



T-Time Survey Comments Directory - Business/Economic Uses

**Please note for this section: 15 "no" or "none" comments were removed. Without context, it was not clear if respondents meant they don't have anything additional to add or they want "no" business.*

- A. General Business Support
 - B. Small, locally owned shops a priority
 - C. Supermarket & Big Box Store
 - D. Healthcare & related
 - E. Against business inclusion or cautionary
 - F. Farmers market and/or community garden
 - G. Mixed use – community center business, housing
 - H. Open space only
 - I. Pro housing
 - J. Against housing
 - K. Community Center only
 - L. Against development in general
 - M. Tax and cost concerns
 - N. Design input & concerns
 - O. Miscellaneous and survey process
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A. General Business Support

1. Eastham is very spread out, with restaurants, various shops, and garden centers. Would be nice to have an area where a creative side of Eastham has space and opportunity, a place with indoor and outdoor spaces for people to wander around and enjoy man made and natural beauty.
2. Variety! Including shared space options for those who work remote but need to go to an office for certain things. Eco-friendly, energy efficient
3. Please use rich second-home owners' tax money to subsidize small business owners not having to pay to use the space
4. People living and working in a community setting promotes buy in
5. Offering space to businesses and start-ups other than those who sell retail stuff to tourists is vital for our community
6. Cape Cod needs worker-owned cooperatives! If there is going to be affordable housing, hopefully there will be something like an affordable worker-owned cooperative market/deli. This would also be an amazing way to foster community between residents and businesses!
7. Businesses that provide opportunities to the folks that need them should be allowed to operate on site, start up space, storage of fishing and agriculture, leasing commercial farmland, and co-operative spaces all make sense; office and retail space certainly do not.
8. Business education & incubator space
9. It would be a great place for roof top solar panels and a demonstration area to educate the public about the choices for solar electric and solar radiant heat.
10. Most ideas already presented should be very beneficial for Eastham.
11. Creating a low tax zone for businesses that year round residents need now like decent restaurants, health care, & fresh food options would prevent us from having to go to other towns or all the way to Hyannis or Provincetown. No more low quality convenience foods please!

12. I am a remote worker that moved to Eastham in 2020. I would not use a collaborative workspace, nor would any of my peers. Remote workers need to get out of the house for fun, not work. Provide lunch and entertainment options to attract more full time residents such as myself.
13. I am a remote worker who moved to Eastham and I am not at all interested in a collaborative workspace for remote workers.
14. Places to eat and buy food and essentials would be nice
15. Something that would maintain the uniqueness of Eastham's community.
16. Yes, use it to supply needs not currently met, like healthcare offices, Farmers Market, and/or artists.
17. I would like to see space use for both year round and seasonal businesses, We could use businesses that will attract our year round and our seasonal visitors.
18. Concentrate businesses rather than continuing to spread them out on Route 6
19. Light manufacturing or warehouse
20. Retail is important too.
21. This has the potential to be a shining example of Eastham's dedication to serving its citizens and visitors as it sits on Rt. 6 representing our town. Make it worthy.
22. Business rentals would help "pay" for some of the development costs?
23. Avoid businesses (like fast food) that could create "hang-out" spaces that would be occupied by folks with no particular place to go. These become a nuisance
24. Make it a place that will generate money for the town. Stores, restaurants, ice cream shop, arcade for kids like the Dream Machine - things to do for people.
25. Do we need retail space? There seems to be empty stuff all over the place.
26. Professional businesses only, no artist or summer retail
27. Craftspeople/artisans, and workers in fishing and shell fishing. How about getting businesses to create and maintain all kinds of growing spaces in this huge development....???
28. The property should bring revenue to the town.
29. Whatever T-time is used for it needs to look like it belongs on Cape Cod. No ugly cheap buildings. The town needs good restaurants, open year around. No more unhealthy cheap food. The town could attract businesses by offering a tax haven until good solid businesses are firmly established.
30. In my opinion, the best use is mixed retail and small business around a Village Center for outdoor recreation.
31. Businesses would have to be separated or in a different area than the living spaces except for buildings that have apartments above the retail space and those numbers should be limited.
32. Please, please, please, no cannabis
33. "Health Care office space" for Urgent Care and "Retail Space" for coffee shops/restaurants with outdoor garden spaces.
34. A mix of retail, office and food would help activate the development outside of 9-5 hours.
35. Look at what Burlington Ma did, something's worked and some things went poorly. Good example to learn from
36. Minimal business
37. It seems like we need to attract some large businesses into Eastham (not just cannabis shops) in order to help Eastham grow as a community. Access to healthcare especially with our aging population would seem a likely one.
38. Commercial makes sense
39. It seems there are always empty professional spaces. Pop-up space or flexible spaces could work but is there demand for such a thing.

