



# T-Time Development Committee

## Status Report and Request for Public Input

**To:** All Members of the Eastham Community  
**From:** The T-Time Development Committee  
**Re:** Committee Status Report and Request for Public Input

### OVERVIEW

The T-Time Development Committee, in collaboration with Town of Eastham staff, has been charged by the Select Board to identify the highest and best use of the Town-owned “T-Time Property,” an 11-acre parcel of land located at 4790 State Highway (Route 6).

The Committee began its work in late 2019, with eleven Committee members, each appointed for a two-year term. The work of the Committee was outlined in two phases: Phase 1 (in progress) is focused on data gathering, research, analysis of possible uses and best practices; obtaining community input to narrow down and prioritize uses; and presentation of recommended use(s) for approval by the Eastham Select Board. In Phase 2, working with Town staff and consultants, the Committee will use the preferred use(s) for the site to further engage the public and develop a “Master Plan” design for T-Time, complete with feasibility, funding, and other requirements for implementation. Both Phase 1 and Phase 2 have multiple goals to complete, and public input is key throughout the entire planning process. The Select Board is looking to the Committee to conduct an inclusive process that reflects and assimilates the ideas and values of the entire community.

As of January 2021, the T-Time Development Committee has completed a substantial amount of exploratory and fact-finding work to identify broad community, business, and other needs in Eastham, as outlined under the Phase 1 goals. No decisions or recommendations have yet been made by the Committee regarding use(s) for the site. ***The focus from this point forward will be to obtain public input on the research and information compiled to date, request feedback on what additional needs or uses the Committee should consider, and ask for the public’s help in prioritizing possible uses for eventual recommendation to the Select Board.*** These critical next steps will take place through a comprehensive public outreach campaign, and individual residents and members of the public will be invited to share their input and reactions in a variety of ways.

The T-Time Development Committee recognizes the significant opportunity the T-Time property presents for community members to help shape the future economic and community landscape of Eastham. The Committee takes seriously its role to include as many community members as possible in the planning process and is eager to hear from fellow residents about their ideas and vision for the site. Members of the public are invited to contribute their thoughts by **email, via the T-Time Public Input Survey, and through public comment at regular T-Time Development Committee meetings**, which are open to the public via Zoom.

*For more information on how to submit your input, see Page 3 of this report.*

## **SUMMARY OF WORK COMPLETED IN PHASE 1**

**This section gives a summary of work completed by the Committee to date, to prepare for public engagement.**

### ***Evaluation of Local and Regional Planning Priorities***

Committee members and Town staff undertook a comprehensive review of existing regional and Town-wide plans related to the community needs and planning priorities for Eastham and the Outer Cape. The documents and data reviewed included: Eastham's 5-Year Strategic Plan (2020-24), the 2012 Eastham Long Range Plan, the 2007 North Eastham Study, a Technical Assistance Program Report created for the Town by the Urban Land Institute in 2017, the Eastham Town Recreation Survey from 2017, and the Cape Cod Commission's regional planning documents such as the Resiliency by Design Report (2019), among others. Key findings and recommendations from each plan or survey were synthesized and compared side by side to identify alignments and themes (see Addendum #3).

### ***Consider Current Zoning and Potential Future Zoning***

The Committee has reviewed existing zoning for the T-Time site and will evaluate zoning needs for the project once possible uses have been narrowed down and prioritized through the upcoming public input process.

### ***Research and Data Gathering/Study Land Use Models from Other Communities***

The Committee and Town staff reviewed a variety of comparable projects from other municipalities and regionally. The group explored existing public and private projects such as Mashpee Commons, the Harwich Community Center, the Martha Vineyard Island Housing Trust Projects, Housing Assistance Corporation projects, and Community Centers in Chatham, Wayland, Randolph, Hyannis, and Lincoln, Massachusetts to assess current community demand and best practices for a variety of services and uses.

### ***Consider Unmet Needs of the Community***

To date, the Committee has conducted a review of existing plans and survey data collected by a large swath of community groups and leading industries on the Cape. These sources cover regional and local needs for uses such as housing, recreation, business development, healthcare, childcare, education, the arts, and more. Additionally, the Committee engaged 30 local stakeholder groups and subject matter experts (see Addendum #2) to begin building a framework of needs and possible uses. Conversations with local groups are ongoing, and all are encouraged to reach out to share their input (see instructions for public input, page 3). The Town has also begun work on a market study to determine unmet business needs in Eastham and surrounding communities.

