

Eagle Harbor 2025: Planning for a Sustainable Community

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.

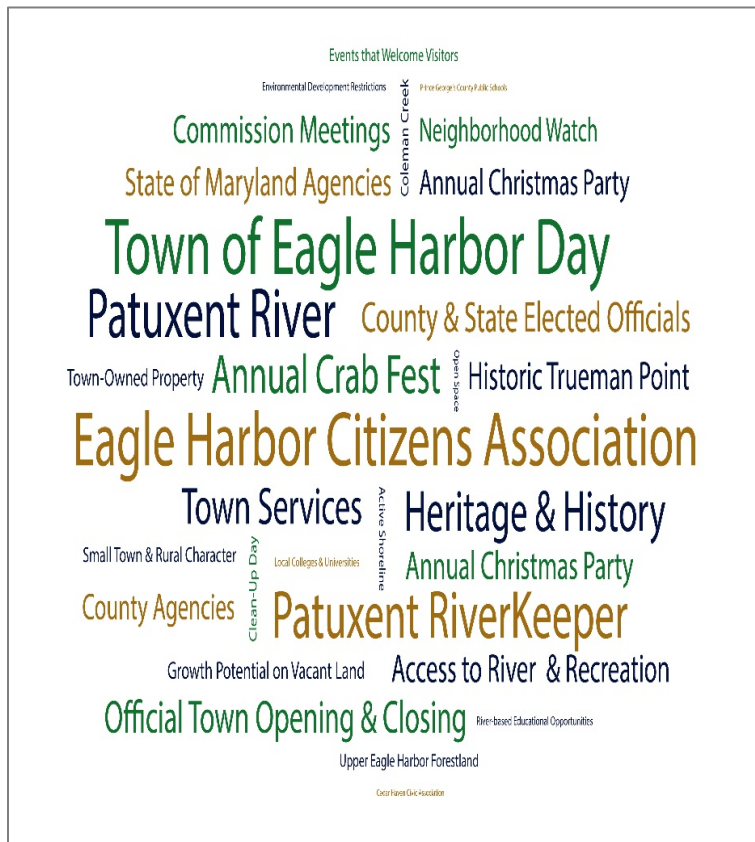


Figure 5: Asset Mapping Results

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

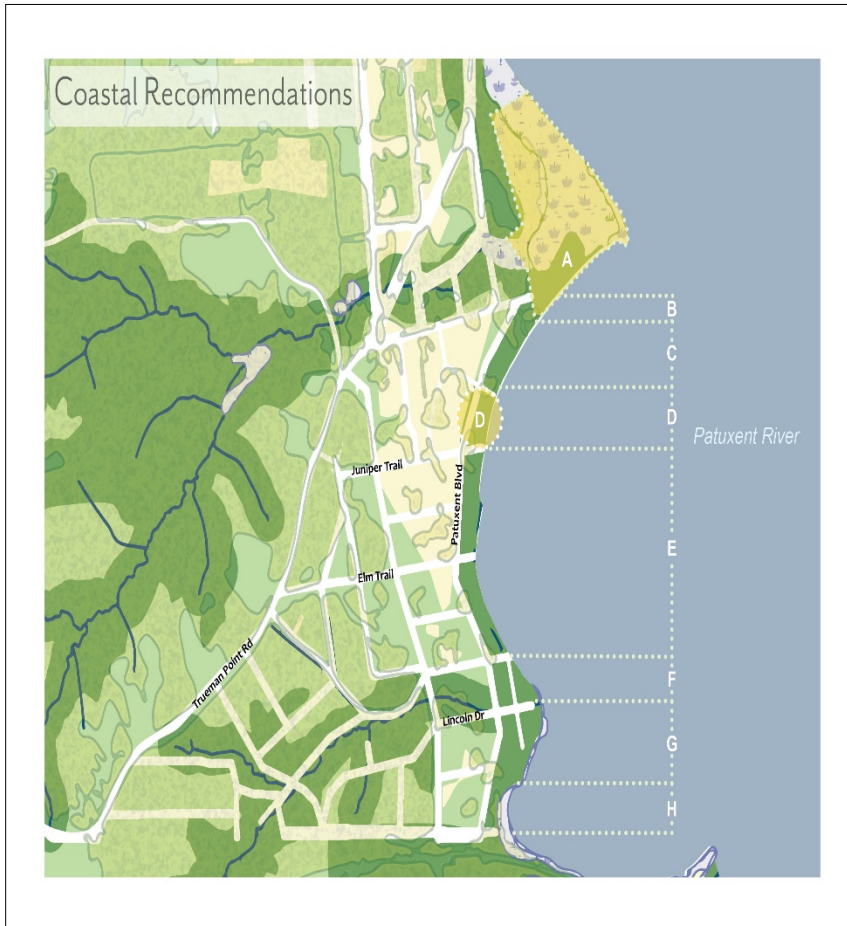
A living shoreline is proposed for the entire length of the Eagle Harbor coast. The diversity of the existing shoreline in terms of existing conditions and characteristics necessitated a different approach to distinct sections of the shoreline. See Map 22.

