
Eagle Harbor 2025

Planning for a Sustainable Community





DISCLAIMER

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Acknowledgements

Board of Commissioners

Mayor, Honorable James D. Crudup, Sr.
Honorable James A. Green, Roads Commissioner
Honorable Joyce E. Prince, License and Permit Commissioner
Honorable Jack B. Martin, Sanitation Commissioner
Honorable James R. Banks, Public Safety Commission
Bertha Guerra, Clerk-Treasurer

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Message from the Mayor

As Mayor of this great Town and with the full support of the Board of Commissioners, I am extremely pleased to put my signature on this project. I owe a debt of gratitude to everyone who contributed to this masterpiece, a compilation of more than a year's worth of outstanding research, documentation and community engagement. Everything that I want to say about this project can be summarized in the following biblical verse: Hosea 4:6 (KJV) "My people perish from a lack of knowledge". Well, now we have that knowledge in the form of materials, maps, pictures, updated ordinances and guidance documents developed during this project that will be invaluable as a guide to protect and preserve the Town for many years to come. As a waterfront community, the challenges of climate change, natural disasters and nature's evolution are all factors that must be mitigated if the community is to survive another 90 years. And this plan is the right tool to accomplish such a daunting challenge. Even though I have been associated with the Town for more than a half century, I've actually learned a few new things about the Town. Wisely, much of what has been learned and proposed in these documents is already being implemented.

This body of work is something that should not be read piecemeal and stored away in some file cabinet or desk drawer. Instead, it should be viewed as a management tool that is shared and used by Town leadership now and later after this Administration has moved on. For this plan to be successful some facet of this product should be a discussion point at every monthly Board meeting. As for the Town folk who have been so helpful and supportive, this plan is the crowning opportunity for all of us to embrace the Town motto "Cherish the past- Plan the future. If there is one single element that will determine our destiny, it is community support.

Additionally, if we are to accomplish all that we have planned, we will need the full support of our many partners, elected officials and most importantly the Town residents. We will need to nurture those partnerships that we have developed with the county government (the Department of the Environment, Housing and Community Development, Permitting, Inspections and Enforcement, Public Works and Transportation and Economic Development Corporation); state government (Department of Natural Resources, Environment and Housing and Community Development); Maryland-National Capital Park and Planning Commission; and colleges and businesses that share and support our community aspirations and goals.

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Lastly, I am truly grateful to all, too numerous to name, who contributed to this project. Additionally, nothing could have been accomplished without the support of county and state government agencies, especially the Maryland Department of Natural Resources (DNR), for the grant funding to conduct this project. I salute our contractor, Ms. Ivy Lewis and our Patuxent Riverkeeper and project technical advisor, Mr. Fred Tutman, for their exemplary work in producing all the deliverables required by the Statement of Work (SOW). Lastly, I humbly thank all of the property owners who took the time to be a part of such a valuable process that will help protect and shape the future of Eagle Harbor for years to come. We still have a lot of work to do; however, working together, we can achieve our vision of becoming a sustainable, resilient community that is a **Paradise on the Patuxent**.

Sincerely,



James D. Crudup

Mayor, Town of Eagle Harbor

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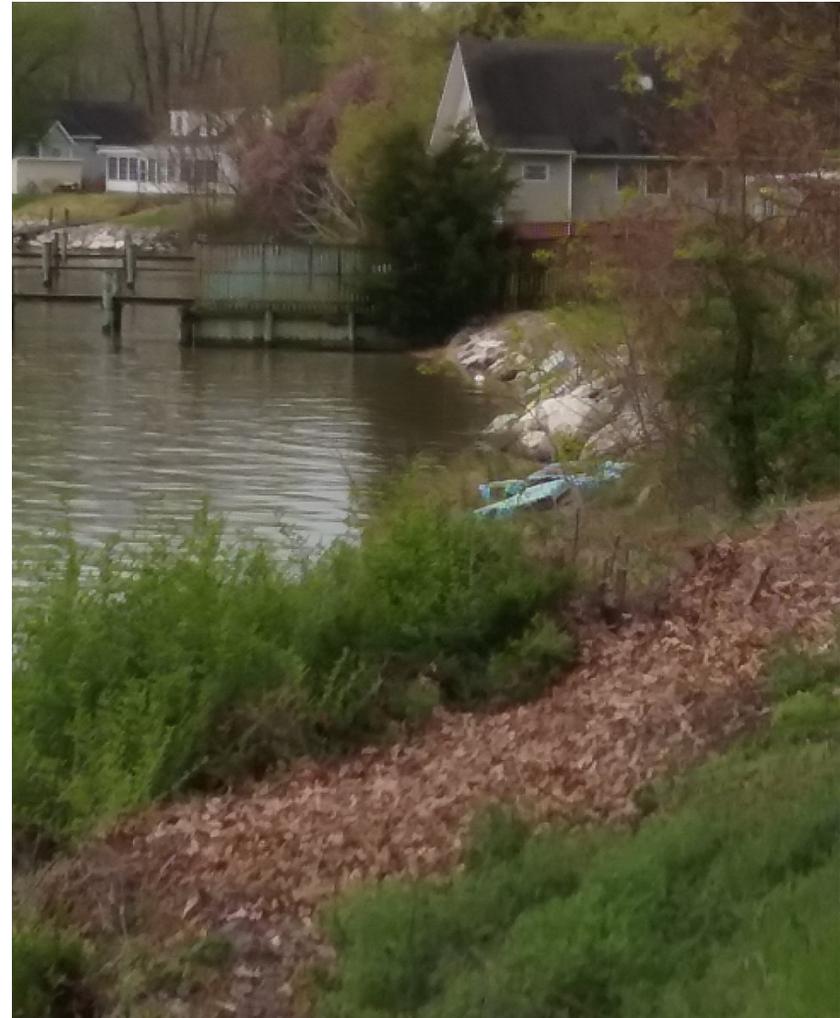
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INTRODUCTION

Why Plan for Sustainability

The Town of Eagle Harbor has been the *Paradise on the Patuxent* in the hearts and minds of its residents and visitors for many years. Dating back to its incorporation in 1929, the Town has been a leisure destination for middle-class African-Americans denied access to area beaches during segregation. The Patuxent River played prominent in the lives of seasonal residents, particularly, who would spend their summers in Town. Many today fondly remember swimming, fishing, crabbing, boating and gazing at the river over their entire lives. At its peak, Eagle Harbor residents enjoyed shops, bath houses, hotels and unlimited access to the Patuxent River for a variety of recreational activities.

Over time, both subtle and not so subtle changes have occurred in the Eagle Harbor landscape that, in more recent times, have become more acute. Through natural wave action, the shoreline has been eroding. Climate change has accelerated this process and contributed to sea level rise, more severe and frequent storms, storm surges and coastal flooding. Coleman Creek has frequently overflowed its banks carrying and depositing large amounts of sand onto adjacent and nearby properties and



Shoreline in Eagle Harbor

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Patuxent Blvd. There has also been significant bank erosion along the creek. The housing stock and population have aged, and increasingly single family and undeveloped properties are conveying to absentee family members who lack the interest or ability to properly maintain or improve their property. These conditions and a lack of new development have resulted in stagnant revenues and an inability of the Town to meet its growing and diverse needs. There are also issues with aging and failing septic systems and the resulting impact on water quality in the creek and river especially with increasing storms and flooding.



Older vacant home on the shore

The Town of Eagle Harbor is 90 years old in 2019. In 1975, resident Dorothy J Russ said, “Let us sincerely trust that the Township of Eagle Harbor MD will live long as a thriving community and that the Board of Commissioners, to follow, and future citizens associations will work in harmony to achieve the same or more”. The Town’s ability “to live long as a thriving community”, over the next decade, will be challenged by these worsening environmental conditions. And if not addressed, on an urgent basis, these conditions will put the Town at greater risk of the effects of climate change and affect the way of life the community enjoyed during its first 90 years.

Becoming a sustainable and resilient community is the only way to address the critical issues facing the Town today, in a way that balances competing needs comprehensively, with a long view towards the future. This Sustainability Plan establishes a framework and direction for the Town of Eagle Harbor to become sustainable and resilient. It seeks to help the Town improve the quality of the natural environment and mitigate risks posed by climate change while achieving its economic development goals. The plan also seeks to increase community awareness of how residents can play a role in building community resilience.

With this plan, the Town builds upon its 2017 Strategic Plan and Sustainable Communities Action Plan and furthers its commitment to planning for a sustainable future.

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What is Sustainability? Resilience?

Communities are increasingly embracing the practice, and ideals, of sustainability as a necessity, in order to be better stewards of the natural environment and to achieve economic stability and social progress for all. At a basic level, sustainability is the ability to continue something of value for the long-term. More formally, sustainability is “the practice of meeting the current environmental, social and economic needs of the community without compromising the ability of future generations to meet their needs”. This means leaving the community much improved for the benefit of future generations. To ensure future needs are not compromised, the community must reduce its impact on the natural environment with a focus on changing harmful practices and protecting and preserving natural resources while also enhancing social and economic conditions.

The symbol of sustainability is three overlapping circles, which depict interrelated elements necessary for a sustainable future. The elements are people, planet and profits; all are relevant and intertwined, and must be given due consideration in all decision making.

Community resilience is the ability of a community to “respond to, withstand and recover from adverse conditions”, natural and manmade. To achieve resiliency, a community must be able to

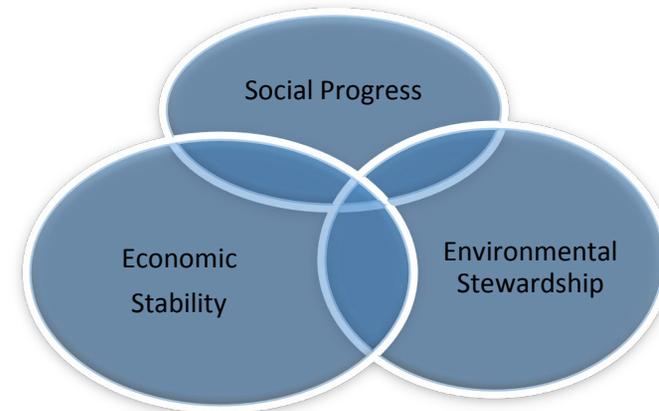


Figure 1: Symbol of Sustainability

minimize the impact of a disaster and return to normalcy as soon and as effortlessly as possible. More frequent and intense storms have devastated communities, affecting lives and properties. Coastal communities are more vulnerable to these conditions. And while major storm events cannot be avoided, their impact can be reduced. Resilient communities seek to prevent or minimize losses to life, property and the environment and can quickly restore community services and activities through preparedness planning.

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The Language of Sustainability



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What's Inside

This Sustainability Plan is organized into six sections beyond this Introduction. **Section One** outlines the process used to develop this plan and the community engagement activities that generated input that informed recommendations in the plan. **Section Two** provides an overview of the Eagle Harbor community, including its location and history; demographics, community character, amenities and landmarks; and, land use, zoning and growth management objectives. **Section Three** looks at environment features and hazards. **Section Four** identifies key policies and regulations impacting the Town and possibly its ability to meet its sustainability goals. **Section Five** summarizes key community input and presents the Town vision for sustainability and goals and recommendations organized around five themes. **Section Six** incorporates sustainability goals and recommendations into an implementation program that also identifies priority level for actions, reflected in a timeframe (short-, medium- and long-term) for implementation; the person or organization serving as lead implementer and important partners; and, expected outcomes. The document also includes an Appendix of support documents.

PLANNING FOR SUSTAINABILITY

Planning Process

The process to prepare this Sustainability Plan began with an application for funds to prepare the plan and a scope of work containing the following key components and deliverable: 1) Visioning and Strategic Planning; 2) Community Engagement & Visioning Process Plan; and, 3) Guidelines for Sustainable Site Development and Use of Green Infrastructure.

The process involved three major steps.

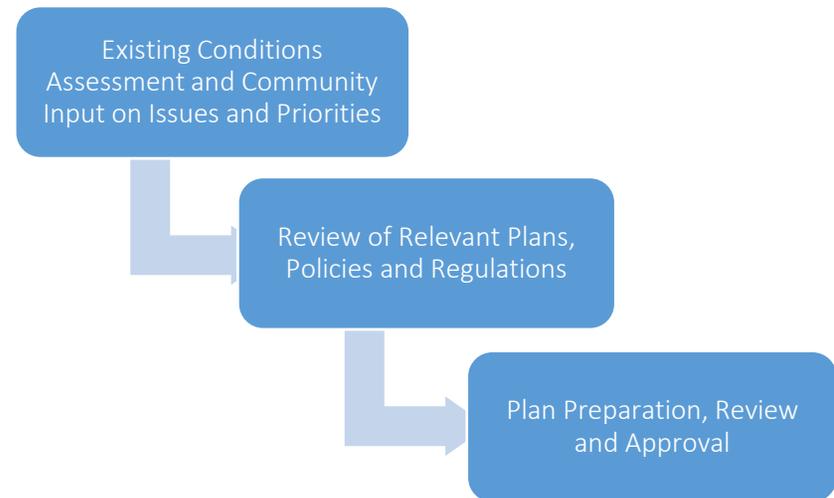


Figure 2: Eagle Harbor Sustainability Planning Process

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Community Engagement

Community engagement had already played a significant role in the Town's efforts to plan for a sustainable future. In 2017, the Mayor and Commissioners completed two major planning efforts that established the foundation for this plan and determined the scope of community engagement activities. In June 2017, the Town completed its first Strategic Plan as "a map for the future" and "an opportunity for long-term and operational thinking, in-depth discussions, and direction setting". The thrust of the plan was sustainability; the objective, to focus the Town's resources to achieve its vision "To become the Paradise on the Patuxent".

Also, in 2017, the Town applied for Sustainable Community designation from the State. This program gives priority consideration for funding from specific state programs that address community development, revitalization and sustainability. Designation is a threshold requirement.

Both planning processes involved extensive public engagement. The Town used an online survey and multiple meetings to solicit input from community members and other key stakeholders on the Strategic Plan. And a workgroup of diverse interests supported the preparation of the Sustainable Community Action Plan. These recent efforts provided the foundation for many of the recommendations in this plan coupled with community input obtained through this planning process for new information and affirmation.

The Board will wisely, ethically, professionally and transparently govern the town. It will utilize the financial and physical resources of the town to promote economic growth and resiliency. The Board will ensure the Town's best interest is number one and it will strategically pursue partnerships, goals, policies and programs that will maintain the long-term health of the town while staying true to its history.

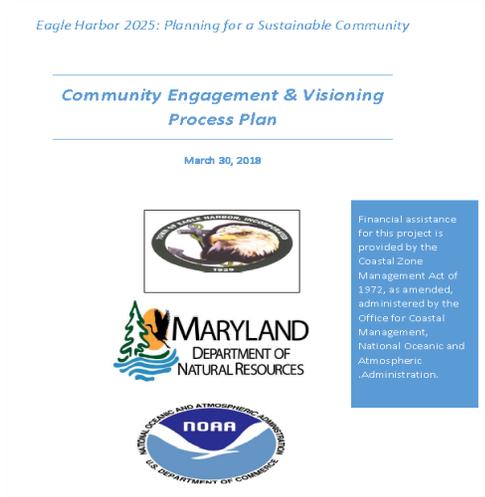
Town of Eagle Harbor Strategic Plan, Board Mission

The *Community Engagement and Visioning Process Plan* (Appendix A) recommended three main engagement activities carried out in this planning process.

1. Community Survey to assess the level of importance placed on key environmental conditions and related plans and proposed projects, and preferred ways to be informed and provide input throughout the process.
2. Phone interviews with owners of riverfront property to document their experiences with shoreline erosion and flooding, and improvements they may have implemented to protect their properties.

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- Asset Mapping Workshop to identify and document important community assets – people, places and activities. A summary of the results is provided later in the document.



Community Engagement in Eagle Harbor

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THIS IS EAGLE HARBOR

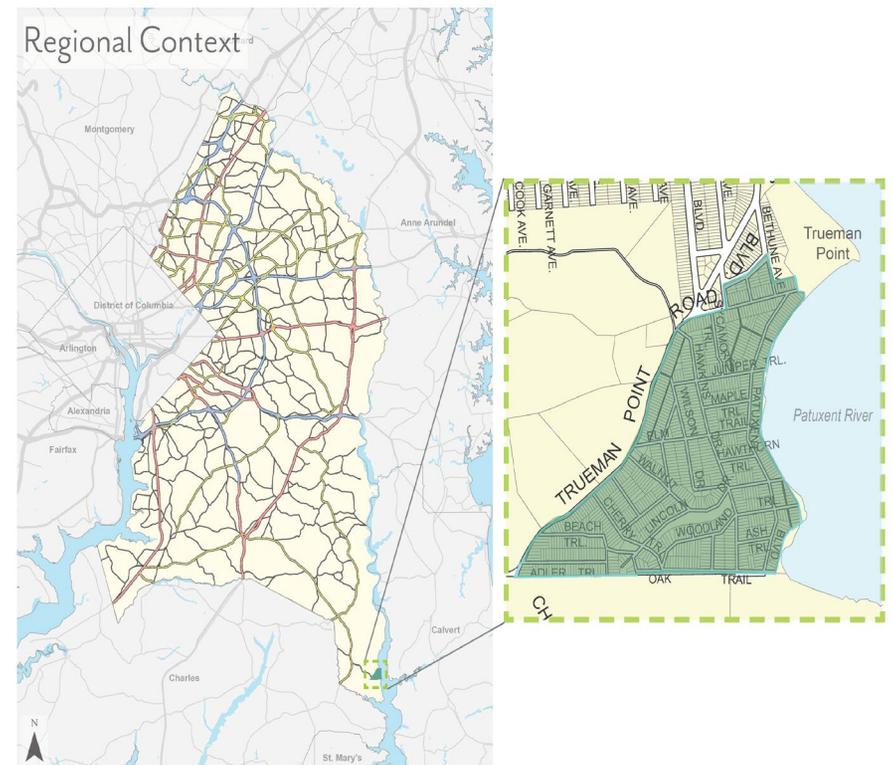
Location and History

The Town of Eagle Harbor is in the southeasternmost section of Prince George’s County, Maryland, on the bank of the Patuxent River. It is immediately south of the historic Trueman Point, a river port for farmers in the 18th and 19th centuries and owned by the Town. Eagle Harbor sits on approximately 77 acres (or .12 square miles) in the county’s designated Rural and Agricultural Area. It is about 30 miles from Washington DC, but its closest neighbors are the unincorporated community of Cedar Haven, to the north, another waterfront community on the Patuxent River; the Chalk Point Power Plant to the south; and Calvert County across the Patuxent River to the east. Aquasco, an unincorporated area and census-designated place surrounds the Town and is the “City” in Town addresses. Eagle Harbor Road brings traffic to the Town, while Trueman Point Road is the access road into the Town. (Map 1.)

Eagle Harbor was founded as a resort community for African Americans from the Washington Metropolitan Area in May 1925 and incorporated in March 1929. Walter L. Bean purchased and subdivided the land that is Eagle Harbor with a vision of creating a “high class summer colony for better people” on the Patuxent River. Small cottages and bungalows were built on narrow parcels for summertime use, primarily. At one time, amenities included

piers, bathhouses, hotels for seasonal guests, a merry-go-round and park, shops, food and beverage businesses and a tearoom.

Map 1: Eagle Harbor and Vicinity



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For decades residents and guests enjoyed swimming along 4,000 feet of sandy beaches and crabbing, fishing and boating on the river.

The Eagle Harbor Citizens Association was organized in 1927 and served as the Town’s first governance structure. It was the Association that explored incorporation of the Town which happened a couple of years later. And it was the Association that purchased the property that eventually became the Town Hall, and now the Community Center, and it was instrumental in the construction of roads and piers. The association is still very active today and plays a prominent role in the affairs of the Town.

With incorporation came the creation of a Board of Commissioners, governed by a charter and ordinances that were unchanged for decades. Over time the Board carried out additional improvements and provided services to residents in Town. The Board of Commissioners today includes a Mayor and four Commissioners who have responsibility for roads, licenses and permits, sanitation, and public safety, respectively.

Eagle Harbor Profile

As a resort community, providing a leisure destination for African Americans during segregation, the year-round population fluctuated from 30 to 360 according to some sources. Yet Eagle Harbor has remained a small, rural community with an estimated year-round population of 70 residents in 2017. As such, it is the smallest municipality in Prince George’s County. Between 1930

and 2017, the population grew from 3 to 70, with increases and decreases, likely due to the end of segregation and later rediscovery of the Town as a great place to live and recreate.

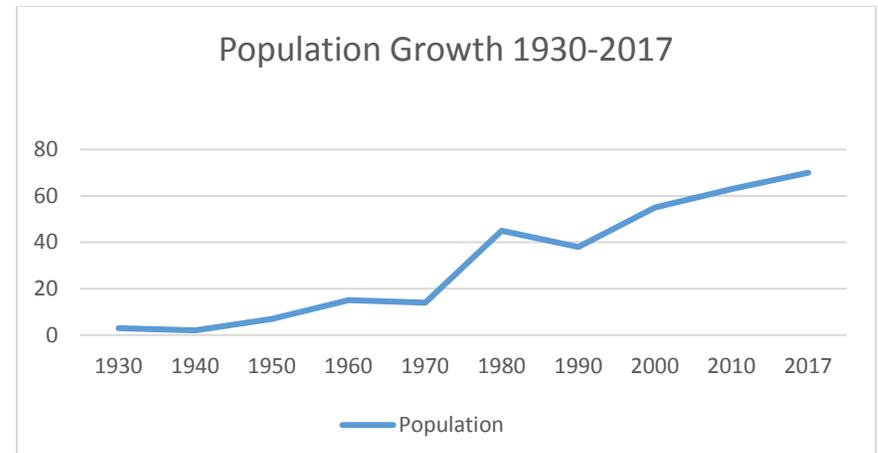


Table 1: Census (1930-2010) and American Community Survey (2017 Estimate)

According to the American Community Survey 2017 estimate, the population of Eagle Harbor experienced a slight increase between 2010 and 2017, bringing the total of year-round residents to 70, up from 63. Meanwhile, total estimated housing units in 2017 decreased by 13 units, from 56 to 43 units. In 2010, 29 of the 56 units were identified as seasonal and only 7 as other vacant – this information is not available for 2017.

