



Eastham

MASSACHUSETTS

March 15, 2021

To: Eastham Community
From: T-Time Development Committee
Re: Community Update

Eastham T-Time Committee Work Overview *It's Time for Public Input!*

About the T-Time Committee

As most townspeople know, Eastham purchased the T-Time property, consisting of 11 acres at 4790 State Highway, through a Town Meeting and Town Election vote in Spring of 2019. Shortly thereafter, the Eastham Select Board appointed a committee of 11 residents to work with Town staff to consider possible uses for the T-Time site that would benefit the people of Eastham. They were tasked with conducting an inclusive process that reflects and assimilates the ideas and values of the entire community. Public engagement is a top priority.

The T-Time Committee worked throughout 2020 investigating a range of options for the site, speaking to dozens of departments, agencies, businesses, other towns, planners, builders, infrastructure providers, and more. Research coalesced around three areas that the Committee felt met the Town's needs best:

- Community Services/Recreation
- Housing
- Economic Development.

As part of a broad public outreach campaign, the Town of Eastham's T-Time Committee is now seeking input from you — town residents, homeowners, and businesspeople — on the best possible use(s) for the former T-Time property. We hope this overview will give you a good introduction to our Committee's work. **At the end of this document, there is a link to the T-Time community survey.**

The Committee's goal is to be as open and inclusive as possible, and we welcome your comments, suggestions, and questions. Our T-Time Committee meetings always allow for public comment, or you can contact us via the links provided at the end of this document.

Overarching Goals for T-Time:

Ideally, the plan for developing the T-Time property will:

- Enhance the lives of Eastham's residents with community and economic value, integrating social and cultural vibrancy

- Combine a mix of uses, possibly incorporating community services-recreation, housing, and economic development
- Fit within the Town's architectural character and small-town feel
- Address the potential traffic issues of access and egress on Route 6
- Utilize public-private partnerships and innovative financing models to achieve goals with the least impact on taxpayers

Community Services/Recreation: A Community Center

Eastham's 5-Year Strategic Plan outlined the goal of creating a community center to serve as a multi-generational hub where residents could interact, take classes, attend meetings and events. Early in the process, the Committee met with representatives of the Town's Recreation Department, Council on Aging (COA) and Library. The Rec Department, which runs programs for local youth and adults, does not have a physical "home" and operates out of several locations around town. The COA building no longer meets the needs of our growing and active senior population which makes up 59% of the Town's full-time residents. The Library, our current source of community meeting rooms, often has demand that exceeds capacity and has limited parking.

This led the Committee to begin exploring a broader community center concept, to see what other types of recreation, meeting spaces, programs, and amenities it could provide to the Town's citizens, in addition to meeting the needs of the COA and Rec Department. We also met with the director of the popular Harwich Community Center for ideas and researched other community centers.

A shared facility at T-Time could leverage the common needs of the Rec Center and COA for activities like exercise and yoga; arts and crafts; large and small meeting rooms; offices; a kitchen-dining area; reception area and shared operational staff; infrastructure; and facility costs. A community center could replace existing Town facilities that are in poor condition and/or do not meet demand for services. The Committee researched and evaluated a variety of needs, wants, and possible amenities. These are just a few:

- A mix of large and small multi-function/multi-purpose spaces for various activities, meetings, and events.
- Weight room and cardio room. The COA and Eastham Recreation have both expressed a desire for these facilities for residents.
- Studio, practice, and performance spaces for art, crafts, music, theater, and dance for residents of all ages.
- A public, outdoor gathering space to provide a sense of community and host events like performances, a farmer's market, or craft fairs
- A full-size, indoor basketball court for youth and adult programs
- Four-season tennis and pickleball courts, indoors or under a dome.
- Indoor pool for recreational and lap swimming.
- Community TV facilities and studio space.
- Community kitchen space. In addition to meeting the needs of the COA and community center events, a commercial kitchen space could support commissary and business development needs for local food businesses.
- Community garden space
- Indoor and outdoor open areas to relax, interact and enjoy the companionship of others

We believe that a community center could fulfill many needs in Eastham and foster a stronger sense of community.

