

- 1** LCS PIERS  
*P-203, P-204, P-207, P-209*
- 2** LCS OPERATIONS COMPLEX  
*P-857*
- 3** EOD EXPANSIONS  
*P-354*
- 4** EOD DEVELOPMENT  
*P-010, P-354*
- 5** UCT-1 & MUDSU  
*P-386*
- 6** ACU-2 PIERS
- 7** BUILDING 1265  
*P-979*
- 8** PPV SINGLE SAILOR HOUSING
- 9** FUTURE EXPANSION

**LEGEND**

-  ACCESS CONTROL POINT
-  ENDURING INFRASTRUCTURE
-  NEW CONSTRUCTION
-  PROPOSED FENCE LINE



## EAST SIDE DEVELOPMENT PLAN

The east side plan addresses development for all of NAB Little Creek east of the steam plant, including the Desert Cove and the two peninsulas to the north.

The peninsulas are not fully illustrated on the map on the next page because there are no significant future development plans for the peninsula areas. Outside the mapped area: The north peninsula is fully developed with adequate facilities for ACU-4 and the LCAC airfield and water access requirements. The peninsula on the south of Desert Cove is constrained by the explosive safety quantity distance (ESQD) arc. This arc is established by the explosives loading from the quay wall. No inhabited buildings can be constructed in this area.

The Desert Cove district includes waterfront operations for amphibious units. The NSWG-2 complex in the south east quadrant is a dominant land use. A more detailed rendering and explanation of the plans for this area are on pages 20 and 21.

Little Creek Town Center is the area north and south of Gator Boulevard. This area will be recapitalized as a high-density office complex. This core development area is currently constrained by possible ground water contamination around building 3602 that is currently being used by the School of Music. Little Creek Town Center specifics are on pages 22 and 23.

An important element in the Town Center development is the relocation of industrial land use from the Town Center District. The Public Works equipment and material yards and the CBMU-202 require significant acreage

for construction equipment storage and maintenance. These are to be located in the development area labeled “1 - Public Works” This location is close to the Gate 3. The MWR campground that currently occupies this area is to be relocated to a consolidated campground facility at Fort Story.

Retention and enhancement of the neighborhood community appearance is an important element in the development of the east side of Little Creek. The master plan continues the existing themes of development for the Little Creek Village area. This includes relocating the Navy exchange (NEX) furniture store to the retail plaza represented as building 2. Additionally, a new child development center is programmed for construction at the location identified as building 3.

Recapitalization of “4 - Lodging Conference Center and Officers Club” is recommended”. There is significant demand for an integrated lodge and conference center in the Hampton Roads region, and the existing Little Creek Navy Lodge and Drexler Hall do not meet the demand. The redevelopment should include a bar and grill both to serve transient visitors and to provide a community dining outlet that is within walking distance from the PPV housing areas. Recapitalization would allow a reorientation that highlights the cove as landscape asset. Potentially, this project could be best implemented through a PPV.

A fence-line readjustment will separate the headquarters and operations from the area that contains the exchange services, clinic, golf course, chapel, and housing. This can be implemented using a tiered access arrangement, open access for community services, or a combination that can be tailored to the dynamic security situation.



## DESERT COVE

Desert Cove was constructed to support the shallow-draft assault craft and engineer equipment required for amphibious operations. The channel from the west provides access to shallow finger piers to the north, east, and south.

The waterfront area along the north piers is limited. This narrow area is bounded by the access road leading to the LCAC operations complex and is fully built out. Existing buildings in this area are used by a mixture of waterfront operations and education activities. As facilities are developed in other locations of NAB Little Creek, activities not requiring waterfront access should be move out of Desert Cove and clustered with other training and education activities.

The building labeled “1 – NSWC” was constructed in 2008 for the Special Delivery Vehicle Team Two; however, this activity was relocated to Hawaii. The construction was modified to support NSWC logistics and administrative functions. These uses are not compatible with the waterfront operations SCA, plus the parking area is insufficient for administrative use and the access roads do not support logistics operations.

The area labeled “2 – ACB-2 Waterfront Operations” is the equipment storage and maintenance area used by ACB-2. These facilities, which are appropriate in the waterfront operations SCA, require recapitalization within the next 10 years. Some footprint reduction may be attained with modern replacement facilities, but until these can be funded and constructed, the existing acreage is required.

Along the south piers, area “3 – CB Expansion” and “4 – ACB-2 Replacement Facilities” will continue to be used to replace the land and structures lost to the building labeled 1 – NSWC.

Buildings for the NSWG-2 team will be on the southeast corner of the waterfront. The plan illustrates sufficient facilities for up to six teams, with a water training facility and sufficient parking. Facilities will include the existing structures along the south border of the compound and replacement buildings (labeled “5 - NSWG-2”) using the current standard structure in the north. NSWG-2 Headquarters will be across the street on the east side of Helicopter Road. To the north of this command and control facility, the plan provides room for additional NSWG-2 facilities (labeled “6 – NSWG-2”). These can be used as SEAL team facilities or for SEAL support activities.

The training area is labeled “7 – Obstacle Course”. This will provide convenient access by foot for NSWC personnel.



- LEGEND**
-  ACCESS CONTROL POINT
  -  ENDURING INFRASTRUCTURE
  -  NEW CONSTRUCTION
  -  PROPOSED FENCE LINE

- 1** NSWC  
*P-773 (P-793 RESCOPED)*
- 2** ACB-2 WATERFRONT OPERATIONS
- 3** CB EXPANSION
- 4** ACB-2 REPLACEMENT FACILITIES  
*P-775*
- 5** NSWG-2  
*P-471, P-473*
- 6** NSWG-2  
*P-325, P-341*
- 7** OBSTACLE COURSE



## LITTLE CREEK TOWN CENTER

Little Creek Town Center is the area to the north and south of Gator Boulevard. The plan recommends recapitalization of this area as a high density office complex. In the Little Creek Town Center, all base administration and headquarters operations will be consolidated in a downtown environment constructed around a pedestrian plaza. This densely constructed central business district will relegate parking to the perimeter and will provide more effective integration of work activities. This plan will reduce reliance on the automobile, reduce gross parking requirements, and promote a healthier community.

