

# Village Center Concepts For Eastham

Eastham Critical Planning  
Committee  
June 2005

# WHY A VILLAGE CENTER?

- Accommodate new growth, avoid a sprawl
- Augment housing options
- Effective solutions for wastewater management, utilities, transit, & parking
- Create vibrant, attractive economic center
- Changing Expectations

# Key Features

- Mixed, compatible uses – business, residences, services, public areas
- Density as a plus – more intensive use of land, pedestrian-friendly, consistent building style
- Limited commercial activity outside center

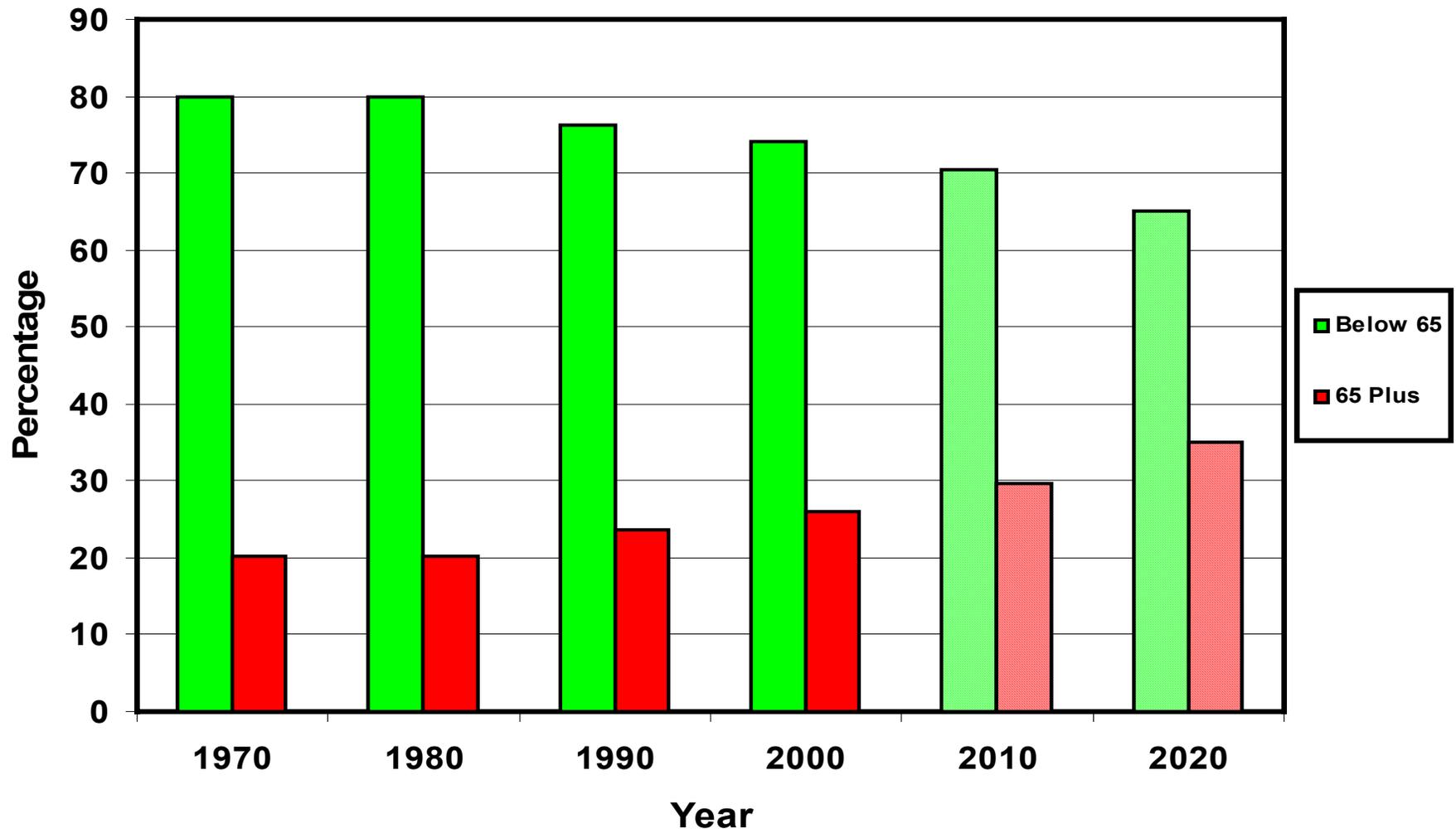
# Key Features – continued

- Central wastewater treatment
- Transportation and parking
- Designed for people – landscaping, sidewalks, pedestrian connections

