23 PM
To: selectmen@provincetown-ma.gov



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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I wholeheartedly believe the Creative Commons of Provincetown is an important step toward building a sustainable year-round economy in Provincetown.

Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Richard Campbell
Provincetown, MA

From: Rick Wrigley rick@rickwrigley.com
Subject: A great idea for 46 Bradford St.
Date: January 5, 2017 at 5:39 PM
To: selectmen@provincetown-ma.gov, commonsptown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Rick Wrigley

Rick Wrigley
232 Bradford Street
Provincetown, MA 02657
508-487-6842 (land line)
508-292-3213 (cell)
rick@rickwrigley.com

From: Susan Cayleff cayleff@mail.sdsu.edu
Subject: URGING YOU TO SUPPORT CREATIVE COMMONS OF PROVINCETOWN
Date: January 3, 2017 at 3:20 PM
To: selectmen@provincetown-ma.gov, commonstowntown@gmail.com



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

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Please join me in supporting the proposal submitted by the Creative Commons of Provincetown.

Sincerely,

Susan E. Cayleff
HOMEOWNER AND TAXPAYER Since 1981
24 Mechanic St.
Provincetown, Ma.

--

Susan E. Cayleff, Ph.D.
Professor, Department of Women's Studies
Campus Co-Chair SafeZones@SDSU
5500 Campanile Drive
San Diego State University
San Diego, CA 92182-6030
Phone: 619-594-5943 Fax: 619-594-5218
cayleff@mail.sdsu.edu
Web:<http://www-rohan.sdsu.edu/~wsweb>

From: Vincent Currier vincentcurrier@gmail.com 
Subject: I support the Creative Commons proposal for 46 Bradford St
Date: January 1, 2017 at 8:25 PM
To: selectmen@provincetown-ma.gov



Dear Provincetown Selectmen,

I'm writing in support of the Creative Commons of Provincetown, and their application to acquire and reuse the old Provincetown Community Center (46 Bradford Street) as a workspace for artists, an incubator for creative businesses, as a center of economic development, and as a civic space for the town.

Please add my name to the long list of community members who see the great advantage this would be to the ongoing efforts to revive our year-round community.

Thank you for your consideration of this project.

Sincerely,
Vincent M. Currier
90 Shankpainter Rd.
Provincetown, 02657

Signatures

Name	Location	Date
Creative Commons	, United States	2016-12-22
Karen Cappotto	Provincetown, MA, United States	2016-12-27
Debbie Nadolney	Provincetown, MA, United States	2016-12-27
Luanne Witkowski	Boston, MA, United States	2016-12-27
Julie Papageorge	South Hamilton, MA, United States	2016-12-27
Regina Kyle	Westport, MA, United States	2016-12-27
Shelley Marlow	Brooklyn, NY, United States	2016-12-28
Marianne Clements	Provincetown, MA, United States	2016-12-28
Heather Reed	Provincetown, MA, United States	2016-12-28
Donna Pomponio	Provincetown, MA, United States	2016-12-28
Laurence Young	Provincetown, MA, United States	2016-12-28
Jim Broussard	Provincetown, MA, United States	2016-12-28
Ellen Rousseau	Provincetown, MA, United States	2016-12-28
Raymond Rigoglioso	Provincetown, MA, United States	2016-12-28
Anne Stott	Provincetown, MA, United States	2016-12-28
Allison Baldwin	Provincetown, MA, United States	2016-12-28
dodie pereira	provincetown,, MA, United States	2016-12-28
shane adams	Provincetown, MA, United States	2016-12-28
Myra Slotnick	provincetown, MA, United States	2016-12-28
Kim Thibeault	Medway, MA, United States	2016-12-28
Miriam Mandell	Cambridge, MA, United States	2016-12-28
Sadie Peno	South Portland, ME, United States	2016-12-28
Meghan Reinhart	Provincetown, MA, United States	2016-12-29
beau babineau	Truro, MA, United States	2016-12-29
kaolin davis	provincetown, MA, United States	2016-12-29
Barbara wallace	Armada, MI, United States	2016-12-29
Kevin Oconnor	Provincetown, MA, United States	2016-12-29
RC Patterson	Provincetown, MA, United States	2016-12-29
Neal Boyle	Chicago, IL, United States	2016-12-29
Vince Edwards	Provincetown, MA, United States	2016-12-29

