

ATTACHMENT B. HUMAN SCALE DEVELOPMENT



SEARCH: Seattle.gov

Department of Planning & Development

Shaping and protecting Seattle's built and natural environment

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Design Review Program

-A forum for citizens, developers, and the city to design ne



Applicant's Toolbox: Design Guidelines

Quick

Design Review Guidelines for Multifamily and Commercial Buildings | Design Review Guidelines for Downtown Development | Neighborhood-Specific Design Guidelines

UPCOMING REVIEWS

4/27/2006
Southwest D Board

5/1/2006
Northeast D Board

Design Review Guidelines for Multifamily and Commercial Buildings

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See details for meetings.

Overview

Who We Are

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Project Reviews

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Sample Project Packet

Get Involved

Guideline C-3: Human Scale



photo by GGLO

The design of new buildings should incorporate architectural features elements and details to achieve a good human scale.

Explanation and Examples

The term "human scale" generally refers to the use of human-proportioned architectural features and site design elements clearly oriented to human activity.

A building has a good human scale if its details, elements and materials allow people to feel comfortable using and approaching it. Features that give a building human scale also encourage human activity.

The following are some of the building elements that may be used to achieve

DESIGN GUIDELINES



Twenty-six design guidelines for multifamily and commercial buildings along with neighborhood-specific support the backbone of the Design Review Program in Seattle's neighborhoods. Separate guidelines for downtown development.

GALLERY OF EXAMPLES

better human scale:

- pedestrian-oriented open space such as a courtyard, garden, patio, or other unified landscaped areas
- bay windows extending out from the building face that reflect an interior space such as a room or alcove
- individual windows in upper stories that
 - are approximately the size and proportion of a traditional window
 - include a trim or molding that appears substantial from the sidewalk
 - are separated from adjacent windows by a vertical element
- windows grouped together to form larger areas of glazing can have a human scale if individual window units are separated by moldings or jambs
- windows with small multiple panes of glass
- window patterns, building articulation and other treatments that help identify individual residential units in a multi-family building
- upper story setbacks
- a porch or covered entry
- pedestrian weather protection in the form of canopies, awnings, arcades or other elements wide enough to protect at least one person
- visible chimneys



Tribeca
See the Tribeca great example that were developed through the design review process.

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The Department of Planning and Development (DPD) is located in Seattle Municipal Tower (formerly Key Tower) at 700 Fifth Avenue in downtown Seattle ([details](#)).

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