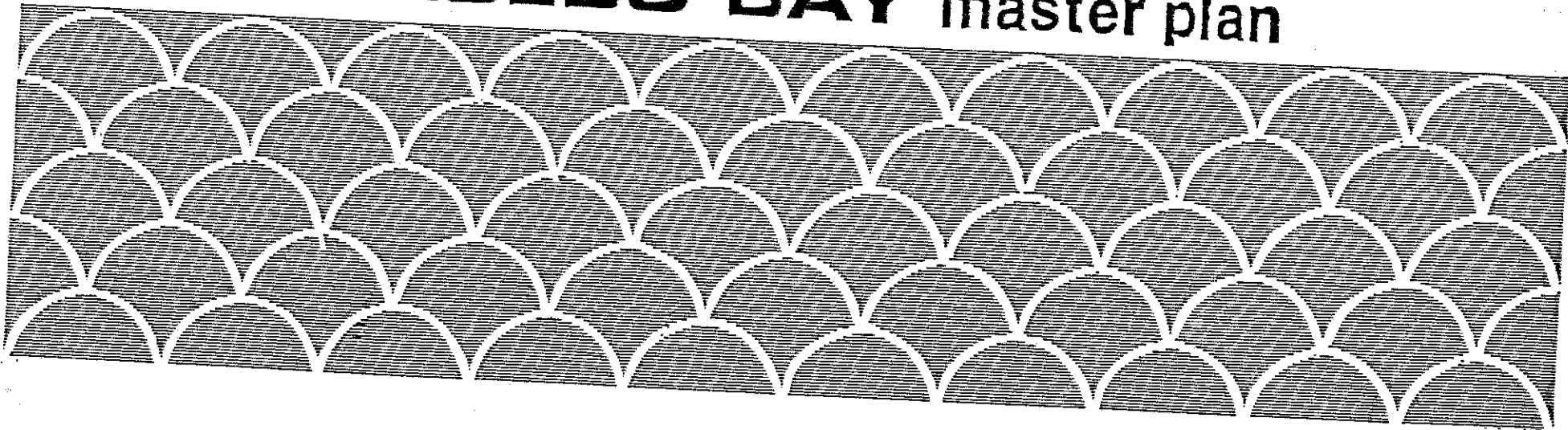


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U.S. NAVY FACILITIES
SASEBO BAY master plan



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EXECUTIVE SUMMARY

Master Plan Overview

This master plan provides guidelines for land use and facility development for the U.S. Navy facilities at Sasebo Bay, Japan. These facilities include:

U.S. Fleet Activities, Sasebo (FLEACT Sasebo):

- Main Base
- Maebata Ordnance Area
- Hario Ordnance Area
- Sakibe Training Area
- Hario Village (family housing)

U.S. Navy Fuel Detachment, Sasebo (NAVFUELDET Sasebo):

- Akasaki POL Depot
- Iorizaki POL Depot
- Yokose POL Depot

This master plan update was prepared by the Pacific Division, Naval Facilities Engineering Command (PACNAVFACENGCOM) and is an update of the Master Plan for U.S. Navy Facilities At Sasebo Bay, Japan, approved by the Chief of Naval Operations (CNO) in July 1984.

INTRODUCTION

Background

Location. Sasebo is located on the western coast of Kyushu, the southernmost of the four major islands of Japan. The U.S. Navy facilities are located on several non-contiguous areas around Sasebo Bay. Sasebo Bay is the westernmost natural harbor in Japan, located at latitude 33° 09'N, longitude 129° 43'E (see Figure B-1). It is an extremely well protected harbor, with natural depths of 60 to 75 feet in the south and 30 to 35 feet in the north.

The FLEACT Sasebo Main Base area is at the northernmost end of the bay (see Figure B-2) while the Maebata and Hario ordnance storage areas, the Navy Annex at Sakibe Peninsula (Sakibe Training Area), and the Hario Village family housing area are on the eastern shoreline. The NAVFUELDEP Sasebo petroleum, oil and lubricants (POL) depots at Akasaki, Iorizaki and Yokose are on the western and southern shores of the bay.

Main Base lies adjacent to the city of Sasebo, which is a commercial and fishing port with a population of approximately 260,000. Also adjacent to Main Base is a commercial shipyard, owned by Sasebo Heavy Industries (SSK), which is the largest single employer in the area. The other areas surrounding the bay are sparsely populated with isolated fishing villages consisting mainly of mountainous conservation areas.

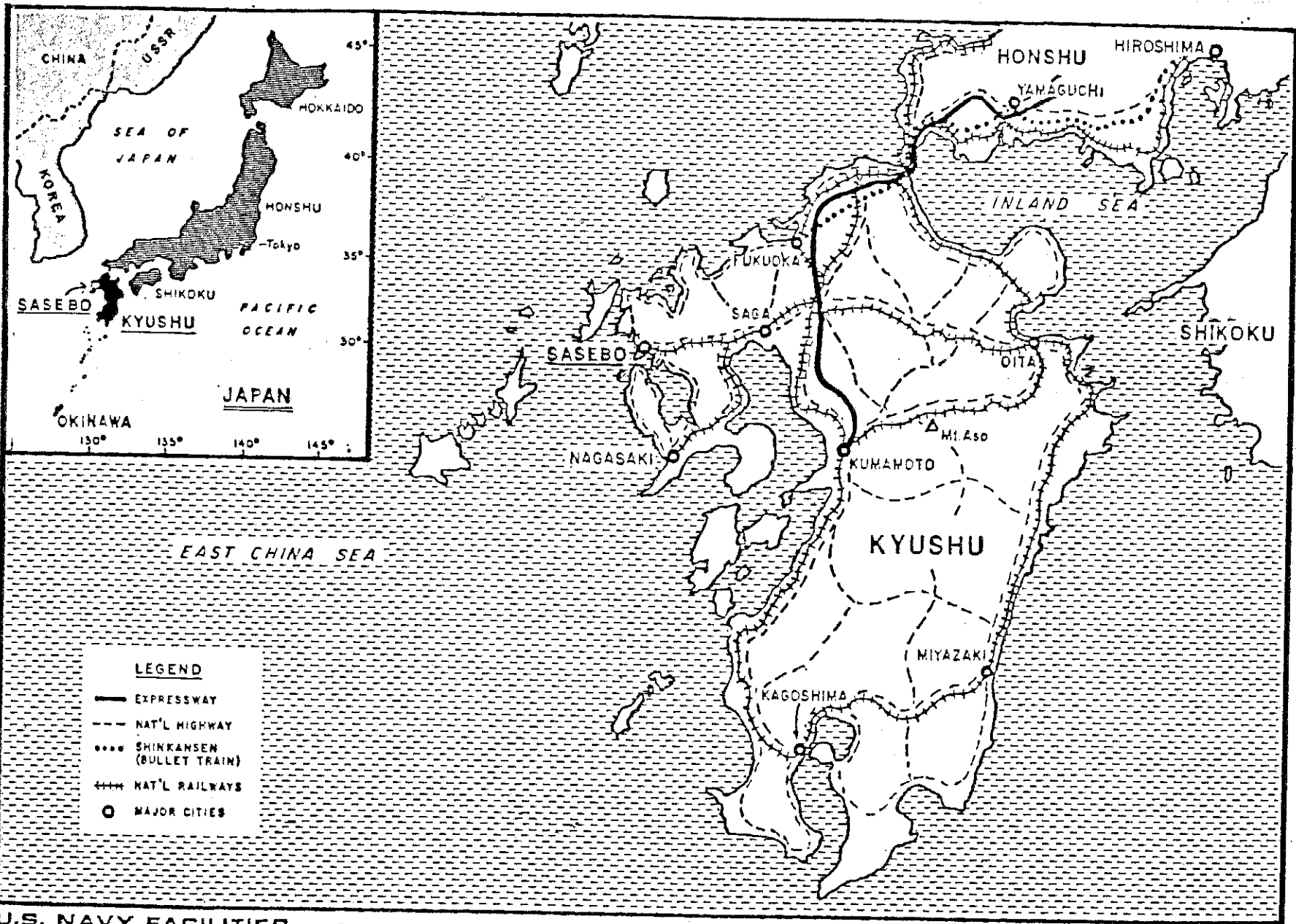
Purpose. The purpose of the master plan is to provide a realistic and orderly development plan for the U.S. Navy facilities at Sasebo Bay. The plan provides a land use scheme as a guide for future development and identifies sites for all significant programmable facility requirements to support the activity's mission and tasks. The plan is based on requirements generated by the most recent Shore Facilities Planning System (SFPS) documents. The proposed land use plan allocates sufficient areas to site all basic facility requirements.

Methodology

The methodology for preparing this Master Plan is shown on Figure B-3 and includes the following steps:

Data Collection. Data collection consisted of the accumulation of all available information about the activity and surrounding area including planning documents, maps and environmental data. Historical data and land use constraints (natural and man-made) were also considered. Finally, the best available projections of future requirements were obtained. This data was supplemented by discussions with appropriate personnel at the activity and the chain of command.

Development of Planning Objectives. The development of planning objectives was accomplished in coordination with the activity and the chain of command following review of the basic data.



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SASEBO BAY master plan

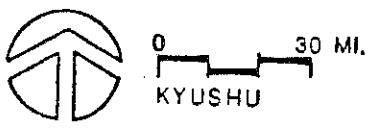
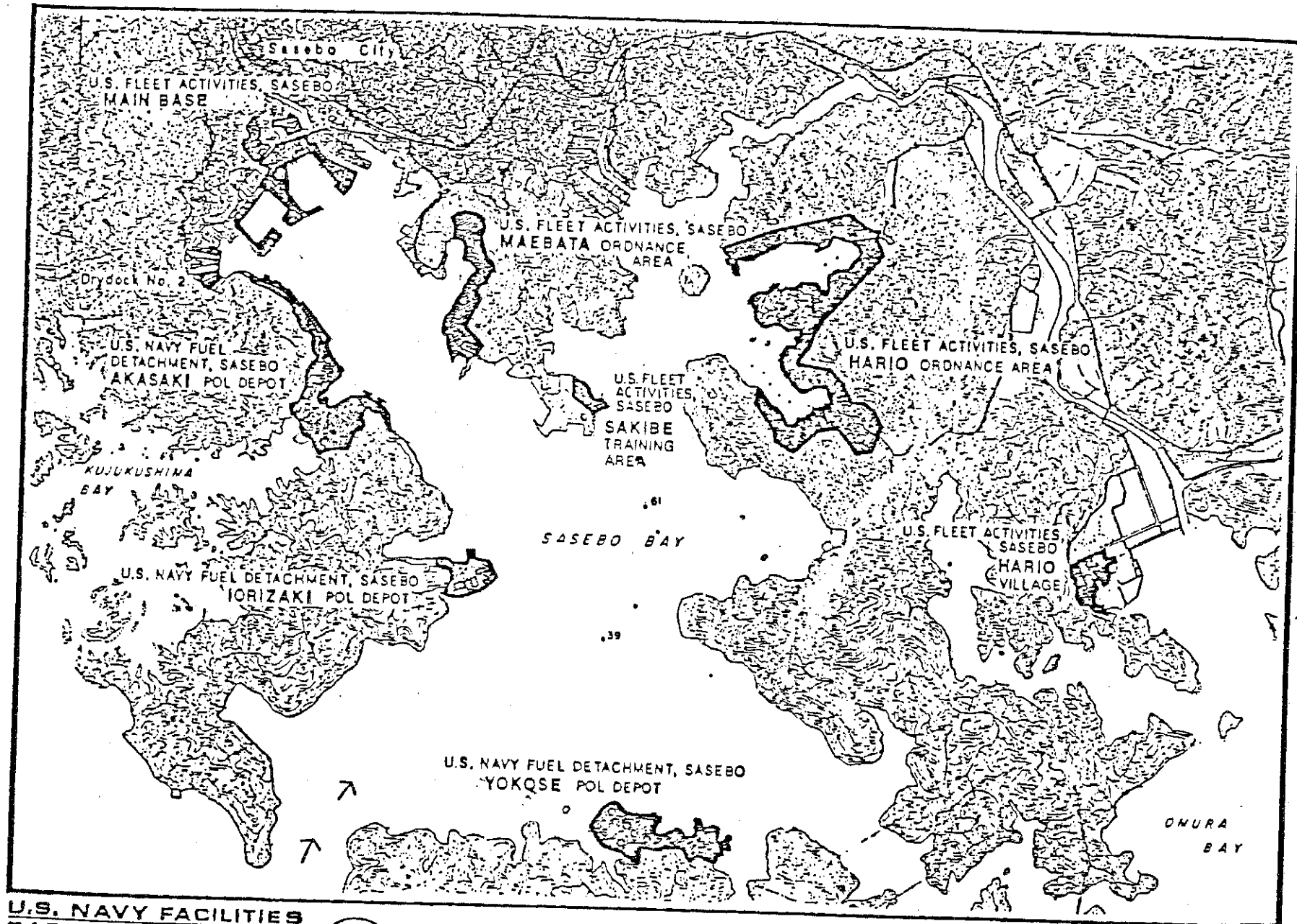



FIGURE B-1

LOCATOR MAP



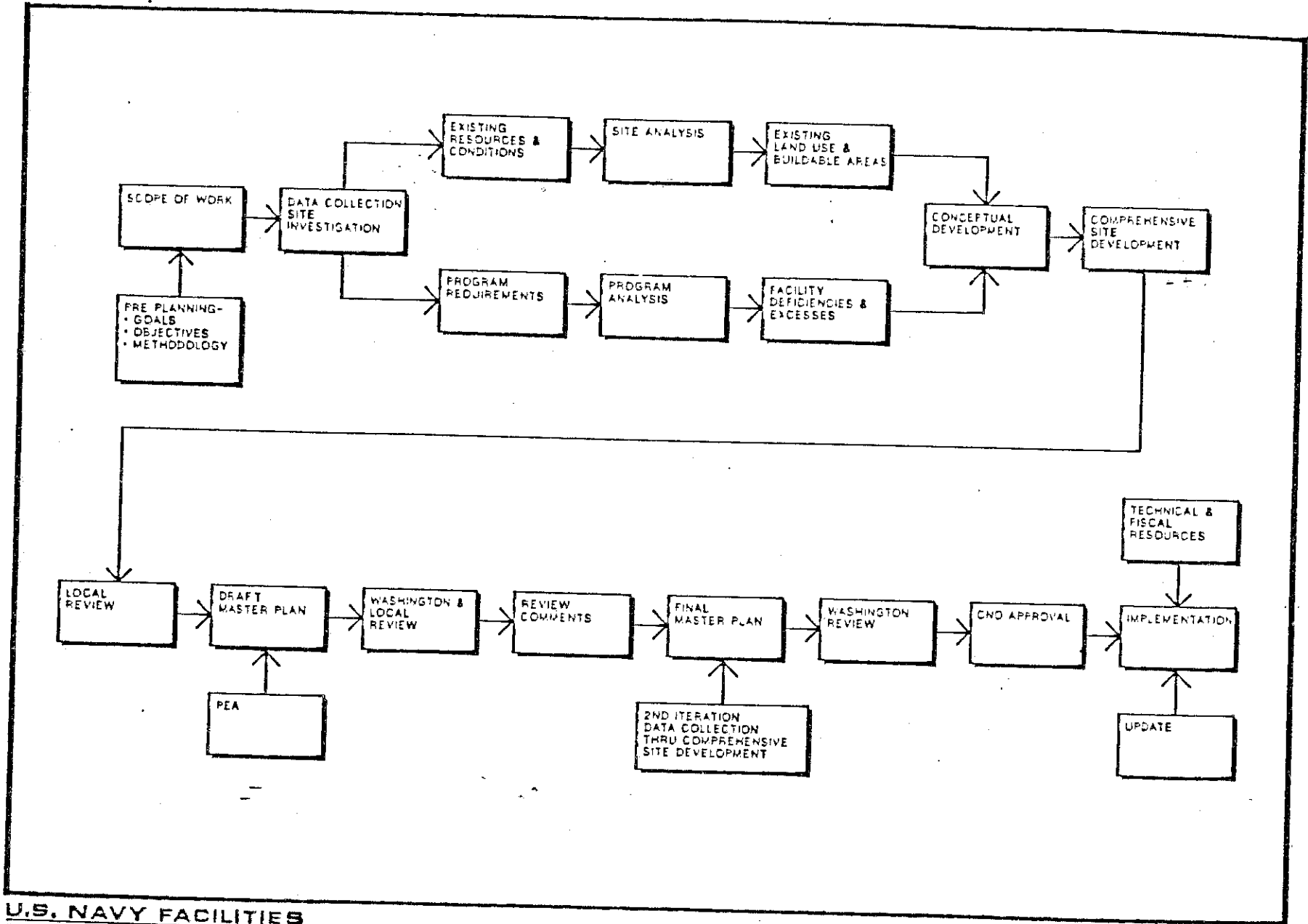
U.S. NAVY FACILITIES
SASEBO BAY master plan



0 ——— 6000 FT
SASEBO BAY ACTIVITIES

FIGURE B-2

LOCATOR MAP



U.S. NAVY FACILITIES
 SASEBO BAY master plan

FIGURE B-3

MASTER PLAN METHODOLOGY

Evaluation and Analysis. An on-site evaluation of existing conditions was made by the planning team with personnel from each activity. Problem areas were reviewed and alternative solutions were discussed. An analysis was made of the data gathered from existing documents, from the on-site visit, and from discussions with personnel from each activity. The ability of each activity to accommodate future requirements was evaluated.

