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# SUMMARY REPORT

## *The Barack Obama Presidential Library*

THE BARACK OBAMA FOUNDATION

AUGUST 29, 2014

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# Table of *Contents*

---

SITE SELECTION & SCREENING PROCESS

**P. 4**

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14 OUTSTANDING SITE LOCATIONS

**P. 6**

---

SUMMARY OF RESPONSES

**P. 8**

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# Site Selection & *Screening Process*

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# Site Selection & *Screening Process (Cont'd)*

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## THE FOUNDATION RECEIVED RESPONSES FROM 14 RESPONDENTS

- ▶ A thorough review was conducted to determine which Respondents met the requirements as outlined in the RFQ.
- ▶ This resulted in 9 qualified Respondents that presented a total of 14 unique sites.
- ▶ During July and August, the Foundation and our advisors traveled to meet with each qualified Respondent in order to discuss the details of their RFQ response and to tour each site.
- ▶ Following each meeting, the Foundation members and our advisors assessed each respondent and proposed site based on the following criteria:
  - ⊖ Project Site and Access: desirability of site, surrounding community, control of site, local accessibility, global accessibility
  - ⊖ Project Execution: education impact, tourism impact, economic development impact, enhancements to the physical environment
  - ⊖ Community Engagement: engagement plan, quality/breadth of partners, means of engagement
  - ⊖ Indications of Support: partnership structure, alignment of mission, financial capacity
- ▶ The Foundation anticipates the selection of a shortlist of Respondents and related sites, with each then receiving a formal Request for Proposal (RFP).
- ▶ The RFP responses will be reviewed by the Foundation and discussed with each Respondent, ultimately leading to a summary and recommendation for review by The President and First Lady.
- ▶ At this time, it is anticipated that a partner/sponsor organization and site will be selected in early 2015.

# I4 Outstanding Site Locations



University of Hawai'i Presidential Center Initiative (UHPCI) | *Honolulu, Hawai'i*



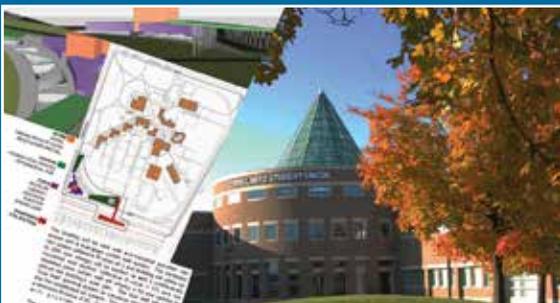
The Barack Obama Presidential Library and Museum Campus Foundation | *Chicago, Illinois*



Bronzeville Investment Alliance / Dahmani Partners | *Chicago, Illinois*



Chicago Lakeside Development, LLC  
*Chicago, Illinois*



Chicago State University | Option A  
*Chicago, Illinois*



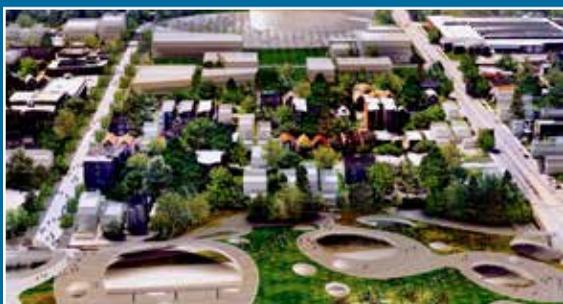
Chicago State University | Option B  
*Chicago, Illinois*



