CAPE COD COMMISSION

Barnstable County
FY27 License Plate Grant Application Submission

Town of Eastham

CONTACT INFORMATION

Organization Name: Town of Eastham
Location: 4790/4550 State Highway Eastham
Project Manager Name: Paul Lagg
Project Manager Title: Director of Community Development
Project Manager Email: plagg@eastham-ma.gov

PROJECT INFORMATION

Name of Project: T-Time and Town Center Plaza Property Master Planning for Redevelopment

Brief Project Description:
Goal: Complete final pre-development activities in preparation for a Request for Proposals for Master Site development.
The Town has made strategic property purchases of the ""T-Time"" property (4790 State Highway) and the ""Town Center Plaza"" property (4550 State Highway). These purchases were made so that the Town could redevelop these sites to serve as anchors of investment and re-development within the North Eastham Village Center District. Creating opportunities for multi-family housing, retail commercial space, public recreational space that could also provide flexible areas to support new entrepreneurial activities such as pop-up shops and public markets.

How does the project advance one or more 2024 Cape Cod CEDS Key Actions?
Both town owned sites as well as the entire North Eastham Village Center District has been designated a District of Critical Planning Concern (DCPC) by the Cape Cod Commission. The purpose of the Eastham Corridor Special District (ECSD), as designated in Barnstable County Ordinance 17-12, is to enhance and protect the character of Eastham's commercial areas, encourage mixed-use development, support and enhance the economy
in North Eastham, improve bicyclist and pedestrian safety and access along the Route 6 corridor, minimize traffic conflicts and improve access management throughout the District, expand

opportunities for creation of affordable housing, and adopt best management practices to manage nutrients discharged through stormwater within the District.

Incentivize Year-Round Housing:

The 2021 site recommendations report included the following use recommendation for the T-Time site: Use of the site should include housing with an emphasis on housing options that meet the needs of individuals earning 80-150% of area median income (AMI), and additional housing consistent with goals outlined in Eastham's Housing Production Plan. The report also included the following recommendation for the Town Center Plaza Site: Top-of-shop style housing for the Town Center Plaza site, with housing units built on top of commercial space. Housing should emphasize options that meet the needs of individuals earning 80-150% of AMI, and additional housing consistent with goals outlined in Eastham's Housing Production Plan.

Simplify Appropriate Housing Development:

Through the DCPC designation, the Town has adopted form-based zoning to simplify and streamline regulatory review by setting clear and consistent design guidelines and review processes. The zoning regulations adopted in 2024 include multi-family housing and mixed use development by-right with regulations to incentivize deed restricted units for affordable housing and/or year-round rentals.

Invest in Water Quality and Wastewater Infrastructure:

The project sites are located within the Town's Groundwater Protection District (Zone 2). Future development will be required to adhere regulations that will preserve and protect existing and potential sources of drinking water, conserve natural resources in the Town of Eastham and prevent temporary and permanent contamination of the environment. The Town has completed installation of a town wide municipal water system serving the entire North Eastham Village Center area. The entire area will also be served by municipal sewer. Installation of sewer infrastructure will begin in Autumn 2026.

Provide Opportunities for Organizations and Entrepreneurs to Pilot Ideas:

The 2021 site recommendations report included the following use recommendation for the T-Time site: The site should include some form of pop-up or start-up entrepreneur space, an area for food trucks, or other flex commercial space in acknowledgement of the lack of affordable commercial brick-and-mortar space in Eastham and surrounding towns. The report also included the following recommendation for the Town Center Plaza Site: Support of the Town's commitment to retain the six current businesses on the Town Center Plaza site through any redevelopment activity and that these businesses serve as the foundation of any plans for the site. Additional retail, restaurant, and entrepreneurial space is also recommended, with a focus on commercial activity that creates year-round jobs and service opportunities.

What economic development needs/priorities will this project address?

Eastham commissioned an Economic Market Study in 2021. The following key findings summarize Eastham's economic development needs and priorities. The redevelopment of the T-Time and Town

Center Plaza properties will create new affordable and workforce housing units and will create new commercial and retail space geared towards small locally owned businesses. The redevelopment will serve as an anchor to the North Eastham Village Center District providing the housing and economic development expansion which is needed in order to address the challenges listed below.
1. There is a lack of quality retail oriented to full-time and seasonal residents. With competition from neighboring communities and a low year-round population density, the town's population makes it difficult to support national chains (exclusive of fast-food franchises). Any new retail will likely be occupied by independent, small scale and locally owned and operated stores. Retailers would be more likely to thrive in a walkable town center area, and with events and public realm improvements that highlight their visibility.
2. Eastham's "Blue Economy" includes fishing and shell-fishing, seafood wholesalers, natural resource research and advocacy, water-based recreation, and marine services. Infrastructure improvements and storage or operational space are needed to enable commercial fisheries and wholesalers to sustain or expand operations in Eastham. There is unmet demand for experience-based activities such as recreational boating, cycling, fitness classes, or youth camps.
3. There is low commercial vacancy and in fact, a lack of available commercial space or barriers to expanding building area are more frequent complaints from the local business community. Trade space, entrepreneurial flex and maker space, and shared office or retail space would serve the needs of Eastham businesses and entrepreneurs. The construction and operation of some types of shared facilities would likely require public sponsorship to be sustainable.
4. Workforce is a constraint for industries across the board. Cost of living, in particular housing and childcare, are major barriers to attracting employees. Increasing the supply of workforce housing is a high priority.

