



Eastham

MASSACHUSETTS

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Union Studio Selected to Create North Eastham Master Plan

One-year process will envision the future of Town-owned properties

EASTHAM, MA – The Town of Eastham is pleased to announce the selection of Union Studio Architecture & Community Design to create a Master Plan for three Town-owned properties in North Eastham: 4790 State Highway Route 6 (known as the “T-Time Property”), 4550 State Highway Route 6 (Town Center Plaza property), and 1405 Nauset Rd (site of the current Council on Aging). The “North Eastham Village Center Master Plan” will include conceptual designs for the use of each property, as well as a comprehensive plan showing how the three sites tie into the larger community. The final plan will also provide financial estimates and a phased timeline for construction on each site. Development of the Master Plan is expected to take approximately one year and community members will be invited to participate at multiple points throughout the process. Funding for the Master Plan project will be supplemented by a \$75,000 economic development grant from the Massachusetts Rural and Small Town Development Fund.

As an informal kickoff to the Master Plan project, members of the public are invited to attend or view the regular meeting of Eastham’s T-Time Development Committee on Tuesday, March 1 at 5 PM. During the meeting, members of the Union Studio team will provide an introductory presentation on the project. The meeting agenda and participation information will be available on the Town website at www.eastham-ma.gov.

Union Studio Brings 20 Years of Community Design Expertise

The Town selected Union Studio Architecture & Community Design for the Master Plan project due to the firm’s strong track record in producing high quality, community-informed master plans, and innovative designs for housing and mixed use projects. Altogether, Union Studio has over 20 years of experience working in communities across the United States and New England, including recent projects in the Cape Cod towns of Sandwich, Dennis, and Brewster.

“The Town was extremely impressed with the complementary expertise offered by Union Studio and its project partners,” said Jacqueline Beebe, Eastham Town Administrator. “This team designs beautiful, walkable places that people enjoy and want to spend time in, and they share our vision of a public process that allows opportunities for the community to help shape the end result.”

Union Studio has assembled a team of partner agencies that will provide an array of professional and technical assistance for the project, including Horsley Witten Group, a Cape Cod-based engineering, designing, and planning firm; Peregrine Group, which provides real estate advisory services; and the Cape Cod-based CapeBuilt Companies, a construction and development business.

“As a community design practice, Union Studio is thrilled to be working with the Town of Eastham on such an important master planning effort,” said Douglas Kallfelz, Managing Partner at Union Studio. “We are

grateful for the opportunity, and we look forward to sharing our passion for meaningful placemaking as we help the town envision a future for these unique parcels.”

Envisioning a Walkable North Eastham

The North Eastham Village Center Master Plan is the latest step in a multi-phase, community-informed planning effort that focuses on a key goal in the Town of Eastham’s 5-Year Strategic Plan: creating a vibrant and walkable village center in North Eastham.

Eastham is one of the only towns on Cape Cod without a defined Main Street district or walkable village center. State Highway Route 6, the four-lane arterial road that hosts the majority of Eastham’s commercial development, bisects the town, providing few safe options for bicyclists and pedestrians, and limiting connectivity between businesses. Through the Master Plan process, the Town is looking to identify ways to balance Eastham’s historic, small-town identity and environmental considerations with increased vibrancy and economic opportunity.

Community-Informed Planning

Significant work has already been completed to identify and narrow options for use of the three Town-owned parcels which, together, will form the basis of the Master Plan. In November of 2021, after two years of extensive research and community input, the Town’s T-Time Development Committee presented the Eastham Select Board with a set of recommendations for how the properties could be used. The T-Time Committee’s recommendations will inform, and guide, the North Eastham Village Center Master Plan.

Committee recommendations prioritized recreational green space, a public community center building, housing, and small business/commercial uses to be spread across the three sites. Walkable, car free areas; a balance of natural and built space; and respect for Eastham’s small-town charm and natural environment were all highlighted as integral to any project plans moving forward. Echoing the Town’s own goals in acquiring the Town Center Plaza property, the Committee recommendations noted that the six businesses currently on that site should be retained through any future redevelopment, and that the owners and operators of these businesses should be closely involved in the Master Plan process. The full set of recommendations can be found on the T-Time Committee project website at www.easthamtime.org.

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About the T-Time Property (4790 State Highway)

The T-Time Property is a town-owned 11-acre parcel of land at 4790 State Highway (Route 6), formerly the site of the T-Time golf driving range. Eastham residents agreed to purchase the property in spring of 2019 via both Town Meeting and ballot vote, with the goal of finding a use that would be an asset to the community, satisfy unmet needs, and enhance the Town’s community character and quality of life. To learn more about the T-Time Property and the T-Time Development Initiative, visit www.easthamtime.org.

About the Town Center Plaza Property (4550 State Highway)

The Town Center Plaza is a 3.5-acre commercial property in North Eastham, located at 4550 State Highway (Route 6). The Town is currently under agreement to purchase the property, with an anticipated closing date of February 2022. Together with T-Time, the Town Center Plaza property presents a unique opportunity for the Town to make progress toward the community’s’ vision of a walkable, mixed-use village center in North Eastham, as defined through the 2020-24 Town Strategic Plan.

About the Council on Aging Property (1405 Nauset Rd)

1405 Nauset Rd is the home of Eastham's Council on Aging and Senior Center building. Any plans for future use of the property are contingent on a facility study and strategic planning effort currently underway by the Council on Aging. Should the current senior center be relocated to a public building on the T-Time Property, the Town envisions that this parcel could potentially be converted to housing or other uses as determined by the Master Plan process.

About Union Studio Architecture & Community Design

Union Studio is firmly committed to use the power of design to enrich lives and strengthen communities, creating places that will be loved and enjoyed for generations. Over nearly 20 years of practice, and many projects on Cape Cod and throughout New England, Union Studio Architecture is intimately familiar with the unique character of the towns and neighborhoods that make up Cape Cod, and the sensitive natural and cultural environment that makes the Cape so unique.

About Horsley Witten Group

The Horsley Witten Group is a diverse, multi-disciplinary group of engineers, scientists, planners, and designers based on Cape Cod, with offices and projects throughout New England. Horsley Witten's award-winning projects address critical environmental challenges including climate change, coastal resiliency, watershed health, and resource protection.

About Peregrine Group

The Peregrine Group provides full-service real estate advisory services throughout New England. For the North Eastham Village Center Master Plan, Peregrine Group will advise on all aspects of the project, but will largely be responsible for tasks related to the analysis of market trends and broad economic impacts.

About CapeBuilt Companies

The CapeBuilt Companies are the region's leading real estate development, construction, and innovative home manufacturers serving Cape Cod and the Islands of Martha's Vineyard and Nantucket. Founded in 2010 by Rob Brennan, the CapeBuilt Companies includes CapeBuilt Development, CapeBuilt Construction, and CapeBuilt Homes, with offices in Hyannis, Massachusetts.