

The City's Comprehensive Development Plan (CDP) states that the City will embark on a community-based process to develop effective and fair historic preservation, community design, and site plan review procedures meant to improve and maintain the overall visual character of structures and "green space", historic quality, and real estate value of property in Rehoboth Beach.

The City is currently in the process of implementing the goals of the CDP and is soliciting public input on issues affecting the physical character of our community. To assist the City in this pursuit, this survey has been developed to gather public opinion on community character issues of city residents, property and business owners.

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

Rehoboth Beach Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Alternate Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Local Telephone: (\_\_\_\_\_) \_\_\_\_\_

Alternate Telephone: (\_\_\_\_\_) \_\_\_\_\_

EMAIL: \_\_\_\_\_

**Please indicate your response by circling your answer or indicating a numerical response as requested.**

**1. Are you a full-time resident of Rehoboth Beach?**

Yes No

If yes, how long have you lived in the City?

Less than 1 year 1 to 3 years 4 to 10 Years More than 10 years

**2. Are you a seasonal or part-time resident of the City?**

Yes No

If yes, do you own your property or are you a renter?

Rent Own

How long have you rented or owned property in the City?

Less than 1 year 1 to 3 years 4 to 10 years More than 10 years

**3. Please indicate your property ownership status. Please circle all that apply.**

Own and live in the property full time

Own and live in the property part time

Own the property and rent it seasonally

Own the property and rent it year round

Seasonally rent property owned by someone else

Annually rent property owned by someone else

Own property for investment

**4. Are you a business owner in the City?**

Yes No

If yes, do you lease or own the real property?

Lease/Rent Own

5. **In your opinion, what pleases you the most about how Rehoboth Beach is changing? (Please note the 3 most important to you.)**  
(1 = Most important)

New residential building  
 New downtown business development  
 Transportation improvements  
 Renewed Community spirit and people  
 Infrastructure and public service improvements  
 Preservation of the character of the community  
 Preservation of the natural environment  
 Other \_\_\_\_\_

6. **In your opinion, what troubles you the most about how Rehoboth Beach is changing? (Please note the 3 most important to you.)**  
(1 = Most important)

Erosion of quality of life  
 Rising cost of housing  
 Residential development within City limits  
 Commercial development within City limits  
 Residential and commercial development adjacent to City limits  
 Impact on the environment  
 The City's ability to attract tourists  
 Other \_\_\_\_\_

7. **Do you think the continued *residential* development of Rehoboth Beach is improving, worsening, or not really changing the quality of life for residents of Rehoboth Beach?**

Improving                      Worsening                      No change

8. **Do you think the continued *commercial* development of Rehoboth Beach is improving, worsening, or not really changing the quality of life for residents of Rehoboth Beach?**

Improving                      Worsening                      No change

9. **Do you think continued *residential* development is threatening Rehoboth Beach's unique character, or do you think it is not a threat?**

Yes, it is a threat                      No, it is not a threat

10. **Do you think continued *commercial* development is threatening Rehoboth Beach's unique character, or do you think it is not a threat?**

Yes, it is a threat                      No, it is not a threat

11. **What element(s) or condition(s) influenced your answers to questions 7 through 10?**

**12. In your opinion, what are the most vulnerable aspects or characteristics of Rehoboth Beach?**

Please rank from most vulnerable to least vulnerable.

(1 = Highest Priority, 5 = Lowest Priority)

- The City's distinctive character
- The City's green environment
- Our unique mix of local businesses
- Inappropriate development of the few remaining undeveloped lands within the City
- Inappropriate re-development of commercial properties

**13. Please rank the following goals for protecting Rehoboth Beach's community character from most important to least important.**

(1 = Highest Priority, 6 = Lowest Priority)

- Protect historic and characteristic structures.
- Preserve overall character and small town charm.
- Protect the character of distinctive groupings of buildings and streetscapes.
- Encourage the creative redevelopment of Rehoboth Avenue and other commercial areas.
- Control the scale and use of structures along the beach and water bodies.
- Preserve and protect trees and plantings.

