

Sustainable Community Action Plan

Name of Sustainable Community

Submitted by the Town of Eagle Harbor

Date: 2017

Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc.)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • Approximately 31 acres of undeveloped, forested area • Boat access to the Patuxent River, including several existing piers • Recreational water sports, and fishing opportunities along the river’s shoreline • Existing wetlands along the shoreline limit development through the Chesapeake Bay Critical Area 	<ul style="list-style-type: none"> • Potential for flooding given proximity to the river (portion of Town is within the FEMA 2016 “VE” Flood Zone. • Environmental regulations though important and supported by the Town may conflict with some of the development goals

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen? →</p> <p>Progress Measure: Identify how you will know that you have achieved your outcome.</p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes. →</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p>Outcome 1: Work with the County, state, and federal government to eliminate septic systems in the town and move to central town sewage system</p> <p>Progress Measures: The safe removal of septic tanks with the replacement of a town sewage system.</p>	<p>Strategy A: Perform feasibility study to determine costs and prohibiting factors. Strategy B: Work with M-NCPPC and the County to determine likelihood of expanding existing sewer system infrastructure to the town.</p>	<p>M-NCPPC WSSC</p>

<p>Outcome 2: Address the erosion of the town shoreline.</p> <p>Progress Measures: Conduct annual or biannual measurement of shoreline recession.</p>	<p>Strategy A: Add native ecosystem vegetation to work as a natural buffer between shoreline and the bay currents.</p> <p>Strategy B: Add concrete structure or wall to have a more fixed divide between shoreline and water for protection.</p> <p>Strategy C: Add rock embankment to shorelines to break wave strength when coming in bound.</p>	<p>Maryland Department of Natural Resources</p>
<p>Outcome 3: Be proactive and conduct studies about the potential for hurricane, storm and flood damage and execute proven steps to protect the town and all inhabitants from both personal and property damage,</p> <p>Progress Measures: Survey residents to determine how many residents have flood insurance; maintain updated measurements of impervious surface; and keep inventory of stormwater runoff infrastructure, for example, number of rain gardens.</p>	<p>Strategy A: Hire professionals to identify stormwater drainage routes when moving stormwater into the Patuxent River with as little high-velocity runoff as possible.</p> <p>Strategy B: Reduce the frequency of paving, while promoting gravel and other forms of pervious surfaces with newer development.</p> <p>Strategy C: Identify areas and plant rain gardens to slow rainwater velocity and filter contaminants.</p> <p>Strategy D: Encourage residents to purchase flood insurance; hold an open house with an insurance provider to distribute information.</p>	<p>Maryland Department of Natural Resources; M-NCPPC</p>
<p>Outcome 4: Maintain and enhance the existing green infrastructure.</p> <p>Progress Measures: The acreage of protected land, improved water quality of runoff, and number of elements introduced to protected areas that improve ecosystem function.</p>	<p>Strategy A: Strategically purchase environmentally sensitive land for protection from development.</p> <p>Strategy B: Perform invasive species management throughout the area.</p> <p>Strategy C: Reduce debris entering the Patuxent River by providing well-placed municipal trash receptacles.</p> <p>Strategy D: Slow and treat runoff before entering the Patuxent River.</p>	<p>Maryland Department of Natural Resources Patuxent Research Refuge</p>

Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • Possibility of residents opening home businesses. • Waterfront provides possibly a major attraction for recreation, such as boating, fishing, swimming, etc. 	<ul style="list-style-type: none"> • Only one property is currently zoned for commercial use. • The Town is in a remote location and abuts an environmental barrier, i.e. Patuxent River. • Limited tax base weakens the town's ability to make improvements that could help attract businesses.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Maximize the economic value and community use of Truman's Point.</p> <p>Progress Measures: Maintain estimates of the number of patrons visiting Truman's Point annually.</p>	<p>Strategy A: Install a boat ramp, build a stadium for shows and cultural use.</p> <p>Strategy B: Install a jiffy johns, jet ski rental, and town pontoon boat.</p>	
<p>Outcome 2: Attract a seasonal sit-down restaurant establishment.</p> <p>Progress Measures: A seasonal restaurant establishment opens within the town.</p>	<p>Strategy A: Create a marketing identity for the Town of Eagle Harbor as a destination spot that offers waterfront access and associated amenities for all County residents and beyond.</p> <p>Strategy B: Rezone residential property through a map amendment or sectional map amendment to a commercial zone that allows for the desired land use.</p> <p>Strategy C: Work with potential restauranteurs to apply for small-business loans.</p>	<p>Marketing specialist; restauranteurs</p>