### ***Next Step – Public Input and Prioritization of Needs***

Recommendations or options for the use of the T-Time property will be presented by the Committee to the Select Board at the conclusion of Phase 1, which is still ongoing. Now that the Committee has completed its initial fact-finding and research, Phase 1 will continue with a larger public outreach effort designed to engage as many individuals as possible, upholding the Committee's charge to "reflect and assimilate the ideas and values of the entire community." Community members will be invited to share their reactions to the baseline information presented in this Status Report, suggest additional needs, or uses, the Committee should consider, and prioritize desired uses to identify the best fit(s) for the site and community. Community outreach will be carried out in a variety of formats to ensure that a diversity of viewpoints is heard.

## BASELINE INFORMATION FOR PUBLIC INPUT

This section of the report presents information collected and analyzed by the Committee to date, with the intent of inviting the public to review and then provide feedback. Information is organized in the following categories: *Housing, Community Recreation/Community Space, Business & Economic Development, Infrastructure and Other Needs and Priorities*. Public input on this information will guide the Committee’s continued fact-finding and research work and help Committee members begin to formulate and prioritize recommendations to the Select Board on the best use for the T-Time property.

### TO SEND THE COMMITTEE YOUR INPUT:

- **Email:** [ttimecommittee@eastham-ma.gov](mailto:ttimecommittee@eastham-ma.gov);
- **Complete the online Community Input Survey** at [www.easthamttime.org](http://www.easthamttime.org) (hard copy available upon request);
- **Call** the dedicated T-Time Public Input line to leave a voice message: **774-801-3803**;
- **Speak during the public comment section** of a regular T-Time Committee meeting. Visit the Town website at [www.eastham-ma.gov](http://www.eastham-ma.gov) for upcoming meeting dates. *Note:* public comment takes place at the beginning of each meeting. Scheduling of comments is recommended but not required. Email [ttimecommittee@eastham-ma.gov](mailto:ttimecommittee@eastham-ma.gov);
- **Request time to meet with the Committee.** Email [ttimecommittee@eastham-ma.gov](mailto:ttimecommittee@eastham-ma.gov) to schedule a time.

## HOUSING

The T-Time Development Committee appointed a “Community Development Work Group” to complete background research and fact-finding work on a variety of possible community-oriented uses for T-Time, including housing. The need for new housing and increased diversity of housing options is a recurring theme for Eastham, and regularly emphasized in both regional and Town-wide planning documents such as Eastham’s 5-Year Strategic Plan (“Goal 5: Increase diversity of housing options”). There is broad agreement among local housing advocates and other subject matter experts consulted by the Committee to date that Eastham - and the Cape in general - are in most need of **1- or 2-bedroom market rate rentals and attainably priced single-family housing**. The most pronounced need is for housing types suitable for young families, workforce, and downsizing seniors. Other baseline information and best practices compiled through the Committee’s preliminary research include:

- A **“mixed use” approach, pairing housing with other uses** (community, business, recreation) can help create a neighborhood feel and increase access to needed goods and services for neighboring residents;
- A **combination of housing types on one site**, for example, higher-density single family housing “tucked behind a commercial streetscape,” plus rental units “top-of-shop” on commercial space, could provide more housing units without disrupting the look or feel of surrounding properties;
- **Innovative funding mechanisms**, such as those that pair sustainable housing development practices with “buy down” options, community trusts, or other programs that can bridge the gap between area median income rates and disproportionately high market housing costs;
- **An emphasis on complementary, compatible development** and a good “fit” with surrounding commercial and residential properties can help maintain Eastham’s unique identity;
- **Modular building** can help defer construction costs while also traditional housing design styles.