This effort will begin with the construction of the “1 - 1 NCD Headquarters” in the northeast corner of this development. This project currently is under design and should set the architectural design standard for the district.

The second significant project may be the “2 - NNWC Headquarters”. This large building will have sufficient space for subordinate commands, including NIOC Norfolk, NCDOC, and SPAWAR HQ. Although the building is programmed for funding in current military construction budgets, the site has not been determined. Alternatives include the West Annex or a location elsewhere in the Midlant Region. If the activity remains at NAB Little Creek, the Town Center district offers the best location for development because it provides compatible land use and an excellent opportunity to achieve multiple sustainable development initiatives.

The buildings identified as “3 - NECC Headquarters” represent a main street development. These are multiple zero-lot-line structures for future development. The first floor could provide common uses such as food

courts, meeting places, and other customer-oriented activities, along with breezeways and open-air gathering places. The remainder of the administrative area would support the headquarters for expeditionary operations, including Headquarters NECC, MCAG, MARFPCOM, ECRC, and other NECC subordinate headquarters. It also can include EWTGLANT, CBG-2, and any surface warfare headquarters tied to the amphibious units assigned to Little Creek.

The building “4 - Fitness Center” has not been sized or programmed, but the representation shows a modern fieldhouse of sufficient size to adequately support unit fitness programs and individual exercise regimes. It is sited to allow construction prior to demolition of Rockwell Gymnasium. This project should be funded to include the closure of Gator Road and transformation of the district into a pedestrian mall. The demolition of the existing structures for the Public Works and the School of Music would allow the complete integration and development of town center fitness facilities.

Building “5 - Installation Headquarters” will follow the development pattern set by building 3. The primary customer for this facility is the Installation Headquarters, with adequate space for consolidating all installation staff. The remaining space will be available to other military organizations that require administrative office space; some of these could include INSURV, SWDG, and CCD. This project would complete the Town Center recapitalization, and its timing would offer an opportunity to construct the interior fence line represented in yellow.

Buildings 6 and 7 represent the recapitalization of single sailor housing and recreation facilities. Costs for these buildings may exceed authorized appropriated funds. Therefore, a PPV initiative may be better suited to meet this requirement.



- 1** 1 NCD  
P-851
- 2** NNWC HEADQUARTERS  
P-365, P-221V
- 3** NECC HEADQUARTERS  
P-935
- 4** FITNESS CENTER
- 5** INSTALLATION HEADQUARTERS
- 6** PPV SINGLE SAILOR HOUSING
- 7** NEW SINGLE SAILOR FACILITY

**LEGEND**

- ACCESS CONTROL POINT
- ENDURING INFRASTRUCTURE
- NEW CONSTRUCTION
- PROPOSED FENCE LINE



## FORT STORY MASTER PLAN

The primary focus of the Fort Story Master Plan is to expand training capabilities. Training land is limited in the Hampton Roads region, and Fort Story offers expeditionary warriors the only local resources to expeditionary warriors to meet emerging training requirements. To achieve this goal, activities that are distributed throughout the installation in obsolete structures will be consolidated into a dense cantonment area.

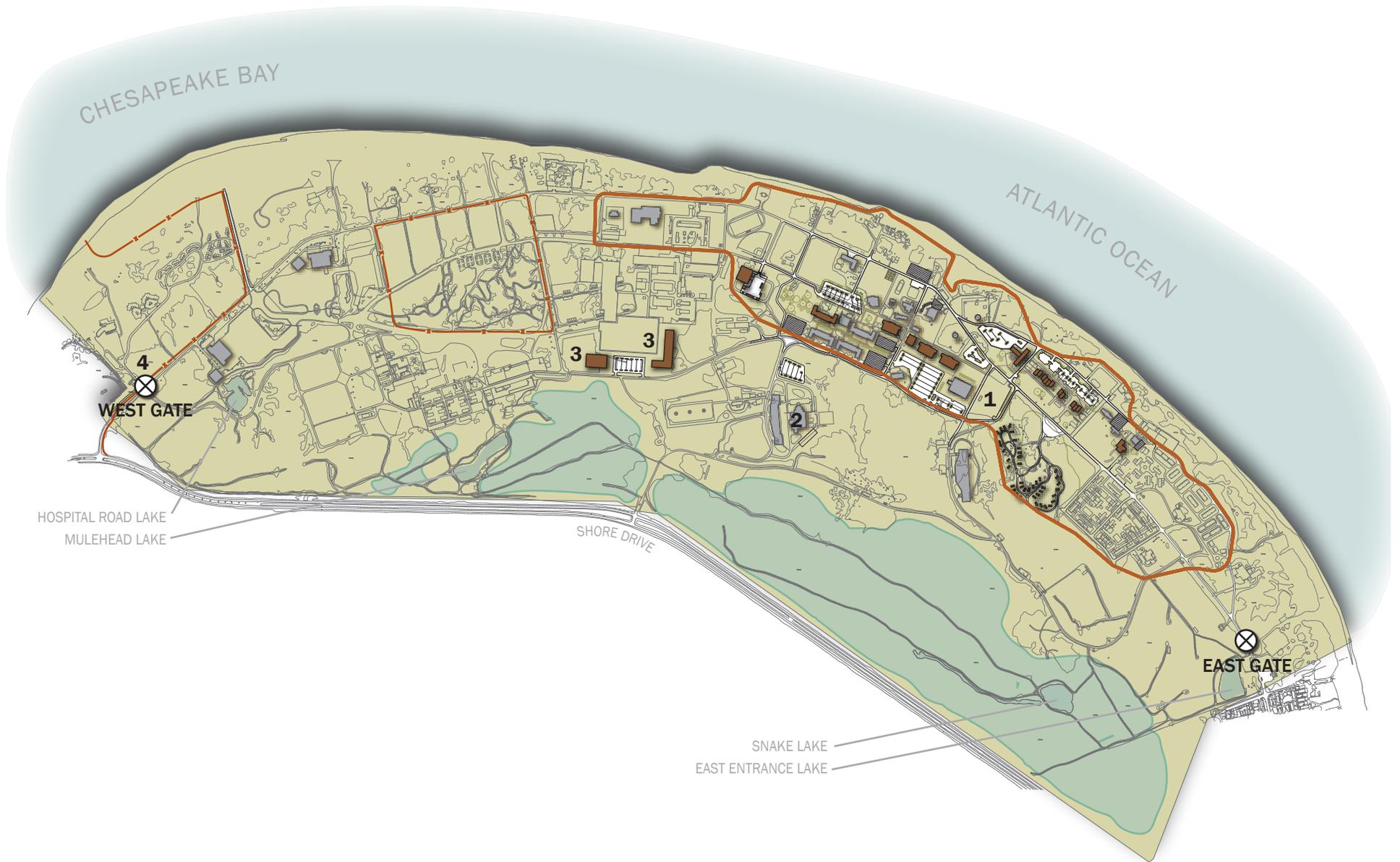
The area labeled “1 - Cantonment Area “incorporates themes that are similar to those used at NAB Little Creek. Details on this plan are explained and illustrated on pages 26 and 27.