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

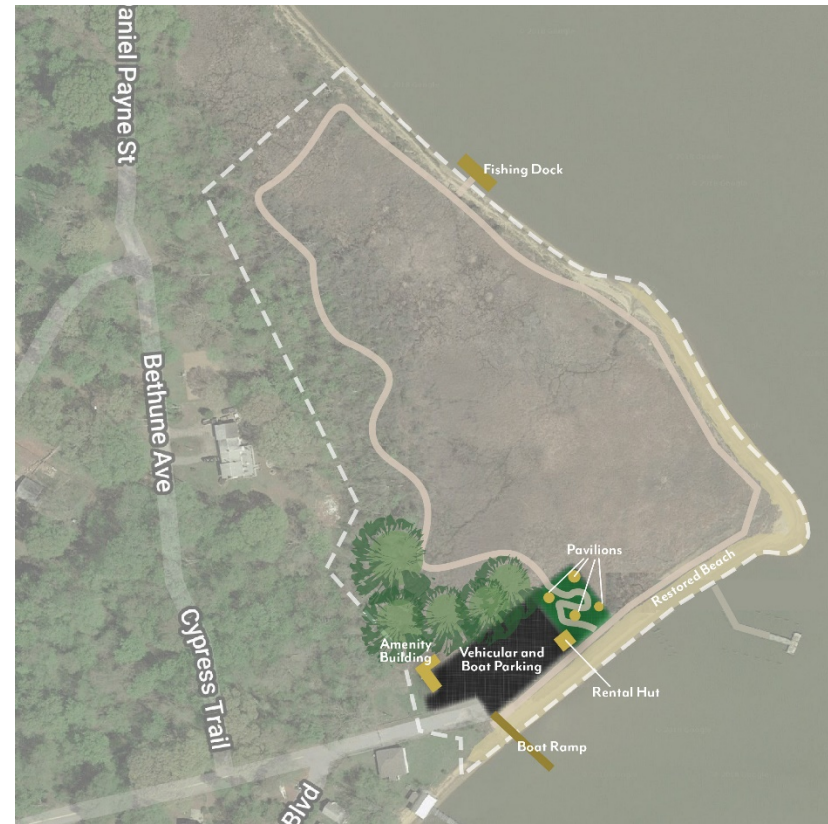
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Trueman Point Park

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)

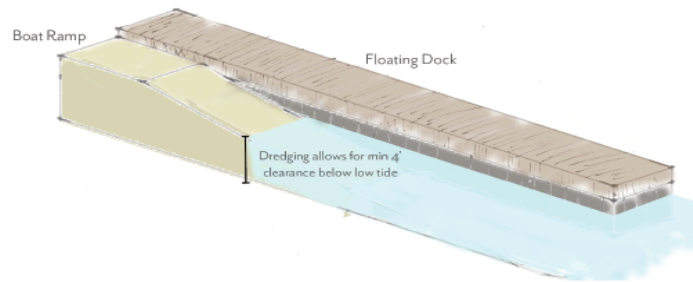


Development Concept for Trueman Point Park

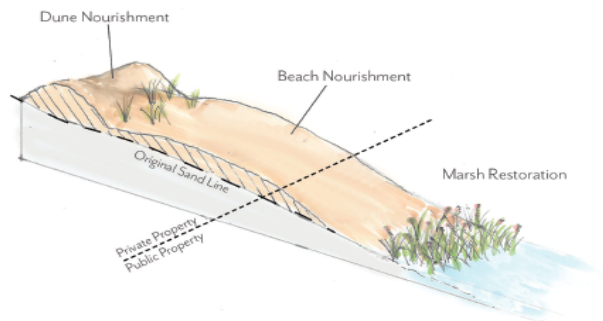
- New Boat Ramp (reflects dredging and strategy to address silt buildup)

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

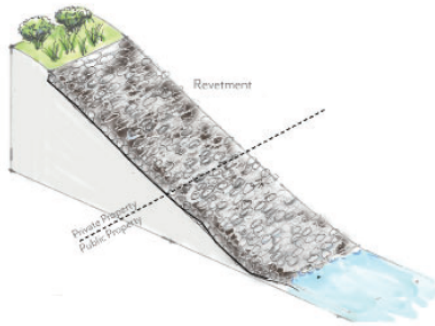


C. Beach and Marsh Nourishment: Protect existing beach from further erosion by replenishing beach areas and extending the public beach. Marsh nourishment can help slow water circulation that erodes the base of the shoreline.