## ***COMMUNITY RECREATION AND PUBLIC SPACES***

The Community Development Work Group of the T-Time Committee also examined a variety of possible community-oriented uses for the T-Time site. Eastham's 5-Year Strategic Plan clearly outlines the goal of creating a community center for all ages. Such a space could serve as a community hub where residents could meet and interact, or utilize large, open, multi-purpose space for a variety of programs and events. A community center space would replace existing Town facilities that are in poor condition and/or do not meet local demand for services, providing a centralized, physical "home" for Eastham Recreation Department and Council on Aging (COA) activities, among others. Neighboring towns such as Orleans are also lacking a community recreation space, providing opportunity for regional collaboration. Specific gap needs like an indoor community pool, indoor basketball courts, outdoor space for a farmers' market or community events, and small meeting room space were also reviewed by the work group. The group has researched and evaluated a variety of needs and possible uses to date, including:

- **Large multi-function/multi-purpose space** for various activities, configured to different sizes with an accordion divider. Currently, the largest private event space in Eastham accommodates 300 people (Sheraton ballroom); the largest Town space accommodates 120 (Eastham Library).
- **Small meeting space** – The Library reported that spaces are regularly full during normal operations.
- **A public, outdoor gathering space** – A number of local groups consulted to date noted the need for larger outdoor event space, and a flexible, open "town center" to provide a sense of community.
- **Indoor Olympic-sized pool** – Nauset Schools has noted an ongoing need for a pool and was not able to gain approval from the State to include one in the Nauset Regional High School renovation plans. It was noted multiple times that no "community pool" option currently exists; some residents pay for access through Ocean Edge, the Chatham Aquatics Center, or other entities located at least a 20-30-minute drive away. The Eastham Recreation Department Survey in 2017 also noted aquatics facilities as a need and something a majority of both full-time and seasonal residents would use.
- **Full-size, indoor basketball court** – While outdoor court space has been improved through the Town Hall "Field of Dreams" and outdoor court space, indoor basketball space in Eastham is limited to the Elementary School, which is not full size, and has no bleachers or safe space for spectators.
- **Weight room and cardio room** – The COA and Eastham Recreation have both found a need and desire for such facilities among residents. In speaking with the Harwich Community Center, their staff reported that the weight room is one of the most popular features of their facility, and one of the biggest revenue generators; they are outgrowing their space due to demand.
- **Four-season tennis and pickleball courts** – The group found a local desire for courts that could be used year-round, either located indoors, or constructed in an indoor-outdoor flexible style.
- **Arts and music practice space, exhibition space, and studio space** - Visual arts and dance classes do not currently have a good space for instruction and practice for artists/performers of all ages. Professional artists constitute about 4% of the registered businesses in Eastham alone, but most operate out of their homes due to a lack of studio space in the area. Provincetown Commons, a collaborative workspace in Provincetown, offers artist studio rentals which are very popular.
- **Community TV facilities and studio space** – Lower Cape TV is developing a "Strategic Facility Plan" with a nonprofit consultant and a commercial real estate advisor. They are looking for a highly visible and highly accessible location, 4000-7000 sq ft.
- **Community kitchen space** – A commercial kitchen space could support commissary and business development (scale-up) needs for local food businesses. The COA, Lower Cape TV, and other local

groups consulted to date expressed interest in a kitchen space suitable for events, televised cooking shows, and/or cooking classes for all ages.

- **Community garden space** – This was discussed as a possibility for meeting interests and needs for intergenerational programming or outdoor recreation space.

## ***BUSINESS & ECONOMIC DEVELOPMENT***

The T-Time Development Committee reviewed a variety of economic priorities and needs for both Eastham and the Cape Cod region as a whole via an “Economic Development Work Group” of the Committee. The group reviewed possible business uses for T-Time against the framework of Community Priorities outlined in Eastham’s 5-Year Strategic Plan – strengthening Eastham’s year-round economy, increasing employment opportunities for residents, expanding economic opportunity, and reinforcing Eastham’s community identity. Market changes such as the increase in remote work nationwide, and the decline of traditional brick-and-mortar retail operations, were a focus of group discussions, as were needs for Eastham’s professional tradespeople, fishing community, and food-related businesses. Other research and possible uses reviewed to date include:

- **Co-working or collaborative workspace** – Rental workspaces that accommodate remote workers - with small meeting rooms, shared business equipment, and other such amenities - are increasingly needed as more work-from-anywhere business models emerge. The closest coworking spaces are located in Provincetown and Chatham, as well as a collaborative “maker” space in Orleans.
- **Commercial kitchen space** – See “community kitchen space” above.
- **Business incubator space** – With the cost of commercial real estate increasing, it was noted that small businesses could benefit from “pop-up” or incubator space to allow for short-term, low-cost market testing of business ideas. Smaller storefronts could also be used for artist or craftsman work/display spaces, as seen in downtown Hyannis. Spaces might be outdoor, indoor, or “open air” style.
- **Farmers’ Market space** – The work group spoke with a local group looking to start a Farmers’ Market in Eastham, which would require an outdoor, flexible event space.
- **Tradesmen Park** – There are limited areas in town where this sort of “light industrial” use is permitted. Building/construction and trades businesses comprise more than 20% of registered businesses in Eastham, which could support a need for increased workspace and/or storage options.

## ***INFRASTRUCTURE***

The T-Time Development Committee conducted an initial review of infrastructure needs for the T-Time site with assistance from an “Infrastructure Work Group” of the Committee. The group and Committee agreed that infrastructure needs will largely be determined by the use(s) of the site. Because specific uses will not be recommended by the Committee until the end of Phase 1 (still in progress), discussions were focused on broad concepts and general discussions of need and feasibility. The Committee acknowledged that T-Time could serve as a catalyst to meet infrastructure needs or goals for surrounding properties, such as residential and public high-speed Internet, and commercial wastewater.

- **Fiber/high-speed Internet** – The Committee discussed the idea of public-access Internet on the site, higher speed service to accommodate uses like coworking or media production, and the possibility of T-Time providing a middle-mile connection for surrounding properties.
- **Wastewater** – The group discussed that the T-Time site would require wastewater infrastructure to support whatever uses are decided upon but noted that the scale of the system would depend on the uses. Adjacent properties could “tie in” to improved wastewater infrastructure at T-Time, encouraging improvements in the North Eastham area that are compatible with Eastham’s 5-Year Strategic Plan.

- **Route 6** – The Committee reviewed options for traffic improvements along Route 6 to accommodate the T-Time site, including a potential roundabout. Town staff are working on a parallel effort with MassDOT to address traffic safety concerns, to be coordinated with the T-Time planning process.
- **Brackett Road Connection** – The Infrastructure Work Group held general discussions on a potential frontage access road connecting T-Time to Brackett Road. This concept will be investigated further as part of Eastham’s 5-Year Strategic Plan implementation, as well as through targeted outreach to business/property owners in this area.

## ***OTHER NEEDS AND PRIORITIES***

- **A Village Square/Town Center in Eastham** – Eastham’s 5-Year Strategic Plan and multiple stakeholder conversations observed the need for a defined Town Center or central business district in Eastham. The trajectory of Route 6 through the center of the area right in front of T-Time has been frequently cited as a barrier or challenge to this concept.
- **Aesthetics and Community Character** – There was agreement that the design must be aesthetically pleasing and compatible with local architecture/community character to uphold and reinforce the identity of Eastham.
- **A Mix of Uses** – A neighborhood feel with a combination of housing, community, and other uses has emerged as a desirable goal for the T-Time site and surrounding areas.

# ADDENDUM #1

## T-TIME DEVELOPMENT COMMITTEE CHARGE BY SELECT BOARD

The Town of Eastham Select Board established the T-Time Development Committee in August 2019 and provided the following charge: “The Committee will work with Town Staff to develop recommendations for the use of the former T-Time site (4790 State Highway) and identify any resources or partnerships that may assist the Town in best utilizing this parcel of land. Members shall prioritize the overall best interests of the Town of Eastham, regardless of their other affiliations or interests. The Select Board is looking to the committee to conduct an inclusive process that reflects and assimilates the ideas and values of the entire community. The Committee will work to identify the highest and best use of the land and utilize the following criteria (in no particular order) to prioritize its recommendations:

- Social/community value
- Business value (public/private partnerships)
- Adding vibrancy and aesthetic appeal
- Economic Development
- Infrastructure improvements (traffic, transportation, utilities, wastewater)
- Creativity
- Potential regional partnerships, and
- Consistency with the goals of Eastham’s 5-Year Strategic Plan: preserve natural resources; encourage and welcome a diversity of residents; improve the travel experience; foster community spirit; enhance access to public recreational resources; and increase the diversity of housing options.

