

# Memo

**Re:** Public Participation

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The following Public Participation documents are included in Appendix A:

- Survey Questions
- Survey Results Presentation
- Comments received during the December 2, 2019 – January 16, 2020 Public Comment Period

## Ocean View Survey Questions

(Approximately 30 Questions)

1. Are you a: (Check all that apply)
  - a. Town of Ocean View Full-Time Resident
  - b. Town of Ocean View Part-Time Resident
  - c. Sussex County Resident
  - d. Ocean View Business Owner
  - e. Ocean View Employee
  - f. Visitor
2. What is your primary address:  

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3. Which of the following best describes your age:
  - a. 18-24
  - b. 25-40
  - c. 41-65
  - d. Over 65
4. Why did you choose to live in Ocean View?
  - a. Access to beaches & coastal areas
  - b. Small Town Atmosphere
  - c. Low Cost of Living
  - d. Other:
5. Do you continue to live in Ocean View for the same reason?
6. Please rank the following list of town priorities from MOST IMPORTANT to LEAST IMPORTANT.
  - a. Community Character
  - b. Housing
  - c. Transportation
  - d. Environment
  - e. Public Health
  - f. Public Safety

- g. Citizen Engagement
  - h. Opportunity
  - i. Economic Development
7. How would classify communication from the Town?
- a. Excellent
  - b. Good
  - c. Fair
  - d. Poor
8. Are you in favor of investing in affordable housing options? (Yes/No)
- a. For young families?
  - b. For the local workforce?
  - c. For seniors?
9. Do you feel like the Town is doing enough to protect the environment adequately?
- a. Yes
  - b. No
10. Would you support purchase of open space or conservation land thru taxes?
- a. Yes
  - b. No
11. Should the Town explore expanding or developing stricter building design standards to preserve character? In which districts?
12. How do you feel about the Town's relationship with residential development... should the Town?
- a. Limit it by regulation...
  - b. Not regulate, but restrict to areas already served by water and sewer...
  - c. Leave it to market forces...
  - d. Actively promote residential development...
13. How do you feel about current land use regulations in Ocean View?
- a. They are too restrictive.

- b. Regulations here strike a good balance between regulations and owner rights.
- c. They are too lenient.
- d. Other:

14. Where in Town would you like to see additional sidewalks/trails? (open answer)

15. Where in Town would you encourage commercial/retail growth? (Select all that apply.)

- a. Route 26/Atlantic Avenue
- b. Central Avenue
- c. West Avenue north of Atlantic Avenue
- d. Other:

16. Seasonal Beach Bus/Shuttle

- a. Are you interested in a local beach shuttle service?
- b. How many shuttle stops would be ideal?
- c. Would you pay for a seasonal pass? What features would help you justify paying for such a pass?
  - i. Reliable service (Every 30 minutes)
  - ii. Frequent service
    - 1. I prefer seven days a week.
    - 2. I really would only use it on the weekends.
    - 3. As long as I knew ahead of time which days it would be available, it doesn't have to be every day.
  - iii. Parking present
  - iv. Bicycle facilities present

17. Is protecting and restoring historic structures important to Ocean View's small town character? If yes, are there any specific areas or structures that should be protected?

18. Would you be in favor of the Town exploring a unified trash pick-up service for all residents?

19. Are you in favor of the Town adopting a density calculation similar to Sussex County that does not count wetlands towards density calculations? (Yes/No)
20. Have you ever used the DART (Delaware Transit Corporation) bus in Sussex County?
21. If yes, what bus routes have you used in Sussex County?
22. How often do you use public transit?
23. Would you use public transit if it were offered?
24. If DART provided a bus stop along Route 26, which would be your preferred method to get to the stop?
  - a. Walk
  - b. Bike
  - c. Drive
25. What type of commercial businesses would you like to see in Ocean View?
26. What type of services would you like more of in Ocean View?
27. Do you believe Ocean View has adequate recreational opportunities?
28. What types of recreational opportunities would you like to see in Ocean View?

