

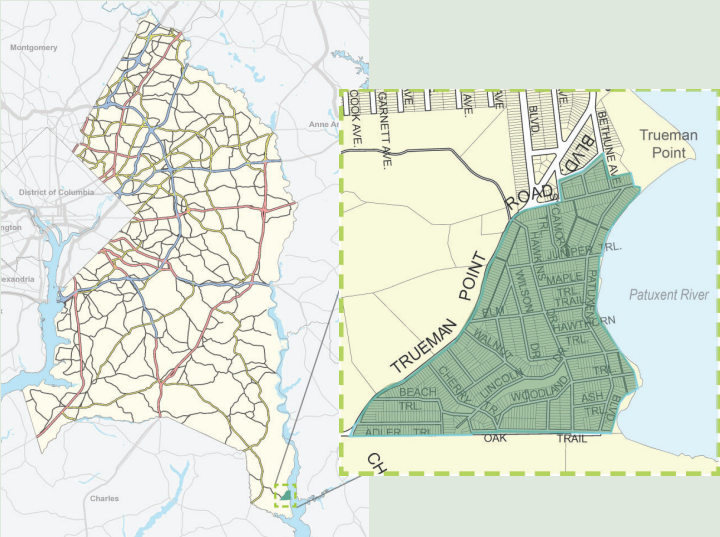
Why Plan for Sustainability?



OVERVIEW

The Town of Eagle Harbor celebrates its 90th birthday in 2019. In 2017, the Town completed its first Strategic Plan and in the same year sought and achieved designation as a Sustainable Community. This Sustainability Plan continues this effort with a greater focus on environmental sustainability and community resilience.

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. The shoreline is eroded and climate change has contributed to sea level rise, more severe and frequent storms, storm



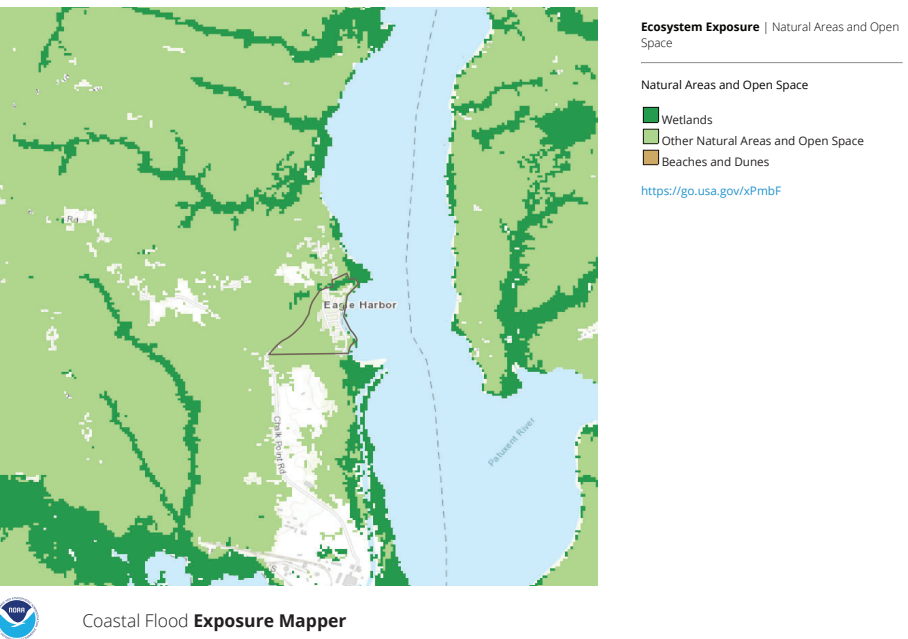
surges and coastal flooding. Coleman Creek has frequently overflowed its banks carrying and depositing large amounts of sand onto adjacent and nearby properties and Patuxent Blvd. The housing stock and population have aged, and increasingly single family and undeveloped properties are conveying to absentee family members. Aging septic systems are also a growing concern given potential impacts on water quality especially with more frequent flooding. The lack of new development has also limited the growth of Town revenues.