Name	Location	Date
Steve Katsurinis	Provincetown, MA, United States	2016-12-29
Donald Beal	Provincetown, MA, United States	2016-12-29
Aaron Taves	Provincetown, MA, United States	2016-12-29
David Drakula	SUNNYSIDE, NY, United States	2016-12-29
Joseph Gayton	Middletown, NY, United States	2016-12-29
beau harrell	Provincetown, MA, United States	2016-12-29
Ed Christie	Truro, MA, United States	2016-12-29
Melody Masi	Barnstable, MA, United States	2016-12-29
Alan Cancelino	New York, NY, United States	2016-12-29
Aaron Korch	Provincetown, MA, United States	2016-12-29
Tricia Cooke	New York, NY, United States	2016-12-29
kerry jacob	provincetown, MA, United States	2016-12-29
Meg Columbia-Walsh	Nutley, NJ, United States	2016-12-29
Scott F. Hall	Merritt Island, FL, United States	2016-12-29
Vincent Currier	Provincetown, MA, United States	2016-12-29
Peter Manso	Truro, MA, United States	2016-12-29
Arnie Charnick	Provincetown, MA, United States	2016-12-29
Cindy Reagan	Wareham, MA, United States	2016-12-29
Kevin Fessler	Provincetown, MA, United States	2016-12-29
Lauren Richmond	Provincetown, MA, United States	2016-12-29
Anna Avellar	Berkeley, CA, United States	2016-12-29
Joni Rappaport	Provincetown, MA, United States	2016-12-29
Daniel Goldin	Floral Park, NY, United States	2016-12-29
Gail Cohen	St Petersburg, FL, United States	2016-12-30
Gigi Gall	Chatham, MA, United States	2016-12-30
m p landis	PORTLAND, ME, United States	2016-12-30
Carolyn Kramer	Provincetown, MA, United States	2016-12-30
Norman Sarachek	Allentown, PA, United States	2016-12-30
Romolo Del Deo	Provincetown, MA, United States	2016-12-30
Brandon Quesnell	Provincetown, MA, United States	2016-12-30
Eugene Fedorko	New York, NY, United States	2016-12-30
Amy Kandall	Truro, MA, United States	2016-12-30

Name	Location	Date
Anthony Mancino	Barrington, RI, United States	2016-12-30
Robert Monroe	Faber, VA, United States	2016-12-30
Celeste Hanlon	Eastham, MA, United States	2016-12-30
Charles White	Provincetown, MA, United States	2016-12-30
Peter Bloch	New York, NY, United States	2016-12-30
Juan Hita Bueno	Granada, Spain	2016-12-30
Laureen Prophett	Truro, MA, United States	2016-12-30
tony pasquale	wellfleet, MA, United States	2016-12-30
Dan Richter	Sierra Madre, CA, United States	2016-12-30
Paul McMahon	bearsville, NY, United States	2016-12-30
theodore Box	vineyard haven, MA, United States	2016-12-30
melyssa clibbon	new smyrna beach, FL, United States	2016-12-30
Peter Sullivan	Provincetown, MA, United States	2016-12-30
Heidi Boghosian	New York, NY, United States	2016-12-30
Rejane Belanger	Franklin, NH, United States	2016-12-30
Eileen Myles	New York, NY, United States	2016-12-30
Millie Wilson	Culver City, CA, United States	2016-12-30
nancy asch	asheville, NC, United States	2016-12-30
David Welch	Edgartown, MA, United States	2016-12-30
Deborah Martin	Desert Hot Springs, CA, United States	2016-12-30
John Pusateri	Allston, MA, United States	2016-12-30
Sara James	Tomales, CA, United States	2016-12-30
Susan Goldberg	Provincetown, MA, United States	2016-12-30
Deborah Wood	North Attleboro, MA, United States	2016-12-30
Greg Lindberg	Hyannis, MA, United States	2016-12-30
Katina Rodis	Asheville, NC, United States	2016-12-30
Felice Newman	Provincetown, MA, United States	2016-12-30
helen Lang	Providence, RI, United States	2016-12-30
sharon topper	ny, NY, United States	2016-12-30
Diana Perkel	North Andover, MA, United States	2016-12-30
chris brown	Yadkinville, NC, United States	2016-12-30
Scott Buoncristiano	Barnstable, MA, United States	2016-12-30