# Ocean View Comprehensive Plan Update Questionnaire Results

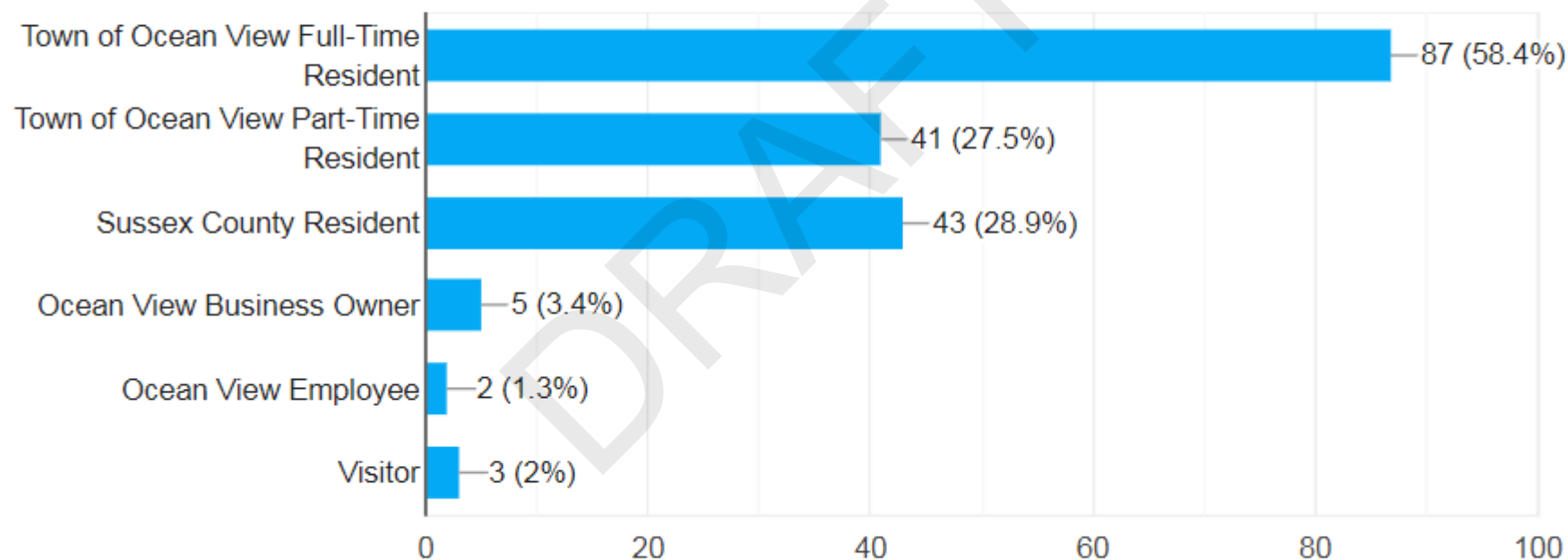
July 2019



# General Information

## Are you a (check all that apply):

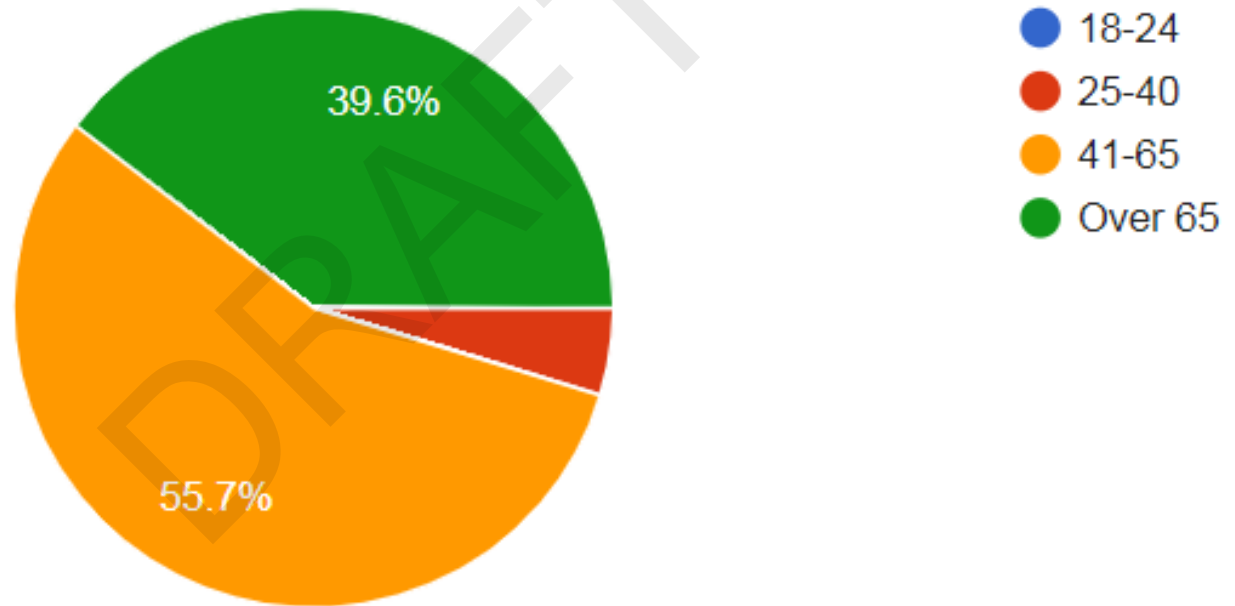
149 responses



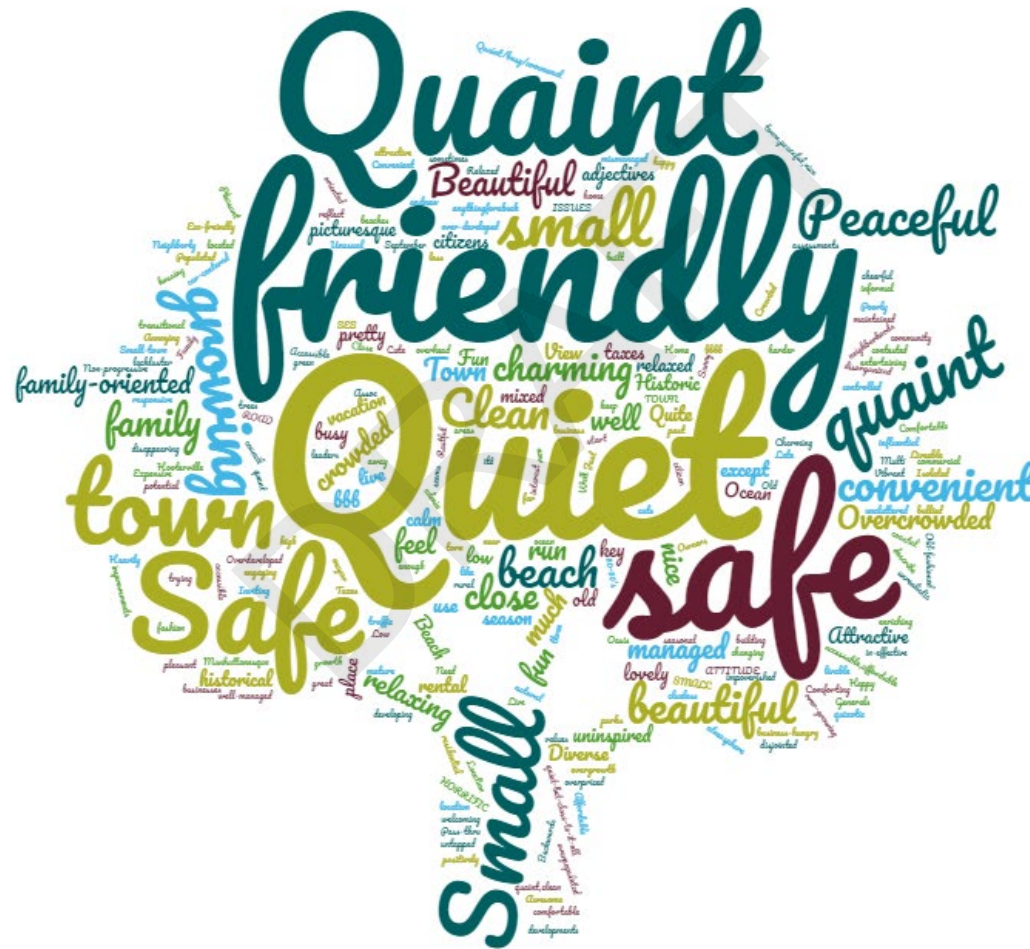


# Which of the following best describes your age?

149 responses

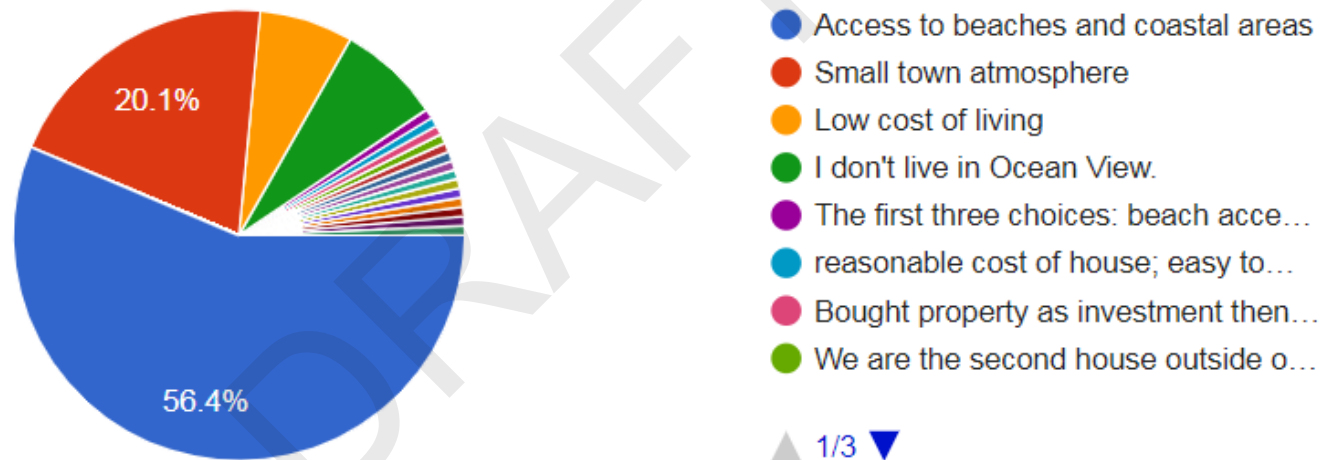


# What three adjectives would you use to describe the Town of Ocean View?



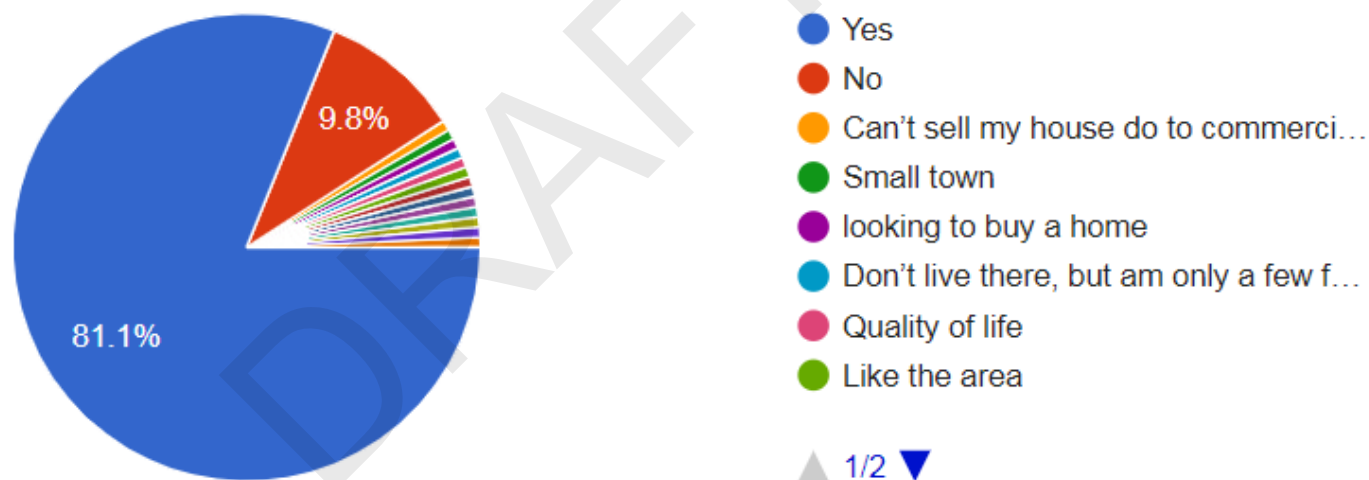
## Why did you choose to live in Ocean View?