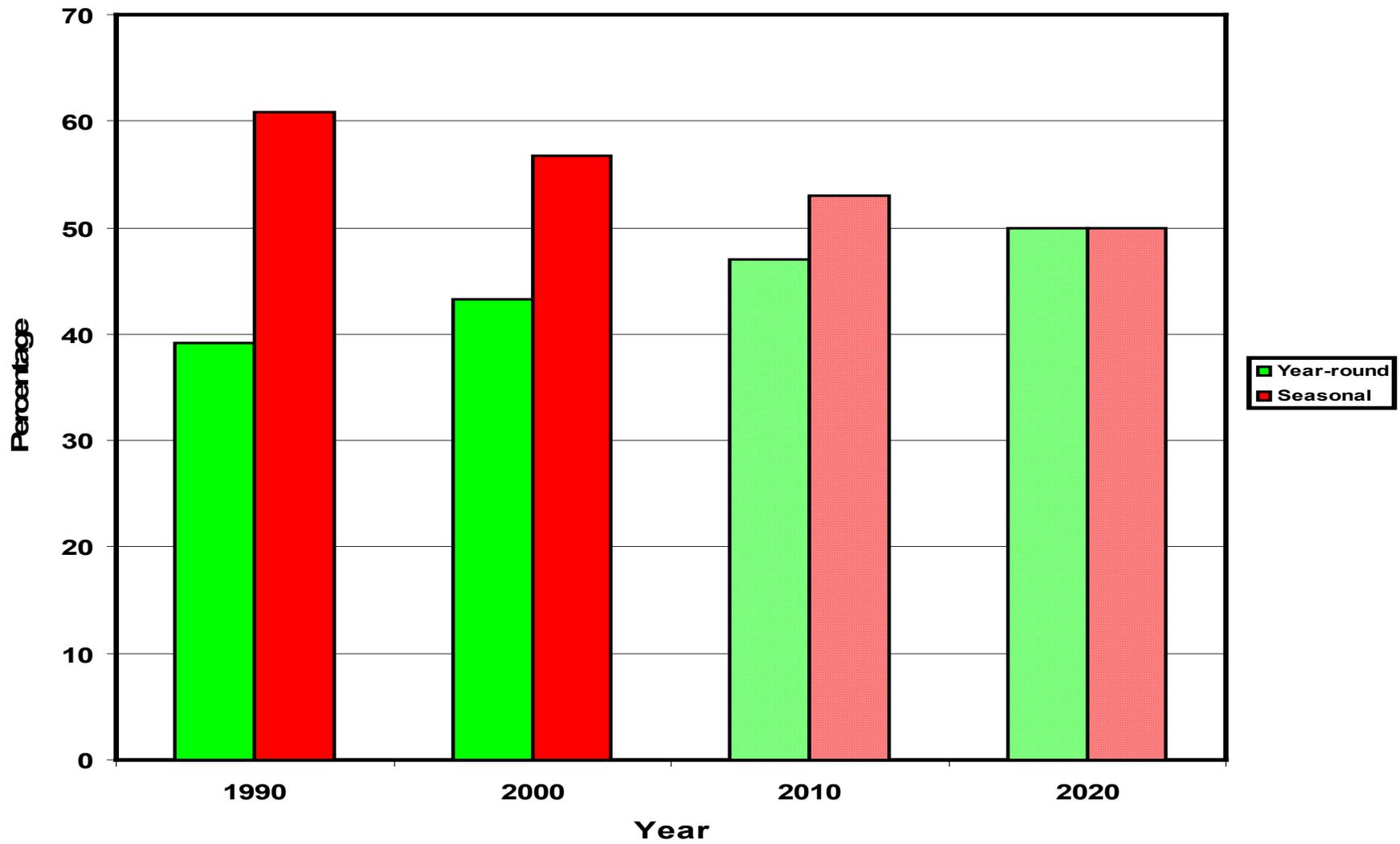
# Eastham Population

- Growth and Age Distribution
- Part-time to Full-time Resident Trend
- Seasonal Changes