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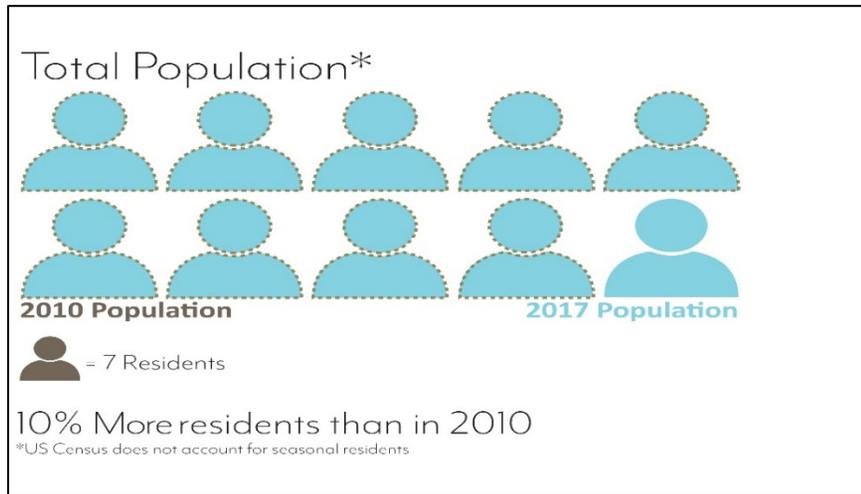


Figure 3: Census Population 2010 and 2017

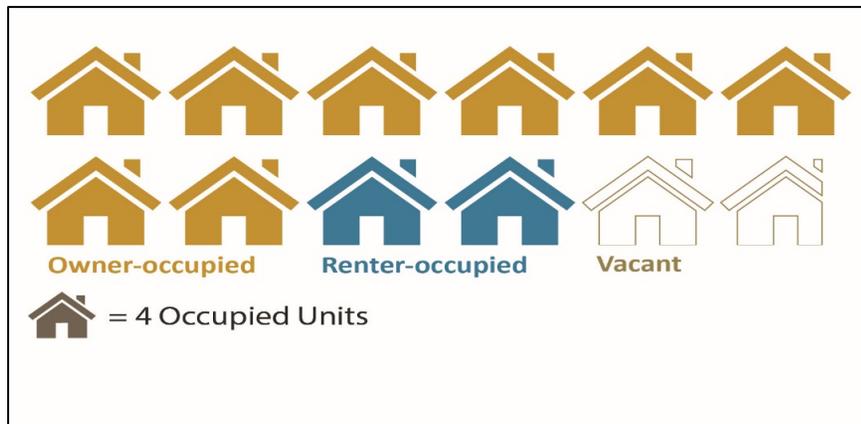


Figure 4: Census 2010 - Total Housing Units and Ownership Pattern

Community Character

Eagle Harbor is a quiet, residential community of older single-family homes, that are typically one story, though a few are a story and a half, and two stories situated on lots that are 25 feet wide and 100 feet deep, or a total of 2,500 square feet. Except for several municipal government buildings, all other development is residential. The bathhouses, hotels, merry-go-round, shops, food and beverage businesses and tearoom have all disappeared without a trace except for an older commercial building that housed a small store but stands vacant today. The piers and community center are all that remain of earlier non-residential structures.



Undeveloped Land

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Typical Older Home in Eagle Harbor



Style of Newer Home in Eagle Harbor

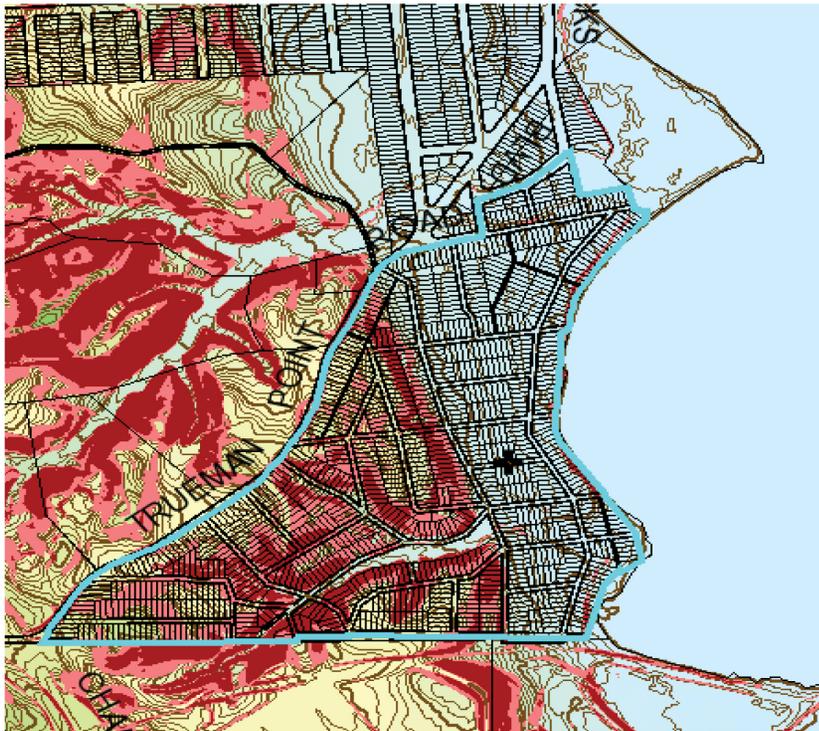
Newer homes are located on the river's edge south of Maple Trail and Hawkins Drive. In general, developed properties are largely concentrated along the river, Trueman Point Road, and Patuxent Blvd; the area referred to as "Downtown Eagle Harbor" by area residents. "Uptown Eagle Harbor" is mainly forested with slopes ranging from 15% to over 25%. The Town consists of 14 narrow single-lane streets that lack curbs and gutters, sidewalks or off-street parking. While the entire area is subdivided into platted lots and streets, streets in the southwest corner of Town, mainly Upper Eagle Harbor, only exist on paper; they have not been built. (Maps 2 and 3 below.)

Map 2: Development Pattern in Eagle Harbor



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Map 3: Eagle Harbor Elevations



LEGEND

Slope
15-25%
Over 25%

Elevation
Low (-11.33')
High (496.94')

Most homes are surrounded by vacant lots under single ownership, giving the appearance of small homes situated on large lots. The Town’s six-lot minimum might account for this or this was a trend from the beginning to accommodate well and septic systems. Or, more recently owners took advantage of opportunities to purchase adjoining lots to provide greater open around their properties. The number of vacant, undeveloped lots gives the impression that most of the Town is undeveloped.

Amenities and Landmarks

The Patuxent River is by far the Town’s greatest asset - the very basis for the its existence. The Town was established to give African-Americans access to the river and beach and provide a safe haven for time with family and friends while temporarily escaping the realities of segregation and Jim Crow. The river remains a major source of pride and recreation for residents and visitors today. The area’s small-town character is another important community asset, a feature that property owners and residents want to protect into the future. Another source of pride and history is Artesian Well, an historic site. According to the Town website, it has been in existence since 1925 and “served as the only water source for property owners during that time”. Until just recently, it was a continuous source of fresh water. (See Map 4.)

In 2013, the Town acquired Trueman Point Landing, a designated historic site on the river and began the annexation process. Historically, the roughly nine-acre site served as a river port for famers, connecting them to Baltimore and other ports. Today, except for the pier, the property

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lacks any vestige of its former functions and instead is essentially open space and sandy beaches.

Map 4: Town Landmarks and Assets



*

Town buildings are also important community assets particularly the Eagle Harbor Community Center that serves as ground zero for all annual community events, official Town meetings and emergency sheltering. The Town seeks to purchase a residential property currently rented and used as the Town office. Map 4 shows the location of major community assets and landmarks.

A windshield survey of Eagle Harbor in July 2008 by the local planning department determined that there are no historic resources in Town, except the Savoy Family Cemetery near Trueman Point Road (identified as HS 87B-40). However, a determination was ultimately made that given the Town's history in Prince George's County it qualifies for historic district designation. It was also noted that the Town meets criteria for designation on the National Register of Historic Places as "an African-American community that developed a resort destination".

Coleman Creek, named in honor of deceased past mayor, Mary E. Coleman, is also a community amenity. However, its performance as a stormwater management facility is of concern due to its eroding banks and frequent flooding onto nearby properties.

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Land Use

How land is used is divided into categories for purposes of land use planning. In Eagle Harbor, the use of land is predominately low density residential with public uses (mainly Town buildings); there are many vacant, undeveloped lots scattered throughout the community. The Future Land Use Plan in the county's Subregion 6 Approved Master Plan classifies land in Eagle Harbor as Residential Low (Map 5), which is defined as residential areas of up to 3.5 units per acre with primarily single-family detached dwellings. Plan 2035, the county's, General Plan, puts Eagle Harbor in the Rural and Agricultural Areas category on the Growth Policy Map. The Rural Areas classification captures and plans for "low-density residential communities served by well and septic, with significant natural resources and historic scenic roads and watershed". The Agriculture Areas designation recognizes and seeks to protect agriculture activities and forested areas.

Zoning

Zoning implements land use policy and in Eagle Harbor the base zones mirror the land use designation with one exception (Map 5). As important are overlay zones in the Chesapeake Bay Critical Area established to protect the health of the Chesapeake Bay and its tributaries.

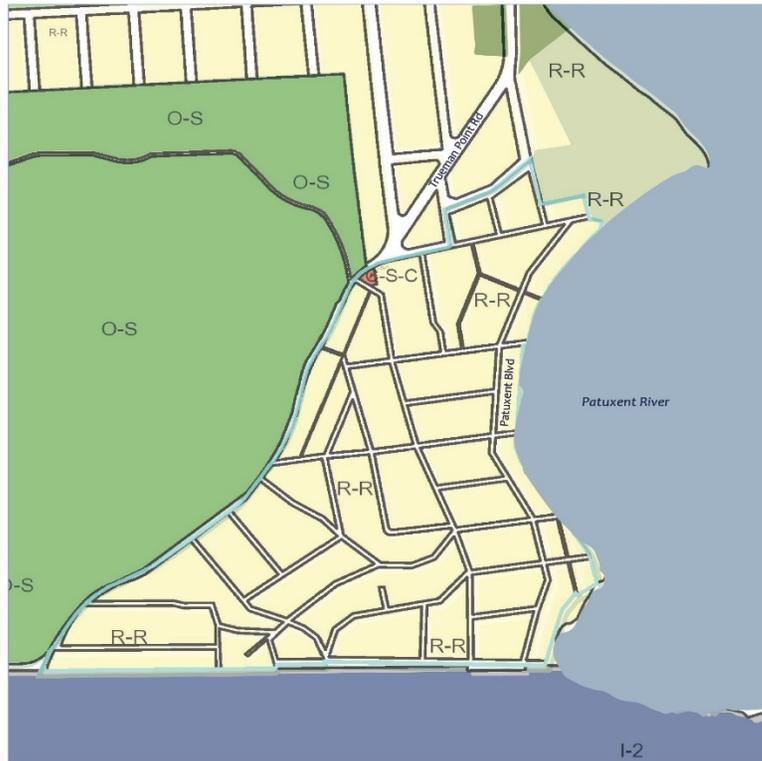
Zoning throughout Town is Rural Residential (County Code Sec. 27-428). The zone allows one-family, detached dwellings and a wide range of uses considered compatible with low density residential areas. The purposes of the zone are important to note because of the emphasis on environmental protection. They are:

1. To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
2. To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;
3. To encourage the preservation of trees and open spaces; and
4. To prevent soil erosion and stream valley flooding.

One lot in Town, formally a small convenience store, is zoned Commercial Shopping Center (C-S-C) which permits a wide range of commercial, office and retail uses, governed by lot and other site requirements. However, the purpose of this zoning is to provide locations for predominately retail commercial shopping facilities. The opportunity to use the property for a new commercial use could be limited by current zoning requirements. However, through the rezoning process to apply zones established in the new Prince George's County Zoning Ordinance, a more appropriate, neighborhood based commercial zoning classification should be used at the site.

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Map 5: Future Land Use and Current Zoning



LEGEND

Future Land Use

- Residential—Low
- Open Space
- Rural
- Institutional
- Commercial

Zoning

- R-R: Rural Residential
- O-S: Open Space
- C-S-C: Commercial Shopping Center
- I-2: Heavy Industrial

Chesapeake Bay Critical Area and Buffer Zones

The Patuxent River is a tidal river and tributary of the Chesapeake Bay and as a result affects the overall health of the Bay. The health of the Bay has been an issue of concern for some time. In June 1984 the Maryland General Assembly enacted the Chesapeake Bay Critical Area Protection Program to foster sensitive development along the shoreline of the Bay and its tributaries. The Chesapeake Bay Critical Area (CBCA) was defined and established as the land within 1,000 feet of tidal waters.

Additionally, the first 100 feet of the CBCA is defined as the Critical Area Buffer, a zone encompassing land immediately adjacent to the river intended to protect aquatic resources, shoreline habitat and water quality. This area is subject to strict requirements including a Buffer Management Plan and other compliance requirements depending upon the level of potential disturbance that may be caused by the proposed development. Roads, structures, septic systems, sheds, and utilities are discouraged though water-dependent structures (boat ramps for example) may be permitted. Preferably, the Buffer is composed of “trees and shrubs and other plants that catch sediments and other pollutants coming from buildings, lawns and paved areas”.

The benefits of the Buffer Zone are noted by the Maryland Department of Normal Resources as: 1) Reducing the amount of sediment, excess nutrients, and potentially harmful

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substances in stormwater runoff; 2) Preventing or reducing erosion by stabilizing slopes and the shoreline; and
3) Maintaining an area of habitat along shorelines and streams.

Properties along the entire length of the Patuxent River shoreline in Eagle Harbor are within the CBCA as are properties in the rest of Downtown Eagle Harbor. Map 6 shows both the CBCA (outlined in blue) and the 100-foot Critical Area Buffer (extending to Patuxent Blvd and outlined in green). (Also see Map 7).

Land in Eagle Harbor has been placed in two of the three CBCA overlay zones. The R-C-O (Resource Conservation Overlay) Zone covers Trueman Point and the vacant track of property between Lincoln Drive and Woodland Drive. The L-D-O (Limited Development Overlay) Zone covers most of “Downtown Eagle Harbor”. The third zone, I-D-A (Intense Development Overlay), is reserved for more urban areas and is not present in the Town. The overlay zones in Eagle Harbor seek to achieve the following objectives:

In the R-C-O Zone: 1) Provide for wildlife populations that require natural coastal environments; 2) Conserve, protect, and enhance ecological resources along the coast; 3) Protect the land and water resources; and, 4) Conserve [any] existing woodlands and forests for the water quality benefits they provide.

In the L-D-O Zone: 1) Maintain and improve the quality of runoff and groundwater entering Patuxent River; 2) Maintain existing areas of natural habitat; and,

3) Accommodate additional low- or moderate-intensity development.

Map 6: Chesapeake Bay Critical Area and Buffer Zone



Permitted land uses in the R-C-O and L-D-O Zones are the same as those allowed in the underlying R-R and CSC Zones with specific exceptions or conditions: limited expansion of

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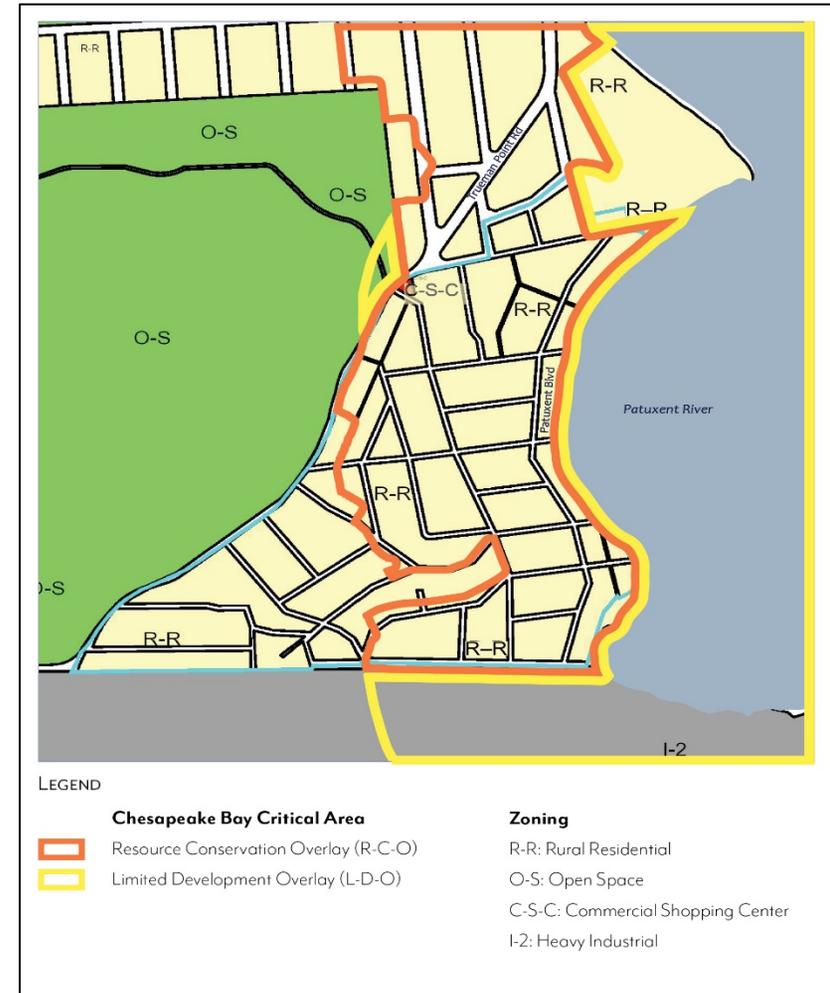
existing marinas; exclusion of community piers and non-commercial boat docking and storage in R-C-O although permitted in L-D-O with conditions (private piers are allowed in both overlay zones); and, adequate sanitary facility, use of permeable surfaces to the extent possible, no degradation of groundwater and minimal disturbance of natural vegetation.

Growth Management

Growth in Eagle Harbor through new development has been extremely slow and, in most years, non-existent. Residents and Town leadership are supported of slow growth in order to maintain the small-town scale and character of the community. Yet, development potential as represented by the vast amounts of vacant and undeveloped land is significant.

The land that is now Eagle Harbor was platted decades ago, into about 1,035 lots, each 2,500 square feet in size. At some point these lots were grouped under a single tax account number that include a minimum of two lots, up to a maximum of seven lots in one instance. There is a total of 423 such groupings. These 423 tax accounts (properties) are owned by 187 individuals or families. (See Map 8.) Uptown Eagle Harbor (the area south of Walnut Drive and East of Lincoln Drive) has 92 properties in the hands of about six property owners.

Map 7: Chesapeake Critical Area Overlay Zones



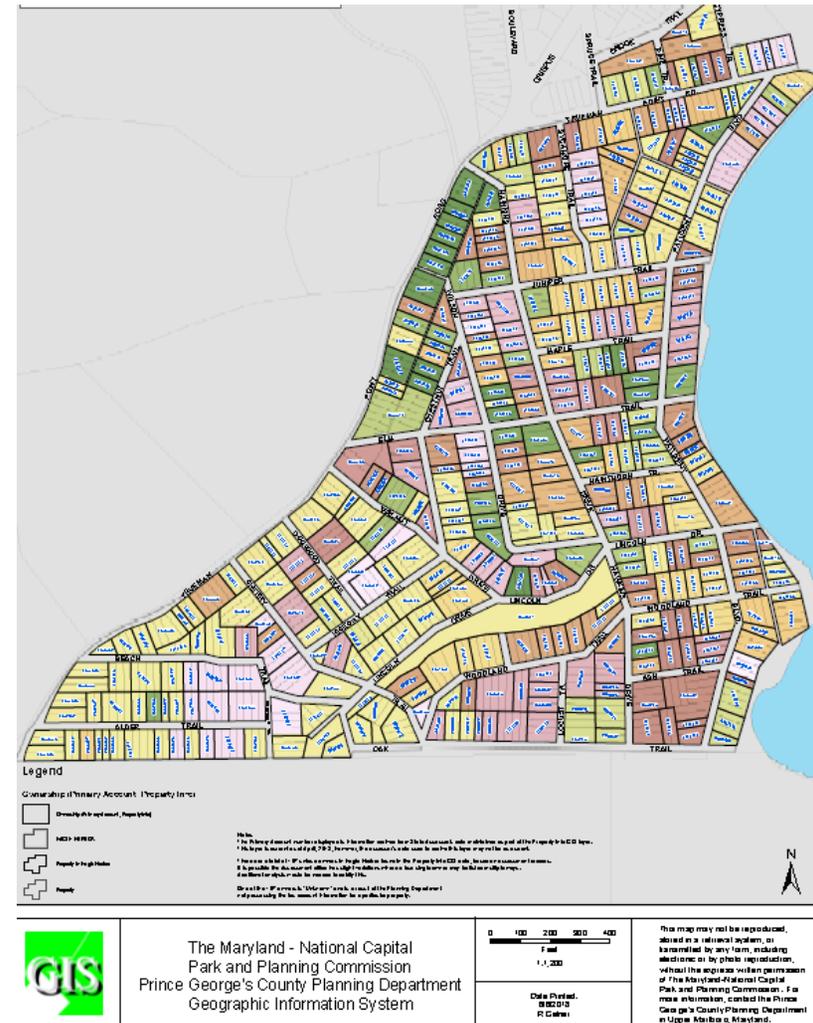
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The Town has established a six-lot minimum for development. At 2,500 square feet for each platted lot, development requires a minimum of 15,000 square feet for a single-family, detached home. This is equivalent to the minimum lot size requirement in the Rural Residential Zone for properties recorded prior to 1970; however, it is more than the 10,000 square feet applicable to Eagle Harbor priorities platted before 1967. (These lot size requirements exist within the old Zoning Ordinance; until properties are rezoned to new zoning categories minimum lot sizes cannot be determined.)

Referring to the 1,035 platted lots, development potential can be determined by excluding the 250 platted lots in Uptown Eagle Harbor given the challenge of development because of tree conservation requirements, grading requirements and costs, stormwater management requirements. The cost of providing required infrastructure is another potential deterrent. Excluding developed property including lots containing Town-own buildings and associated open space and parking, estimated at 100 platted lots, there are a total of 114 properties potentially available for development.

An adequate amount of vacant land exists (Map 9) for future planned development as mentioned in the Town's strategic plan. This possibility is contingent upon many regulatory factors. This analysis provides one scenario of the number of properties that could be developed at full build out in Eagle Harbor. A timeline based on absorption rates would have to be established to learn when this buildout scenario might be achieved.