40. I think we should aim for a place like an open air mall where one can park and walk to all the individual sites.
41. Consider a Brewery, do not need a marijuana shop
42. More business lowers tax rates for all
43. I think there should be restaurants, something seniors could walk to or that is close by for working families to get take out after a long day. Eastham could use some more restaurants, it could use a bowling alley, it could use something that would benefit every member of the community, including jobs that young adults could walk to from home.
44. It seems as if that area is already zoned for business so there should not be impediments to businesses opening there.
45. A good mix so that everybody in the town can have a reason to visit T-time space.
46. I would prefer that T-Time not be used as storage for trades. We don't need a big storage area of old boats and lobster traps on RT 6, unless of course, those things were hidden away way in the back. Encouraging artists, a farmer's market and, in general, trying to have a "center" in Eastham, a place were people could go and shop and walk around is very important.
47. If we are looking to create a "destination" location with a unique feel, a weekly farmer's market, artists & craftsman (think Provincetown) and innovative retail ideas will keep the community returning to investigate and spend their money. This type of location could give Eastham the type of charm that communities like Wellfleet and Chatham have.
48. There are too many empty stores already. Why not create wonderful artist shacks like Orleans did? It would be nice to have a cultural component.
49. Let's open up the town to keep us from having to go to Orleans all the time!
50. Supporting existing industries (storage for trades/fishing) should be the highest priority. Followed by remote work space to increase year round residents who now may be able to move to Eastham permanently if there were co-working spaces.
51. Combining the 3 options of community gardens, rest/recreate area and open market type retailers would be ideal.
52. A general store to walk to for daily needs...not a supermarket
53. High-tech clean industry, is an option. Town leased farming plots (organic, with town-regulated fertilization), for residents. Theatrical Arts.
54. No more convenience stores or gas stations
55. Year-round JOBS. JOBS. JOBS.
56. A fun activity for adults, families and kids to enjoy like a bowling alley
57. Year round employment opportunities to help keep younger families in Eastham
58. Art space such as a gallery for town artists would be great!
59. I would hope that the businesses would support the needs of the year-round community and not end-up being stores that are open part of the year and geared toward the needs of tourists. There used to be more year-round businesses in Eastham, but there was not enough year-round income to support them. The businesses would need to be things that residents depend on year-round - like rehab facilities, medical offices, pharmacy, hair salon, yoga studio, workout facilities (if none are included in the rec center), dog grooming, dog daycare, childcare, etc.
60. Get some tax income
61. This will be a highly visible site and has the potential to be a showpiece for the town to attract both residents and visitors. While the town may require additional storage or workspace for trades, fishing and/or shellfishing, those activities should be confined to sites that are zoned for light industrial activities.
62. Allow more density in the existing areas, plazas, etc. also 2nd stories

63. We need attractive additions to our town to invite tourists and businesses, drs., Farmers market, etc.
64. Collaborative work spaces are available at our new library... incubator space could be included with a rec hall. Pop-ups can be temporarily anywhere via permit without adding congestion to this space, there is already excess storage space well documented in Eastham ... farmers market is a pop-up... office spaces should be zoned with required parking .. again let's not add to the traffic congestion of this very valuable community resource.... next thing you know they'll be wanting a back road built along side our beautiful bike path which runs along there
65. Don't need any more restaurants
66. We have one chance to do this right... we should try to meet everyone's idea... if we do.. we all lose. Focus on business and jobs!!
67. "Health" care if traditional doc in a box clinics should be restricted to the many other corporate areas they seem to scoff up on Cape. On the other hand, REAL Health & Wellness shops (massage & alternative healing, etc. that are independently operated), should be included.
68. Need more restaurants and retail.
69. Any business presence should be minimal and limited to low profile professional and healthcare firms
70. We need interesting retail shops and unique food, ice cream, bakery shops mixed in - and a lovely park in rear for travelers to eat and relax ... for the thousands of people who travel through our town on the way to other towns beyond us towards Provincetown. We have a unique opportunity to make a beautiful Cape Cod Colonial looking storefront on the frontage of Rt 6 that will attract shoppers ...please make it beautiful - the mercantile shops totally missed the opportunity and are #1 very unattractive - they have not succeeded to capitalize on the opportunity - they do nothing with their frontage to entice shoppers to go in and look around .. such a wasted opportunity with wonderful exposure to the thousands who travel through our town - let's make TTime a destination place
71. Include a second hand store, food pantry and free counseling services
72. Car wash
73. Think Mashpee Commons with local stores vs. Gap.
74. Coffee shops, food, shopping, open areas with picnic tables, trees, etc
75. I would VEHEMENTLY OBJECT to any carnival atmosphere type businesses, or new age, magic, psychic practices in our precious town. I would like emphasis on millennials, music, gardening, cooking, wholesome family activities
76. I'd like to see a combination of the options listed in #12
77. The Eastham Gardens Proposal would go well with business
78. Eastham does not appear to need any more retail space. Storage and trade work space is a good idea but would be more suited to an area similar to Holmes Rd. Not on prime developable property.
79. Markets that provide for basic food supply needs that are not overpriced and within walking distance
80. I am still missing the point. We seem to be ignoring the marketplace, which is what will determine the use of space, apart from broad zoning categories like retail, commercial or residential or mixed use.
81. It is difficult to rate these last few questions. Self-contained community spaces, with residential/retail/recreation, benefit the community, potentially reduce the need for cars and encourage walking/biking because of convenience considerations.