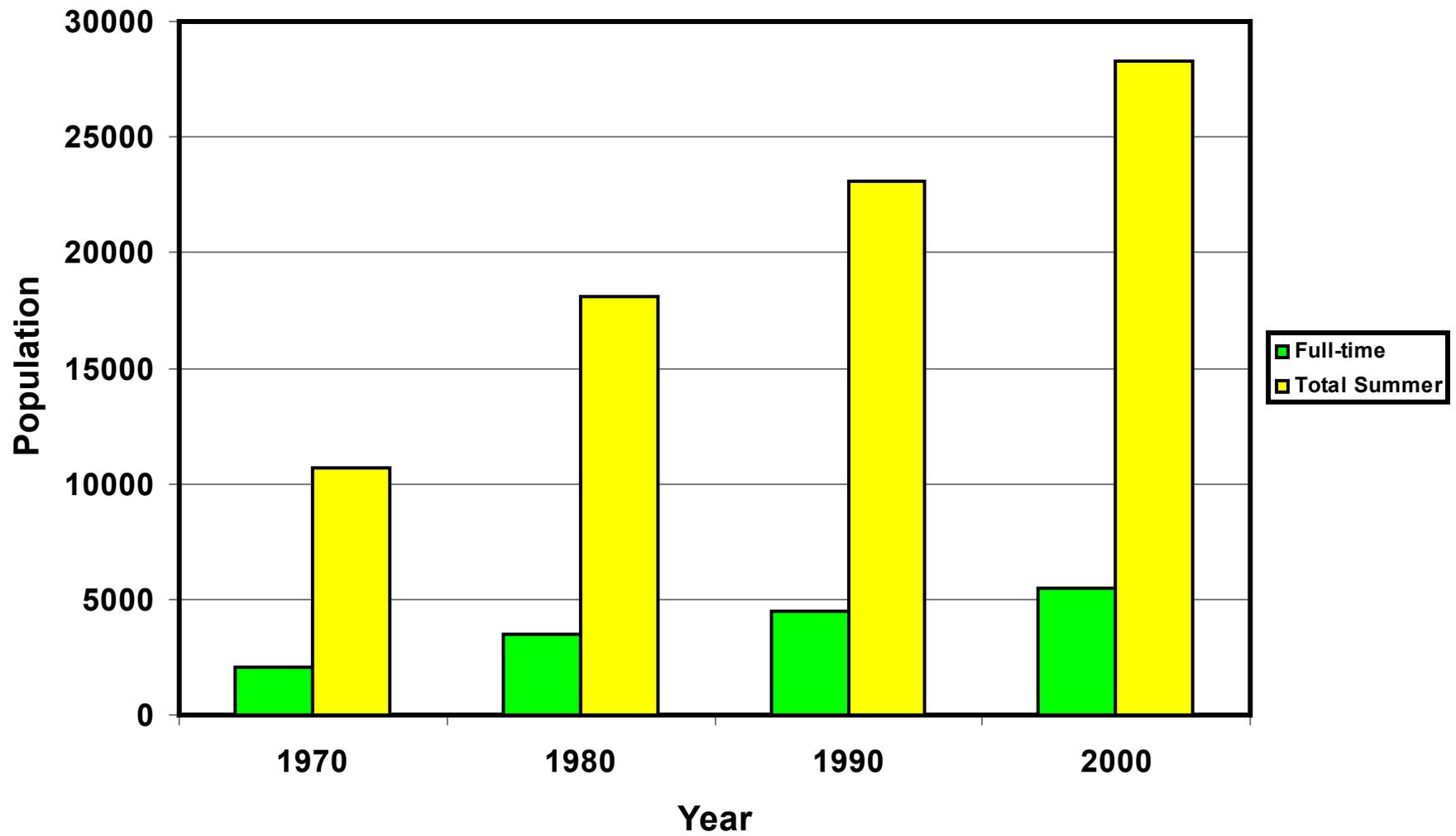
## Eastham Population 1970 - 2020



## Year-round & Seasonal Housing Units



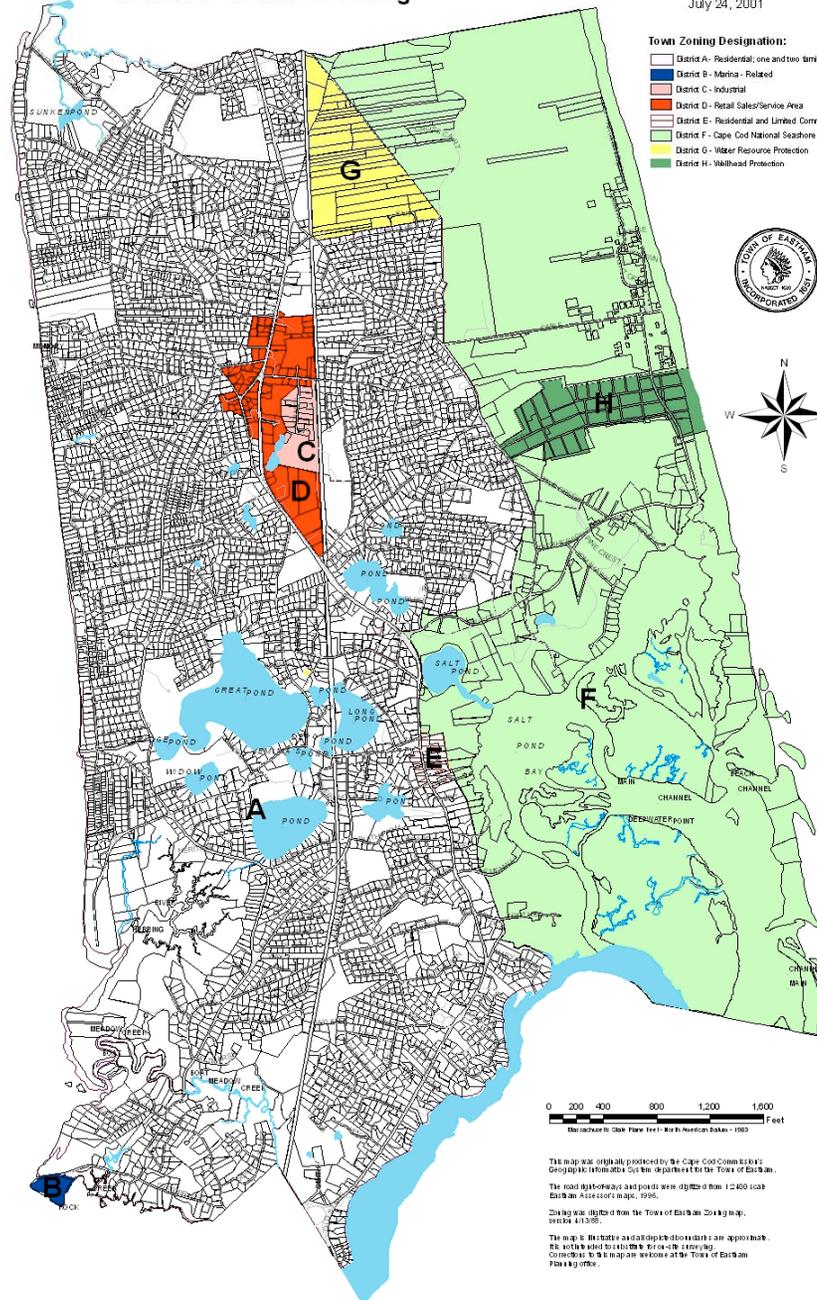
## Eastham Summer Population



# Town of Eastham Zoning

Adopted at Special Town Meeting  
July 24, 2001

- Town Zoning Designation:**
- District A - Residential, one and two family dwellings
  - District B - Marina - Related
  - District C - Industrial
  - District D - Retail Sales/Service Area
  - District E - Residential and Limited Commercial
  - District F - Cape Cod National Seashore
  - District G - Water Resource Protection
  - District H - Wetland Protection



This map was originally prepared by the Cape Cod Commission's Geographic Information System department for the Town of Eastham. The road boundaries and ponds were digitized from 1:2400 scale Eastham Assessor's maps, 1996. This map was digitized from the Town of Eastham Zoning map, version 4.1.305. The map is illustrative and does not constitute a legal document. It is not to be used for any other purpose. Contact the Planning Office at the Town of Eastham Planning Office.

# Eastham Non-Residential Zones

# North Eastham Now

- Randomly located commercial sites
- Inconvenient access – poor parking
- Traffic problems at Brackett Rd. – Route 6 Intersection
- Lack of safe sidewalks, access to bike trail
- Large tracts undeveloped (about 50 acres)