Name	Location	Date
michele dennstedt	Rochester, NY, United States	2016-12-30
Eileen Kelly	Brooklyn, NY, United States	2016-12-30
Zehra Khan	Provincetown, MA, United States	2016-12-30
LISA HAZEL	Truro, MA, United States	2016-12-30
Hannah Brush	Saylorsburg, PA, United States	2016-12-30
Maureen McCarron	Provincetown, MA, United States	2016-12-30
Bill Evaul	Provincetown, MA, United States	2016-12-30
Bert Yarborough	Hartford, VT, United States	2016-12-30
Kendall McCall	Williamsburg, VA, United States	2016-12-30
Pasquale Natale	Provincetown, MA, United States	2016-12-30
Christopher Sousa	Provincetown, MA, United States	2016-12-31
Catherine Reurs	Needham, MA, United States	2016-12-31
Margaret Van Sant	Eastham, MA, United States	2016-12-31
Penny Rand	new york, NY, United States	2016-12-31
beth goldstein	charlottesville, VA, United States	2016-12-31
lauren perkins	west hurley, NY, United States	2016-12-31
Daniel Dundin	Provincetown, MA, United States	2016-12-31
Richard Cappotto	Provincetown, MA, United States	2016-12-31
Chuck Sherwood	South Dennis, MA, United States	2016-12-31
Constance Clare-Newman	Oakland, CA, United States	2016-12-31
Charles Stuetz	North Truro, MA, United States	2017-01-01
Sibylle DeCarlo	Watertown, MA, United States	2017-01-01
james stinson	provincetown, MA, United States	2017-01-01
Douglas Cliggott	Provincetown, MA, United States	2017-01-01
Hazel Everett	Provincetown, MA, United States	2017-01-01
Jadah Carroll	New York, NY, United States	2017-01-01
Jeanne Burke	Provincetown, MA, United States	2017-01-01
Liz Carney	Provincetown, MA, United States	2017-01-01
Nina Berson	Los Angeles, CA, United States	2017-01-01
Judith Jalbert	Eastham, MA, United States	2017-01-02
Marty Cowden	PROVINCETOWN, MA, United States	2017-01-02
HOLLY FORTUNE	HARWICH, MA, United States	2017-01-02