82. Since we already have an industrial park area and the DPW area i would like to see those used more for storage of fishing stuff and boats and such, a place to put the more unsightly items that would not be so trashy in appearance
83. Space for food trucks.
84. Tuition or learning spaces for kids. A space to learn traditional trades and skills
85. Useful retail that will draw people to shop and purchase, including necessities and food.
86. Would be nice to have a bit of a downtown feel if possible with variety.
87. Would love to see small restaurants, food truck type places transitional space outdoor dining and entertainment outdoor mall type units maybe with recreation fields somewhere on the property. I have seen outdoor workout spaces that house a trailer with weights and workout equipment that people can go and use in a park like setting with some permanent workout bars /stations wouldn't be as expensive as an indoor space but would give space for community exercise
88. Concerned about a lot of empty store fronts. Whatever goes in there should be viable year-round
89. Food court/at least one year round restaurant
90. I think studio work or communal workshops such as glass blowing, jewelry making, pottery, black smithing, cooking, boat building, etc. would compliment the trades and tourist attractions alike. We are a town of hands on, and if tourists can see what/how we do it it can benefit both sides.
91. Businesses that would provide jobs, entertainment. Retail for Eastham population.
92. How about some restaurants?
93. See Rosemary Beach Florida
94. Healthcare only several miles away.
95. I feel like Eastham already has a bunch of unused retail buildings
96. Do we really need more traditional retail space
97. No retail
98. Jobs...Eastham residents
99. I would put trades and fishing etc higher on the list if there were strict codes about storage of materials and scents often associated with those types of businesses.
100. A business complex or farmers market would be nice in there and create a feeling of community.
101. It is misguided to think you can increase off season business in this area. Winter is what winter is! Accept that and move forward. We need this space for community use....craft fairs, artist showings, and local events
102. 100% yes to a farmer's market! Also, would love to see space where more local artisans can flourish and showcase their work. Supporting local trades people is important, too. Please focus on helping the local, small businesses of Cape Cod!
103. We do not have a Main Street type area like other surrounding towns that draws people to the area for leisurely walking and shopping
104. Let us remember we are the "Gateway" to the Outer Cape and should be capitalizing on this aspect. E.g. Where is the suggestion for an outdoor beer garden?!
105. I would love to see some sort of downtown common area with small shops, a common, and green space.
106. The lower ranked ideas above would fundamentally change the character of the town, such space for remote workers. That would draw even more people into the town, driving up the cost of homes, as we have seen during the Pandemic. Non-healthcare professional office space would do precisely the same thing.

107. If retail is there, it should be something that the residents can use. Not more souvenir shops or gift shops.
108. Again a balance is important
109. Small shops, restaurants would be nice and may draw people to the location. Some of the suggestions don't seem appropriate ESPECIALLY storage for tradesman! That's the cost of doing business and need to be incorporated into their business plan and is NOT the Main Street image the Eastham needs. Co-op business space would need rent changed and who will manage all of this? It seems that we're going a bit off course with the purpose of this space!
110. Create jobs then places to live!!
111. I think many of these should receive equal emphasis. Small storefronts will allow expanded work opportunities to get businesses started. Hopefully they will then move on to other larger spaces throughout the town. A farmers/ fishing market would be awesome for those. Producing as well as consumers. Small pop up shops would encourage opportunities for diverse festivals: crafters/ seasonal and community celebrations. I believe there are other areas in town that would serve better for storage. Make this an aesthetically appealing location.
112. I think it would be great to have little shops like the Lemon Tree Village in Brewster. People drive by to go to the National seashore beaches and PTown. They drive right by. Great tax revenue. I would stop there to check it out if I was a tourist! Give it a beach vibe!
113. Restaurants with picturesque outdoor dining.
114. An additional childcare facility within these spaces
115. I would like Eastham to have the space for businesses that will attract visitors. Eastham needs to become more of a destination, not a drive through town. We want people to shop, dine and experience the charm of Eastham and stay awhile. We also need to have professional services accessible for residents
116. An anchor business for the site
117. Old town feel
118. Need to create a way where if you do put in businesses they aren't leases, but business owners have opportunities to own real estate.
119. Business space is predominantly leased in town - need opportunity for small business owners own buildings
120. No banks. No insurance offices.
121. Creating jobs will help our town
122. Kids entertainment
123. Walk-able with any parking provided behind stores
124. I like the idea of the space being used for a farmers market, craft shows/ painting shows, food festivals along with some retail shops, but having a community center as stated in earlier questions
125. Shared office space combined with proper IT infrastructure could attract young families with mobile careers. Another possibility is a cardiac specialty hospital with professional offices. A 45-minute lights & sirens ride to CCCH during a cardiac event is less than ideal.
126. Can we consider something like Orleans did by the chocolate sparrow with an outdoor market for fresh produce and crafts? There's so much vacant office and retail space in town already - village green and Main street ... why not incentivize ppl to use that space that's already there first so we don't have to look at vacant dilapidated store fronts?
127. Developing more year round activities
128. Small playground for 3 to 7 year olds. Food truck space.

129. Look around, most businesses are seasonal so I think adding more office / retail would be empty. Something that earns \$\$ in the summer to support programs for the senior population in the off season.
130. I love the idea of the farmers' market and inside/outside retail opportunities
131. The town is dependent on summer residents and visitors. Attracting them to Eastham is important.
132. If we want to keep more tourist dollars in Eastham a " Main Street" shopping area will help attract shoppers and keep people staying in town spending. A mix of private business, artists, farmers market and retailers would be ideal. Some green space mixed in for outdoor gatherings would be nice.
133. Small business such as barbers, bakers, dry cleaners etc.to provide service to local residents.
134. Healthcare is a need. Combining the healthcare in a holistic way with the farmers' market, open air arts/crafts, indoor/outdoor amphitheater for community engagement of all sorts (music, exercise, speakers, etc.) Would be awesome.
135. It would be so nice to have a "town" like a Main Street, Chatham. A safe, nice place to walk and enjoy a cafe, some shopping, family or girls day. A safe place for our teens to walk and enjoy some shopping and lunch with friends. I know main st mercantile is suppose to be like the town but it certainly does not have that feel.
136. Stores and restaurants should be small and medium size, not big box stores. No more gas stations. Property and signage must meet and be enforced to the local standards. The New England shore theme should be maintained.
137. Nice mixed retail space with quality tenants outdoor green space with a Safe area to walk around. Planet fitness, farmers market, indoor activities for bad weather, pickle ball facility. It's best left to the open market not a community center.
138. We should not be subsidizing artists,And storage
139. Offices, any health care facilities provide jobs and tax revenue
140. Eastham cannot compete with Orleans and Wellfleet in terms of having a Main Street and center of town. Eastham is not really pedestrian friendly when compared to Orleans, Wellfleet center, and of course, Provincetown. While there is much room for improvement in our year-round economy, putting all the focus on businesses at T-Time will not change the structure of our streets or the fact that we have no main street or center of town.
141. As a community resource, the T-Time property should not be used for well-established businesses that could afford to use private facilities. Incubator or temporary shops would perhaps be acceptable.
142. I believe there is potentially enough real estate along Rt 6 to fulfill retail establishments without devoting this valuable space for that purpose.
143. The town seems very conservative in what they allow, so we have these half-dead storefronts now. Allow T-time to flourish with people, retail, farmers market, small food options, and put office space on top. Housing is it's own beast. I know that Joey's tried to create a food truck marketplace in the parking lot, that would have been a huge draw in the summer. Why squash these new innovative ideas? Tired of looking at realty offices and dead storefronts. Eastham has NO VIBE. Tired, old and looks like an afterthought you pass through.
144. Please include a juice bar or coffee shop!
145. Rent charged to craftspeople, new small businesses starters or artists could be based on profit or loss for the first few months!
146. Businesses that do not ruin the environment or aesthetics !!!
147. We need industrial space and this is the best use of the site.

