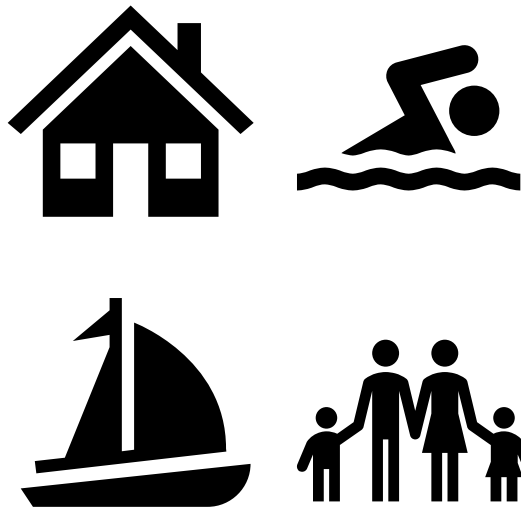


Eagle Harbor

Sustainable Community Application



May 2023

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:		Eagle Harbor Sustainable Community	
Name of Applicant:		Town of Eagle Harbor	
Applicant's Federal Identification Number:		521337169	
Applicant's Street Address:		23308 Hawkins Drive	
City: Aquasco	County: Prince George's	State: MD	Zip Code: 20608
Phone Number: 301-888-2410	Fax Number: N/A	Web Address: www.townofeagleharborincmd.org	

Sustainable Community Application Local Contact:

Name: Noah Waters		Title: Mayor	
23308 Hawkins Drive	City: Aquasco	State: MD	Zip Code: 20608
Phone Number: [REDACTED]	Fax Number: N/A	E-mail Address: [REDACTED]	

Sustainable Community Contact for Application Status:

Name: Fredrick Stachura		Title: Planning Supervisor	
Address: 14741 Governor Oden Bowie Drive	City: Upper Marlboro	State: MD	Zip Code: 20772
Phone Number: [REDACTED]	Fax Number: [REDACTED]	E-mail Address: [REDACTED]	

Other Sustainable Community Contacts:

Name: Bertha Guerra		Title: Clerk/Treasurer	
Address: 23308 Hawkins Drive	City: Aquasco	State: MD	Zip Code: 20608
Phone: [REDACTED] 202-714-1532	Fax Number:	E-mail Address: [REDACTED]	

II. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?

No, we are not requesting any change.

- (2) If yes, Include the following in as an attachment:
- PDF or JPEG of modified Sustainable Communities boundary map,
 - GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

- (3) Approximate number of acres of entire SC Area: 77 acres

- (4) Existing federal, state or local designations:

Historic Site and Resource

- (5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

The Town of Eagle Harbor, located along the Patuxent River waterfront, was founded in 1929 as an African American resort town that catered specifically to the middle class, black population of nearby Washington, D.C. As a resort town, the population would fluctuate based on the seasons, growing substantially during the spring and summer months, and then decreasing during the autumn and winter months. Since this time, the resort aspect of the town i.e., shops, food and beverage establishments, bath houses, hotels etc. have disappeared and the seasonal population shifts have become less distinct. This is mostly attributed to the end of racial segregation; once African American's were permitted to enjoy the same beaches as their Caucasian counterparts and live in integrated communities the need for the smaller, segregated resort towns became less pressing. Consequently, the town has lost population over the decades.

More recently, the 2020 census recorded a total population of 67 people in the Town of Eagle Harbor. This is a slight increase in population from the 63 people estimated by the 2010 census data. As a town founded during the era of segregation, the population was once exclusively African American. Over time, the town has become more diverse with a minor increase in the White population and other races and ethnicities. In the 2010 census, the total population consisted of only the Black and White population. Most of the population was Black with 92.1 percent (58 people) and the rest was White with 7.9 percent (5 people). The 2020 census indicates a slight change in race and ethnicity demographics. The White population was 28.4 percent (19 people), the Black population was 52.2 percent (35 people), the persons of two or more races was 17.9 percent (12 people) and some other race was 1.5 percent (1 person). In 2020 the population of the Town of Eagle Harbor also includes Hispanic Population that contributes to 6.0 percent (4 people) of the population.

Sustainable Communities Renewal Application - Section A

The Town of Eagle Harbor has an older population than Prince George's County overall. In 2017 American Community Survey (ACS, 5-Year estimate averages) estimates, the average age in County was 37.2 whereas the Town of Eagle Harbor was 45. The 2021 (ACS) estimates the County median age as 38.4 and 62.7 for the town. The largest age group in the town in 2017 was 45-54; the 2021 estimates show that the largest age group now is 60-64. The ageing population of the town will prove to be a great challenge. As the residents of Eagle Harbor age, their need to be near certain goods and services such as medical care will increase. Their ability to drive the current distances to reach those goods and services will be challenged. This may force older residents to relocate to neighborhoods where they have easier access to healthcare, etc. Furthermore, it has been stated by the town that as residents have passed away, they have bequeathed their dwellings in the town to their children and grandchildren. Evidently, the younger heirs have little interest with living in or maintaining their newly acquired properties and have failed to perform ordinary maintenance and yard care, and in some cases, have failed to pay the associated property tax, which has exacerbated the town's revenue challenges. It will become imperative for the town's viability to attract new and possibly younger residents to the community.

The number of households in the town, according to the 2021 estimate, was 40 with an average household size of 1.15. In the 2010 census, there were 53 housing units in the town of which 43.4 percent (23) were occupied and 56.6 percent (30) were vacant. By 2020, there were 58 housing units, however the vacancy rate increased to 62.0 percent (36) and the occupancy rate reduced to 37.9 percent (22). The home ownership rate according to ACS data has increased from 76.9 percent in 2017 to 90 percent in 2021. Compared to County, which estimates 2021 homeownership rate at 62.17 percent, homeownership is higher among Eagle Harbor residents, which is an important aspect of neighborhood stability. However, the increasing vacancy rate with blighted private properties that need to be demolished for safety concerns remains a challenge for the town.