Name	Location	Date
Molly Fitzpatrick	Provincetown, MA, United States	2017-01-02
Dawne Meneguzzo	Austin, TX, United States	2017-01-02
Chris Scholl	Neptune, NJ, United States	2017-01-02
Matt Cloutier	Provincetown, MA, United States	2017-01-02
Penelope Parker	Uckfield, ENG, United Kingdom	2017-01-02
Richard Lacasse	Provincetown, MA, United States	2017-01-02
debra mcbrine	Norwood, MA, United States	2017-01-02
Eileen Carney	Winchester, MA, United States	2017-01-02
Gail Shapiro	North Truro, MA, United States	2017-01-02
James Veatch	Lowell, MA, United States	2017-01-02
JOE DILEO	MILFORD, CT, United States	2017-01-03
david roman	Los Angeles, CA, United States	2017-01-03
David Parr	New York, NY, United States	2017-01-03
Aaron Tone	Provincetown, MA, United States	2017-01-03
Robert Driemeyer	New York, NY, United States	2017-01-03
Todd Flaherty	New York, NY, United States	2017-01-03
V. Rev. Chester Alexis LaRue	Brooklyn, NY, United States	2017-01-03
Jon Winkleman	Brooklyn, NY, United States	2017-01-03
MARIO SOTO	ny, NY, United States	2017-01-03
Beata Jachulski Baker	Sammamish, WA, United States	2017-01-03
william king	Henderson, NV, United States	2017-01-03
Tammy Lang	Hoboken, NJ, United States	2017-01-03
Dr. David Shaw	Wailuku, HI, United States	2017-01-03
Suzanne Macaluso	Salem, MA, United States	2017-01-03
Gwen Kazlouskas-Noyes	Provincetown, MA, United States	2017-01-03
Thomas Vickery	New York, NY, United States	2017-01-03
Kaitlin Denson	Minneapolis, MN, United States	2017-01-03
Catherine McGahan	Searsmont, ME, United States	2017-01-03
Nancy Tarr Hart	Reisterstown, MD, United States	2017-01-03
Reva Blau	Newton, MA, United States	2017-01-03
J.Stephen Brantley	New York, NY, United States	2017-01-03
Christopher Grasso	Provincetown, MA, United States	2017-01-03

Comments

Name	Location	Date	Comment
Karen Cappotto	Provincetown, MA	2016-12-27	It's a really good idea.
Luanne Witkowski	Boston, MA	2016-12-27	Support public arts and artists!!!
Regina Kyle	GLENVIEW, KY	2016-12-27	Every Cape town should have a place like this. Would be great for P'town.
Donna Pomponio	Boston, MA	2016-12-28	Supporting artists and the Arts keeps the voices of humanity visible
Jim Broussard	Provincetown, MA	2016-12-28	It's time.
Raymond Rigoglioso	Provincetown, MA	2016-12-28	This is a terrific idea--very good for the year-round economy in Provincetown. As an entrepreneur and founder of a nonprofit, I know what kinds of synergies and projects arise when creative people come together. I very much support this and hope to share space here.
Miriam Mandell	Cambridge, MA	2016-12-28	Preserving what's beautiful about Provincetown.
Neal Boyle	Chicago, IL	2016-12-29	I believe that creating a year-round shared space for artists, creative workers, and small business is important for PTown.
Vince Edwards	Providence, RI	2016-12-29	This seems to be a creative, community-based solution to the use of an historic building.
beau harrell	Provincetown, MA	2016-12-29	Great ideas, great project for our town.
Vincent Currier	Provincetown, MA	2016-12-29	This is a wonderful idea for the former Community Center and will help to make our community a better place to live year-round.
Peter Manso	Truro, MA	2016-12-29	Creative Commons promikses to be the best thing to revivify and preserve that which is Ptown's unique heritage -- a place where creative minds prosper and where people leave each other alone. That the Ctreative Commons also promises to create off-season, year-round employment at a time when many year-rounders are hanging on by their fingertips makes its support a no-brainer. Housing is a problem, but so too is maintaining the Ptown renaissance -- a fact that too many summer folks have not acknowledged.
Arnie Charnick	Provincetown, MA	2016-12-29	I believe in it
Gail Cohen	St Petersburg, FL	2016-12-30	The plan will mean much to the People of Provincetown and for those who care about the Town and it's well being.
Norman Sarachek, MD	Allentown, PA	2016-12-30	Provincetown's light, people and happenings have been inspirations for generations of artists and writers. I have felt this on many visits which opened up new avenues of painting and print making.
Romolo Del Deo	Provincetown, MA	2016-12-30	I support the arts in Provincetown, America's oldest art colony. Publicly supporting emerging local artists not only makes long term cultural sense for the town but also economic sense.
Anthony Mancino	Barrington, RI	2016-12-30	I'm signing this because the arts are exactly why I spend multiple weeks a year in Provincetown. I spend money in the locals galleries, shops, eateries and places of lodging. This project will provide for those artists who are the cornerstone of Provincetown's unique character and that will keep people like me coming back with checkbook in hand.
Charles White	Provincetown, MA	2016-12-30	I believe
Juan Hita Bueno	Granada, Spain	2016-12-30	Very Interesting proposal, I'm believe in that!