University of Illinois at Chicago  
Academic | *Chicago, Illinois*



University of Illinois at Chicago  
Medical | *Chicago, Illinois*



University of Illinois at Chicago  
Community site | *Chicago, Illinois*



University of Chicago | Washington Park  
*Chicago, Illinois*



University of Chicago | Woodlawn  
*Chicago, Illinois*



University of Chicago | South Shore  
*Chicago, Illinois*



Columbia University  
*New York, New York*



First In Iowa Foundation  
*Ames, Iowa*

# Summary of Responses

	Honolulu, Hawai'i		Chicago, Illinois		
<b>Sponsor/ Developer</b>	UNIVERSITY OF HAWAII PRESIDENTIAL CENTER INITIATIVE (UHPCI)		THE BARACK OBAMA PRESIDENTIAL LIBRARY AND MUSEUM CAMPUS FOUNDATION	BRONZEVILLE INVESTMENT ALLIANCE / DAHMANI PARTNERS	CHICAGO STATE UNIVERSITY
<b>Academic Affiliation</b>	University of Hawai'i		Not Identified	Not Identified	Chicago State University
<b>Financial Capability</b>	\$100,000,000 pledged from public agencies for land, parking, infrastructure. \$625,000 for 2015 UHPCI budget.		Not identified. The group has created a donation website	Not Identified	2013 total assets of \$190M 2013 total liabilities of \$38M
<b>PROPOSED SITE</b>					
<b>Size</b>	9 acres	98 acres	8 acres	OPTION A 13 acres	OPTION B 9.3 acres
<b>Current Ownership</b>	State of Hawai'i	Various - Public and Privately Owned: City of Chicago Michael Reese Site, Metropolitan Pier and Exposition Authority, Self Storage, McDonalds, Advocate Health	Various - Public and Privately Owned: City of Chicago, CTA, Cook County, various corporate, private and bank trusts	Chicago State University, Metra, City of Chicago	State of Illinois (Secretary of State, Illinois Department of Motor Vehicles)
<b>Ability to Acquire/ Cost</b>	Nominal	Not identified (city paid \$100M to acquire)	Not Identified	University to provide most land	
<b>Current Use &amp; Condition</b>	Parking, vacant land, radio tower, warehouse	Commercial, vacant land, parking	Residential, vacant lots, closed school	Vacant land, commercial	Vacant land, commercial
<b>NOTES</b>					
<b>General Commentary</b>	<i>Highly organized, planning began almost 5 years ago. Extremely personal effort with deep connections to the President. Oceanfront site. Vision of creating Education Corridor, Global Convening space, climate change initiative.</i>	<i>Community group with a longtime goal of improving and restoring Bronzeville.</i>	<i>Private developers seeking a redevelopment opportunity.</i>	<i>Passionate presentation with individual stories about inspiration and community development. Grassroots efforts to promote sustainable urban farming businesses.</i>	
<b>Score and Rank</b>	<b>114</b> / <sub>150</sub> <i>*Rank: 4 of 11</i> <small>*Tied with Columbia University</small>	<b>92</b> / <sub>150</sub> <i>*Rank: 9 of 11</i>	<b>65</b> / <sub>150</sub> <i>*Rank: 11 of 11</i>	<b>98</b> / <sub>150</sub> <i>*Rank: 8 of 11</i>	

Chicago,  
Illinois

Ames,  
Iowa

New York,  
New York

CHICAGO LAKESIDE DEVELOPMENT, LLC	UNIVERSITY OF ILLINOIS AT CHICAGO	UNIVERSITY OF CHICAGO	FIRST IN IOWA FOUNDATION	COLUMBIA UNIVERSITY
Not Identified	University of Illinois at Chicago	University of Chicago	Iowa State University	Columbia University
Not Identified	Not Identified	\$3.3 billion annual operating budget \$7.4 billion endowment. To create fundraising, the University will pledge \$30M in seed funding	Not Identified	\$8.2 billion endowment

PROPOSED SITE

	ACADEMIC	MEDICAL	COMMUNITY	WASHINGTON PARK	WOODLAWN	SOUTH SHORE		
34.7 acres	6.4 acres	2.3 acres	21.5 acres	34.2 acres	20.9 acres	28.7 acres	40 acres	2 sites offered (approximately 1 acre each)
United States Steel Corporation	University of Illinois Chicago	University of Illinois Chicago	City of Chicago	Various - Public and Privately Owned	Chicago Park District	Chicago Park District	State of Iowa Board of Regents	Columbia University
Chicago Lakeside Development to provide	University will provide		Not Identified	University will work to acquire from City			Not Identified	University to provide
Vacant land	Park & Parking Lot	Parking Lot	Vacant land	Residential, commercial and parks	Park	Park	Production agriculture, residential, woodland	Under development, educational, mixed use