Map 8: Property by Unique Owner



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Map 9: Vacant Property

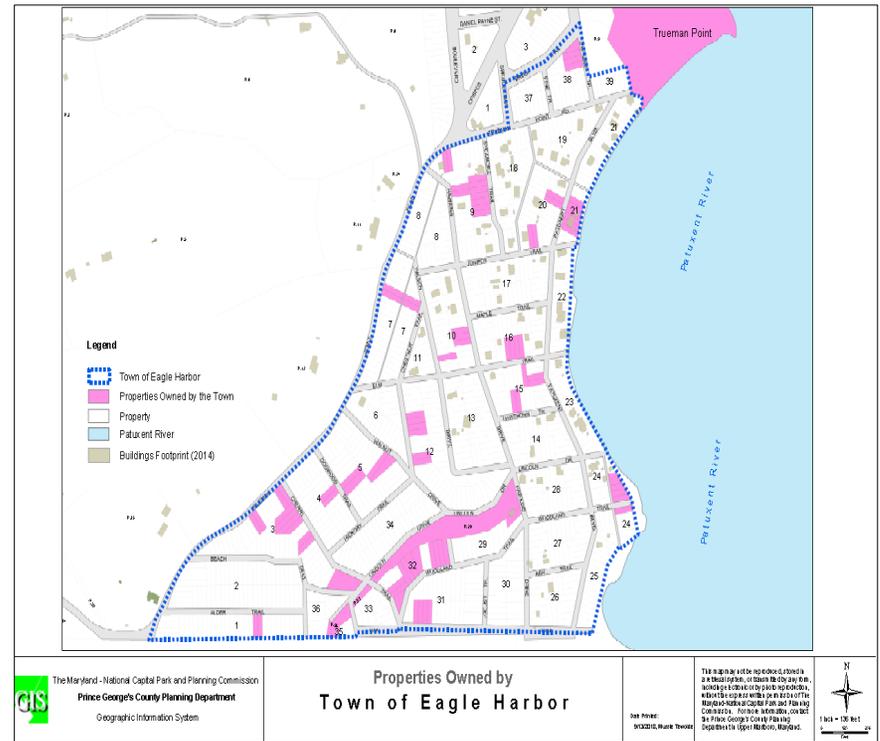


LEGEND

- Vacant Land**
- Vacant
- 6 Contiguous Lots with One Owner
- Public Property

Town leadership has expressed the goal of limiting development to only five units per year. As the Town seeks to sell surplus property - a total of 31 properties are owned by the Town (Map 10), it is with the goal of encouraging single-family development at this modest rate on an annual basis.

Map 10: Town-Owned Property



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ENVIRONMENTAL FEATURES

As a rural and riverfront community, Eagle Harbor has diverse environmental features. And as a coastal community the Town is vulnerable to certain hazards that have intensified with climate change. This section reviews and documents environmental features; the next section highlights coastal hazards.

The River and Shoreline

The Patuxent River and waterfront characteristics are major community assets and important environmental resources. Eagle Harbor has 4,000 feet of shoreline and its characteristics are varied. There are shallow, retreating beach areas; grassy edges of private properties meeting the shoreline; deep grassy areas with screen-covered rip-rap where properties slope upward; natural marsh areas; areas edged with large rocks; and, an elevated area at least 10 feet above the river. A retaining wall shoring up the highest elevation along the river collapsed during the planning process due to erosion of the soil from wave action. The shoreline is also equipped with piers, most of them private.

Despite the length and diversity of the shoreline in Eagle Harbor, access to this part of the river is limited due to years of silt buildup. This situation has made it difficult to launch boats from the shoreline, especially during low tide, and has created a hazardous situation for swimmers. There is speculation that the outflow from the power plant has

created this situation, while it is also possible that upstream runoff has caused the problem. Both may be true. In any case the situation requires an effective long-term solution.

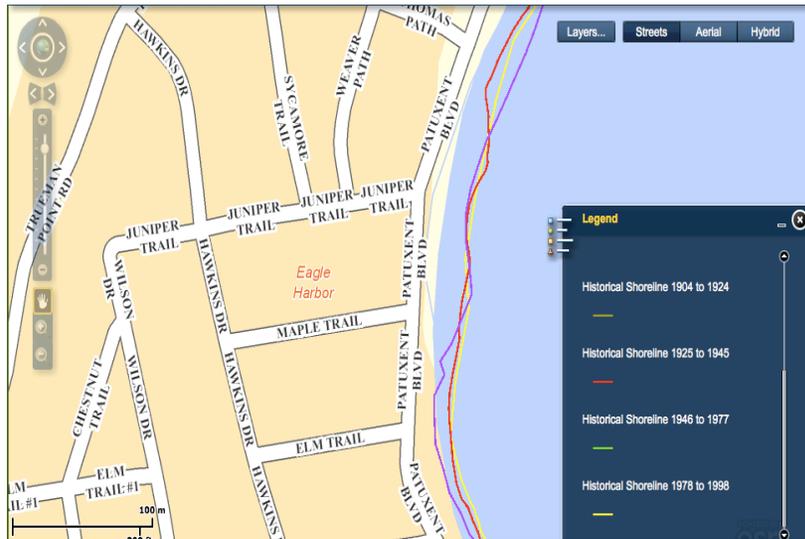
Over time erosion has redefined the shoreline, shrinking it in most locations; expanding it through accretion (the gradual accumulation of sediment) in others. While the movement of water, waves and wind and the resulting erosion of the shoreline and silt buildup are natural processes, there is increasing evidence that climate change has accelerated this process. Map 11 shows evident of this process and conditions in Eagle Harbor. For the most part, the shoreline has retreated over the last century and the process is accelerating.



Evidence of Beach/Shoreline Erosion

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Map 11: Shrinking Shoreline (1904 to 1998)



Evidence of Shoreline Erosion and Risk to Existing Structure

Green Infrastructure and Special Conservation Areas

Eagle Harbor’s green infrastructure network was first identified and mapped in the 2005 Approved Countywide Green Infrastructure (GI) Plan and updated in the 2017 Prince George’s County Resource Conservation Plan. The GI Plan identified three categories of sensitive and important environmental features: Regulated Areas that capture



Accessory Structure at Risk of Flooding

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existing and connected environmental features including streams, wetlands and their buffers, the 100-year floodplain and steep slopes; Evaluation Areas that identify patches of land that are at least one acre in size, within 600 feet of another patch, and at least 50 feet wide that contain interior forests, wetlands, unique habitats and/or bird nesting sites; and, Network Gaps that highlight in-between areas that are critical to a complete green infrastructure system. Network Gaps were not identified in the 2017 plan.

In the 2005 plan, Regulated Areas are concentrated along the shoreline including portions of Trueman Point, and along Coleman Creek (Map 12). Most of Eagle Harbor at that time is classified as Evaluation Areas; the rest, as Network Gap areas –important to establishing a complete green infrastructure network. In the 2017 plan, Regulated Areas still define the coastline and Coleman Creek. However, this category now includes the entire Trueman Point (Map 13). Evaluation Areas still define most of the Town. While Network Gaps are not identified in 2017, through a future master plan for the subregion, or development processes, Network Gaps identified in 2015 will likely be reestablished.

Map 12: Green Infrastructure (2005 Plan)



LEGEND

Green Infrastructure Plan	
	Regulated Area
	Evaluation Area
	Network Gap
	Wetlands and Areas of Concern
	Stream Center & Drainage
	Tree Canopy

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Map 13: Green Infrastructure (2017 Plan)

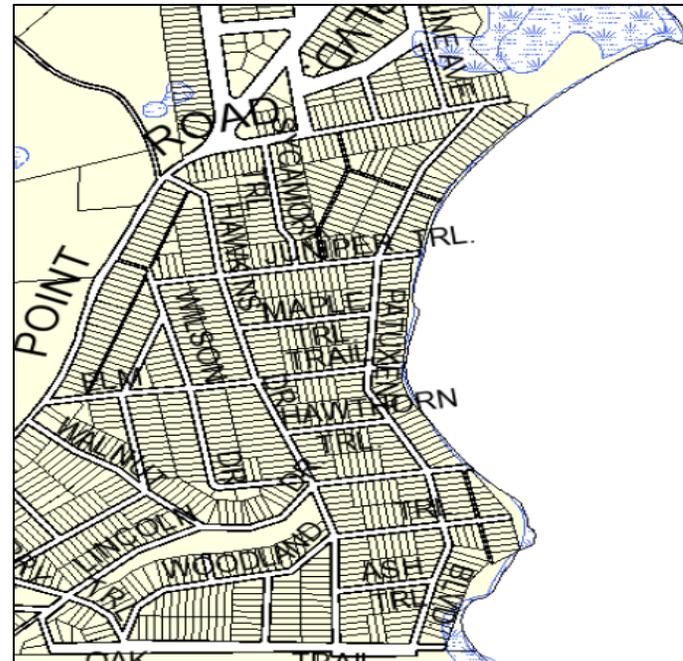


Wetlands and Areas of Concerns

Wetlands cover most of Trueman Point and most of the coastline in Eagle Harbor. (Map 14.) Beyond Trueman Point,

the largest wetlands are in the southeasternmost corner of the community, on private property. The State has determined that these wetlands may contain certain rare, threatened and endangered species or unique habitat that should receive special attention and protections. As such these areas are labeled Areas of Concern and are protected from development through the 100-foot Buffer Zone.

Map 14: Wetlands and Areas of Concern

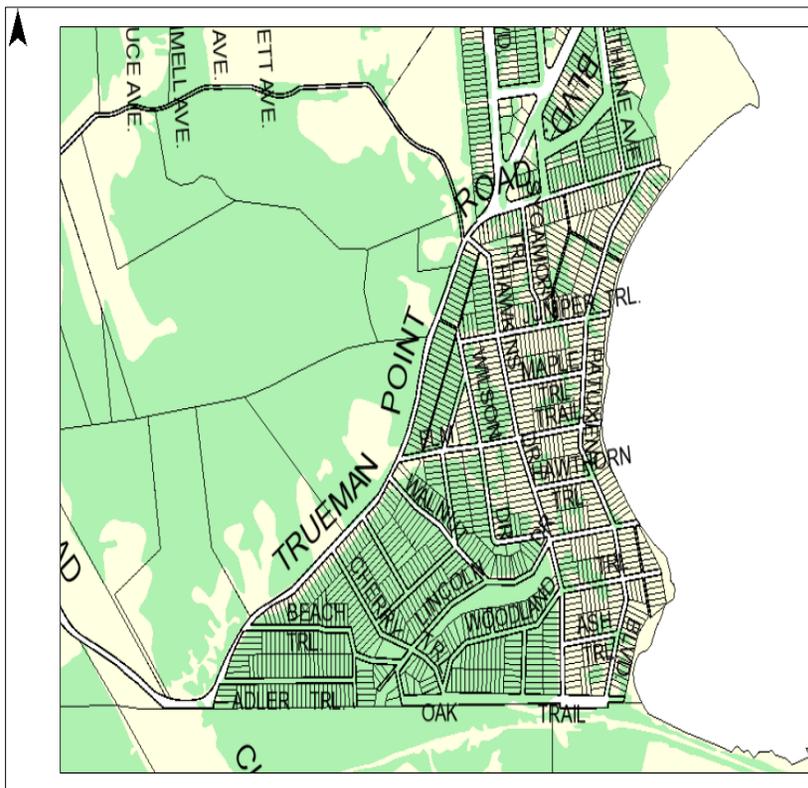


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Tree Canopy

Eagle Harbor has an extensive tree canopy, primarily in the uptown area and along Trueman Point Road. The tree canopy is spotty in the rest of Town, especially along Patuxent Blvd and many of the east-west Trail streets in Downtown Eagle Harbor.

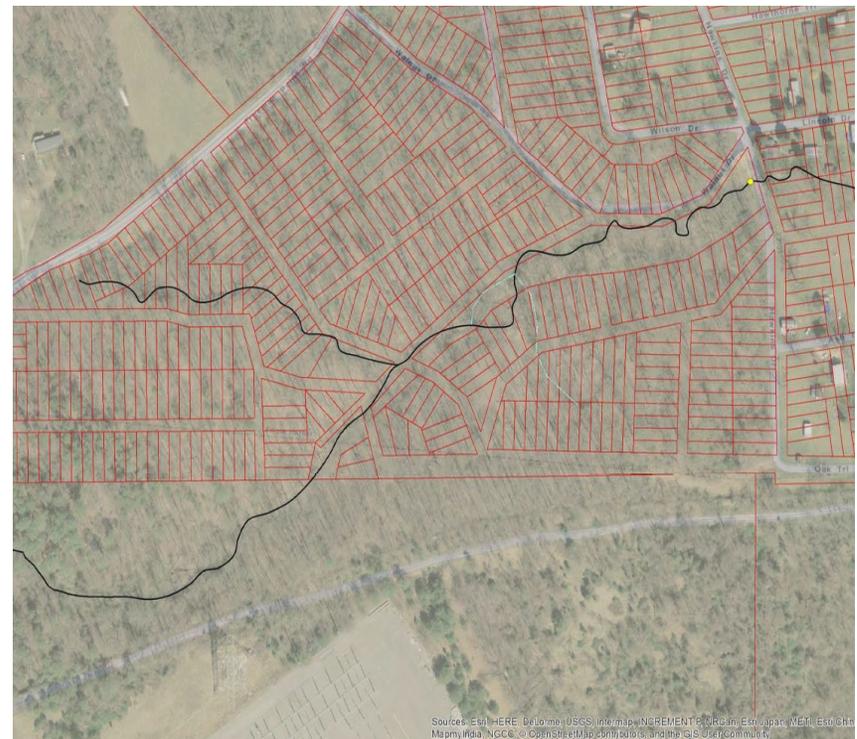
Map 15: Eagle Harbor Tree Canopy



Coleman Creek

Coleman Creek, named after a prominent Town resident, runs from Uptown to Downtown Eagle Harbor, in the southern section of Town (Map 16). It runs through both developed and underdeveloped property and makes its way to the Patuxent River via a culvert beneath Patuxent Blvd. The width and depth of the creek vary along its length, and changes over time, reaching its shallowest point about 40 to 50 feet from the river.

Map 16: Coleman Creek



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Coleman Creek East (Top) and West (Bottom) of Patuxent Blvd

A wall of vegetation grows up along the creek bank east of Patuxent Blvd that must be cut back regularly to avoid filling in the creek. Sand also regularly travels in the creek, also necessitating regular dredging to keep stormwaters from overflowing the bank.



Wall of Vegetation along Coleman Creek east of Patuxent Blvd

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Coleman Creek East of Patuxent Blvd after Dredging

The shallowness of Coleman Creek close to the river coupled with the vegetation along the coastline at this location can serve to filter stormwater to some degree as it flows into the river. However, the quality of the stormwater reaching the river is still an issue. Stormwater picks up, carries and deposits

pollutants it encounters along its route into the river. Leaky and poorly maintained septic systems release bacteria and viruses that can pollute stormwater that flows into the river. Best practices in stormwater management dictate that stormwater be reduced or retained close to its source, or at other locations closest to the source. Rain barrels, rain gardens, ditches, swales, detention and retention facilities and floodplains would help to reduce stormwater reaching the river and allow water quality in the river to improve as a result.



Shallowness of Coleman Creek Near the River

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Coleman Creak at its Shallowest Point Near the Patuxent River

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COASTAL AND ENVIRONMENTAL HAZARDS

Environmental hazards intensified by climate change are compounded in coastal communities. As a coastal community, Eagle Harbor is exposed to these hazards. The Town has experienced sea level rise for decades through normal wave action. However, evidence shows that the pace rising sea levels is increasing, and climate change is the blame. Sea level rise contributes to high tide and sunny day flooding, the later referring to flooding not related to a major storm event. NOAA has noted that “it no longer takes a strong storm or a hurricane to cause coastal flooding”. Instead, flooding has become a normal occurrence as a result of sea level rise related to climate change and will become “more noticeable and much more severe in the coming decades, likely more so than any other climate change related factor. Any acceleration in sea level rise ...will further intensify high tide flooding impacts over time...”

During high tide land is inundated and, increasingly, for longer periods of time. This is a regular occurrence at high tide at Trueman Point. At high tide the river comes ashore and covers much of the southern portion of the property, inundating the parking and picnic areas, and paved area leading to the boat launch. There is a significant volume of water at its worse, and the current is strong. It takes days for the water to recede and the water ponding closer to the entrance to seep into the ground or evaporate from paved areas. In the northern section of the property, there is marsh behind the narrowing beach areas that helps to slow the speed and spread of flood

waters and distribute it more slowly over this portion of the property.



Hightide flooding at Trueman Point



Flooding of paved areas at Truman Point

Flooding of Trueman Point is a both a blessing and a curse. This nine-acre historic property serves as a barrier that absorbs

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storm waters and strong wave actions, protecting adjacent properties. At the same time, this prized possession is seen as a potential new revenue source for the Town. Flood water inundates the property for days after a storm, affecting safe access to the pier, boat ramp parking, and use of the existing picnic area.

Other areas along the Eagle Harbor shoreline also flood from high tide that inundates the edges of properties and threatens accessory structures primarily, but also primary structures that are close to the river's edge. Storm surges intensify the problem. These hazards are occurring more frequently and intensifying, and their effects are lasting longer. They expose the Town to loss of property as the shoreline erodes and water level continues to rise. They also degraded hardened shoreline treatments installed by property owners to withstand these conditions.



High Tide and Inundation of Pier and Edge of Property

The Town's risks from these factors are increasing. As beach areas continue to decrease from both sea level rise and erosion property owners also loose a key attribute of their properties and use of beach areas. The loss has also changed the ecology and depth of the river at the shoreline.



Erosion from Strong Wave Action

Strong waves have weakened hard surfaces erected to stabilize elevated areas and protect yards from erosion. In the case of one property (below, right side), a retaining wall standing at least 10 feet tall fell victim to wave actions that destabilized the soil beneath the wall. The wall collapsed during the planning process causing major damage to decorative pavement and leaving the ground cracked and exposed to severe erosion and collapse, and otherwise unprotected.

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Retaining Wall Showing at Risk of Collapse (May 2018)

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Eventual Collapse of Retaining Wall (July 2018)

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Damage to Property Due to Collapsed Retaining Wall (July 2018)

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Heavy rains cause significant stormwater runoff into Coleman Creek, reshaping and collapsing the creek banks creating the need for constant dredging to maintain adequate performance of the creek. The Eagle Harbor Board of Commissioners has assumed responsibility for the creek even though it runs through private property for most of its length.

The creek is a persistent source of concern for owners whose property includes the creek and of adjacent and nearby properties due to regular flooding and occasional transport and deposits of sand onto these properties (the source of which is not definitively known). A creek restoration program funded through the Maryland Department of Natural Resources is currently underway to identify appropriate treatments along the creek to address its functionality and appearance and make it more resilient. The strategies under consideration include reconnecting sections of the creek to the existing flood plain, installing a hard structure to stabilize the banks of the creek running through private property, currently shored up with wood; using green infrastructure treatments along the bank to the extent possible; replacing the Patuxent Blvd culvert; and elevating the portion of Patuxent Blvd 50 feet on either side of the creek.

As mentioned, the creek overflows its banks regularly, leaving adjacent properties inundated with water for days at a time. During this planning process, Coleman Creek also carried and deposited significant amounts of sand onto adjacent private

property and Patuxent Blvd. The sand quickly filled the culvert beneath the roadway causing stormwater to backflow and overflow the roadway, making it impassible especially with the large amount of sand deposits and active waterflow.

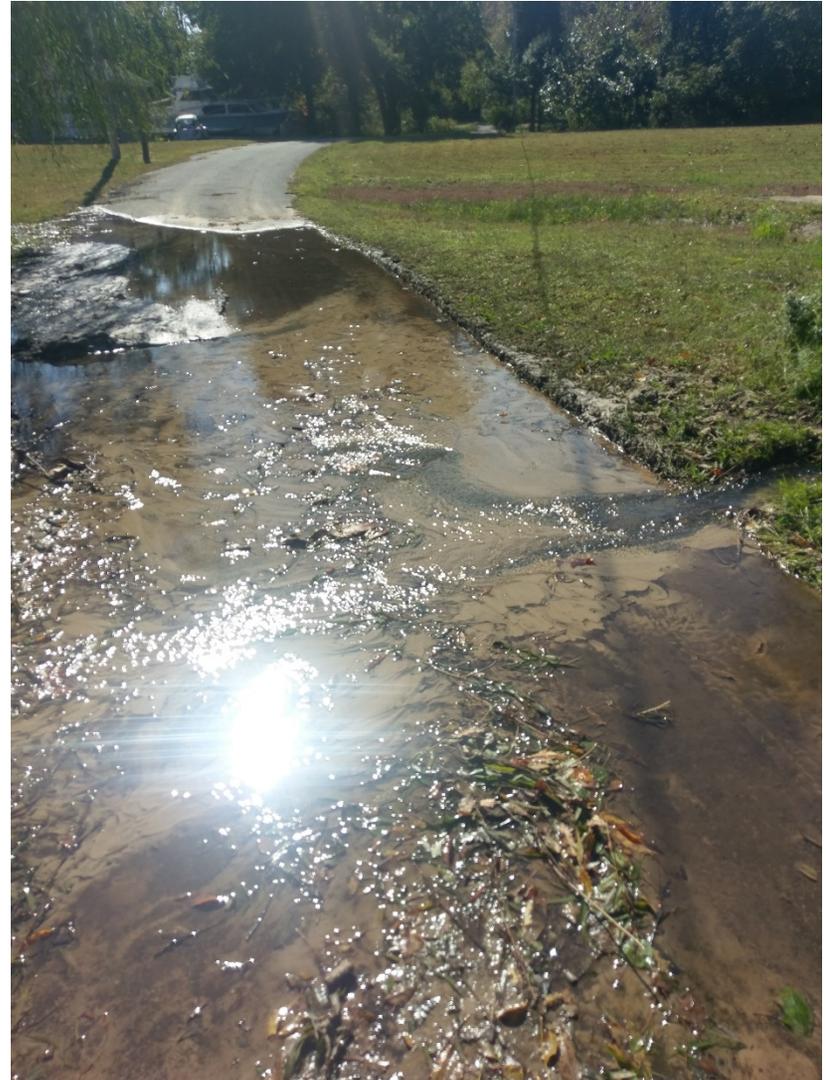


Standing Water from Coleman Creek Overflow (May 2018)

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Coleman Creek Overflow and Sand Deposits (July 2018)



Sand Deposits on Patuxent Blvd (July 2018)

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Coleman Creek Overflow

Additional documentation of the hazards along the Eagle Harbor coastline are provided in the following Coastal Flood Hazard Maps (NOAA Coastal Flood Exposure Mapper). The maps document high tide flooding, sea level rise, storm surge and FEMA flood zone areas in Eagle Harbor and other areas along the Patuxent River in both Prince George's and Calvert Counties. The composite map illustrates the aggregate risk of the multiple coastal hazards. A description of each map follows (the source of which is the Mapper software):

High Tide Flooding – illustrates low-lying coastal areas prone to flowing during extreme high tide. Extreme high tides occur during lunar events and storm events when rainfall and wind pushing water over land increase flooding levels.