Conclusions and recommendations were developed to support the activity's mission and planning objectives, giving priority consideration to environmental and fiscal constraints.

Draft and Final Report. This is the draft master plan, which is being distributed to all appropriate commands and activities within the Navy for review and comment. Applicable review comments will be incorporated into the final master plan. Upon approval by CNO, the master plan will become the guide for all future development of U.S. Navy facilities at Sasebo.

U.S. NAVY FACILITIES, SASEBO BAY

Overview.

Planning Area. U.S. Navy facilities at Sasebo Bay consist of Fleet Activities Sasebo, and NAVFUELDEP Sasebo (see Figure C-1). FLEACT Sasebo is situated in five separate locations: Main Base, Maebata Ordnance Area, Hario Ordnance Area, Sakibe Training Area, and the Hario Village family housing area. The total land area encompassed by FLEACT Sasebo is approximately 800 acres. NAVFUELDEP Sasebo is located at Sasebo Bay in three POL depots: Akasaki, Iorizaki and Yokose. The total land area encompassed is approximately 400 acres.

Sasebo Bay Water Area. The water areas of Sasebo Bay are controlled to varying degrees by both the U.S. and the Government of Japan (GOJ). The areas under exclusive U.S. control include India and Juliet basins and the waters at the Hario Ordnance Area. FLEACT Sasebo controls most of Sasebo Bay, maintains 31 Fleet moorings and controls one anchorage within this water area. Figure C-2 shows the water areas and the various levels of control exercised.

Traffic Circulation. Vehicular road transportation is vital to the efficient operation of U.S. Navy facilities at Sasebo. All supplies arrive at FLEACT Sasebo via truck from the Yokosuka area. Travel between Main Base and the outlying areas of Hario Ordnance Area, Sakibe Training Area, Maebata Ordnance Area and Hario Village, is also via the network of local roads, which are narrow, winding and

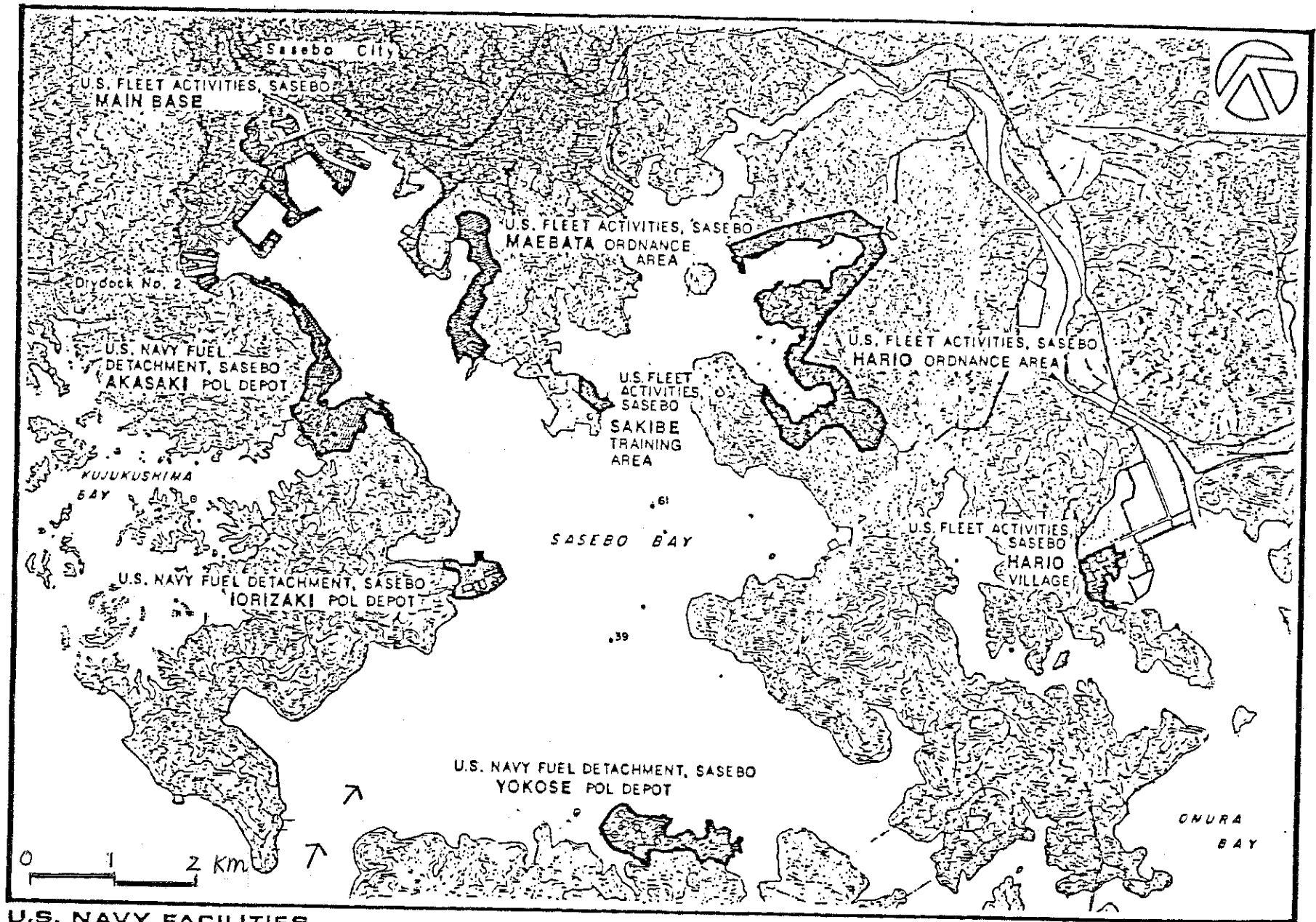
crowded. Travel between Hario Village and Main Base, a road distance of about 12 miles, can take 45 minutes during peak traffic hours (see Table C-1). However, the new Nishikyushu Expressway, currently under construction, will decrease travel time between Hario Village/Hario Ordnance Area and Main Base. A base bus service operates between Hario Village and Main Base seven days a week. A base shuttle also operates between the Dragon housing area and various points on Main Base throughout the day.

TABLE C-1

TRAVEL TIME U.S. NAVY FACILITIES, SASEBO BAY

<u>From Main Base to:</u>	<u>Time (Min.)</u>
Maebata Ordnance	15
Sakibe	20
Hario Ordnance	30
Hario Village	45
Akasaki POL Depot	70
Iorizaki POL Depot	15*
Yokose POL Depot	35*

* via boat



U.S. NAVY FACILITIES
SASEBO BAY master plan



0 6000 FT
 SASEBO BAY ACTIVITIES

FIGURE C-1

LOCATOR MAP

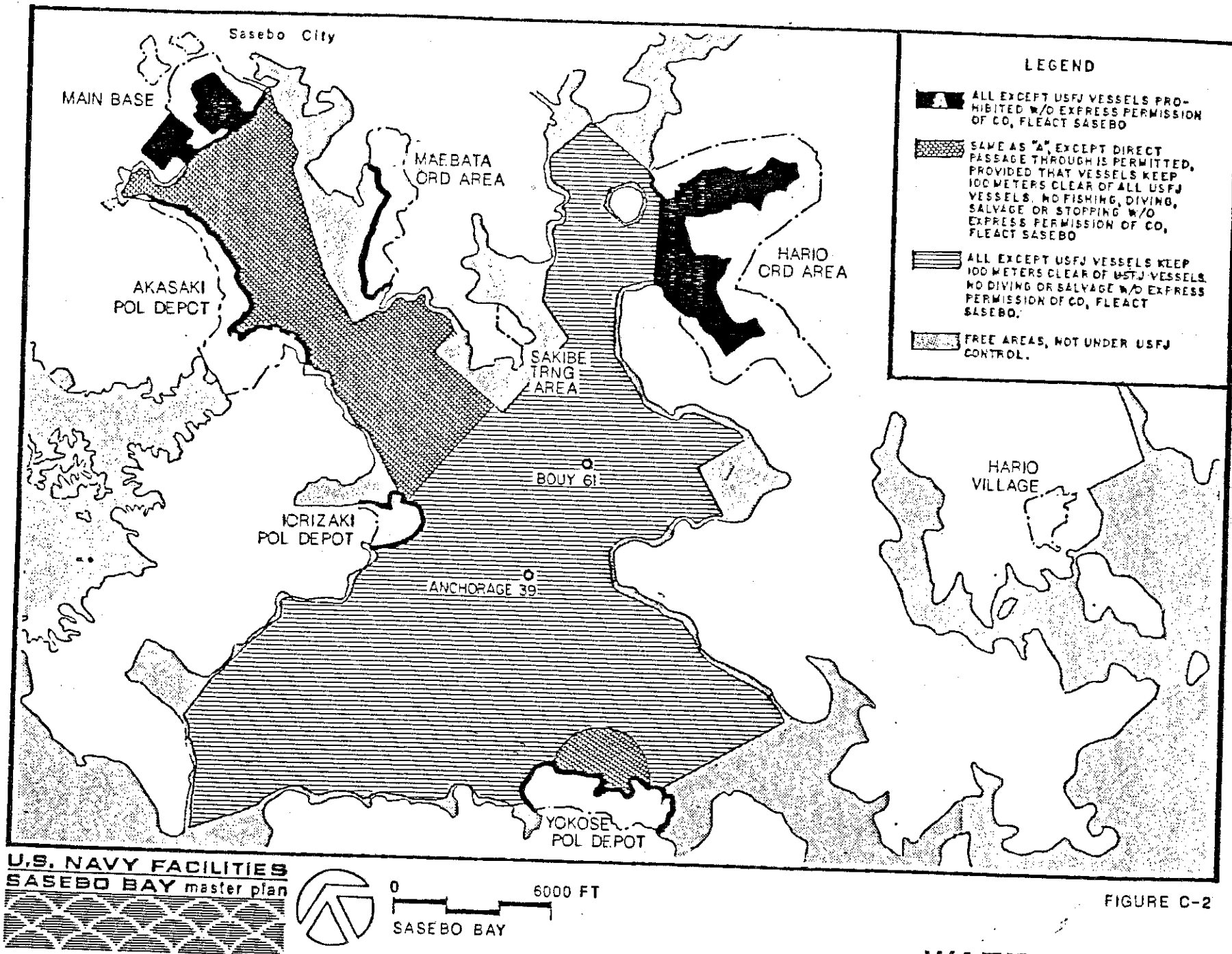


FIGURE C-2

WATER AREAS

Planning Constraints.

Historic/Archaeological Sites. There are no publicized historic or archaeological sites on U.S. Navy occupied land; however, many of the buildings used by the U.S. Navy are well over 50 years old and would be candidates for the historical classification if they were on U.S. soil. At least three brick warehouses at Main Base were constructed prior to 1890 and are still in usable condition.

Adjacent Land Use. FLEACT Sasebo/NAVFUELDDET Sasebo control much of the prime waterfront area within Sasebo Bay while much of the surrounding non-Navy development is concentrated around the inner harbor area at the north end of the bay (see Figure C-6). The activity, therefore, is in close proximity to adjacent land users such as the JMSDF, SSK and Sasebo City. Requests for release of U.S. controlled real estate at Sasebo by SSK, JMSDF and the city have increased over the last decade.