149 responses



## Do you continue to live in Ocean View for the same reason?

143 responses

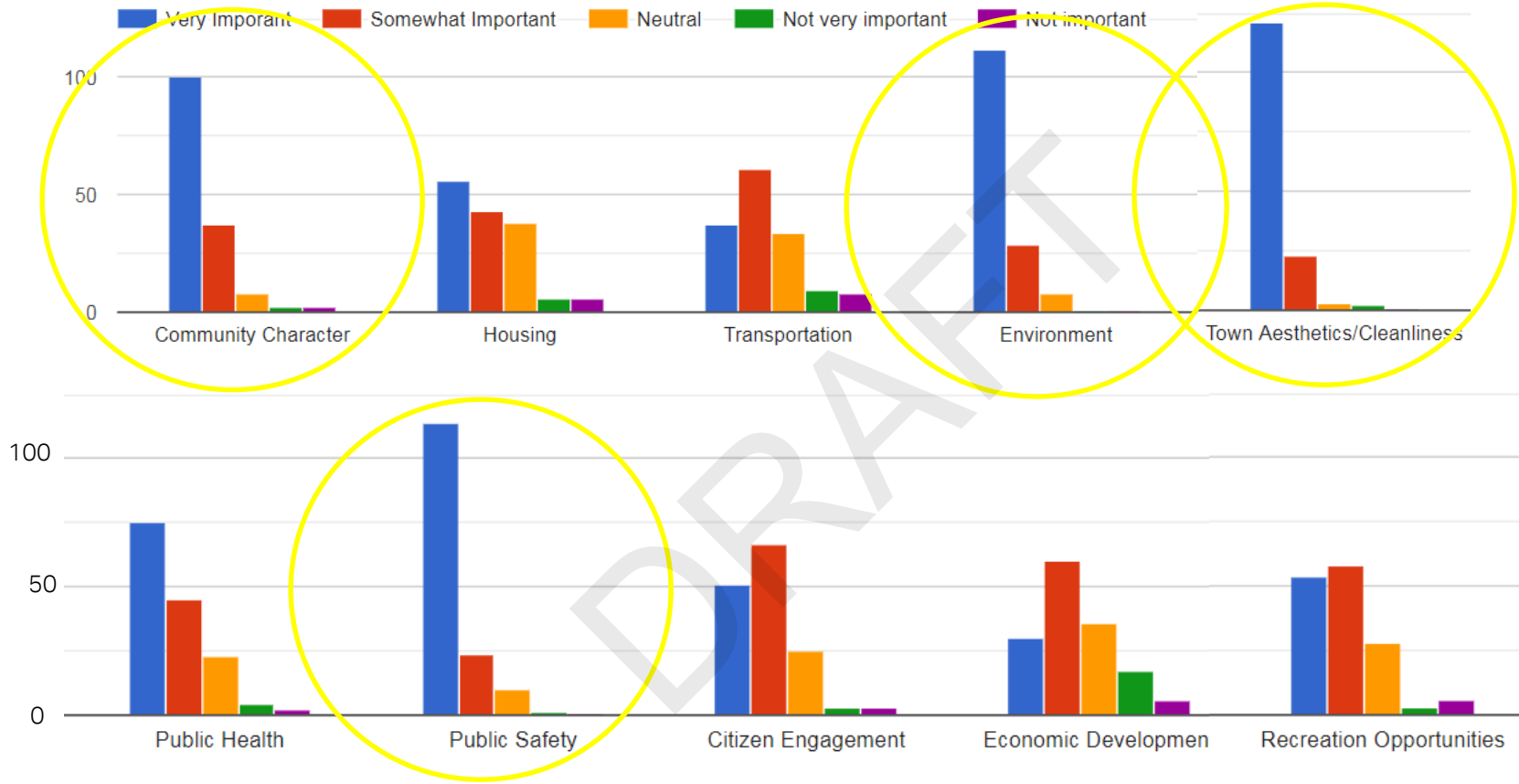




# Town Priorities



Please rank each of the following town priorities from VERY IMPORTANT to NOT IMPORTANT.

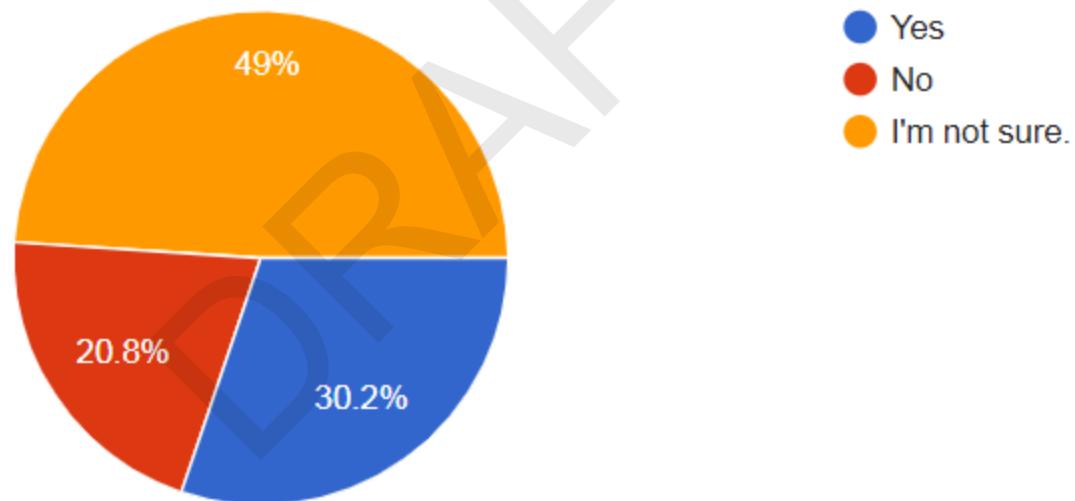


# Are you in favor of investing in affordable housing options?



Do you feel like the Town is doing enough to protect the environment adequately?

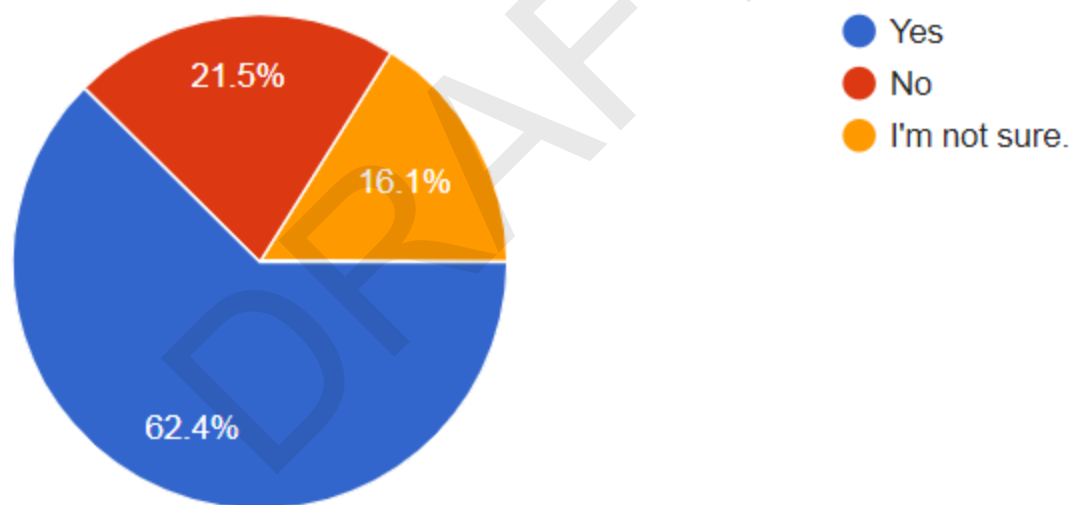
149 responses





## Should the Town explore expanding or developing stricter building design standards?

149 responses

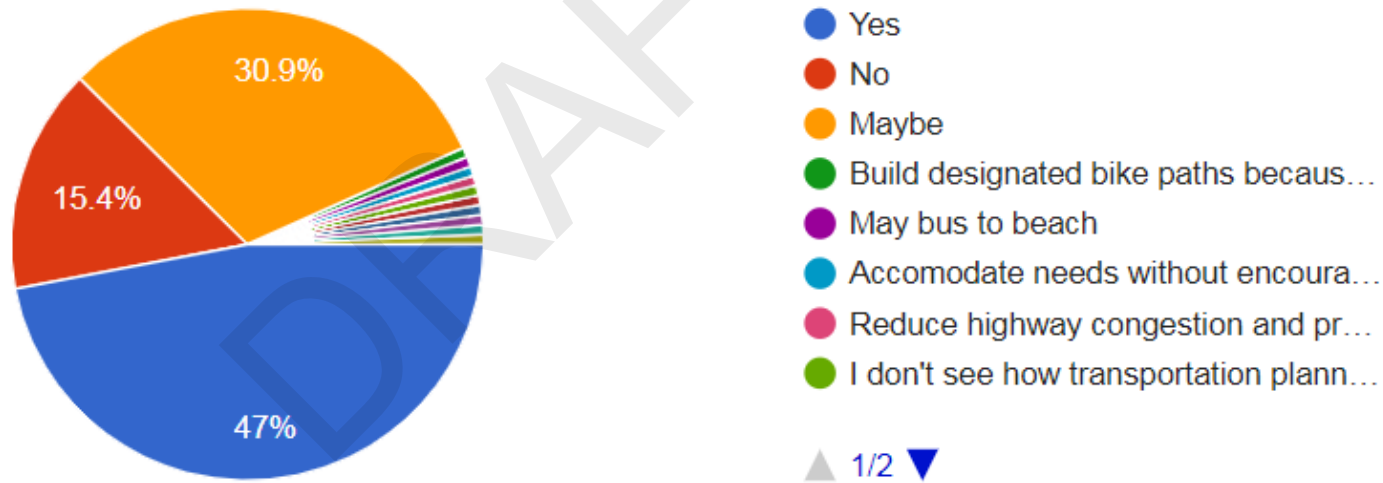


What should the Town focus on to improve community character?

Is protecting and restoring historic structures important to Ocean View's small town character? If yes, are there any specific areas or structures that should be protected?

# Do you think the Town should consider investing additional resources into long range transportation planning in order to balance growth?