Name	Location	Date	Comment
theodore Box	vineyard haven, MA	2016-12-30	As an artist, I remember the time I spent in my youth in the many art studios of friends who helped me find my artistic voice, from Guggenheim scholars like Wayne Timm and Bill Frank, to the Frank Milby's, del Deo's, Forsbergs, along with the many now established students of Hensghe. The value of such an art center can't be measured in dollars, but rather, in the ongoing vitality of the art community, one of Provincetown's biggest attraction. Ted Box
Heidi Boghosian	New York, NY	2016-12-30	In an increasingly corporate-run United States, community-based projects such as this are critically needed.
David Welch	Edgartown, MA	2016-12-30	This is a great idea.
Susan Goldberg	Provincetown, MA	2016-12-30	I fully support this wonderful project. I love that building-lived next door to it for 7 years, and would love to see it come back to life.
Greg Lindberg	Hyannis, MA	2016-12-30	The Cape was once on the leading edge of advancements in creative expression. The rising cost of property has driven Artists to more affordable locals such as Providence and New Bedford. The higher cost of living combined with a shortened selling season (Once Memorial day through Columbus Day, now the week of July 4th through the middle of August... ask a working Artist) is really hurting the creative community of working Artists. We are slowly being forced from Artists who moonlight as bartenders and servers to bartenders and servers who moonlight as Artists. This problem is exacerbated by fact that the art season, and the tourist seasons are one in the same. Artists on Cape Cod need an affordable place to create throughout the year. Keep working artists on the Cape and restore our place in the Art world. Please.
Katina Rodis	Asheville, NC	2016-12-30	Provincetown was once an artist's community and should be again
Felice Newman	Oakland, CA	2016-12-30	I love the old community center and want to support making it available again to the community as a space for the arts.
Diana Perkel	North Andover, MA	2016-12-30	I would spent my life on the summering then year round as my parents retired to north Truro years ago - i'm an artist myself and my parents have always been supporters of all of the hard especially down in P-town – that's where their marriage began and they live there now supporting the communities of the outer Cape in the artists of the advocate and the fisherman of the outer Cape and the residence of the outer Cape I support this project 100% – I wish I could do more financially but you know how it goes with artists and photographers - sometimes were just lucky to be able to have art supplies this would be a great way for some of us to have a space to work in and show others our art. Thank you
Karen Cappotto	Provincetown, MA	2016-12-30	thank you Peter!
Romolo Del Deo	Provincetown, MA	2016-12-30	I support the arts in Provincetown, America's oldest art colony. Publicly supporting emerging local artists not only makes long term cultural sense for the town but also economic sense.
Pasquale Natale	Provincetown, MA	2016-12-30	Pasquale Natale
Christopher Sousa	Provincetown, MA	2016-12-31	I'm signing because I think this would be a great resource for the year round community and would encourage artists without a lot of financial resources to become a part of this community.
Catherine Reurs	Needham, MA	2016-12-31	I' signing because this is a very good idea.
beth goldstein	charlottesville, VA	2016-12-31	Wonderful!!!!
daniel dundin	Provincetown, MA	2016-12-31	I think this use of the space would be the most beneficial to the character and culture of this town.