There is a noteworthy increase in the educational attainment in the Town of Eagle Harbor's population comparing 2017 and 2021 estimates. In 2017, 14.8 percent of the population 25 years or over did not have a high school diploma, but there were none without a high school diploma in 2021. The number of high school graduates have increased from 25.9 percent in 2017 to 31.8 percent in 2021. In 2021 48.1 percent had some college, 3.7 percent had associate degree and 3.7 percent had graduate or professional degree. While in 2021, 59.1 percent had some college, 4.5 percent had associate degree and 4.5 percent had graduate or professional degree. Compared to the County that had 87 percent of the population 25 years or over with high school graduate or higher, in 2021 100 percent of the town's population 25 years or over had high school graduate or higher degree.

The population 16 years and over in the labor force has increased from 74.2 percent in 2017 to 79.5 percent in 2021. The 2017 estimate shows that 92.3 percent (12) individuals commuted to work by car or truck, 7.7 percent (1) individual commuted by public transportation or by other means, and none worked from home. In 2021, it is estimated that 25.7 percent (9) individuals commuted to work by car or truck, while none commuted by public transportation. However, 74.3 percent (26) individuals worked from home. This can be attributed to the increase in remote work opportunities accelerated by COVID -19 pandemic. In 2017, 53.8 percent of the employed population had management, business, science, and arts occupations and 38.5 percent were in service occupations. In 2021, 5.7 percent of the employed population were in management, business, science, and arts occupation and service occupations each, while 77.1 percent were occupied in production, transportation and material moving occupations. The average household income in 2017 was higher in the Town of Eagle Harbor (\$119,308) than in County (\$99,417). This has changed considerably

compared to the 2021 estimates which show an average income of \$69,033 for the town compared to the County at \$108,996. Median household income is typically a more reliable statistic for measuring income, though complete income data for Eagle Harbor was unavailable, likely because of the town's small size and smaller survey sample. Even though the educational attainment and population in labor force has increased, the reduction in average income in the town will impact the municipality tax revenue and can persist as a challenge for sustainable development.

Considering the low population of the town, while analyzing the data one must be mindful that the COVID-19 pandemic and associated challenges in data collection could have impaired the 2021 ACS estimates to an extent.

B. Organizational Structure, Experience and Public Input:

- (1) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

The organizational structure did not change significantly. The mayor, the town commissioners and town manager formed the nucleus of the original structure. Although a new mayor was elected as well as some commissioners, the town manager and few of the commissioners knowledgeable of the initial application still remain.

The town manager provides institutional knowledge and guidance to the newly elected officials who continue from where the previous public officials left off. The mayor and the commissioners will continue to manage affairs of the town and the implementation of the Sustainable Communities Plan.

- (2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

The strengths are the organizational structure of a municipal government involving documentation and transferring of information from one administration to another; and individuals who deeply love and care for the wellbeing of their community.

The challenge is the learning curve as a result of change in leadership and potential change in priorities.

- (3) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

Eagle Harbor is a very small town. Three of the workgroup members were other residents who volunteered to help chart the course of the town during the update of the Action Plan update, in addition to other residents who were part of the municipal government.

The original application was based on the 2013 Approved Subregion 6 Master Plan; however, the Action Plan update was based on the needs and priorities of the Town of Eagle Harbor.

Sustainable Communities Renewal Application - Section A

- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

Yes, the SC Workgroup and its membership would appreciate receiving support from the State in completing grant and funding applications. Specifically, the town needs help in addressing environmental issues and implementing the Environmental Action Plan to achieve the desired outcome.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

Descriptive Narrative: Please list the most significant accomplishments that apply.

Accomplishment 1: Transportation

Outcome: All town roads have been repaved. (Approx 1.5 to 2 miles of roadway)

Projects: Road Resurfacing

Partners: Council Member Sydney Harrison, Prince George's County, DPWT, Eagle Harbor Board of Commissioners

Impact: Transportation infrastructure improvement increases accessibility and connectivity. New road markings and speed hump markings increase transit safety for auto, bicycle, and pedestrian transit.

Accomplishment 2: Land-Use/ Local Planning

Outcome: Acquisition of a property on Hawkins Drive to be converted into the new Town Office Building

Projects: Relocation of Town Office Building

Partners: Board of Commissioners, State of Maryland (Bonds Bill Funding)

Impact: The town Office Building space has been updated through relocation which builds capacity through improving administrative resources. Property acquisition for this project includes eight additional adjoining lots to be used for parking which will improve community accessibility to town resources.

Accomplishment 3: Land-Use/ Local Planning

Outcome: Congressional designation given as a National Heritage Area

Projects: National Heritage Area

Partners: University of Maryland: Historic Preservation Graduate Students, Cedar Haven Civic Association, M-NCPPC, Southern Maryland National Heritage Area, Lucille Walker, Chris Van Hollen, Jill Carter, President Biden, Greater Aquasco Region

Impact: The designation provides access to up to \$10 million over 10 years to be utilized by municipalities within the region in grants up to \$100,000 per municipality. Funding can be used to support projects that work to preserve the vibrant cultural and historic qualities of The Town of Eagle Harbor.

Accomplishment 4: Environment

Outcome: Improved stormwater management and watershed health.

Projects: Coleman Creek Project

Partners: State of Maryland (DNR Grant), Board of Commissioners, Prince George's County Department of Environment.