Housing: Many Possible Options

Eastham, like much of the Cape, has a need for a variety of housing that is affordable. We looked at many development models and talked to several local and regional developers to consider a range of options, always with affordability and Eastham residents in mind. The goal with housing on the site would be to create the sense of a small village with cohesive and appropriate design. Some ideas include:

- **Workforce housing.** A substantial number of 1- and 2-bedroom market-rate rental units
- **Senior housing.** Small units designed with accessibility and amenities for older residents. Allows for people to downsize. Could be rental or ownership models, privately or publicly financed.
- **“Top of Shop” rental housing.** If the plan includes a mix of some businesses, could we build housing over these?
- **Live-work spaces.** Studio spaces for artists and craftspeople that include modest living spaces in addition to an open workspace.
- **Land trust model.** The land is owned by a trust, but residents could buy a home at below-market prices (no land acquisition cost), with 99-year land leases. These homes can be sold but must remain affordable.
- **Market rate sales of modest homes** — starter homes for small families, individuals, or for seniors wanting to downsize.

These are just some of the housing models the T-Time Committee considered. The site could contain a mix of these, just one type, or none at all, based on community feedback.

Economic Development: Providing services & expanding revenue base

The Committee looked for ways to help develop economic opportunities for existing businesses, new businesses, and residents, and create tax revenue for the Town. Based on the terms of acquisition of the property from Stop & Shop, food markets and take-out restaurants are not allowed. A Market Outlook Study is currently underway that may uncover additional information, and feedback from the community will surely provide new ideas. Some ideas include:

- Shared workspace where individuals, teleworkers, and small businesses can use small offices, meeting rooms, studio spaces, and office amenities like copiers and videoconferencing. Members can join annually or pay-as-they-go based on space availability.
- Small storefront shops to serve start-up businesses, with one- or two-year rentals. These shops could be built with rental housing on the second floor.
- A professional building serving businesses such as dentists, doctors, accountants, lawyers, counseling, etc.
- “Maker spaces,” light industrial spaces for artists, carpenters, welders, or craftspeople.
- Needed businesses? What additional types of businesses, if any, would residents like to see in Eastham? What would make Eastham more desirable to them?

The Committee is open to hearing all ideas for increasing revenue opportunities for existing and new businesses and providing additional services to the Town's residents.

Other Considerations: Traffic, wastewater, zoning and neighbors

As we consider development opportunities on this property, there are many issues that will warrant further study, such as traffic management, wastewater treatment, zoning, and consideration of neighboring homes and businesses. Our Community Development Director has been working with the State on traffic management along Route 6 for some time, and there are several possible options for managing increased access and egress on Route 6. Additionally, there could be options to work with neighboring commercial properties on alternate access and egress routes.

Preliminary discussions about wastewater treatment included the suggestion that neighboring businesses might want to contribute to offset building costs or pay for usage. The Committee also looked at innovative treatment options. Consideration of neighboring homes and the possibility to enhance neighboring businesses to create more of a town center will also be considered. These topics, along with any potential zoning issues, will be addressed in more detail once we have narrowed down the proposed uses for the site.

Community Outreach – T-Time Survey

With the T-Time community survey, the Committee and Town staff will gather public input on how Town residents, homeowners and business owners prioritize possible options for its use.

The **T-Time community survey can be found on our new website at:**

www.easthamtime.org. The survey will be live from March 15 through April 20, 2021. We will also be able to supply a paper copy of the survey for those who need it. If you have questions, or need assistance with the survey, please call 774-801-3803, or email timecommittee@eastham-ma.gov.

Please visit our website, www.easthamtime.org, to keep up to date on the T-Time Committee's work. You can also find links to additional documents, meeting minutes, and FAQs on the site.

Contact Us

A phone number, **774-801-3803**, and email address, timecommittee@eastham-ma.gov, have been set up for the public's use to ask questions and/or provide additional feedback throughout the outreach process.

Next Steps for Outreach

This survey is part of an ongoing outreach process. This first step will help winnow down the options for more in-depth research and an ultimate recommendation to the Select Board. Once completed, the Committee will report to the Select Board on the results of the survey. Other steps may include a series of public forums via Zoom and several pop-up information booths around town, dates, and locations to be announced.

It's time for T-Time! So please take the survey and share your ideas with the T-Time Committee.