149 responses

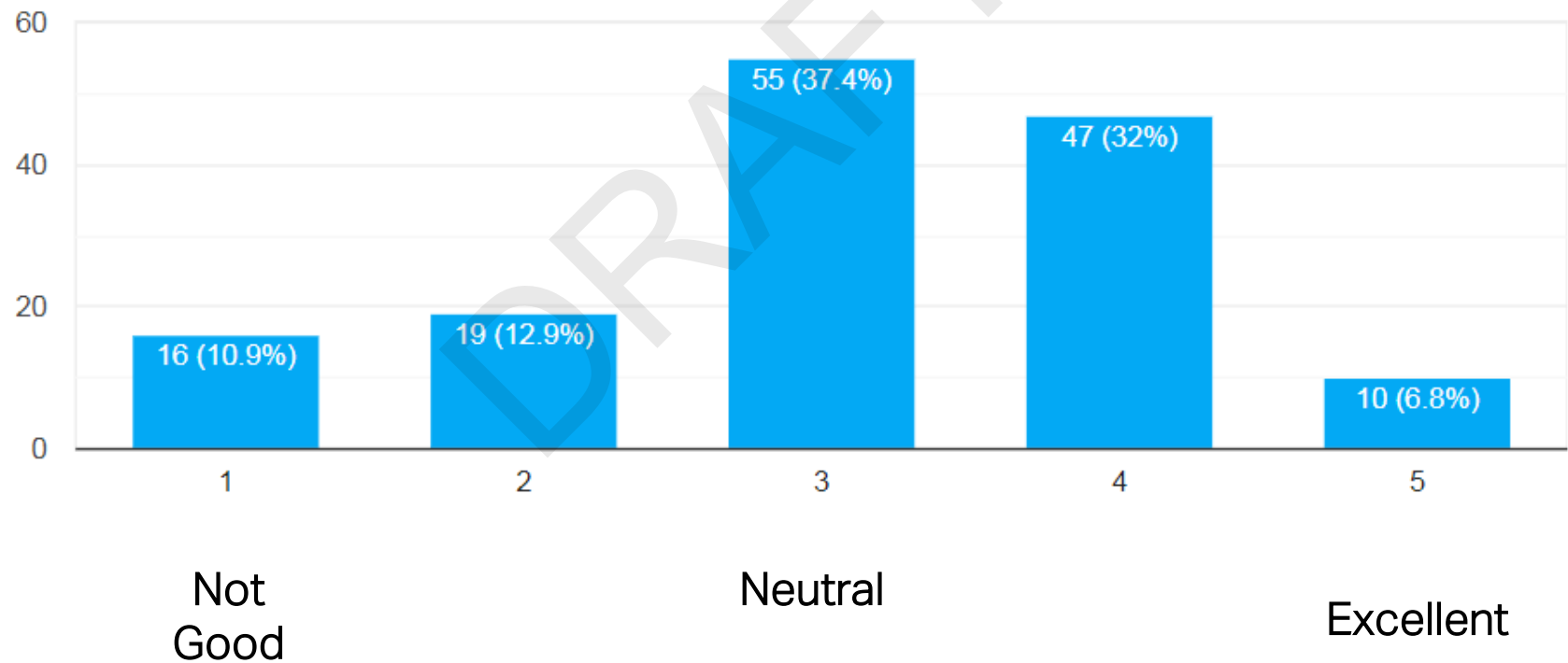




# **Town Relations**

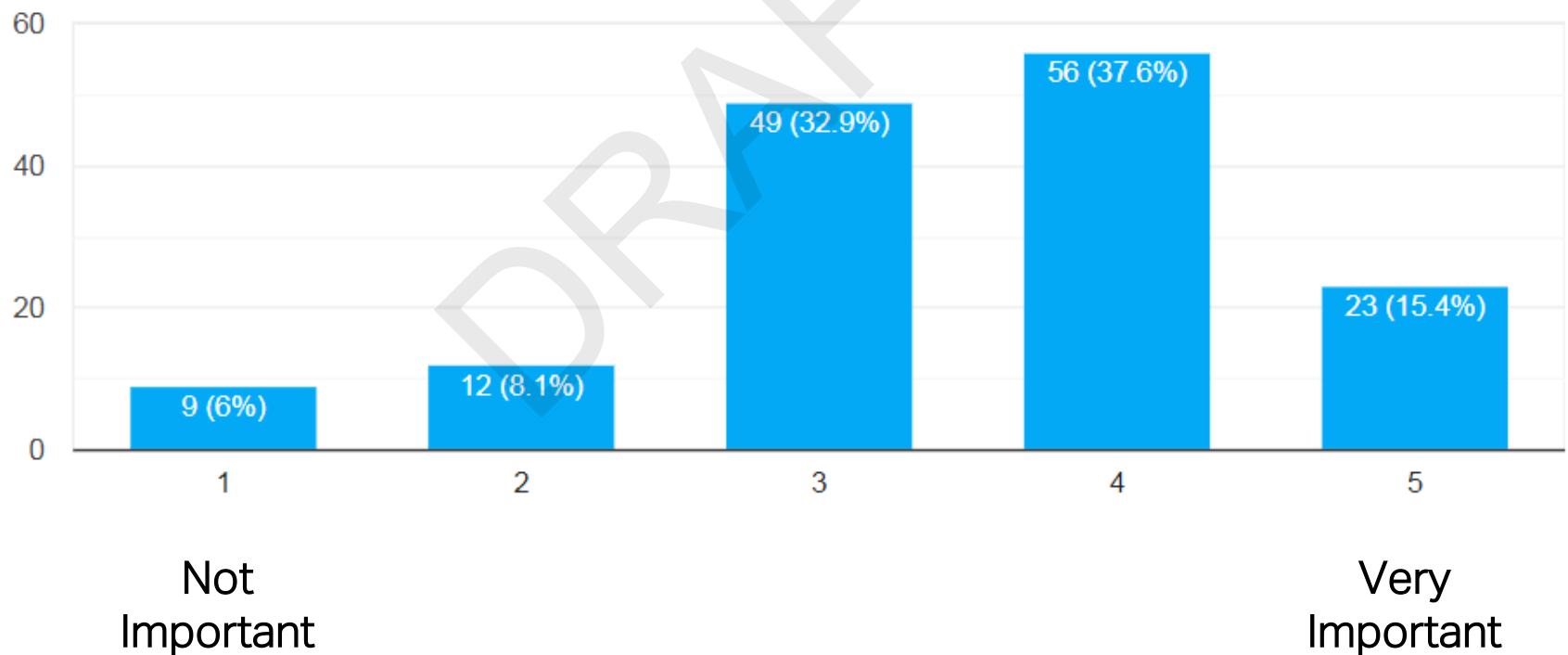
# How would you classify communication from the Town?

147 responses



## How important are Town sponsored events to you?

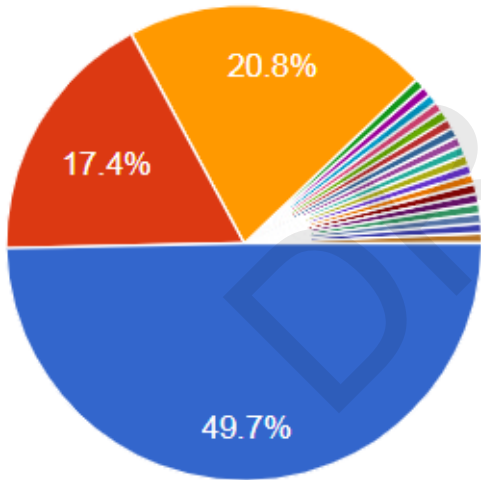
149 responses



# Would you be in favor of the Town exploring a unified trash pick-up service for all residents?



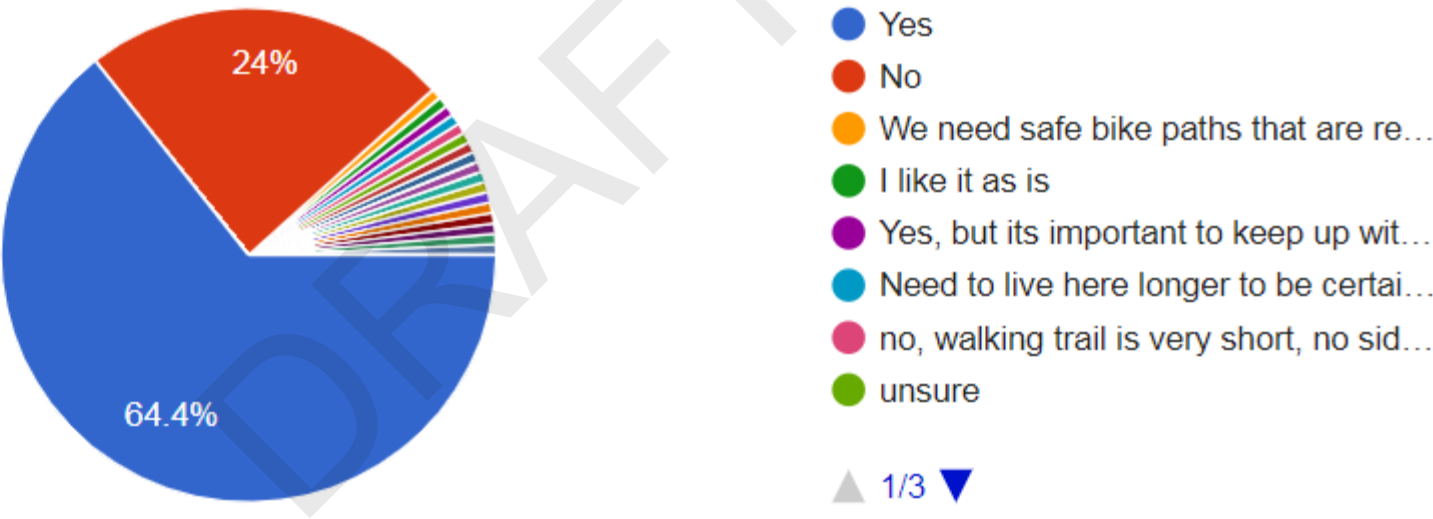
149 responses



- Yes
- No
- Maybe
- I don't live here
- Not sure what the benefits/negative...
- yes if cost based on seasonal use
- NA
- if it could reduce costs It would be s...

# Do you believe Ocean View has adequate recreational opportunities?

146 responses





What type of recreational opportunities would you like to see in Ocean View?





