



Eastham T-Time Committee Public Forums

September-October 2021



**Draft Recommended Uses for T-Time,
Town Center Plaza, and the COA Property**



Tonight's Agenda

- I. **Committee Presentation** (*10 min*)
 - **How Did We Get Here?** Background & Timeline
 - Presentation of Draft Recommendations
 - Where is More Info Needed?
- II. **What Do You Think of the Draft Recommendations?** Audience Questions & Comments (*40+ min*)
- III. **What's Next?** (*5 min*)

1

Please mute yourself during the presentation and when not actively speaking and **be sure to update your display name in Zoom.**

2

Questions and comments should be held until the Q&A portion of the program

3

To comment or ask a question during the Q&A: Post a chat message with general topic. We will call on people in order of posting

4

Each speaker will be allowed 2 minutes to speak

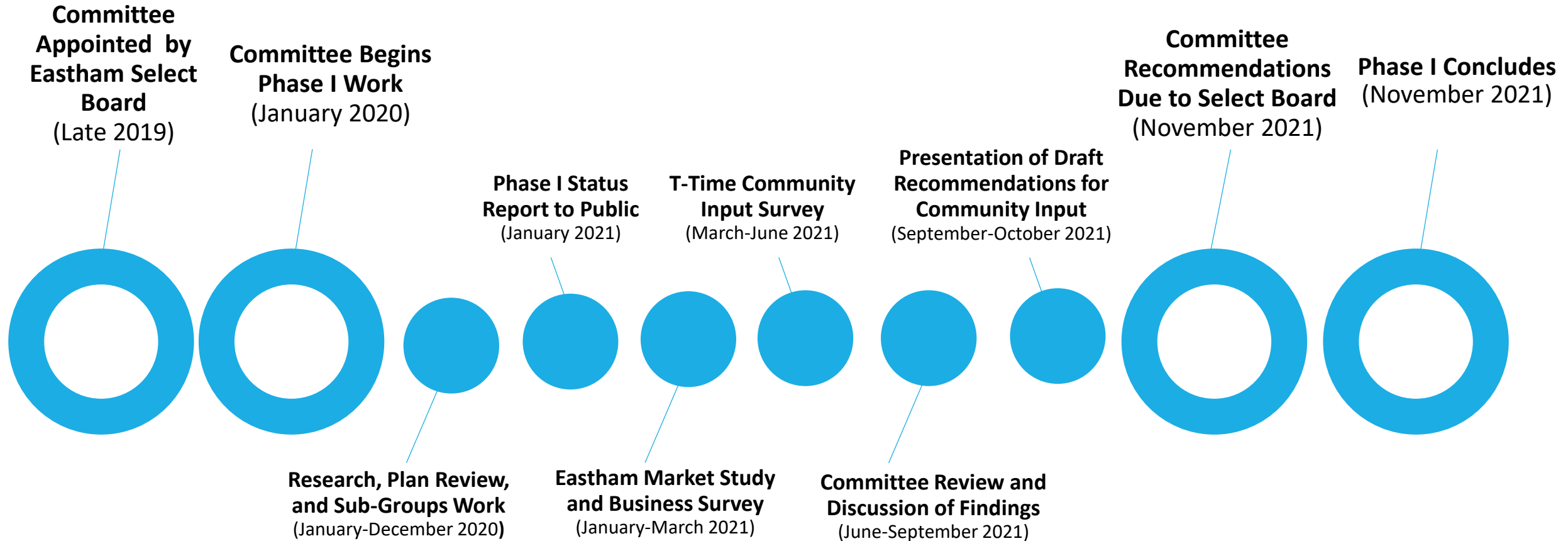
Virtual Forum Housekeeping

T-Time Committee Presentation

10 Minutes

How Did We Get Here?

T-Time Committee Background & Timeline



What Are We Talking About?

Key Definitions

GOAL: Strategic use of Town-owned land to meet community needs

Draft Recommendations cover use of THREE 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 o Martha St)*

*contingent on relocation of COA to new building

What Are We Talking About?

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 the T-Time Property

- Public Community Center Building anchored by the Council on Aging and Recreation Department
- Community Pool*
- 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

The background of the slide is a dark, blurred image of a pen writing on a document. A line graph is visible, with a peak and a trough. The number '2.5' is written on the left side of the graph, and '2.4' is on the right. The pen is a dark color, and the document is light-colored. The overall tone is professional and focused on data analysis.

Quick Poll

What is your reaction to the draft recommended uses for the T-Time Property?

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

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Quick Poll

What is your reaction to the draft recommended uses for the Town Center Plaza property?

Acceptable Uses for Current COA Property

1.99 acres at 1405 Nauset Rd and o Martha St



Affordable Housing



Senior and/or workforce housing



Housing compatible with goals outlined in Eastham's recently updated Housing Production Plan

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Quick Poll

What is your reaction to the draft recommended uses for the COA property, should it become available?

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 |

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Quick Poll

What is your reaction to the draft Development Guidelines?

Where is More Info Needed?

Contingencies & the Master Plan Process

- Potential for partnership with neighboring Towns
- Community Pool feasibility
- Housing types and number of units
- How/if COA property factors in - and best use
- Layout of uses on the sites (Master Plan)
- Design/appearance of buildings (Master Plan)

Audience Questions & Comments

What Do You Think about the Draft Recommendations?

Send feedback any time to: ttimecommittee@eastham-ma.gov

More information available easthamttime.org