Photo Courtesy of David Skiba



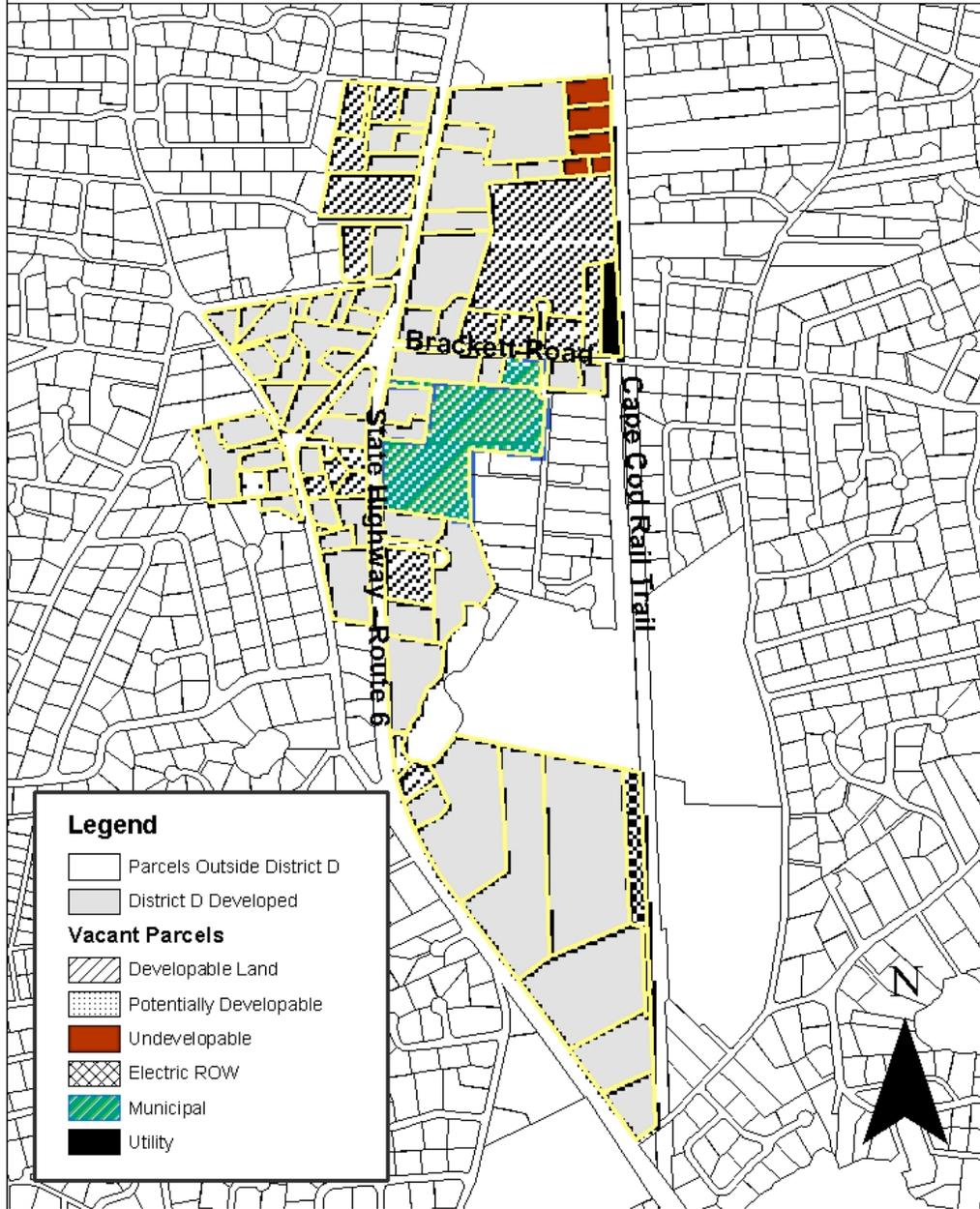








# Vacant Parcel Analysis District D



# Village Center Area

# Critical Planning Committee Actions to date

- Outreach to the N. Eastham Community  
Stakeholder Holder Meetings  
Chamber of Commerce
- Brackett Landing Development  
Layout of Area  
Sidewalks and Bike Trail Access  
Commercial Section  
Traffic Issues  
Wastewater Treatment
- Professional Planning Advice

# Community Inputs

- Positive Features

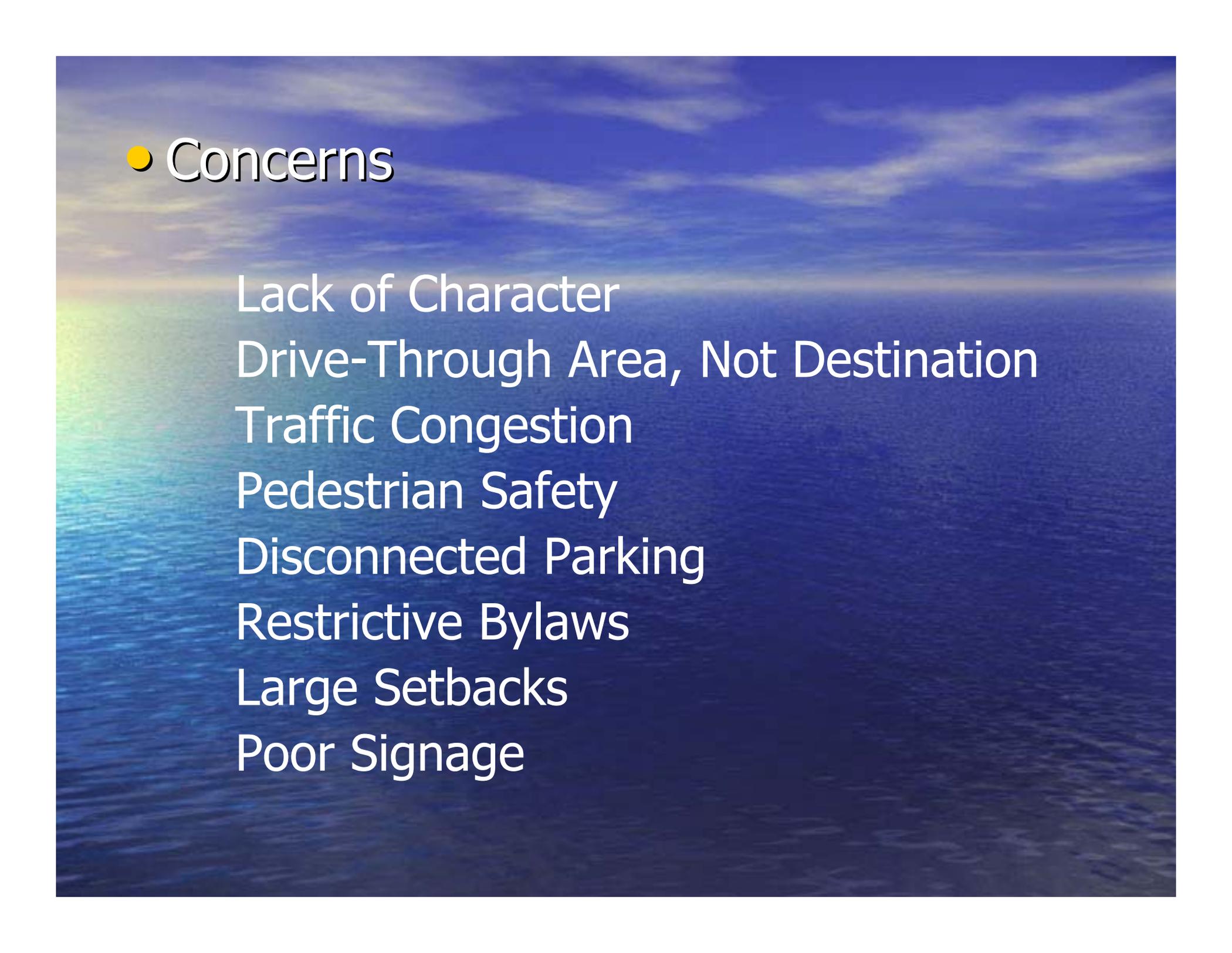
Potential as Real Village Center

Post Office as "Anchor Store"