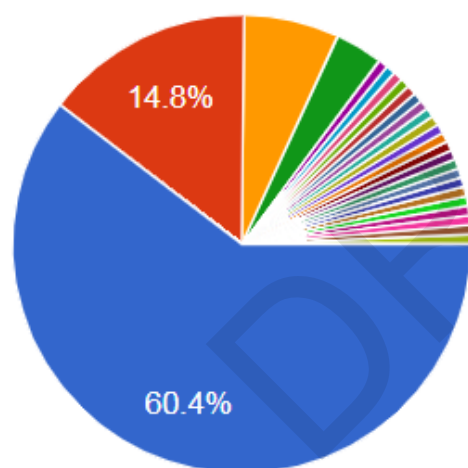


**Growth &  
Development**

## How do you feel about the Town's relationship with residential development? Should the Town...



149 responses



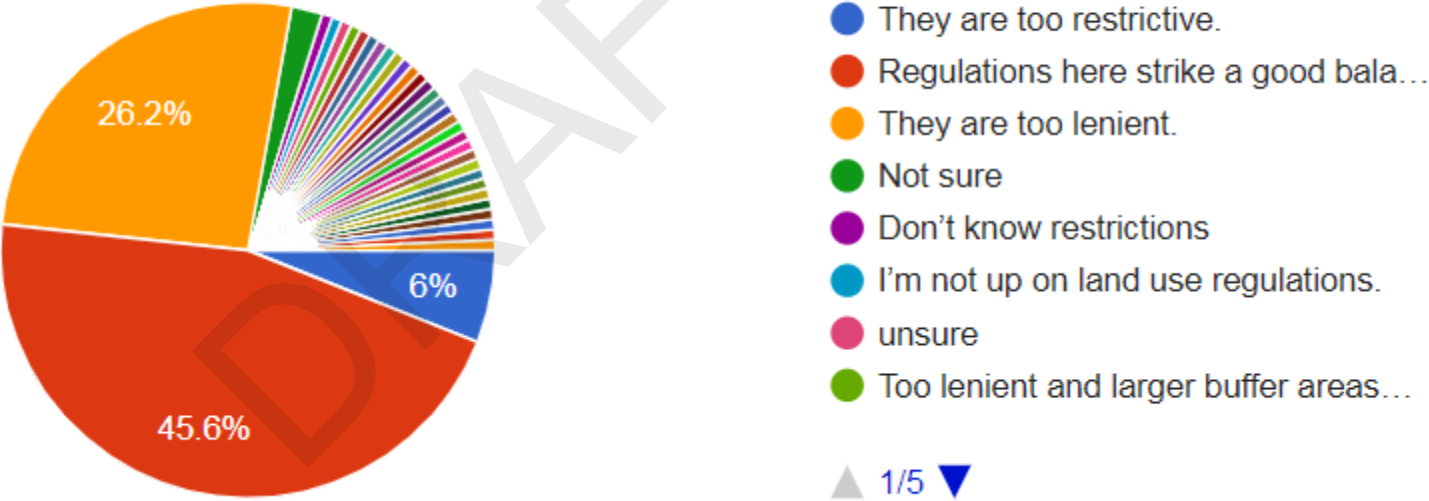
- Limit it by regulation.
- Not regulate, but restrict to areas alr...
- Leave it to market forces.
- Actively promote residential develo...
- Regulate, but allow development th...
- Too many people now, roads can't...
- Granted we just moved here, but all...
- limit it to served by water and sewer...

▲ 1/4 ▼



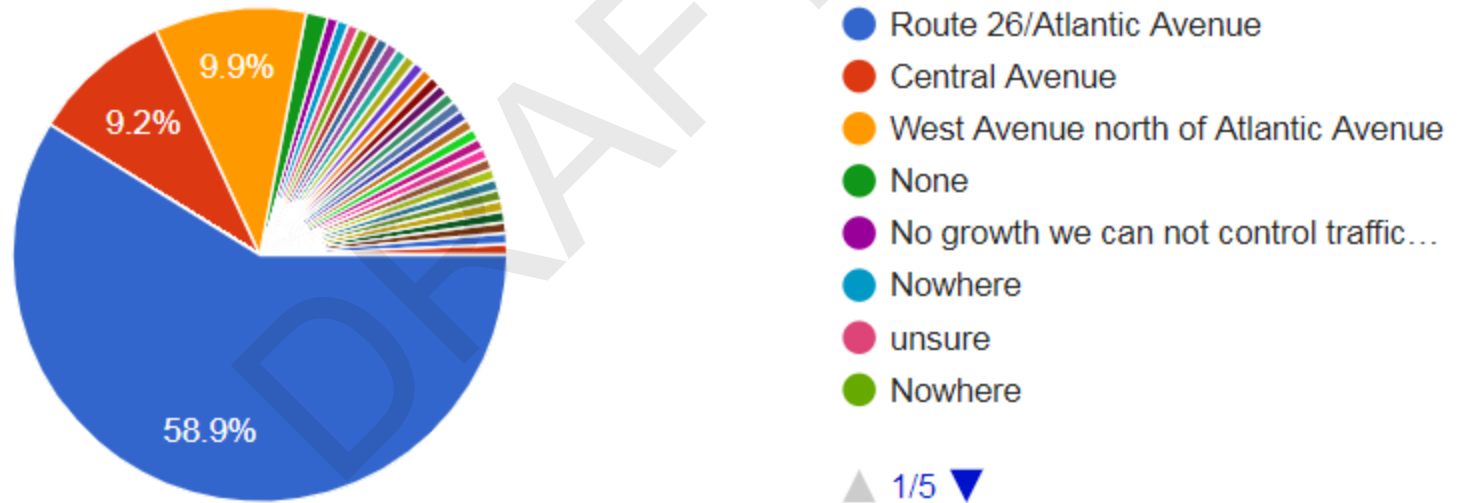
# How do you feel about current land use regulations in Ocean View?

149 responses



# Where in Town would you encourage commercial/retail growth?

141 responses



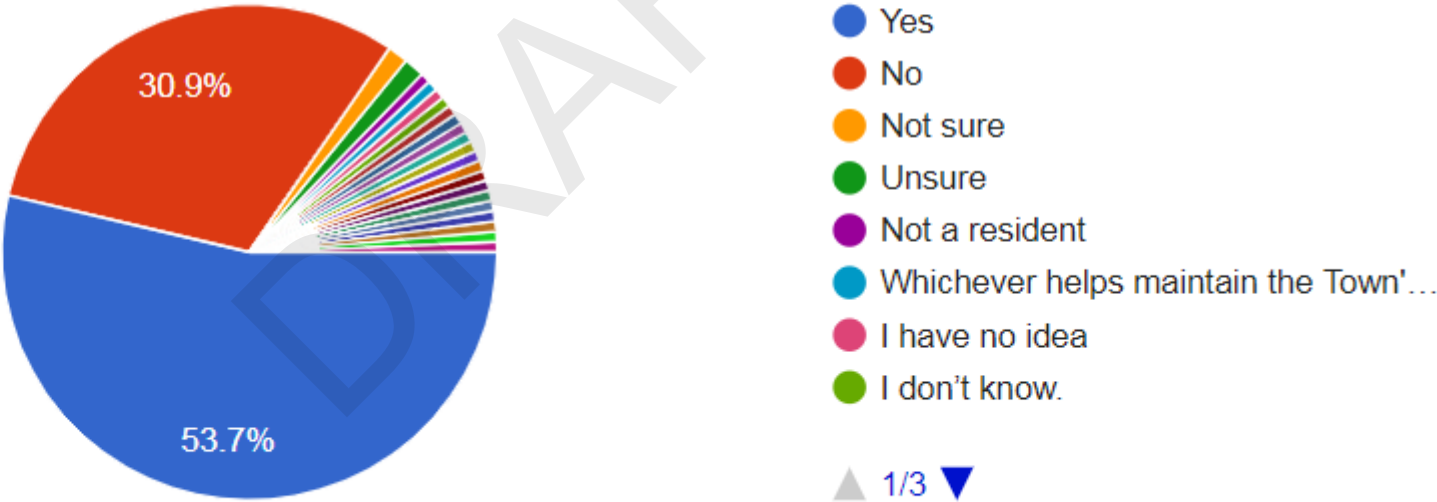
[illegible]

What type of services would you like to see in Ocean View?



# Are you in favor of the Town adopting a density calculation similar to Sussex County that does NOT count wetlands towards density calculations?

149 responses





# COMPREHENSIVE PLAN UPDATE Strengths & Weaknesses

## What stands out in Ocean View?

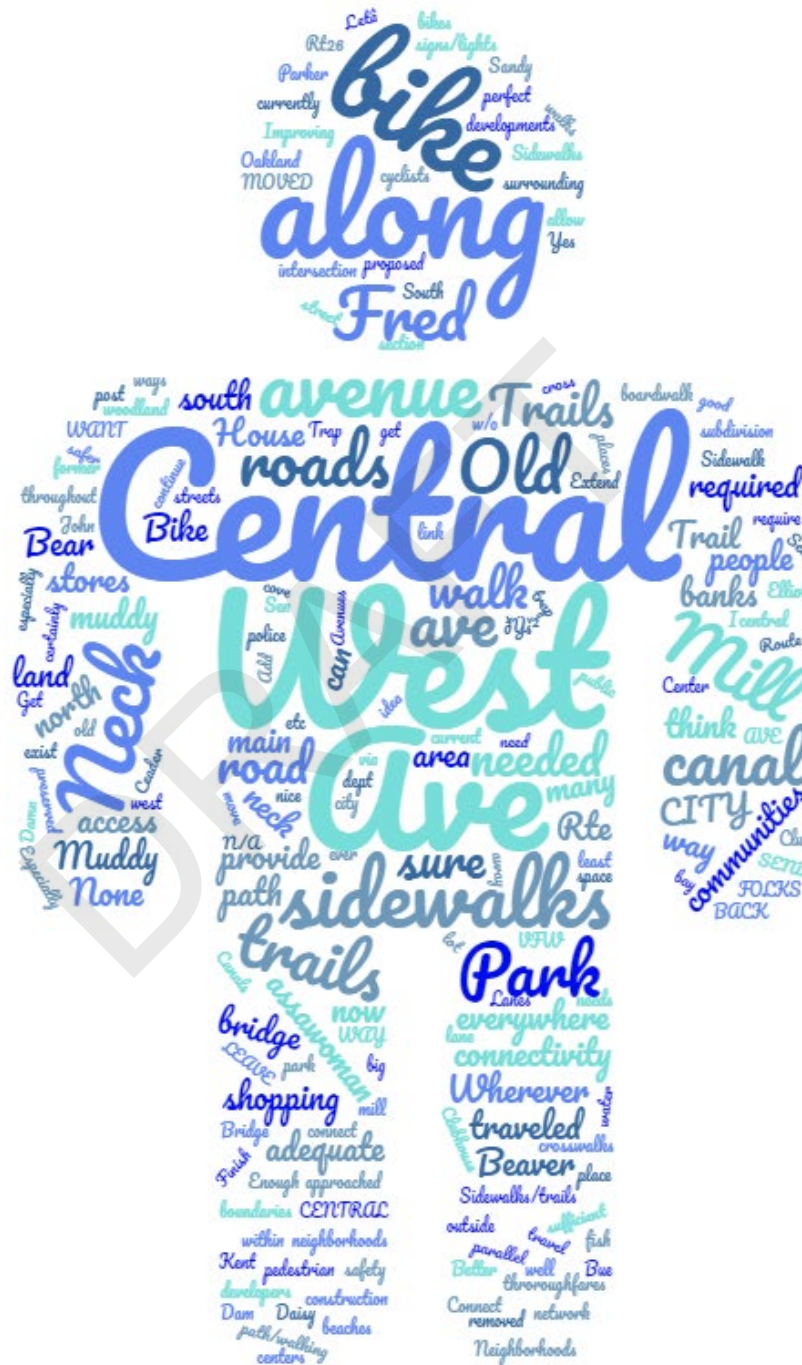
Let's highlight some of the strengths and weaknesses of Ocean View. Place a numbered dot on the map below, and write your corresponding number and suggestion below.