<p>Outcome 3: Rent out bikes, paddle boats and canoes and offer boat rides on the Patuxent</p> <p>Progress Measures: The desired recreational opportunities are made publicly available.</p>	<p>Strategy A: Find a well-priced, good quality manufacturer or vendor to purchase equipment for town ownership and rental.</p> <p>Strategy B: Find outdoor water recreation outfitter to come and open in the town.</p>	<p>Recreation Vendor</p>
<p>Outcome 4: Devise a way to collect donations via social media to restore the history of Trueman point</p> <p>Progress Measures: Amount of funds collected annually via online donations.</p>	<p>Strategy A: Establish a PayPal donation account in conjunction with the towns banking Accounts.</p> <p>Strategy B: Establish periodic GoFundMe pages to help fund discrete goals listed in the Action Plan.</p>	
<p>Outcome 5: Sell surplus lots that are not ideal for environmental protection and are of no foreseeable future value to the town.</p> <p>Progress Measures: Number of successfully sold lots.</p>	<p>Strategy A: Contact and build a partnership with realtor familiar with Bayfront properties and rural Prince George's County</p> <p>Strategy B: Market properties to those looking to live in rural Bayfront areas for a more affordable price.</p> <p>Strategy C: Help potential buyers perform due diligence on properties particularly concerning environmental constraints.</p>	<p>Realtor Company M-NCPPC</p>

Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Newly paved and well-maintained streets. • Opportunities for shoreline boardwalk, and/or wooded trails system. • Boat access. 	<ul style="list-style-type: none"> • No sidewalks. • No public transit connections. • No bridge connection across the Patuxent River. • Inadequate parking for community center, and waterfront area.

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Add a town garage/shed to hold equipment used to sustain and maintain roads during bad weather and to keep overgrowth and bushes under control.</p> <p>Progress Measures: A shed is placed on municipal property with newly purchased equipment.</p>	<p>Strategy A: Research the cost of constructing a shed construction for the town.</p> <p>Strategy B: Consider purchasing a prefabricated shed.</p> <p>Strategy C: Use Town Funds to purchase the necessary equipment.</p>	
<p>Outcome 2: Add additional parking lot to accommodate the need for more parking spaces, particularly at the community center and waterfront area.</p> <p>Progress Measures: More parking was needed and accommodated for</p>	<p>Strategy A: Add parking using gravel. System will be cheaper and reduce storm water runoff while maintaining rural character.</p> <p>Strategy B: Continue to use grass lots as parking or find other forms of pervious parking.</p>	

Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Relatively, affordable housing opportunities. • Rural, family-oriented, waterfront residential community character. • Many subdivided, buildable lots available for sale. 	<ul style="list-style-type: none"> • Abandoned/unmaintained residential properties.

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Stimulate the building of four to eight new cottages over the next few years</p> <p>Progress Measures: houses were built.</p>	<p>Strategy A: Identify marketing strategies to find residents seeking a rural bayfront, relatively affordable property</p> <p>Strategy B: Build luxury waterfront properties to generate interest and additional residents for economic growth</p>	
<p>Outcome 2: Reduce the number lots with tax liens.</p> <p>Progress Measures: Number of lots with municipal tax liens.</p>	<p>Strategy A: Be proactive in tracking delinquent property owners.</p> <p>Strategy B: Use the court system, or collection agencies to collect owed taxes.</p> <p>Strategy C: Acquire delinquent properties for auction to receive owed funds.</p>	

Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc.)

Strengths	Weaknesses
<ul style="list-style-type: none"> Historical heritage and rich history of the Town. Well documented historic sites. Knowledgeable town historian on staff. 	<ul style="list-style-type: none"> Lack of awareness of the significance of the Town.

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Preserve and document the rich history of the town while ensuring those pioneers and dedicated individuals who worked so tirelessly for the town are remembered and honored</p> <p>Progress Measures: Continue documenting and maintain files and source material on Town history.</p>	<p>Strategy A: Work with historic preservation section to find ways of record keeping and archiving the local history of Eagle Harbor.</p> <p>Strategy B: Obtain history through community engagement with residents.</p>	<p>M-NCPPC Maryland Historical Trust Prince George’s Historical Society Archeological Society of Maryland, Inc. Prince George’s African American Museum</p>
<p>Outcome 2: Develop displays, written materials, videos etc. that depicts the past, present, and future of Eagle Harbor</p> <p>Progress Measures: displays, written materials, and videos.</p>	<p>Strategy A: Continue to consider the most viable options for historical publishing and broadcasting of Eagle Harbor</p>	<p>M-NCPPC</p>
<p>Outcome 3: Appoint energetic committees to address unattractive areas of the Town, for example a flower committee to plant wild flowers etc. throughout the town.</p> <p>Progress Measures: Monitor for a decreasing trend in the town’s eyesores</p>	<p>Strategy A: Engage with residents to gain a better perception of who would be interested in beautification of the town</p> <p>Strategy B: implement gardening and other forms of beautification in partnership with invested residents</p>	
<p>Outcome 4: Construct a playground for younger</p>	<p>Strategy A: Work with the MNCPPC Parks and Recreation to consider the construction of a local park with a youth play area</p>	