The cantonment area will be bounded by an exercise path that circumnavigates the administrative and base support areas. This 4-mile-long path will provide wellness opportunities for Fort Story residents and will clearly delineate the training area.

Outside the exercise path, future development will be limited to training ranges and range support facilities. The exception to this is the EOD TEU 2 training site (labeled 2). This one-of-a-kind facility will be a unique fusion of training support, education/administration, and a mock forward operating post. The synergies of this integration outweigh the conflicts between administration and training, and keeping it at this location will maximize the return on recent, significant capital investment in this complex. The additional parking that is needed in this area should not be of standard design. It should replicate parking facilities in some of military operations areas, with the minimal erosion and sedimentation controls required for infrastructure sustainability.

Similarly, the applied instruction and firing range projects labeled 3 have been sited for design in the middle of the training range. To better integrate land use, the structures should be constructed and landscaped to resemble the degraded infrastructure that expeditionary warriors encounter during operational deployment.

The development of updated Armed Forces Recreation Center (AFRC) vacation facilities at the Camp Henry Inn will increase traffic demand. The 4 - West Gate Access will be realigned for this demand and will segregate the operational traffic from AFRC users.



**LEGEND**

-  ACCESS CONTROL POINT
-  ENDURING INFRASTRUCTURE
-  NEW CONSTRUCTION
-  PROPOSED FENCE LINE
-  EXERCISE PATH

- 1** CANTONMENT AREA
- 2** EOD TUE-2  
*P-871, P-870*
- 3** INDOOR RANGE & APPLIED INSTRUCTION FACILITY  
*P-891, P-777*
- 4** WEST GATE



## FORT STORY CANTONMENT AREA

The Fort Story Cantonment Area development plan consolidates activities in a central location outside the training area.

Building 1 is a headquarters for the 11th Transportation Battalion. The rendering illustrates the current Army construction standard.

The buildings labeled 2 are Army standard company operation facilities (COF). Each structure is designed to support two companies.

The orientation and dense development link the housing and recreation areas with the administrative downtown area to the east. This density of development cannot normally be achieved because of antiterrorism/force protection (ATFP) standoff standards. However the routing of traffic around the perimeter of the development and the conversion of the central road to a pedestrian plaza removes that obstacle.

The 1902 railroad station is one of many cultural resources on the installation. It will serve as a cultural anchor for the pedestrian mall. After the 11th Transportation Battalion headquarters has been moved to its new facility, the existing site, labeled “3 – Forth Bachelors Quarters”, will be redeveloped.

Building 4 is the recommended location for the Soldier One Stop Center. It neighbors the Garrison Headquarters and sets the development standard for the administrative center. This center is laid out with a southern exposure and landscaping to achieve Leadership in Energy and Environmental Design (LEED) and Low Impact Development (LID) objectives. The zero-lot-line

modular plan condenses development and integrates green space into a pedestrian-oriented neighborhood.

The buildings labeled 5 represent future expansions to support MCTAG, Center Det, and other administrative activities that need access to the training at Fort Story.

Building “6 - Youth Center” is programmed construction. This location is tied to the family housing area and offers open space to the south.

Building 7 is a Child Development Center and Building 8 is a multi-use lodging and meeting facility. It will be a sister to the project at NAB Little Creek and will follow a similar theme. In addition to meeting the need for transient housing, it should include training, conference, and pub/grill facilities.

The area labeled 9 will be redeveloped as a consolidated JEB Little Creek campground. This site offers a combination of seclusion and access to the main post amenities.

The building labeled “10 - Fitness Center” is located in close proximity to the Bachelor Quarters and training areas.



- 1 HEADQUARTERS - 11TH TRANSPORTATION BATTALION 62384
- 2 COMPANY OPERATION FACILITY (COF)
- 3 FORTH BACHELORS QUARTERS 43222
- 4 SOLDIER ONE STOP CENTER 20995
- 5 ADMINISTRATIVE CENTER
- 6 YOUTH CENTER
- 7 CHILD DEVELOPMENT CENTER 62804
- 8 TRANSIENT HOUSING AND CONFERENCE FACILITY
- 9 CAMPGROUND
- 10 FITNESS CENTER 60801

**LEGEND**

-  ENDURING INFRASTRUCTURE
-  NEW CONSTRUCTION
-  EXERCISE PATH



## LITTLE CREEK AND FORT STORY PROJECT REFERENCE AND INTEGRATED PRIORITY LIST

The list of projects and requirements identified in the Master Plan are presented in the Table on pages 29-31. The Table reflects the current project data as of 01 May, 2009.