Name	Location	Date	Comment
Richard Cappotto	Provincetown, MA	2016-12-31	We need a space like this for the town.
Constance Clare-Newman	Oakland, CA	2016-12-31	Please support art and community. Re-invigorating the town as an artist colony, as a community that cares, before it's too late!
Sibylle DeCarlo	Watertown, MA	2017-01-01	Provincetown artists, small businesses & the community have needed this place for years!!
Douglas Cliggott	Provincetown, MA	2017-01-01	I think this is a fantastic idea!
jeanne burke	MA	2017-01-01	as a small business owner I have enjoyed co-working spaces in other parts of the country. I could see this being used year-round and those on vacation needing to get something done!
Liz Carney	Provincetown, MA	2017-01-01	I believe we need to have a space for creative entrepreneurs in Provincetown to help increase our year round economy!!!
Nina Berson	Los Angeles, CA	2017-01-01	I have been attached to Provincetown since my first summer there in about 1947 with my parents, Joyce and Gil Franklin
HOLLY FORTUNE	HARWICH, MA	2017-01-02	I am an artist, and I believe we need creativity of all types to be fostered. Provincetown has a fabulous legacy that should be protected.
Penelope Parker	Uckfield, United Kingdom	2017-01-02	The arts are the heart and soul of the town. As well as supporting people's livelihoods directly, this would bring added revenue to the town as a whole as its well-deserved reputation as a centre for culture grows.
Eileen Carney	Winchester, MA	2017-01-02	I believe in the great value of a community creativity space, now more than ever.
Gail Shapiro	North Truro, MA	2017-01-02	Summer resident since 1960; time to reclaim this space as a community center devoted to arts.
James Veatch	Lowell, MA	2017-01-02	Just retired and moved to my Ptown house of 22 years. I have owned 2 gallery's in town and looking forward to support my artist friends and their creative endeavors!!
JOE DILEO	MILFORD, CT	2017-01-03	Let's stop throwing away our heritage and start preserving our treasures.
David Parr	New York, NY	2017-01-03	This place has such a special place in my heart - it was where we rehearsed my play Slap and Tickle in 2010, and such a terrific space.
Todd Flaherty	New York, NY	2017-01-03	I've had the privilege of working in this fantastic space and see it as a vital part of the thriving arts community in Provincetown.
V. Rev. Chester Alexis LaRue	Brooklyn, NY	2017-01-03	Critically important vital landmark to actors, artists, patrons and transforming for everyone who walks in...
Beata Jachulski Baker	Sammamish, WA	2017-01-03	You gotta have art!
Suzanne Macaluso	Salem, MA	2017-01-03	Community is vital. The Creative Commons should be reopened and kept alive. Allow creativity and community to flourish.
Jessica LaMontagne	Dover, NH	2017-01-03	I'll always think of this a the community center. Let's keep it that way.
Gaston Lacombe	Washington, DC	2017-01-03	I'm signing because, as an artist, I could use this space.
Sallie TigheTighe	Truro, MA	2017-01-03	I'm one of those hundreds of people who have used the Community Center since I arrived here in Provincetown...for rehearsal space, AA meetings, dance , and children activities!!!
James Kubesch	Oakland Park, FL	2017-01-03	The arts are the backbone of Provincetown and video production is the new art form.
Joseph MacDougall	New York, NY	2017-01-03	I love Provincetown
Michael Herron	New York, NY	2017-01-03	The Creative Community needs this space.