Sea Level Rise – illustrates scenarios of sea level rise from zero to six feet based on an average of highest high tide. Low lying areas have the greatest exposure to flooding from sea level rise which can cause permanent changes to shorelines.

Storm Surge – illustrates the height of storms that are influenced by different factors including storm intensity, speed and conditions along the shoreline. The map shows areas with the highest degree of exposure.

FEMA Flood Zones – illustrates areas with high risk of flooding from a 100-year storm, reflecting a one percent chance of flooding any given year. Some areas of the zone flood frequently while others only as a result of severe storms.

Coastal Flood Hazard Composite – shows areas that are prone to flooding from one or a combination of hazards. The darkest color on the map illustrates the highest number of hazards existing for the location.

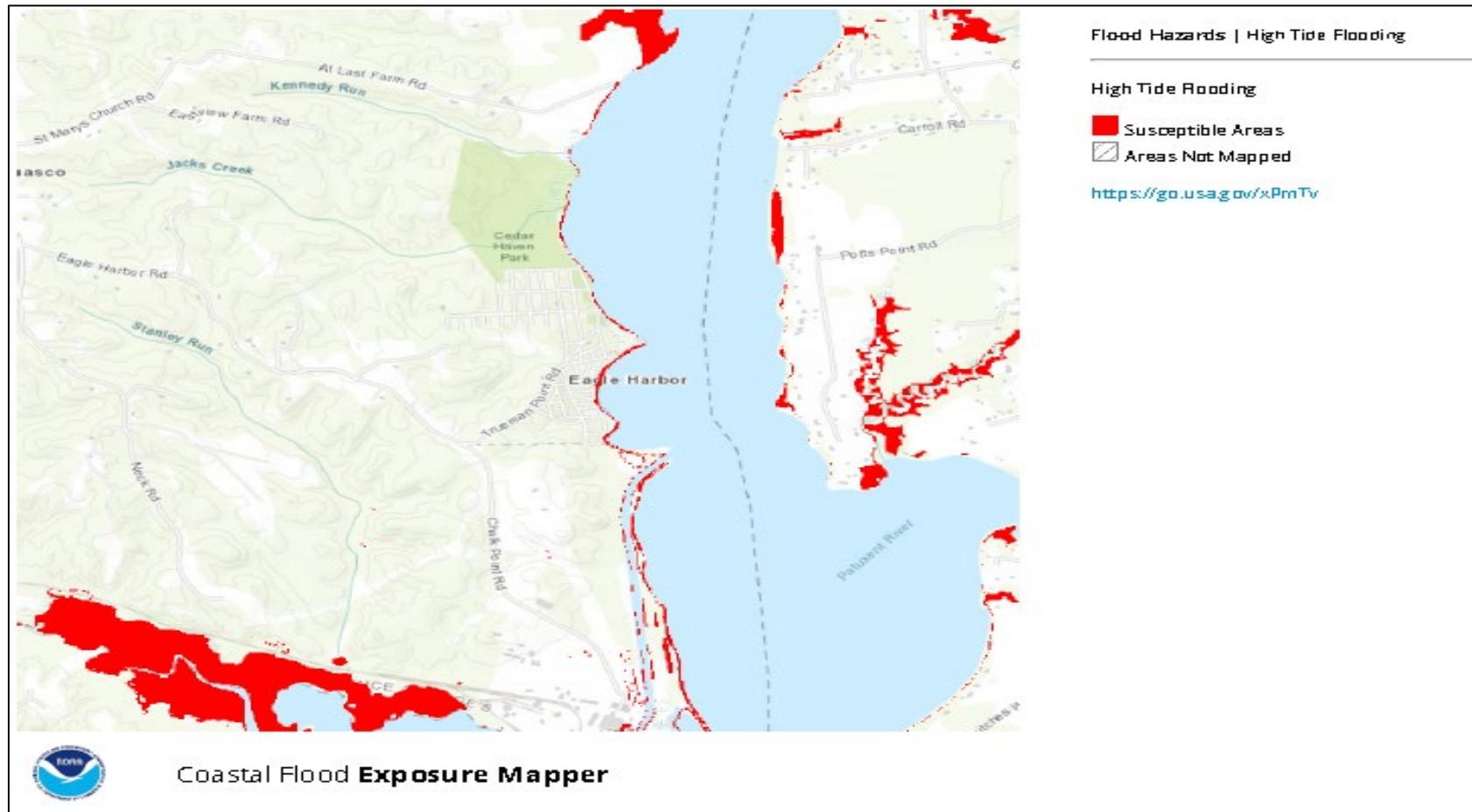
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As the composite map further illustrates, many areas along the Eagle Harbor coastline are exposed to multiple hazards. Some areas are exposed to and at risk of all four hazards: high tide flooding, sea level rise, storm surges and flood zones. For example, there are four locations along the Eagle Harbor coastline that are threaten by all four hazards. They are:

1. Trueman Point;
2. The area immediately south of Trueman Point and north of Juniper Trail;
3. The area between Hawthorne Trail and Lincoln; and
4. The area between Lincoln Drive and Oak Trail are all vulnerable to.

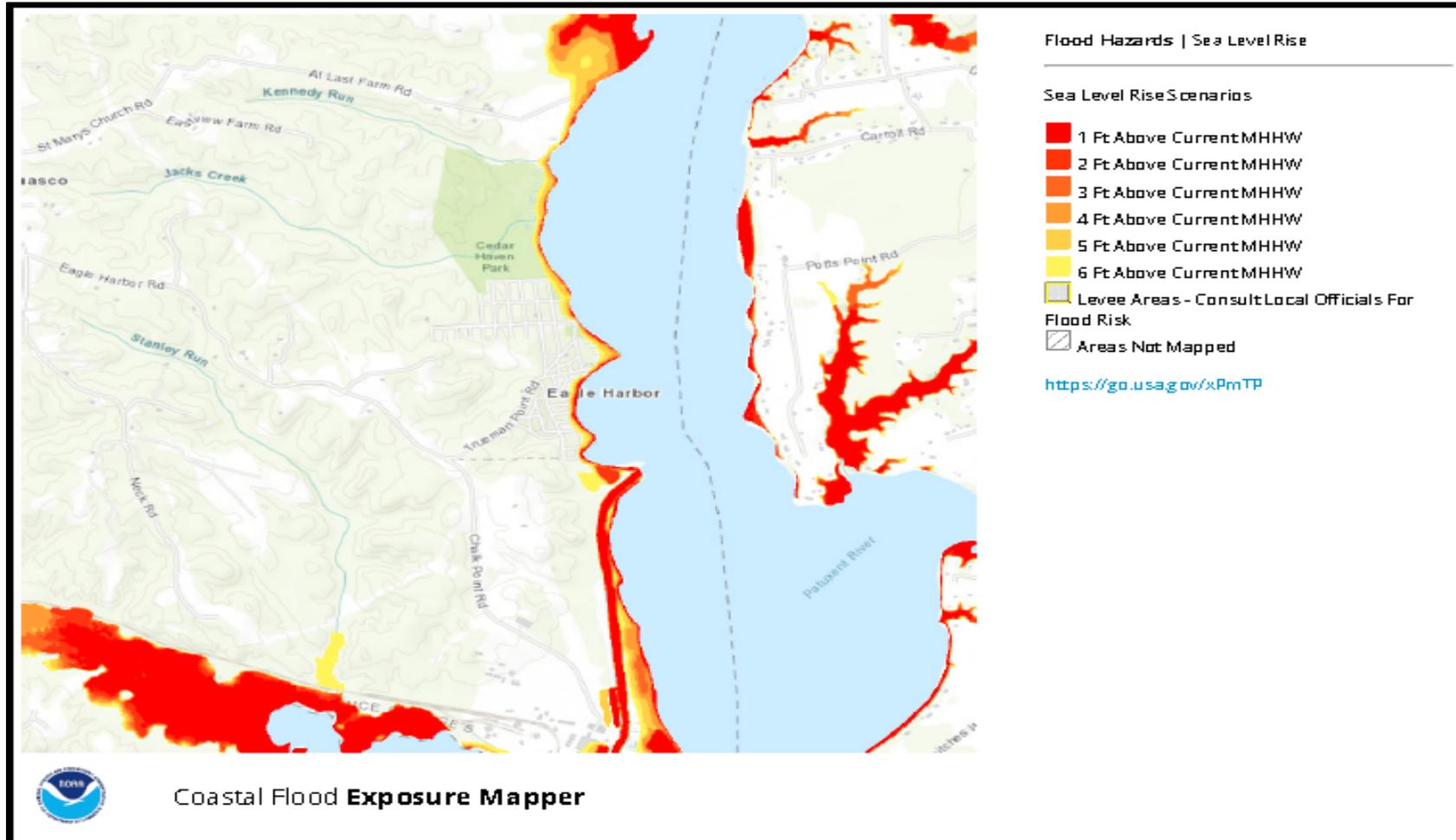
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Map 17: Flood Hazards: High Tide Flooding



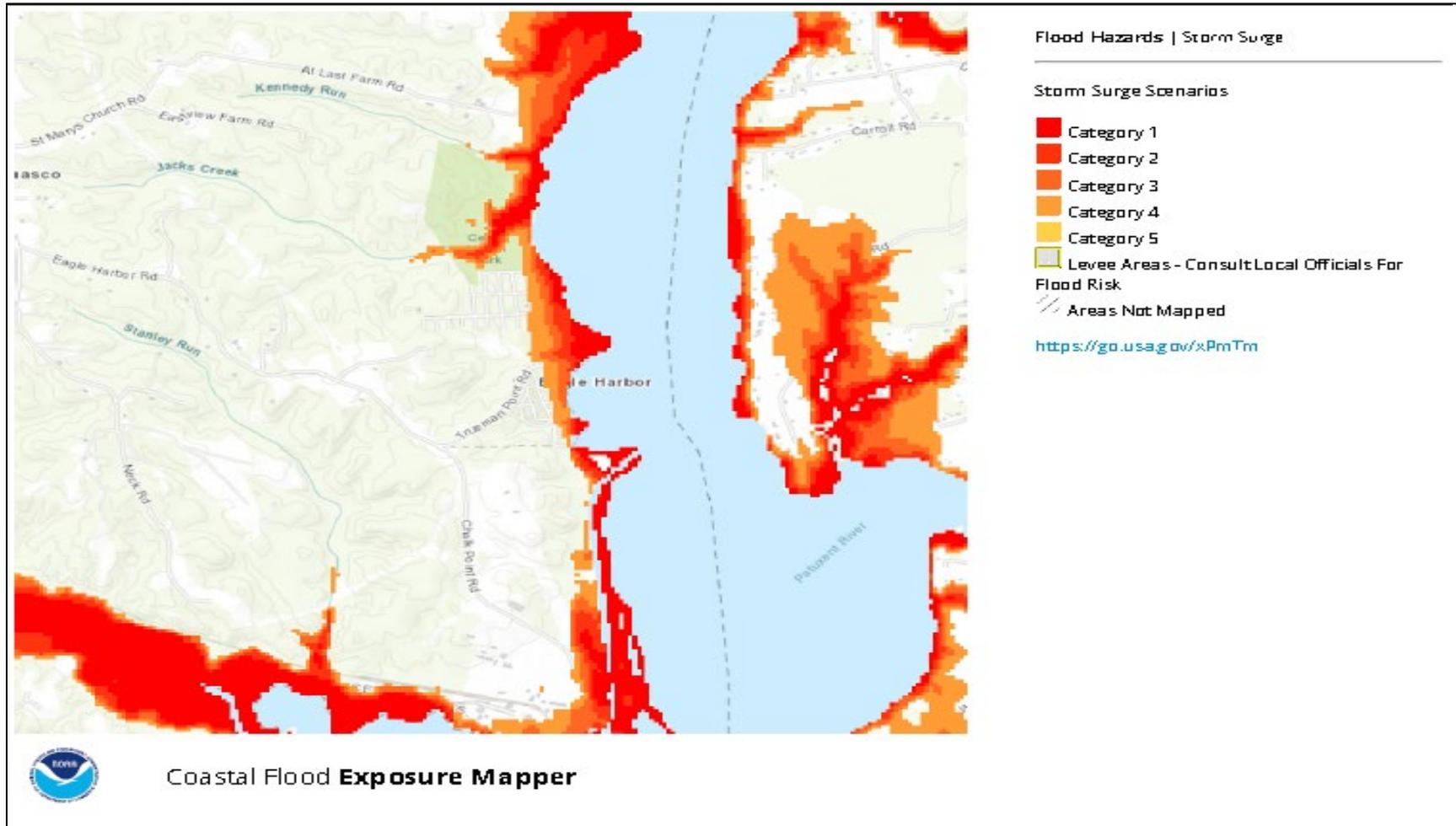
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Map 18: Flood Hazards: Sea Level Rise



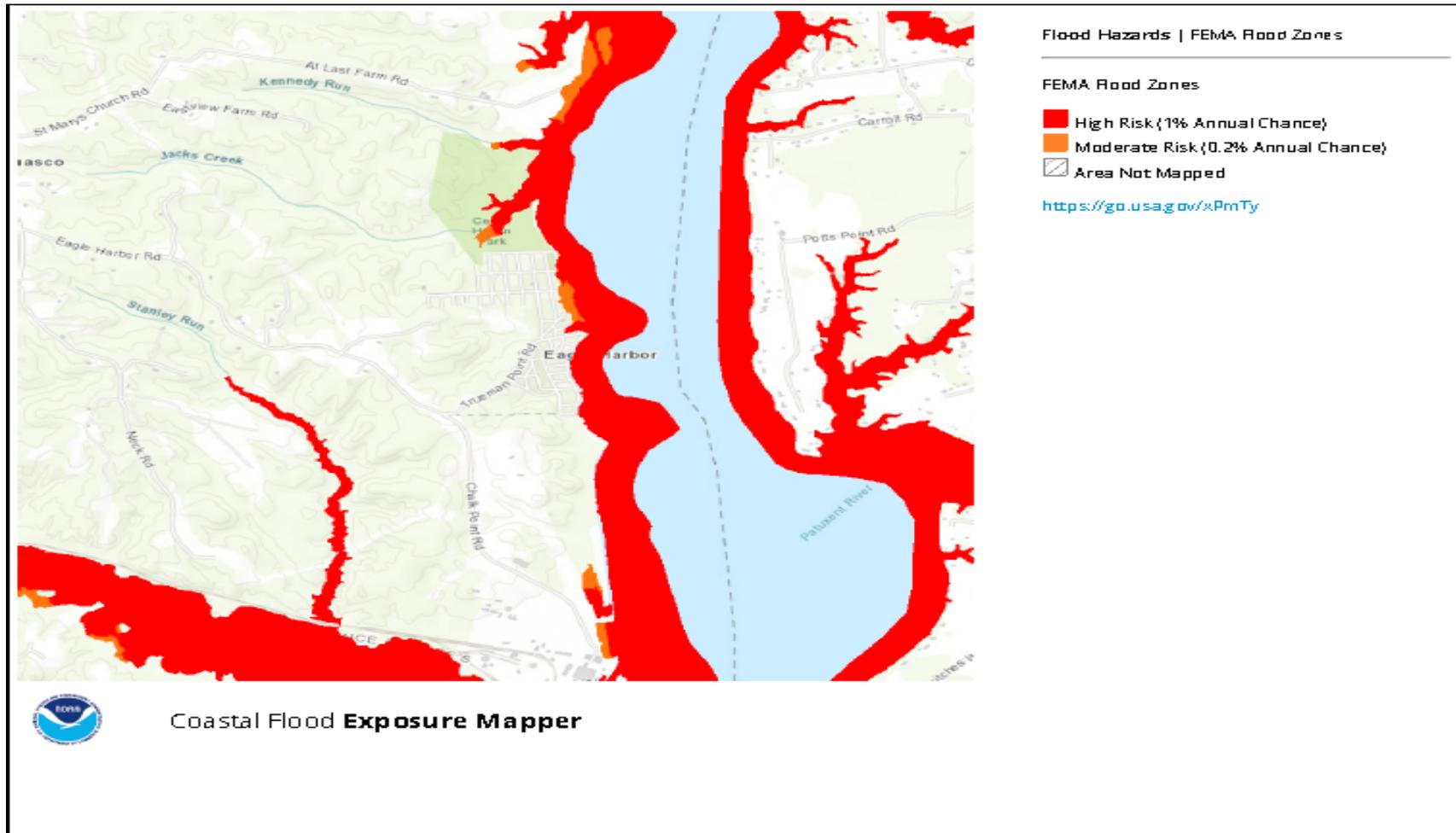
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Map 19: Flood Hazards: Storm Surge



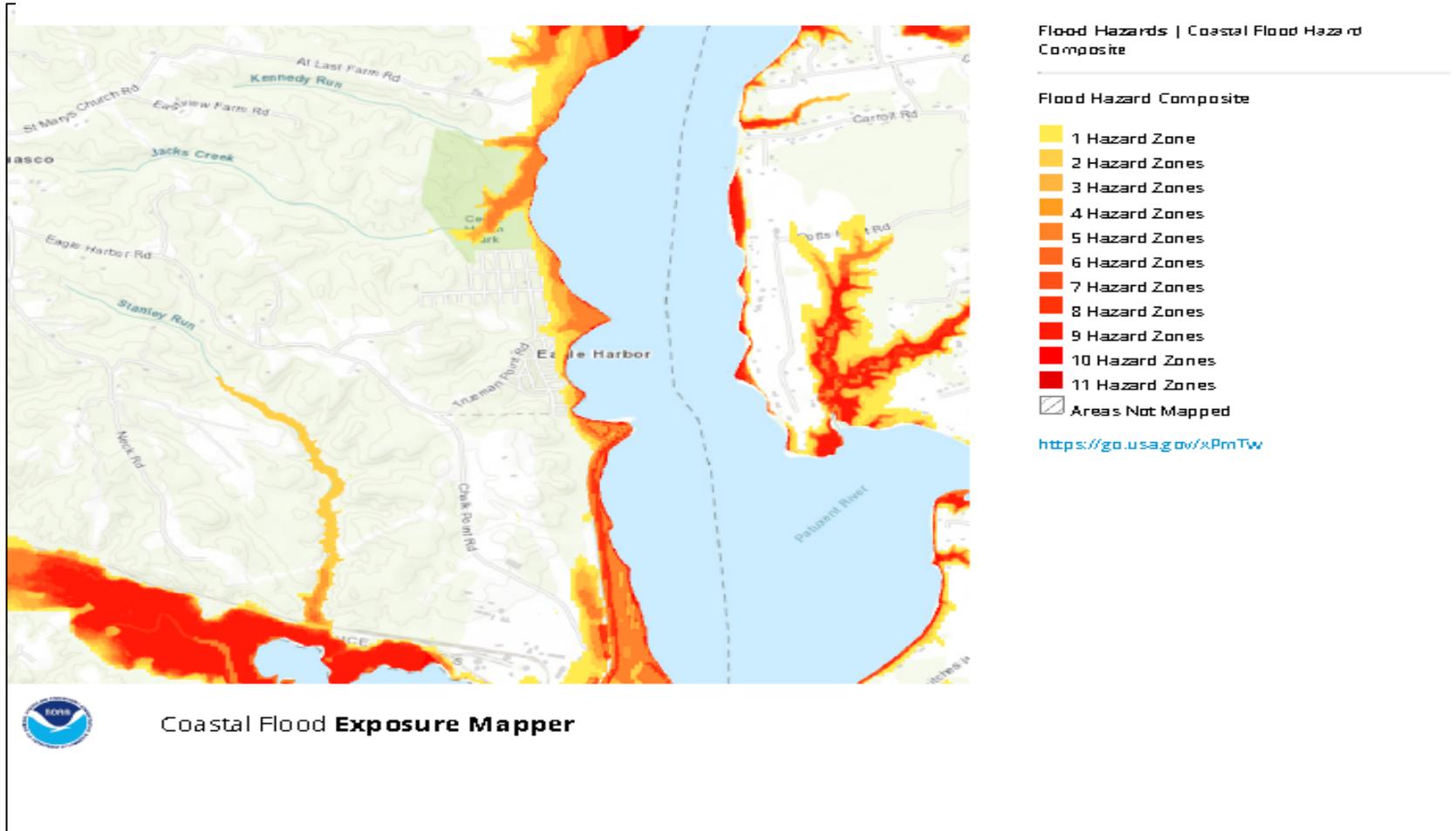
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Map 20: Flood Hazards: FEMA Flood Zones



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Map 21: Flood Hazards: Coastal Flood Hazard Composite



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DOCUMENT REVIEW

There are layers of plans, policies and regulations created at each level of government that affect development activities in Eagle Harbor. These also include plans and ordinances established by the Town. This planning process included a review of several state, county and Town policy and regulatory documents to determine whether updates should be made to meet Town sustainability goals. The list of plans and regulations reviewed as part of this process are listed below.

1. Plan 2035 Prince George's Approved General Plan (2004)
2. Subregion 6 Approved Master Plan and Sectional Map Amendment
3. Historic Sites and District Plan (2010)
4. Priority Preservation Area Functional Master Plan (2012)
5. Countywide Green Infrastructural Plan (2005)
6. Prince George's County Resource Conservation Plan (2017)
7. Prince George's County Zoning Ordinance
8. Zoning Ordinance Rewrite (2018)
9. Prince George's County and City of Laurel Hazard Mitigation Plan (2010)
10. Water and Sewer Plan (2008)
11. Eagle Harbor Strategic Plan (2017)
12. Eagle Harbor Sustainability Community Action Plan (application for designation, 2017)
13. Eagle Harbor Town Charter 1, 2 and 3

14. The General Ordinances of the Town of Eagle Harbor, Maryland (2007)

This section provides a short list of policies and regulations directly affecting how land is developed in Eagle Harbor, including those that share objectives with this plan and those that do so but in a manner that may preclude the Town meeting its goals, especially regarding development on the river.