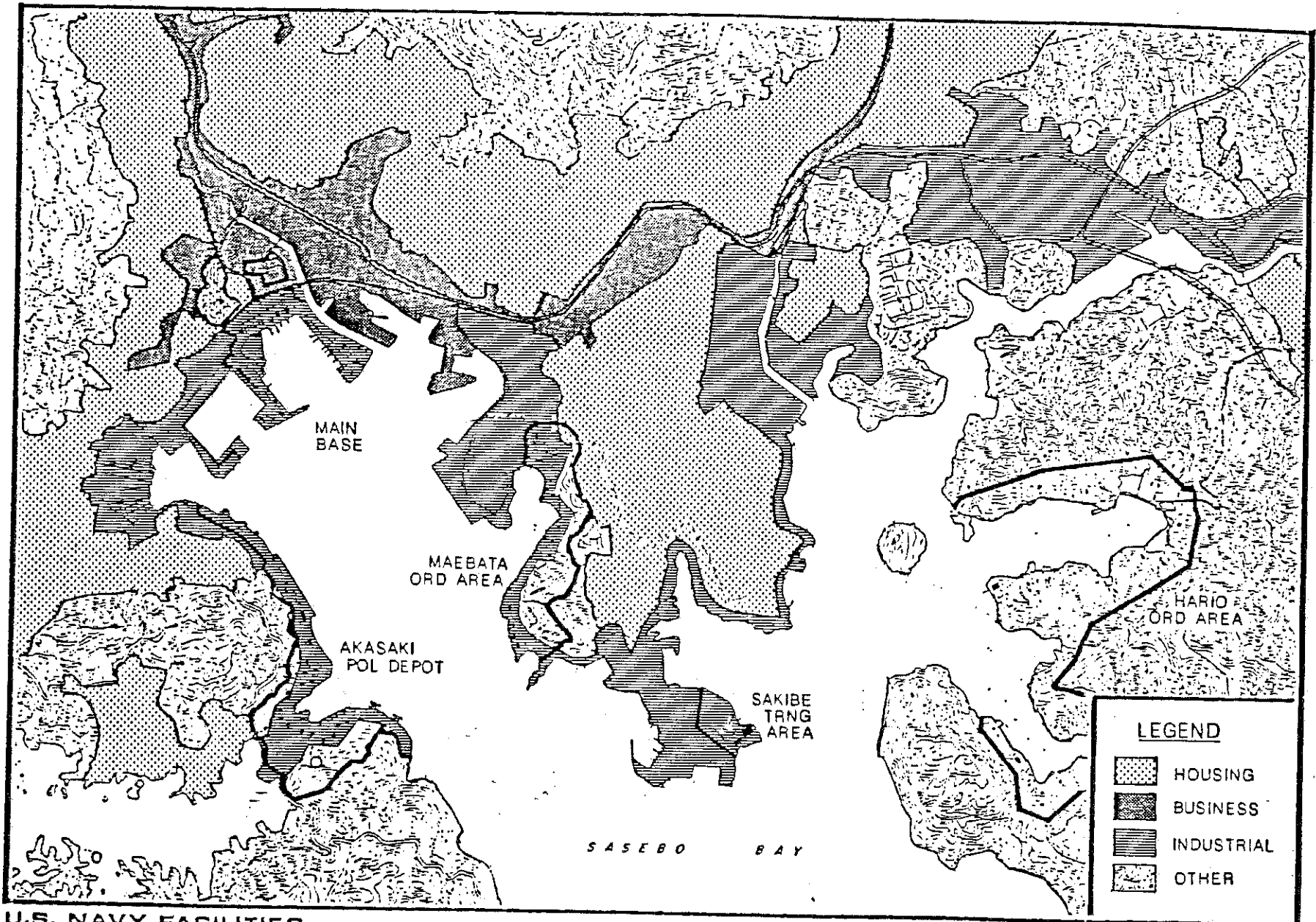
JMSDF land use is closely related to that of FLEACT Sasebo because its mission objectives of ship-related support are similar. JMSDF owns land areas adjacent to Main Base which are used for administration, personnel berthing, supply and family housing functions. JMSDF also utilizes several joint use areas at Main Base that are under the control of the U.S. Navy. These joint use areas include waterfront berths, maintenance and supply facilities. In addition, JMSDF has ship berthing spaces, operational and training facilities at Kurashima Peninsula (alongside the city's commercial port), and at the base of the Sakibe Peninsula, adjacent to the Maebata storage area.

The SSK shipyard area adjoins the Main Base area, occupying the shoreline westward towards NAVFUELDDET Sasebo, Akasaki POL Depot. This area is extremely congested with drydocks, ship repair shops and open storage. SSK also uses berthing areas at India Basin and the Akasaki POL Depot under a joint use agreement.

The Main Base area is separated from the main portion of Sasebo City by the Sasebo River which borders the east side of Hirase Peninsula. The area east of the river is densely developed with commercial and business districts, and shipping and fishing berths located along the waterfront. This waterfront area is heavily congested with no room for expansion.

The area west of the Sasebo River contains primarily residential areas interspersed with commercial enterprises. The topography rises rather steeply from the shoreline, leaving little room for development. Much of the mountainous area rising above the coastal lowland to the north is undeveloped except for an observatory and a resort complex. This forested area is part of the Saikai National Park and is designated as conservation land.

The land west of Main Base rises steeply, containing low density residential areas located along winding roads. This sparsely populated, mountainous area continues along the western shore of Sasebo Bay and characterizes the areas adjacent to the Akasaki and Iorizaki POL depots. The area adjacent to the Yokose POL Depot on the southern shore of Sasebo Bay is also sparsely populated, with scattered small fishing villages along the coastline.



U.S. NAVY FACILITIES
SASEBO BAY master plan

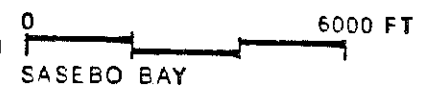


FIGURE C-6

SASEBO CITY
LAND USE PLAN

Base Exterior Architecture Plan.

Military installations should provide efficient and pleasant physical environments conducive to attracting and retaining skilled and motivated personnel. The physical setting of a base also has a major impact on the perceptions and opinions that the general public has towards the base and its personnel. There are generally three areas in which physical improvements can provide immediate, favorable results. These areas are landscaping, graphics, and building colors, which are topics usually emphasized in the development of design guidelines for an activity. The greatest positive visual impacts can be achieved by focusing on the areas of the highest exposure to visitors and personnel. For the U.S. Navy facilities in the Sasebo area, the major area of emphasis is FLEACT Sasebo Main Base.

→ In conjunction with this master plan update for U.S. Navy facilities at Sasebo Bay, a Base Exterior Architecture Plan (BEAP) is under preparation for FLEACT Sasebo. The BEAP will make recommendations concerning landscaping, signage and building coloration. These recommendations can be implemented through self help, by contract, or by ~~Naval Construction Battalion Forces (Seabees)~~. Some of these improvements, such as painting of buildings can also be included in regular, continuing maintenance programs. The general guidelines, therefore, permit optimum flexibility in implementation.

U.S. Navy Construction Projects Funding Programs.

→ There are a number of funding programs available for accomplishing projects. These include the Military Construction, Navy (MCON), non-appropriated fund (NAF) program, and special projects. In Japan another potential source of funding is the GOJ Host Nation Funded Construction Program which consists primarily of two subordinate programs:

- The GOJ Facilities Improvement Program (FIP)
- The GOJ Relocation Construction Program

This master plan can serve as a guide for the development of programs but will not actually propose funding programs or priorities for projects.

Military Construction, Navy (MCON) Program.
The MCON program is a funding program for major projects and it includes special investment programs such as Energy Conservation, Pollution Abatement, and Occupational Safety and Health Improvements. Outside of Japan, it is the primary program for funding capital improvements needed to replace substandard facilities, correct facility deficiencies, or provide facilities for new mission requirements. It is a highly scrutinized program, and Congress has been reluctant in the past to fund large construction programs in Japan since host nation funds are available. As a result, the MCON

program has not been considered a viable funding source by activities in Japan except for the most critical projects. MCON funds should be pursued only for:

- Sensitive/classified projects
- Projects that are not funded by the Host Nation Construction Program

Special Projects Program. This program deals with maintenance, repairs, minor construction, alteration, and equipment installation projects which are not of MCON scope. These projects generally have very little impact on an activity development plan with the exception of some minor construction or alteration projects which may change land use. Special projects are initially proposed by the activity and are reviewed through the chain of command until final selection for implementation and funding is made by the major claimant.

Non-Appropriated Fund (NAF) Program. This is a program which is funded primarily by Navy Exchange profits and is exclusively used to fund personnel and community support projects. All projects for new facilities, including facilities for new or significantly expanded military family housing areas, should be programmed for FIP funding.

Facilities Improvement Program (FIP). Over the last few years, the FIP has been the primary source of funds for facility construction in Japan. It is a GOJ-initiated and funded program which provides replacement facilities or new facilities for U.S. Forces in Japan. General USCINCPAC guidance is that the FIP is the preferred source for construction in Japan

excluding MCON types of projects discussed above. Further elaboration of this guidance can be found in USCINCPAC 11010.2F. The FIP is the preferred funding source for the following categories of projects:

- Military family housing and community support facilities
- Bachelor housing
- New mission support facilities
- Replacement of existing facilities or construction of new facilities due to environmental, security, or safety deficiencies

The FIP will not fund the following categories of projects:

- Repair and renovation of existing facilities
- Expansion or alteration of existing facilities
- Ammunition storage
- New petroleum storage
- Politically contentious/sensitive issues

Relocation Construction Program. The Relocation Construction Program is based on the principle of "quid pro quo" or "this for that". Under this principle the U.S. releases U.S. controlled real estate to the GOJ. In exchange, the GOJ constructs new U.S. facilities to replace existing facilities lost via the real estate release. The facilities are replaced on a square foot for square foot and function for function basis.

FLEACT SASEBO

Introduction

Background. This section of the Master Plan for U.S. Navy Facilities at Sasebo Bay provides guidelines for land use and facility development at FLEACT Sasebo for the five to eight-year time frame.

Activity Factors

Mission. The mission of FLEACT Sasebo is to maintain shore facilities for operational and logistical support of U.S. Pacific Fleet units, and to serve as an ordnance facility for the U.S. Navy and U.S. Marine Corps in Japan.

b. Organization. FLEACT Sasebo operates five areas: Main Base, Sakibe Training Area, Maebata Ordnance Area, Hario Ordnance Area and Hario Village family housing area.

FLEACT Sasebo is a shore activity in a fully operational status headed by a Commanding Officer. Command is exercised by CINCPACFLT through Commander Naval Surface Force Pacific (COMNAVSURFPAC). FLEACT Sasebo is subject to the area coordination of Commander U.S. Naval Forces Japan (COMNAVFORJAPAN). Figure D-1 is the organization chart for FLEACT Sasebo.

Tenants and Supported Commands

- U.S. Navy Fuel Detachment, Sasebo (NAVFUELDET Sasebo) is a detachment of Naval Supply Depot (NSD) Yokosuka and operates the POL depots at Akasaki, Iorizaki and Yokose. It is operationally self-supporting while relying on FLEACT Sasebo for housing, personnel support, and public works engineering and services.

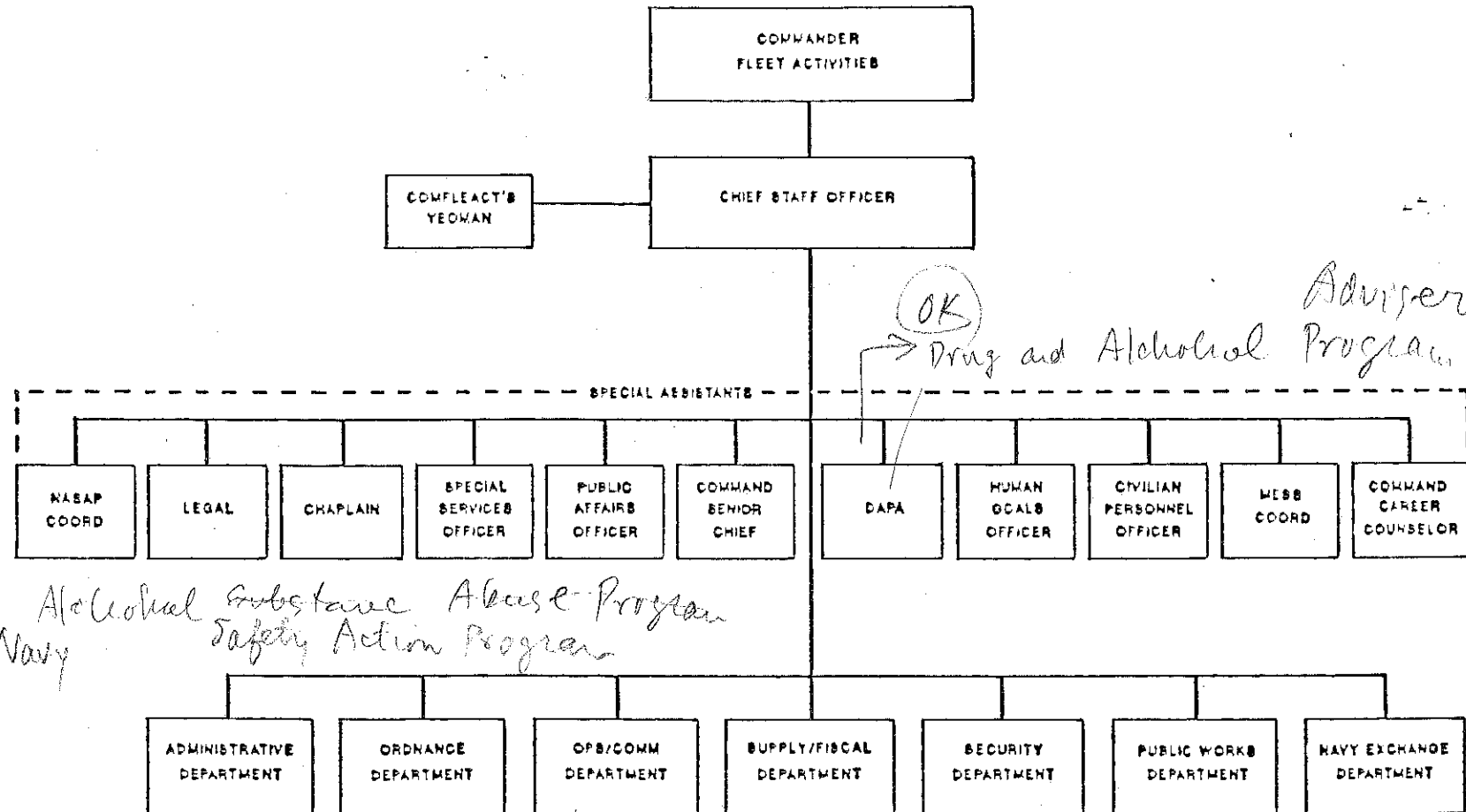
- U.S. Naval Hospital (NAVHOSP) Branch Clinic, Sasebo is a component of NAVHOSP Yokosuka and provides outpatient medical care, physical examinations, immunizations and preventive medicine. Patients requiring inpatient care are admitted to NAVHOSP Yokosuka via the Medical Evacuation (MEDEVAC) System which operates from Nagasaki twice weekly. If immediate inpatient care is required, admission to local Japanese medical facilities is authorized.

- U.S. Naval Dental Clinic (NAVDEACLINIC) Branch Clinic is a component of NAVDEACLINIC Yokosuka and provides limited dental care with patients requiring other services referred to Yokosuka.

- Navy Resale Activity (NEX) operates several retail and service outlets in various locations around the base.

- Commissary Store is a component of the Commissary Store Region (COMSYSTOREG) Yokosuka and provides a retail outlet for subsistence items.

FLEACT SASEBO



U.S. NAVY FACILITIES
SASEBO BAY master plan

FIGURE D-1

ORGANIZATION CHART

→ - U.S. Naval Ship Repair Facility, Yokosuka (NAVSHIPREPFAC Yokosuka), Sasebo Detachment Office and the U.S. Naval Supply Depot, Yokosuka (NSD Yokosuka), Ship Repair Contract Office provide administrative control and support of ship repair services accomplished by "tiger" teams or by private contractors.

- 6204th Broadcast Squadron, Detachment 29 operates the Far East Network (FEN) American Forces Radio and Television Station (AFRTS) at FLEACT Sasebo.

- DODD Schools provide library, recreation and scholastic services. Ernest J. King School, located at Main Base, provides for kindergarten through twelfth grade, while J.N. Darby School, located at Hario Village, provides for grades K-6.

- Personnel Support Detachment, Sasebo (PSD Sasebo) provides administrative support to active-duty and retired military personnel at FLEACT Sasebo.

Other tenants and supported units include homeported ships, a construction battalion detachment, Military Sealift Command (MSC) ships, the Defense Reutilization and Marketing Office (DRMO), Naval Investigative Service Office (NAVINSTSROF), U.S. Marine Corps Detachment, U.S. Army Corps of Engineers Sasebo Field Office, Officer-In-Charge of Construction (OICC) Far East Contract Office, Commander Service Group Western Pacific, Army Veterinary Activity, and fleet liberty personnel.

