
Design Guidelines for Fort Ward

Design Guidelines

The purpose of design guidelines for the Fort Ward community is to supplement existing City of Bainbridge Island zoning regulations. Design guidelines provide direction on site design, building design, signage and lighting. The following set of guidelines are to serve as a minimum threshold for development. The design of structures, mainly residential in Fort Ward, should strive to reach the intent of each guideline. Application of guidelines necessitate flexibility so as not to restrict creativity, and to encourage solutions that achieve the overall community goals at different levels. These design guidelines should evolve as new design concepts emerge.

Guidelines for the Fort Ward community are broken down into two basic categories: Public Space and Private Space. Public spaces are those that are enjoyed by the community as a whole, while private spaces are those which individual property owners create and maintain.



Design Guidelines are applicable to the Core Area of Fort Ward.

Public Space

The following public areas will be governed by the guidelines in this subsection:

Trails

Parks (including wetlands)

Trails

Intent:

To ensure a pedestrian circulation system.

Guidelines:

Develop walking trails along street edges in existing right-of-ways.

Intent:

To allow people to walk to other areas in the community.

Guidelines:

Create walking trails that link to other trails and larger open spaces for a complete system. Specifically link to existing and historic trails including: Kitsap to Hilltop, Hilltop to Tojam, the historic stairs to the beach, Paul Avenue across the parade ground and Watch Hill to Park View.

Intent:

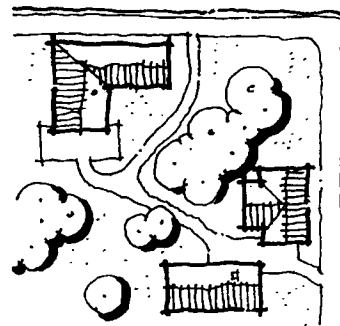
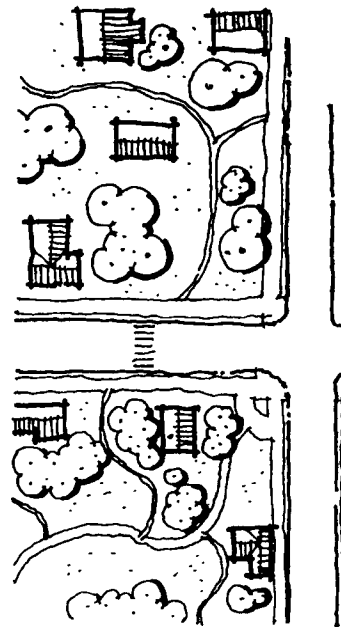
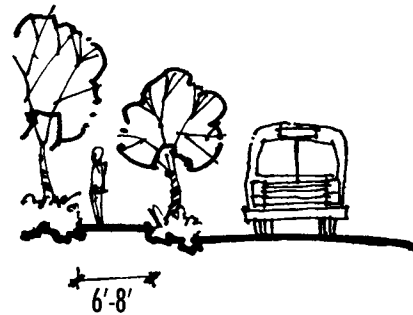
To minimize the impact on the natural environment.

Guidelines:

Trail easements should be 6 to 8 feet wide, with low ground cover or shrubs (under 3 feet) adjacent to the pathway. The width of the trail should vary depending on the level of use.

Utilize pervious paving material such as crushed rock to allow drainage.

Figure 14. Design Guideline Diagrams



Open Space

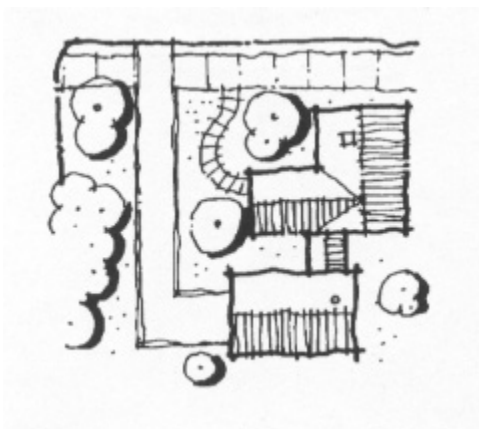
Intent:

To enhance the existing wetlands.

Guidelines:

A comprehensive wetland overlay master plan should be developed for the entire wetland system, including the adjacent land ownership.

An acceptable list of plants, specific to Fort Ward wetland areas, should be developed in the wetland master plan process.



Intent:

To protect significant trees and tree stands.

Guidelines:

Encourage retention of significant trees where possible (12" caliper and greater as defined in the City Zoning Ordinance) for the Fort Ward community. Significant and historic trees should be identified for the entire community, including the wetlands and buffers through the wetland master plan process.

Intent:

To maintain open space areas.

Guidelines:

Publicly owned landscape areas should be maintained by the City of Bainbridge Island, all other landscaping should be maintained by the owner or neighborhood association.

Intent:

To enhance the historic character of the community.

Guidelines:

Park and open space designs should respect and reflect the historic use of the area.



Intent:

To enhance the view from the road.

Guidelines:

Landscape buffers in the rights-of-way should be kept with indigenous plants as approved by the Bainbridge Island Landscape Code.

