



Eastham T-Time Committee Public Forum

September 22, 2021



TAKE THE QUICK
REACTION POLL

<https://bit.ly/2W1jkEg>

Forum Housekeeping

- Please put your phone or other devices on silent during the presentation
- Hold all questions and comments for the Q&A portion of the program
- To submit a question or comment for the Q&A:
 - Complete a speaker form and drop in the box - indicate whether you would like to speak
 - Those speaking will be called to the microphone during the Q&A
 - There will be a 2-minute time limit for each speaker
 - For those not wishing to speak, questions/comments may be read aloud anonymously, time permitting

Key Definitions

USES: How land is used or developed and for what purpose

DEVELOPMENT GUIDELINES: Sets parameters for how development occurs, and how the final product looks and feels

DENSITY: The ratio of land use per area of land

MULTIMODAL: Transportation that accommodates the many ways people get from one place to another (vehicles, bikes, walking)

MULTIGENERATIONAL: Provides options for multiple ages or generations

TOP OF SHOP: Apartment-style housing located above shops, restaurants, offices

AFFORDABLE HOUSING: Housing for residents with incomes at 80% or less of area median income (\$54,450 for 1-person household; \$77,750 for 4-person household)

WORKFORCE HOUSING: Housing for residents with incomes between 80% and 150% of area median income (up to \$102k for 1-person household; \$145k for 4-person)

Draft Recommended Uses for T-Time

- Public Community Center Building anchored by the Council on Aging and Rec Department
- Community Pool*
- Some Senior and Workforce/Community Housing
- Artist shacks/entrepreneur pop-up space
- Lots of outdoor green space for gathering and recreation
- Multi-/inter-generational focus

11 acres at 4790 State Highway

**More information required before final recommendation*

Draft Recommended Uses for Town Center Plaza

- Accommodate space needs of the 6 existing businesses
- Farmer’s Market
- Medical Office Space
- Retail and Restaurant Space
- Top-of-Shop Housing
- Senior and/or Workforce Housing

3.54 acres at 4550 State Highway

Draft Recommendations for Council on Aging (COA) Property

Should the current COA property become available through relocation to a new space, the committee recommends the following uses be considered:

- Affordable Housing
- Mixed Senior and Workforce Housing
- Housing compatible with goals outlined in Eastham’s Housing Production Plan

1.99 acres at 1405 Nauset Rd and 0 Martha St

Recommended Development Guidelines by Property

Development Guidelines	T-Time	Town Center Plaza	Council on Aging Property
Must look and feel like Eastham	X	X	X
Must consider impact of traffic/ parking for site and surrounding areas	X	X	X
Must consider wastewater infrastructure to support activity	X	X	X
Develop with environmental stewardship and energy efficiency in mind	X	X	X
Should include a mix of uses	X	X	
Site design should balance green space with built structures	X	X	
Preference given to plans that include good jobs/ economic development potential	X	X	
Consider feasibility for shared access with neighboring properties	X	X	
Design for higher density		X	X
Include ample green space and public gathering space	X		
Keep overall site density low – cluster buildings	X		
Include options for multi-generational use	X		
Maintain public access on some portion of property	X		
Create unique demand for the site and its uses	X		
Development plans should include flexible use for buildings and outdoor space	X		
Consider maximum of two-stories with housing on top		X	
Should be single-use – housing only			X

For more information: www.easthamtime.org/recommendations