- Continue to limit commercial development to Rt 216
- Need good restaurants, NOT FAST FOOD
- Good police presence (protection), will need to address the future
- Need a development

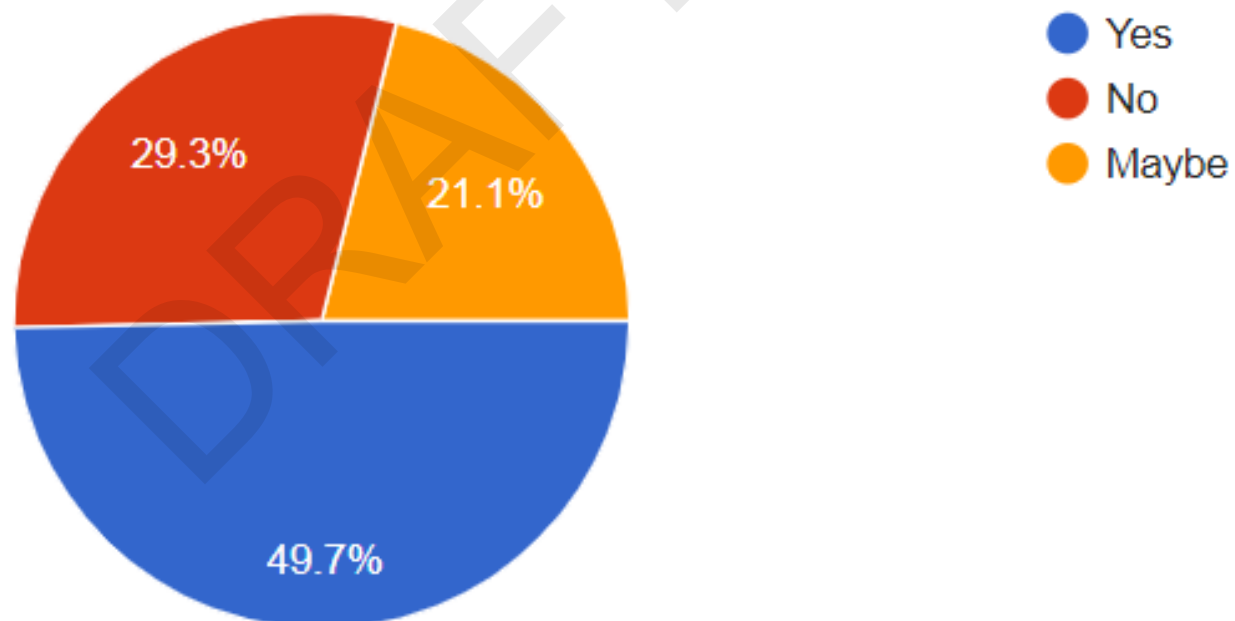
# Transportation

Where in Town  
would you like  
to see  
additional  
sidewalks or  
trails?



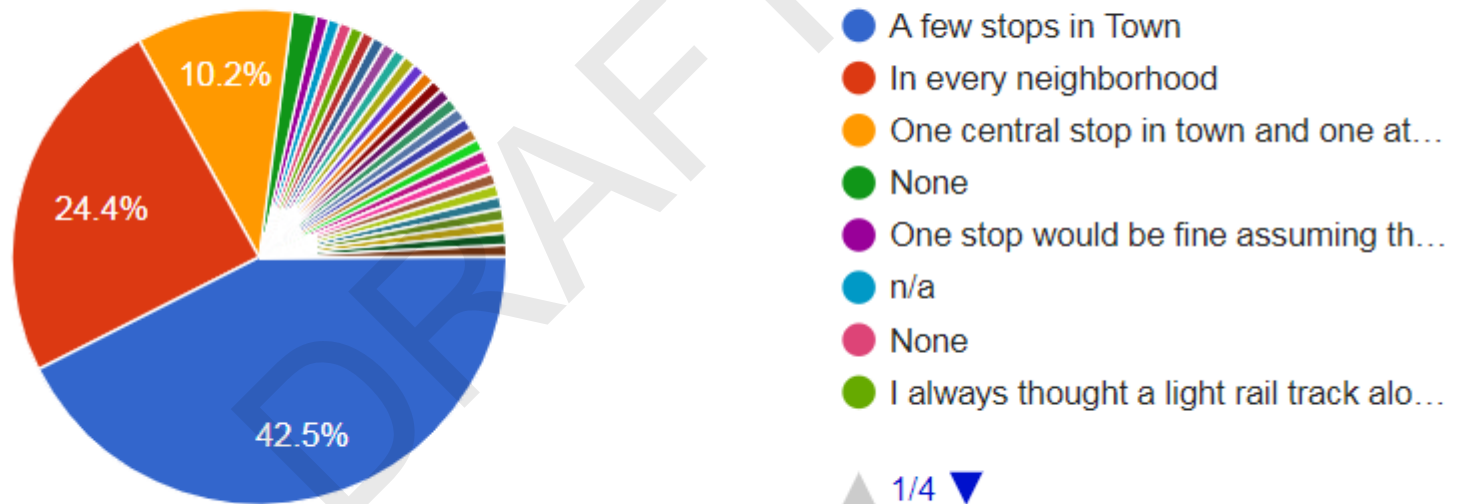
# Are you interested in a local beach shuttle service?

147 responses



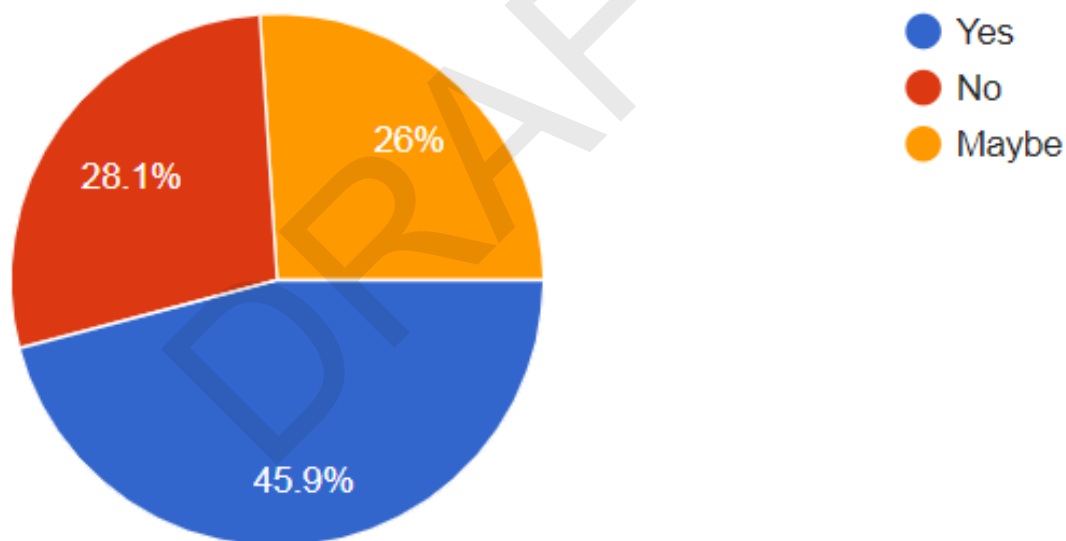
# How many shuttle stops would be ideal?