The work of the Committee will be in two phases. Phase I will be primarily focused on a process of data gathering, research and analysis to identify and recommend possible options. Phase II will narrow the options and move towards a final recommended plan for the site. The role of the committee is to:

### *Phase I 2019-2020:*

- Solicit, synthesize, and integrate current ideas and planning priorities (such as Eastham’s Strategic Plan data);
- Consider current zoning and potential future zoning;
- Generate new ideas through research and data gathering;
- Consider unmet needs of the community and prioritize;
- Study existing land use models from other communities and;
- Along with town staff, develop recommendations (options) for the Select Board.

### *Phase II 2020--2021:*

Once preferred options are approved by the Select Board:

- Work with consultants and staff to explore detail of each option and assess feasibility;
- Identify potential funding and partners;
- Create a business plan and/or implementation plan (if applicable);
- Present plan to the Select Board.”

## ADDENDUM #2

### LIST OF STAKEHOLDERS & PHASE 1 PROGRESS CHART

#### GROUPS + SUBJECT MATTER EXPERTS CONSULTED FOR INITIAL RESEARCH

Bennett Environmental Associates	Housing Assistance Corporation
Brewster Farmers’ Market	Martha Vineyard Island Housing Trust
Cape Associates	Lower Cape TV
CapeBuilt	Nauset Regional School District
Cape Cod Culinary Incubator	Orleans Recreation Advisory Committee
Community Development Partnership	Outer Cape Chorale
Eastham Chamber of Commerce	Pants Factory
Eastham Council on Aging	Provincetown Art Association & Museum
Eastham Affordable Housing Trust	Provincetown Commons
Eastham Painters Guild	Sustainable CAPE
Eastham Public Library	The 246 Community Kitchen
Eastham Recreation Commission / Recreation Department	The Coastal Companies
Entrepreneurship for All (EforAll) Cape Cod	The Principle Group/Mashpee Commons
Harwich Community Center	Truro Center for the Arts at Castle Hill
Harwich Cultural Center	Wild Care Cape Cod

#### SUMMARY CHART OF PHASE 1 PROGRESS

<i>PHASE 1 GOALS</i>	<i>PROGRESS</i>
Evaluation of Current Planning Documents and Priorities	<i>Complete</i>
Consider Current Zoning and Potential Future Zoning	<i>In progress</i>
Research and Data Gathering	<i>In progress</i>
Consider Unmet Needs of the Community	<i>In progress</i>
Study Existing Land Use Models from Other Communities	<i>In progress</i>
Conduct Comprehensive Public Outreach Process	<i>Beginning now</i>
Develop recommendations (options) for the Select Board	<i>Not started</i>