Substantial Traffic Volume

Gateway to National Seashore Beaches

Flower Islands



- Concerns

Lack of Character

Drive-Through Area, Not Destination

Traffic Congestion

Pedestrian Safety

Disconnected Parking

Restrictive Bylaws

Large Setbacks

Poor Signage

# Desirable Changes

- Traffic

Relieve Brackett Road Congestion

Provide Safe Bus Stop

Provide Safe Pedestrian/Bike Traffic

Integrate Parking Facilities



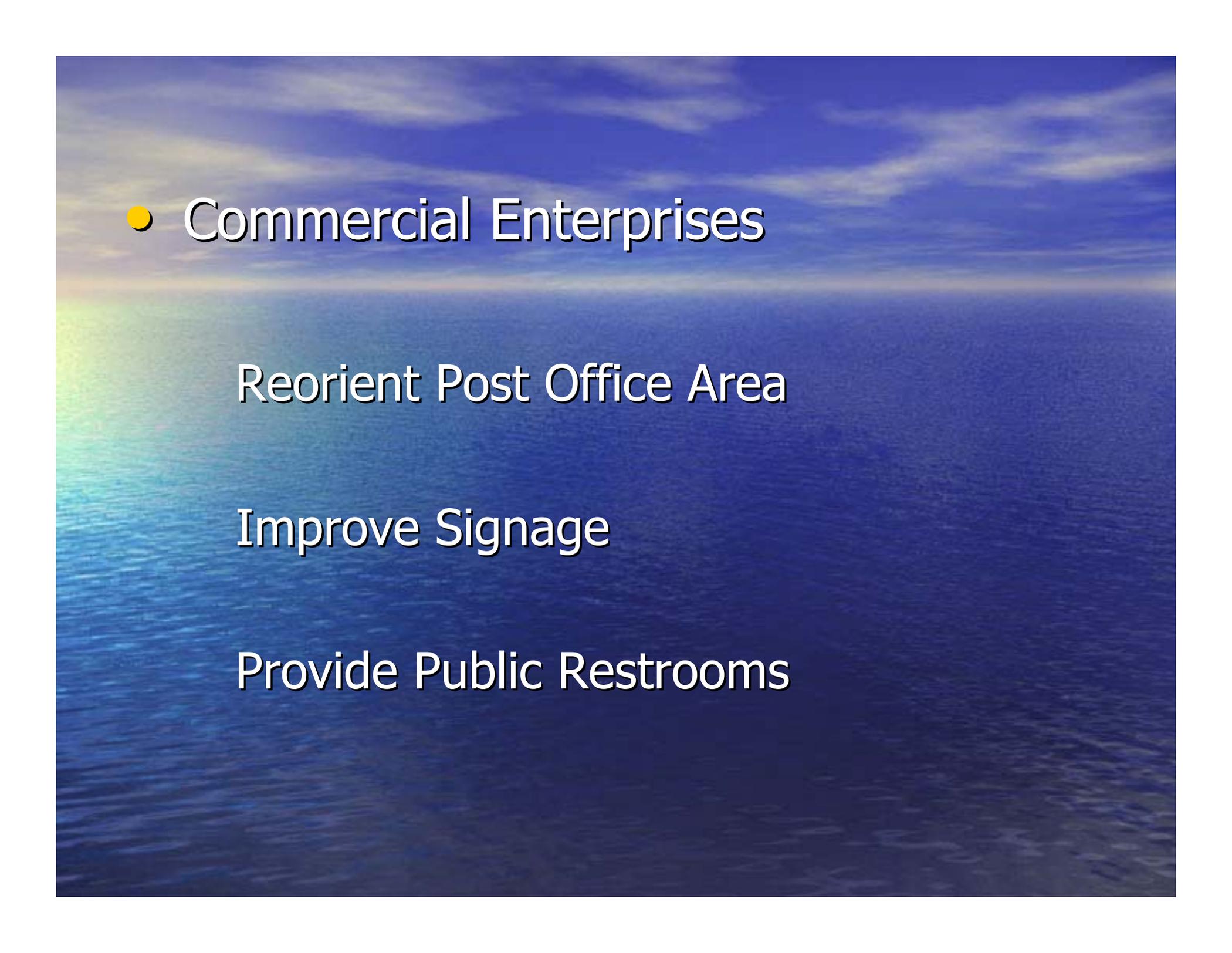
- Residential Facilities

Accommodate -

Affordable and Senior Housing

Workforce Housing

Rental Housing



- Commercial Enterprises