Six of the State's 12 Visions established in the Smart and Sustainable Growth Act of 2009 bear presenting here as they put forth aspirations and guidance to local governments on planning for sustainable growth and development. Those vision statements are listed below and helped to inform the scope of the planning process and many of the recommendations included in this plan.

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. **Environmental Protection:** Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.

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4. **Resource Conservation:** Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
5. **Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
6. **Implementation:** Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions.

County and State policies and regulations have the greatest impact on the development of land in Eagle Harbor. Town ordinances also affect development. The policies and regulations that follow provide the context for implementation of this plan. Although they create major challenges for developing land within the Town, they seek to preserve and protect important natural resources, improve water quality in the Bay and its tributaries, including the Patuxent River, and minimize the effects of sea level rise on coastal communities.

1. The General Plan of Prince George’s County places the Town of Eagle Harbor in the Rural and Agricultural Areas of the Growth Policy Map. These are “areas with significant natural and agricultural resources that are best suited for low-density residential development on well and septic, agricultural activity, and forest preservation.”

2. The County Water and Sewer Plan reinforces and implements this General Plan growth policy by retaining the Town of Eagle Harbor in Category 6, which requires private or share well and septic systems. The county’s six-category designation is mandated by the state.
3. The Subregion 6 Master Plan established a policy to strengthen and enhance the waterfront in Town and ensure that residents have adequate public facilities. The plan includes strategies to work with the Town to prioritize public improvements and create a public/private partnership for shoreline restoration and stabilization.
4. Zoning in the area is Rural Residential with a minimum lot size of 10,000 to 15,000 square feet, depending upon the date properties were platted, and Commercial Shopping Center, which allows a range of uses beyond what the current small lot can accommodate or would be appropriate for the Town. The new Zoning Ordinance includes a Neighborhood Conservation Overlay Zone classification that allows regulations to be tailored to the character and objectives of the community. This zone might be more appropriate for the Town in general as it can be tailored to meet the needs of the time while conserving important natural resources.
5. Development within 1,000 feet of the Patuxent River is governed by policies of the state Chesapeake Bay Critical

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Area Program implemented through overlay zones in the local Zoning Ordinance. The overlay zones in effect in Eagle Harbor establish stricter development standards including limits on the types of uses that can be developed in the zones, beyond what is regulated and prohibited in the underlying zoning district. The overlay zones protect the shoreline from development that would negatively impact the environment and river and in doing so might preclude or severely limit the types of development desired by the Town especially at Trueman Point.

6. State regulations and the local ordinance required that a 100-foot Buffer be established and maintained adjacent to the river. New development that disturbs the land or natural vegetation or change lot coverage is prohibited in the Buffer Zone. When planting is required in the zone a Buffer Management Plan must be developed. Development of vacant lots within the Buffer Zone in Eagle Harbor will be a challenge as the lot depths are exactly 100 feet.
7. The 2005 Green Infrastructure Plan and 2017 Resource Conservation Plan, Green Infrastructure Element place most of the Town in the Evaluation Area. The Regulated Area encompasses the area adjacent to Coleman Creek and all of Trueman Point in 2017. Development is not prohibited in either category but through the development review process, efforts will be made to preserve natural resources in place, ensuring that development does not

inhibit their ability to survive; connect pieces of the network; restore ecosystems; and maintain important sections of the green infrastructure.

8. The Town has established a six-lot minimum for development. Depending on the date a property was platted, this requirement might exceed the lot size requirement of the underlying zoning district.
9. The Town recently adopted an amendment to its ordinance and charter to strengthen its effectiveness in the area of sustainability. The ordinance amendment addresses code enforcement through better collaboration with the county's code enforcement program. An amendment to the Town charter created a standing Sustainability Committee to monitor hazardous environmental conditions and oversee implementation of this plan.

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SUSTAINABILITY VISION, THEMES, GOALS AND STRATEGIES

This section presents the community vision statement and themes, goals and strategies for sustainability. The goals and strategies reflect previous planning efforts, existing conditions in Eagle Harbor and community input obtained in this process. An Implementation Matrix follows in the next section and constitutes the action plan for achieving sustainability and community resilience.

This section begins with community priorities as expressed in the community survey and Asset Mapping Workshop on important community assets (places and amenities, activities), individuals and organizations. The vision statement and themes follow in addition to a presentation of key development recommendations and concepts. These recommendations include creating a living shoreline along the entire coast in Eagle Harbor, developing Trueman Point Park (the name given to Trueman Point by the Town) and transforming the community center site into a government center that comprises an expanded community center, new entertainment venue (as an alternative to one at Trueman Point Park) and new green, multi-generation park. The design concepts illustrate how the recommendation might be implemented.

Community Input

Community Input obtained through three main engagement strategies – community survey, interviews and asset mapping are provided in detail in the Appendix. This section provides a summary of community input from the community survey and Asset Mapping Workshop.

Community Survey Results

Important Community Issues

- ✓ Flooding from the River
- ✓ Shoreline Erosion
- ✓ Stormwater Runoff into the River
- ✓ Impact of Power Plant on Town
- ✓ Water Quality in the River
- ✓ Leakage from Septic Tans
- ✓ Flooding at Trueman Point
- ✓ Damage from Hurricanes
- ✓ Flooding from Coleman Creek

Priority Community Projects

- ✓ Housing and Road Improvements
- ✓ Increasing Town Revenues
- ✓ Development of Trueman Point
- ✓ Community Septic System
- ✓ New Housing Construction

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Asset Mapping

Resident input on important community assets obtained through the Community Asset Workshop is summarized below and reflected in Figure 5. It illustrates what the community cares about and wants to protect and preserve.

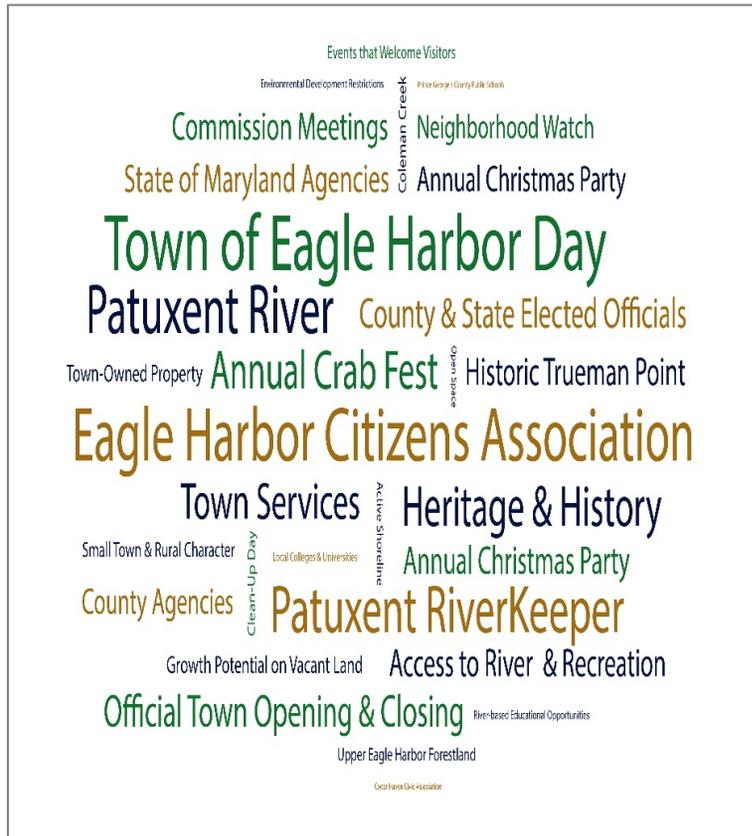


Figure 5: Asset Mapping Results

Most Valued Places and Amenities in Town

- ★ Patuxent River
- ★ Heritage and Town History
- ★ Town Services
- ★ Access to and River Recreational Activities
- ★ Historic Trueman Point
- ★ Growth Potential on Vacant Land
- ★ Town Property

Most Valued Activities in Town

- ★ Town of Eagle Harbor
- ★ Annual Crab Feast
- ★ Official Opening and Closing of Town
- ★ Board of Commissioners Meetings
- ★ Annual Christmas Park

Important Organizations and Individuals

- ★ Eagle Harbor Citizens Association
- ★ Patuxent Riverkeeper
- ★ County and State Elected Officials
- ★ State of Maryland Agencies
- ★ County Agencies

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Vision and Themes

This section presents the [Vision Statement](#) for Eagle Harbor that describes its aspirations for the future; [Five Themes](#) that reflect priority areas for actions and organizes goals and strategies; [Goals](#), that identify desirable future outcomes; and [Strategies](#) that provide a plan of action.

Vision Statement

Eagle Harbor will be Paradise on the Patuxent, preserving its rich social and cultural heritage, customs and valued community assets while offering a range of river-related recreational activities for residents and visitors. The Town will restore and protect its shoreline and other natural resources and promote and sustain green practices in its stewardship of the environment, economic development activities, and infrastructure development and maintenance. Eagle Harbor will be a sustainable community that meets the needs of residents and visitors, now and in the future, while maintaining the Town's small-town character and way of life. It will be resilient to the impacts of climate change including sea level rise, major storm events, flooding and changes in the economic climate in the county, region and nation. The Town will be financially viable with revenues from diverse sources to meet its obligations including quality services to residents.

Themes

1. Social and Cultural Preservation;
2. Quality of Life;
3. Coastal and Stormwater Management;
4. Active Waterfront and River Recreation; and
5. Green Economic Development

Key Development Concepts

Shoreline Restoration

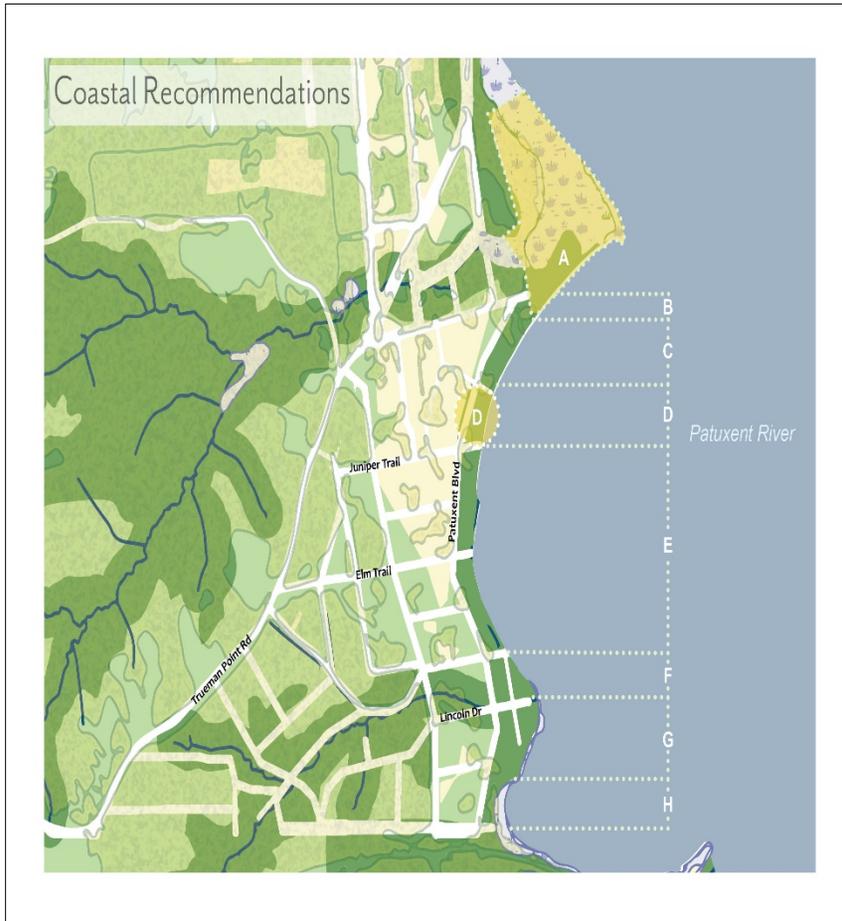
A living shoreline is proposed for the entire length of the Eagle Harbor coast. The diversity of the existing shoreline in terms of existing conditions and characteristics necessitated a different approach to distinct sections of the shoreline. See Map 22.

Living Shorelines

- ✓ Connects the land and water to stabilize the shore, reduce erosion and provide valuation habitat that enhances coastal resilience.
- ✓ Is a protected, stabilized coastal edge made of natural materials such as plants, sand or rock.
- ✓ Grow over time given the use of live materials (Source: NOAA Fisheries)

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Map 22: Shoreline Segmentation



Sections and Recommendations

- A: Trueman Point Park – Beach Restoration and Passive Recreation
- B: New Boat Ramp
- C: Beach replenishment and marsh restoration
- D: Government Center
- E: Reinforce and maintain existing conditions
- F: Beach replenishment and dune
- G: Beach replenishment and dune
- H: Beach replenishment and dune

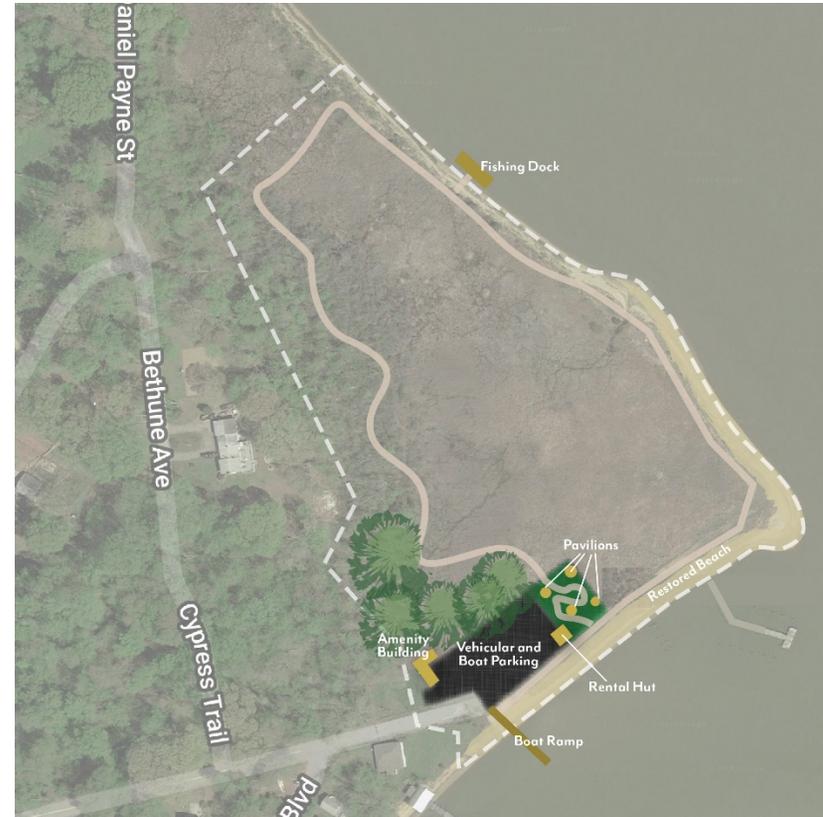
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Trueman Point Park

Trueman Point Park, so named by the Board of Commissioners of Eagle Harbor, is a valued community asset that the community would like to see developed. Illustration 1 shows how the property can be both preserved as a barrier against coastal hazards and utilized for water-related activities and community gatherings in a way that is sustainable and resilient. The concept envisions beach restoration as needed on an ongoing basis and a breakwater treatment in a strategic location identified through conversations and an agreement with the Maryland Departments of Natural Resource Environment as to the appropriate location(s) for such a treatment.

Key components of the development concept for Trueman Point Park, Segments A and B include the following:

- Beach replenishment
- Pedestrian pathway and access through the park
- Pavilion for community activities
- Two structures: a hut for storing equipment rentals and multi-use amenity building
- A parking lot paved with permeable materials for vehicles with boat trailers and visitors
- New fishing dock
- Floating pier (replaces existing pier)

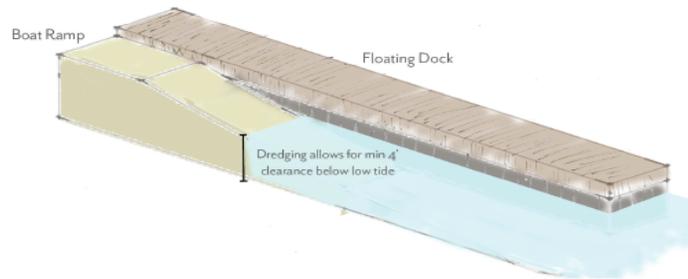


Development Concept for Trueman Point Park

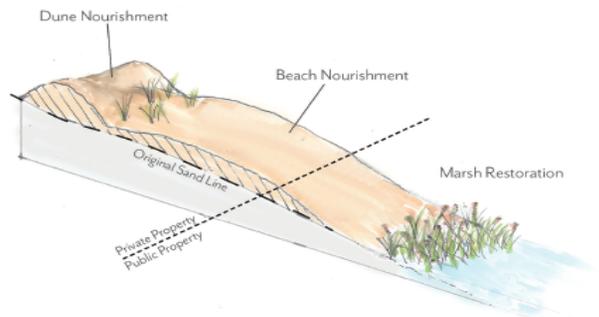
- New Boat Ramp (reflects dredging and strategy to address silt buildup)

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B. Improved Boating Access: Dredge along the shoreline and construct boat launch for small, motorized vessel access.

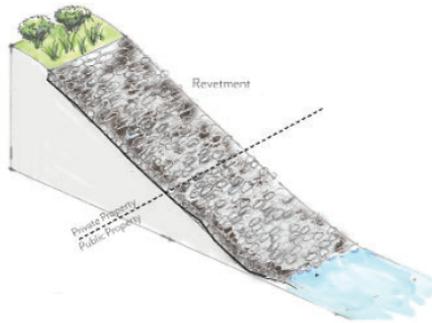


C. Beach and Marsh Nourishment: Protect existing beach from further erosion by replenishing beach areas and extending the public beach. Marsh nourishment can help slow water circulation that erodes the base of the shoreline.

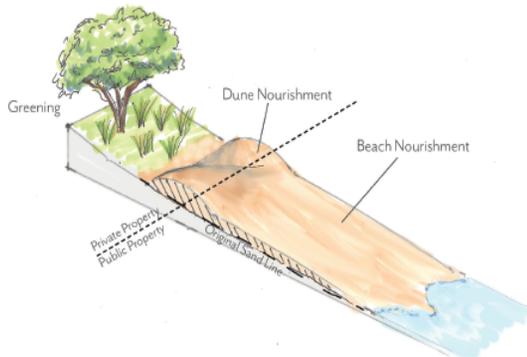


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F. Revetment: Replace the existing seawall with revetment to better stabilize and protect waterfront elevations.



H. Beach Nourishment and Greening: Consider public beach access and replenish the existing beach. Mature vegetation—from grasses to trees—will transition the shoreline to the lush landscaping of the town itself.



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Eagle Harbor Government Center

The Eagle Harbor Community Center is in fact the center of community activities. All Town events are held at this location including monthly Board of Commissioners meeting, Citizen Association Meetings and events by outside organizations. It also serves as an emergency center for residents during storm and other events. The new Town office will serve as a repository for historic documents. Desired and planned community facilities create an opportunity to centralize community activity in one location or government center.

Two concepts are provided for the Government Center., A and B.

Concept A includes the following elements:

1. Existing Community and Meeting Center
2. Floating Stage, Pavilion and Waterfront Seating for entertainment activities
3. Multi-Generational Park



Illustration 1: Government Center Concept A

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Illustration 2: Government Center Concept B

Concept B for the Government Center includes the following elements.

1. Existing Community and Meeting Center
2. Floating Stage, Pavilion and Waterfront Seating for entertainment activities
3. Pier extending from the Community Center and Pavilion which may also serve as a breakwater to protect the shoreline in this location
4. Multi-Generational Park

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Goals and Strategies

This section integrates themes, goals and strategies.

A. Social and Cultural Preservation

1. Encourage and develop new ways of celebrating Town traditions

- a. Continue valued Town activities and cultivate new ways to celebrate traditions
- b. Plan annual activities over a five-year period to build broader interests and support and post on the Town's Website
- c. Solicit an outside sponsor for each annual event to increase the Town's exposure in the county and Metro area and establish a culture of partnership with Town supporters
- d. Create a theme for each annual event that focuses and educates residents and visitors on the Town's sustainability priorities
- e. Recognize and reward property owners at annual events who help meet sustainability goals
- f. Use the electronic signage board at the Community Center to inform residents and visitors about sustainability activities and to communicate important alerts
- g. Develop narrated thematic tours (walking, biking, boating, etc.) about the Town's past so that it is widely understood and appreciated by visitors.