# ADDENDUM #3

## TOWN AND REGIONAL PRIORITIES COMPARISON CHART

5 YEAR STRATEGIC PLAN 2019	LONG RANGE PLAN 2012	NORTH EASTHAM STUDY 2007	TAP REPORT 2017	RESILIENCY BY DESIGN REPORT 2019
Create a new community center for all ages through new construction or reuse of existing facilities.	Consider making appropriate town-owned land available for agriculture, open space	<b>T-Time Family Sports Center</b> The property has excellent potential for redevelopment for mixed-use development, including limited commercial, workforce housing, and senior housing.	When building a Town Center, it is suggested that a new senior center (the current one is 30 years old) be included in any redevelopment plan.	The Form-Based Code Approach can support an increase in smaller, more compact residential development that creates more housing choice and affordability
Expand recreational after-school and other community-wide programs	Encourage landowners to restore blighted or abandoned areas to open space.	Village Center should become an area that is easily accessible and will accommodate a variety of commercial, residential, and other uses	<b>Creative Place-making</b> One of the concerns of the business owners was that Eastham lacks gathering spaces necessary for building a strong sense of community	The Form-Based Code Approach can support placemaking and local economic developments and job growth, helps mitigate infrastructure financing challenges,
Make suitable land available for affordable housing.	Consider recreation needs in the development of plans for the Town Hall area and for the Route 6 and Brackett Road area.	Mixed but compatible uses including commercial, residential, civic, and recreational	Create Entrepreneurial Commercial Space Commercial Kitchen Space/Co-Working Space/Blue Economy	Growth should be focused in centers of activity and areas supported by adequate infrastructure
Adopt architectural design guidelines for new development along Route 6/North Eastham Village Center	In preparing the Local Comprehensive Plans (LCP), meet with businesses and business organizations to ascertain economic development needs in the community.	<b>The Purcell property</b> is the key to the future Village Center Core Area. Future development of this parcel must serve community needs in terms of civic uses, senior and workforce housing, and passive recreational use. Commercial development should be geared to the local market. However, future development should create a positive environment for existing commercial development that surrounds the property. Accomplished by vehicle and pedestrian connections, encourages infill on the fringes in a traditional village center development pattern.	Form-based Code – Eastham should adopt a form based code that will allow the Town to combine the mix of uses for any new development that will be consistent with the Town’s vision – particularly the commercial district.	Form-Based Code or approach is one way to support infill and redevelopment that is consistent with each community’s vision for future growth in areas where new growth is desired
	Work with private sector, Chamber of Commerce identify/develop entrepreneurial/business activities	Affordable housing Senior rental housing Road-front businesses	Develop Affordable Housing In addition to building traditional multifamily complexes, the panel	Neighborhoods with an interconnected street network and small block sizes are more walkable and vibrant because they provide more visual interest and create more ways to get from point A to point B. Block standards typically apply to new communities and large developments (over two acres). They may include maximum block length, maximum block area, or maximum block perimeter
			suggested examining alternative housing options such as allowing for micro units, and to monitor the results of the recently completed Cape Cod Young Professionals housing contest, which featured home designs specific to the needs of young professionals on Cape Cod.	
Expand recreational after-school and other community-wide programs	Develop a pedestrian walkway system in local business centers to encourage small-scale boutique commercial development.	<b>Purcell Parcel</b> Facilitate new infill and neighborhood residential development New housing should include a mix of affordable and market-rate rental and ownership opportunities for a broad range of age groups.	Create Pedestrian Walkway for Route 6 Development of a reliable and safe pedestrian walkway across Route 6 is strongly recommended, using either a bridge or a tunnel	Architectural Design Standards regulate a specific architectural character allowed in a given area. Standards can be general or highly detailed, depending on how important architectural character is to the community’s vision.
Host regular and widely advertise community events for a range of participants	Improve the flow of traffic at the Brackett Road and Route 6 area and provide onsite accommodations for public transportation vehicles.	Integrated parking and landscaping Village green/park Network of pathways and restrooms	Insufficient Commercial Storage Business owners, particularly commercial fisherman and construction company owners, lament the lack of commercial bulkheads and facilities for heavy equipment storage,	In areas where stormwater management is a key concern, Form-Based Codes can help communities implement light imprint design standards help direct, retain, absorb water
Redesign Rte 6 to improve traffic safety/implement recommendations from Rte 6 corridor study	Purchase available land that fronts on Route 6.	Effective solutions/alternatives to water and wastewater needs		If your municipality has environmental sustainability goals, those goals can be reinforced in the Form-Based Code by requiring energy efficient, and low carbon footprint buildings.
Create connectivity between businesses on Route 6 to minimize vehicular activity between adjacent businesses.	Creation of a road loop that would connect Route 6 in the vicinity of the Four Points Hotel to Brackett Road.	Organize the Village Common and open spaces around civic buildings and potential relocation of the North Eastham Post Office.		The landscape on private property can have a big impact on the public good. Landscape standards can maintain existing vegetated character, mandate the screening of utility or parking areas.
Establish strong identities at key public locations by activating space using place-making amenities such as benches, lighting, permanent or temporary public art, and other public	Provision of additional day care and summer programming for children and youth.	Connect the Cape Cod Bike Trail to surrounding neighborhoods and commercial areas along Brackett, Route 6, and Holmes Road.		

INFRASTRUCTURE		<p><i>Note:</i> Color coding provided as a general guide, several items in this chart overlap with multiple categories</p> <p><b>Recommend Strategic Plan Chapter 4 Analysis of existing plans</b></p>
ECONOMIC DEVELOPMENT		
COMMUNITY CHARACTER		
REGULATORY		
FACILITIES / SERVICES		
AFFORDABLE HOUSING		
ENVIRONMENTAL		
VARIOUS		