148. Almost none of this is important to me. Successful companies will find a place and a way. Supporting fledgling businesses until they can grow out of this space makes sense. A site for a farmer's market (when I could just drive to Orleans) is a waste.
149. Nonprofit space!
150. Local artists , businesses and helping who is already in Eastham or the outer cape
151. I think the bike path access would greatly improve commerce and exercise
152. We do not need any small stores, need a big store like Market Basket or Walmart.
153. Businesses should serve the residents who live in housing units there. For example, if senior and affordable housing for families is installed then a Pediatrician, Dentist or General Practitioners' office (must accept Medicaid/Medicare) would benefit people who cannot drive. A farmer's market would also serve seniors and families directly.
154. A shared workspace like the Provincetown Commons could be very valuable to many people in town.
155. Long term leasing of the property with certain requirements to satisfy the town. Similar to what the town of Barnstable does with the Kmart plaza. that way the town can have an annual income. Do this with a portion of the property.
156. Artist/ crafts driven with a town center atmosphere
157. Prefer low density mixed use
158. No shellfish due to smell
159. Reliable, consistent, internet with appropriate speed is a problem for our community. Until that issue is addressed some of these types of economic development options are not going to be successful.
160. Performance venue
161. Another gallery on the Outer Cape....really.
162. To make Eastham more desirable, we need stores, restaurants, fun bar. Most of Eastham are business and professional offices. Nothing fun. Have to go to Orleans for clothes, toys etc
163. A combination of the options above would be great. Nice list.
164. Eastham desperately needs businesses for our aging population. Healthcare, wellness, drug store, pet services, gardening, hair salon, etc.
165. Coffee shops, unusual cafes or restaurants, card store, book shop, pop-up food offerings
166. Multiple trades space passive nice looking barn or cape cod style building for these businesses leased from town.
167. No idea what you may have missed but I'd study other communities that have implemented similar projects to identify successes and failures.
168. I would like to see these businesses reflect and develop Eastham sense of community and identity.
169. I've lived above a retail store. It was not pleasant as strangers were always around. This was not healthy for seniors or young families. Living over dental office was much less noisy and threatening. Be careful what you mix together.

B. Small, locally owned shops a priority

These respondents expressed desire to limit commercial space to locally owned businesses.

1. Small shops like in Wellfleet downtown.
2. No chains!! Just small, local, non-franchised businesses
3. If we had a dog park we could have a pet store go in and make it more local shop small businesses for our pet needs
4. It's hard for year round businesses to make it here unless they provide necessary services: rehab, pharmacy, doctors, nail salon, hair. But no chain stores.
5. Hopefully any plan would actively support local businesses
6. Businesses should be small and not big box types
7. We are in favor of small businesses that help make the lives of residents easier, do not feel that businesses in general do not add to the "small town feel.
8. No big business!
9. Keep out "chain stores" please!
10. Try to keep it local "mom and pop" not corporate
11. As a local, small production artist I would appreciate a space to grow a business selling my work, but I feel this could be done for many artists in a community center type space as well. If this space is used for business, it should support local (specifically Eastham), small businesses only.
12. The businesses should support the local community
13. Keep it small, keep it local, unsustainable growth will end up with empty a run down buildings
14. There's a big difference between storage/workspace for shellfishing and other trades like wood working. Retail space should be small shops not large grocery stores or chain pharmacies.
15. We are a tourist area. Local craft shopping is a major part of any vacation experience and "brick and mortar shops" play an extremely important role.
16. Supporting small businesses is very important. The Cape is built around small business and from that we see creativity and prosperity for our community
17. Would like to support local small business and start-ups
18. I do not want to see big box stores on the site. I would like to see more of a community feel to the property by incorporating small businesses, professional, including healthcare businesses, along with some housing. Eastham is in need of a centralized place where residents can congregate.
19. Small local businesses
20. Keep it small town. Local businesses, farmers and artisans.
21. Local small business support is better for the true locals than the low income housing you are proposing.
22. Retail spaces are important but it would be better to have local people not corporate chain businesses like subway, McDonald's etc...
23. Small stores, Drs offices, food variety.
24. No franchise or chain stores.
25. Again it should be attractive with small business no big box stores or department stores!
26. Keep it small (business).
27. Local owned ONLY!
28. Farmers market and small local businesses
29. Small businesses would be a draw to the space and provide wages for entrepreneurs. Residents can rent space for a lower fee than nonresidents.

