How ULURP Works For A Development Proposal

ULURP is the **Uniform Land Use Review Procedure**. It’s the process New York City uses to make sure most big land-use proposals, including some private development proposals, get reviewed by the city’s elected officials and the public. Here’s how it works…and how to get involved!

### Before ULURP

The best time for communities to get involved is **before ULURP starts**. That’s when proposals are still being shaped, and communities can have more say in shaping them.

- **Total duration:** no limit; can be a few months to years

#### Information Gathering

- **Developer**
  - A Developer (or a community) asks for a change to the zoning to meet the needs of his or her project.
  - **No limit**

- **DEPARTMENT OF CITY PLANNING**
  - The Developer collects and analyzes info, then starts to form a proposal. He or she might even meet with community members.
  - The Developer files forms that start the environmental review process.
  - **No limit; up to several months**

#### Environmental Review

- **DEVELOPER**
  - The city decides if there should be an environmental study, and makes a list of impacts, which requires a Scoping Meeting.
  - **Public Scoping Meeting**
  - **30-45 days**

- **DEPARTMENT OF CITY PLANNING**
  - If required, the Developer does the environmental study, and lists the impacts of the proposal—this is the Draft Environmental Impact Statement (DEIS). The Developer submits the DEIS, which starts ULURP!
  - **No limit**

### During ULURP

This is the official process where the public and different local government representatives, from the neighborhood level to the citywide level, weigh in on the proposal.

- **Total duration:** 200–215 days

#### Advisory Phase

- **COMMUNITY BOARD**
  - Community Board makes recommendation
  - **Public Hearing**
  - **60 days**

- **BOROUGH PRESIDENT**
  - Borough President makes recommendation
  - **Public Hearing**
  - **30 days**

- **CITY PLANNING COMMISSION**
  - City Planning Commission votes
  - **Public Hearing**
  - **Public Review Session**
  - **60 days**

- **CITY COUNCIL**
  - City Council votes
  - **Mayor can veto**
    - **Public Hearing**
    - **5 days**
    - **City Council can override Mayor’s veto with a 2/3 majority**

#### Voting Phase

- **DEVELOPER**
  - Building begins
  - **No limit**

### Implementation

- **DEVELOPER**
  - Building begins
  - **No limit**

### Odds are that some form of the proposal will be approved. To make sure that the proposal responds to community needs:

- **Testify at hearings and submit statements.**
- **Focus on land use when making comments to City Planning Commission.**
- **Remember, once the proposal is approved, future development will take place without additional public review!**

**PUBLIC ROLE**

Meet with your Community Board and City Council Members to stay informed and let them know your community’s concerns.

Gather information on important issues and share existing studies with city agencies.

Get community members ready to participate in hearings.

**KEY:**

- 1 Time limit for this step
- 2 Public Hearing where you can comment
- 3 Public Review you can watch but not comment
ULURP is the Uniform Land Use Review Procedure. It’s the process New York City uses to make sure most big land-use proposals, like neighborhood rezonings, get reviewed by the city’s elected officials and the public. Here’s how it works… and how to get involved!

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**Implementation**

- **Time limit** for this step

**Public Hearing**

- Where you can comment

**Public Review**

- You can watch but not comment