

SOUTHLANDS CORPORATION

Dallas, Texas

In support of this Client, F&A presented a summary of the report and findings to the New York City Board of Standards and Appeals, along with expert testimony, by the firm's principal. F&A was retained to conduct a neighborhood character analysis for a proposed 7-Eleven convenience store in Brooklyn's Ocean Parkway section. The purpose of the analysis was to support the contention that the retail use will be an improvement over the existing auto repair shop and adjacent vacant lot that it will replace. The site was partially zoned residential and partially zoned commercial, resulting in the need for a variance from the NYC Board of Standards and Appeals to allow the retail use. The neighborhood character analysis supplemented the application for a variance. Components of the study included inventories of existing businesses and existing land use in the vicinity, current socio-economic data and population and income projections. The project was approved by the Board.



Typical “infill” 7-Eleven on an urban street