2. Brand the Town

- a. Develop a Town brand (design, symbol or other feature) that represents Eagle Harbor as the *Paradise on the Patuxent*
- b. Incorporate the brand in all Town buildings and structures, and in all communications, literature and memorabilia
- c. Encourage the use of the brand in marketing materials for Town properties
- d. Name the new Town office "Eagle Harbor Town Hall"
- e. Work with the United States Postal Service to establish Eagle Harbor as the "city" in Town addresses

3. Protect historic and cultural assets in Eagle Harbor

- a. Actively seek Town designation on the National Register of Historic Places
- b. Seek local historic district designation for eligible properties and sites in the Town
- c. Budget funds annually to maintain historic assets (Artesian Well, plaques and markers)
- d. Seek funding to protect and interpret historic landmarks
- e. Work with the Maryland Historic Trust and State Highway Administration to site and install roadside historic markers commemorating events, people and places

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- f. Create a pictorial tourism map of interesting Town features and history to enable visitors to pursue a self-guided walking or biking tour
- 4. Memorialize important Town residents through plaques and naming of natural and cultural assets in their honor**
- a. Name all Town assets (Community Center, “Town Hall”, roads, parks and new facilities and places) after individuals who have had a positive impact on the Town
 - b. Design a standard plaque or sign incorporating the Town brand to identify honorees
 - c. Create and maintain a webpage of honorees including information about their contributions to the Town
 - d. Recognize descendants of honorees at Eagle Harbor Day or at a new Town event to recognize honorees
- 5. Create a Town archive and records management system to protect historic records**
- a. Generate documentation on the rich history of the Town and compile and centrally locate documents, photos, videos in a designated space in the “Town Hall”; make materials available to the public for viewing during office hours and special events
 - b. Post historic documents on the Town’s Website as appropriate
- c. Set up and maintain Town records in electronic and hard copy form according to state records management requirements
 - d. Appoint a Town historian, either among the Board of Commissioners as a position responsibility or independent of the Board based on interest and availability
 - e. Increase use of social media including the Town’s Website, Facebook and Twitter to document and share Town history; regularly monitor and report number of visits
- 6. Develop community leaders**
- a. Create and budget for a part-time Town Administrator to carryout Board activities and otherwise manage administrative duties
 - b. Identify and groom residents/property owners who display leadership qualities for future leadership positions in Town
 - c. Select and designate a “Mayor for a Day” and/or “Commissioner for a Day” as part of one or more annual Town events to increase interest in Town leadership positions; assign duties for event day and recognize their efforts during the event and on the Town’s Website
 - d. Prepare a brochure describing the roles, responsibilities, compensation and professional/leadership development opportunities of Town elected officials

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- e. Actively promote resident and homeowner participation in the Eagle Harbor Citizens Association to develop future leaders and continue the legacy and culture of Town leadership evolving from the association
- f. Develop a formal recognition award/ceremony to recognize incoming and outgoing Town leaders
- g. Maintain membership in area municipal leagues (Maryland Municipal League (MML), Prince George's County Municipal Association), and join Sustainable Maryland and other organizations to grow leaders and develop important partnerships

B. Quality of Life

1. Improve physical conditions of occupied and vacant housing units.

- a. Develop a Handyman Program and recruit handymen from inside and outside of Town to assist senior residents with improvements to their property
- b. Develop and annually distribute a property maintenance brochure to Eagle Harbor residents and property owners to identify common violations, relevant county codes and programs and services to assist residents with compliance
- c. Target vacant properties for acquisition by the Town for fixup and resale

- d. Implement a fee on vacant residential structures to incentivize absentee owners to better maintain and secure tenants for their properties

2. Eliminate building and nuisance code violations on residential and vacant properties.

- a. Work with the county Department of Permitting, Inspection and Enforcement (DPIE) to conduct an annual inspection to identify and enforce property maintenance and nuisance codes in Eagle Harbor
- b. Coordinate dates for a community cleanup day with the DPIE annual inspection and give property owners with property maintenance violations amnesty until after the cleanup
- c. Develop and implement a "Clean Eagle Harbor" campaign

3. Achieve at least 80 percent occupancy (year-round or seasonal) of all residential structures by 2025.

- a. Establish a Town 'first right of refusal' requirement for property owners seeking to sell their properties
- b. Promote homeownership through the sale of vacant Town-owned property for development of single-family homes; require green residential development by a date certain and owner occupancy for a specific period as a condition of sale

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- c. Work with area realtors to market Eagle Harbor as both a seasonal and year-round sustainable community

4. Maintain a litter and debris free coastline

- a. Develop a robust coastline cleanup program that includes a routine scan of the coastline for litter and debris by adjacent property owners; use volunteers from within and outside the town to clear litter and debris
- b. Develop a “protect the coastline” campaign to educate residents about the importance of maintaining a litter- and debris-free coastline and Patuxent River
- c. Establish an “adopt the coastline” initiative to fund coastline cleanups
- d. Provide for recycling at annual community events

5. Create new Town attractions to promote walking, biking and healthy lifestyles and a healthier natural environment.

- a. Install directional signage along established trails within Town
- b. Designate fitness routes along select trail to encourage walking among residents and visitors; install simple, low maintenance fitness equipment along the trails on public property as appropriate
- c. Install historic markers and plaques along existing trails to encourage their use and educate residents

and visitors about sensitive environmental areas along trails within the Town

- d. Transform Trueman Point Road into a pleasant and scenic pathway into Eagle Harbor using edge plantings and historic markers and plaques
- e. Encourage installation of rain gardens on private properties as a stormwater management strategy and promote as an attraction for viewing along trails

6. Maintain a safe environment for residents and visitors.

- a. Install security cameras at Town facilities to promote safety
- b. Encourage residents and property owners to install home security systems with neighborhood alerts so residents are notified of suspicious and unlawful activities in Town in a timely fashion
- c. Increase resident participation in Neighborhood Watch and utilize a phone tree as well as social media to share information

C. Coastal and Stormwater Management

1. Achieve coastal resilience

- a. Create a living shoreline along the entire coast in Eagle Harbor

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- b. Establish a comprehensive shoreline improvement and management program that tailors specific nature-based treatments to segments of the shoreline based on existing conditions including the presence of beach areas, elevations and degree of erosion
- c. Consider obtaining a Town easement over the portion of private property along the shoreline for implementing a comprehensive shoreline improvement program
- d. Replace hard treatments with green infrastructure and nature-based treatments to improve resilience at locations that are highly susceptible to erosion
- e. Encourage property owners to elevate accessory structures along the shoreline to protect them from flooding from storm surges and erosion
- f. Educate property owners about causes of and treatments for shoreline erosion, and ways to make their properties more resilient
- g. Considering acquiring sites highly susceptible to erosion and flooding along the shoreline using Program Open Space funds or land swaps, to establish effective shoreline erosion treatments
- h. Work with DNR to determine whether breakwater treatment in the Patuxent River near Eagle Harbor would be appropriate as a coastal management strategy to reduce the impact of waves and storm surges on the shoreline

2. Reduce stormwater runoff into the Patuxent River.

- a. Encourage the development of rain gardens and use of rain barrels on private properties to capture and treat stormwater runoff through the provision of technical assistance on design, installation and maintenance
- b. Install a rain garden at the community center, “Town Hall” and other Town facilities as a demonstration project in the community
- c. Resurface the Town’s parking lot on Patuxent Boulevard with permeable material; in the interim install stormwater management elements (for example, perimeter grassy strip) to filter rain water and allow infiltration
- d. Resurface Patuxent Boulevard with a permeable material

3. Improve the functionality and appearance of Coleman Creek

- a. Implement DNR recommendations to improve the function and appearance of Coleman Creek:
 - Reconnect the creek to the floodplain
 - Stabilize the creek bank running through developed, single-family property
 - Use green infrastructure treatments along the creek bank to the extent possible

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- Replace the Patuxent Blvd culvert
 - Elevate Patuxent Blvd 50 feet on either side of Coleman Creek
 - b. Consider Town acquisition of vacant property on either side of Coleman Creek on the west side Patuxent Blvd for development of a bioretention facility and/or for use as a recreation field when the property is dry
 - c. Seek additional funding to elevate the entire length of Patuxent Blvd and pave with permeable material
- 4. Expand, protect and preserve existing green infrastructure throughout Eagle Harbor**
- a. Develop and distribute a brochure on green infrastructure treatments on private property and potential funding sources for property owners and conduct workshops on the subject with property owners during community events
 - b. Encourage compact development in Uptown Eagle Harbor as a means of preserving existing green infrastructure and protecting areas of tree cover
 - c. Promote and facilitate tree planning along the length of Patuxent Blvd
 - d. Identify and eliminate invasive plant species along Trueman Point Road and Patuxent Blvd and implement an ongoing maintenance program
- 5. Eliminate failing septic systems**
- a. Educate residents about the impact of failing septic systems on water quality and identify options and potential funding sources for correcting the situation
 - b. Study the potential and actual impacts of flooding from sea level rise on private well and septic systems and develop recommendations for addressing the impacts
 - c. Study the feasibility, size, potential location, ownership and operation cost of a community septic system in Eagle Harbor and develop an action plan
 - d. Pursue development of a community septic system according to recommendations in the feasibility study
 - e. Seek support from Prince George's County to give amnesty to property owners with failing septic systems who agree to participate in a community septic system
 - f. Identify and assist property owners to obtain funding to replace failing septic systems

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D. Active Waterfront and River Recreation

1. Restore and expand beaches along the Patuxent River in Eagle Harbor

- a. Identify shoreline locations where sand replenishment can be sustained and seek state and federal funding to expand the beach in those locations
- b. Use natural vegetation combined with breakwater elements or other treatments along beach edges to protect existing and expanded beach areas
- c. Establish and implement an annual beach assessment program and funding source for ongoing beach restoration

2. Enhance access to the Patuxent River for residents and visitors

- a. Redesign the entrance and parking and boat launch areas at Trueman Point to manage public access to the area, better define the parking area and facilitate motorized boat access to the river at this location
- a. Design, install and maintain a natural pedestrian pathway to the pier and beach areas at Trueman Point
- b. Investigate the cost and environmental impact of replacing the existing pier at Trueman Point with a

floating pier to allow uninterrupted use when water levels are high and create a low maintenance facility

- c. Enhance the entrance to the stairs providing public access to the river from Patuxent Blvd (between Trueman Point and Juniper Trail)

3. Create an active waterfront

- a. Acquire and rent jet skis, kayaks, canoes, surf and paddle boards and other watersport and beach related equipment (umbrellas, lounge chairs, etc.) to residents and visitors and house in an environmentally friendly structure at Trueman Point
- b. Host an annual festival centered around watersports to increase awareness of opportunities in Eagle Harbor to access and enjoy the river
- c. Create and market activities (group paddle boating, “Jet Ski Saturdays”, fishing competitions, winter on the Patuxent, etc.) for year-round activities on the river for both novice and water enthusiasts
- d. Acquire a Town pontoon boat for seasonal rental and tours along the Patuxent River
- e. Design park space at Trueman Point for small gatherings complete with a maintenance free, green porta potty, and grilling equipment
- f. Study the feasibility and optional environmentally friendly designs for an entertainment venue (amphitheater and seating) at Trueman Point

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(permanent or popup) to provide entertainment adjacent to the river

- g. Develop and post rules for use of public beach and park areas
- h. Seek to add Eagle Harbor/Trueman Point to the Patuxent Water Trail as a waypoint for kayaks and canoes

E. Green Economic Development

1. Diversify and increase Town revenue.

- a. Target select Town-owned property for sale for development
- b. Consider a long-term lease arrangement as an alternative to selling Town property, provided the lease value is greater than the tax revenue generated from the sale and development of the property
- c. Develop and manage a rental program of boating and water sports equipment as a new Town revenue source, utilizing space at Trueman Point
- d. Create an entertainment venue at Trueman Point to generate revenue through ticket sales, space rental, concession goods, etc.
- e. Create a government complex around the existing community center to establish a prominent Town center by co-locating new facilities and services adjacent to the existing building

- f. Design and construct a green, multi-generational park and playground on property adjacent to the community center including a rain garden as a major attraction and recreation facility
- g. Consider redeveloping the community center property currently used for annual Town events with a larger stage or amphitheater and the surrounding open space for event seating as the main entertainment venue in town instead of Trueman Point or until a facility can be constructed at Trueman Point
- h. Work with DNR to assess the feasibility and design a river friendly recreational pier and pavilion extending from the community center deck into the Patuxent River, for small gatherings; assess whether the pier could also function as a breakwater for reducing the intensity of wave action and therefore coastal erosion
- i. Remodel and upgrade services (Wi-Fi, Cable, movie screen, etc.) at the community center to accommodate a variety of events (weddings, corporate/business meetings, family reunions, etc.) and market the facility for rent
- j. Assess the impact of the six-lot minimum on development activities and whether it is still a necessity to protect ground water on the subject and adjacent properties

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- k. Complete the process to annex Trueman Point to the Town
- l. Promote, incentivize and facilitate housing development on vacant lots in targeted areas at the rate desired by the Town

2. Green the Town

- a. Develop a solar field appropriately sized to supply power to the entire Town and possibly adjacent Cedar Haven, beginning first with government buildings, outdoor spaces and streetlights
- b. Work with a housing developer to build a Net Zero Energy single-family home on Town-owned properties for rental or sale to encourage green building residential development
- c. Study the feasibility of creating a “Tiny House Village” in the Town for year-round, seasonal and overnight occupancy and partner with the

University of Maryland, Bowie State University or other organization involved in tiny house construction to construct the houses

- d. Construct a rain garden at the Community Center, “Town Hall” and garage facilities as appropriate as a stormwater management and demonstration project and attraction for the visitors and resident
- e. Considering installing an electric charging station in the government complex to accommodate and encourage the use of electric vehicles; develop a fee structure
- f. Seek federal funding for the acquisition and installation of a charging station.
- g. Identify incentives to encourage LEED certified residential development

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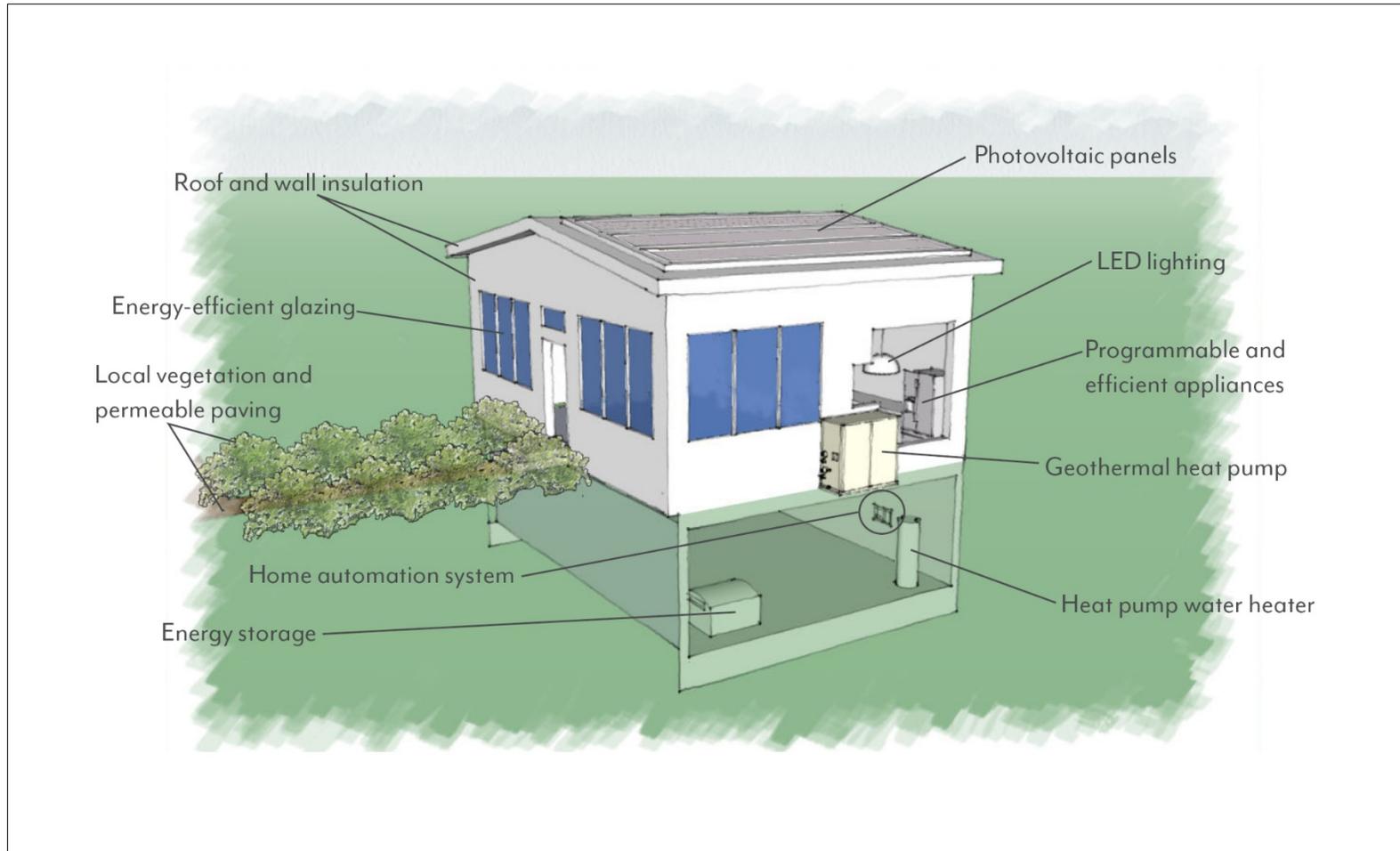


Illustration 3: Elements of a Net-Zero Home

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IMPLEMENTATION MATRIX

This section lays out the plan of action in an Implementation Matrix to guide sustainability activities. The matrix repeats the sustainability themes, goals and strategies and identifies a timeframe for action, a lead implementor and important partners, and expected outcomes and measures. Timeframes refer to when an action is implemented and possibly completed, and are divided into categories, Short-Term (1 to 3 years); Mid-Term (4 to 5 years); and, Long-Term (6 or more years).

A. SOCIAL AND CULTURAL PRESERVATION

1. Encourage and incubate new ways of celebrating Town traditions

Action Item	Timeframe	Lead and Partners	Outcome/Measure
a. Continue valued Town activities and cultivate new ways to celebrate traditions	Short-term	Commissioners, Civic Association	Increased number of new Town-sponsored events
b. Plan annual activities over a five-year period to build broader interests and support; post on the Town’s Website	Short-Term	Commissioners, Civic Association	Increased interest in community activities and make early decisions regarding themes and partnerships
c. Solicit an outside sponsor for each annual event to increase the Town’s exposure in the greater community and Metro area and establish a culture of partnership with Town supporters	Short-term	Civic Association, Commissioners	Increased number of event sponsors per year to increase participation
d. Create a theme for each annual event that focuses on and educates residents and visitors on the Town’s sustainability priorities	Short-term	Commissioners, Civic Association	Increased number of participants based on interest in event themes

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Action Item	Timeframe	Lead and Partners	Outcome/Measure
e. Recognize and reward property owners at annual events who helped to meet sustainability goals	Short-term	Commissioners	Increased number of property owners recognized for sustainable activities-encouragement to others to get involved
f. Use the electronic signage board at the Community Center to inform residents and visitors about sustainability activities and to communicate alerts	Short-term	Commissioners	New medium for communicating important information to residents and visitors, and increase reliance on the board for information
g. Develop narrated thematic tours (walking, biking, boating, etc.) about the Town’s past so that it is widely understood and appreciated by visitors	Short-term	Commissioners	Preservation of Town history by regularly telling its story and attract new visitors, including students at all levels
2. Brand the Town as the Paradise on the Patuxent			
a. Develop a Town brand (design, symbol or other feature) that represents Eagle Harbor as the <i>Paradise on the Patuxent</i>	Short-term	Mayor, Commissioners, Civic Association	Increased sense of pride in the community and a consistent story about why the Town is unique
b. Incorporate the brand in all Town buildings and structures, and in all communications, literature and memorabilia	Short-term	Mayor, Commissioners, Civic Association	Creation of a cohesive and consistent Town’s message and increased awareness of the Town by residents outside of the community
c. Encourage the use of the brand in marketing materials for Town properties	Short-term	Mayor	Use of Town brand on marketing materials used by realtors, increase interests among potential buyers
d. Name the new Town office ‘Eagle Harbor Town Hall”, and in the Town tradition dedicate the building in honor of a Town resident	Short-term	Commissioners	Identification of the office as the seat of government administration and recognition of important Town resident
Action Item	Timeframe	Lead and Partners	Outcome/Measure
e. Work with the United States Postal Service to establish Eagle Harbor as the ‘city’ in Town addresses	Mid-Term	Mayor	Designation of Eagle Harbor as the ‘city’ in Town addresses

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3. Protect historic and cultural assets in Eagle harbor through Historic Designation			
a. Actively seek Town designation on the National Register of Historic Places	Short-term	Mayor/Town Historian, Maryland Historic Trust, MNCPPC	Placement on the National Register of Historic Places
b. Seek local historic designation for eligible properties and sites in the Town	Short-Term	Mayor/Town Historian, MNCPPC	Recognition and protection of important historic resources
c. Budget funds annually to maintain historic assets (Artesian Well, Plaques and markers)	Short-term	Mayor and Commissioners	Budgeted funds for maintaining historic resources
d. Seek funding to protect and interpret historic places	Mid-term	Town Historian, MNCPPC, Maryland Historic Trust	Grant funding for interpretation of historic structures and markers
e. Work with the Maryland Historic Trust and State Highway Administration to site and install roadside historic markers commemorating events, people and places	Mid-term	Commissioners, Maryland Historic Trust, State Highway Administration	New historic markers at designated and important sites
f. Create a pictorial tourism map of interesting Town features or history that would enable visitors to pursue a self-guided walking or biking tour	Short-Term	Mayor, MNCPPC-Planning Department	Increased awareness of important Town history
4. Memorialize important Town residents through plaques and naming of natural and cultural assets in their honor			
a. Name all Town assets (Community Center, "Town Hall", roads, parks and new facilities and places) after individuals who have had an important impact on the Town	Short-term	Mayor, Commissioners	All community assets are named after individuals important to the town; tells the Town's story
b. Design a standard plaque or sign reflecting the Town brand to identify honorees	Short-term	Mayor, Commissioners	Consistent design and placement of plaques and sign design throughout Town
Action Item	Timeframe	Lead and Partners	Outcome/Measure
c. Create and maintain a webpage of honorees including information about their contributions to the Town	Short-term	Mayor	New link on Website about individuals important to the Town

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d. Recognize descendants of honorees at Eagle Harbor Day or at a new Town event to recognize honorees	Short-term	Mayor	Recognition ceremony at an existing annual event or new event focused on honorees
5. Create a Town archive and records management system to protect historic records			
a. Generate documentation on the rich history of the Town and compile and centrally locate documents, photos, videos in a designated space in the “Town Hall”; make available to the public for viewing during office hours and special events	Short-Term	Mayor/Town Historian	Archive in new Town Hall
b. Post historic documents on the Town’s Website as appropriate	Short-Term	Mayor	24-hour access to historic documents
c. Set up and maintain Town records in electronic and hard copy form according to state records management requirements	Short-Term	Mayor	Records management and protection of important Town records
d. Appoint a Town historian, either among the Commissioners as a position responsibility or independent of the Board of Commissioners based on interest and availability	Short-Term	Commissioners	Designated Town historian
e. Increase use of social media including the Town’s website, Facebook and twitter to document and share Town history; regularly monitor and report number of visits	Short-Term	Mayor, Civic Association	Increased access to important Town records and number of “hits” on the Town webpage
6. Develop community leaders			
a. Create and budget for a part-time Town Administrator to carryout Board activities and otherwise manage administrative duties	Short-term	Commissioners	Dedicated staff to carry out important administrative and community activities
b. Identify and groom residents/property owners who display leadership qualities for future leadership positions in Town	On-going	Commissioners	Increased interest in Town leadership positions

Action Item	Timeframe	Lead and Partners	Outcome/Measure
c. Select and designate a “Mayor for a Day” and/or “Commissioner for a Day” as part of one or more of the annual Town events to increase interest in Town leadership positions; assign duties for the event day	Short-Term	Commissioners	Increased interest in pursuing elected positions