Reorient Post Office Area

Improve Signage

Provide Public Restrooms



- Utilities

Central Water Supply and Wastewater Treatment Facility

Underground Electric Power and Communications Lines



- Village Atmosphere

Accessible, Pedestrian-Friendly

Central Green Park/Recreation Area

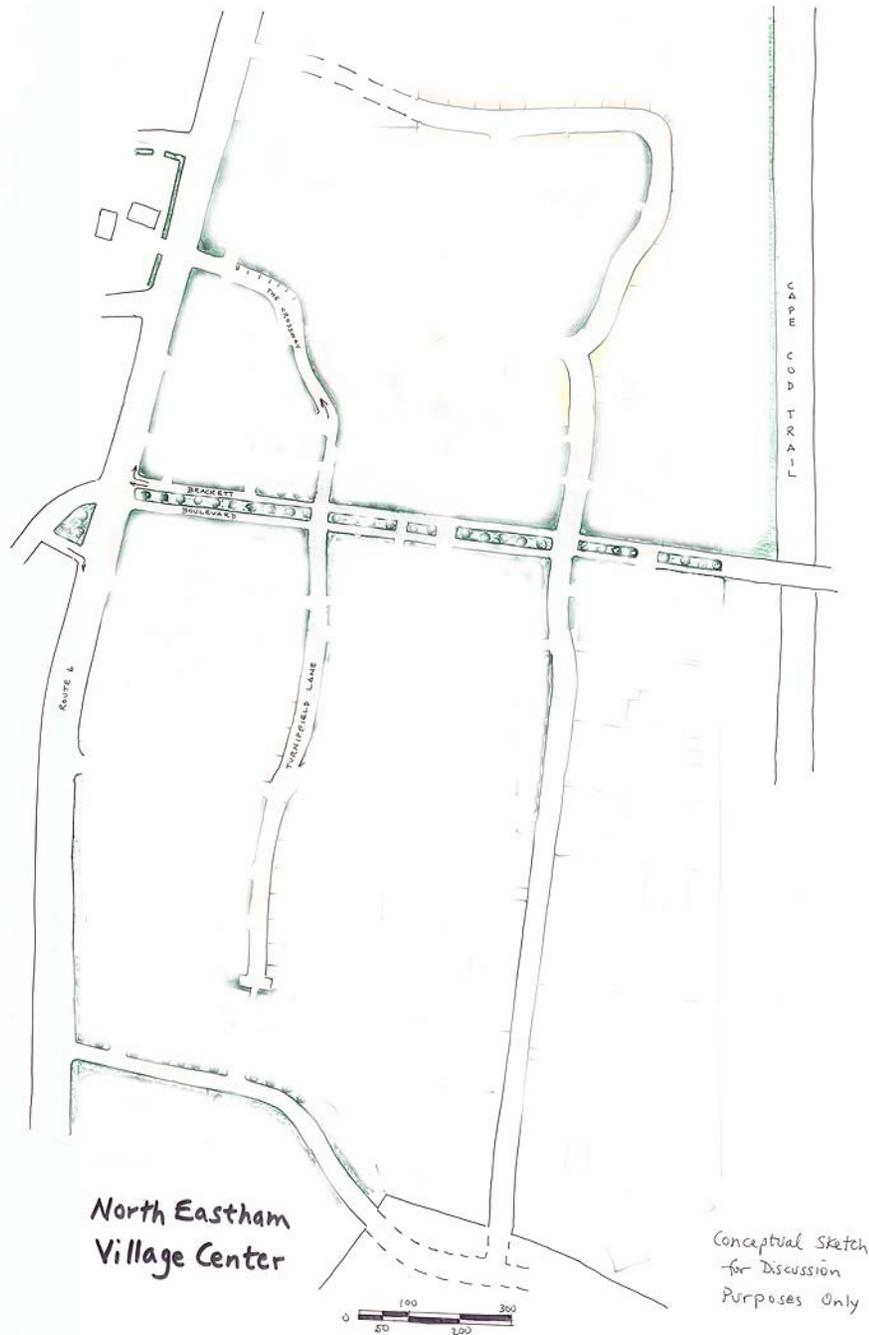
Attractive Landscaping

Parking in Rear of Businesses

Mixed Commercial – Residential Use

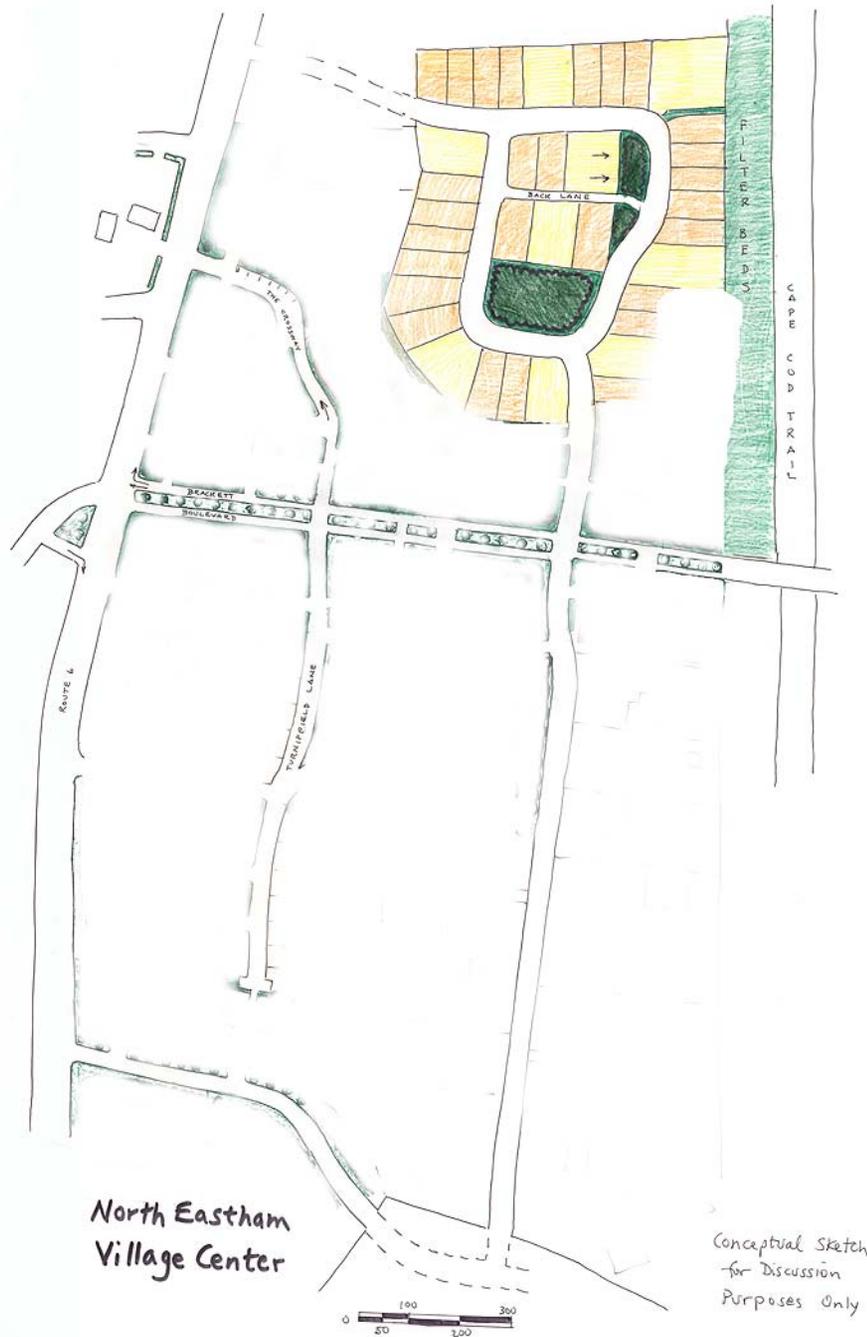
# Desired Features

- Smooth traffic flow



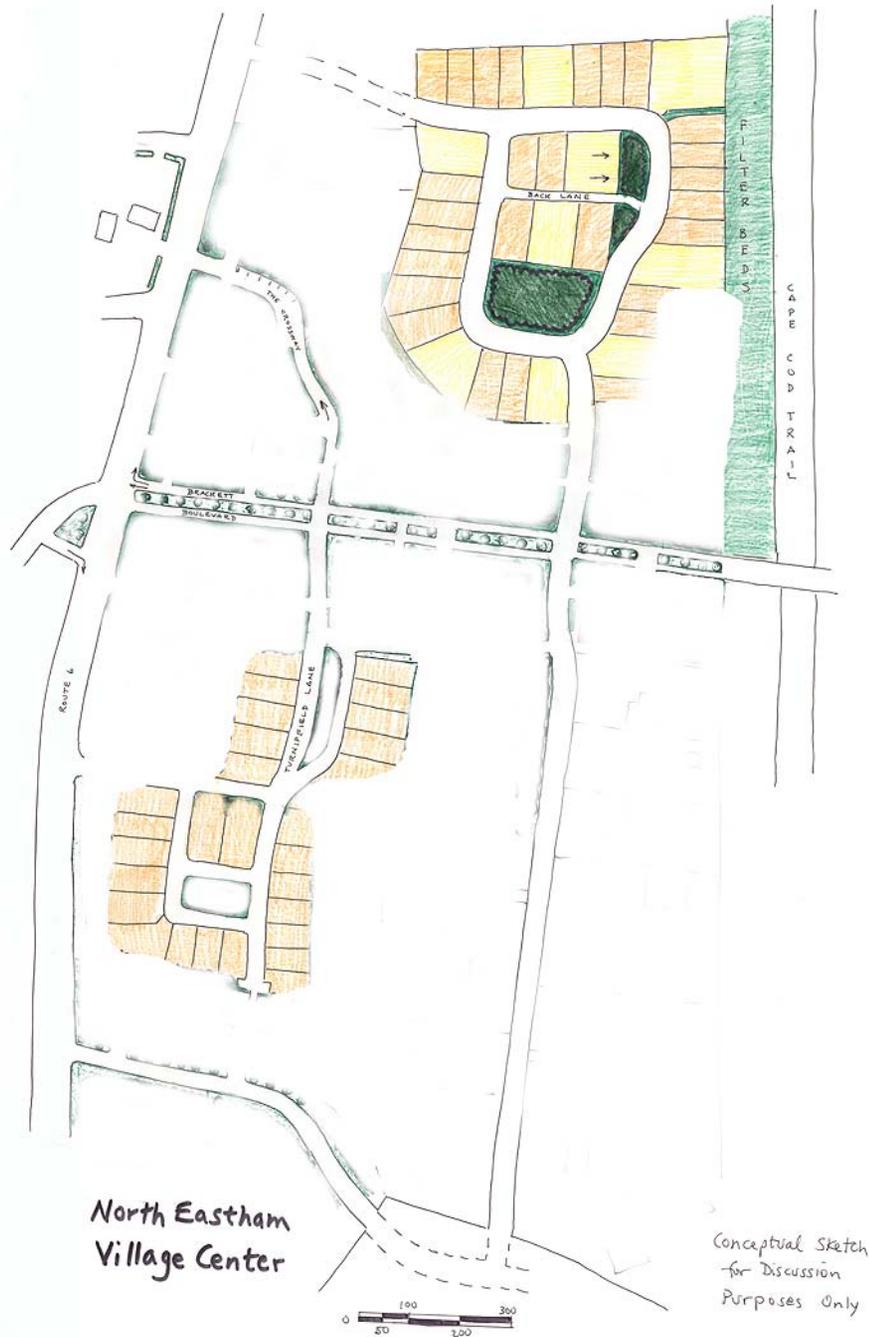
# Desired Features

- Smooth traffic flow
- Affordable housing