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, 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.

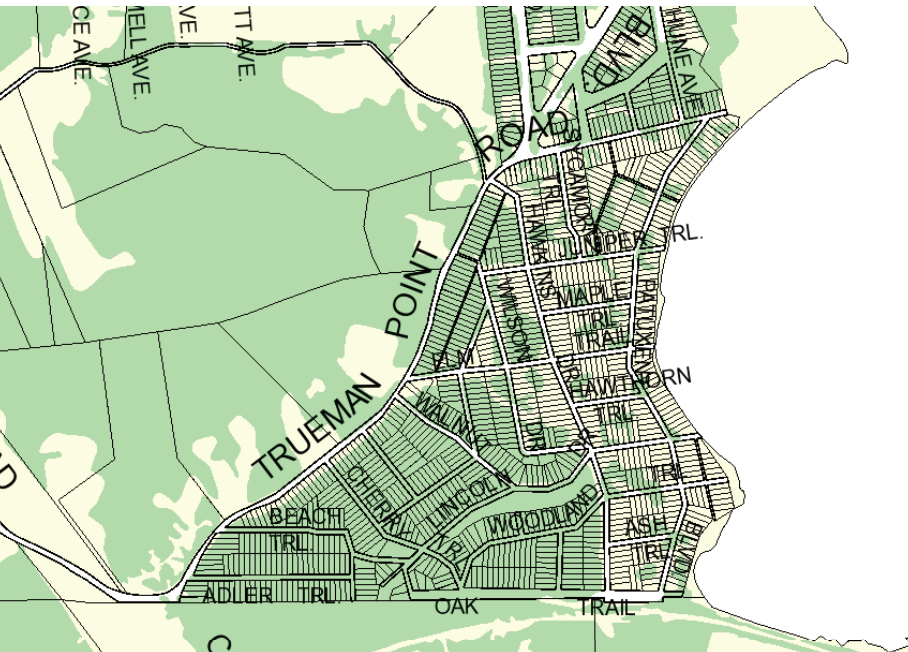
This Sustainability Plan establishes a framework and direction for the Town of Eagle Harbor to achieve its vision of the Paradise on the Patuxent and become sustainable and resilient according to the following focus areas:

- Social and Cultural Preservation
- Quality of Life
- Coastal and Stormwater Management
- Active Waterfront and River Recreation
- Green Economic Development