127 responses

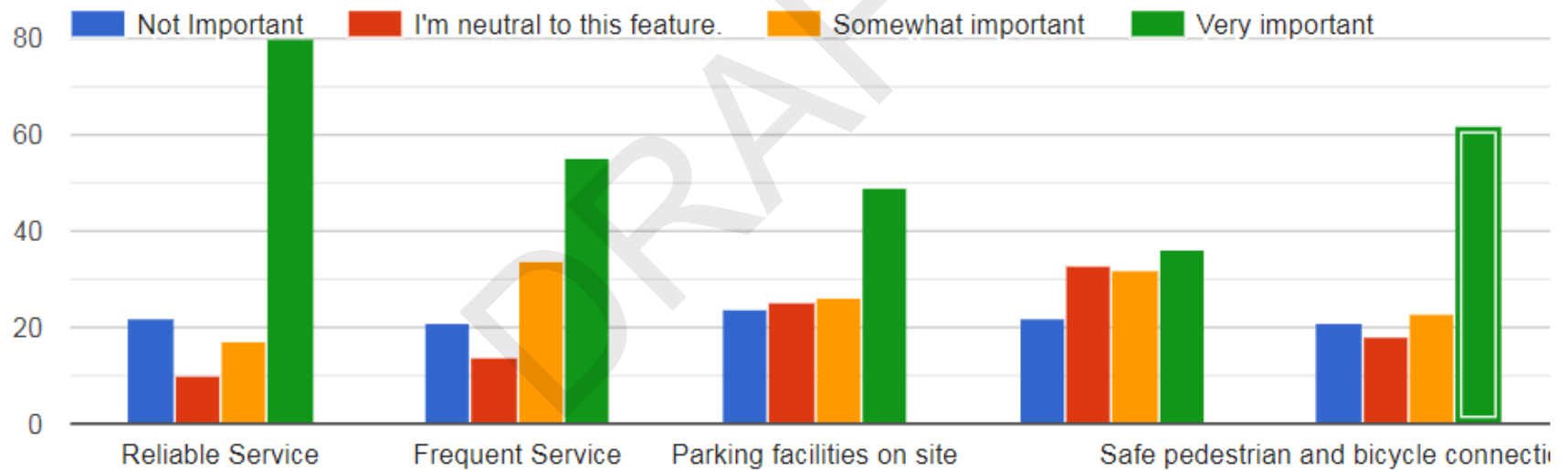


# Would you be willing to pay for a seasonal pass to utilize the shuttle service?

146 responses

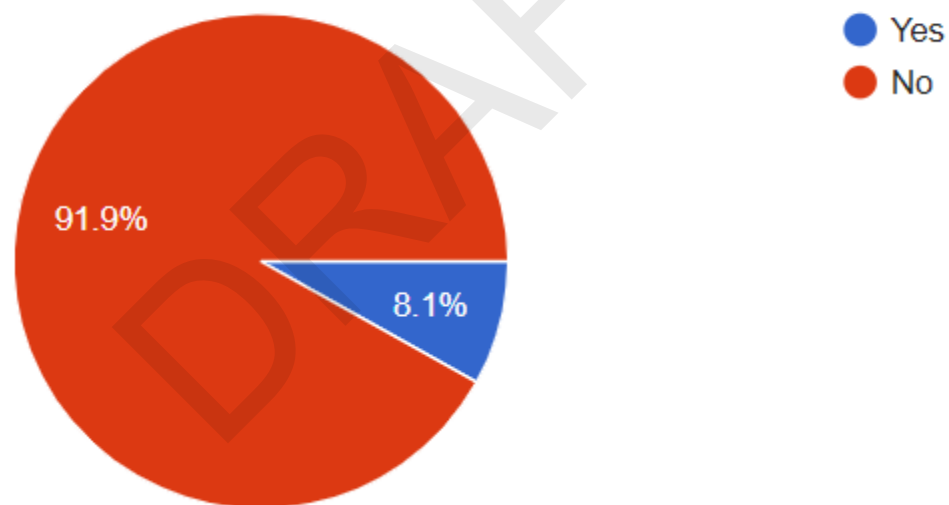


What features would help you justify paying for such a pass?



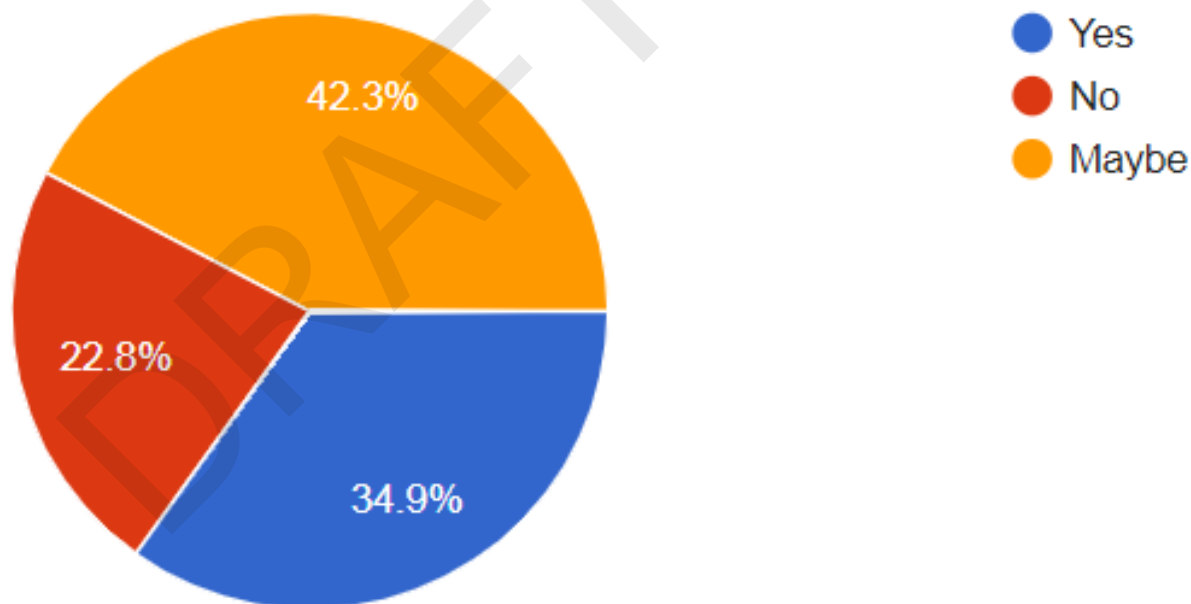
## Have you ever used a DART (Delaware Transit Corporation) bus in Sussex County?

148 responses



# Would you use public transit if it were offered?

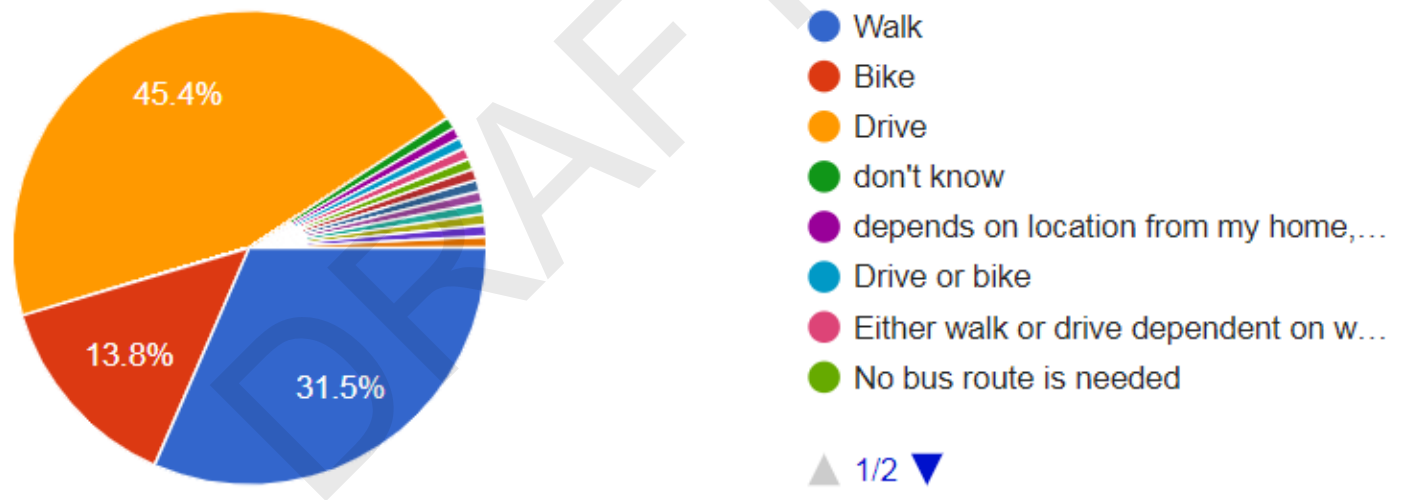
149 responses





If DART provided a bus stop along Route 26, which would be your preferred method to get to the pick-up location?

130 responses





WE ❤️ OCEAN VIEW  
DELAWARE  
TREE CITY USA!

12/10/2019

I want to commend the Town Council and the staff of the Town for putting in the hard work over the past year to get a draft report for residents to comment on. There are a lot of good ideas in this plan. I would like to make a few observations and comments.

First, the vision statement as presented at the workshop on December 2 is too long, yet it is not clearly spelled out in the written plan either. The vision statement should be short and memorable for residents to be able to repeat it. Ideally, it should be no longer than a sentence. Vision statements should stand alone and not refer to the goals of the town. What you have in the plan is a mission statement, which is action oriented and a road map for the town's vision, but it is not a memorable vision statement.

A few ideas that you might want to consider for our town vision are:

- The Town of Ocean View - Embracing our history to manage our growth.
- The Town of Ocean View seeks sustainable growth that protects our natural and historic resources while preserving our small-town character.
- The Town of Ocean View will be recognized as one of the best small towns in Delaware.
- The Town of Ocean View is the most ideal place in Delaware to live, work, recreate, worship and to raise a family.

I think any one of the above suggested vision statements embraces the ideals of what the residents have offered in their feedback for creating the plan.

Second, once you adopt the town vision, if it is short, it should be on the welcome signs coming into town so that people will see it and think about it, embrace it and to help accomplish it.

Third, the term Town Center to denote our business district is not really descriptive as we have no town center along Route 26. We do have a business district and maybe we should call it that. The town center is supposed to be the focal point of the town and that is where the town hall and John West Park are located. If we want people to feel comfortable in walking around the town center, we should have sidewalks from Rt.26 to John West Park on West Avenue and from Central Ave to Oakwood Ave to John West Park. I hope this becomes a reality in the town plan.