FLEACT Sasebo Main Base

Existing Conditions.

Site Description. This sub-section is primarily concerned with the Main Base portion of FLEACT Sasebo.

The Main Base of FLEACT Sasebo is comprised of several non-contiguous parcels and submerged lands in and around the India and Juliet Basins, as shown on Figures D-2 and D-3.

The total land area held by FLEACT Sasebo for exclusive use is approximately 116 acres broken down as follows:

Main Base Proper	78 acres
Nimitz Park	11 acres
Dragon Heights/Vale housing	27 acres
TOTAL	116 acres

In addition, areas at Main Base which are under joint use arrangement with the JMSDF, and Drydock No. 2, total another 34 acres.

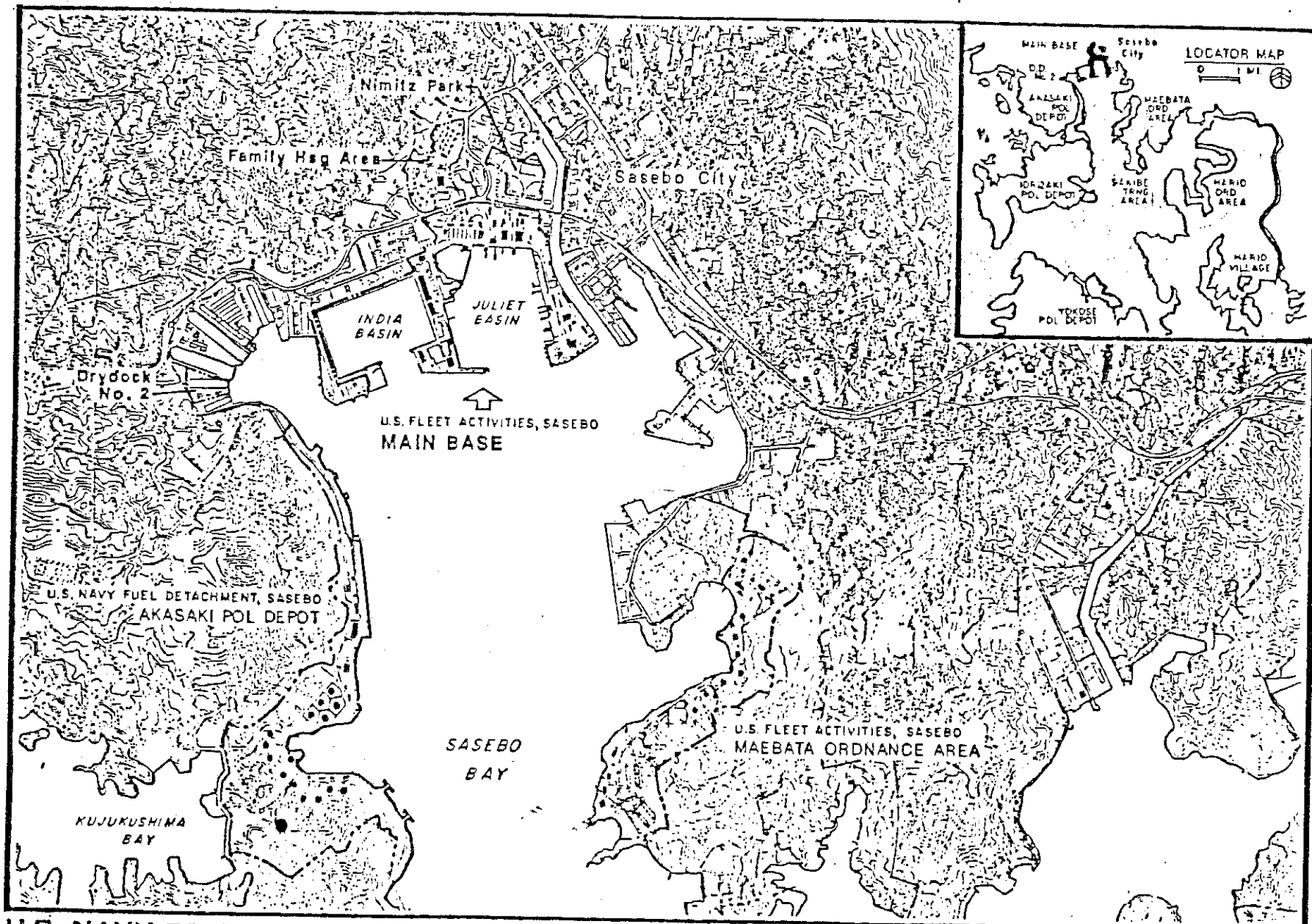
- Main Base Proper: Main Base is the main body of operational and support facilities west of the Sasebo River and south of the public highway. This area includes the ship berthing at India Basin, maintenance facilities at Tategami Peninsula and personnel berthing spaces at Hirase Peninsula.

- Nimitz Park: Nimitz Park outdoor recreational facilities consist of a soccer/football field, two softball fields and a little league baseball field. A vehicular roadway around the perimeter of the area is also used by joggers. The area is north of the Main Base proper, within a 5-minute walking distance from the main gate.

- Dragon Vale/Dragon Heights: This area, located north of Main Base proper and west of Nimitz Park, contains single family dwelling units, two-story duplexes, and 2 six-story apartment buildings. E.J. King school is also located in this area.

- Drydock No. 2: Contains a 730-foot drydock, built in 1914, and four support buildings with over 23,000 SF of floor area. The U.S. Navy retains control of this area with joint use by JMSDF.

(2) Existing Facilities. According to the Detailed Inventory of Naval Shore Facilities (NAVFAC P-164) for FLEACT Sasebo, dated 30 September 1989, there are slightly more than 200 buildings (including family housing) containing about 1,200,000 SF of floor area at Main Base. Of these, about 60% are of permanent construction, about 35% are of semi-permanent construction, and about 5% are of temporary construction. Existing facilities at Main Base are summarized in Table D-2.



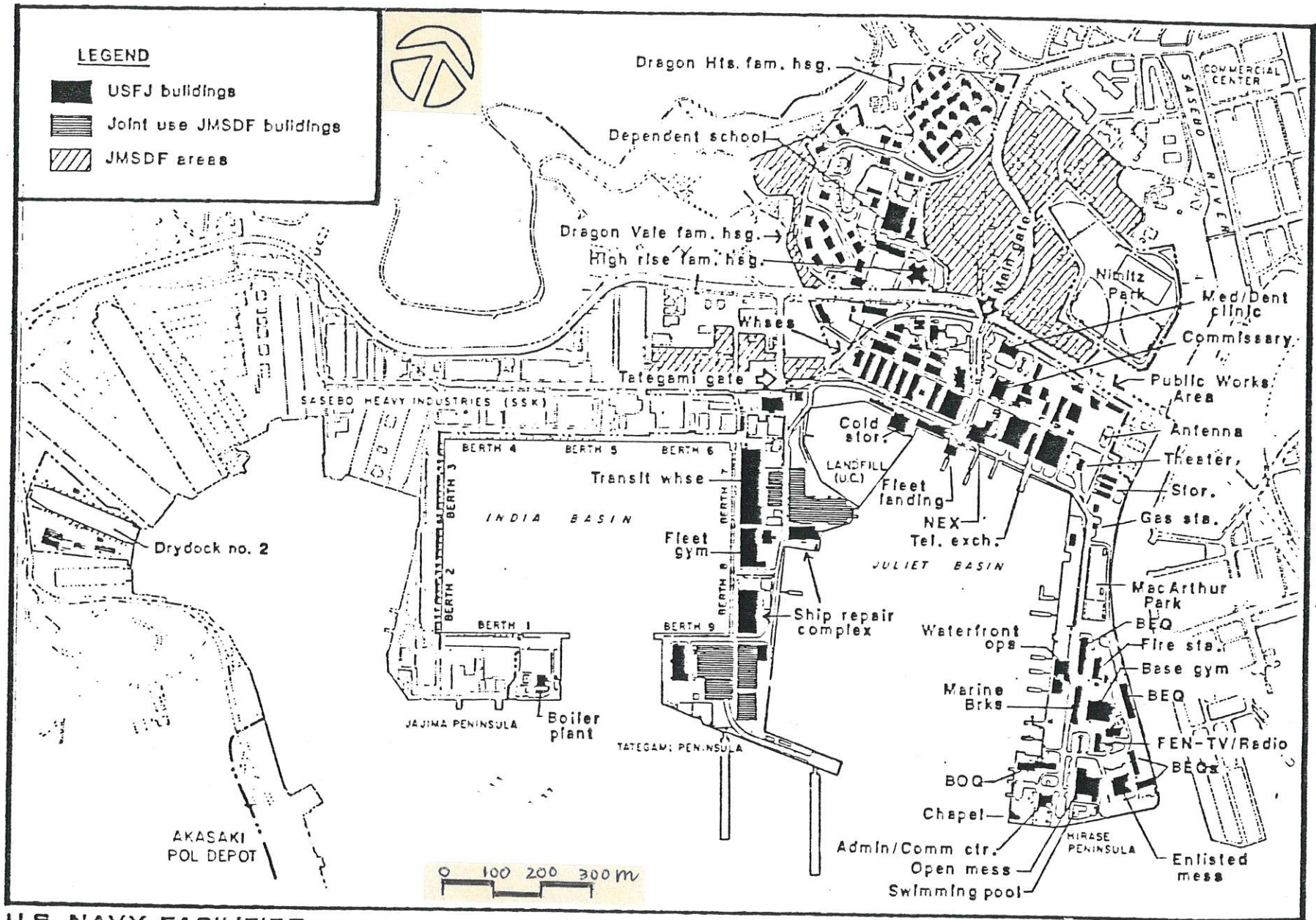
**U.S. NAVY FACILITIES
 SASEBO BAY master plan**



0 1 2 MI.
 MAIN BASE

FIGURE D-2

LOCATOR MAP



U.S. NAVY FACILITIES
SASEBO BAY master plan



0 900 FT
MAIN BASE

FIGURE D-3

EXISTING FACILITIES

TABLE D-2
 FLEACT SASEBO
 EXISTING FACILITIES
 MAIN BASE

Description	No. Bldgs.*	Area (SF)
Operational	22	143,338
Training	4	25,683
Maintenance	22	157,064
Supply	15	76,840
Medical/Dental	1	15,390
Administration	12	57,602
Unaccompanied Personnel		
Housing	6	103,574
Family Housing	43	265,055
Community Facilities	80	335,000

* Some buildings provide space for multiple uses.
 Source: NAVFAC P-164, 30 Sept. 1989

Almost 60% of the buildings at Main Base were constructed prior to or during World War II and are generally adequate. By contrast, most of the facilities constructed by the U.S. immediately after the war are substandard. Recent construction consists of GOJ-built support facilities such as a school, commissary, medical/dental facility, consolidated mess, family housing and unaccompanied personnel housing.

Existing facility development at Main Base is shown on Figure D-3. The JMSDF owns adjacent property and uses several facilities shown as joint use buildings. The SSK shipyard is adjacent to the west and joint-uses ship berths on the western side of India Basin.

(a) Operational/Training. FLEACT Sasebo waterfront operational facilities are generally adequate with the exception of the shore-to-ship utility system. Approximately 5,800 FB of general purpose/berthing wharf is available at Berths 1 through 9 at India Basin. However, Berths 2 through 5 are normally used by SSK under a joint-use agreement. Limited "cold iron" support is available at Berths 1, 6, 7, 8, and 9. Only limited potable water is available at Berths 2, 3, 4, and 5. Depth within India Basin is normally 35 feet; however, because of silting, ships with drafts in excess of 32 feet are berthed at the Akasaki fuel wharf which has no cold iron support except potable water.

Small craft berthing is provided by floating pontoons in Juliet Basin on the western side of Hirase Peninsula adjacent to the waterfront operations building, Bldg. 97. Another floating pontoon near Bldg. 128 on the northern side of Juliet Basin serves as the fleet landing.

Communications facilities consist of the telephone exchange in Bldg. 108 and the communications center in Bldg. 80. The Fleet Audio-Visual Facility is in Bldg. 154 and the Motion Picture Exchange is located in Bldg. 91.

Operational storage is in Bldg. 1366, adjacent to the small craft berths while the waterfront transit shed, Bldg. 138, is adjacent to Berth 7 near the base of Tategami Peninsula. The Construction Battalion Detachment uses Building 319.

Maintenance. Maintenance functions are performed at ship repair and public works facilities at FLEACT Sasebo. There are six drydocks of various sizes in the area west of India Basin. Drydocks 1, 4, 5 and 6 are for sole-use by SSK; Drydock 2 is used jointly by the U.S. Navy and the JMSDF; and Drydock 3, although assigned to SSK, can be obtained for use by FLEACT Sasebo with a 7-day notice. The U.S. has priority use of Drydock 2 and pays a proportionate share of the maintenance costs to JMSDF, which is responsible for maintaining the facility. NAVSHIPREPFAC Yokosuka, Sasebo Detachment uses Bldg. 141 on Tategami Peninsula for administrative offices and shop space, as well as Bldg. 362 for ship spares storage in support of ship repairs.

The public works maintenance facilities are located northeast of Juliet Basin and are generally older, semi-permanent buildings. The main facilities are the vehicle maintenance shop and holding shed, Bldg. 109; the public works shop and expendables storage function, Bldg. 107; and the administrative and engineering functions, Bldg. 124. In addition, several small, inadequate structures in the public works compound are used for maintenance storage.

Supply. The existing supply storage facilities are mostly old but well preserved brick buildings in the warehouse area northwest of Juliet Basin and west of the main gate. These buildings were constructed between the 1890's and 1930's but are still in remarkably good structural condition. Cold storage is housed in Bldg. 301 which is adjacent to the waterfront across the main access road from the warehouse area. Several buildings in the

warehouse area have been outgranted for JMSDF use.

Medical/Dental. The medical and dental branch clinics are located in a new facility, Bldg. 1529, near the Main Gate. A zoonosis control clinic/food inspection office, operated by the U.S. Army Veterinary Activity, Japan, occupies a portion of Cold Storage Bldg. 301.

Administrative. The Main Base administrative buildings are located in various areas around the base near their respective related facilities or functions. The headquarters building, Bldg. 80, is a stately structure, and was constructed in 1922. It is located near the tip of Hirase Peninsula. The Legal Services Office and the Command Conference Room are located nearby in Bldg. 91 while the Personnel Support Detachment office and the Comptroller/Supply Administrative offices are located in Bldg. 154 just outside the back gate. Public works administrative offices are located in Bldgs. 123 and 124 in the public works compound.

Family Housing. FLEACT Sasebo has 147 family housing units in the Dragon Vale and Dragon Heights housing areas. The Dragon Heights units are single-family structures constructed between 1912 and 1929. The Dragon Vale units are single and multiplex, two-story buildings built in the sixties. There are also 2 six-story apartment buildings, one containing eighteen units, the other, a new one, containing 44 units.