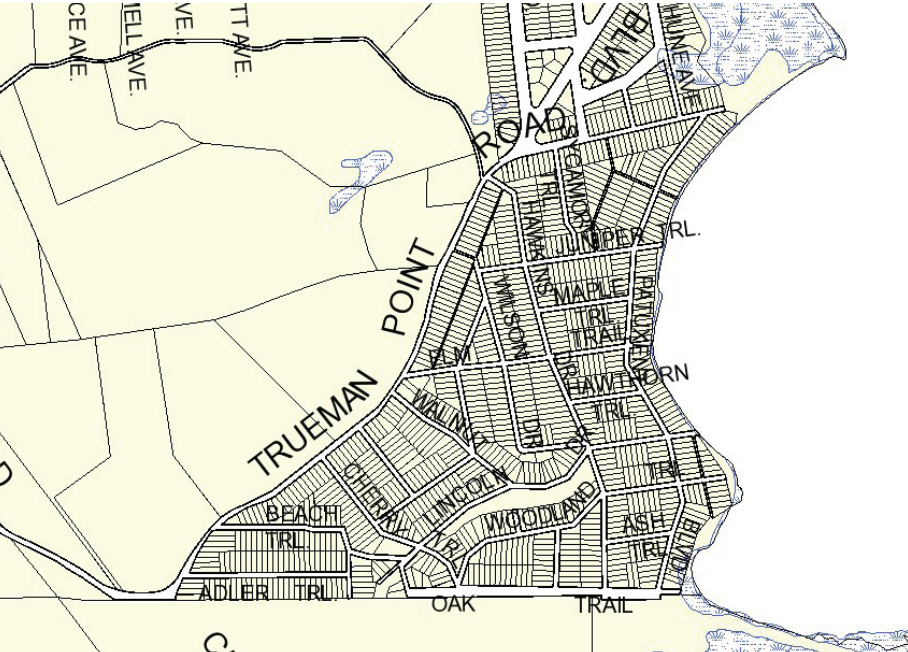
ENVIRONMENTAL PROTECTION



Coastal Flood Exposure Mapper



Tree Canopy



Wetlands



A Diverse Shoreline

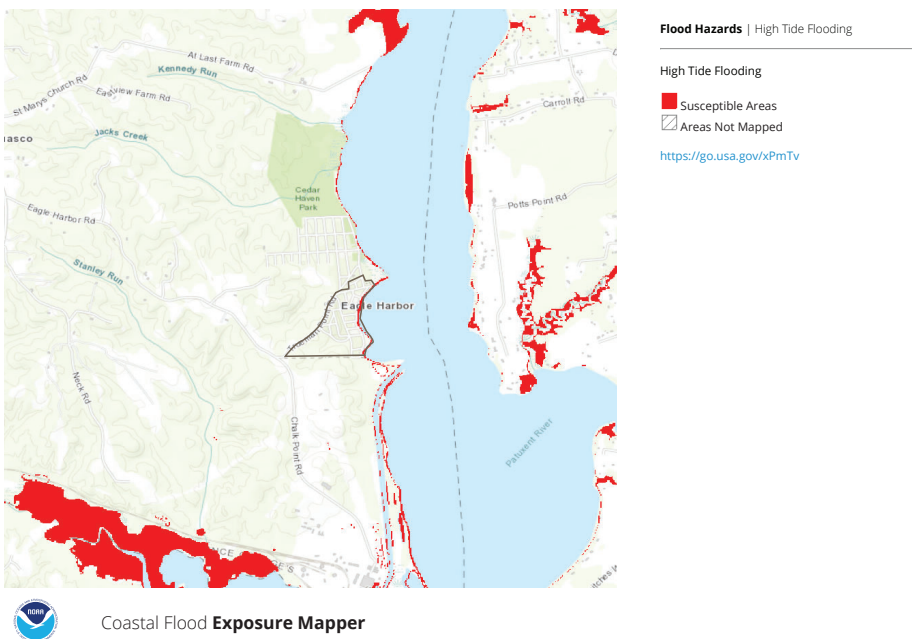


Unstable Retaining Wall and Eventual Collapse Due to Erosion

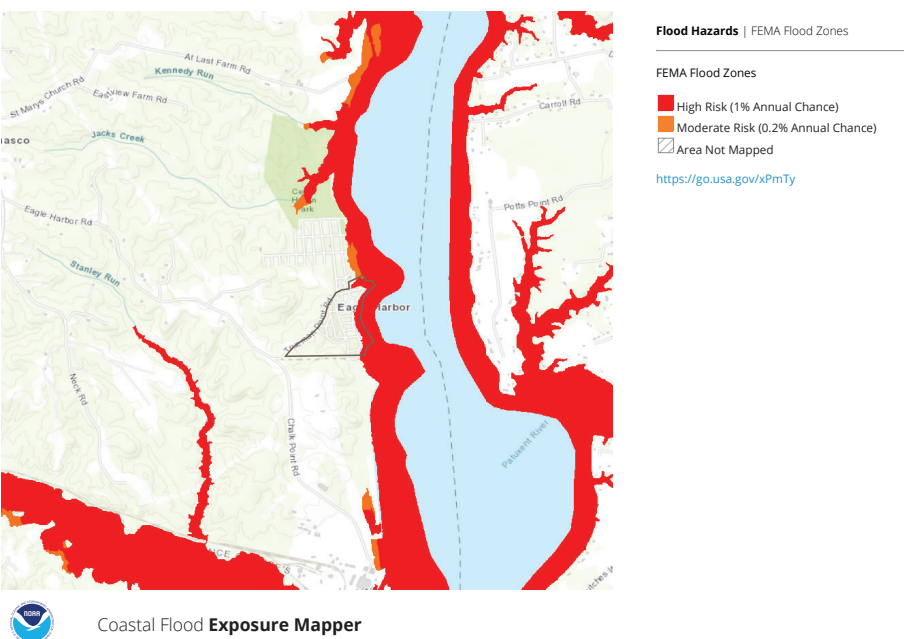


Shoreline and Beach Erosion

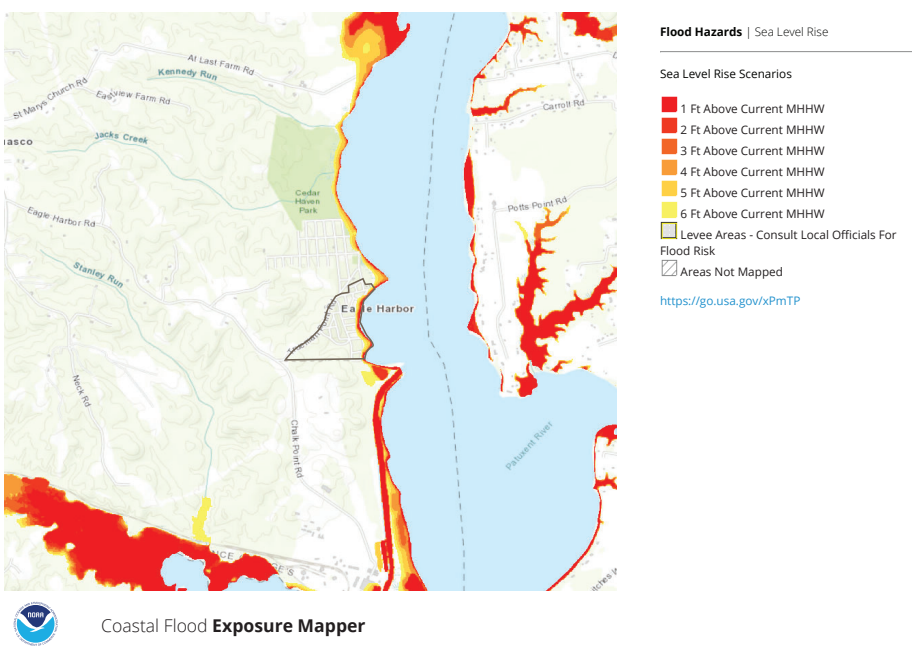
SEA LEVEL RISE AND FLOOD RISK



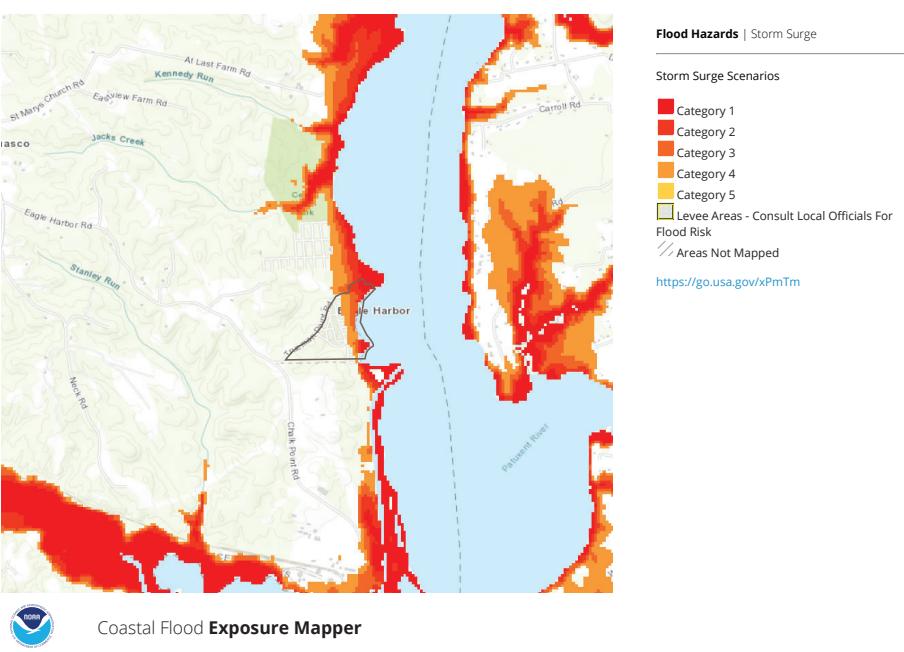
Coastal Flood Exposure Mapper



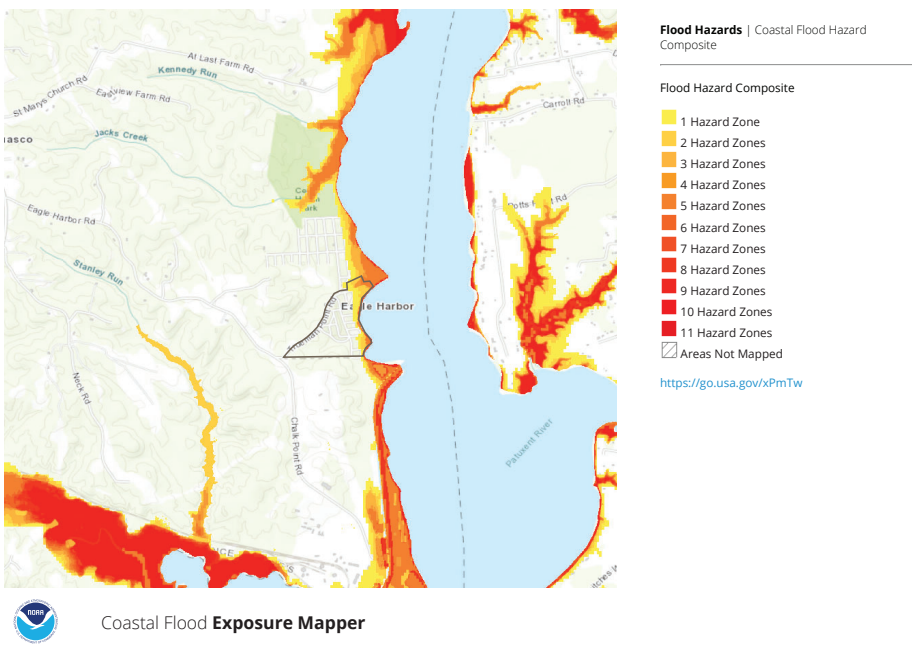
Coastal Flood Exposure Mapper



Coastal Flood Exposure Mapper



Coastal Flood Exposure Mapper



Coastal Flood Exposure Mapper



Flooding at High Tide