NOTES

Organized and professional real estate developers. Long-term vision for the redevelopment of a 600-acre manufacturing site. Vision of creating Obama Global Center.	Proposing a multi-site effort tied together to provide maximum impact to the community. Very driven team with a vision that is clearly articulated. Strong parallels between the mission of the university and the President/First Lady. Vision to create Academic, Healthcare (Community Health Center), Community blended center spread over three sites.	World-class educational institution proposing a community-focused effort based on meetings with 100+ groups and interested parties. All sites are comprised of City of Chicago park space.	Admittedly a long-shot, positioned as a chance to showcase the independent and unique role that the state has played in the election of presidents.	Would make the library a part of their ongoing campus expansion. Proven ability to fundraise and organize partners. Of all proposals, most clearly articulated vision to create Obama Global Center.
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<b>101</b> / <sub>150</sub> <i>*Rank: 7 of 11</i>	<b>120</b> / <sub>150</sub> <i>*Rank: 3 of 11</i>	<b>122</b> / <sub>150</sub> <i>*Rank: 1 of 11</i>	<b>121</b> / <sub>150</sub> <i>*Rank: 2 of 11</i>	<b>112</b> / <sub>150</sub> <i>*Rank: 6 of 11</i>	<b>91</b> / <sub>150</sub> <i>*Rank: 10 of 11</i>	<b>114</b> / <sub>150</sub> <i>*Rank: 4 of 11</i> <small>*Tied with the University of Hawai'i</small>
		WASHINGTON PARK	WOODLAWN	SOUTH SHORE		





*Honolulu, Hawai'i*

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# *University of Hawai'i Presidential Center Initiative (UHPCI)*



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## SIZE

9 acres

## SPONSOR

University of Hawai'i Presidential Center Initiative (UHPCI), of which the University of Hawai'i is the lead entity, undertaken with the State of Hawai'i and the City and County of Honolulu. A Steering Committee was formed to make key decisions in consult with the Hawai'i Presidential Center (HPC) Advisory Council and Non-Profit Group.

## PARTNERS

East-West Center, Hawai'i Community Development Authority, Hawai'i State Development of Education, Hawai'i Tourism Authority, Kamehameha Schools, Office of Hawaiian Affairs, Punahou School

## ACADEMIC AFFILIATIONS

University of Hawai'i

## FINANCIAL CAPABILITY

The University of Hawai'i, the Hawai'i State Legislature, and private funds are prepared to make investments of more than \$100 million in the project (including the donation of the 9.1 acres of land, estimated at \$80 million, and the construction of a parking structure at a cost of \$15 million).

## CURRENT OWNERSHIP

State of Hawaii

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

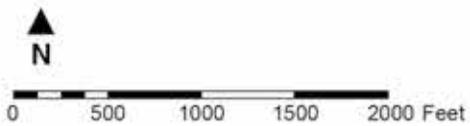
Nominal

## ACCESSIBILITY

The site is accessible via "The Bus" public transit. Vehicular access via H-1 Freeway and Ala Mona Blvd. Honolulu commuter rail transit is expected by 2019



*University of Hawaii's  
Presidential Center  
Initiative Site*



- .....  
**LEGEND**  
 .....  
 Bus Stops  
 .....  
 Train Stations  
 .....

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# *University of Hawai'i Presidential Center Initiative (UHPCI)*

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## TEAM REVIEW COMMENTARY

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*A very organized, meticulously planned RFQ response and site visit. The effort to bring the Obama Presidential Library to Hawai'i is extremely personal to seemingly everyone associated with the process.*

*The proposed site sits on the Pacific Ocean with views to Ala Moana, Waikīkī Beach and Diamond Head. Concerns include the isolated nature of the islands, however geography would be an asset for any programming tied to Asia. Should they not be selected, the UHPCI has articulated a willingness to partner with other institutions.*

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# Score



*\*Tied with Columbia University*

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## OVERALL ASSESSMENT

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### PROS

- ▶ Prime location with respect to downtown Honolulu and scenic beauty
  - ▶ Substantial capital commitments, including land provided by State of Hawai'i
  - ▶ Strong governmental (local and regional), institutional and community support
- 

### CONS

- ▶ Coastal risks (tsunamis, severe storms, rising sea levels)
- ▶ Geographically remote
- ▶ Various development challenges (e.g. soil contamination, alluvial channels, possible archaeological remains)

*\*See sample scoring system on page 66*

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A blue-tinted photograph of the Chicago skyline. The Willis Tower is the most prominent building on the left. In the foreground, there is a marina with several sailboats on the water. The text "Chicago, Illinois" is written in a white, italicized serif font in the middle-right area of the image.

*Chicago, Illinois*

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# Chicago

## *All Site Locations*

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POTENTIAL LIBRARY LOCATIONS

- 1** Campus Foundation:  
*Michael Reese Hospital*

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- 2** Dahmani Partners LLC

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- 3** Chicago State University:  
*Option A*

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- 4** Chicago State University:  
*Option B*

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- 5** Chicago Lakeside:  
*Inspiration Point*

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- 6** University of Illinois-Chicago:  
*Academic Site*

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- 7** University of Illinois-Chicago:  
*Medical Site*

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- 8** University of Illinois-Chicago:  
*Community Site*

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- 9** University of Chicago:  
*Washington Park*

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- 10** University of Chicago:  
*Woodlawn*

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- 11** University of Chicago:  
*South Shore*



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# *The Barack Obama Presidential Library and Museum Campus Foundation*



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## SIZE

98 acres

## SPONSOR

The Barack Obama Presidential Library and Museum Campus Foundation – a partnership of Bronzeville community leaders, with representation from the Black Metropolis National Heritage Area Commissioner (BMNHAC).