Private Space

The following areas will be governed by the guidelines in this subsection:

Property or sites

Buildings

Site Design

Intent:

To maintain the historic character of the community.

Guidelines:

Houses should be set back from the street as prescribed in the zoning code. Porches are allowed in the setback up to five feet.



Intent:

To maintain the natural character of the view from the road.

Guidelines:

Garages should be sited at the rear of the site, or in the side setback and screened from the roadway. At a minimum, the garage should be set back or recessed from the front of the house. A carport may be used if it reflects the historic character in the community.

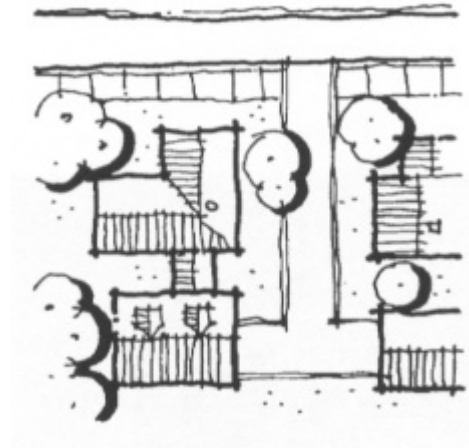
A reduction to a minimum of a 5' rear setback for a detached garage that is consistent with these guidelines.

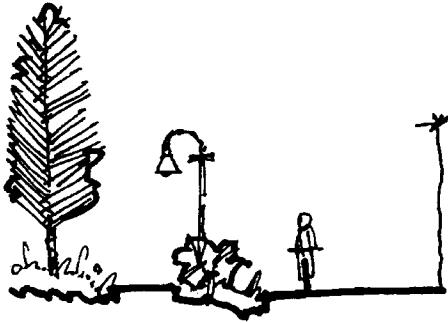
Intent:

To minimize curb cuts on the roadways.

Guidelines:

Shared driveways or alleys are encouraged, especially on small lots under 7,000 square feet and along Fort Ward Hill Road.





Intent:
To minimize spill-over lighting.

Guidelines:
Lighting on sites or along the roadways should be shielded downward and be pedestrian scale. No light stands should exceed 12 feet in height. (Appropriate lighting styles should be developed with assistance from the Bainbridge Island Historical Society.)



Intent
To provide community identity.

Guidelines:
Signage should be coordinated with the historic nature of the community. (Appropriate signage styles should be developed with assistance from the Bainbridge Island Historical Society.)

Building Design

Intent:

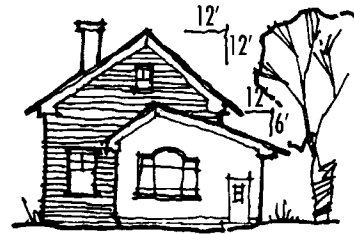
To maintain the historic character of the community.

Guidelines:

The dominant feature as seen from the road should reflect, but not replicate the historic architectural character of other Fort Ward structures such as residences on Parkview Drive, Evergreen Avenue and Soundview Drive.



Pitched roofs between 6:12 up to 12:12 are encouraged for all new development. Roof overhangs off at least 18 inches should be incorporated. Pitched roofs for porches between 3:12 up to 12:12.



Intent:

To encourage the use of historic materials.

Guidelines:

Structures should incorporate textured siding (horizontal lap, board and batt, shingle) or masonry. Building design should also use broad window trim and paint colors reflecting turn of the twentieth century architectural types at Fort Ward.

Large panes of glass and picture windows are also discouraged.

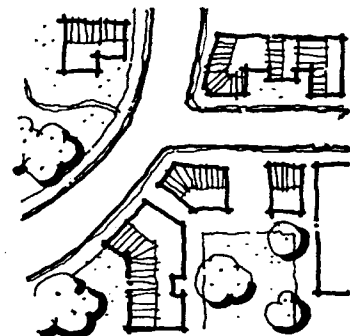


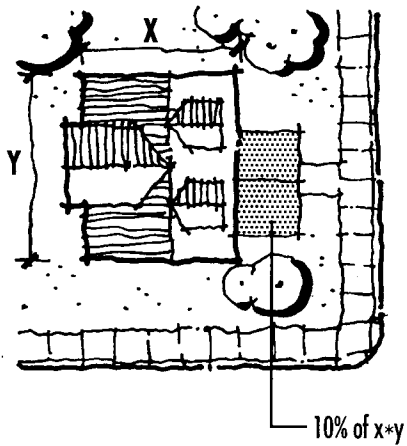
Intent:

To respect the pedestrian scale of the existing buildings.

Guidelines:

Long buildings facing the street, unbroken facades, large blank walls are discouraged. Large panes of glass and picture windows are also discouraged.





Intent:

To encourage front porches to reflect traditional residential scale.

Guidelines:

Lot coverage limit established in the zoning code may be exceeded up to 10% for front porches on houses and breezeways between the garage and house.



Intent:

To provide for additional living spaces.

Guidelines:

Dormers and living spaces within the roof line are encouraged in residential buildings.