Impact: A 2017 grant from the State of Maryland provided \$574,833 for the southern half of the project while approximately \$4.2 million through the County's Department of Environment covered project costs for the northern portion. Flood prevention measures increase the environmental resiliency of The Town and protect residents and town assets from future damages caused by unpredictable weather patterns. The project aims to address storm water runoff contamination from a nearby powerplant. This includes provisions for drinking water testing, soil testing, and erosion prevention measures.

Accomplishment 5: Housing

Outcome: Property acquisition of tax-lien properties from Prince George's County

Projects: Town Asset Expansion

Partners: Prince George's County, Residents of Eagle Harbor, Board of Commissioners

Impact: After acquiring several properties from Prince George's County, The Town of Eagle Harbor sold a portion of them to new and existing town residents through a public offering process. A portion of the acquired properties remained under Town ownership. This addition to the town resources increases municipal assets, Town value, and greenspace.

Accomplishment 6: Land-Use/ Local Planning

Outcome: The Town of Eagle Harbor Hired a Circuit Rider and Town Administrator

Projects: Circuit Rider and Town Administrator

Partners: Jacqueline Goodall, Board of Commissioners, Town of North Brentwood, Department of Housing and Community Development

Impact: The addition of these two positions builds the town's administrative capacity to undertake and manage new projects. Ms. Goodall adds local planning and organizational experience to help create and run comprehensive and effecting projects and initiatives.

Accomplishment 7: Quality of Life

Outcome: Internet speed and capacity improvement

Projects: Installation of fiber optic network cable from Verizon.

Partners: Verizon

Impacts: Improved internet speed and capacity allows residents to better enjoy internet-based products and services. Fiber optic cable is less susceptible to unpredictable weather and storms.

Accomplishment 8: Land-Use/ Local Planning

Outcome: Improved community activities and awareness

Projects: Installation of a community advertisement board.

Partners: Board of Commissioners,

Impacts: The digital community advertisement board provides 24-hour updates and announcements which increases community awareness and engagement in municipal projects, initiatives or activities.

Accomplishment 9: Environment

Outcome: Establishment of an annual town cleaning day.

Projects: Clean Eagle Harbor Day

Partners: Residents of Eagle Harbor, Board of Commissioners

Impacts: Uses volunteer support from members of the community to clean the town's, walkways, roadways, shoreline, and green spaces of trash/litter. The date of Clean Eagle Harbor Day coincides with Prince George Clean Community Day.

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.

Outcome: Restoration of the shoreline to include water vehicle rentals, boat ramp construction, adding a pontoon boat, and increasing overall town branding.

Narrative: This project was not completed due to the significant shoreline improvement requirements that must be achieved before water activities can be added. The significant number of moving components requires a detailed long-term plan to first develop the waterfront and then work to add water activities and town amenities.

Outcome: Construction of four to eight new homes over two to five years.

Narrative: Restrictions to development have prevented the construction of additional dwelling units in the town. A lot consolidation requirement to bring public water and sewer infrastructure of six or more adjoining lots inhibits the development of housing for smaller developers. A pattern of inflated surveying costs also acts to dissuade potential homebuyers or housing developers.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

ENVIRONMENT	YES	NO	N/A	<p>If YES, specify in quantifiable units and compare values from the last five years</p> <p>If NO, why not? What kept you from achieving your plan's desired outcomes?</p>
<p>1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.</p>		x		<p>Started in 2017, The Town of Eagle Harbor, through the proposed Eagle Harbor Stream Restoration and Community Resiliency Project has the goal to design, permit and construct a climate-resilient project that includes a nature-based stream restoration along Coleman Creek and a living shoreline along the Patuxent River to mitigate the upland runoff issues, creek flooding and associated erosion. The proposal for restoration is along approximately 1,690 linear feet of stream bank and approximately 630 linear feet of shoreline. The Project is being implemented by the Town of Eagle Harbor, Maryland Department of Natural Resources, Prince George's County Department of Environment and GV-Petro Joint Venture, LLC (a partnership between GreenVest and Petro Design Build Group). The project has been delayed due to COVID and is anticipated to commence in September 2023.</p>
<p>2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens</p>	x			<p>Shoreline raised to prevent geese shooting. This prevents hunters from sitting along the shoreline to shoot geese and ducks thereby protecting the wildlife habitat. This project has been completed within the last five years and is planned to be redone every three years.</p> <p>Under the Right Tree, Right Place (RTRP) Program by the Prince George's County Department of Public Works and Transportation (DPW&T) and the Neighborhood Design Center (NDC) the town has planted 183 trees in the SC area within the past five years.</p>
<p>3. Have you increased access to green space, parks or outdoor recreational opportunities?</p>	x			<p>The historic Artesian well project located at Elm Trail and Patuxent Boulevard intersection was renovated with improvements such as seating pavilion, native planting, and historic dedicated plaque.</p>

Sustainable Communities Renewal Application - Section B

				Little John Park at Truman Point was improved with a new picnic bench and a dedicated plaque honoring the first Harbor Master.
4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc)	x			The Town of Eagle Harbor received \$100,000 from the Council Member Mel Franklin for repairs and updates to Community Center. The entire building received new sidings, kitchen updates with a new commercial freezer, a new refrigerator, new flooring in the kitchen and entryway to the hall, new kitchen island, plumbing issues under the sink were repaired and ceiling tiles were replaced in the main hallway. Cable connection added to the Community Center providing Wi-Fi to the public. The town also plans to add a rain barrel.

ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District			x	The town maintains a rural residential character with no commercial base and hence there are no business establishments currently.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	x			Identifying Eagle Harbor as a historical African American community, the town received congressional designation as a National Heritage Area. Town of Eagle Harbor is included in the Southern Maryland Heritage Area. The State Certified Maryland Heritage Area Authority has invited the Town of Eagle Harbor with the distinct honor of becoming one of now only 13 heritage areas in the State.

Sustainable Communities Renewal Application - Section B

				Community identified Truman Point is designated to support local economic development by Maryland Municipal Leagues, NOAA and Federal Agencies. Plans include building an amphitheater at Truman Point.
3. Has there been an increase in foot traffic in the Main Street/commercial district?			x	There is no Main Street/ Commercial district within the Town of Eagle Harbor
4. Have the number of commercial vacancies decreased?			x	There is no commercial establishment within the town boundary.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?			x	The SC area is a rural residential community and do not provide local jobs.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?			x	The SC area is a rural residential community and do not provide local jobs or job training.

TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		x		No bike trails, regular shared streets are used by bikes in the town.

Sustainable Communities Renewal Application - Section B

2. Have there been improvements to the public transit infrastructure?			x	There is no public transit infrastructure in the town
3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?	x			An ADA accessible ramp was installed at the town office and Community center, there is a noticeable increased use of the ADA accessible ramp.
4. Have there been any roadway improvements that support “Complete” or “Green” streets?			x	Town does not have any “Complete” or “Green” street.
5. Has traffic congestion along major roads decreased? (Amount in percent)			x	The roadway adequately serves the existing residential population in the SC Area.

HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan’s desired outcomes?
1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?	x			Ten homes within the town have participated in the Maryland Weatherization Assistance Program (WAP) that assists income eligible homeowners and renters in Maryland to reduce heating and cooling costs through energy conservation measures. These projects have been completed.

Sustainable Communities Renewal Application - Section B

<p>2. Has the homeownership rate increased?</p>		<p>x</p>	<p>The home ownership rate according to ACS data has increased from 76.9% in 2017 to 90% in 2021, thus there is 13.1% increase in the homeownership in the SC area.</p>
<p>3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?</p>		<p>x</p>	<p>There has not been any new construction of residential unit in the town.</p>
<p>4. Has there been demolition of blighted properties?</p>		<p>x</p>	<p>The SC Area has a blighted private property that needs to be demolished for safety concerns.</p>
<p>5. Has the residential vacancy rate decreased?</p>		<p>x</p>	<p>Residential vacancy rates have not decreased, and the SC area has had to deal with blighted vacant residences. There is a need to track and maintain a list of vacant properties and enforce DPIE code enforcement activities to reduce the number of violations in the area.</p>
<p>6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of</p>		<p>x</p>	<p>The community was initially a recreational residential community, where people came in during the season. A few residential units that continue to remain occupied seasonally, aging house owners and out of town investors have all been detrimental in improving the condition of housing stock.</p>

Sustainable Communities Renewal Application - Section B

its own programs to do the same?				
7. Has there been an increase in homeownership counseling services or individuals accessing such services?		x		The town is relatively very small, and its uniqueness does not warrant homeownership counseling service.

COMMUNITY HEALTH & QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?		x		No historic properties were renovated due to limited designated historic properties in the town.
2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art.	x			The Town of Eagle Harbor received \$100,000 from the Council Member Mel Franklin for repairs and updates to the Community Center. The entire building received new sidings, kitchen updates with a new commercial freezer, a new refrigerator, new flooring in the kitchen and entryway to the hall, new kitchen island, plumbing issues under the sink were repaired and ceiling tiles were replaced in the main hallway. Little John Park at Truman Point was improved with a new picnic bench and a dedicated plat honoring the first Harbor Master. However, there are still more improvements to be made, NDC has provided design for further extensive improvement.

Sustainable Communities Renewal Application - Section B

				The historic Artesian Well was renovated with improvements such as seating, a pavilion, native plantings, and historic dedicated plaques
3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.	x			The Town of Eagle Harbor uses a variety of approaches to engage the community by organizing events like Annual Crab Feast, Community History Day, Traditional Opening of the Town Day and Eagle Harbor Town Day.
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.	x			At the onset of Covid community center served as a temporary clinic to provide shots to residents and community at large.
5. Are there any residential health and wellness opportunities in place (i.e., athletic facilities, recreational indoor/outdoor courses or groups)?		x		With such a small population most residents travel out to nearby facilities for health and wellness needs.

Sustainable Communities Renewal Application - Section B

6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community?		x		The community has been designated as a food desert. However, there is a community garden owned by a resident, and all residents have access to the produce. The SC area aspire to maintain the rural residential character and would like to promote farmers markets.
7. Has there been a decrease in crime rate?			x	Being a very small community, there has been no officially recorded crime in the past five years.
8. Do all residents have access to the Internet and other basic utilities and services?	x			Residents have access to the internet and other basic utilities and services. Recently fiber optic network cable from Verizon were installed that ensured better internet speed and capacity.

LOCAL PLANNING & STAFFING CAPACITY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?		x		The SC Area maintains a rural residential character and there have been no infill developments.
2. Has there been an increase in the amount of preserved/protected land?		x		The town is relatively very small and has not embarked on increased amount of protected land beyond what currently regulated.
3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient		x		There has been no documented development hindered by growth constraint.