## PARTNERS

The organization includes various “Core Team” (11) and “Partners” (12) consisting of consultants, community groups, businesses and institutions in addition to “Community Advisors”.

## ACADEMIC AFFILIATIONS

Not identified

## FINANCIAL CAPABILITY

The Foundation is planning an international crowdfunding campaign to purchase the site from the City of Chicago, with the Chicago Community Trust serving as a fiscal agent.

## CURRENT OWNERSHIP

Michael Reese site: City of Chicago

Marshalling Yard: Metropolitan Pier and Exposition Authority

Various parcels: Self-Storage, McDonalds, and Advocate Health

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

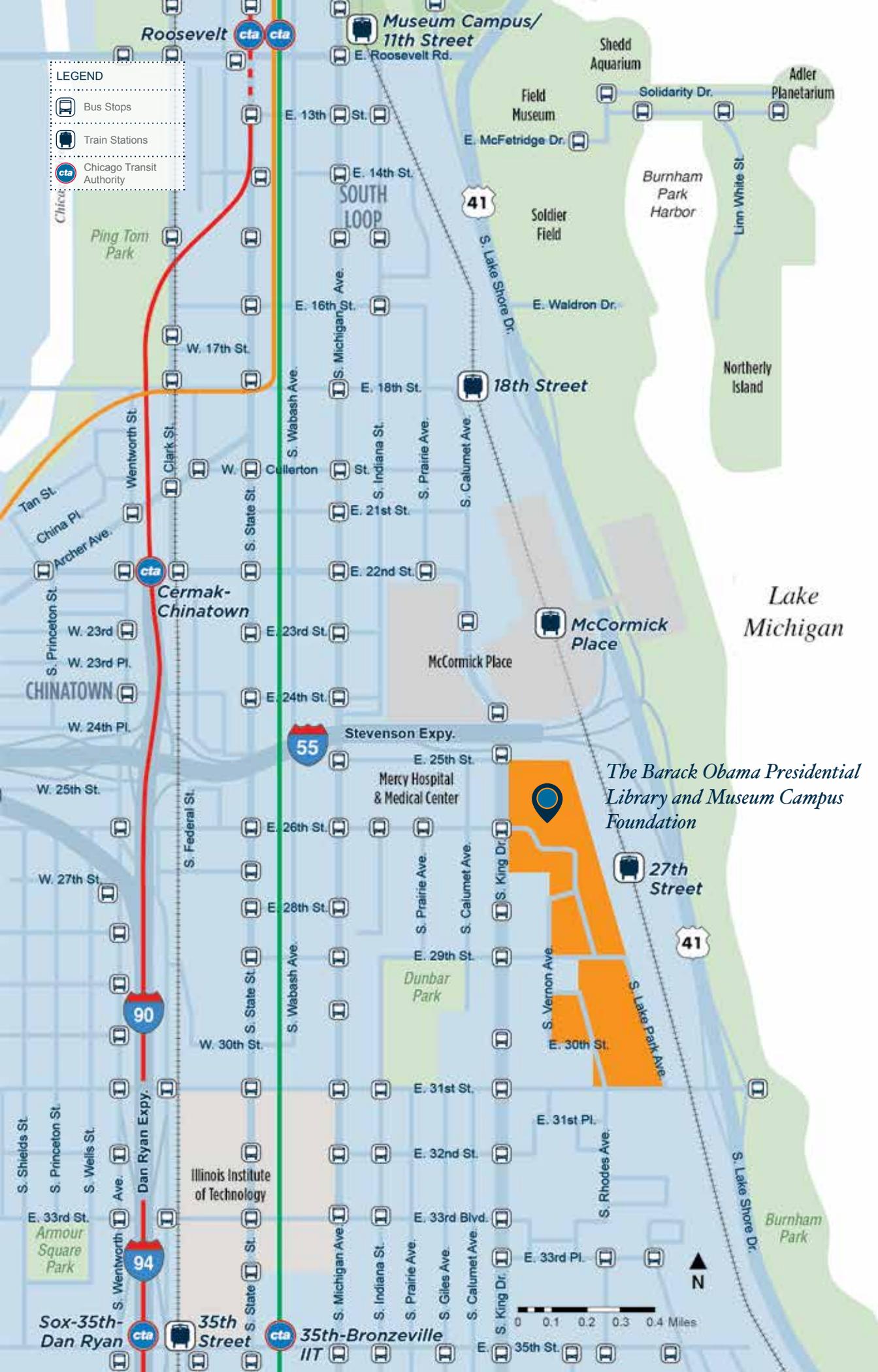
Not identified

## ACCESSIBILITY

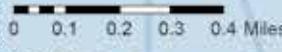
Easily accessible via CTA bus routes, Metra Electric line and vehicular access via 31st Street exit off S. Lake Shore Drive

**LEGEND**

- Bus Stops
- Train Stations
- Chicago Transit Authority



*The Barack Obama Presidential Library and Museum Campus Foundation*



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# *The Barack Obama Presidential Library and Museum Campus Foundation*

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## TEAM REVIEW COMMENTARY

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*Led by longtime Bronzeville community leader Paula Robinson, the Campus Foundation group is comprised of individuals who have been working to restore and enhance the neighborhood for several decades. They bring deep ties to the varied interests in the area, as well as a strong desire to share the history of Bronzeville with the rest of the city. They did not articulate any existing partnerships or relationships with educational institutions and have begun a grassroots campaign to raise money for the project from within the community.*

*The Campus Foundation has a bold vision for a development that nears 100 acres, comprised of the former Michael Reese hospital site and surrounding land. Their site proposal also seeks to connect the neighborhood and the lakefront, creating open space by bridging over an existing surface lot currently used for truck parking.*

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# Score