Little Creek and Fort Story Project Reference and Integrated Priority List										
Project Name	Status	Program Year	Value (000)	Project Size	Funding Source	Location	Project Number	Pages	Ref.	Programming Recommendations
MWR Pier Upgrades	Initial Design Complete				NAF	LC West Annex		14-15	1	Programming should include MWR consolidation efforts
SOF Supply Warehouse	Initial Scope Complete	2013		2,052 gsf	SOCOM MCA - Mission	LC S. Central SEAL Complex	P-359	14-15	2	Ensure design allows for future development
SOF NSW Training Facility	Initial Scope Complete	2013		28,405 gsf	SOCOM MCA - Mission	LC S. Central SEAL Complex	P-363	14-15	2	Ensure design allows for future development
SOF CSS Det Ops Facility	Initial Scope Complete	2013		57,856 gsf	SOCOM MCA - Mission	LC S. Central SEAL Complex	P-775	14-15	2	Consolidate with warehousing and support facilities
SOF Medical/Phy. Therapy/Fitness Facility	Initial Scope Complete			36,565 gsf	SOCOM MCA - Mission	LC S. Central SEAL Complex	P-797	14-15	2	Recommend consolidate with P-325 or LC Fitness Recap Project
LCS Pier (replace Piers 18 and 19)	Initial Scope Complete			2000 fb	Navy MCA - Mission	LC West Annex	P-203	16-17	1	None
LCS Pier (replace Piers 16 and 17)	Initial Scope Complete			2000 fb	Navy MCA - Mission	LC West Annex	P-204	16-17	1	None
LCS Operations Complex	Initial Scope Complete			111,975 gsf	Navy MCA - Mission	LC West Annex	P-857	16-17	2	Full size pending decisions on LCS program, recommend modular warehouse design
EOD Consolidated Ops and Log Facility	Programmed	2012	\$56,000	44,653 gsf	Navy MCA - Mission	LC West Annex	P-354	16-17	3	None
EODMU 10 Ops Facility	Not yet fully scoped	2009		31,553 gsf	Navy MCA - Mission	LC West Annex	P-010	16-17	4	Design should allow for future expansion
UCT-1 and MUDSU	Not yet fully scoped	2013	\$13,910	38,689 sf	Navy MCA - Mission	LC West Annex	P-386	16-17	5	Ensure UCT-1 integrated into construction
Replace Piers 14 and 15	Initial Scope Complete			2000 fb	Navy MCA - Mission	LC West Annex	P-207	16-17	6	Project Rescoping to include ACU relocation
Replace Piers 12 and 13	Initial Scope Complete		\$34,000	2000 fb	Navy MCA - Mission	LC West Annex	P-209	16-17	6	Project Rescoping to include ACU relocation
ACU-2 Pier Recap/Relocate	Not yet fully scoped				Navy MCA - Mission	LC West Annex		16-17	6	Recommend rescoping Projects P207 and P209 for this MP recommendation
Building 1265 Recapitalization	Not yet fully scoped			9,832 gsf	Navy MCA - Mission	LC West Annex	P-979	16-17	7	Rescope this project to include ACU-2
Single Sailor Housing	Not yet fully scoped				Possible PPV	LC West Annex		16-17	8	Integrate dining and recreation into project
Public Works Recap/Relocate	Not yet fully scoped				Navy MCA - Base Ops	LC East		18-19	1	Include adequate facilities for PW and CBMU-202 and equipment
NEX Furniture Store	Not yet fully scoped				NAF	LC East		18-19	2	Integrate into shopping district

Little Creek and Fort Story Project Reference and Integrated Priority List										
Project Name	Status	Program Year	Value (000)	Project Size	Funding Source	Location	Project Number	Pages	Ref.	Programming Recommendations
Child Development Center	In Design		\$6,000	16,329 gsf	Navy MCA - Base Ops	LC East	P-426	18-19	3	If alternate locations possible, recommend relocation to Youth Center area
Lodging/Conf/Club	Not yet fully scoped				NAF or PPV	LC East		18-19	4	Integrate club and conference into transient lodging
SUPPACT-2	In Construction		\$19,000	40,000 gsf	SOCOM MCA - Mission	LC Desert Cove	P-773	20-21	1	Addition to P-793 for change of use
SDVT-2 Operations and Maintenance	In Construction		\$21,280	85,000 gsf	SOCOM MCA - Mission	LC Desert Cove	P-793	20-21	1	Rescoped to meet SUPPACT requirement P-773
ACB-2 Replacement Facilities	Not yet fully scoped				SOCOM MCA - Mission	LC Desert Cove		20-21	4	Decisions on NSWG-2 will influence development area
SEAL Team Building	Initial Scope Complete		\$37,000	139,189 gsf	SOCOM MCA - Mission	LC Desert Cove	P-471	20-21	5	Rescope based on Master Plan recommendations
SEAL Team Building	Initial Scope Complete		\$37,000	82,937 gsf	SOCOM MCA - Mission	LC Desert Cove	P-473	20-21	5	Rescope based on Master Plan recommendations
SOF Parking	Initial Scope Complete	2013		197,561 gsf	SOCOM MCA - Mission	LC Desert Cove	P-893	20-21	5	Traffic study required to support this project. Alternative is to move SOF Ops to S. Central Complex.
SOF Human Performance Center	Initial Scope Complete	2015	\$10,200	49,579 gsf	SOCOM MCA - Mission	LC Desert Cove	P-325	20-21	6	Alternate location is South Central SEAL Complex
SOF LOGSU	Initial Scope Complete		\$30,000	50,913 gsf	SOCOM MCA - Mission	LC Desert Cove	P-341	20-21	6	Alternate location is South Central SEAL Complex with P-359
NSWG-2 Obstacle Course	Not yet fully scoped	2010			SOCOM MCA - Mission	LC Desert Cove		20-21	7	None
1-NCD HQ	Under Design		\$13,800	28,535 gsf	Navy MCA - Mission	LC Town Center	P-851	22-23	1	Sets the design standard for LC Town Center
Bldg 1558 Renovations for SPAWAR	Programmed	2010		11,808 gsf	Navy BRAC	LC Town Center	P-221V	22-23	2	Recommend rename and rescope to integrate into NNWC projects. 1158 should remain industrial
NNWC HQ	Programmed	2011	\$125,000	45,000 gsf	Navy MCA - Mission	LC Town Center	P-365	22-23	2	Rescope to include P-221V, construct new, return 1265 to original use on waterfront
NECE HQ	Not yet fully scoped			180,000 gsf	Navy MCA - Mission	LC Town Center	P-935	22-23	3	Rescope to include HQ NECC, and all subordinate units requiring admin
Fitness Center Recapitalization	Not yet fully scoped				Navy MCA - Mission	LC Town Center		22-23	4	Provide for unit level fitness training
Installation HQ	Not yet fully scoped				Navy MCA - Mission	LC Town Center		22-23	5	Include admin area for INSURV, SWDG, CCD, and other admin activities

