MICRO-RETAIL PATTERN BOOK

PREPARED BY THE

COASTAL RESILIENCE DESIGN STUDIO
FOR THE TOWN OF LITTLE CREEK, DELAWARE
WELCOME TO WATERMAN’S VILLAGE.
A REINTERPRETATION OF A SMALL TOWN SEAPORT,
THIS MICRO-RETAIL CENTER BUILDS ON OUR COASTAL
HISTORY TO CREATE AN INSPIRED SHOPPING AND DINING
EXPERIENCE THAT IS UNIQUELY LITTLE CREEK.
Micro-Retail
Inspired by the ingenuity to reuse FEMA trailers as emergency storefronts along the Mississippi Gulf Coast in the aftermath of Hurricane Katrina, the first Micro-Retail units have proven to be an invaluable asset to small coastal towns looking for economic opportunity and resiliency. Characterized by a small footprint, modular design and portability, these structures can house businesses at an attainable and sustainable scale.
1. Little Creek Grill & Patio
   Full service deli with a 12'x24' patio with pergola & rear side privacy fence

2. Lucky’s Bait & Tackle
   14’x36’ Year-Round Retail
   Located at the rear for ease of boat/trailer parking & frequent commercial deliveries

3. Lil’ Creek Kayak
   12’ x 36’ Seasonal Retail
   Located at rear for easy tractor access to haul boats to the waterfront

4. Open Retail
   14’x16’ Retail Space

5. Open Retail
   10’x22’ Retail Space

6. Horseshoe Market
   14’x40’ Three season market supplying summer produce, fall pumpkins & Christmas trees
   Located for street-front vibrancy and maximum outdoor space

7. Big Scoop Ice Cream
   8’x15’ Seasonal Retail
   Includes large outdoor eating & seating space

8. Pedestrian Path
   Connects to the future development project on the Cavalier’s site

9. Natural Planted Buffer
   Native species chosen for flood tolerance, mild salinity, and biodiversity
RESILIENT
SITE DESIGN
HARDSCAPE

Coastal communities are associated with the textures of locally sourced, natural materials. They speak to the work done on the water, and off. The materials chosen for this site are historically based, with a focus on creating pervious and sustainable surfaces, using crushed oyster shells, recycled wood and reused pilings.

Combined with an ecological planting design, the site materials will blend seamlessly into the local environment.

Railroad Sleepers
Recycled railroad sleepers create a boardwalk style, on-grade central pathway, for ease of use and accessibility.

Wood Privacy Fencing
A wood privacy fence to surround the propane utility is recommended for safety.

Rope & Piling Fencing
Piling and rope fencing can be used in other areas to create casual and playful borders.

Crushed Oyster Shell
Crushed oyster (or clam) shell is recommended for the areas surrounding the shops as a low maintenance, locally sourced base material for the outdoor expansion of retail space and gathering areas.
**Native Plant Palette**

**Native Trees & Shrubs**
- Native species chosen for flood tolerance, mild salinity, and biodiversity.

**Native Ornamental Grasses**
- Low maintenance, colorful, hardy, and uniquely textural.

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**Common rush**
*Juncus effusus*
- Native Range: Eurasia, North America, Australia, New Zealand
- Zone: 4 to 9
- Height: 2.00 to 4.00 feet
- Spread: 2.00 to 4.00 feet
- Bloom Description: Yellowish-green
- Sun: Full sun
- Water: Dry to Wet
- Maintenance: Low

**Pink muhlygrass**
*Muhlenbergia capillaris*
- Native Range: Western-central United States
- Zone: 5 to 9
- Height: 2.00 to 3.00 feet
- Spread: 2.00 to 3.00 feet
- Bloom Time: September to November
- Bloom Description: Pink
- Sun: Full sun to part shade
- Water: Dry to medium
- Maintenance: Low

**Little bluestem**
*Schizachyrium scoparium*
- Native Range: Eastern North America
- Zone: 3 to 9
- Height: 2.00 to 4.00 feet
- Spread: 1.50 to 2.00 feet
- Bloom Time: May to July
- Bloom Description: Green
- Sun: Full sun to part shade
- Water: Wet
- Maintenance: Low

**Red cedar**
*Juniperus virginiana*
- Native Range: Eastern North America
- Zone: 2 to 9
- Height: 30.00 to 65.00 feet
- Spread: 8.00 to 25.00 feet
- Bloom Time: Non-flowering
- Bloom Description: Non-flowering
- Sun: Full sun
- Water: Dry to medium
- Maintenance: Low

**Fox sedge**
*Carex vulpinoidea*
- Native Range: North America
- Zone: 3 to 7
- Height: 1.00 to 3.00 feet
- Spread: 0.50 to 2.00 feet
- Bloom Time: May
- Bloom Description: Green
- Sun: Full sun
- Water: Wet
- Maintenance: Low

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Low maintenance, colorful, hardy, and uniquely textural.