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and recognize their efforts on the Town’s Website and during the event			
d. Prepare a brochure describing the roles, responsibilities, compensation and professional/leadership development opportunities of Town elected officials	Short-Term	Mayor	Increased awareness among interested residents of what to expect as an elected official in Eagle Harbor
e. Actively promote resident and homeowner participation in the Eagle Harbor Citizens Association to develop future leaders and continue the legacy and culture of Town leadership evolving from the association	On-going	Mayor, Commissioners, Civic Association President	Increased interest in leadership positions
f. Develop a formal recognition award/ceremony to recognize incoming and outgoing Town leaders	Short-Term	Commissioners	Formalization of Town recognition program
g. Maintain membership in area municipal leagues (Maryland Municipal League (MML), Prince George’s County Municipal Association), and join Sustainable Maryland and other organizations to grow leaders and develop partnerships in the interest of the town	Ongoing	Commissioners	Increased elected official membership and participation in MML and PGCMA, and membership in Sustainable Maryland

B. QUALITY OF LIFE

1. Improve physical conditions of occupied and vacant housing units.

a. Develop a Handyman Program and recruit handymen from inside and outside of Town to assist senior residents with improvements to their property	Short-Term	Civic Association, Mayor and Commissioners	Number of handymen registered with the program
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Action Item	Timeframe	Lead and Partners	Outcome/Measure
b. Develop and annually distribute a property maintenance brochure to Eagle Harbor residents and property owners to identify common violations, relevant county codes and programs and services to assist residents with compliance	Short-Term	Mayor, Civic Association, PGC Department of Permitting,	Increased code compliance and well-maintained property

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		Inspections and Enforcement (DPIE)	
c. Target vacant properties for acquisition by the Town for fixup and resale	Mid-Term	Mayor and Commissioners	Increased occupied properties, maintain the existing housing stock
d. Implement a fee on vacant residential structures to incentivize absentee owners to better maintain and secure tenants for their properties	Short-Term	Commissioners, Town Attorney	Improvement and preservation of the existing housing stock; decreased number of vacant structures
2. Eliminate building and nuisance code violations on residential and vacant properties.			
a. Work with the county Department of Permitting, Inspection and Enforcement (DPIE) to conduct an annual property maintenance inspection and enforce property maintenance and nuisance codes in Eagle Harbor	Short-term	Mayor, Town Administrator	Number of problem properties brought into compliance with code requirements; decreased code violations in the future
b. Coordinate dates for a community cleanup day with the DPIE code inspection and give property owners with property maintenance violations amnesty against enforcement until after the cleanup	Short-Term	Mayor and Commissioners	Number of problem properties in compliance with code requirements
c. Develop and implement a clean Eagle Harbor campaign	Short-Term	Mayor, Commissioners, Civic Association	Creation of educational materials, recognition program for compliant properties or best maintained home
3. Achieve at least 80 percent occupancy (year-round or seasonal) of all residential structures by 2025.			
a. Establish a Town 'first right of refusal' requirement for property owners seeking to sell their properties	Short-Term	Commissioners, Town Attorney	Increased owner-occupancy and reduction in time single-family homes remain vacant

Action Item	Timeframe	Lead and Partners	Outcome/Measure
b. Promote homeownership through the sale of vacant Town-owned property for development of single-family homes; require green residential development by a date certain and owner occupancy for a specific period as a condition of sale	Short-Term	Commissioners, Town Attorney	Increased owner-occupied housing and green buildings
C. Work with area realtors to market Eagle Harbor as a both a seasonal and year-round sustainable community	Short-Term	Mayor, PGC Association of Realtors	Increased in number of year-round and seasonal residents

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4. Maintain a litter and debris free coastline.			
a. Develop a robust coastline cleanup program that includes a routine scan of the coastline for litter and debris by adjacent property owners; use volunteers from within and outside the town to clear litter and debris	Short-Term	Mayor, Commissioners, Civic Association	Reduction in litter and debris along the coastline
b. Develop a “protect the coastline” campaign to educate residents about the importance of maintaining a litter- and debris-free coastline and Patuxent River	Short-Term	Major, Commissioners, Civic Association, Patuxent Riverkeeper	New culture of zero tolerance for litter and debris along the shoreline
c. Establish an “adopt the coastline” initiative to fund coastline cleanups	Mid-Term	Mayor, Patuxent Riverkeeper	Adoption of the coastline by interested persons/organizations, and reduced litter and debris-free
d. Provide for recycling at annual community events	Short-Term	Mayor, Commissioners, Civic Association, PGCDOE	Increased awareness and recycling by residents
5. Create new Town attractions to promote walking, biking and healthy lifestyles and a healthier natural environment.			
a. Install directional signage along established trails within Town	Mid-Term	Mayor and Commissioners	Increased use of trails

Action Item	Timeframe	Lead and Partners	Outcome/Measure
b. Designate fitness routes along select trails to encourage walking among residents and visitors; install simple, low maintenance fitness equipment along the trails on public property as appropriate	Mid-Term	Mayor, Commissioners, Civic Association, MNCPPC Parks and Recreation Department; MD Departments of Transportation and Housing and	Increased exercise among residents and visitors and use of trails

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		Community Development	
c. Install historic markers and plaques along existing trails to encourage their use and educate residents and visitors about sensitive environmental areas along trails within the Town	Mid-Term	Mayor, Commissioners, Civic Association, Maryland Historic Trust	Preservation of Town history, education of residents and visitors about Town history and environmental conservation and preservation
d. Transform Trueman Point Road into a pleasant and scenic pathway into Eagle Harbor using edge plantings and historic markers and plaques	Mid-Term	Mayor, Commissioners, Civic Association, MD Departments of Transportation and Housing and Community Development	Scenic pathway into Eagle Harbor and increased walking and biking along the route
e. Encourage installation of rain gardens on private properties as a stormwater management strategy and promote as an attraction for viewing along trails	Short-Term	Mayor, Commissioner, Civic Association, DNR	Improved water quality; increased resident awareness of the role of rain gardens in stormwater management
6. Maintain a safe environment for residents and visitors.			
a. Install security cameras at Town facilities to promote safety	Short-Term	Mayor and Commissioners	Improved sense of safety at Town facilities
Action Item	Timeframe	Lead and Partners	Outcome/Measure
b. Encourage residents and property owners to install home security systems with community alerts so residents are notified of suspicious and unlawful activities in Town in a timely fashion	Short-Term	Mayor, Commissioners, Civic Association, PGC Police Department	Communication network among participating residents
c. Increase resident participation in Neighborhood Watch and utilize a phone tree as well as social media to share information	Short-Term	Mayor, Commissioners, Civic Association and PGC Police Department	Increased resident participation on public safety activities and increase communication among residents on safety issues
C. COASTAL AND STORMWATER MANAGEMENT			
1. Achieve coastal resiliency			

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a. Create a living shoreline along the entire coast in Eagle Harbor,	Mid-Term	Commissioners, Department of Natural Resources (DNR)	Decreased shoreline erosion, increased resilience against storms, improved water quality, and protection of properties along the shoreline
b. Establish a comprehensive shoreline improvement and maintenance program that tailors specific nature-based treatments to segments of the shoreline based on existing conditions including the presence of beach areas, elevations and degree of erosion	Mid-Term	Mayor, Commissioners, Department of Natural Resources	A more effective, consistent approach to coastal management
c. Consider obtaining a Town easement over the portion of private property along the shoreline for implementing a comprehensive shoreline improvement program	Mid-Term	Mayor, Commissioners	Control of and consistent approach to coastal management
d. Replace hard treatments overtime with green infrastructure and nature-based treatments to improve resilience at locations that are highly susceptible to erosion	Mid-Term	Commissioners, DNR	Living shoreline along entire length of the coast in Eagle Harbor
e. Encourage property owners to elevate accessory structures along the shoreline to protect them from flooding from storm surges and natural erosion conditions	Mid-Term	Commissioners, DNR; PGC Department of Environment (DOE)	Protected accessory structures
Action Item	Timeframe	Lead and Partners	Outcome/Measure
f. Educate property owners about causes of and treatments for shoreline erosion, and ways to make their properties more resilient	Short-Term	Mayor, Commissioners, DNR, DOE	Increased community understanding of effective shoreline treatments and ways to better protect their property
g. Considering acquiring sites highly susceptible to erosion and flooding along the shoreline using Program Open Space funds or land swaps, to establish effective shoreline erosion treatments	Mid-Term	Commissioners, DNR, PGCDOE	Acquisition and protection of vulnerable properties
h. Work with DNR to determine whether breakwater treatment in the Patuxent River near Eagle Harbor would be appropriate as a coastal management strategy to diminish the impact of waves and storm surges on the shoreline	Short-Term	Mayor, DNR	Decreased erosion of the shoreline
2. Reduce stormwater runoff into the Patuxent River.			

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a. Encourage the development of rain gardens and use of rain barrels on private properties to capture and treat stormwater runoff through the provision of technical assistance on design and installation	Short-Term	Mayor, PGCD OE, DNR	Number of private properties with rain gardens and barrels
b. Install a rain garden at the community center, “Town Hall” and other Town properties as a demonstration project in the community	Short-Term	Mayor, Commissioners	Increased use of rain gardens on private property; improved water quality, and reduced stormwater flowing into the river
c. Resurface the Town’s parking lot on Patuxent Boulevard with permeable material; in the interim install stormwater management elements (perimeter grassy strip) to filter rain water and allow infiltration	Mid-Term	Mayor, Commissioners	Filtered and reduced runoff from the Town’s parking lot
d. Resurface Patuxent Boulevard with a permeable material	Long-Term	Mayor, Commissioners	Resurfaced Patuxent Boulevard

Action Item	Timeframe	Lead and Partners	Outcome/Measure
3. Improve the functionality and appearance of Coleman Creek			
a. Implement DNR recommendations to improve the function and appearance of Coleman Creek, they are to: <ul style="list-style-type: none"> ● Reconnect the creek to the floodplain ● Stabilize the bank of the creek segment running through developed property ● Use green infrastructure treatments along the creek bank to the extent possible ● Replace the Patuxent Blvd culvert ● Elevate Patuxent Blvd 50 feet on either side of Coleman Creek 	Short-Term	Mayor, Commissioners, Patuxent Riverkeeper, DNR	Stable creek banks, controlled overflow, decreased sand deposits on adjacent properties, and reduced stormwater flowing into the Patuxent River

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b. Consider Town acquisition of vacant property on either the south or both sides of Coleman Creek at Patuxent Blvd for development of a bioretention facility and/or for use for as a recreation field when the property is dry	Mid-Term	Mayor, Commissioners, DNR	Town ownership of difficult to develop property and potential use for recreational purposes
c. Elevate and repave the entire length of Patuxent Blvd with permeable material	Mid- to Long-Term	Commissioners, DNR, PGCDOE	Decreased flooding on Patuxent Blvd and stormwater runoff into the river
4. Expand, protect and preserve existing green infrastructure throughout Eagle Harbor.			
a. Develop a brochure on green infrastructure treatments on private property and potential funding sources for property owners and conduct workshops on the subject with property owners during a community event	Short-Term	Mayor, Commissioners, Civic Association, PGCDOE, DNR	Educated property owners on the subject and increased use of green infrastructure private property
b. Encourage compact development in Uptown Eagle Harbor as a means of preserving existing green infrastructure and protecting areas of tree cover	Short-Term	Commissioners, PGC Planning Department	Preservation of green infrastructure
c. Plant trees along the entire length of Patuxent Blvd	Short-Term	Commissioners, PGCDOE	Tree-lined Patuxent River
5. Eliminate failing septic systems.			
d. Identify and eliminate invasive plant species through an ongoing management program	Short-Term	Mayor, PGCDOE, DNR	Growth and protection of native plant species and increased biodiversity
a. Educate residents about the impact of failing septic systems on water quality and identify options and potential funding sources for replacing them	Short-Term	Mayor, Commissioners, Patuxent Riverkeeper, PGCDOE	Number of property owners taking advantage of funding or other opportunities to correct their failing system
b. Study the potential and actual impacts of flooding from sea level rise on private well and septic systems and develop recommendations for addressing the impacts	Short-Term	Mayor, Commissioners, Patuxent Riverkeeper, MNCPPC, PGCDOE	Understanding of the impact of flooding on septic systems
c. Study the feasibility, size, potential location, ownership and operation of a community septic system in Eagle Harbor	Short-Term	Mayor, Commissioners,	Recommendations regarding a community septic system
Action Item			
	Timeframe	Lead and Partners	Outcome/Measure

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		Riverkeeper, MNCPPC, PGCDOE	
d. Seek support from Prince George’s County to give amnesty to property owners with failing septic systems who agree to participate in a community septic system	Mid-Term	Mayor, Commissioners, Patuxent Riverkeeper	Number of property owners taking advantage of an amnesty program and the number agreeing to participate in a community septic system
e. Identify potential funding sources to assist property owners to replace failing septic systems	Short-Term	Mayor, Commissioners, Patuxent Riverkeeper	Number of failing septic systems corrected, replaced

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D. ACTIVE WATERFRONT AND RIVER RECREATION

1. Restore and expand beaches along the Patuxent River in Eagle Harbor.

Action Item	Timeframe	Lead and Partners	Outcome/Measure
a. Identify shoreline locations where sand replenishment can be sustained and seek state and federal funding to expand the beach in those locations	Short-Term	Mayor, Commissioners, Patuxent Riverkeeper, MNCPPC-Parks Department, DNR, NRG Energy	Restoration of beach areas
b. Use vegetation combined with a breakwater or other treatment to protect existing and expanded beach areas	Mid-Term	Mayor, Commissioners,	Beach restoration and greater protection from erosion
c. Establish and implement an annual beach assessment program and secure funding for ongoing beach restoration; seek a partnership with Parks Department and/or NRG Energy (owners of shoreline property) to carry out the program	Mid- to Long-Term	Mayor Commissioners, DNR, MNCPPC-Parks Department, NRG Energy	Collaborative approach to regular assessments and beach restoration

2. Enhance access to the Patuxent River for residents and visitors.

a. Redesign the entrance and parking and boat launch areas at Trueman Point to manage public access to the area, better define the parking area and facilitate motorized boat access to the river at this location	Mid-Term	Mayor, Patuxent Riverkeeper, DNR	Improved entrance to Trueman Point and better-defined parking and gathering areas; enhanced opportunity to launch motorized boats from this location
b. Design, install and maintain a natural pedestrian pathway to the pier and beach areas at Trueman Point	Mid-Term	Mayor, Patuxent Riverkeeper, DNR	Better pedestrian access to Trueman Point beach areas and pier

Action Item	Timeframe	Lead and Partners	Outcome/Measure
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c. Investigate the cost and environmental impact of replacing the existing pier at Trueman Point with a floating pier to allow uninterrupted use when water levels are high and create a low maintenance facility	Short-Term	Mayor, Commissioners, Patuxent Riverkeeper, DNR	Information regarding feasibility and appropriate installation of a floating pier; development of a floating pier
d. Enhance the entrance to the stairs providing public access to the river from Patuxent Blvd (between Trueman Point Road and Juniper Trail)	Mid-Term	Mayor and Commissioners	Enhanced public beach access
3. Create an active waterfront.			
a. Acquire and rent jet skis, kayaks, canoes, paddle boards and other watersport and beach related equipment (umbrellas, lounge chairs, etc.) to residents and visitors and house in an environmentally friendly structure at Trueman Point	Short-Term	Commissioners, MNCPPC-Parks Department, Patuxent Riverkeeper	Increased Town revenue, resident access to equipment and activity on the river at Eagle Harbor
b. Host an annual festival centered around watersports to increase awareness of opportunities in Eagle Harbor to access and enjoy the river	Short-Term	Mayor, Commissioners, Civic Association, Patuxent Riverkeeper	Increased awareness and participation by visitors from throughout the region of watersport opportunities in Eagle Harbor
c. Create and market activities (for example, group paddle boating, jet ski Saturdays, fishing competitions, winter on the Patuxent, etc.) for year-round activities on the river for both novice and water enthusiast	Short-term	Mayor and Commissioners	Increased use of river year-round by residents and visitors at Eagle Harbor
d. Acquire a Town pontoon boat for seasonal rental and tours along the Patuxent River	Mid-Term	Mayor, Commissioners	New revenue source and access to the river for sightseeing and to educate the public about the river
e. Design park space at Trueman Point for small gatherings complete with portable restrooms and grilling equipment	Mid-Term	Mayor, Commissioners	Use of open space at Trueman Point for family and other gatherings
Action Item	Timeframe	Lead and Partners	Outcome/Measure
f. Study the feasibility and identify an environmentally friendly design of an entertainment venue (amphitheater and seating) at Trueman Point (permanent or popup) to provide entertain on the river	Short-Term	Mayor, Commissioners,	Determination of feasibility of creating an entertainment venue at Trueman Point using an

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		Patuxent Riverkeeper, DNR and MD DOE	environmentally friendly solution and design
g. Develop and post rules for use of public beach and park areas at Trueman Point	Short-Term	Mayor and Commissioners	Clearly communicated expectations and improved sense of safety at Trueman Point
h. Seek to add Eagle Harbor/Trueman Point to the Patuxent Water Trail as a waypoint for kayaks and canoes	Short-Term	Mayor, Commissioners, Patuxent River Commission	Increased visits to Eagle Harbor; potential new revenue through fee for use of the way point
E. GREEN ECONOMIC DEVELOPMENT			
1. Diversify and increase Town revenue.			
a. Target select Town-owned property for sale for development	Short-Term	Mayor and Commissioners	New revenue and increased in the number of developed lots
b. Consider a long-term lease arrangement as an alternative to selling Town property, provided the lease value is greater than the tax revenue generated from the sale and development of the property	Short-Term	Mayor and Commissioners	Ongoing revenue from lease agreements
c. Develop and manage a rental program of boating and water sports equipment as a new Town revenue source, utilizing space at Trueman Point	Short-term	Mayor and Commissioners	New Town revenue and activities on the river
d. Create an entertainment venue at Trueman Point to generate revenue through ticket sales, space rental, concession goods, etc.	Mid-Term	Mayor and Commissioners, DNR, PGC DOE	New Town revenue and venue to attract new events and visitors to Town
Action Item	Timeframe	Lead and Partners	Outcome/Measure
e. Create a government complex around the Town community center to establish a prominent town center by co-locating new facilities and services adjacent to the existing building	Mid-Term	Mayor, Commissioners	Multi-purpose government complex

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f. Design and construct a green, multi-generational park and playground on property adjacent to the community center including a rain garden as a major attraction and recreation facility in Town	Mid-Term	Mayor, Commissioners, Civic Association DNR	New attraction and recreation facility
g. Consider redeveloping the community center property currently used for annual Town events with a larger stage or amphitheater and the surrounding open space for event seating as the main entertainment venue in town instead of Trueman Point or until a facility can be constructed at Trueman Point	Mid-Term	Mayor, Commissioners	Creation of an entertainment venue in Town as part of a new government complex
h. Work with DNR to assess the feasibility and design a river friendly recreational pier and pavilion extending from the community center deck into the Patuxent River, for small gatherings; assess whether a floating pier could also function as a breakwater for reducing the intensity of wave action and therefore coastal erosions	Mid-Term	Mayor, Commissioners, DNR, MD DOE, MNCPPC-Planning Department	Increased revenue from an expanded rental space at the new government center; reduced wave action from a floating pier and shoreline erosion
i. Remodel and upgrade services (Wi-Fi, Cable, movie screen, etc.) at the community center to accommodate different events (weddings, corporate/business meetings, family reunions, etc.) and market the facility for rent	Short-Term	Mayor and Commissioners	Enhanced services and use of the community center by outsiders and increased revenue from this source
j. Assess the impact of the six-lot minimum on development activities and whether it is still a necessity to protect ground water on the subject and adjacent properties	Mid-Term	Mayor and Commissioners	Potential reduction in lot size requirement and increased housing and tax revenue
k. Complete the process to Annex Trueman Point to the Town	Short-Term	Mayor	Expansion of Town boundaries, and eligibility for state funding for site development

Action Item	Timeframe	Lead and Partners	Outcome/Measure
2. Green the Town.			
a. Develop a solar field appropriately sized to supply power to the entire Town and possibly adjacent Cedar Haven, beginning first with government buildings, open space areas and streetlights	Short-Term to Mid-Term	Public Safety Commissioner, Mayor, Commissioners, DNR,	Reduced expenses on electricity for Town properties; new revenue source

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		Maryland Energy Administration	
b. Contract with a housing developer to build a Net Zero Energy single-family home on Town-owned properties for rental or sale to encourage green building residential development	Mid-Term	Mayor and Commissioners	Development of net zero housings in Town
c. Study the feasibility of creating a “Tiny House Village” in the Town for year-round, seasonal and overnight occupancy and partner with the University of Maryland, Bowie State University or other organization involved in tiny house construction to construct the houses	Short-Term	Mayor and Commissioners,	Determination of feasibility of developing tiny houses in Town and potential to Increases supply of seasonal housing and shorter-term lodging; increase Town revenue
d. Construct a rain garden at the Community Center, “Town Hall” and garage facilities as appropriate as a stormwater management and demonstration project and attraction for the visitors and residents	Short-Term	Mayor, Commissioners, Chesapeake Bay Trust	Number of rain gardens developed throughout Town on private property
e. Considering installing an electric charging station in the government complex to accommodate and encourage the use of electric vehicles; seek federal funding for the acquisition and installation of a charging station; and, develop a fee structure	Mid-Term	Mayor, Commissioners, Federal Department of Energy, Maryland Energy Administration	Identification of the Town as a charging station location for electric vehicles; new revenue source
f. Identify incentives to encourage LEED certified residential development	Short-Term	Mayor and Commissioners	LEED certified residential development and higher property values and tax revenue

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APPENDICES

Appendix A

Community Engagement & Visioning Process Plan

March 30, 2018



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Financial assistance for this project is provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office for Coastal Management, National Oceanic and Atmospheric Administration.

Deliverable 1: Engagement and Visioning Process Plan
Contract No. FY2018-001

Submitted by the Honorable James D. Crudup, Mayor, Eagle Harbor
Prepared by Ivy A. Lewis, AICP, Project Manager

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DISCLAIMER

This report was prepared by the Town of Eagle Harbor using Federal funds under award number NA17NOS4190153 FROM NOAA, U.S. Department of Commerce. The statements, findings, conclusions, and recommendations are those of the author(s) and do not necessarily reflect the views of NOAA or the U.S. Department of Commerce.

