

# T-Time, Town Center Plaza, and COA Properties

**Draft Use Recommendations and  
Development Guidelines**

August 2021

# About These Slides

- The following slides include **draft** recommendations from the Town of Eastham's T-Time Development Committee for future use and development of the following Town-owned properties:
  - the "T-Time" Property (4790 State Highway)
  - the Town Center Plaza Property (4550 State Highway)
  - the current Council on Aging Property (1405 Nauset Rd and 0 Martha St)
- Recommendations were drafted based on the T-Time Committee's extensive research and public input process (January 2020-present)
- These draft recommendations will be taken back to the public for response and further input through a **series of forums and events in September-October 2021** (both virtual and in-person options)
- Community members may also send feedback at any time via the dedicated T-Time Committee email address at [ttimecommittee@eastham-ma.gov](mailto:ttimecommittee@eastham-ma.gov)
- More documents and information on the T-Time Development initiative and the T-Time Committee can be found at [easthamttime.org](http://easthamttime.org)



# Recommendations for Use of T-Time

- Public Community Center Building anchored by the Council on Aging and Recreation Department
- Community Pool\*
- Limited senior and workforce/community housing
- Artist shacks/entrepreneur pop-up space
- Lots of outdoor green space for gathering and recreation
- Multi-/inter-generational focus

\*More information required before final recommendation

# Unacceptable Uses of T-Time

- Big box stores
- Medical/professional offices
- Trades or industrial space
- Buildings 3-stories in height or higher
- Very high density use of a large percentage of the site
- Sale of the site to a developer
- Use of the site for any one specific purpose

# Guidelines for Development of T-Time

1. Aesthetics of structures and other elements must look and feel like Eastham
2. Development of T-Time should include a mix of uses
3. Site design should balance green space with built structures
4. Design should include ample green space and public gathering space
5. Keep overall site density low - cluster buildings together
6. Any project must consider the impact of traffic and parking for the site and surrounding areas
7. Project must consider wastewater infrastructure to support activity
8. Plans for the site should be developed with environmental stewardship in mind
  - including, but not limited to, building design for energy efficiency, retention of green space and established vegetation where possible, minimizing impermeable surfaces, minimizing light pollution, and use of native landscaping
9. Project plans should include options for multi-generational use
10. Preference will be given to plans that include elements for creating good jobs and/or spurring economic development
11. Public access should be maintained to some portion of the property
12. The project should attempt to create unique demand for the site and its uses
13. Development plans should keep in mind flexible use of buildings and outdoor spaces
14. Plans should look at feasibility for shared access and multimodal connections between surrounding properties

# Acceptable Uses for Town Center Plaza

*3.54 acres at 4550 State Highway*

- 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

# Guidelines for Development of Town Center Plaza

1. Aesthetics of structures and other elements must look and feel like Eastham
2. Development should include a mix of uses
3. Site design should balance green space with built structures
4. Design for higher density use of the site
5. Any project must consider the impact of traffic and parking for the site and surrounding areas
6. Project must consider wastewater infrastructure to support activity
7. Plans for the site should be developed with environmental stewardship in mind
  - including, but not limited to, building design for energy efficiency, retention of green space and established vegetation where possible, minimizing impermeable surfaces, minimizing light pollution, and use of native landscaping
8. Preference will be given to plans that include elements for workforce and/or economic development
9. Plans should look at feasibility for shared access and multimodal connections between surrounding properties
10. Consider two-story structures (no higher) with housing on top

# Acceptable Uses for Current COA Property

*1.99 acres at 1405 Nauset Rd and 0 Martha St*

- Affordable Housing
- Senior and/or workforce housing
- Housing compatible with goals outlined in Eastham's recently updated Housing Production Plan



# Guidelines for Development of COA Property

1. Aesthetics of structures and other elements must look and feel like Eastham
2. Development should be single-use, housing only
3. Consider higher density use of the site
4. Any project must consider the impact of traffic and parking for the site and surrounding areas
5. Project must consider wastewater infrastructure to support activity
6. Plans for the site should be developed with environmental stewardship in mind
  - including, but not limited to, building design for energy efficiency, retention of green space and established vegetation where possible, minimizing impermeable surfaces, minimizing light pollution, and use of native landscaping