Sustainable Communities Renewal Application - Section B

<p>zoning density/intensity, or lack of buildable land.</p>				
<p>4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?</p>		<p>x</p>		<p>The town is basically residentially zoned except one property that is zoned commercial. No zoning change application has taken place within the last five years.</p>
<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?</p>	<p>x</p>			<p>In 2019 the town upgraded the streetlights with funds from the Smart Energy Community Grant</p>
<p>6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs?</p>	<p>x</p>			<p>The Town of Eagle Harbor hired a Circuit Rider and Town Administrator under DHCD's Maryland Town Manager Circuit Rider Program thereby building their administrative capacity.</p>
<p>7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies?</p>	<p>x</p>			<p>As a part of the Eagle Harbor Sustainability plan, the SC area plans to develop Truman Point Park.</p> <p>The Eagle Harbor Sustainability plan (Eagle Harbor 2025: Planning for a Sustainable Community) was completed in 2019.</p>

Sustainable Communities Renewal Application - Section B

<p>COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.</p>	<p>Source (federal, state, foundation, etc.)</p>	<p>Amount Received</p>	<p>If no funding was received, what technical or other assistance from the state would help with future applications?</p>	<p>Other Notes</p>
<p>Community Legacy (CL): CL-2023-EagleHarbor-00537</p>	<p>DHCD</p>	<p>\$50,000.00</p>		<p>The grant was signed and awarded February 2023. Awarded for the minor repairs of homes within the town in connection with the Weatherization Program. Work should begin in May/June of 2023</p>
<p>Strategic Demolition Fund (SDF):</p>	<p>DHCD</p>	<p>No funding</p>	<p>Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications</p>	
<p>Community Safety & Enhancement Program:</p>	<p>MDOT</p>	<p>No funding</p>	<p>Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications</p>	
<p>Maryland Bikeways Program:</p>	<p>MDOT</p>	<p>No funding</p>	<p>Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications</p>	
<p>Sidewalk Retrofit Program:</p>	<p>MDOT</p>	<p>No funding</p>	<p>Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications</p>	
<p>Water Quality Revolving Loan Fund:</p>	<p>MDE</p>	<p>No funding</p>	<p>Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications</p>	

Sustainable Communities Renewal Application - Section B

Other Funding Programs: *examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.*

*Please add more rows if necessary

Coastal Resiliency Grant 14-18-2343 Eagle Harbor Shoreline & Stormwater Design	DNR	\$100,000		Phase I of a two-part grant that was originally issued in 2017. Phase I was completed December, 2021
Coastal Resiliency Program Capital Project Grant Agreement #605P2600269	DNR	\$574,883	Awarded but funds have not yet been received	Phase II of the Coastal Resiliency grant, this phase began February 2022 and design should be completed by early August and construction to begin soon after
Eagle Harbor Office DGS 219 and DGS 229, October 2018	DGS	\$100,000		The town used all except \$3,000 to purchase the town office building. \$30,000 due to COVID work had paused on the work on the office and has just restarted.
Eagle Harbor Home Improvement Project (EHHIP)	CDBG		\$73,000 applied for in December 2022 but not yet awarded	These funds if awarded will be used for façade improvement and minor repairs of homes within the town.
Prince George’s County Stormwater Stewardship Award	CBT	\$10,018	Awarded to the town in April 2023, but not yet received	To be used for a series of Climate Change and Stormwater workshops to be held for Eagle Harbor residents and the surrounding community.

Sustainable Community Action Plan

Town of Eagle Harbor

Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

<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. ● Recreational water sports, and fishing opportunities along the river’s shoreline. ● The shoreline and wetlands are protected from development through the Chesapeake Bay Critical Area, and other regulations. 	<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. ● Town located closely to a fossil fuel power plant.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Eliminated septic systems in the town and replaced by a 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.</p> <p>Strategy B: Work with M-NCPPC, County, and state to determine likelihood of expanding existing sewer system infrastructure to the town.</p> <p>Strategy C: If possible, use state and federal funding sources to support a town sewage system.</p>	<ul style="list-style-type: none"> -M-NCPPC -Maryland Department of Planning -Maryland Department of the Environment -Federal Rural Development Administration

Sustainable Communities Renewal Application - Section B

	<p>Strategy D: Apply for funding opportunities to research nature-based sewer system for the town.</p>	
<p>Outcome 2: Reduced erosion of the town’s shoreline.</p> <p>Progress Measure: 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 fixed divide between shoreline and water for protection.</p> <p>Strategy C: Add rock embankment to shorelines to break wave strength when approaching the shore.</p> <p>Strategy D: Stabilize shoreline on the bays along Coleman Creek using stone rip-rap method with quarry cut stones.</p>	<p>-Maryland Department of Natural Resources -Patuxent River Keeper/SC Consultant</p>
<p>Outcome 3: Reduced potential for hurricane, storm, and flood damage and executed 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 the impervious surfaces; and keep an inventory of stormwater runoff infrastructure, such as the 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 impervious paving, while promoting gravel and other forms of pervious surfaces with newer development.</p> <p>Strategy C: Identify areas to 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>Strategy E: Concentrate future development outside of the wetlands and floodplain.</p>	<p>-Maryland Department of Natural Resources -M-NCPPC -Patuxent River Keeper/SC Consultant</p>
<p>Outcome 4: Maintained and enhanced the existing green infrastructure.</p> <p>Progress Measures: The acreage of protected land, improved water quality of runoff, and number of</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 more well-placed municipal trash receptacles.</p> <p>Strategy D: Slow and treat runoff before it enters the Patuxent River.</p>	<p>-Maryland Department of Natural Resources -Patuxent River Keeper/SC Consultant</p>