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## OVERALL ASSESSMENT

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### PROS

- ▶ Strong community support
- ▶ Ethnically diverse community
- ▶ Adjacent to public transportation, including multiple bus lines and Metra Electric Line stop
- ▶ Large proposed size can accommodate the library, complementary uses and open space
- ▶ Potential to revitalize Bronzeville area
- ▶ Proposed library development to exceed LEED Platinum standards – partnerships with HOK and the Biomimicry Guild
- ▶ Adjacent to McCormick Place and Museum Campus

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### CONS

- ▶ Proposed site currently owned by various public and private entities
- ▶ No academic affiliations identified
- ▶ Committed equity not identified
- ▶ Potential political and economic implications of site acquisition (former Michael Reese Hospital site) and the demolish/re-use of the Singer Pavilion
- ▶ Rezoning required
- ▶ Remediation required (uranium and radium contamination)

\*See sample scoring system on page 66

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# *Bronzeville Investment Alliance/ Dahmani Partners*



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**SIZE**  
8 acres

**SPONSOR**  
Dahmani Partners, LLC

**PARTNERS**  
Dahmani Partners is the primary respondent – consultants include Michael Nardini with CBRE and Peter Ellis with Cannon Design

**ACADEMIC AFFILIATIONS**  
None identified

**FINANCIAL CAPABILITY**  
Not identified. A proposed investment entity – The Bronzeville Investment Alliance – would provide a centralized collaborative financial model and would build collaborative partnerships with private investment funds, community groups, government, institutional, philanthropic, developer and financial institution partners

**CURRENT OWNERSHIP**  
Various – City of Chicago, County of Cook, Chicago Transit Authority and various private owners

**ACQUISITION COST (IF NOT OWNED BY RESPONDENT)**  
Primary Campus – Estimated \$25 million

**ACCESSIBILITY**  
Easily accessible via CTA bus routes and Green Line train. Vehicular access via I-90/94 at 47th & Garfield Blvd exit

