

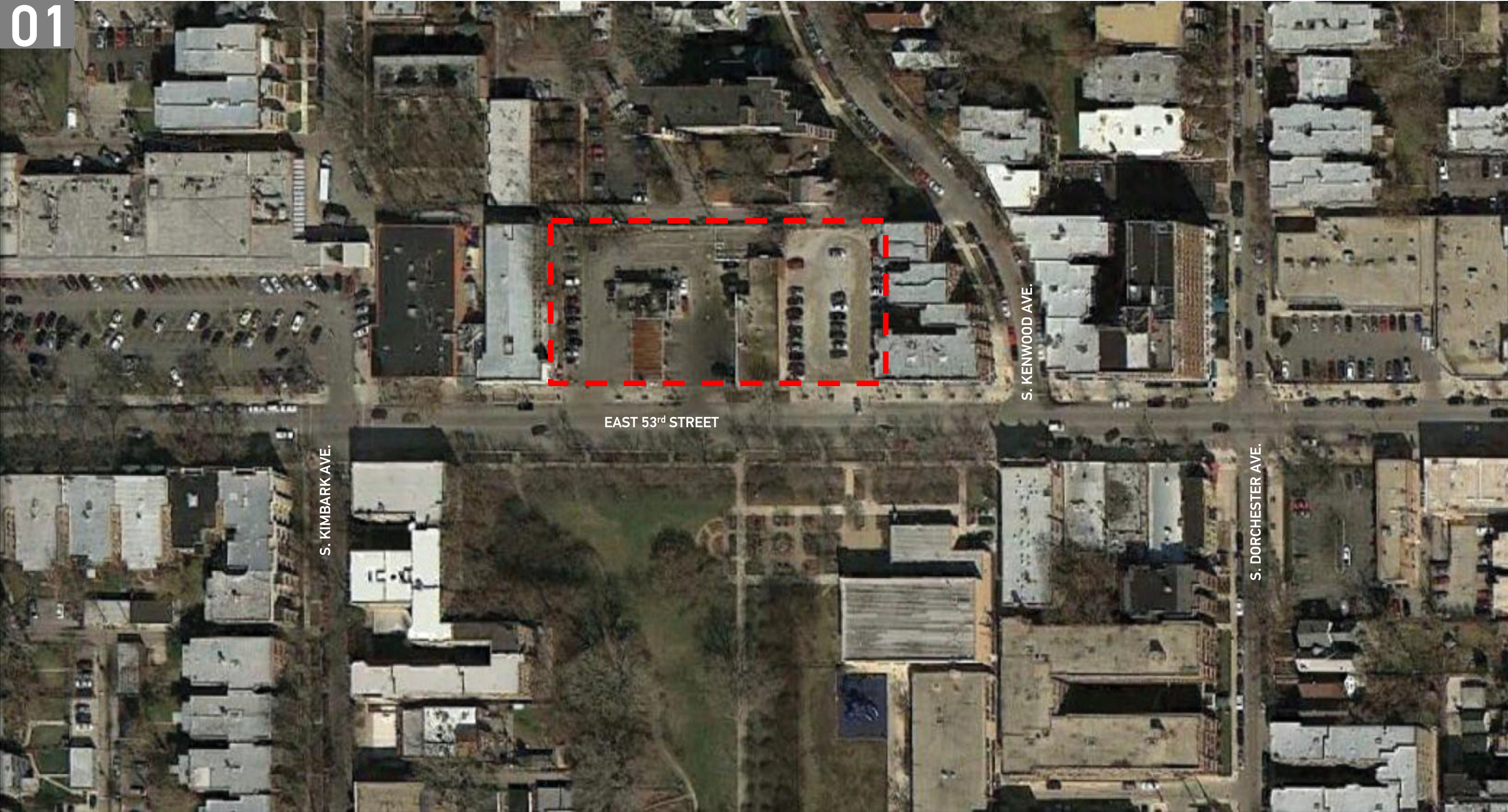
# MOBIL SITE REDEVELOPMENT

1330 E. 53<sup>rd</sup> STREET  
CHICAGO, IL 60615

30 JANUARY 2013

# CONTEXT

01



S. KIMBARK AVE.

EAST 53<sup>rd</sup> STREET

S. KENWOOD AVE.

S. DORCHESTER AVE.

# CONTEXT

01



# SOUTHWEST AERIAL

02



# SOUTHWEST PARK VIEW

02



# SOUTHWEST STREET VIEW

02





# THE EXPERIENCE

## GROUND FLOOR PLAN

03





# PARKING / AMENITY LEVEL

03



EAST 53RD STREET

# RESIDENTIAL FLOOR PLAN / 4\_5

03



# RESIDENTIAL FLOOR PLAN / 6\_7

03



EAST 53RD STREET

## TRAFFIC & PARKING PRELIMINARY OBSERVATIONS

- Proposed development will generate traffic levels comparable to or lower than the existing Mobil station
- Single access driveway on 53<sup>rd</sup> Street
- Two curb cuts closed, 3-4 paybox spaces added
- Excellent access to public transportation
- On-site carsharing service & bicycle storage facilities
- On-site parking supply (218 spaces) exceeds Zoning requirement (200 spaces) by 9% and provides sufficient parking for proposed use
- Building loading/servicing from rear alley
- No changes in traffic control along 53<sup>rd</sup> Street

## CONCLUSIONS FROM THE 53<sup>RD</sup> STREET VISIONING WORKSHOPS

03

- Creates synergy with improvements on 53<sup>rd</sup> Street
- Develops cohesion with neighboring buildings
- Adds jobs and creates additional tax revenue
- Adds parking on the site to benefit the 53<sup>rd</sup> Street experience
- Creates additional retail options for national and local merchants
- Promotes a relationship with Nichols Park

# SOUTHWEST AERIAL

02