Sustainable Communities Renewal Application - Section B

<p>elements introduced to protected areas that improve ecosystem function.</p>	<p>Strategy E: Investigate the runoff effect of the stream running through the town from Truman Point Road to the Patuxent River.</p>	
<p>Outcome 5: Identified opportunities to add oyster habitats closer to Coleman Creek or Truman Point.</p> <p>Progress Measure: Improved ecological health of river, storm protection & economic benefit for the town.</p>	<p>Strategy A: Feasibility study for restoring/ creating oyster habitat. Strategy B: Partner with agencies and explore funding opportunities and technical assistance available for restoring/ creating oyster habitat. Strategy C: Identify dredging possibility to facilitate restoration/creation of oyster habitats. Strategy D: Offer residents tools and information to actively participate in the program.</p>	<p>-Maryland Department of Natural Resources -Chesapeake Bay Foundation -Patuxent River Keeper -NOAA -Ridge to Reefs -University of Maryland Center for Environmental Science</p>
<p>Outcome 6: Implement the use of solar panels, while transitioning from fossil fuels.</p> <p>Progress Measures: Number of solar panels installed.</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. Strategy B: Contact solar panel companies to determine the costs and placement of implementing solar power in the town.</p>	<p>-Solar panel company -NRG Energy, Inc. -SMECO -Patuxent River Keeper/SC Consultant</p>

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • The possibility of residents opening home-based businesses. • The waterfront provides a major attraction for educational and recreational activities, such as student field trips, boating, fishing, swimming, etc. • Received congressional designation as a National Heritage Area. The town is included in the Southern Maryland Heritage Area. 	<ul style="list-style-type: none"> • Only one property is currently zoned for commercial use, and it is vacant. • The town is in a remote location and abuts an environmental barrier, the 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: Maximized economic value and community use of the historic and environmentally sensitive waterfront property within the SC boundary.</p>	<p>Strategy A: Through collaboration with state agencies and M-NCPPC (namely the Critical Area Program manager), and after conducting a feasibility study that shows a viable path forward, the town would like to install/construct several attractions and enhancements including a boat ramp, a town pontoon boat, and a small stadium with associated facilities, such as portable bathrooms.</p> <p>Strategy B: Rent out bikes, paddle boats, jet skis and canoes and offer boat rides on the Patuxent River (see Economy Outcome 3).</p> <p>Strategy C: Having received the congressional designation as a National heritage Area, explore the opportunity to partner with Federal, state agencies and M-NCPPC, to build a museum to provide insight to</p>	<p>-Maryland Department of Planning -Patuxent River Commission -Maryland Department of the Environment -Maryland Department of Natural Resources -Prince George’s County Department of the Environment -Patuxent River Keeper/SC</p>

Sustainable Communities Renewal Application - Section B

<p>Progress Measure: Number of patrons visiting the area annually.</p>	<p>the historical significance of Eagle Harbor & Truman Point and thereby promote heritage tourist base economy. Strategy D: Offer the active waterfront area to be used for educational and recreational activities to schools and daycare facilities for a reasonable fee that generates income for the town. (See Local Planning and Land Use Outcome 1). Strategy E: Market the new attractions</p>	<p>Consultant - Southern Maryland National Heritage Area</p>
<p>Outcome 2: Attract a seasonal sit-down restaurant. Progress Measure: 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. Strategy B: Rezone residential property through a map amendment or sectional map amendment to a commercial zone that allows for the desired land use. Strategy C: Work with potential restaurateurs to apply for small-business loans.</p>	<p>-Marketing consultant (hired partner) -M-NCPPC</p>
<p>Outcome 3: Rent out bikes, paddle boats, jet skis and canoes and offer boat rides on the Patuxent (See Economy Outcome 1). Progress Measure: 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. Strategy B: Find outdoor water recreation outfitter to open in the town. Strategy C: Work with County and state agencies to ensure all uses are permitted and legal.</p>	<p>-Maryland Department of Planning -Patuxent River Commission -Maryland Department of the Environment -Maryland Department of Natural Resources -Prince George’s County Department of the Environment</p>
<p>Outcome 4: Sold surplus lots that are not ideal for environmental protection and are of no foreseeable future value to the town especially those that would benefit a buyer to attain six lots making it buildable. Progress Measure: Number of successfully sold lots.</p>	<p>Strategy A: Contact and build a partnership with a realtor familiar with bay-front properties and rural Prince George’s County. Strategy B: Market properties to those looking to live in rural bay-front areas for an affordable price. Strategy C: Help potential buyers perform due diligence on properties, particularly concerning environmental constraints. Strategy D: Public water will facilitate new development along with revisiting consideration for lower lot requirement.</p>	<p>-Realtor Company (hired) -M-NCPPC</p>

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on 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; and 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. • Single road (Truman Point Rd) serving the community, is a threat during severe weather for emergencies.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Installed 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 Measure: A shed is placed on municipal property with newly purchased equipment.</p>	<p>Strategy A: Research the cost of constructing a shed.</p> <p>Strategy B: Consider purchasing a prefabricated shed.</p> <p>Strategy C: Use town funds to purchase the necessary equipment.</p>	<p>MDOT DPW&T</p>
<p>Outcome 2: Constructed additional parking lot to accommodate visitors to the area.</p> <p>Progress Measures: Number of new parking spaces added.</p>	<p>Strategy A: Add parking using gravel. System will be cheaper and reduce stormwater runoff while maintaining rural character.</p> <p>Strategy B: Continue to use grass lots as parking or find other forms of pervious parking. M-NCPPC</p> <p>Strategy C: Negotiate with Chalk Point Power Plant owners to provide a parking facility along the waterfront that can benefit the town.</p>	<p>M-NCPPC MDOT Chalk Point Power Plant</p>