Unaccompanied Personnel Housing (UPH). The UPH complex is located on Hirase Peninsula, near the dining facility and consolidated open mess. Most of the buildings are thirty-year old structures. Exceptions are the activity's only BOQ, Bldg. 1455, which was constructed in 1981 as part of a quid pro quo agreement to return the site of the former CPU/BOQ to the GOJ, and PW63, a three-story BEQ constructed in 1987. Building PW47 has been renovated and is used as the Marine Barracks. The enlisted dining facility, Bldg. 1523, is a new building, constructed in 1988.

Community/Personnel Support. The personnel support facilities at Main Base are generally located near the main gate with outlying groups of facilities on Hirase Peninsula, outside the Tategami gate, and in the family housing area. Facilities near the main gate include the Security and Pass/ID offices (located outside the gate in Bldg. 337), Commissary (Bldg. 1436), the Post Office and the Family Services Center (Bldg. 310), Navy Exchange retail stores (Bldgs. 110 and 132) and NEX warehouse (Bldg. 132).

Building 129 contains an NEX cafeteria (The Anchorage), and an enlisted club (Mariners' Haven). Exchange service outlets (barbershop, dry cleaner and laundromat) are located in Bldg. 330. Outside the Tategami gate, in Bldg. 154, are the bank (outgrant to the Fort Sam Houston Bank), credit union, and PSD. The Fleet gymnasium (Bldg. 356) is a large building near the waterfront on Tategami Peninsula and is used jointly by JMSDF personnel.

Support Facilities on Hirase Peninsula, near the

bachelor housing area, include the FEN television and radio station (Bldg. PW7), the Fire Station (Bldg. 92), and a small gymnasium, hobby shop, and library collocated with the Legal Services Office and Motion Picture Exchange in Bldg. 91. The Consolidated Mess (open), also known as the Harbor View Club (Bldg. 1446), was constructed in 1981 by the GOJ as quid pro quo for a facility located near the Nimitz Released Area.

The base chapel, known as St. Patrick's Chapel, (Bldg. 74), is also located on Hirase Peninsula near the headquarters building. Both Catholic and Protestant services are provided on Sundays and special religious holidays. There are Sunday School and adult Bible Study and fellowship programs. During the summer, Vacation Bible School is held for one week. Religious services in English are not available off-base. The Chaplain's office and religious education classrooms are located in Bldg. 96.

The Ernest J. King Dependent School (Bldg. 1425) is conveniently located between the Dragon Vale and Dragon Heights family housing areas. This facility was also constructed as a quid pro quo replacement for the old school building in the Nimitz Released Area and was completed in 1979. A school annex (Bldg. 1530) was added in 1988. Building 508 is a former residence that has been converted to a child care center.

Outdoor Recreation. Outdoor recreation facilities at Main Base are well dispersed throughout the area. There are two tennis courts and a picnic area on Hirase Peninsula near the bachelor housing area. There are

regulation softball fields, a little league ballfield and a soccer/football field. These fields are used jointly by the JMSDF and civilian community on an informal basis. Civilian access to Nimitz Park was facilitated by the construction of a pedestrian bridge across the Sasebo River by the city in the mid-seventies. The bridge is named Albuquerque Bridge because of the "sister city" relationship between Sasebo and Albuquerque, New Mexico.

Circulation. The Main Base has two access gates, a single "major" road artery and secondary road branches that provide vehicular access to buildings (see Figure D-7). The Dragon housing area adjacent to Main Base has its own street network and is connected to Main Base by public highway.

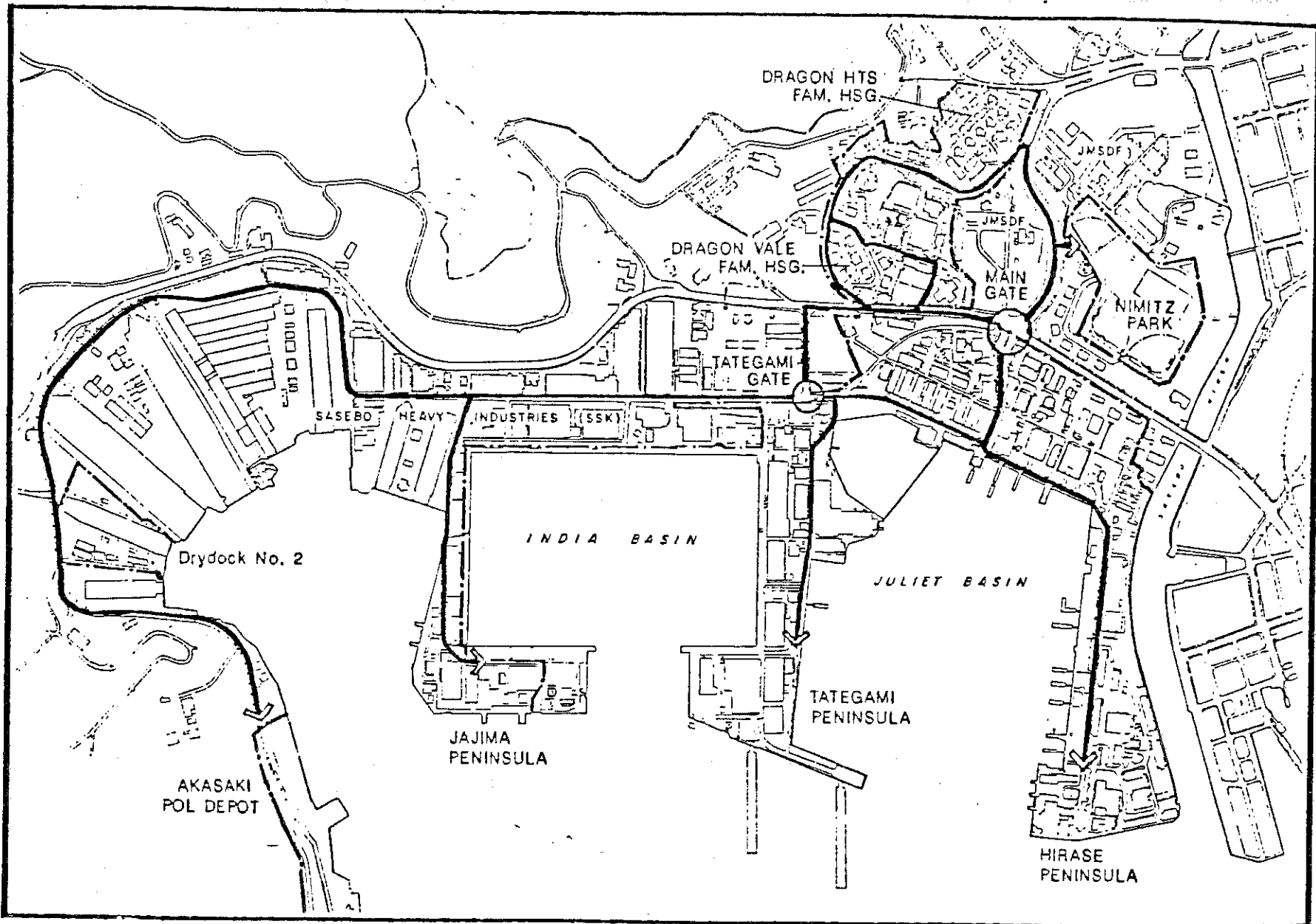
On-base roads, except at the Main Gate, are two lanes, some 18 feet wide, generally without vehicular shoulders. These roads are considered adequate, however, because the level of vehicular traffic is moderate. Use of bicycles is widespread and, at the present low volume of automobile traffic, presents no particular hazard, although the provision of separate bike paths/sidewalks is desirable for safety reasons.

Pedestrian/bicycle access between the housing area and Main Base presents a problem as there is no adequate sidewalk on the north side of the highway that separates the two areas. An overpass or tunnel would improve this situation. Traffic lights with crosswalks are located at the intersection of the main highway and both entrances to the Main Base.

As discussed in Section C.1., shuttle bus service is provided at Main Base. This service also connects to the Dragon Vale/Heights family housing area.

Existing Land Use. Existing land use at Main Base is shown on Figure D-8. Also shown are areas under joint use arrangements with JMSDF. In addition, the SSK Shipyard uses some of the berths on the western side of India Basin and the civilian community uses the playing fields at Nimitz Park.

India Basin is used for ship berthing and Juliet Basin is used for small boats. Land use on Tategami Peninsula is mostly maintenance oriented with the exceptions of a large warehouse and the Fleet Gymnasium. Hirase Peninsula is characterized by mixed land use, including administration, personnel berthing, support facilities and outdoor recreation. Other land use at Main Base includes the personnel support complex near the main gate, the warehouse area and the public works complex. Areas across the highway contain family housing, outdoor recreation and support facilities.



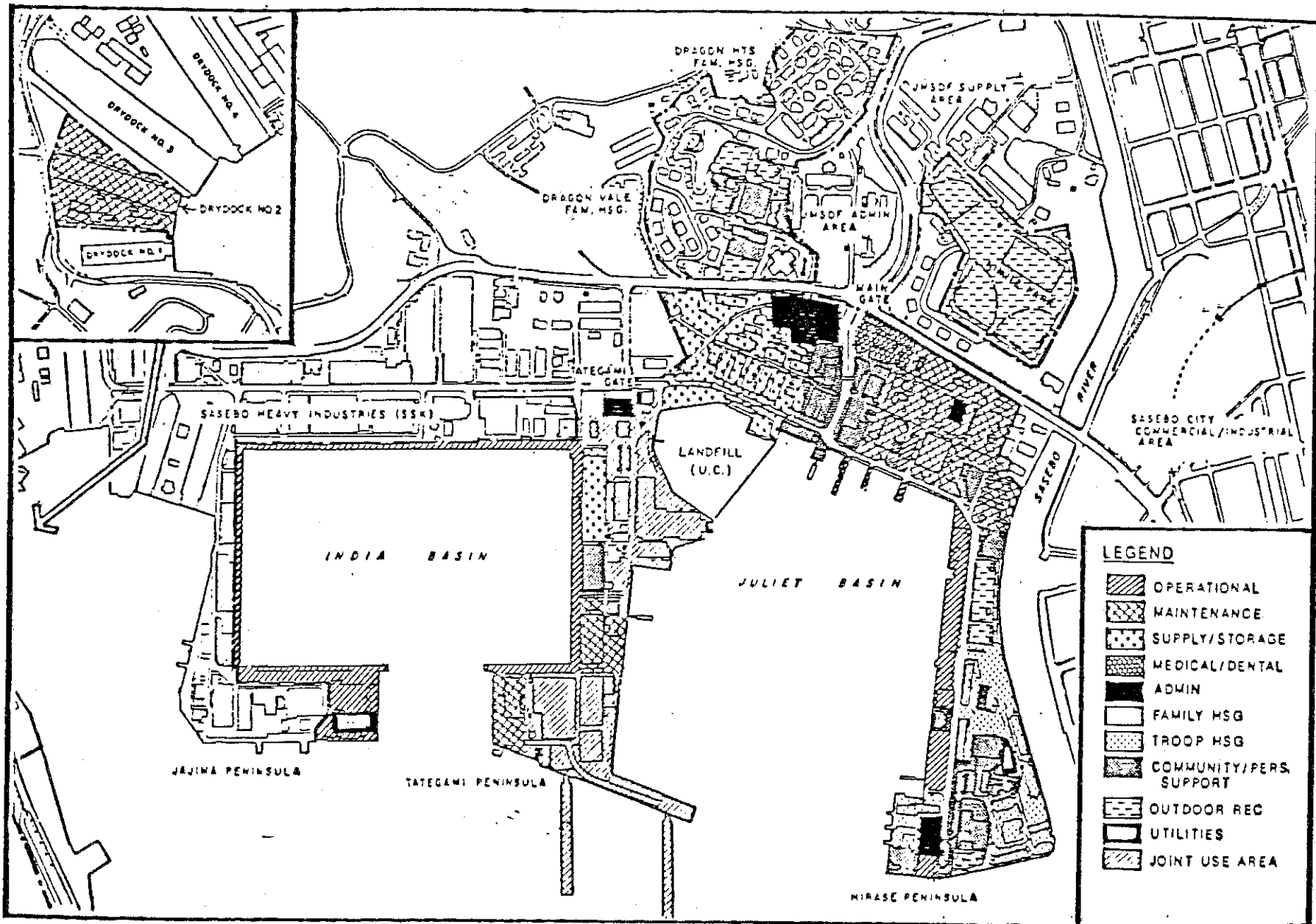
U.S. NAVY FACILITIES
SASEBO BAY master plan



0 ——— 300 FT
 MAIN BASE

FIGURE D-7

CIRCULATION



LEGEND

	OPERATIONAL
	MAINTENANCE
	SUPPLY/STORAGE
	MEDICAL/DENTAL
	ADMIN
	FAMILY HSG
	TROOP HSG
	COMMUNITY/PERS. SUPPORT
	OUTDOOR REC
	UTILITIES
	JOINT USE AREA

**U.S. NAVY FACILITIES
SASEBO BAY master plan**



MAIN BASE

FIGURE D-8

EXISTING LAND USE

Planning Analysis

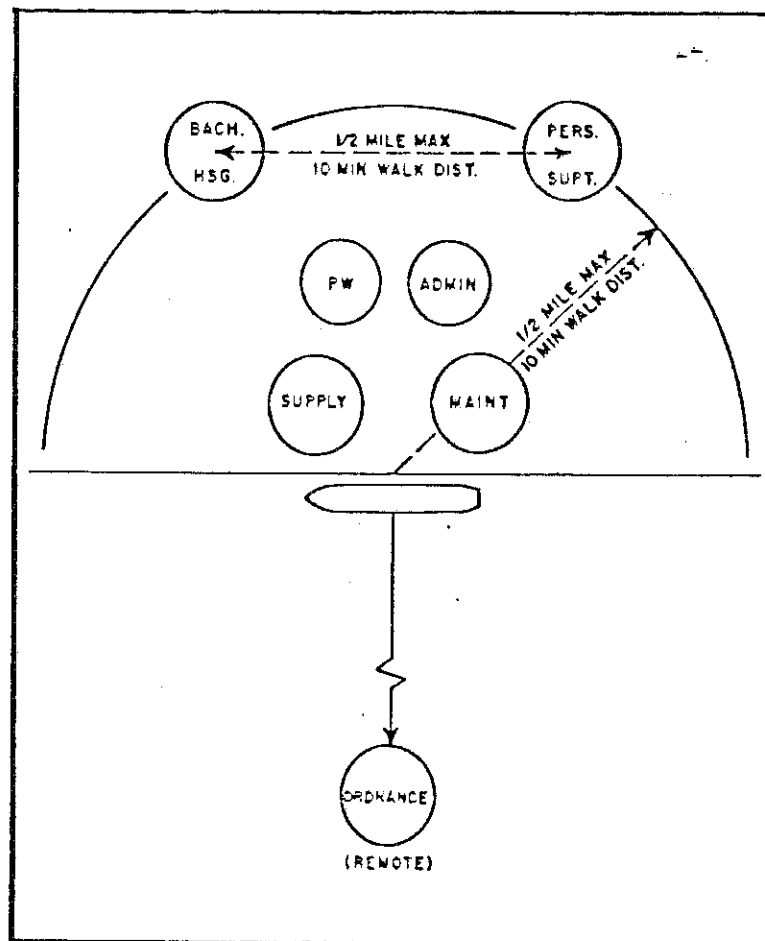
(2) Idealized Functional Relationships. FLEACT Sasebo Main Base is, in reality, a small naval station. In this type of shore development, the ship, either homeported or transient, may be considered the desired centroid of the station, and other facilities should be centrally located around the piers or wharfs.