Fourth, there are two occupations that have been instrumental in developing Ocean View. In the early years, the fishing boat captains that worked in the bay or off the coast lived in Ocean View, as Bethany did not have housing then. These men became the backbone of the town. The second occupation that helped Delaware become the leading state in the fryer-broiler

chicken industry occurred here in Ocean View. We should pay tribute to these founding residents by erecting a small monument on Rt. 26 that will be a second focal point that residents and visitors can honor visually. This focal point could be at the intersection of Rt26 and West Avenue that would be a small pocket park that could include a large flag pole, monument, bench, etc. that could then be a point of celebration for the town. This would tie into the community character and history outlined in the plan.

The plan notes that the population will more than double in the next 15 years. With the median age at nearly 60 and with 41% of the population over 65, it's safe to say Ocean View will be predominately a retirement community in 15 years. We need to have side-walks to make it easier for people to move around and utilize our businesses and parks.

I like your plan to utilize the waterways for recreation purposes and would hope that the bike paths and canals could be developed to encourage the use of both. Perhaps encouraging eco-tour canoe trips or bicycle trips through town and tie into other waterways and trails leaving town.

DRAFT

**From:**  
**To:**  
**Cc:**  
**Subject:**  
**Date:**

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Comments for comp plan

-----Original Message-----

Subject: Fwd: Comments on the Ocean View Comprehensive Land-Use Plan

>> There are several key areas in the Plan I wish to provide my thoughts.  
>>  
>> 1. A community trash service:  
>> - can this service be provided at a rate no more then \$72 per quarter  
>> or less  
    - will this fee be paid from our  
    Town taxes without a Town tax  
    increase?  
>> - I understand the advantages of a community trash service especially  
>> how it would save on the the wear on our town roads  
>> - will yard waste be included in the pick ups?  
>> - will recycle be weekly/bi-monthly?  
>> - can a special household items pickup be included annually or semi-annually?  
>>  
>> 2. Proposed shuttle service:  
>> - not sure what this service would be used for other then going to the beach during summer months.  
>> - where else would it go?  
>> - is it worth the cost?  
>>  
>> 3. Commercial Growth:  
>> - concur with point of keeping commercial growth restricted to Rt.  
>> 26 corridor  
>> - would recommend that no further development on the corners of Rt 26 at West and Central Avenues be  
approved. These intersections are currently heavily congested and prone to accidents.  
>>  
>> 4. Communication services:  
>> - Households in Ocean View have the poorest cell phone and internet services. We find it absolutely necessary  
to have home phones to ensure we can be reached  
>> - recommend that cell phone towers be constructed in Ocean View to  
>> improve our service  
>> - we need to entice other telecommunication companies Into our  
>> community so that our internet service is at the 5G level  
>>  
>> 5. Electricity sources:  
>> - why doesn't Ocean View have access to Delaware Electric Co-op?

These are my major concerns and areas that must be improved.

>>  
>> Thank you for the opportunity to  
>> comment.

**From:**  
**To:**  
**Cc:**  
**Subject:** FW: Comments: draft comprehensive plan  
**Date:** Friday, January 17, 2020 8:30:50 AM

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## Comments

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**Subject:** Comments: draft comprehensive plan

Thank you for seeking community input on this plan.

I think it has been thoughtfully drafted within a context of progressive change and a vision that embraces that change. However I'm not sure that change vision is well understood and perhaps not embraced by OV residents.

My primary concerns are as follows:

1. Additional attention within the plan is needed regarding updates in WiFi, Internet and cell phone access in our community for both commercial and residential users and government too. Cell towers or whatever other infrastructure is needed should be in the plan. This should be a top priority in my opinion and be scheduled to occur within the early years of the plan.
2. Our town is bisected by the primary access route for access to the ocean which is the primary reason so many people visit or moved to our coastal community. I'm speaking of route 26. I am concerned that the comprehensive plan draft does not sufficiently consider the development and population explosion in the communities west of us. I'm not suggesting that OV plan for those towns. I'm suggesting that data from those towns similar planning processes (especially population and housing data ) is relevant to OV's future especially in terms of traffic, road safety and commercial utilization. I don't think I saw evidence of that in this draft.
3. The commitment to have route 26 as the primary retail location for OV is a double edge sword in my opinion. Drawing users to this route preserves residential neighborhoods but also means adding traffic congestion too! I'm concerned that the addition of bus or even trolley transport options in our future is a similar double edged sword. Additionally those transportation options add an urbanization character to the OV community which is out of sync with our narrow roads and "quiet community" character. We are not a resort in my opinion and hope we don't strive to be a resort. I'd like the leadership to give careful thought to anything in this plan that results in urbanizing OV.
4. The opening of the new Emergency Department by Beebe Health System on route 17 will be a major change element for OV and other nearby towns. We should anticipate significant increases in ambulance and police traffic transgressing OV and other impacts too.



I would like the comprehensive plan to include evidence of consultative relationships with the health system, with area first responders and with nearby towns to assure that the impact on OV residents and our town's resources is accurately anticipated.

Again thanks for seeking my input and I appreciate your consideration of my concerns.

DRAFT

**From:**  
**To:**  
**Cc:**  
**Subject:**  
**Date:**

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More comments

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**Sent:** Thursday, January 16, 2020 8:06 PM

**Subject:** Comp Plan Comments

Ken,

I have a few minor comments/suggestions on the Comp Plan as well as a couple of typos.

Typos

1. I believe that Whites Creek is officially called White Creek (pages 58, 66)
2. Page 76 change "alonge" to along

Minor comments

1. Define AADT on page 89
2. Are there data available for the table on page 90 for West Ave north of 26? Data are listed for south of 26 so I was wondering.
3. As I have stated earlier, centralizing trash pickup in OV will benefit the town enormously (road wear, noise, and perhaps cost). I like this idea a lot☺
4. On page 66, it may be worth mentioning the ongoing project to have the pedestrian path go under the bridge. This is a great upgrade for people walking along the canal.
5. Are commercial trucks allowed on West Ave (N of 26) if they are not making local stops? I seem some every day using West Ave as a thru street. Perhaps this is not really a comp plan comment.
6. I like the development planning for Rt 26. I know there was a comment that some people don't think that town should get too involved but I see this as being important. It will support the planning around the town center concept and help retain the character of the town. It may also be a safety issue because 26 is a key evacuation route for many towns. If you want to see what it looks like if the town does not manage the growth, just look at Rt 1 Rehoboth where it looks like a continuous strip mall with a ton of traffic lights needed.
7. In the mentioning of local parks and recreation areas on page 65, I suggest adding Fresh Pond. This is a park on Cedar Neck with miles of trails that connect to the crossing on Fred Hudson. It gets a lot of use and is an important asset of the community.
8. It was great to see the way the plan discussed climate change. Contrary to what some people think, it is not a belief. I am a scientist with significant training and I read extensively about the scientific data and conclusions. It is real and it will impact our community. To avoid considering it in future planning is really poor/negligent planning.

9. The document looks great and is well written!

Thank you!

DRAFT

**From:**  
**To:**  
**Cc:**  
**Subject:**  
**Date:**

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Hi everyone,

Please see the message below. Thanks again for everything you did to make Comp. Plan & Cookies a success!

Have a great evening!  
Jill

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**From:**  
**Sent:** Tuesday, December 03, 2019 3:57 PM  
**To:**  
**Subject:** FW: Comp Plan Feedback

Hi Jill, please distribute this to the group. Thanks

----- Original message -----

Subject: Comp Plan Feedback

Ken,

Please share my comments with the group, no particular order of importance:

The commercial area should be limited to Atlantic Avenue. I'm not sure if a true downtown area is really possible due to the speed limit of 35 mph and nature of Atlantic Avenue as it is a major east/west corridor. I am not in favor of any commercial development anywhere else in town, especially hotels or motels, it is completely out of character with the rest of the town.

Sidewalks are important, Atlantic Avenue is already done. Additional sidewalks on Central, West, and Woodland Avenues should be next. This should be the core areas for sidewalks.

Bus/Shuttle/Trolley transportation would be a great addition. A set route, set pick up locations, and set times would be a great alternative for a trip to the beach and back. May 15 - Sept 15 would be a good start. Set rate, ride all day. If not DELDOT, maybe a local

collaboration between Ocean View and Millville.

A riverfront park on Whites Creek. Any waterfront property on Whites Creek, areas west of Woodland Avenue / Elliott Avenue should be considered. Admittedly, the property would be expensive, but invaluable.

Not sure about the population estimates 2020 (136) to 2025 (340), that's a big jump, not sure about the data.

Public safety should be a priority. The Police Department needs to be continually evaluated for proper staffing to ensure officer safety and quick response times. I am in favor of the mutual aid agreement with our neighboring towns to augment the entire area's response capabilities. You have a first class police department as evidenced by being the safest town in Delaware, great job!

The demand for Fire & EMS services provided by the MVFC will continue to rise. Financial support of the MVFC should increase as the demand for services increases. As the building permit funding mechanism decreases due to slowing development in the town, new funding mechanisms should be explored sooner than later.

In the current report it references the Sussex County EMT'S, this should probably be changed to Sussex County "Paramedics", as they provide the Advanced Life Support (ALS) services for the county. The fire companies use EMT's to deliver Basic Life Support (BLS) services. Both agencies work together to provide the emergency medical services to the town and county.

Again, great seeing you last night. Great to meet Carol as well. As always, I was impressed with the town staff.

Thank You