Little Creek and Fort Story Project Reference and Integrated Priority List										
Project Name	Status	Program Year	Value (000)	Project Size	Funding Source	Location	Project Number	Pages	Ref.	Programming Recommendations
Single Sailor Housing	Not yet fully scoped				Possible PPV	LC Town Center		22-23	6	Integrate dining and recreation into project
Single Sailor Recreation Facility	Not yet fully scoped				NAF or PPV	LC Town Center		22-23	7	None
EOD TEU - Two Expansion	Not yet fully scoped				Navy MCA - Mission	FS - Training Range		24-25	2	None
SOF Applied Instruction Facility	Initial Scope Complete	2009	\$20,230	55,090 gsf	SOCOM MCA - Mission	FS - Training Range	P-777	24-25	3	None
NSWC Indoor Range	Initial Scope Complete	2009	\$11,550	38,261 gsf	SOCOM MCA - Mission	FS - Training Range	P-891	24-25	3	None
West Gate Access alignment	Not yet fully scoped				NAF // AFRC	FS - AFRC		24-25	4	None
11th Battalion HQ	Not yet fully scoped		\$4,400	17,477 gsf	Army MCA - Mission	FS - Cantonment	62384	26-27	1	Army HQ Design Standard
11th Bn Company Ops Facilities	Not yet fully scoped				Army MCA - Mission	FS - Cantonment		26-27	2	Create pedestrian way to increase density and reduce ATFP
Barracks (188 Pn)	Not yet fully scoped		\$17,500	68,308 gsf	Army MCA - Base Ops	FS - Cantonment	43222	26-27	3	Follow the quad design with updated barrack design standards
Soldier One-Stop	Not yet fully scoped		\$7,900	34,700 gsf	Army MCA - Base Ops	FS - Cantonment	20995	26-27	4	Sets the design standard for FS Cantonment Area
Admin Consolidation	Not yet fully scoped				Army MCA - Base Ops	FS - Cantonment		26-27	5	Relocate all activities in WWII wood and elsewhere on installation
Fort Story Youth Center	Not yet fully scoped				Army MCA - Base Ops	FS - Cantonment		26-27	6	Retain open area greenspace to south for recreation
Lodging/Conf/Club	Not yet fully scoped				Possible PPV	FS - Cantonment		26-27	7	Integrate club and conference into transient lodging
Campground	Not yet fully scoped				NAF or PPV	FS - Cantonment		26-27	8	Consolidated NAB Little Creek and Fort Story RV Park
Fitness Center Renovation/Addition	Not yet fully scoped		\$8,900	50,366 gsf	Army MCA - Base Ops	FS - Cantonment	60801	26-27		None
Child Development Center	Not yet fully scoped		\$6,000	25,000 gsf	Army MCA - Base Ops	FS - Cantonment	62804	26-27		None







# Installation Appearance Plan

## Naval Amphibious Base Little Creek

Norfolk and Virginia Beach, Virginia  
May 07, 2007

(Restrictions)

Produced by HSMM for NAVFAC MIDLANT 2007

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## Executive Summary

This Installation Appearance Plan (IAP), used in conjunction with the Navy Installation Appearance Guide (IAG), AG is the official guidance for designing, developing and reviewing all base construction and renovation projects at NAVPHIBASE Little Creek in the cities of Norfolk and Virginia Beach, Virginia. The Regional Shore Infrastructure Plans (RSIP's) are for additional information/backup in specific areas.

The IAP replaces the previous Base Exterior Architectural Plan (BEAP), and is not intended to be a Master Plan for the base. It provides aesthetic and functional direction for new development, maintenance, renovation efforts, and it helps to protect and preserve the base's natural and historic resources. Though preservation of resources must be a high priority, the guidelines must be flexible enough to allow for renovation, expansion or demolition of inadequate facilities that may need to be removed to make room for other mission essential facilities.

While this plan is not a complete IAP as outlined in the IAG, it provides design guidance for architects and engineers for the implementation of the following elements affecting the overall base appearance: painting schemes, landscaping, signage, parking lots, standard gate/entry, and facade refurbishment. Each of these items are summarized below.

### PAINT SCHEMES

New paint schemes have been chosen for implementation in future construction as well as exterior facade refurbishment projects. An

emphasis has been placed on utilizing accent colors to enhance the architectural design of the building and not to create the design.