Name	Location	Date	Comment
Eric Bettelheim	Kew Gardens, NY	2017-01-03	I'm signing because it is a wonderful use for the space, and is in keeping with Provincetown's historical support for the arts.
Jim Richardson	Knoxville, TN	2017-01-03	I visited once and was taken with the place
Jim Ward	New York, NY	2017-01-03	Keep the arts and education alive.
Julie Knapp	Provincetown, MA	2017-01-03	I believe this is a good thing for the town.
Lou Liberatore	New York, NY	2017-01-03	The Community Center Building has supported many artists (locals & visitors alike) and I wish it continues!
Mary DeRocco	Provincetown, MA	2017-01-03	We look forward to supporting Provincetown art culture
Timothy Babcock	New York, NY	2017-01-03	Adequate space for community artists, creative workers and small business is pretty much not a thing in Provincetown. Yet this cherished building sits, unused. DO THE RIGHT THING and give it back to the Community.
Peter Deveney	Provincetown, MA	2017-01-03	I think this space is needed by the community to help create a year-round economy and stimulate the arts in Provincetown.
Richard Faust	Provincetown, MA	2017-01-03	It is a great idea and concept!
Nadine Licostie	New York, NY	2017-01-04	This is terrific way to bring the Community Center back to the Community.
Ronald Simmons	Fayetteville, NY	2017-01-04	Artists need affordable studio spaces ,in Provincetown, again.
Matthew Capaldo	Provincetown, MA	2017-01-04	I support this project and think it will be beneficial to the community.
Angela Carbone	Wilbraham, MA	2017-01-05	A vibrant arts scene is crucial to the economic well-being and social fabric of Provincetown.
William Mullin	Ny, NY	2017-01-08	I'm a writer and performer. This center will help artists of all mediums share, inspire and create!
David Quick	Arlington, VA	2017-01-09	This Creative Commons proposal puts this historic building back into service to help keep art as vital a part of Provincetown's future as it has been of its past.

Appendix B: Required Forms



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(a) Certificate of Non-Collusion

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TOWN OF PROVINCETOWN
REQUEST FOR PROPOSALS (RFP)

Development of Community Center Property (46 Bradford Street, Provincetown)

ATTACHMENT 3

Certificate of Non-Collusion

The undersigned certifies under the pains and penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Signature: _____

Printed name: Karen Cappotto

Title: President

Name of Business: Provincetown Commons, Inc.

Date: January 12, 2017

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(b) Certificate of Tax-Compliance

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TOWN OF PROVINCETOWN
REQUEST FOR PROPOSALS (RFP)

Development of Community Center Property (46 Bradford Street, Provincetown)

ATTACHMENT 4

Certificate of Tax Compliance

Pursuant to Chapter 62C, §49A(b) of the Massachusetts General Laws, I,

Karen Cappotto _____ authorized signatory for
(Name)

Provincetown Commons, Inc. _____, do hereby certify under the pains and
(Name of Proposer)

penalties of perjury that said proposer has complied with all laws of the Commonwealth of Massachusetts relating to taxes.

Signature: _____

Printed name: Karen Cappotto

Title: President

Name of Business: Provincetown Commons, Inc.

Date: January 12, 2017

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(c) Disclosure of Beneficial Interest in Real Estate Form

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TOWN OF PROVINCETOWN
REQUEST FOR PROPOSALS (RFP)

Sale of Community Center Property (46 Bradford Street, Provincetown)

ATTACHMENT 5

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(9) Real Property:

A parcel of land located 46 Bradford Street, Provincetown, Massachusetts, with the building known as the “Community Center” and other improvements thereon, containing 19,689 square feet, more or less, and shown on Assessors Map 7-2 as Parcel 62. The Premises are described in deeds recorded with the Barnstable County Registry of Deeds in Book 201, Pages 173, 186, and 534

(2) Type of Transaction, Agreement, or Document:

Lease of Town Property

(3) Public Agency Participating in Transaction:

Town of Provincetown

(4) Disclosing Party’s Name and Type of Entity (if not an individual):

Provincetown Commons, Inc., a Massachusetts nonprofit

(5) Role of Disclosing Party (Check appropriate role):

____ Lessor/Landlord X Lessee/Tenant

____ Seller/Grantor _____ Buyer/Grantee

____ Other (Please describe): _____

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

None.

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert “none” if none):

None.

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share

made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Provincetown Commons, Inc.

Print Name of Disclosing Party (from Section 4, above)

01/12/2017

Authorized Signature of Disclosing Party

Date (mm / dd / yyyy)

Karen Cappotto, President

Print Name & Title of Authorized Signer

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(d) Price Proposal Form

See the sealed envelope marked “Price Proposal.”

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Credits

Artwork: “Community Center” series by Karen Cappotto, 2011-2016
Divider photos courtesy of David Dunlap, Rik Ahlberg, and the Provincetown
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