30. Local, one-of-a-kind businesses ONLY, please. We do not need a chain, big box, or other business that can be easily found in nearby towns.

C. Supermarket & Big Box Store

1. Groceries, restaurants
2. Need a Dollar General!!!!!! Need affordable shopping place for general merchandise!!!! This should be number 1 priority!!!!
3. A Market Basket grocery store would be an enormous benefit to the area
4. No business there unless it's a large box store with discounted items. A Trader Joe's. A Walmart. A pharmacy!!!!
5. A Supermarket (Market Basket)
6. A Lowes or Walmart will best serve the community
7. We need a supermarket like Market Basket which will bring economic relief to all EASTHAM RESIDENTS
8. Lowe's or Market Basket grocery
9. One large supermarket that cannot sell anything but food. Other smaller businesses too. Tired of going to Orleans!
10. We need a Lowe's in Eastham
11. Trader Joe's would be a great fit
12. Grocery store
13. Would like to see a grocery store
14. Groceries and retail to allow work/live/play

D. Healthcare & related

For these respondents, healthcare and associated businesses-services are a priority

1. A pharmacy in the retail space
2. Eastham pharmacy needed.
3. Need to think ahead to plan now what will be most valuable in the future. Aging of residents means healthcare is most important.
4. Pharmacy
5. Year round medical services would be helpful. it is impossible to get appointments with all the people who have moved here
6. For the aging of our citizens the ability to avoid trips to Orleans and Hyannis for healthcare.
7. There used to be more businesses here - not enough year-round money to make them sustainable. Most businesses here are only open 4-6 months - and that doesn't benefit year-round residents. Since it's an older population here, maybe medical offices, rehab, things like that would fare better. A bunch of business looking for tourist dollars and only open part of the year would not, I think, be consistent with the spirit of a community-oriented space.
8. We have had difficulty keeping businesses active at the Eastham Mercantile. Do see them doing any better 1/4 mile up the road. We need save for Healthcare And other professional businesses.
9. A doctor or dentist office would be nice.
10. Again, need X-ray, CT Scan, emergent services for Ptown to Orleans. Dental would be good too.
11. If we have to have more buildings, small walk in urgent care, trees, farmers market, picnic tables, simple beauty
12. I would like to have a pharmacy in Eastham.
13. Satellite emergency services for Cape Cod Hospital (more than urgent care) by connecting electronically with professionals at the hospital

14. There are NO DOCTORS in this town, and ONE DENTIST. What more do you need to know ? Put in a multi-building nursing home/healthcare/childcare center. All three are totally absent in this town. By far, the greatest bang for the buck.
15. There are no medical facilities in a town of Eastham's size; an urgent care/primary medical facility, either in conjunction with Outer Cape Health or Cape Cod Hospital
16. Another urgent care facility seems needed. Perhaps a partnership with CCH with living space for a resident nurse practitioner/early career doctor?
17. The Outer Cape needs more healthcare options! The lack of decent and accessible care is appalling.
18. Healthcare or dentist office
19. A pharmacy would be nice.
20. I think these are not very forward looking options. All items are addressing old or current challenges. The challenge of healthcare is real as the population ages. I am not convinced these choices are future friendly.
21. Attract a pharmacy
22. Lack of healthcare is an issue that needs to be addressed
23. Outside of the hospital, Emergency Room is very important to the area.
24. A medical facility would create good paying jobs and better access for our aging population. It's a very long ride from the lower cape to CCH, even an urgent care with a landing zone would be a huge improvement for our growing population.
25. Businesses that serve retirees like healthcare.

E. Against business inclusion or cautionary

1. Community space only. No residential, no business. Medical area for local public access as needed.
2. Do not need additional space for business. Turnover of current commercial space should be adequate.
3. Please No businesses. Gym or coffee shop might be ok.
4. No businesses on this site
5. We have enough unused or poorly used business space.
6. I don't want businesses nor housing on this property
7. As mentioned in question one, I would prefer not to see businesses in that area.
8. Want space? Come to Orleans--abundant opportunities, including the entire Underground Mall!
9. There is significant commercial space in Eastham. We need housing and community.
10. Not important
11. Be aware of the "theory of unintended consequences". What pressure does this put on existing businesses that don't have the help of local government. Will they be pushed out?
12. We also have the whole complex at the Main St Mercantile that needs so much updating and so under utilized.
13. With the decline of brick and mortar business nationwide, the use of this land to build physical business spaces does not make much sense to me. There are many vacant building spaces in Eastham currently. Adding more would make it more difficult for those landlords to rent, and potentially add to the vacancies if businesses fail in these spaces. I would like to avoid having as many vacant commercial buildings as possible as this suggests economic strife in a community. Eastham's year-round population would also struggle to support the burden of additional businesses, likely forcing most of these new buildings seasonal businesses, closed for 8 months a year.