### LANDSCAPE SUMMARY

The natural environment responds to the suburban and industrial nature of this base. Vegetation consists of foundation plantings, street trees, screening hedges and large parcels or groupings of natural forest. In general, plantings and trees are well maintained and enhance the overall aesthetics of the base. Pedestrian circulation occurs throughout the base; however crosswalks, sidewalks, and other pedestrian amenities are inconsistent. High visibility areas and buildings should be emphasized using landscape elements such as plant material, paving changes, lighting and other amenities.

### SIGNAGE

The current BEAP signage on the base is consistent with the previous BEAP's direction but it has not held up well over time and no longer projects the professional image of the Navy. The base should adopt the same signage as used at Naval Station Norfolk that is in accordance with the Navy wide standard. Kiosk are proposed at strategic locations on the base to help visitors orientation.

### PARKING LOTS

Parking lots should provide a safe environment for pedestrians and drivers, implement anti-terrorism/force protection (AT/FP) measures and improve emergency response on Naval Amphibious Base Little Creek. Most parking lots at the base are at grade, without curb and gutter or raised islands. Bollards are used

to protect light poles, steam vents, and other hazards in the lots. Lighting and pedestrian consideration are inconsistent and often below today's design standards.

Parking lots should be designed with the following elements:

- One way parking lot aisles with angled parking spaces, where applicable
- Pedestrian refuges and landscaped walkways
- Curb and Gutter, where applicable
- Raised, landscaped islands and buffers
- Pervious pavements in appropriate parking lots
- Appropriate overall lighting plan
- Appropriate drainage and stormwater management
- Visible and logical pavement markings and signage

### STANDARD GATES AND ENTRIES

A standard design for the perimeter gates to the base has been established and should be followed for future modifications and as others gates are replaced.

### FACADE REFURBISHMENT

Facade refurbishment recommendations have been included for existing CMU and metal buildings which emphasize the need for a durable maintenance-free exterior finish. This would include the use of masonry along the base of buildings, and other pre-finished materials, such as metal panels, above.

### SPECIAL IAP PROJECTS

- Wayfinding and building signage .....\$1,335,000
- Gate signage and imagery .....\$126,000
- Landscaping around Gate 1 .....\$46,000
- Clean up secondary gates .....\$54,000
- Public Works screening .....\$46,000

## Introduction

## Introduction

Over the past 20+ years since the last BEAP was created and implemented for guidance on base appearance decisions to shape the face of the base, an interim direction was created and has been implemented to maintain a positive base image. This direction has prevented the inclusion of design elements that would negatively affect the base image. Many of the design decisions can be found in the design of new structures on the base adhering to the base-wide color scheme established by the Public Works Department.

Improvements to the overall visual organization and aesthetics of NAVPHIBASE Little Creek will not occur by simply writing a generalized set of guidelines. Likewise, changes to the visual environment will not be positive unless they are following a prescribed format and intended direction. Guidelines are the starting point, but the implementation of a review process that directs development must be part of the process to positively affect the base. This IAP is intended to cover the first few steps in the process that will eventually help to improve the overall visual environment and to contribute to protecting the positive elements that are already present.

This IAP is a working document that will function as a guide to physical development, while at the same time be flexible enough to account for changing conditions, priorities and programs. The decision making process for physical development must address site planning and design issues, as well as the financial and functional requirements of physical design and development. Aesthetic improvements cannot be achieved on a site-by-site or problem-by-problem basis, but must be based on a master plan which is properly conceived to allow each problem to be resolved as part of a total concept.

### 1.1 BASE MISSION

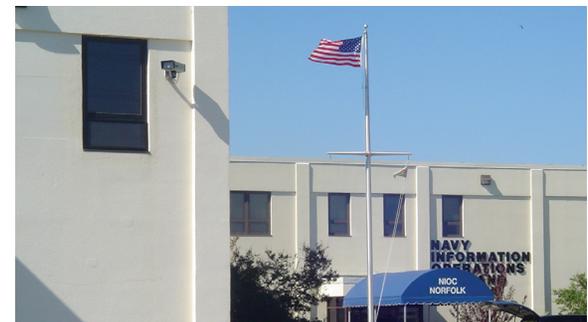
The mission of NAVPHIBASE Little Creek is “to provide continuous improvement, support and services to operating forces and shore commands, to enhance the quality of life within our community, and to support other activities and units as designated by the Chief of Naval Operations (CNO).”