**Please indicate by circling the word that best indicates the extent of your agreement or disagreement with the following statements:**

**14. By determining what makes a community unique, and what harms uniqueness, localities can develop standards that encourage new construction that complements existing character.**

Strongly Agree    Agree    Neutral    Disagree    Strongly Disagree

**15. Specific zoning regulations are needed to protect historic structures.**

Strongly Agree    Agree    Neutral    Disagree    Strongly Disagree

16. **An individual building's scale, proportion and architectural details have an effect on the overall character of the surrounding neighborhood.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
17. **Thinking about new *residential* building, the scale of structures (relative to existing structures) is an increasing problem in Rehoboth Beach.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
18. **Thinking about new *commercial* development, the scale of structures (relative to existing structures) is an increasing problem in Rehoboth Beach.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
19. **Thinking about *residential* additions, the scale and architectural details of additions and renovations should be designed to be consistent and proportionate to its principle structure.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
20. **Thinking about *commercial* additions, the scale and architectural details of additions and renovations should be designed to be consistent and proportionate to its principle structure.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
21. **New *residential* building should be designed with an architectural character that is consistent and proportionate to the surrounding neighborhood.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
22. **New *commercial* development should be designed with an architectural character that is consistent and proportionate to the surrounding neighborhood.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
23. **Distinct neighborhoods should adhere to the same development standards regarding scale and architecture.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
24. **Individuals building or adding to homes should be able to build any structure that meets code, regardless of whether it is consistent with the character of the neighborhood.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
25. **A floor to area ratio (FAR) incentive for *residential* building should be used to achieve desired architectural elements.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree
26. **A floor to area ratio (FAR) incentive for *commercial* building should be used to achieve desired architectural elements.**  
Strongly Agree   Agree   Neutral   Disagree   Strongly Disagree

27. An Architectural Review Board or design review process would be helpful in reviewing the appropriateness of new *residential* structures and/or additions.

Strongly Agree Agree Neutral Disagree Strongly Disagree

28. An Architectural Review Board or design review process would be helpful in reviewing the appropriateness of new *commercial* structures and/or additions.

Strongly Agree Agree Neutral Disagree Strongly Disagree

29. The trees of Rehoboth Beach are an important quality to protect.

Strongly Agree Agree Neutral Disagree Strongly Disagree

30. A Tree Protection Ordinance with required provisions for tree replacement would be beneficial in preserving the City's unique character.

Strongly Agree Agree Neutral Disagree Strongly Disagree

31. Thinking about *residential* structures, what structures do you believe have historical value within the City of Rehoboth Beach? (i.e. Anna Hazzard Museum)

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

32. Thinking about *commercial* structures, what structures do you believe have historical value within the City of Rehoboth Beach? (i.e. post office, Dolle's)

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

33. Thinking about *residential* structures, what architectural elements do you believe best exemplify the overall character of Rehoboth Beach?

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

Please site examples (street address) of residences which show such elements.

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

34. Thinking about *commercial* structures, what architectural elements do you believe best exemplify the overall character of Rehoboth Beach?

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

Please site examples (street address) of business which show such elements.

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

35. Thinking about *residential* character what neighborhood blocks best reflect the desired character of Rehoboth Beach?

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

36. Thinking about *commercial* character what commercial blocks best reflect the desired character of Rehoboth Beach?

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

37. If you were buying a new home, what characteristics do you believe to be most important? (Consider: location, cost, size, building materials, yard area, architectural appearance, etc.)

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

38. In your opinion, what areas of the City offer the best example of how development should occur along the beach, lakes or canal?

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

**Please use the space below to write any additional comments or concerns regarding the Comprehensive Development Plan and its implementation.**

Thank you for your interest and assistance in completing this survey.

Please send your completed surveys by **October 21, 2005** to URS Corporation:

Fax: 302-933-0320

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