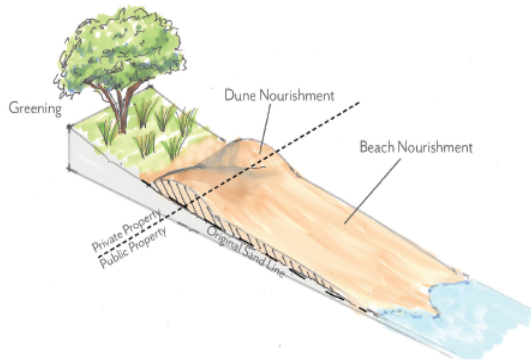


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F. Revetment: Replace the existing seawall with revetment to better stabilize and protect waterfront elevations.



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
- 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
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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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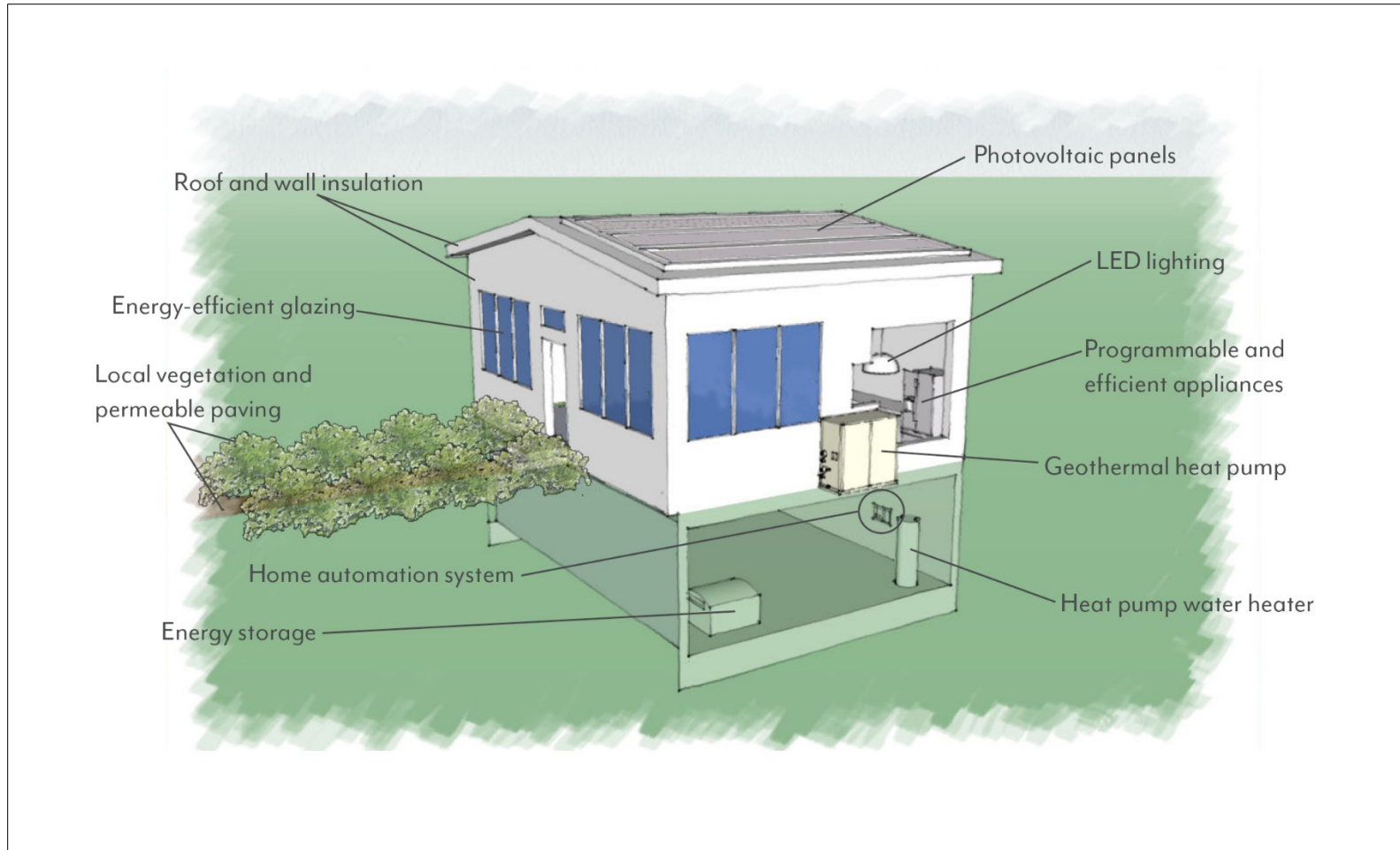


Illustration 3: Elements of a Net-Zero Home