<p>children to play and enjoy themselves</p> <p>Progress Measures: The construction of a playground was made</p>		
<p>Outcome 5: Under direction from the board of commissioners, expand the Historic committee led by the historian to include partners and friends beyond the town residents</p> <p>Progress Measures: Look at the committee's numbers and monitor for increasing attendance</p>	<p>Strategy A: Hold Historic committee meetings with a goal of community engagement</p> <p>Strategy B: Raise awareness to the small town of the Historic committee</p>	
<p>Outcome 6: Sponsor yearly programs to honor the town's history and those who contributed so much</p> <p>Progress Measures: monitor and track progress of events and turn out</p>	<p>Strategy A: Consider different event planning techniques and potentially getting a town event planning association or position to boost overall resident moral.</p>	
<p>Outcome 7: Implement the use of solar panels.</p> <p>Progress Measures: Monitor for solar panel installation</p>	<p>Strategy A: Conduct a feasibility study regarding the placement and maintenance of a solar panel array within the town borders without comprising the area's natural scenic beauty.</p> <p>Strategy B: Contact solar panel companies to determine the costs and placement of implementing solar power in the town.</p>	
<p>Outcome 8: Add to the 'Artesian Wall' historic site and look to open other parks and historic sites in the town.</p> <p>Progress Measures: Look at progress of Artesian wall and other historic sites</p>	<p>Strategy A: Install a plaque in honor of the first "Harbor Master"</p> <p>Strategy B: Identify a location for a park to honor the strong women who have impacted the town</p>	
<p>Outcome 9: Replace the aging community center deck and add a pier to that connects to the dock</p> <p>Progress Measures: A new deck is constructed with the addition of a pier.</p>	<p>Strategy A: Work with the M-NCPPC environmental section to determine if a replacement deck and the addition of a pier is permitted given the property's location in the Chesapeake Bay Critical Area.</p> <p>Strategy B: Secure financing either by loan or grant for capital improvement project that will provide community benefit.</p>	

Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc.)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Significant amount of land area for residential development. • Local municipal control over certain aspects. 	<ul style="list-style-type: none"> • Outdate local ordinance

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Build a second pier for school children to use for ecological activities</p> <p>Progress Measures: Monitor when construction of pier has been completed.</p>	<p>Strategy A: Consider the feasibility of constructing a second pier on the shoreline of the Patuxent River.</p> <p>Strategy B: Research construction limitations within the Chesapeake Bay Critical Area overlay zones.</p> <p>Strategy C: Identify materials that would be environmentally friendly for constructing the pier.</p>	<p>DPIE</p>
<p>Outcome 2: Make Patuxent Blvd. the town “gateway” and improve lighting, street, pavement, overall appearance to identify downtown Eagle Harbor.</p> <p>Progress Measures: Look at the overall appearance of the town with photo documentation being taken every yearly quarter. Compare to see if noticeable differences to town’s appearance are being made.</p>	<p>Strategy A: Consider rural town revitalization techniques to uplift the overall appearance and aesthetic of the town.</p> <p>Strategy B: Consider other Bayfront towns to gain ideas for revitalization.</p>	
<p>Outcome 3: Work to make the entry to the town coming down Trueman Point Road more pleasant.</p> <p>Progress Measures: Monitor progress of entry to town with photo documentation being take quarter yearly. Compare to track</p>	<p>Strategy A: Plant welcoming greenery around the entry way.</p> <p>Strategy B: Have more pleasant and luxurious, coastal looking signage.</p>	

<p>progress.</p>		
<p>Outcome 4: Be more active and involved in zoning and development goals of the county and state.</p> <p>Progress Measures:</p>	<p>Strategy A: Meet regularly with the staff and the local community planner for Eagle Harbor.</p>	
<p>Outcome 5: Obtain a town office to handle town business, for storage of records and historic documents.</p> <p>Progress Measures: The grand opening of a new community office.</p>	<p>Strategy A: Identify vacant lots for construction of office. Strategy B: Construct a town office on a vacant lot in the central part of the town</p>	<p>Construction company</p>
<p>Outcome 6: Work with state, county, M-NCPPC, and other entities to ensure Eagle Harbor is considered in all Master Planning, economic, zoning and development studies, decisions, etc.</p> <p>Progress Measures: Produced plans reflect the needs and desires of the Town.</p>	<p>Strategy A: Maintain communication with county/M-NCPPC staff regarding planning efforts in and around Eagle Harbor.</p>	<p>M-NCPPC DPIE Prince George's County</p>