

# T-TIME RESEARCH AND KEY FINDINGS MATRIX

T-TIME COMMITTEE CHARGE CRITERIA	T-TIME COMMUNITY INPUT SURVEY 2021	EASTHAM MARKET STUDY 2021	5-YEAR STRATEGIC PLAN	HOUSING PRODUCTION PLAN 2021	URBAN LAND INSTITUTE REPORT 2017	LONG RANGE PLAN 2012	NORTH EASTHAM STUDY 2007
<b>Vibrancy and aesthetic appeal</b>	<ul style="list-style-type: none"> <li>Preference for limited housing on T-Time that “looks like Cape Cod”</li> </ul>	<ul style="list-style-type: none"> <li>Retailers would be more likely to thrive in a <b>walkable town center</b> area, with events and public realm improvements that highlight their visibility</li> <li>T-Time’s frontage on Route 6 could be developed for small retail shops with parking behind the buildings to enhance streetscape and increase visual continuity along Route 6</li> </ul>	<ul style="list-style-type: none"> <li>Implement a <b>branding/signage</b> program for Eastham</li> <li>“Activate” public spaces and create a sense of identity by adding benches, lighting, permanent or temp public art</li> <li>Adopt architectural <b>design guidelines</b> for new development along Route 6/North Eastham Village Center</li> </ul>	<ul style="list-style-type: none"> <li>Due to high housing costs, residents of all ages are finding it increasingly difficult to afford to live in town</li> <li>Prepare <b>design guidelines</b></li> </ul>	<ul style="list-style-type: none"> <li>A <b>traditional village Town center</b> was never established, leaving the Town with no real central gathering place</li> <li>Insufficient <b>signage/wayfinding</b> and a lack of town identity</li> </ul>	<ul style="list-style-type: none"> <li>Encourage landowners to restore blighted or abandoned areas to open space.</li> <li>Consider making town-owned land available for agriculture, open space</li> </ul>	<ul style="list-style-type: none"> <li>Organize the <b>Village Common</b> and open spaces around civic buildings</li> <li>Potential relocation of the North Eastham Post Office</li> <li><b>Village centers</b> should be visually distinct from surrounding landscapes and create a sense of arrival as one approaches the center</li> </ul>
<b>Social/Community Value</b>	<ul style="list-style-type: none"> <li>Desire for a <b>community gathering space</b> – “a place for locals to gather”</li> </ul>	<ul style="list-style-type: none"> <li>With its size (11 acres) and adjacency to both Rail Trail and Route 6, T-Time property could accommodate <b>a mix of commercial, residential, civic, and recreation uses</b></li> </ul>	<ul style="list-style-type: none"> <li>Host regular and widely advertised <b>community events</b> for a range of participants</li> </ul>	<ul style="list-style-type: none"> <li>Housing that incorporates services for <b>disabled and senior residents</b></li> </ul>	<ul style="list-style-type: none"> <li>Eastham lacks <b>gathering spaces</b> necessary for building a strong sense of community</li> </ul>	<ul style="list-style-type: none"> <li>Provide <b>spaces to serve a variety of age groups</b> with a particular emphasis on young adults, homeschoolers and the <b>physically/mentally challenged</b>.</li> </ul>	<ul style="list-style-type: none"> <li>Village Center should be pedestrian-oriented and easily <b>accessible</b></li> <li>Should accommodate <b>a variety of commercial, residential, and other uses</b></li> </ul>
<b>Business Value/Economic Development</b>	<ul style="list-style-type: none"> <li>Preference for local, small businesses</li> <li><b>Startup or incubator spaces</b> preferred</li> <li>Goods/services for <b>year-rounders</b> are needed more than those serving visitors</li> <li>Least preferred business use at T-Time site was trades/<b>shellfishing</b> storage or workspace</li> </ul>	<ul style="list-style-type: none"> <li>There is low commercial vacancy</li> <li>A <b>lack of available commercial space</b> is frequent complaint from local businesses</li> <li>Accommodations such as <b>coworking space</b> and commercial storage could better meet the needs of Eastham’s many self-employed and home-based business operations</li> <li>Eastham is functioning as a destination for dining and <b>outdoor recreation</b>. Amenities that support and expand Eastham’s identity as a hub for these activities could encourage development and business growth (ex. commissary kitchen or food truck space)</li> <li>There is a lack of quality retail oriented to <b>full-time and seasonal residents</b></li> </ul>	<ul style="list-style-type: none"> <li>Provide support for “<b>eco-businesses</b>” (nature-based tourism, blue economy)</li> <li><b>Partner with developers</b> on housing development opportunities</li> </ul>	<ul style="list-style-type: none"> <li><b>Partner with developers</b> on housing development opportunities</li> <li>Pursue regional housing initiatives w/ Cape towns</li> </ul>	<ul style="list-style-type: none"> <li>Create <b>Entrepreneurial Commercial Space</b></li> <li>Establish zoning to create a “Tradesmen Park”</li> <li>Support commercial bulkheads for <b>fishing</b> industry</li> </ul>	<ul style="list-style-type: none"> <li>Work with private sector, Chamber of Commerce identify/develop <b>entrepreneurial/</b> business activities</li> </ul>	<ul style="list-style-type: none"> <li>T-Time Family Sports Center has excellent potential for mixed-use development, including limited commercial, workforce housing, and senior housing.</li> </ul>