14. Eastham is saddled with too much commercially zoned land and a dearth of failed business sites. Don't waste this land on adding to that.
15. Unnecessary.
16. No more businesses. Eastham needs charm and culture... that's why we chose it! Keep it natural and pristine.
17. It would be a mistake to use this space for more business.
18. There is adequate businesses in the near vicinity for essential needs. The Health clinic in Wellfleet is only a 15 min. drive away and has a very good infrastructure- I don't understand the need for healthcare offices, assuming it doesn't include professional Physical Therapists.
19. There seems to be empty retail spaces already available in Eastham.
20. There are plenty of empty store fronts to use without creating new ones
21. We don't need more office space or retail space. We can't fill up what we have. What happens in the buildings next to Karoo? Orleans can't fill their empty store fronts.
22. They don't belong there
23. I don't care to see business there
24. We already have vacant store fronts all around Eastham. Let's use that up before making new.
25. I would not like to have another "strip mall"
26. Bad idea
27. Generally not fond of commercial development for this space.
28. There is an abundance of empty commercial properties in Eastham and in surrounding towns. There is zero demand for further properties.
29. Not needed
30. I'm not in favor of businesses on the site, but if businesses are put there they should be discreet and attractive. Storage of equipment or fishing gear belongs someplace else.
31. No business
32. Should make sure that what is decided will actually be used. Need to avoid any empty spaces
33. Seems like there's plenty of commercial real estate in town already
34. I don't think businesses belong in this space.
35. In the few commercial buildings we do have in Eastham, there are many unoccupied spaces, even now.
36. There are sufficient commercial properties available in the community. Including vacant properties. Sounds like a socialist approach to provide business structures. Also socialist idea to provide housing unless desolate.
37. There are several multi-business clusters along Route 6 in Eastham. I don't see a need for another. I believe there are higher priorities for the use of this property than businesses.
38. I would like to see businesses somewhere other than there
39. We have open business spaces around and why do we need more.
40. As mentioned in the previous section (Q#10), I don't feel this space should be commercial in nature. A Farmer's Market would be suitable, and if someone wanted to reserve one of the smaller meeting rooms to serve as a "workspace" for collaboration, etc, but that should grow organically out of the needs/interests of the community.
41. I feel very strongly that the Town shouldn't be in the business of renting commercial space to people. Commercial development is a business for townspeople.

42. At one point the owner of the building where brine is located tried to do something similar to the ideas mentioned above and was ultimately rejected by the town. It hardly seems fair that the town is considering doing the same thing with its own property.
43. Not sure our town needs more businesses. Concerns re traffic and too much congestion. Let's not resemble route 28. We are unique For sure.
44. A concentration of these buildings would remain mostly empty. I would NOT favor this over other uses.
45. I believe there are plenty of empty storefronts in Eastham already. Housing and outdoor space (dog park) are far more important
46. Small business is fine but there should be rent control so they can afford the rent
47. Focus on the year round business. No more seasonal stuff.
48. I don't think it's necessary
49. No businesses
50. Not interested in businesses there
51. Not a good idea.
52. We have plazas & storefronts already not well utilized. Again... rehab blight...or the shiny new will create more!
53. Your drop-down menus do not work. Why do we want more retail business when we have so many vacant storefronts!!!!

F. Farmers market and/or community garden

1. Building on the idea of an Eastham farmer's market, why not consider the idea of a small organic farm, perhaps with some livestock? Caring for animals and growing food bring people together like nothing else. For an example of a beautiful mix of businesses, community space, gardens, and housing, I would refer the committee to the de facto town center of Brewster: Snowy Owl/Great Cape Herbs and the surrounding property. It combines year-round small businesses (restaurant, cafe, hardware store, herbal apothecary shop, airbnb/winter rental units) with beautiful flower and food gardens and a flock of free-range chickens. The overall effect is a thriving community space where people can connect with each other that is unrivaled by any other that I have seen, on-Cape or off.
2. Farmers market, year round.
3. My preference is for a space like the Eastham Gardens proposal.
4. I am not in favor of any business other than a farmers market at the tee-time area.
5. Too difficult to drag on my old cell. My message would be go green. The less on the space, other than gardens, the better. If there must be businesses, go with a farmers market, a food court selling green food, etc.
6. The Farmers' Market and Crafts display options seem to me to be seasonal, but will be very popular and draw many visitors to the shops. Restaurants and retail shops (not big-box stores) as well as a small grocery will add to the attractiveness to the community and especially to T-Time residents and nearby housing.
7. Mountain View CA has a wonderful farmer's market with cute shops that are independently run. No big box stores
8. Farmers market yes!
9. Shellfishing farmers market
10. A shared commercial kitchen facility -- like Commonwealth Kitchen in Boston -- would support emerging entrepreneurs, including immigrants.
11. Community garden!!!
12. Possible farmers market area ,but not businesses per say.

13. A farmers market would be a fine idea! (I was unable to drag the correct numbers to mark choices)
14. Similarly to housing, I don't think we improve economic development by creating business spaces. Brick and mortar is slowly dying as it is, not that it should be, but look at any strip mall anywhere in the country and see how they don't last and don't work. Vacant spaces, ever changing businesses, and dilapidation over relatively short periods of time. We do not need to produce more products and buy more stuff. We do not need healthcare offices. We do not need any of these things. One thing we need to help with our health in every way is to buy quality, nutritious, non-toxic food — a garden and farmer's market will all us to do that. Pop-up spaces and an open air market are great options that don't lock us into a building that will be run down and require more money in 15-20 years. Buildings for businesses, especially healthcare, retail, office spaces, co-working spaces are all going to lame and people will just drive on by.
15. Love the local fair / farmers market idea.
16. I don't think this is the place for business space unless it's a farmer's market.
17. Farmers market is perfect for that spot
18. I'd love to see a Farmer's Market.

G. Mixed use — community center, business, housing

These respondents like the idea of a mixed-use development at T-Time, either to create a vibrant downtown-like environment or to support the development (via rental income or taxes). Some prefer just community center and housing.