The mission of the station is to provide supplies (ammunition, POL, general supplies) and maintenance services to the ships, along with personnel support and family housing. All the resupply and maintenance operations are more efficient if located adjacent to the ship berthing area. Bachelor housing and personnel support should be close by; ideally within a 5-to 10-minute walk (.5 mile maximum) from the ship, or accessible by readily available transportation.

Within the naval station proper, both work stations and personnel support facilities should conform to the same criteria distance from bachelor housing. Public works functions should be centrally located for maximum efficiency in maintaining the shore facilities.

The ideal naval station, then, would have both ship maintenance and supply directly adjacent to the dock, while bachelor housing, personnel support, administration and public works would

be within .5 mile of the dock and preferably no more than .5 mile from one another (see Figure D-9). Only ordnance service would be remote because of safety criteria. Ships needing ordnance must make a special stop for this purpose or replenish while underway.



U.S. NAVY FACILITIES
BASEBO BAY master plan

FIGURE D-9

IDEALIZED FUNCTIONAL
RELATIONSHIPS
MAIN BASE

In the case of Sasebo, existing remote POL facilities at Akasaki will remain, so that ships requiring fuel must be serviced by fuel barges or make an additional stop.

A "walking distance" station, such as that shown would, of necessity, be a relatively small installation; however, it provides an ideal layout, especially in an area such as FLEACT Sasebo Main Base.

(3) Existing Functional Relationships. At Main Base, there are numerous design-specific buildings that establish the basic land use for ship maintenance, supply and public works shops, and they are available in sufficient numbers to justify retaining the present housing and personnel support enclaves.

Figure D-10 shows these existing areas, along with 10-minute walking arcs from the BOQ/BEQ area on Hirase Peninsula, the Fleet Landing at Juliet Basin and from a typical India Basin ship berth. The diagram indicates that most of Main Base is accessible via a 10-minute walk from these areas.

Given the level topography, the 10-minute transportation target can be met from virtually everywhere at Main Base with bicycles. Bikes are already used extensively by Public Works and other department employees virtually year-round. Bikes are available, in considerable quantity, in the various departments of FLEACT Sasebo, and could be made available for overnight use for people who want to commute via this means. They are also

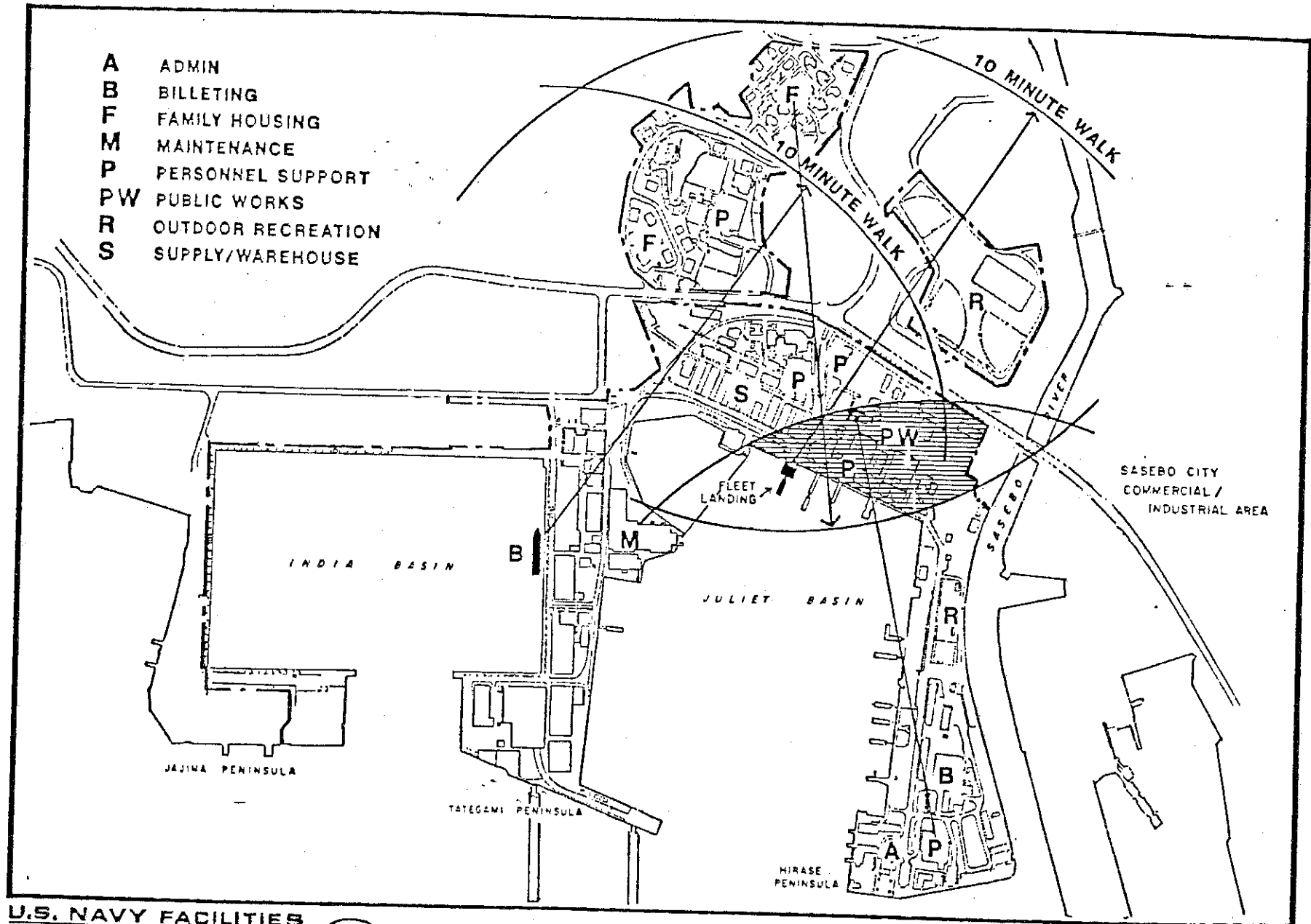
available for rent in limited quantity from Special Services at the India Basin area.

Planning Concepts. The small land area of Main Base, existing facility development and other applicable constraints, along with the following general planning concepts, combine to produce a site-adapted land use plan. These broad planning concepts that shape and direct the land use plan are:

~980912
- Utilization of existing facilities in lieu of new construction where feasible. This would involve the return of joint use buildings from the JMSDF as warehousing, POV parking and maintenance facility requirements increase. At the same time, the activity should recognize the symbiotic relationship with the JMSDF and consider possible alternatives such as the use of adjacent JMSDF property and facilities in exchange for continued JMSDF use of waterfront facilities.

- Concentration of support facilities near the main gate area which is the approximate centroid of the base, accessible to the ship berthing, personnel berthing and family housing areas.

(5) Demolition Plan. There are several old and inadequate facilities that are uneconomical to maintain. These facilities will be demolished and replaced by new facilities, to beautify the base, or to create sites for future development. Facilities identified for demolition are shown on Figure D-11.



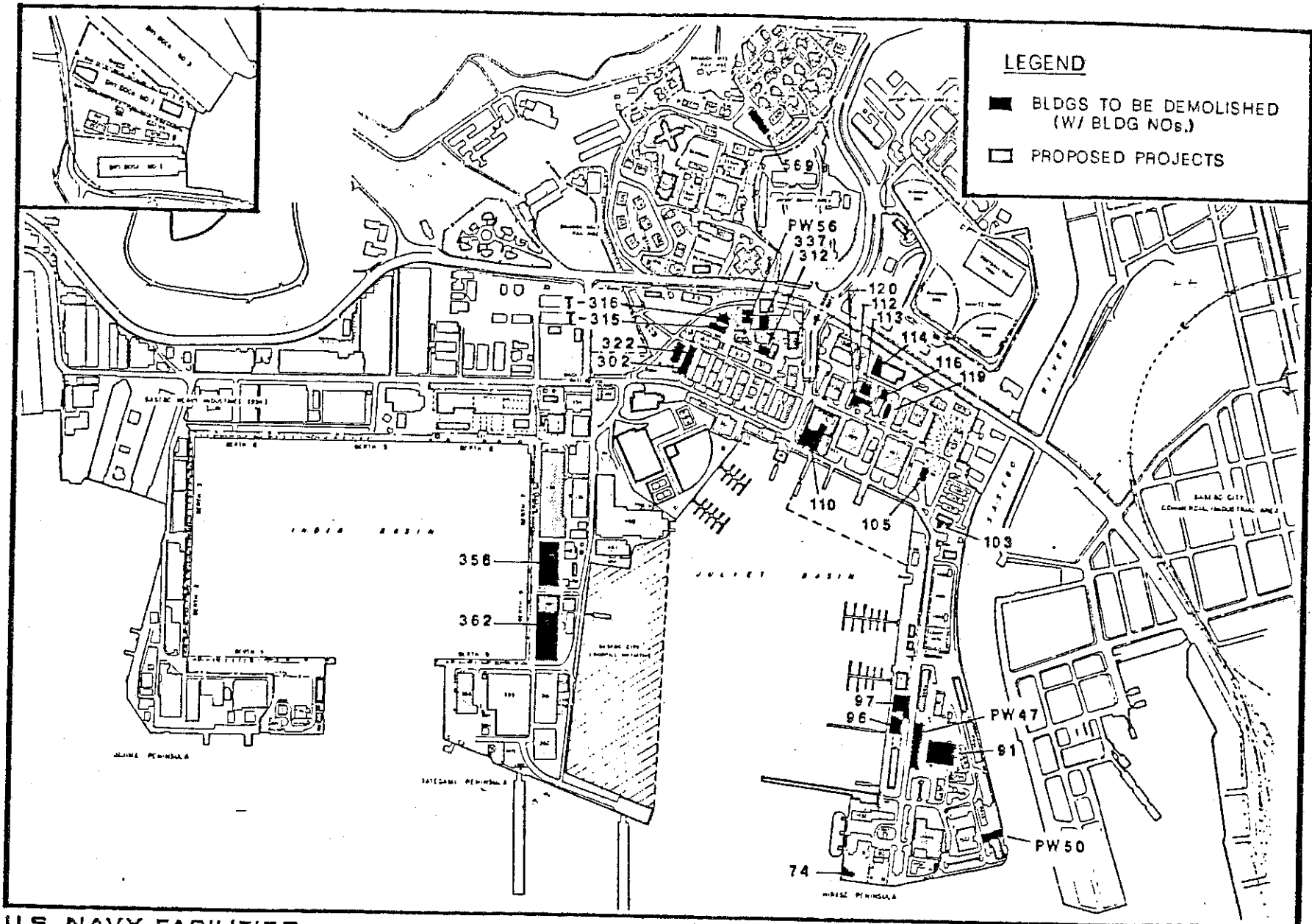
U.S. NAVY FACILITIES
SASEBO BAY master plan



0 900 FT
 MAIN BASE

FIGURE D-10

EXISTING
FUNCTIONAL RELATIONSHIPS



LEGEND

- BLDGS TO BE DEMOLISHED (W/ BLDG NOs.)
- PROPOSED PROJECTS

**U.S. NAVY FACILITIES
SASEBO BAY master plan**



0 900 FT
MAIN BASE

FIGURE D-11

DEMOLITION PLAN

Development Plan. A site development plan for Main Base has been prepared to show the approximate size, location and orientation of all facilities proposed in the plan which require siting, and their relationship to existing structures (see Figure D-13).

MCON Projects. There are no MCON projects programmed for FLEACT Sasebo.

FIP Projects. Table D-4 is a list of all FIP Projects. Locations of these projects are shown on Figure D-13.