These images of Coleman Creek show the effect of the blocked culvert where the west side of the creek meets Patuxent Blvd. Because of the blockage, stormwater is overflowing the creek, onto and over Patuxent Blvd, and back into the creek, filling the creek on the east side. There's evidence of sand deposits from flooding on the property west of the road and on Patuxent Blvd.



Coleman Creek: Storm-surge Flooding onto Private Property



COMMUNITY INPUT

Thirty-one members of the Eagle Harbor community responded to a survey and identified 26 community assets (**community amenities**, **activities**, and **stakeholders**). The community also identified the following priorities:

Most Critical Community Issues

- Flooding from the River (31)
- Shoreline Erosion (30)
- Stormwater Runoff Into the River (30)
- Impact of Power Plant on Town (29)
- Water Quality in the River (29)
- Leakage from Septic Tanks (29)
- Flooding at Trueman Point (28)
- Damage from Hurricanes (26)
- Flooding from Coleman Creek (25)

Most Critical Community Projects

- Housing Improvements (29)
- Road Improvements (29)
- Increase Town Revenues (28)
- Development of Trueman Point (26)
- Leakage from Septic Tanks (29)
- Community Septic System (26)
- New Housing Constructions (18)



Eagle Harbor 2025

Planning For a Sustainable Community



SETTING THE STAGE FOR A SUSTAINABLE, RESILIENT COMMUNITY

Vision: Paradise on the Patuxent. Preserve 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.