Sustainable Communities Renewal Application - Section B

<p>Outcome 3: An alternate route connecting the town with major roads.</p> <p>Progress Measures: Inclusion of road proposal on relevant County Plans, acquisition of R-O-W, and emergency evacuation plan.</p>	<p>Strategy A: Identify potential alternate route.</p> <p>Strategy B: Work with DPW& T, M-NCPPC, MDOT and landowners to plan for an alternate safe route connecting town to major roads and gaining right of way.</p> <p>Strategy C: Develop an emergency preparedness strategy under current transportation limitations.</p>	<p>DPW&T M-NCPPC MDOT Landowners</p>
<p>Outcome 4: Tourism-oriented trail system connecting Eagle Harbor to Benedict and Cedar Haven, MD identifying the historical significance of Eagle Harbor.</p> <p>Progress Measures: Proposed trail added to the relevant County Plans.</p>	<p>Strategy A: Apply for funding to develop a feasibility study for a trail system connecting Eagle Harbor and Benedict, MD.</p> <p>Strategy B: Work with DPW& T, M-NCPPC, MDOT, Southern Maryland National Heritage Area and other stakeholders to gain support and visibility for the proposal.</p>	<p>DPW&T M-NCPPC MDOT National Heritage Area Southern Maryland Heritage Area Historic Preservation, University of Maryland.</p>

Housing

This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

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. • Construction requires six lots to build. • Lack of a town marketing strategy • Exorbitant land survey cost compared to neighboring areas. 	
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Construction of four to eight new dwellings over the next two to five years.</p> <p>Progress Measures: The number of dwellings units built.</p>	<p>Strategy A: Identify marketing strategies to find residents seeking a rural bayfront, relatively affordable property.</p> <p>Strategy B: Investigate the reason for exorbitant land survey cost in the town compared to neighboring areas.</p> <p>Strategy C: Build luxury waterfront properties to generate interest and additional residents for economic growth.</p> <p>Strategy D: Update town charter to be more conducive of construction.</p>	<p>-Realtor Company (hired)</p> <p>-Residential developer</p> <p>-Surveyors</p>
<p>Outcome 2: Reduced number of lots with tax liens.</p> <p>Progress Measure: Reduced inventory of lots with municipal tax liens.</p>	<p>Strategy A: Be proactive in tracking delinquent property owners and place lien on property.</p> <p>Strategy B: Use the court system, or collection agencies to collect owed taxes.</p> <p>Strategy C: Acquire delinquent properties to be sold at auction to receive owed funds.</p> <p>Strategy D: Update town charter to place municipal lien on vacant residential structures to encourage absentee owners to maintain and secure tenants for their properties.</p>	<p>DPIE, County Court System, and Town of Eagle Harbor</p>

Sustainable Communities Renewal Application - Section B

<p>Outcome 3: Reduced property-standard violations.</p> <p>Progress Measures: The number of violations issued, and number rectified.</p>	<p>Strategy A: Coordinate with DPIE to conduct inspections to identify and enforce property maintenance.</p> <p>Strategy B: Encourage DPIE to issue fines to property owners with property-standard violations.</p> <p>Strategy C: Report property standards to the County enforcement agency (DPIE).</p>	<p>-DPIE, Town of Eagle Harbor</p>
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Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths	Weaknesses
<ul style="list-style-type: none"> • The heritage and history of the town. • Received congressional designation as a National Heritage Area. The town is included in the Southern Maryland Heritage Area. • One documented historic site, the Artesian Well. • Ideal locale with natural beauty perfect for bike and walking trails. 	<ul style="list-style-type: none"> • Lack of awareness of the significance of the town. • Lack of historical data and photos.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Preserved and documented 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>Strategy A: Work with M-NCPPC’s Historic Preservation Section, and local history groups to find ways of record keeping and archiving the local history of the Town of Eagle Harbor.</p> <p>Strategy B: Conduct oral interviews with older population to document local history. The project may be funded through the PAMC program administered by M-NCPPC.</p> <p>Strategy C: Work with local heritage groups to conduct research on the town’s history.</p>	<p>-M-NCPPC</p> <p>- African American Heritage Preservation Program, Maryland Historical Trust</p> <p>-Prince George’s Historical Society</p> <p>-Archeological Society of Maryland, Inc.</p>

Sustainable Communities Renewal Application - Section B

<p>Progress Measures: Continue documenting and maintaining files and source material on town history.</p>	<p>Strategy D: Having received the congressional designation as a National heritage Area, explore the opportunity to partner with Federal agencies, state agencies and M-NCPPC, to build a museum to provide insight to the historical significance of Eagle Harbor & Truman Point and thereby promote a heritage tourist base economy (Economy, Strategy C).</p>	<p>-National Heritage Area -Southern Maryland Heritage Area - Historic Preservation, University of Maryland.</p>
<p>Outcome 2: Developed displays, written materials, videos, etc. that depict the past, present, and future of Eagle Harbor.</p> <p>Progress Measures: Number of displays, written materials, and videos produced.</p>	<p>Strategy A: Continue to consider the most viable options for historical publishing and broad publicizing of Eagle Harbor. Strategy B: Work with M-NCPPC’s Historic Preservation Section, and local historic groups to help produce materials.</p>	<p>-M-NCPPC -African American Heritage Preservation Program, Maryland Historical Trust -Prince George’s Historical Society -Archeological Society of Maryland, Inc. -National Heritage Area -Southern Maryland Heritage Area - Historic Preservation, University of Maryland.</p>
<p>Outcome 3: Appointed committees to address unattractive areas of the town, for example, a flower committee to plant wildflowers, etc. throughout the town.</p> <p>Progress Measures: Monitor areas for improvements in appearance.</p>	<p>Strategy A: Engage with residents to gain a better perception of who would be interested in the beautification of the town. Strategy B: Implement gardening and other forms of beautification in partnership with residents.</p>	<p>-Town of Eagle Harbor Citizens Association -Beautification Committee as Implementation Partner</p>
<p>Outcome 4: Completed playground for children to play and enjoy themselves.</p> <p>Progress Measures: The design plan and construction of a playground.</p>	<p>Strategy A: Work with M-NCPPC, Parks and Recreation to consider the construction of a local park with a youth play area.</p>	<p>M-NCPPC, Town of Eagle Harbor</p>