Building 3690, Club House

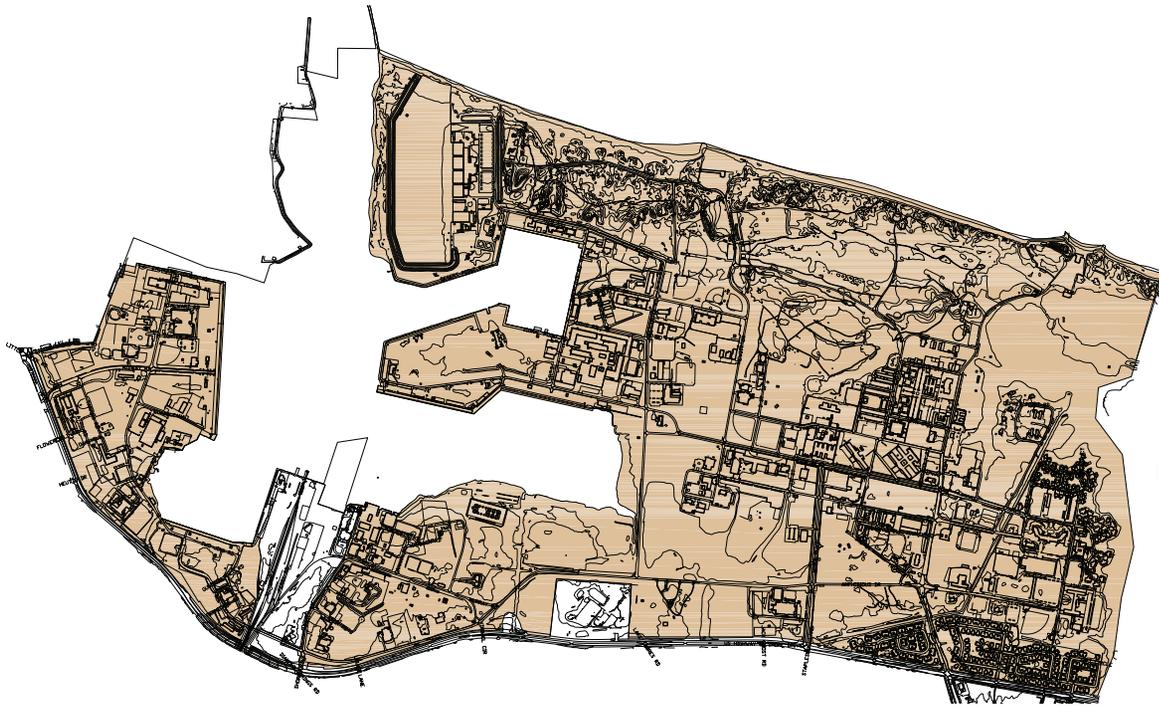


Building 1609, Fire Station, a typical example of recent design standards for materials/colors



Building 1126

## Introduction



### 1.2 THE AREA

The project area is defined as the land area bordered by the Chesapeake Bay to the north and Shore Drive to the south comprising the Little Creek Base in the cities of Norfolk and Virginia Beach, Virginia.

### 1.3 PURPOSE AND FOCUS

This IAP provides aesthetic direction to architects and engineers doing business on base for new building and site development and renovation efforts. The primary purpose of this IAP is to establish a vision for the base which can be implemented and defended by those in authority to make decisions affecting the overall base appearance.

### 1.4 METHODOLOGY

- Major phases for the IAP include:
- Identify the overall project goals
- Complete field work to determine assets, liabilities, dominant elements, perceptual districts and spatial structure
- Develop objectives for site planning, architecture, landscape architecture and signage
- Map perceptual districts and spatial structure
- Map road hierarchy and structure
- Develop specific guidelines
- Develop examples of what to do and not to do
- Obtain consensus and approval on the guidelines
- Produce a final document

### 1.5 GUIDELINE ELEMENTS

Design guidelines are developed for the following:

- Site planning: gates, roadways, parking, common areas/activity nodes/open spaces and improvements
- Architecture: Building color schemes and building refurbishment
- Landscape architecture: focal point devices, memorials and static displays, flagpoles, plant material, signage, paving services, bollards, fencing, and utilities

### 1.6 OVERALL OBJECTIVES

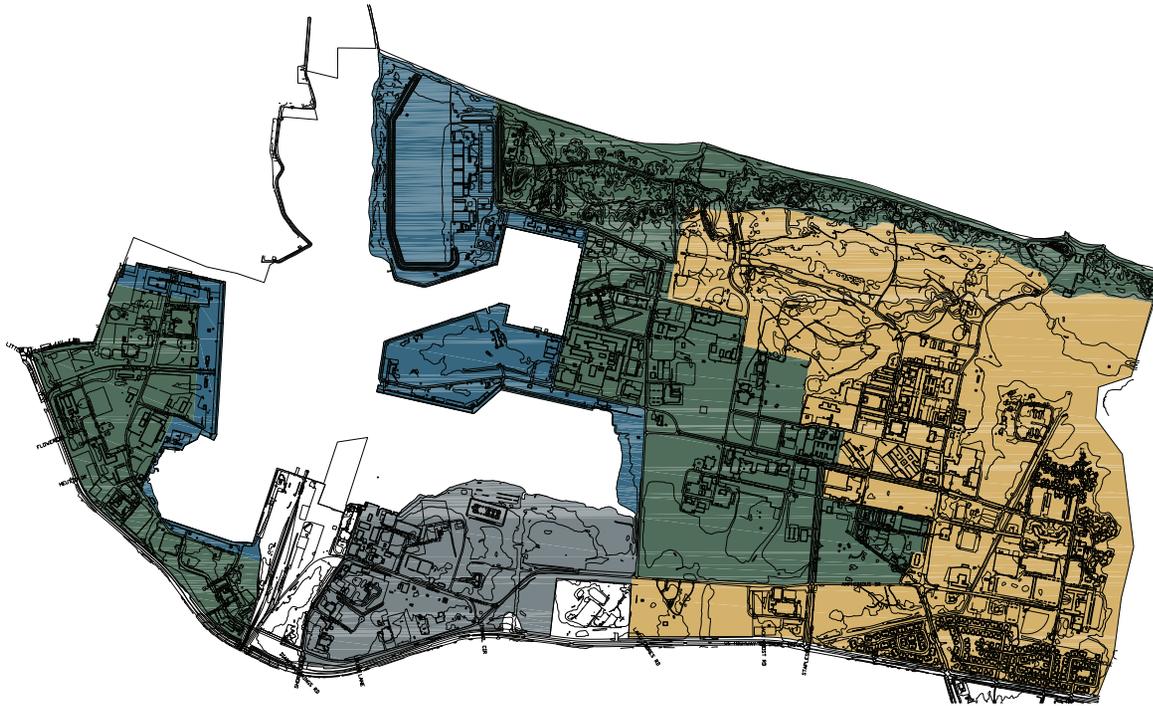
1. Identify and strengthen the formal site planning elements at NAVPHIBASE Little Creek.

