What is ULURP?

Have any questions or comments? Add them on sticky notes here:

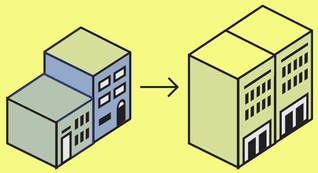
The Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city would be publicly reviewed.

HERE IS WHAT HAPPENS

Applications can be private or city-initiated. The City Charter requires ULURP for:

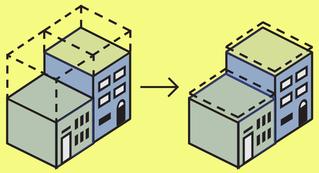
- Zoning map changes and special permits
- Acquisitions / dispositions of city-owned property
- Capital project site selection
- Housing / urban renewal projects pursuant to city, state and federal laws
- Revocable Consents, Request for Proposals, and other solicitations

Zoning changes include:



UPZONING

Increasing zoning density in a particular neighborhood (i.e. upzoning on single residential lots to allow for multi-family building development)



DOWNZONING

Reducing zoning density is argued to preserve neighborhood character and enhance environmental benefits (congestion, pollution)

Adapted from Center for Urban Pedagogy and NYC Department of City Planning

1 — DEPT OF CITY PLANNING

Certifies application to start the process

No time limit

2 — COMMUNITY BOARD

Makes advisory recommendation on proposal

60 days

THE BOARD CAN RECOMMEND:

- Yes
- Yes, with changes
- No, unless changed
- No

3 — BOROUGH PRESIDENT

Makes advisory recommendation on proposal

30 days

THE BP CAN RECOMMEND:

- Yes
- Yes, with changes
- No, unless changed
- No

4 — CITY PLANNING COMMISSION

Votes on proposal

60 days

THE CITY PLANNING COMMISSION CAN:

- Approve
- Approve, with changes
- Disapprove

5 — CITY COUNCIL

Votes on proposal

50 days

COUNCIL CAN:

- Approve
- Approve, with changes
- Disapprove

6 — NYC MAYOR

Approves or vetoes proposal

5 days

: Public hearing

DEPT OF CITY PLANNING (DCP)

Responsible for environmental and land use review of urban plan proposals, and advises government on the city's macro-scale development

BOROUGH BOARD

The boroughs also each have a board. If a proposal will affect land use in multiple districts, the board can also review it and hold a public hearing.

CITY PLANNING COMMISSION (CPC)

Body to review land-use issues appointed by the:

- Mayor (6 members + Director of DCP)
- Borough President (5)
- Public Advocate (1)

WHAT IS A TRIPLE NO?

If the Comm. Board and BP both recommend "No" and the BP files an extra objection after CPC approval (a "triple no"), Council can be forced to review the proposal.

However, Council reviews most major proposals anyway, so this creates little extra accountability.