What is the anticipated impact of this project on these economic development needs/priorities? How will this project support Cape Cod's economic resiliency?
The 2024-2029 CEDS Plan defines the economic vision for Cape Cod as ""a region that supports a resilient, inclusive, and diverse year-round community with access to housing options, high quality business, education, and employment opportunities, and thriving natural resources, building upon the historic and unique characteristics that have drawn people to the region for centuries"".
Both town owned sites as well as the entire North Eastham Village Center District has been designated a District of Critical Planning Concern (DCPC) by the Cape Cod Commission. The purpose of the Eastham Corridor Special District (ECSD), as designated in Barnstable County Ordinance 17-12, is to enhance and protect the character of Eastham's commercial areas, encourage mixed-use development, support and enhance the economy in North Eastham, improve bicyclist and pedestrian safety and access along the Route 6 corridor, minimize traffic conflicts and improve access management throughout the District, expand opportunities for creation of affordable housing, and adopt best management practices to manage nutrients discharged through

stormwater within the District. The purposes stated above align with several of the Cape Cod CEDS plan's key actions. The overall goal of the redevelopment of the two Town owned properties is to serve as a catalyst to the long term redevelopment of the North Eastham Village Center as a walkable town center to support year-round community affordable and attainable housing to meet rental housing needs and support year round business through increased customer base and workforce, economic development opportunities and transportation improvements along Route. 6 and connecter roads along with, support for environmentally sensitive design and construction and increased green spaces within properties.

Are there any anticipated challenges to implementing the project within the required timeframe of the grant award?
No, the technical assistance required to complete the remaining pre-development analysis can be completed within one calendar year. The Town anticipates issuing the RFP for master site development by October 2027 which will necessitate prior completion of the grant funded activities.

Would the funding be used to support a grant program? Yes / No
No

Which municipality or municipalities are supportive of this project? (Optional)
Town of Eastham

SCOPE OF WORK AND TIMELINE

Task 1

Description: Predevelopment: Public land disposition assistance, concept planning and scenario testing for master plan phasing and logistics, architectural test fits, site constraints analysis, site due diligence.
Deliverable: Analysis report with findings and recommendations detailing how to have the T-Time and Town Center Plaza properties secured to proceed to RFP for master site development to ensure highly advantageous proposals.
Estimated Completion Date: March 2027

Task 2

Description: Financial: Pro forma analysis, market analysis, construction cost estimates in preparation of a Request for Proposals to be issued by the Town.
Deliverable:

1. Market Analysis report with recommendations for how and when to proceed with a request for proposals in order to ensure highly advantageous results.
2. Analysis Report of estimated construction costs to be used for municipal budget forecasting and appropriation requests.
3. RFP Evaluation Report containing analysis and recommendations for the Town's forthcoming RFP for master site development of T-Time and Town Center Plaza.

Estimated Completion Date: September 2027

PROJECT PARTNERS

Project Partner 1:

Name: Julian Cyr
Title: State Senator, Cape and Islands District
Email: Julian.Cyr@masenate.gov
Role/Description: Legislative support

Project Partner 2:

Name: Hadley Luddy
Title: State Representative, Fourth Barnstable District
Email: gracyn.rountree@mahouse.gov
Role/Description: Legislative support

Project Partner 3:

Name: Andrea Aldana
Title: Executive Director, Cape Cod Community Development Corporation
Email: andrea@capecdp.org
Role/Description: Community support and stakeholder organization and coordination

Project Partner 4:

Name: Erin Sullivan
Title: Executive Director, Cape Cod Children’s Place
Email: esullivan@cccp.org
Role/Description: Community stakeholder support

FY27 LICENSE PLATE GRANT APPLICATION BUDGET

Please upload this sheet as a PDF as part of your application.

Please fill in all budget categories relevant for your proposed project, including a brief description of the funds requested. The total amount requested should equal the total amount noted in the scope of work. All project expenses are provided on a reimbursement basis.

Category	Amount Requested	Match Amount (optional)	Total Project Cost	Budget Narrative
Personnel/Labor from Staffing Plan)				
Fringe Benefits (from Staffing Plan)				
Travel				
Equipment				
Supplies				
Contractual/Consulting	25,000	25,000	50,000	Funds to be used to contract with consultants and subject matter experts
Small Grants Program				
Other				
Total Direct Cost				
Indirect Costs*				
Total	25,000	25,000	50,000	

*Maximum of 15% of project direct cost unless the project applicant has a Negotiated Indirect Cost Rate Agreement.

TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642 - 2544
All departments 508 240-5900
www.eastham-ma.gov

September 23, 2026

Letter of Support for T-Time & Town Center Plaza Site Redevelopment Project Grant

Dear Review Committee:

I am pleased to provide this letter in support of the Town of Eastham's applications to the Barnstable County License Plate Grant Program for the proposed T-Time and Town Center Plaza Redevelopment Project.

The redevelopment of the T-Time and Town Center Plaza site presents an important opportunity to address several of Eastham's long-term community needs. The project has the potential to expand housing opportunities, support local economic activity, and contribute to a vibrant and sustainable Town Center.

As Chair of the Eastham Select Board, I recognize the importance of continuing to pursue thoughtful solutions to the housing challenges facing our community. Projects such as this provide an opportunity to plan for Eastham's future while considering the needs of residents, businesses, and the broader community.

Grant funding would provide valuable support as the Town continues its work to advance the redevelopment of this important site. I support the Town's applications and respectfully encourage your favorable consideration of this project.

Thank you for your consideration.

Sincerely,

Suzanne Bryan
Chair
Eastham Select Board

COMMONWEALTH OF MASSACHUSETTS

THE GENERAL COURT

STATE HOUSE, BOSTON 02133-1053

September 23, 2026

Subject: Letter of Support for T-Time & Town Center Plaza Site Redevelopment Project Grant

Dear Review Committee:

I am pleased to provide this letter in support of the Town of Eastham's applications to the Barnstable County License Plate Grant Program for the proposed T-Time and Town Center Plaza Site Redevelopment Project.

The Town of Eastham continues to pursue innovative strategies to address local housing needs and strengthen the vitality of the community. The redevelopment of the T-Time and Town Center Plaza site represents a significant opportunity to advance housing production, support economic development, and further the Town's long-term planning objectives.

This project aligns with ongoing regional and state efforts to increase housing opportunities and create vibrant, sustainable communities. The proposed redevelopment has the potential to provide meaningful community benefits while helping Eastham address current and future housing challenges.

I commend the Town of Eastham for its proactive approach and commitment to exploring housing solutions that serve residents, businesses, and visitors alike. I respectfully encourage your favorable consideration of these grant applications and support the Town's efforts to advance this important project.

Thank you for your consideration.

Sincerely,

Julian Cyr
State Senator
Cape & Islands District

Hadley Luddy
State Representative
Fourth Barnstable District

cape cod CHILDREN'S PLACE

September 23, 2026

Re: Barnstable County License Plate Grant Program
Town of Eastham: T-Time and Town Center Plaza Site Redevelopment

I am writing in support of the Town of Eastham's application for the Barnstable County License Plate Grant Program.

The T-Time and Town Center Plaza properties are significant but underutilized parcels with strong potential for higher density multi-family affordable housing and mixed-use growth. We are in full support of funding the process it will take to improve and increase housing options for families here in Eastham.

The project aligns with the town approved zoning amendments that introduced form-based codes and expanded multi-family housing and inclusionary zoning requirements.

We know that the Town is deeply committed to ensuring that these properties become anchors for the North Eastham area, providing significant housing opportunities that will help strengthen Eastham as a resilient community capable of sustaining a year-round population within a vibrant village center.

I urge you to strongly consider this application for funding.

Sincerely,

Erin Sullivan

Executive Director

508-240-3310
info@capecodchildrensplace.org
Mailing: PO Box 1935, N. Eastham, MA 02651
Physical: 10 Ballwic Road, Eastham, MA 02642
capecodchildrensplace.org

community development partnership

Creating opportunities for people to live, work, and thrive on the Lower and Outer Cape

September 23, 2026

Re: Barnstable County License Plate Grant Program
Town of Eastham: T-Time and Town Center Plaza Site Redevelopment

I am writing in support of the Town of Eastham's application for the Barnstable County License Plate Grant Program.

The T-Time and Town Center Plaza properties are significant but underutilized parcels with strong potential for higher density multi-family affordable housing and mixed-use growth. This project will address a key planning gap by bridging the town's conceptual visioning work with a pragmatic pre-development and financial analysis which will provide Eastham with a solid framework on which to develop a request for proposals. The professional and technical assistance provided through MHP's Complete Neighborhoods program is a foundational step toward revitalizing the North Eastham Village Center district.

The project builds on recently approved zoning amendments that introduced form-based codes and expanded multi-family housing and inclusionary zoning requirements.

The Town is deeply committed to ensuring that these properties become anchors for the North Eastham area, providing significant housing opportunities that will help strengthen Eastham as a resilient community capable of sustaining a year-round population within a vibrant village center.

I urge you to strongly consider this application for funding.

Sincerely,



Andrea Aldana
President & Chief Executive Officer

180 Cranberry Hwy #5, Orleans, MA 02653
p 508.240.7873 | 800.220.6202
f 508.240.5085
contact@capecdp.org
capecdp.org