

Eagle Harbor 2025: Planning for a Sustainable Community

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

Eagle Harbor 2025: Planning for a Sustainable Community

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

Eagle Harbor 2025: Planning for a Sustainable Community

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

Eagle Harbor 2025: Planning for a Sustainable Community

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

Eagle Harbor 2025: Planning for a Sustainable Community

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

Eagle Harbor 2025: Planning for a Sustainable Community

		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

Eagle Harbor 2025: Planning for a 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	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, PGCD OE	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

Eagle Harbor 2025: Planning for a Sustainable Community

		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			

Eagle Harbor 2025: Planning for a Sustainable Community

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.			

Eagle Harbor 2025: Planning for a Sustainable Community

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

Eagle Harbor 2025: Planning for a Sustainable Community

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
Action Item	Timeframe	Lead and Partners	Outcome/Measure
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
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 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

Eagle Harbor 2025: Planning for a Sustainable Community

		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

Eagle Harbor 2025: Planning for a Sustainable Community

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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Eagle Harbor 2025: Planning for a Sustainable Community

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

Eagle Harbor 2025: Planning for a Sustainable Community

		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

Eagle Harbor 2025: Planning for a Sustainable Community

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

Eagle Harbor 2025: Planning for a Sustainable Community

		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