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Introduction

This Community Engagement and Visioning Process Plan is a key component of the process to create a sustainability plan for the Town of Eagle Harbor. Among the central aims of this process are to help the Town selectively modernize its infrastructure, create a business plan for raising revenues consistent with the values and aims of its 2017 Strategic Plan, and provide a working plan to assist the Town through subsequent administrations and future challenges to preserve its history and heritage.

Community engagement has already played a significant role in the Town of Eagle Harbor's efforts to plan for a sustainable future. Resident and stakeholder engagement through community meetings and surveys informed preparation of the 2017 Town of Eagle Harbor Strategic Plan, which established a vision for this future. It also created a strategic focus on the community's top priorities, including improving overall quality of life; achieving economic development and financial sustainability; building alliances, partnerships and local leadership; preserving Town history; and providing adequate infrastructure. The authors of the plan thought it important to note that its success "depends upon the commitment and actions of the Board [of Commissioners] as well as the buy in of the entire community..." A commitment to engagement and community ownership played out again in the creation of a working group of key stakeholders to help prepare the Town's application for Sustainable Communities designation from the State of Maryland.

This Community Engagement and Visioning Process Plan builds upon these recent planning efforts in Eagle Harbor, including utilizing community engagement strategies and resources already in place which have proven to be effective. The engagement plan is a comprehensive strategy to inform, educate and involve residents, property owners and other key stakeholders in the process to envision a sustainable future for the Town and develop and implement a sustainability plan that stays true to the Town's strategic vision and priorities. It identifies who should participate in the process and how to outreach and engage them in diverse ways throughout each stage. Engagement strategies seek to achieve the goals and objectives listed below.

Community Engagement Goals and Objectives

The goals of community engagement are to:

- ✓ Inform the community and other stakeholders about the project and process to prepare the sustainability plan for the Town, including major steps and milestones, timeline and their role in the process and desired outcomes;

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- ✓ Educate the community with the facts on the impact of coastal flooding now and in the future, shoreline erosion, and stormwater runoff including the potential impact of failing septic systems and also on the benefits of green infrastructure, preservation of cultural and environment resources and other Town assets, capitalizing on existing opportunities and establishing long term partnerships;
- ✓ Identify and involve key community stakeholders at all stages of the decision-making and plan development process.
- ✓ Gain broad-based stakeholder support, involvement and long-term commitment to the aspirations and goals of the sustainability plan and implementation.

The objectives of community engagement are to:

- ✓ Provide up-to-date information on the status of the project and opportunities for community participation, including posting project related documents on the Town's Website;
- ✓ Learn from the community and key stakeholders how best to outreach and engage them in the process and utilize a variety of ways to accomplish this based on those preferences;
- ✓ Use technology and social media to the extent possible, and desired, to inform, educate and establish two-way communication opportunities for stakeholders;
- ✓ Create easy-to-understand, visualization techniques including maps, illustrations, photos and charts to convey complex information;
- ✓ Maintain a list of and involve and consult government officials on issues and recommendations that affect their agencies; and
- ✓ Build upon past communication and engagement strategies utilized by the Town.

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Current Community Engagement Efforts

The Town of Eagle Harbor under the leadership of the Mayor and Commissioners uses a variety of approaches to outreach to and engage the community in the day-to-day affairs of the Town and major initiatives, most recently the strategic plan and Sustainable Communities Action Plan and application. The following is a list of these efforts which form the foundation for this engagement and visioning process plan:

- ★ The Town of Eagle Harbor Website on which information is provided on community services, events, documents and quick links;
- ★ Monthly meetings of Commissioners and special meetings called by the Mayor that allow for information sharing and public participation;
- ★ Annual community events including Eagle Harbor Day, Clean-up Day, Annual Crab Feast, Traditional Opening and Closing of the Town and Annual Christmas Party;
- ★ Asset Mapping Workbook to be used to identify and build upon the strengths, resources, services and assets of the Town to meet community aspirations;
- ★ Community surveys, Community Center Bulletin Board, and email blasts; and
- ★ The Eagle Harbor Informer Newsletter and quarterly Mayor's Letter.

Additionally, there is the Eagle Harbor Civic Association established before the Town's incorporation, and whose members are also elected by the community. The association meets monthly following the Board of Commissioners meeting and is committed to promoting the general welfare of the community. It played a key role in the process to prepare the Sustainable Communities application and will be involved in implementing key action items.

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Key Participants

As stated in the 2017 Strategic Plan, the success of the plan depends upon the commitment and actions of elected officials in Town and community buy in. The success of *this* process and resulting sustainability plan are also depended upon the active participation of the community. Additionally, it is essential that other elected officials and government agencies with legislative and regulatory authority over affairs in the town participate in the process as well as non-government partners and advocates given the role they currently play or can play is assisting the Town in meeting its priorities. A list of key stakeholders and their roles is provided below.

Key Participants	Roles	
<ul style="list-style-type: none"> Year-round and seasonal residents 	Provide input on community culture, Town history, concerns, challenges, priorities and aspirations; and, feedback on goals, strategies and implementation activities including the role that residents can play in implementation.	
<ul style="list-style-type: none"> Non-resident property owners 	Provide information on future plans for their property; input on concerns, challenges, priorities and aspirations; and, feedback on project recommendations	
<ul style="list-style-type: none"> Town Commissioners 	Share information on current and planned projects in Town, growth policies and plans, existing partnerships and fiscal priorities; provide input on key challenges and concerns; give feedback on project recommendations; enact ordinances to implement recommendations as necessary and appropriate – the Town Commissioners are currently updating several ordinances pertaining to environmental quality	

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Key Participants	Roles
<ul style="list-style-type: none"> Patuxent Riverkeeper 	Provide technical information on environmental issues and assistance on establishing priorities and strategies for protection and preservation; comment on preliminary recommendations; and, identify partnerships and resources
<ul style="list-style-type: none"> Educational and non-profit organizations (e.g., Prince George’s County Public School) 	Share information on available resources and ways to support town activities to preserve important community and environmental resources and provide feedback on project recommendations regarding these objectives
<ul style="list-style-type: none"> Adjacent property owners (residents of Cedar Haven, NRG Energy) 	Provide input on any current and future plans and opportunities for collaboration on projects and problem-solving strategies to address environmental protection and preservation; and, provide feedback on preliminary plan recommendations

Other stakeholders might be identified and invited to participate in the project as their interests align with the aspirations of the Town, or as they may potentially be impacted by proposed improvements.

A Framework for Community Engagement and Visioning

The table provides an overall framework of the engagement program. It summarizes community engagement goals and aligns them with strategies and a toolbox of techniques that can be used to achieve them.

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	Inform	Educate	Involve/Consult	Collaborate & Empower
Goal	Keep the community and stakeholders informed about the project: major steps and milestones, timelines, desired outcomes, and progress and their role in the process	Educate the public on existing conditions and strengths, weaknesses, opportunities and threats facing the Town	Involve the community and stakeholders in each component of the project: Visioning and Strategic Planning and Preparation of the Sustainable Plan	Gain broad-based community and stakeholder support for the project and their involvement and long-term commitment to implementation
Strategy	Describe key project components and objectives in writing and create and make available a planning process chart with a schedule and information on engagement opportunities	Utilize technical experts and existing fact-based reports to educate the community on existing conditions and describe current policy and regulatory framework for addressing them	Use diverse approaches to obtain community input on issues of concern, priorities, roles and responsibilities and feedback on vision, goals, objectives and development strategies	Utilize the Sustainable Communities Action Plan Workgroup list to identify important partnerships and roles and responsibilities for plan implementation; develop partnerships and formal agreements
Toolbox	<ul style="list-style-type: none"> ▪ Website postings of planning process information and public engagement opportunities, meeting notices, etc. ▪ Project Fact Sheet/Newsletter available for pick up or direct mailing ▪ Project poster to track progress 	<ul style="list-style-type: none"> ▪ Existing conditions fact sheets ▪ Table top discussions at community meetings ▪ Website postings of maps and illustrations of existing conditions ▪ Facilitated community discussions with technical experts ▪ Report summarizing key issues 	<ul style="list-style-type: none"> ▪ Community asset mapping exercise ▪ Word Cloud developed from surveys and/or breakout group feedback ▪ Games (for kids and adults developed by the community) ▪ Community meetings ▪ Advisory Group/Committee 	<ul style="list-style-type: none"> ▪ Implementation matrix identifying who does what, when and with what resources ▪ Public/Private Partnership agreements/MOUs ▪ Annual meeting on implementation activities and progress ▪ Community events organized around

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	<ul style="list-style-type: none"> ▪ Monthly Commission and Civic Association meetings 	<ul style="list-style-type: none"> ▪ Walking tours/site visits 	<ul style="list-style-type: none"> ▪ Polling (dot and/or electronic polling) ▪ Surveys (administered at community meetings and/or door to door) ▪ Resident and key stakeholder interviews ▪ Social Media (Instagram/Twitter) for 2-way communication 	<ul style="list-style-type: none"> implementation activities ▪ Regular web postings on activities and progress ▪ Activities posters, including to track progress
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Visioning and Strategic Planning Process

Eagle Harbor established a community vision as part of its strategic planning process. The vision, “To become the paradise on the Patuxent”, reflects the community’s desire to improve its social, economic and physical environment and be known as a great place to live and recreate. The visioning process for this project will build upon this goal with thematic vision statements focused on environmental, economic and fiscal sustainability and resilience. The visioning process will consist of the following steps which will consider and reflect work already completed by the community on the strategic plan and Sustainable Community application process:

1. Conduct a community survey to assess perceptions on the importance of environment issues facing the town and improvements planned and proposed; use the survey results to begin identifying community priorities and expectations.
2. Hold a community meeting(s) to engage stakeholders in a SWOT (strengths, weaknesses, opportunities and threats) and/or PARK (preserve, add, remove and keep out) analysis; organize a community walk to complete an asset mapping exercise; and, compile existing information on existing conditions.
3. Present the inventory of existing conditions and draft vision statements, goals, objectives and alternative development scenarios based on this information for community feedback; make information available in different forums, including at a

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Commission, civic association and/or general community meeting, via the Town Website and interactive social media platforms, and in hard copy format with feedback cards at the Community Center.

4. Compile community feedback and make available on the Town Website and other appropriate medium.
5. Finalize vision statements, goals, objectives and preferred development scenarios and present to the civic association (or steering committee if established) and Town Commissioners for preliminary approval.
6. Draft and present for community/stakeholder feedback specific action items to achieve community visions and goals, at a community meeting (regular or special), on the Town Website and social media platforms and at the Community Center with feedback cards.
7. Draft the sustainability plan and distribute for review.
8. Finalize the plan document and present for formal community and Town approvals.

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Visioning and Strategic Planning Process Schedule

The table below provides a summary of major process steps, community engagement activities and schedule for each step/milestone.

Process Steps	Community Engagement Activity	Schedule
Inventory of Existing Conditions	<ul style="list-style-type: none"> ▪ SWOT and PARK analysis and asset mapping ▪ Review and comment on existing conditions inventory and key findings ▪ Input on vision statements, goals, objectives and development scenarios 	March - May 2018
Community Visioning and Strategic Planning	<ul style="list-style-type: none"> ▪ Review draft vision statements, goals, strategies and preferred development scenarios and provide feedback and preliminary approval 	June - July 2018
Document Preparation and Community Review	<ul style="list-style-type: none"> ▪ Review and provide feedback on the draft sustainability plan and implementation program 	July-August 2018
Document Revisions, Completion and Project Wrap up	<ul style="list-style-type: none"> ▪ Final Comment Period 	September – November 2018

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Appendix B

COMMUNITY SURVEY

Introduction: There were 31 responses to the Community Survey administered between March and July 2018; the results of the survey are summarized below.

- 1. Eagle Harbor, a waterfront community, is losing inches of shoreline each year and experiencing flooding from the Patuxent River from major storms, even hurricanes, and along Coleman Creek. As such, please indicate how important the following issues are to you (check the appropriate box):**

	Very Important	Important	Of Average Importance	Of little Importance	Not Important
a. Flooding from Patuxent River onto private property	24 (77%)	7 (23%)	0	0	0
b. Flooding from Coleman Creek	21 (68%)	4 (13%)	3 (10%)	0	0
c. Flooding at Trueman Point	17 (55%)	11 (35%)	1 (3%)	0	0
d. Damage to the Town from Hurricanes	21 (68)	5 (16%)	2 (6%)	0	0
e. Stormwater runoff from roads & property into the Patuxent River	18 (58%)	12 (38%)	1 (3%)	0	0
f. Erosion of the Shoreline	24 (77%)	6 (19%)	0	0	0

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g. Leakage from Failing Septic Tanks into the Patuxent River	23 (74%)	5 (16%)	2 (6%)	0	0
h. Impact of the Power Plant on the Town (example, air and/or water pollution)	27 (87%)	2 (6%)	0	1 (3%)	0
i. Water Quality in the Patuxent River	24 (77%)	5 (16%)	0	0	0

2. A number of community improvements are planned or desired, how important is each of them to you? (Check the appropriate box.)

	Very Important	Important	Of Average Importance	Of little Importance	Not Important
a. Development of Trueman Point – e.g. boat ramp, boat rental, seasonal restaurant	20 (65%)	6 (19%)	1 (3%)	0	0
b. Community Septic System	22 (71%)	4 (13%)	3 (10%)	0	0
c. Efforts to increase Town Revenues	21 (68%)	7 (23%)	0	0	0
d. Housing fixup/renovation/better property maintenance	23 (74%)	6 (19%)	1 (3%)	0	0
e. New housing construction	9 (29%)	9 (29%)	9 (29%)	0	1 (3%)
f. Road Improvements	20 (65%)	9 (29%)	1 (3%)	0	1 (3%)

Check the box that applies to you.

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3. I am a:

- Year-round resident of Eagle Harbor (12/39%)
- Seasonal resident of Eagle Harbor (8/26%)
- Non-resident property owner (9/29%)
- Other (explain) (2/6%)

4. I have lived in Eagle Harbor:

- Less than 1 year (0)
- 1 to 5 years (4/13%)
- 6 to 10 years (11/35%)
- More than 10 years (7/23%)

5. In general, how do you prefer to get information about the sustainability project?

(Check all that apply)

- Email (25/81%)
- Eagle Harbor Website (14/45%)
- Other (1/3%)
- US Mail (9/29%)
- Social Media (Facebook, Twitter, Instagram) (6/19%)

6. In general, what method(s) would you prefer to use to provide input on the project?

(Check all that apply)

- Email (18/58%)
- Interactive Website (6/19%)
- Community/Commission Meeting (9/29%)
- US Mail (14/45%)
- Social Media (Facebook, Twitter, Instagram) (3/10%)
- Other (0)
- Written Correspondence (10/32%)

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Appendix C

Preliminary Report on Shoreline Property Owner Interviews (April – May 2018)

Introduction

Phone interviews were conducted with nine of the 22 owners of property along the Patuxent River shoreline to learn about their experiences with flooding and shoreline erosion, improvements they have implemented and/or plan to implement to address these conditions, and to get their reactions on the use of plant-based, green infrastructure solutions that might impact their property. Interviews were also planned for owners of property in Lower Eagle Harbor (west of Dogwood Trail) along Coleman Creek to ascertain their experiences with flooding from the creek, however phone numbers were not readily available. One shoreline property also abuts the creek. That owner shared his experiences and concerns regarding the impact of flooding from the creek on his property. Attempts will continue to be made to contact the balance of property owners, along the shoreline and creek, through a mail out/mail back survey. The results of the interviews will inform the sustainability plan and restoration project.

Ownership and Land Use on the Patuxent River Shoreline

There are 98 platted lots along the shoreline, grouped within 40 separate tax accounts and held by 22 property individual property owners. For the purposes of this report, the tax accounts will be treated as individual properties. As such, 18 or 45% are single family, 20 or 50% are vacant (one of them has several accessory structures), and one each, or roughly 2.5%, are open space and office, respectively (the latter the Eagle Harbor Community Center).

Interviews

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Ten property owners were interviewed during April and May 2018. Eight of the properties are single-family, one has a tenant, and one is vacant land. Of the 10 interviewees, 5 are seasonal residents and four are year-round. One of the year-round residents owns a vacant house along the shoreline.

The following property owners were interviewed.

Property Owner	Address	Land Use	Tenure
1. Bertha Guerra	23508 Patuxent Blvd	SF	Seasonal
2. Harold Bryant (Huggs Property)	23516 Patuxent Blvd	SF	Yr-Round
3. James Jones	23600 Patuxent Blvd	Vac	Vacant land
4. Sabrina Littlejohn	Patuxent Blvd (Tax ID # -0840405)	SF	Yr-Round
5. Joseph Lomax	23510 Patuxent Blvd	SF	Yr-Round
6. Norma Stewart	23404 Patuxent Blvd	SF	Seasonal
7. Patsy Huggs	23516 Patuxent Blvd	SF	Seasonal
8. Commissioner James Green	23116 Patuxent Blvd	Vac	Vacant Land
9. Ray Savoy	18403 Ash Trail	SF	Yr-Round
10. Walter Henry	18601 Trueman Point Road	SF	Seasonal

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Summary of Preliminary Findings

The following are general findings from the interviews:

Property owner experiences with flooding vary depending upon the elevation of their property relative to the shoreline. However, only accessory structures have been damaged overtime by flooding and, for most, flooding usually occurs during major storms and less from high tide. Only one property owner mentioned flooding associated with high tide but noted flooding at high tide is not a normal occurrence.

One property owner recalled several flooding events in 2016 and 2017 that threatened the main structure. Flooding and/or erosion has caused severe cracks and instability in a six-foot-tall retaining wall. There has been an attempt to shore up the wall with large concrete blocks but erosion beneath the blocks will eventual lessen their ability to hold up the wall.



Property owners with piers noted numerous times that water levels reached the platform and few occasions when water covered it. There are nine properties with piers.

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Almost all the interviewees attested to the loss of shoreline though the degree of erosion differs across properties. Those with long tenures in the community and who recall sandy areas along their shoreline describe significant erosion. While others with green shorelines describe somewhat less. At least two property owners noted that overtime sand has been deposited on their property essentially extending/rebuilding their shoreline.

Several property owners are at a loss for how to address flooding and/or shoreline erosion affecting their properties. For beach loss, some property owners have attempted to replace the sand only to have it washed away overtime. At least one owner rebuilt an accessory structure and elevated it with stilts. Another property owner brought in gravel help boats to get into and out of the river.

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Some property owners shared ideas about what might be done to protect the shoreline and increase resiliency to flooding. They included rebuilding the sea wall, building individual retaining walls, installing bulkheads and river rocks, and promoting plant growth. Most property owners have no immediate plans for their property; one wants to build a home on vacant property; another is contemplating rebuilding on the property. Most discussed routine maintenance.

Almost of the property owners interviewed are interested in learning more about, and believe they can support, nature-based/green infrastructure solutions to flooding and continued shoreline erosion. Several expressed concern about the potential of blocked views; another questioned whether plant-based solutions are feasible given sandy conditions along some properties.

Detailed responses are provided for each interview.

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Appendix D

ASSET MAPPING SUMMARY REPORT

The Eagle Harbor community participated in an Asset Mapping exercise at the Commission Meeting held on June 28, 2018 and at Eagle Harbor Day on August 4, 2017. In today, 26 Asset Mapping Worksheets were completed. All five Eagle Harbor Commissioners completed a worksheet.

Participants were asked to identify up to five top places and amenities in Town, and up to four activities most valued and organizations/individuals important to the Town. Additionally, respondents were asked to identify persons they know that can be beneficial to the Town, economic opportunities that the Town must preserved and protect, and talents and skills they possess that can benefit the town. All responses are provided.

<p>Questions 1: Most Valued Places and Amenities in Town</p> <ol style="list-style-type: none"> 1. Patuxent River (23) 2. Heritage and Town History (19) 3. Town Services (17) 4. Access to & River Recreational Activities and Historic Trueman Point, (13) 5. Growth Potential on Vacant Land and Town Property (8) 6. Small Town/Rural Character (7) 7. Coleman Creek, Forested Area/Upper Eagle Harbor and Other (6) 8. Active shoreline (5) 9. Educational Opportunities Provided by the River, Open Space (4) 10. Trails (1) 	<p>Question 2: Most Valued Activities in Town</p> <ol style="list-style-type: none"> 1. Town of Eagle Harbor Day (26) 2. Annual Crab Feast (18) 3. Official Opening and Closing of Town (15) 4. Commission Meetings (13) 5. Annual Christmas Party (12) 6. Neighborhood Watch (11) 7. Clean-up Day and Hosting Outside Event (6)
<p>Question 3: Important Organization/Individuals to the Town</p> <ol style="list-style-type: none"> 1. Eagle Harbor Citizens Association (25) 2. Patuxent Riverkeeper (22) 3. County and State Elected Officials (14) 	<p>Question 4: Known persons beneficial to the Town</p> <ol style="list-style-type: none"> 1. Town of Eagle Harbor Commissioners (3) 2. Mayor (3)

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<ol style="list-style-type: none"> 4. State of Maryland Agencies (13) 5. County Agencies (12) 6. Colleges and Universities (4) 7. Cedar Haven Civic Association and PGC Public Schools (3) 	<ol style="list-style-type: none"> 3. Citizens Association President (2) 4. Treasurer (2) 5. Mel Franklin (2) 6. County Executive and District Council (1) 7. County and State Elected Officials (1) 8. Patuxent Riverkeeper (1) 9. Secretary (1) 10. Historian (1) 11. Security (1) 12. Property Owner James Jones (1) 13. Maintenance Commissioner Greene (1)
<p>Question 5: Economic opportunities that must be preserved and protected</p> <ol style="list-style-type: none"> 1. Trueman Point (8) 2. Waterfront/Shoreline (4) 3. Land/Property Value/Development (2) 4. Artesian Well (1) 5. Town Upkeep (1) 	<p>Questions: Talents and/or skills property owners have that can benefit the Town</p> <ol style="list-style-type: none"> 1. Leadership (3) 2. Outreach (2) 3. Building skills and mechanics (2) 4. Knowledge of the River (1) 5. Administrative skills (1) 6. Activity planning (1) 7. Time (1) 8. Talent (1) 9. Gifts (1) 10. Volunteerism (1) 11. Music (1) 12. Social Media (1) 13. Management (1) 14. Planning (1) 15. Patrolling the town, keeping watch for problems (1)

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	<p><u>Additional responses to Question 6 during group discussion at the Commission meeting</u></p> <ul style="list-style-type: none">16. Good ideas17. Ability to critique [ideas/situations]18. Understanding/knowledge of regulations
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By: _____ /Authorized Representative, The Town of Eagle Harbor

[Project Name]

[Project Number, if applicable]