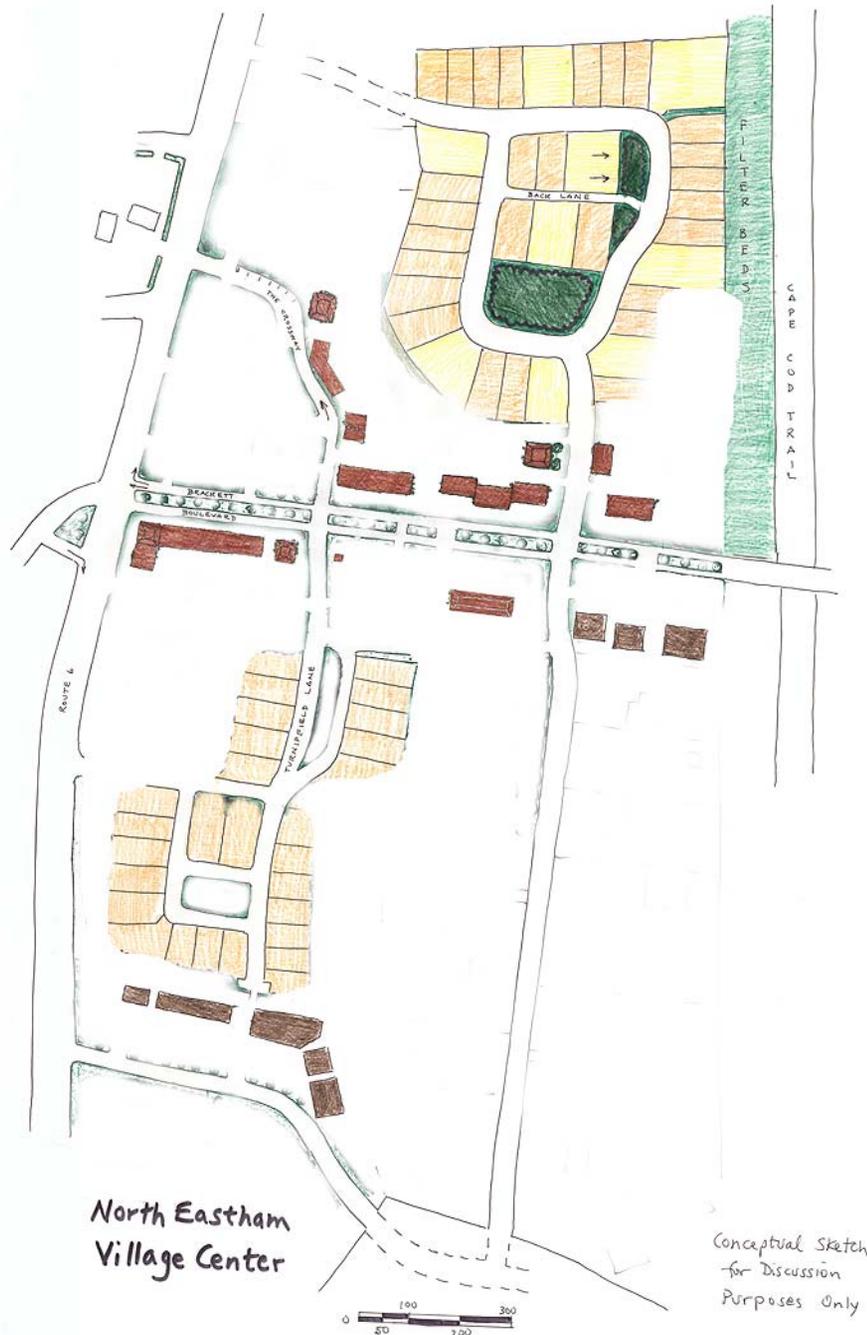
# Desired Features

- Smooth traffic flow
- Affordable housing
- Senior/rental housing



## Desired Features

- Smooth traffic flow
- Affordable housing
- Senior/rental housing
- Accessible businesses and services



## Desired Features

- Smooth traffic flow
- Affordable housing
- Senior/rental housing
- Accessible businesses and services
- Integrated parking and landscaping



## Desired Features

- Smooth traffic flow
- Affordable housing
- Senior/rental housing
- Accessible businesses and services
- Integrated parking and landscaping
- Village green/park