Sustainable Communities Renewal Application - Section B

<p>Outcome 5: Expanded historic committee led by the town 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 the goal of community engagement.</p> <p>Strategy B: Raise awareness of the historic committee beyond the town’s borders.</p>	<ul style="list-style-type: none"> -Town of Eagle Harbor Citizens Association -African American Heritage Preservation Program, Maryland Historical Trust -Prince George’s Historical Society -Archeological Society of Maryland, Inc. -National Heritage Area -Southern Maryland Heritage Area - Historic Preservation, University of Maryland -M-NCPPC
<p>Outcome 6: Sponsored yearly programs/events to honor the town’s history and those who contributed so much.</p> <p>Progress Measures: Monitor and track progress of programs/events and turn out.</p>	<p>Strategy A: Consider an array of events that can be held periodically throughout the year.</p> <p>Strategy B: Hire a town event planner that organizes events, boosts resident engagement, and improves community morale.</p>	<ul style="list-style-type: none"> -Town of Eagle Harbor Citizens Association -Maryland Historical Trust -Prince George’s Historical Society -Archeological Society of Maryland, Inc.
<p>Outcome 7: Improved ‘Artesian Well’ historic site and park and work on opening another park that recognizes and celebrates significant female figures from the past.</p> <p>Progress Measures: Improvements to the Artesian Well site, and the opening of a new park within the town.</p>	<p>Strategy A: Maintain and protect the plaque in honor of the first “Harbor Master” from environmental impacts.</p> <p>Strategy B: Identify a location for a park to honor the strong women who have molded the town’s history.</p>	<ul style="list-style-type: none"> -Town of Eagle Harbor Citizens Association -M-NCPPC - Neighborhood Design Center -Chesapeake Bay Trust
<p>Outcome 8: Replaced aging community center deck.</p> <p>Progress Measures: A new replacement deck is constructed.</p>	<p>Strategy A: Work with state and local agencies to legally replace the existing deck within the Chesapeake Bay Critical Area.</p> <p>Strategy B: Secure financing either by loan or grant for the project.</p>	<ul style="list-style-type: none"> -M-NCPPC The United States Army Corps of Engineers

Local Planning and Staffing Capacity

This section is concerned with a local government’s ability to plan for the community’s future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Significant amount of land area for residential development. • Local municipal control over certain planning aspects. 	<ul style="list-style-type: none"> • Outdated local ordinance (Note: An Ordinance review committee has been appointed to review and update the current Ordinance.) • Town office building has many structural and mold issues

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Completion of an alternative enhancement that would allow schoolchildren to take advantage of the waterfront for ecological activities. Rent the enhancement area to schools and daycare facilities as an income source (see Economy Outcome 1).</p> <p>Progress Measures: Monitor the design, permitting and the construction of an alternative enhancement completion.</p>	<p>Strategy A: Work with state agencies to determine the feasibility of constructing an enhancement 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/methods that would be environmentally friendly to achieve an active waterfront.</p>	<p>-Maryland Department of Planning</p> <p>-Patuxent River Commission</p> <p>-Maryland Department of the Environment</p> <p>-Prince George’s County Department of the Environment</p>
<p>Outcome 2: Official proclamation of Patuxent Boulevard the town “gateway” and improved lighting, pavement, and overall appearance to provide the town’s sense of identity.</p> <p>Progress Measures: Photo document conditions before and after periodically and compare photos overtime to track progress.</p>	<p>Strategy A: Use town funds to install lighting and re-pave the street. Consider adding landscaping.</p> <p>Strategy B: Review other bay-front and rural towns to gain ideas for improving overall appearance.</p>	<p>-Town of Eagle Harbor Citizens Association</p>

Sustainable Communities Renewal Application - Section B

<p>Outcome 3: Completed entry to the town via Truman Point Road more pleasant.</p> <p>Progress Measures: Photo document conditions periodically, and compare photos overtime to track progress</p>	<p>Strategy A: Plant welcoming greenery around the entry way.</p> <p>Strategy B: Install new signage that captures and rural, coastal character of the town.</p>	<p>-Town of Eagle Harbor Citizens Association</p>
<p>Outcome 4: Consideration of Eagle Harbor in all relevant master planning, economic, zoning and development studies, decisions, etc.</p> <p>Progress Measures: Monitoring that the interest and needs of the town are represented in County and state in planning and decision making.</p>	<p>Strategy: Maintain communication with M-NCPPC, and other planning agencies' staff regarding planning efforts in and around Eagle Harbor.</p>	<p>-M-NCPPC -Maryland Department of Planning</p>
<p>Outcome 5: Renovated existing town office to reuse as a visitor center or larger municipal building.</p> <p>Progress Measures: The grand opening of a new community center, town office, visitor center and store.</p>	<p>Strategy A: Redesign the community center and relocate the town office to be a part of the community center.</p> <p>Strategy B: Remodel the existing town office to a visitor center or expand it for larger municipal building.</p> <p>Strategy C: Negotiate an agreement to renovate the existing commercial property to sell sports, fishing equipment or books so that the Store and Visitor Center together function as an entry point to the town, providing a sense of place and identity.</p>	<p>-M-NCPPC -Maryland Department of Planning</p>