1. Nice but not at expense of more housing. I can buy groceries but can't find workers.
2. Whatever type of business that can afford to pay taxes if the majority of the T-Time property is used for a Community Center/COA, etc.
3. Not much business-more community togetherness and assistance.
4. Mix it up...meet, eat, show, play, live, all ages!!
5. A thriving community center is another big attraction to the dwellers of the T-Time complex. This is where the main focus should be. Harwich C.C is a wonderful example.
6. Obviously, access in and out of this location will be a critical component of the usage and occupancy of the space. Also, there should be enough mix of commercial and housing to support this venture, and add \$\$\$ to the tax rolls, and minimizing FOR RENT retail spaces.
7. Creating a walk-able community within the town would help seniors
8. As with housing types, the mixed use should meet the needs of community while minimizing density.
9. I like the idea of a mixed-use, open-air style business with an artsy feel to preserve the natural character of Eastham.
10. There is a large amount of property in the Route 6/Bracket Road corridor that could be used/redeveloped for economic development and commercial space. it would be best to focus on uses that are not as compatible in those areas. Focus on housing and a community center.
11. Property should be mixed use. Business use first priority with housing second. Add a small community center if possible.
12. I am excited as a twelfth generation Eastham person descended from 5 of the 7 founding families to see these possibilities for the T-Time project. I grew up on Great Pond, went to Eastham Elementary School, graduating from Nauset in 1965. Like so many of my time, I spent some years away, in Orleans and beyond. (My dad was

managing editor of the C Cer). These days I am impressed with our town leadership and believe we are in a great position to attract more young families year round with a design that addresses the exigencies of future challenges, accommodating the latest science in an ecologically intentional community center. It would cost less than other sorts of development without ruling out a modest number of urgently needed affordable homes and small business resources

13. This is all fine - if low income housing is included
14. Only to be in conjunction with senior housing
15. Things that are important to those of us that live in this area all year should be included. Our health , safety , some conveniences, and socialization opportunities are things to consider.
16. I don't want only retail. It really needs to be mixed use.
17. Business and service providers, small mom-and-pop shops that can grow. Although I am only a part timer in Wellfleet, I believe we must provide reasonable access to middle class families. Teens need to see examples of building a future. Seniors require assistance, but can also be of great value to all.
18. This was an abandoned building/lot a few years ago:
<http://www.westactonvillageworks.com/> Now when you go there it is teeming with people and families. It's a mix of retail, restaurants, community center, work, housing and open spaces. This is a prime example of what that 11 acres could be.
19. Limit housing to EASTHAM residents. Elderly first. Community Center. Density of population and traffic must be a priority
20. Perhaps a YMCA would fit here along with some senior apartments.
21. Small footprint of business component, keep 90% of property community center, housing and open space.
22. Community center, housing, grocery store green space.

H. Open space only

These respondents like the idea of outdoor open space, whether for recreation, park, dog park or gardens.

1. Think a park with free parking & public restrooms would be a draw
2. This space should remain largely an outdoor area
3. I really am interested in the Eastham Gardens Model
4. Providing outdoor space for gathering, especially post pandemic might be important.
5. Open space is preferable to business use.
6. Has buying out Willy's and expanding been considered? An open space for dog park or play area for kids is another thought if it can be protected from Route 6
7. Green spaces!
8. No business, keep it open
9. Nothing
10. Preserve open space in Eastham for future generations vs more development
11. I'd rather have open space or a park.
12. The land should be used for either open space or a tradesman park. Minimal vehicle use is ideal in my option.
13. Bike path access with parking
14. No building - leave as open space
15. Maintain the area in its natural state and help save our environment.
16. Would like to see the property kept as open space.
17. Designated spaces for an RV stop-over parking area. There are lots of RVers looking for an overnight spot to park while on the road. With no other amenities, \$10

- fee could be charged just to park for one night. Summer rentals on the cape are often cost-prohibitive for younger people, families, and retirees.
18. The pandemic has to be taken into consideration. Yes, it will be over. But, how people spend their money has to be taken into consideration. If we don't tend to the people who live here year round, then these shops will be just left vacant for 6 months out of the year. It would be a waste of money.
 19. A dog park / walking path with workout equipment, connects to the fields we already have in place- castle rock, co has an awesome one
 20. Please do not develop this land! Please use it as outdoor gathering space for gardens, activities, and parks
 21. I prefer to see public open space as opposed to business. However, if there are businesses in the T-time space, they should be "small business" not chains and support local please!

I. Pro housing

1. I prefer strictly residential. There's enough business on Rte 6 in Eastham.
2. Just housing, no businesses
3. I'm not sure business is that important on the site. Affordable housing is the single most important issue after the environment.
4. Apartments over small houses
5. Homes not retail business
6. Subsidized housing
7. There should be no business development in that space. The need is for housing. You people are greedy idiots
8. Affordable
9. Residential over business priority

J. Against housing

1. No affordable housing
2. No more low income/welfare housing
3. Find another not so obvious site for low cost housing. Take a lesson from Orleans low cost housing site and see how many police calls are there. Already had one criminal pulled out of Brackett Road.
4. No housing
5. Enough affordable housing in North Eastham.
6. No affordable housing
7. No housing

K. Community center only

1. I would like to see a community center multi-use facility, one which we can have entertainment, musicians, local artists
2. There are other options for affordable space for businesses -- it's best to keep this as a community center, and keep housing and business space out of it.
3. Senior center with resources within walking distance or via transportation services
4. Roller skating rink
5. I think it is extremely important to provide a center where all age levels can exercise. A pool would be a great resource to have. Having been a paying member of the existing gym in town I have witnessed a deterioration in structure and cleanliness of its pool.
6. Community center with outdoor space. Stop the commercialization of our town!