GOALS AND KEY STRATEGIES

	Social and Cultural Preservation	Quality of Life	Coastal and Stormwater Management	Active Waterfront and River Recreation	Green Economic Development
Goals	<ul style="list-style-type: none">• Encourage and develop new ways of celebrating Town traditions• Brand the Town as Paradise on the Patuxent• Protect historic and cultural assets in Eagle Harbor• Memorialize important Town residents through plaques and naming of natural and cultural assets in their honor• Create a Town archive and records management system to protect historic records• Develop community leaders	<ul style="list-style-type: none">• Improve physical conditions of occupied and vacant housing units• Eliminate building and nuisance code violations on residential and vacant properties• Achieve at least 80 percent occupancy (year-round or seasonal) of all residential structures by 2025• Create new Town attractions to promote walking, biking and healthy lifestyles and a healthier natural environment• Maintain a safe environment for residents and visitors	<ul style="list-style-type: none">• Achieve coastal resilience: create a living shoreline• Reduce stormwater runoff into the Patuxent River- develop rain gardens throughout Town and pave Patuxent Blvd with permeable materials• Improve the functionality and appearance of Coleman Creek• Eliminate failing septic systems• Facilitate a comprehensive coastline restoration and management program	<ul style="list-style-type: none">• Restore and expand beach areas through replenishment• Replace the Trueman Point pier with a floating pier• Design new Trueman Point entrance, parking, boat launch and small park areas• Acquire and rent watersport equipment to residents and visitors• Explore designs for an environmentally friendly entertainment venue at Trueman Point	<ul style="list-style-type: none">• Diversify and increase Town revenue• Green the Town
Key Strategies	<ul style="list-style-type: none">• Seek designation on the National Register of Historic Places• Name all community assets after notable Town Residents and recognized at an annual event• Develop narrated thematic tours (walking, biking, boating) about Town history• Install historic markers commemorating events, people and places• Compile and centrally locate historic documents, photos, videos in a designated space in the new Town office	<ul style="list-style-type: none">• Target key vacant property for acquisition by the Town for fix-up and resale• Implement a fee on vacant residential structures to incentivize absentee owners to better maintain and secure tenants for their properties• Work with County inspectors to conduct an annual inspection and enforcement program in Town• Promote home ownership through the sale of Town property• Transform Trueman Point Road into a pleasant and scenic pathway with historic markers, plaques and native plants• Encourage residents to install home security systems	<ul style="list-style-type: none">• Consider obtaining an easement along the shoreline for implementing a consistent coastal management program• Reconnect appropriate sections of Coleman Creek to the floodplain• Elevate Patuxent Blvd 50 feet on either side of Coleman Creek• Plant trees along the entire length of Patuxent Blvd• Pursue development of a community septic system	<ul style="list-style-type: none">• Conduct sand replacement in areas with extensive beach erosion• Enhance the entrance, parking lot and picnic area at Trueman Point and the public access to the beach north of Juniper Trail• Acquire and rent watersports and beach equipment and house in an environmentally friendly structure at Trueman Point• Host an annual watersports festival to increase awareness of opportunities in Town to access and enjoy the river• Create an entertainment venue at Trueman Point if feasible	<ul style="list-style-type: none">• Create a government complex around the community center to establish a prominent Town center, co-locate new facilities and services adjacent to the existing building• Consider developing the entertainment venue at the community center site – expand the stage and design the open space for patron seating• Assess the feasibility of extending a floating pier with a pavilion from the community center and renting for private affairs• Remodel and upgrade services (WiFi, cable, movie screen, etc) at the community center to accommodate a variety of events (eg. family activities, business meetings) and market for rental• Develop a solar field to supply power throughout the Town• Encourage development of green residential buildings; construct a Net-Zero house on Town-owned property for rental or sale as a demonstration project• Study the feasibility of constructing a “Tiny House Village” for year-round, seasonal and overnight occupancy• Sell or lease Town-owned property for development• Rent watersport equipment to residents and visitors