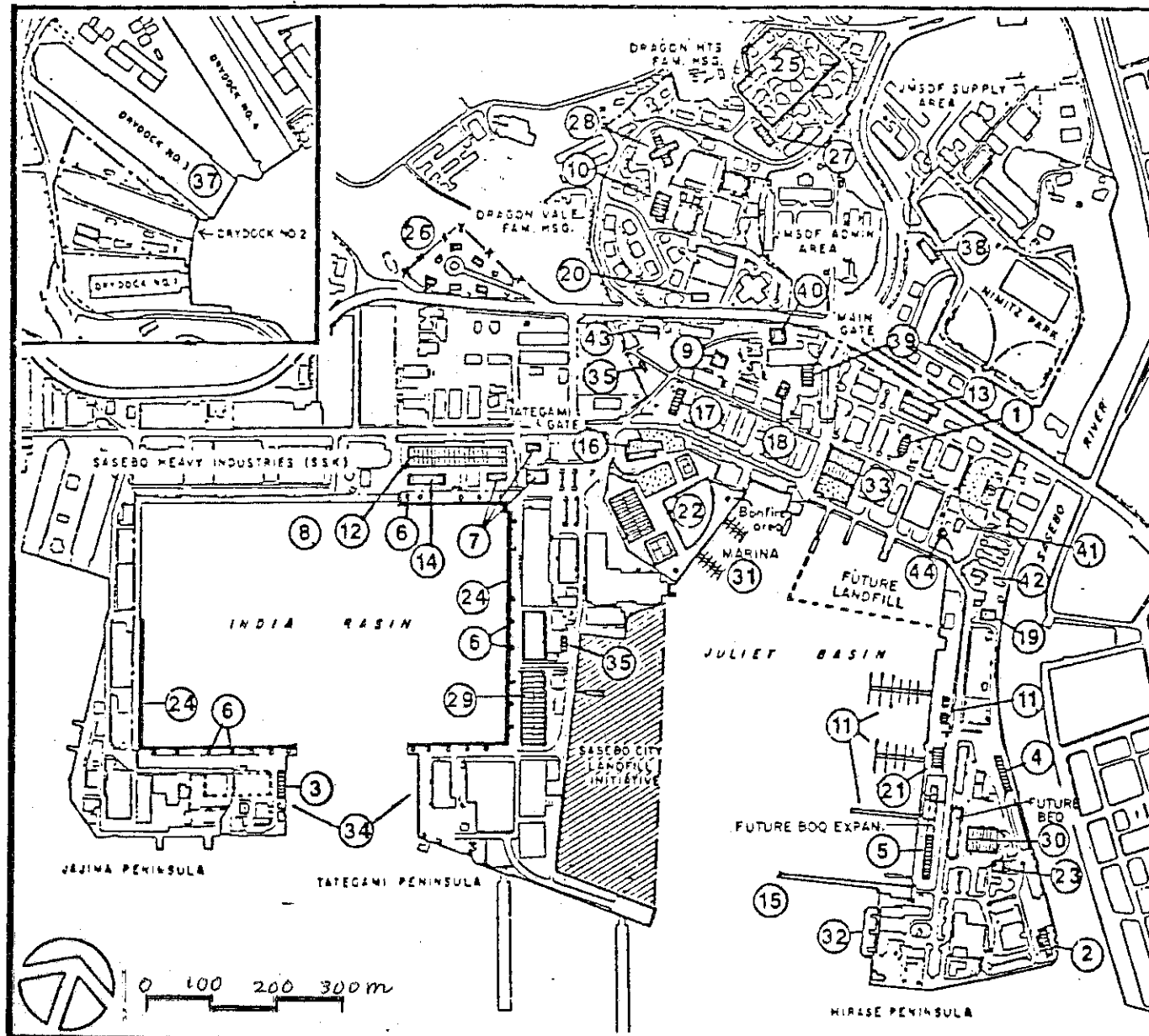
TABLE D-4

FIP PROJECTS LIST
FLEACT SASEBO, MAIN BASE

Project No.	Title	Scope	UM	Cost (\$000)	Program Year
NA-040	Theater	604	SM	1,905	90
NA-201	Navy Lodge	26	RM	1,804	90
NA-202	Landing Craft Maintenance	2,500	SM	250	90
NA-203	BEQ	69	RM	2,318	90
NA-204	BOQ	28	RM	1,691	90
NA-206	Mooring System	25	EA	952	90
NA-208	Sewage CH System	LS		3,000	90
NA-224	Utilities Upgrade	LS		7,350	90
NA-243	Auto Hobby Shop	568	SM	1,291	90
NA-244	E.J. King H.S. Gym	1,460	SM	2,204	90
NA-200	Small Craft Piers	1,445	FB	1,520	91
NA-205	Multipurpose Warehouse	6,020	SM	5,500	91
NA-371	Bowling Center	1,805	SM	2,692	91
NA-513	Haz/Har Warehouse	748	SM	700	91
NA-536	Breakwater	210	LM	3,938	91
NA-209	Enlisted Club	2,445	SM	3,500	92
NA-414	Gas Station/Car Wash	738	SM	1,650	92
NA-574	Telephone Exchange	865	SM	1,340	92
NA-288	Chapel/Religious Education/Library	2,687	SM	4,000	93
NA-279	Child Care Center	760	SM	1,000	94
NA-408	Port Operations/Communication Center	1,483	SM	2,000	94
NA-416	Sports Complex	LS		4,500	95
NA-258	Steam Distribution Upgrade	LS		2,200	96
NA-487	Fender System India Basin	LS		1,000	96
NA-263	Utility Upgrade	LS		1,000	UP
NA-271	Utility Upgrade	LS		1,000	UP
NA-285	Utility Upgrade	LS		1,000	UP
NA-313	Pedestrian Tunnel	LS		400	UP
NA-403	Family Housing, Dragon Heights	19	UN	5,000	UP
NA-404	Family Housing, Fiddler's Green	6	UN	2,000	UP
NA-405	Family Housing, Replace 569, Dragon Hgts.	6	UN	1,500	UP
NA-406	Family Housing, Dragon Summit	68	UN	15,000	UP
NA-412	Ship Repair Facility	LS		10,000	UP
NA-415	MWR/FEN/PAO Complex	LS		1,000	UP
NA-417	Marina	LS		1,000	UP
NA-418	Hirase Point Upgrade	LS		2,000	UP
NA-549	PW Maintenance Shop	2,630	SM	3,000	UP
NA-550	PW Transportation Shop	1,424	SM	1,600	UP
NA-551	Navy Exchange	8,452	SM	9,000	UP
NA-553	Upgrade India Basin Berths 0 and 10	LS		1,000	UP
NA-555	Hazardous Waste Storage Facility	LS		1,000	UP
NA-560	Child Care Center Dormitory	LS		1,000	UP
NA-561	Upgrade Drydock 3	LS		5,000	UP
NA-562	Slating Rink	1,463	SM	1,800	UP
NA-AAA	Consolidated Personnel Support Bldg.	3,700	SM	4,600	UP
NA-BBB	Security Building	714	SM	1,000	UP
NA-CCC	Fire Station	660	SM	850	UP

← morale-welfare-recreation/
FEN/Personnel Administration
Office

Source: 1. COMNAVFORJAPAN Five-Year Facilities Improvement Program (JFY 1992-96) of 10 Jan 90.
2. COMFLEACT Sasebo 5-Year FIP Plan (JFY 92-96) of 18 Dec 89.



- SASEBO PLANNED PROJECTS**
1. Theater
 2. Navy Lodge
 3. Landing Crft Maint
 4. BEQ
 5. BOQ
 6. Mooring System
 7. Sewage CHT System
 8. Utilitfes Upgrade
 9. Auto Hobby Shop
 10. E.J.King H.S. Gym
 11. Small Craft Pflers
 12. Multipurpose Warehouse
 13. Bowling Center
 14. Haz/Flam Warehouse
 15. Breakwater
 16. Enlisted Club
 17. Gas Station/Car Wash
 18. Telephone Exchange
 19. Chapel/Rel Ed/Library
 20. Child Care Center
 21. Port Ops/Comm Center
 22. Sports Complex
 23. Steam Distr Upgrade
 24. Fender System
 25. Replace Fam Hsg
 26. Fam Hsg Fiddler's Green
 27. Replace Fam Hsg 569
 28. Fam Hsg Mid-Rise
 29. Ship Repair Facility
 30. MWR/FEN/PAD Complex
 31. Marina
 32. Hirase Point Upgrade
 33. Navy Exchange
 34. Upgrade Berths 0 and 10
 35. Haz Waste Stor Fac (Alt)
 36. Child Care Center Dorm
 37. Upgrade Drydock #3
 38. Skating Rink
 39. Consol Pers Suppt Bldg
 40. Security Building
 41. Fire Station
 42. PW Warehouse
 43. SEABEE Warehouse
 44. PW Maint Paint Shop
- * SITE UNKNOWN AS OF THIS DATE.

**U.S. NAVY FACILITIES
SASEBO BAY master plan**



0 100 200 300 m
0 900 FT
MAIN BASE

FIGURE D-13

DEVELOPMENT PLAN

Hario Village

Existing Conditions.

Site Description. The Hario Village family housing area is a 53-acre area located about 12 miles southeast of Main Base (see Figure C-1). Provided under the FIP program, the first phase of family housing construction was completed in June, 1988. Construction of additional family housing units is programmed for JFY 91. The topography at Hario Village is flat.

Existing Facilities. Existing U.S. Navy facilities at Hario Village consist of 257 family housing units comprised of townhouses and one 68-unit 9-story mid-rise, and community support facilities (see Figure D-34).

Existing Land Use. Existing land use at Hario Village, as in other family housing areas, consists of family housing, community/personnel support, and recreational land use (see Figure D-35). No changes are proposed to these uses.

Development Constraints. There are no operationally-related constraints to development at Hario Village. However, the housing area is surrounded by parcels of private and prefecture-owned residential and industrial land (see Figure D-36). Although this will not affect the siting of additional programmed housing, it does limit further development of required community support and recreational facilities.

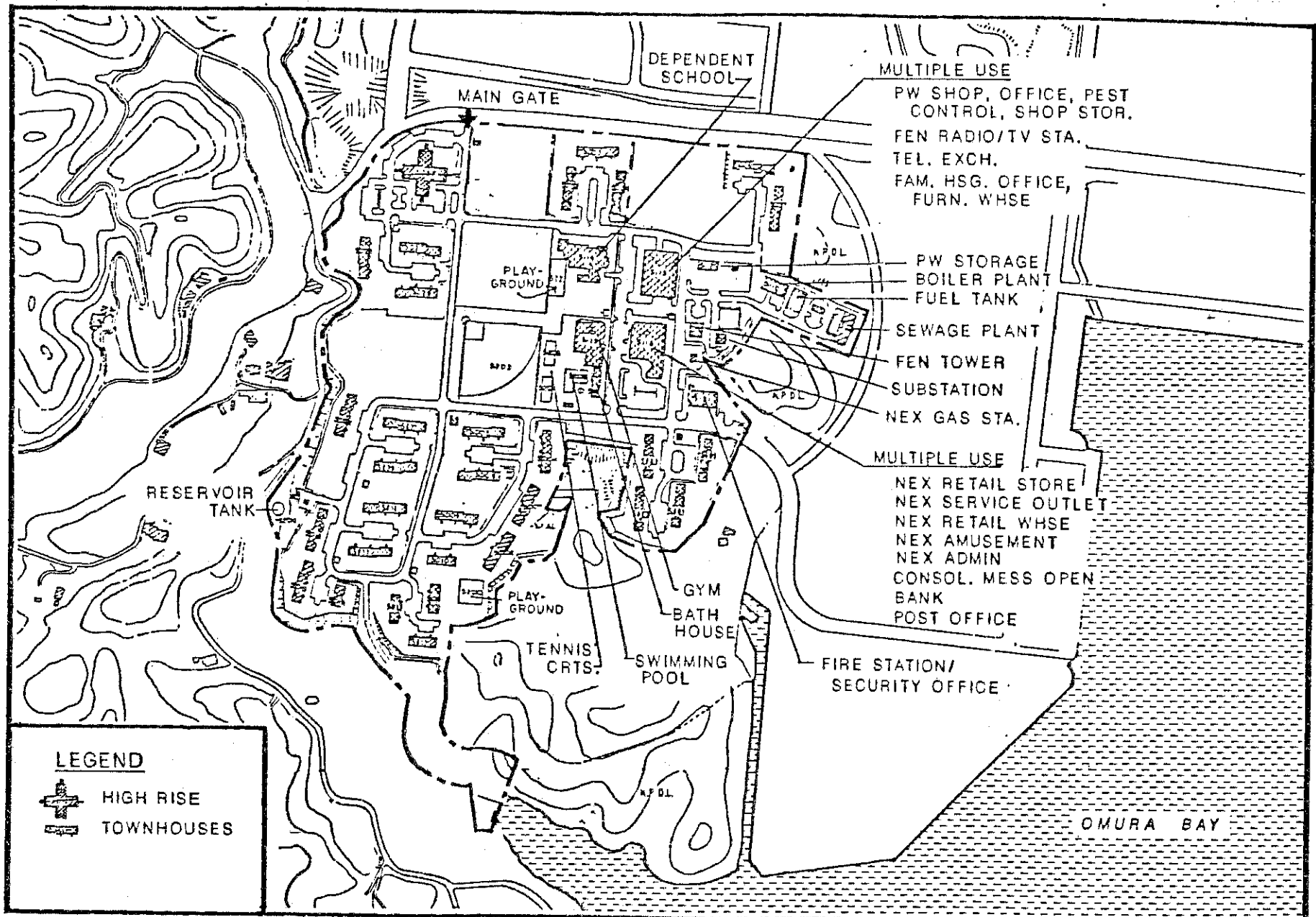
Planning Analysis.

Planning Concept. Due to the distance between Main Base and Hario Village, it is desirable to develop the housing area into a self-contained community. Therefore, the planning concept for land use and development at Hario Village involves acquisition of several adjacent parcels of private and prefecture-owned land in order to construct required community support and recreational facilities. Acquisition of required land and water areas is being pursued at the present time.

Land Use Plan. Figure D-37 shows the long-range land use plan for Hario Village based upon projected requirements.

Development Plan. Figure D-38 shows the development plan for Hario Village.

FIP Projects. Projects identified for Hario Village are listed in Table D-12 and shown on Figure D-38. There are no FIP projects programmed for the period JFY 92-96.



DEPENDENT SCHOOL
MAIN GATE

MULTIPLE USE
PW SHOP, OFFICE, PEST CONTROL, SHOP STOR.
FEN RADIO/TV STA.
TEL. EXCH.
FAM. HSG. OFFICE, FURN. WHSE

PLAY-GROUND
PW STORAGE
BOILER PLANT
FUEL TANK
SEWAGE PLANT
FEN TOWER
SUBSTATION
NEX GAS STA.

RESERVOIR TANK

MULTIPLE USE
NEX RETAIL STORE
NEX SERVICE OUTLET
NEX RETAIL WHSE
NEX AMUSEMENT
NEX ADMIN
CONSOL. MESS OPEN
BANK
POST OFFICE

PLAY-GROUND
GYM
BATH HOUSE
TENNIS CRTS.
SWIMMING POOL

FIRE STATION/
SECURITY OFFICE

OMURA BAY

LEGEND

HIGH RISE

TOWNHOUSES

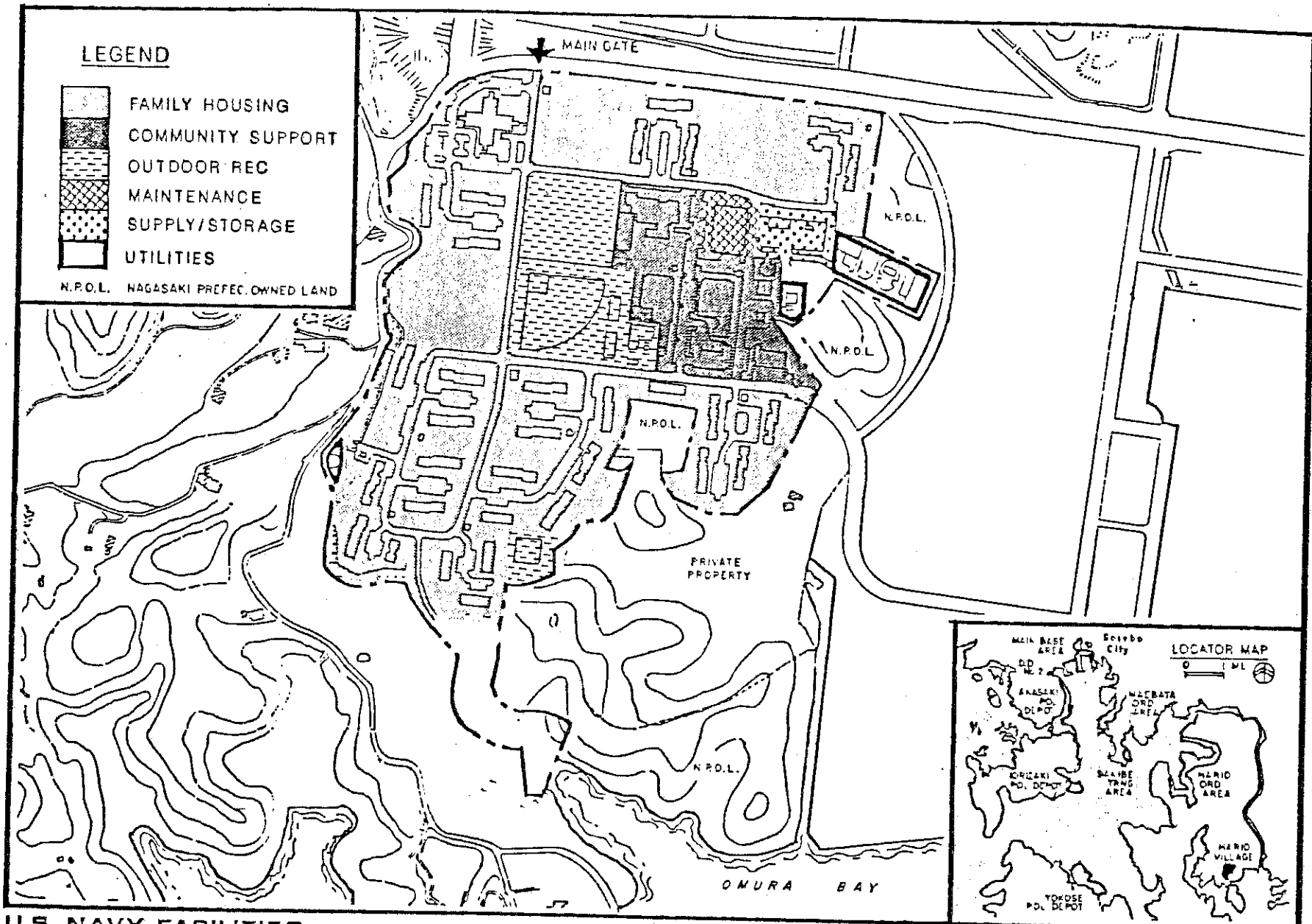
U.S. NAVY FACILITIES
SASEBO BAY master plan