Native species chosen for flood tolerance, mild salinity, and biodiversity.
**Coral honeysuckle**  
*Lonicera sempervirens*  
*evergreen*  
Soil Description: Various soils, but rich preferred.  
Sandy, Sandy Loam, Medium Loam  
Usually 15 to 20 feet

**Rattlesnake master**  
*Eryngium yuccifolium*  
*Native Range: United States*  
Zone: 3 to 8  
Height: 4.00 to 5.00 feet  
Spread: 2.00 to 3.00 feet  
Bloom Time: June to September  
Bloom Description: Greenish-white  
Sun: Full sun  
Water: Dry to medium  
Maintenance: Low  
Tolerate: Drought, Erosion, Clay Soil, Dry Soil, Shallow-Rocky Soil

**Large coneflower**  
*Rudbeckia maxima*  
*Native Range: Central and southern United States*  
Zone: 4 to 9  
Height: 5.00 to 7.00 feet  
Spread: 3.00 to 4.00 feet  
Bloom Time: June to July  
Bloom Description: Yellow rays surround dark brown center cone  
Sun: Full sun  
Water: Dry to medium  
Maintenance: Low

**American boneset**  
*Eupatorium perfoliatum*  
*Native Range: Southeastern United States*  
Zone: 3 to 8  
Height: 4.00 to 6.00 feet  
Spread: 3.00 to 4.00 feet  
Bloom Time: July to September  
Bloom Description: White  
Sun: Full sun to part shade  
Water: Medium to wet  
Maintenance: Low  
Suggested Use: Rain Garden

**NATIVE VINES**

Provide a long season of color, vertical interest, pollinator support, and provide shade when used on pergola structures.

**NATIVE PERENNIALS**

Low maintenance, add seasonal color and texture, support pollinators, and provide ecological diversity.
ARCHITECTURAL VERNACULAR
CRDS recommends using **historic based colors** that work with the established Little Creek palette.

The Williamsburg® Paint Color Collection and The Historical Colors Collection, both from Benjamin Moore are a good resource for colors.

**Body colors in muted blues, golds, and off-whites**, accented with deep green or an occasional red gives the village a historic seaside appeal.
After reviewing the existing historic architecture in Little Creek, CRDS recommends **side gable** buildings with a **minimum 10/12 roof pitch** for microretail units.

A high roof pitch blends with the existing historic architecture in Little Creek (seen below), provides an appropriate **sense of scale**, and allows for **second floor storage**.
The historic structures in Little Creek are primarily covered in **clapboard style siding**. CRDS recommends the use of HardiePlank siding for both its historic profile and durability over time.

Existing and historic roof materials are primarily **standing seam metal and architectural shingles**. We recommend the use of either material in neutral tones.
WINDOWS & DOORS

Blend the tradition of historic residential windows with commercial purpose by mixing divided lite, double-hung windows on the sides and rear of the cottages, while placing large, fixed windows on the front for retail display.

A series of sliding carriage-style doors on the produce market will allow the retail square footage to double during the growing season and provide a well-lit storefront display in the evenings and winter.

Full glass entry doors will invite shoppers inside. Adding two rear exit doors on the market encourages shoppers through the store and out into the village beyond. Transparency encourages movement.
SIGNAGE

A collection of sign types will provide direction, information, and brand recognition.

Projecting signs should be used on corner shops or along pathways for multiple views and directionality.

Building face signs should be used on building fronts, next to or above doorways and windows, and above the cash-wrap on the interior.

Temporary signs like sandwich boards allow for low cost daily updates and advertisements.
Gooseneck lighting is a **traditional storefront choice**. The lights can be directed at windows, doors, signage, or all three.

Piling lights are recommended to light the path through the village. They evoke the feeling of traditional dock lights and are appropriate fixtures to cap the pilings that define the **Little Creek aesthetic**.
ACCESSORIES

String lights **extend the sales day** and make for great eating and gathering area ambiance.

Railway sleepers create long lasting benches, however, the **traditional Delaware** boardwalk style bench is a local favorite and a great option.

Other elements like buoys, oars, and hand painted directional signs add **vibrancy and fun** to the village.