DESIGN CONCEPTS

A. Light Touch and High Impact at Trueman Point

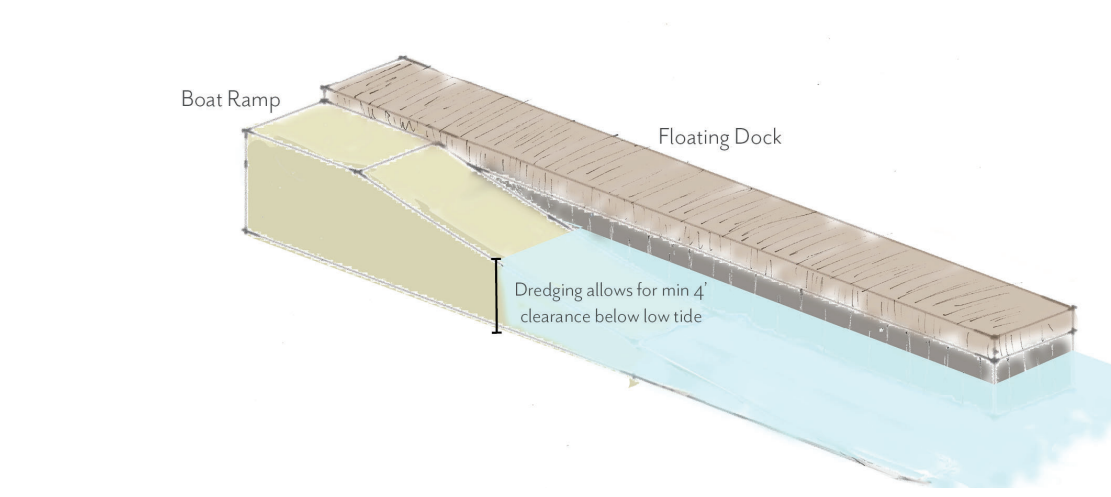
Passive recreation is encouraged through beach replenishment, fishing facilities, and the implementation of a trail and boardwalk through the wetlands. Reduce the amount of wetland disturbance by developing public and rental facilities as small, environmentally friendly structures, and using permeable paving for parking and walkways.



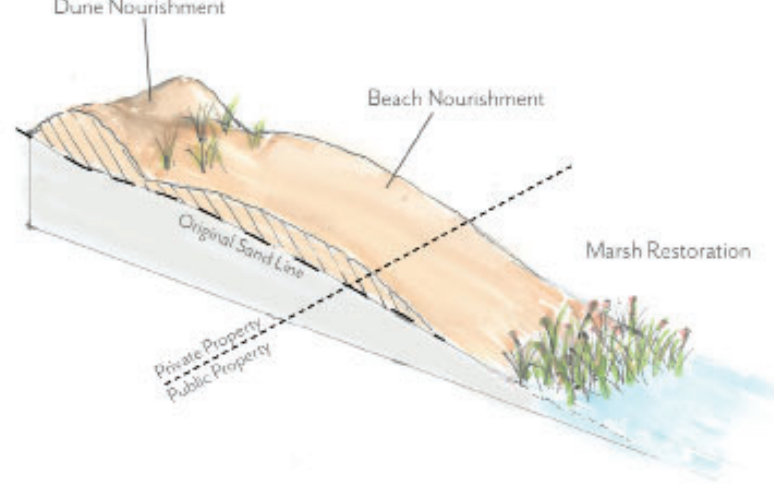
Existing Conditions : Trueman Point is an environmentally sensitive site.