0 600 FT


HARIO VILLAGE

FIGURE D-34

EXISTING FACILITIES



LEGEND

-  FAMILY HOUSING
-  COMMUNITY SUPPORT
-  OUTDOOR REC
-  MAINTENANCE
-  SUPPLY/STORAGE
-  UTILITIES

N.P.O.L. NAGASAKI PREFEC. OWNED LAND

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SASEBO BAY master plan



0 600 FT

HARIO VILLAGE

FIGURE D-35

EXISTING LAND USE

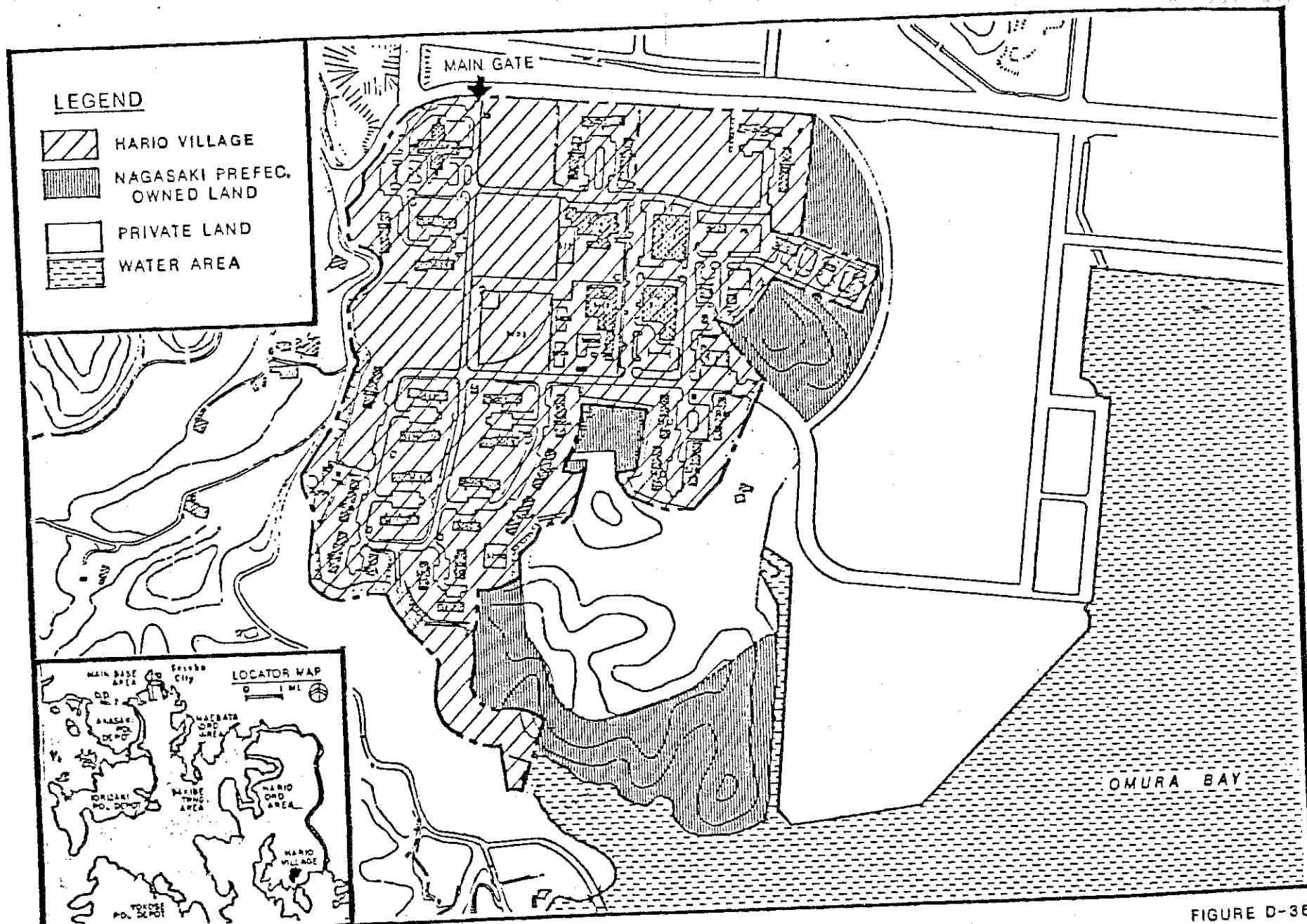
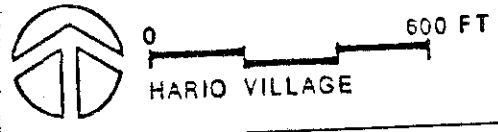
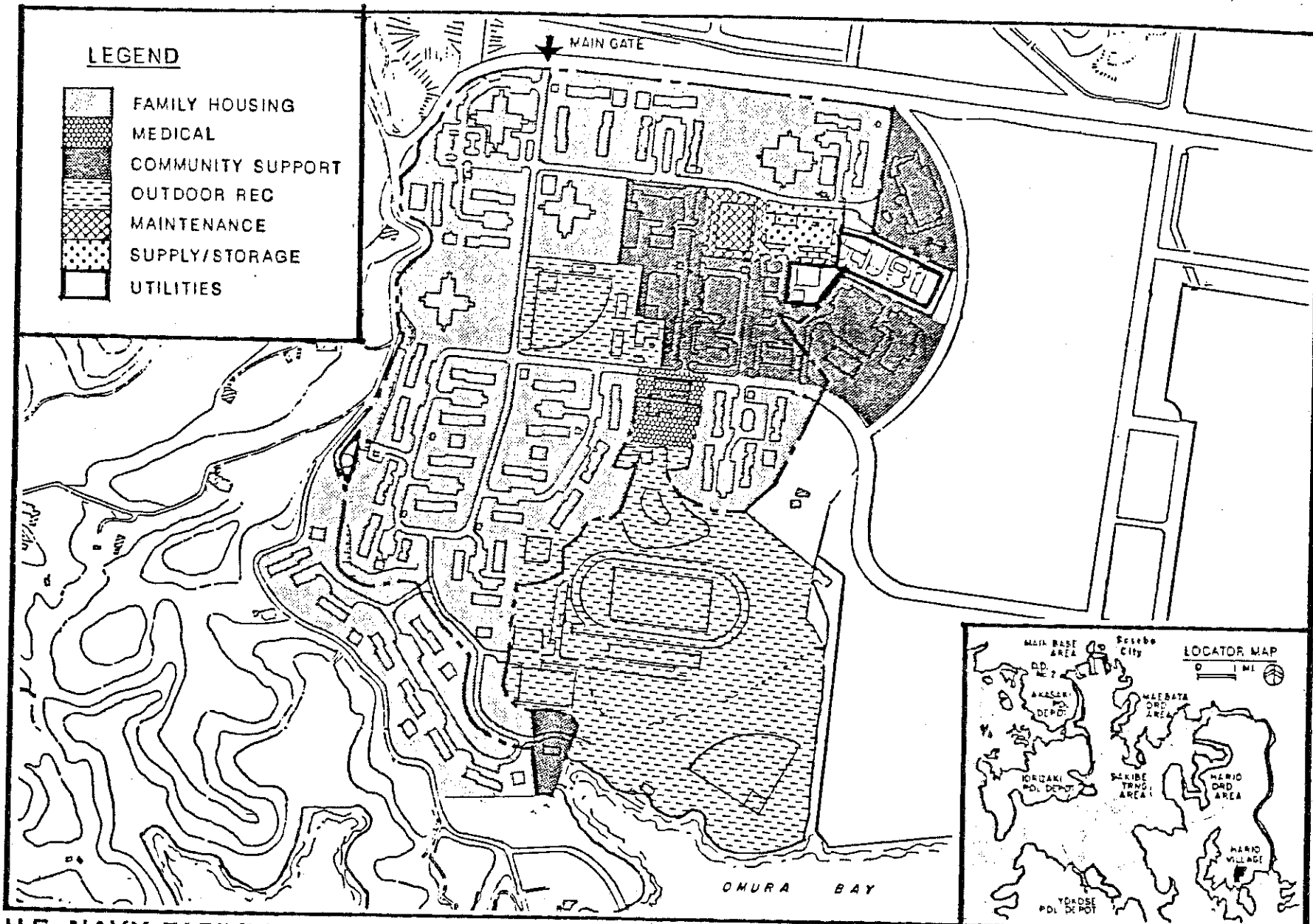


FIGURE D-36








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SASEBO BAY master plan



DEVELOPMENT CONSTRAINTS



LEGEND

-  FAMILY HOUSING
-  MEDICAL
-  COMMUNITY SUPPORT
-  OUTDOOR REC
-  MAINTENANCE
-  SUPPLY/STORAGE
-  UTILITIES

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SASEBO BAY master plan**



0 600 FT
HARIO VILLAGE

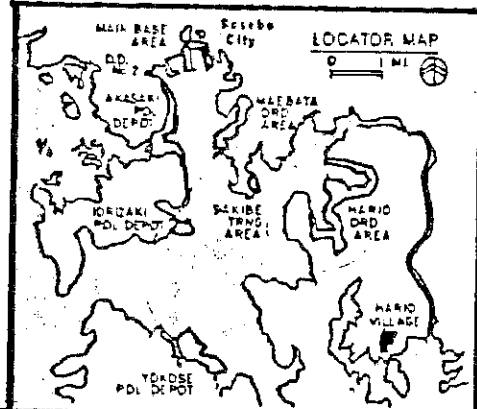
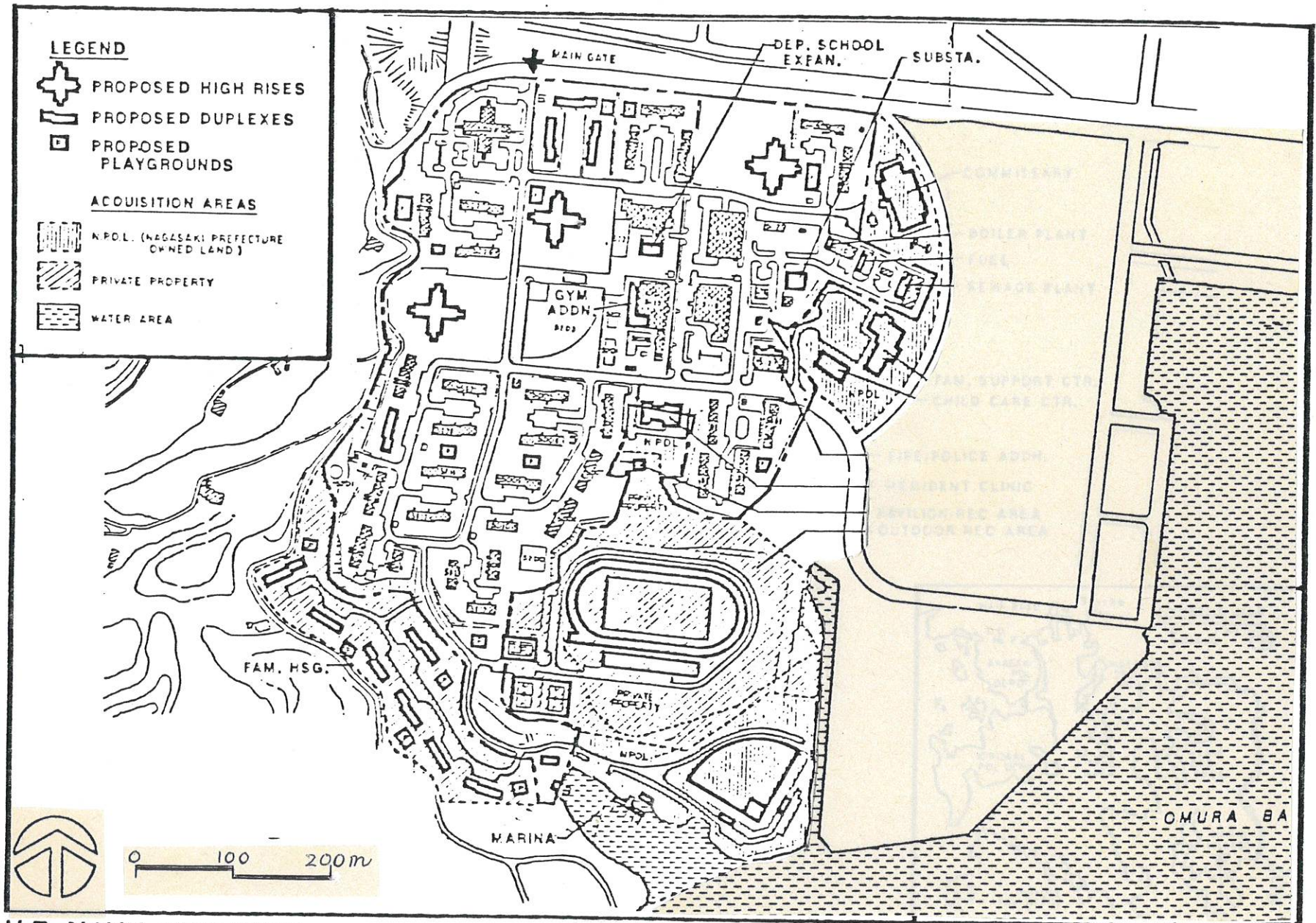





FIGURE D-37




PROPOSED LAND USE PLAN



LEGEND

-  PROPOSED HIGH RISES
-  PROPOSED DUPLEXES
-  PROPOSED PLAYGROUNDS

ACQUISITION AREAS

-  NPOL. (NAGASAKI PREFECTURE OWNED LAND)
-  PRIVATE PROPERTY
-  WATER AREA

U.S. NAVY FACILITIES
SASEBO BAY master plan



0 600 FT
 HARIO VILLAGE

FIGURE D-38

DEVELOPMENT PLAN

TABLE D-12

FIP PROJECTS LIST
HARIO VILLAGE

<u>Item No.</u>	<u>Project No.</u>	<u>Title</u>	<u>Scope</u>	<u>UM</u>	<u>Cost (\$000)</u>	<u>Program Year</u>
1.	NA-213	Construct Family Housing	230	UN		90
2.	NA-214	Medical/Dental Clinic	861	SM	1,800	91
3.	NA-215	Commissary	2,230	SM	3,000	91
4.	NA-216	Child Care Center	760	SM	2,280	91
5.	NA-217	Dependent School Expansion	1,180	SM	1,023	91
6.	NA-273	Family Support Center	1,402	SM	2,565	91
7.	NA-509	School Gym Addition	497	SM	662	91
8.	NA-510	Fire/Police Station Addition	432	SM	755	91
9.	NA-511	Pavilion/ Recreation Area	LS		210	91
10.	NA-489	Marina	LS		1,000	UP
11.	NA-556	Sports Area	LS		1,000	UP