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Consider unmet community needs	<ul style="list-style-type: none"> <li>Housing should benefit those who live/work in the community</li> <li>Preference for <b>workforce/starter housing</b> and downsized housing for <b>seniors</b></li> <li><b>Rental</b> housing a need</li> <li><b>Youth</b> “underserved”</li> <li>Preference for outdoor <b>recreation</b></li> <li>Strong preference for services for year-round residents</li> </ul>	<ul style="list-style-type: none"> <li><b>Workforce</b> is a constraint for industries across the board</li> <li>Cost and low availability of housing, <b>childcare</b>, medical services are major barriers to attracting employees</li> <li>Increasing the supply of <b>workforce</b> housing is a high priority</li> </ul>	<ul style="list-style-type: none"> <li>Create a new <b>community center</b> for all ages through new construction or reuse of existing facilities.</li> <li>Expand recreational <b>after-school</b> and other community-wide programs</li> <li>Increase the number of accessory dwelling units (ADUs) to provide flexible living options for residents</li> <li>Make suitable land available for <b>affordable housing</b></li> </ul>	<ul style="list-style-type: none"> <li>More subsidized <b>rental</b> housing</li> <li><b>Starter housing</b> for younger workers and families, whose numbers are decreasing</li> <li>Make suitable land available for <b>affordable housing</b></li> </ul>	<ul style="list-style-type: none"> <li>When building a Town Center, it is suggested that a new <b>senior</b> center be included in any redevelopment plan (the current one is 30 years old)</li> <li>For an expanded year-round economy, thoughtfully designed <b>affordable housing</b> is needed to support businesses and <b>workforce</b></li> </ul>	<ul style="list-style-type: none"> <li>Consider <b>recreation</b> needs in the development of plans for the Town Hall area and for the Route 6 and Brackett Road area</li> <li><b>Additional day care</b> and summer programming needed for children and youth</li> </ul>	
Infrastructure improvements	<ul style="list-style-type: none"> <li>Concerns about <b>Route 6</b> traffic at T-Time</li> </ul>	<ul style="list-style-type: none"> <li><b>Wastewater</b>/septic limitations are barrier to future business development opportunities</li> <li>Expanded high-speed Internet could better meet the needs of self-employed and home-based workers</li> </ul>	<ul style="list-style-type: none"> <li>Redesign <b>Route 6</b> to improve safety and reduce speeds</li> <li>Create connectivity between businesses on <b>Route 6</b> to minimize vehicle activity</li> <li>Implement Complete Streets <b>pedestrian</b> and cyclist accommodations</li> <li>Implement innovative/alternative <b>wastewater</b> treatment options and identify core sewer service area(s)</li> </ul>	<ul style="list-style-type: none"> <li>Eastham’s lack of centralized <b>wastewater</b> infrastructure will continue to limit residential and commercial development</li> </ul>	<ul style="list-style-type: none"> <li>Re-design <b>Route 6</b>. - the “Main Street” that traverses the commercial corridor is a 40 MPH four-lane state highway</li> <li>Create a <b>pedestrian</b> walkway for Route 6</li> <li>Lack of mobility/walkability - implement Complete Streets</li> </ul>	<ul style="list-style-type: none"> <li>Develop a <b>pedestrian</b> walkway system in local business centers to encourage small-scale boutique commercial development</li> <li>Creation of a road loop that would connect <b>Route 6</b> in the vicinity of the Four Points Hotel to Brackett Road.</li> </ul>	<ul style="list-style-type: none"> <li>Connect the Cape Cod Bike Trail to surrounding neighborhoods and commercial areas along Brackett, <b>Route 6</b>, and Holmes Road</li> </ul>
Consider current and potential future zoning	<ul style="list-style-type: none"> <li><b>Mix housing with other uses</b></li> </ul>	<ul style="list-style-type: none"> <li>Regulations and unfriendliness to commercial development common barriers cited by business community</li> </ul>	<ul style="list-style-type: none"> <li>Research model bylaws and work to draft <b>form-based code</b> regulations</li> <li>Adopt <b>inclusionary zoning</b></li> </ul>	<ul style="list-style-type: none"> <li><b>Increase density</b></li> <li>Adopt <b>inclusionary zoning</b></li> </ul>	<ul style="list-style-type: none"> <li>Eastham should adopt a <b>form-based code</b> that will allow the Town to combine the <b>mix of uses</b> for new development</li> </ul>	<ul style="list-style-type: none"> <li>Amend the Zoning Bylaws to improve economic development opportunities in Eastham</li> </ul>	<ul style="list-style-type: none"> <li>Local regulations and policies must be geared toward facilitating the unique <b>characteristics of a traditional New England town center</b>.</li> </ul>