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



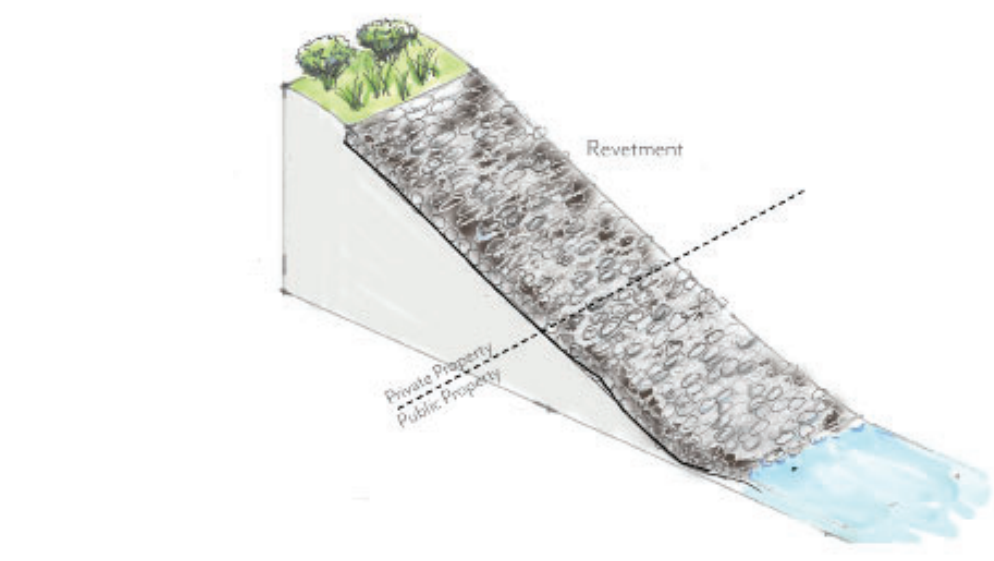
C. Beach and Marsh Nourishment: Protect existing beach from further erosion by replenishing beach areas and extending the public beach. Marsh nourishment can help slow water circulation that erodes the base of the shoreline.



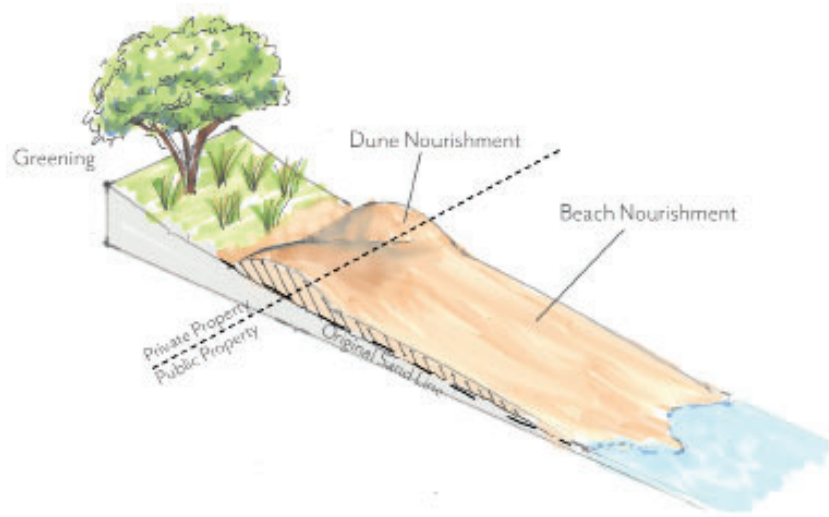
D. Government Entertainment Complex: Develop the Civic Center for more active recreation, such as an age-friendly playground, entertainment spaces, and a variety of outdoor seating, as well as water access.



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.



Existing Conditions: Insufficient public access to the shoreline and river.