7. Plenty of other spaces for businesses, so unless it complemented the health club/community center not the place for them
8. The order is fine, but I strongly urge a community center to establish identity
9. I only want to see a community center at T Time site
10. A community building housing senior center and recreation dept with indoor and outdoor pool
11. Community center is most appropriate
12. A good gym. Everyone I know wants that.
13. Make it a community center with lots of YOUTH based assistance!

L. Against development in general

1. I do not support developing this property in any way
2. This isn't Cambridge. Our family has been here for 60 years and Eastham is being ruined. Please resist building to satisfy novel needs.
3. Do we really need this on Route 6?????
4. Enjoy Eastham for what it has..... nature, the seashore, very small commercial property. Keep the historic buildings that have not been destroyed yet and don't give it away for cookie cutter commercialization that the rest of the Cape has.

M. Traffic concerns

1. Would create more traffic on Rt. 6 at the intersection of Rt. 6 and Brackett Rd., which is already difficult. And increase backup of traffic at the intersection.
2. Eastham needs to be careful what goes in T Time. Traffic needs to be an important consideration. Access in and out of RT6 is already congested in the summertime.
3. More business = more traffic
4. There would need to be another traffic light there on Route 6!!!
5. Traffic concerns
6. Make it pedestrian friendly. As little car traffic as possible -maybe a front parking area and shuttles or other local transportation options besides inviting cars to roam everywhere and ruin the look and ecology you create.
7. Traffic impact must be mitigated
8. How much in/out traffic onto Rt 6 will be created?
9. Must consider access issues from Rte 6: a traffic light will be critical, & will thus require involvement of the state & federal government, unless access can be achieved from 'back roads'-this will be a major hurdle, but necessary for safety & accessibility for all.
10. Traffic concerns
11. It is inappropriate for business due to traffic issues
12. Traffic is a big concern.
13. Traffic should be considered for any decision
14. Traffic
15. Minimize traffic in and out by type of business
16. Traffic congestion and light pollution.
17. Again, traffic....

N. Tax and cost concerns

1. I think with all the expenses we have that have raised our taxes with much higher rates coming we need to make it a place that doesn't cost the tax payer anymore money
2. A pool is a terrible idea. It is horrendously expensive.

O. Design input & concerns

1. Development can't be haphazard in appearance. Uniform style & maintenance should be mandated.
2. We should be sure to develop the space in a way that doesn't repeat or take the place of things in our town that already exist. For example, a health care location can be put anywhere and doesn't need so much space. Offices, and some smaller business locations already exist.
3. Please plan with the wider area in view, such as the businesses located nearby along route 6 and Brackett Road, many of which are not planned for a more walk-able or denser and shared spaces. I would prefer not to give any of the T-Time space to replicate highway commercial uses or non-shared parking.
4. The space needs to be environmentally pleasant to look at. Just look at the old Nickerson gas/service station. This is a real eyesore for the town on Route 6!!!
5. Why not a nice restaurant?? Any architecture should be consistent with the "Cape Cod" look, not like the contemporary addition to the library which is totally out of character and visually unwelcoming on the exterior.
6. Links to rail trail and Eastham Mercantile
7. They should be small scale and should not compete with the effort to create a denser collection of businesses at the Brackett Road/Route 6 intersection
8. No high rises, no huge signage!
9. Don't over build or over crowd the space keep it simple clean and neat - don't create a traffic jam spot.
10. Whatever is built on this property, should be architecturally pleasing, with plenty of landscaping, as it will be the vocal focal point of the town, due to its prominent location on Route 6.
11. Provide parking everywhere.....Route 6 is BUSY
12. It is very important to have a traffic light to enter and exit safely either on route 6 or access to a road that leads to a traffic light. It is also important to have an appealing landscape, hard scape or beautification project to keep a Cape Cod feel to the town.
13. All green-space accommodations should be looked into, including solar, bicycle parking & access to the rail trail, and landscaping that fits with the rural character of Eastham so the area doesn't look like a strip mall.
14. Include adequate parking and easy access/egress to site to and from Route 6.

P. Miscellaneous and survey process

Responses here either didn't fit into another category or focused on survey process.

1. How much we going to fit into this one small space at t time?
2. This could become a nightmare...
3. It is difficult to operate a year-round business on the Cape.
4. Local co-op
5. I need to tell you that the design of this survey is very confusing and working with it is frustrating. I think that is going to reduce the number of responders
6. Question 12 shouldn't force u to assign numbers. I would've flagged most of those as "NO"s.
7. I'm not sure all of my answers were recorded as I intended. There seemed to be a few glitches in the questionnaire.

8. Please include us before getting too far with decisions, very important community is involved in this project. Thanks for listening!
9. Don't we need a cemetery?
10. As part-time taxpayers we are less familiar with the Eastham needs.
11. A non-political environment (no protesting, demonstrating etc. allowed), development of a T-Time management committee that has access to the town manager, a toddler park that incorporates the latest technology of playground equipment.
12. Out by the power lines
13. The ranking and drag drop was so glitchy I did not put much effort into it. If others experienced the same thing this will skew the results.
14. I read you may or may not be able to put certain things on that property. I found that confusing. Did not like having to rank [by] preference. It did not show how I felt. I wanted to put more 1's or 8's on things. Not 1-8 for any future surveys, from my opinion.
15. Waste water treatment is a more important topic
16. Stop making this town like Hyannis!
17. Mixed use is not the way to go!
18. Who wrote this survey? The developer from off-Cape -- you must be kidding? Land Bank!!! Why not put up some Pensacola, FL high-rises and be done with it.
19. Winter outdoor activities
20. How about the rest of Eastham?
21. Good survey!
22. Again this survey doesn't allow proper ranking.
23. The ratings questions are not working correctly.