## Desired Features

- Smooth traffic flow
- Affordable housing
- Senior/rental housing
- Road front business
- Integrated parking and landscaping
- Village green/park
- Network of paths and restrooms



# What Next?

- Further Public Outreach/Inputs
- Seek Consensus For Action
- Town Meeting Approval
- Get Professional Planning Assistance

# Acknowledgements

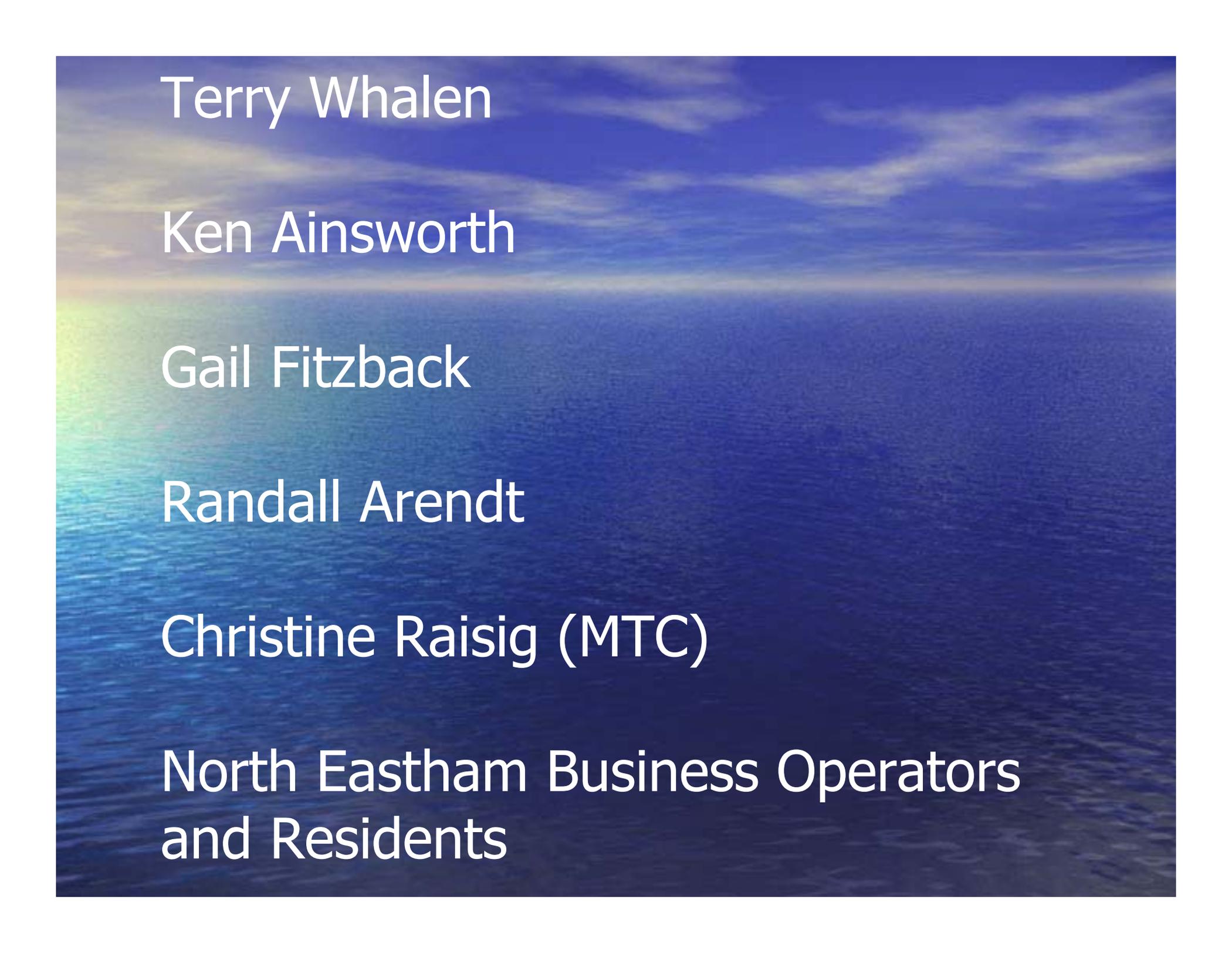
## CPC Sub- Committee

Mike Cole

Michael Demitri

Martin McDonald

Karl Weiss



Terry Whalen

Ken Ainsworth

Gail Fitzback

Randall Arendt

Christine Raisig (MTC)

North Eastham Business Operators  
and Residents