2. Improve wayfinding for base occupants, their customers and visitors by developing a hierarchy of roadways and pedestrian paths, and establishing visual wayfinding elements including signage systems.
3. Identify visual assets and liabilities on NAVPHIBASE Little Creek. Provide direction to maintain assets and change liabilities.
4. Recognize and analyze the unique visual districts within NAVPHIBASE Little Creek boundaries to classify the built environment style and a harmonizing theme to strengthen each district.
5. Establish clear visual environment design guidance both in a general sense and specific to individual districts.
6. Provide a tool to aid a process by which the guidance in the plan is routinely and effectively administered and implemented within each new modification or project.
7. Develop guidelines that apply to all built environment elements including buildings, fencing, landscaping and pavements related to personnel and vehicular movement.
8. Recommend materials and construction elements that can realistically be maintained by local resources.



*Imagery of anchor at Personnel Barrocks*

# Introduction



### 1.8 FUNCTIONAL DISTRICTS

The base is organized with Personnel and Support districts such as housing, shopping, and recreation at the east end. Training and Administration district are grouped in the center of the base and behind the waterfront on the west end. The Waterfront districts surrounds the bay at the west end of the base. There is an industrial district at the lower part of the base between the Coast Guard Station and the Hampton Roads Sanitation District Plant. Although these are the major groupings of functional districts some uses are scattered throughout other districts.

#### LEGEND

Personnel Support

Training / Administrative

Waterfront

Industrial

## 1.8 CIRCULATION

Vehicular circulation throughout the base is enhanced by a clear delineation of primary and secondary roadways. Due to the linear arraignment of the base, vehicular transportation is critical. Pedestrian walkways are prominent elements in and around both the training and administrative areas as well as around the housing areas on base. Pedestrian circulation around the pier areas are of paramount concern due to the sailors and vehicles vying for access across the roadways at the waterfront. In some cases pedestrian pathways coincide with roadways. The circulation routes shown are approximate and are not intended to document all possible traffic patterns.

### LEGEND

-  Primary Roadways
-  Secondary Roadways
-  Primary Pedestrian Pathways





*Transitional theme, Building 3016*

### 1.9 ARCHITECTURAL THEME

A strong architectural theme does not exist at NAPHIBASE Little Creek, as indicated by the form of the buildings shown on the base taking shape as needed to support the functions they house. Older buildings are utilitarian with flat roofs and painted or EIFS facades. Newer buildings have taken on a transitional theme with the use of a two-tone brick veneer and sloped asphalt shingle or standing seam metal roofs. This transitional theme with asphalt shingles should be used as guide for future development of the base. A base-wide color scheme incorporating natural tones is well established in both the buildings and the signage.



*Example of EIFS and flat roof, Building 1602*



*EIFS and metal roof, Building CB123*



*Transitional theme, Building 1609*

## Introduction





CHAPTER 1

Paint Schemes



*Good example of color accenting architecture, Building 3006*

## Paint Schemes

The current paint schemes on Naval Amphibious Base are comprised of natural colors with reddish brown trim. This theme is present in all functional areas of the districts and are reflected with similar tones in the newer masonry and metal buildings.

New paint schemes shall be compatible with these colors to maintain a unifying theme throughout the base. The use of broad accent stripes and super graphics should be avoided; these treatments tend to call attention to painted utilitarian buildings that should fade into their surroundings. Accent and trim colors should be used to highlight the architectural features of a building and not be imposed arbitrarily.

The color scheme in this IAP was developed to be respectful of the natural tones that are predominate on the base. Due to the strong existing theme and overlapping districts this IAP does not reflect the Navy standard accent colors used to distinguish functional districts per the IAG.



*Bad example of super graphics, Building 2052*



*Bad example of a highlighted utility building*

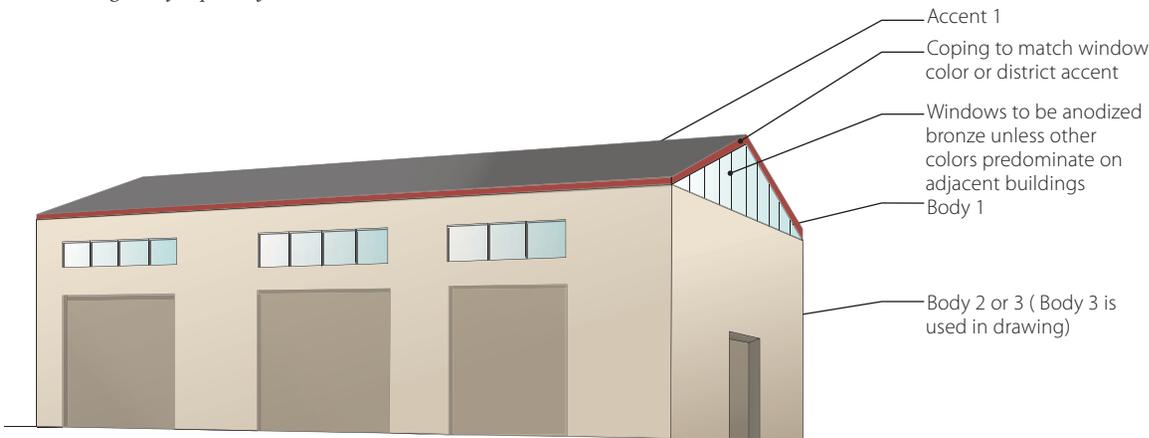


*Good example of architecture highlighted in natural tone, Bldg. 3503*

## Paint Schemes



Industrial single-story sloped roof structure



## Industrial

Architectural features that complement the building should be painted the accent or complementary body color. The accent color should only be used in limited quantities to highlight narrow architectural elements and should not be imposed on a building where no elements exist. Buildings with water tables should receive a slim band of accent color where there is a change in materials. Architectural features that do complement the building shall be painted the body 3 color.

Utility buildings such as pump houses should only be accented by a thin band of the accent color on the coping or fascia. Prefinished metal panels and trim should not be painted unless the original finish is deteriorated.



### COLOR MATCHING

Do not attempt to match colors to the images on this page; printed colors are not accurate representations of the Federal Standard. Use the number to match color to an actual paint sample.

