

## SHRA and RAC Involvement in Project Review

Level	Project Type	SHRA Involvement	RAC Involvement
Staff	Residential projects (1 to 3 units)	Staff will e-mail SHRA with project description	Community Group comments are welcome
	DRD projects that are in substantial compliance with adopted design guidelines		
Design Review Director (DRD) Hearing	<b>New Commercial Projects</b>	Projects not in substantial compliance with adopted design guidelines	Staff and SHRA determine project does not need to be reviewed by the RAC
	- 40,000 sq. ft. - 75,000 sq. ft. (Central City)		
	4 stories or less and up to 60 feet high		Staff and SHRA determine project needs to be reviewed by the RAC
	<b>New Residential and Residential additions</b>		SHRA provides RAC comments to Staff
	4 stories or less and up to 60 feet high	Legal Notification within 300 ft. radius	RAC will formally review and provide comments
Design Commission Hearing	+ 40,000 sq. ft. + 75,000sq. ft. (Central City)	Staff and SHRA determine project needs to be reviewed by the RAC	RAC will formally review and provide comments
	Exceeds 4 stories or exceeds 60 feet high		
	Appeals of DRD Hearing Decision	SHRA provides RAC comments to Staff	
	Projects elevated by DRD	Legal Notification within 300 ft. radius	