**LEGEND**

- Bus Stops
- Train Stations
- Chicago Transit Authority

**cta** 47th-Dan Ryan

**cta** 47th-South Elevated

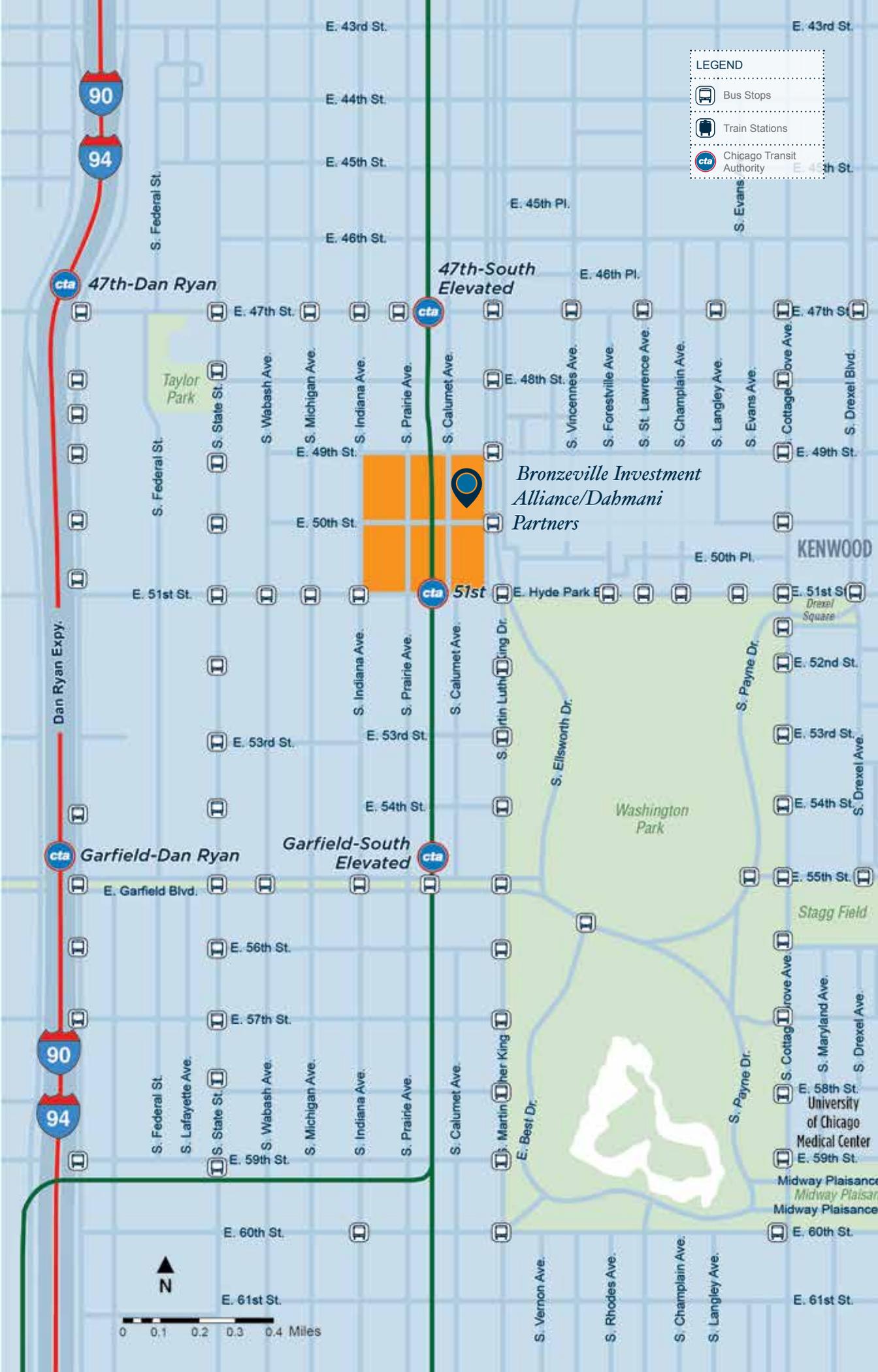
*Bronzeville Investment Alliance/Dahmani Partners*

**cta** 51st

**cta** Garfield-Dan Ryan

**cta** Garfield-South Elevated

**cta**



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## *Bronzeville Investment Alliance/ Dahmani Partners*

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### TEAM REVIEW COMMENTARY

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*Dahmani Partners is a boutique real estate and development group who views the Bronzeville neighborhood as having untapped potential. Their stated commitment is to the historical and cultural heritage of the development projects that they undertake.*

*The group has created a partnership with a real estate advisor and design firm, with the goal of positioning the Obama Presidential Library as the center of a larger redevelopment plan. The group does not control any land sites for this project, but have proposed several options within the neighborhood that would require a detailed plan for funding and acquisition.*

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# Score



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## OVERALL ASSESSMENT

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### PROS

- ▶ Adjacent to the CTA Green Line Garfield stop and proximate to multiple train and bus lines
- ▶ Ethnically diverse community
- ▶ Proximity to various cultural, institutional and recreational amenities
- ▶ Potential to revitalize Bronzeville area
- ▶ Exploring partnerships with local public schools and institutions
- ▶ Health care related initiatives as a result of proximity to Provident Hospital

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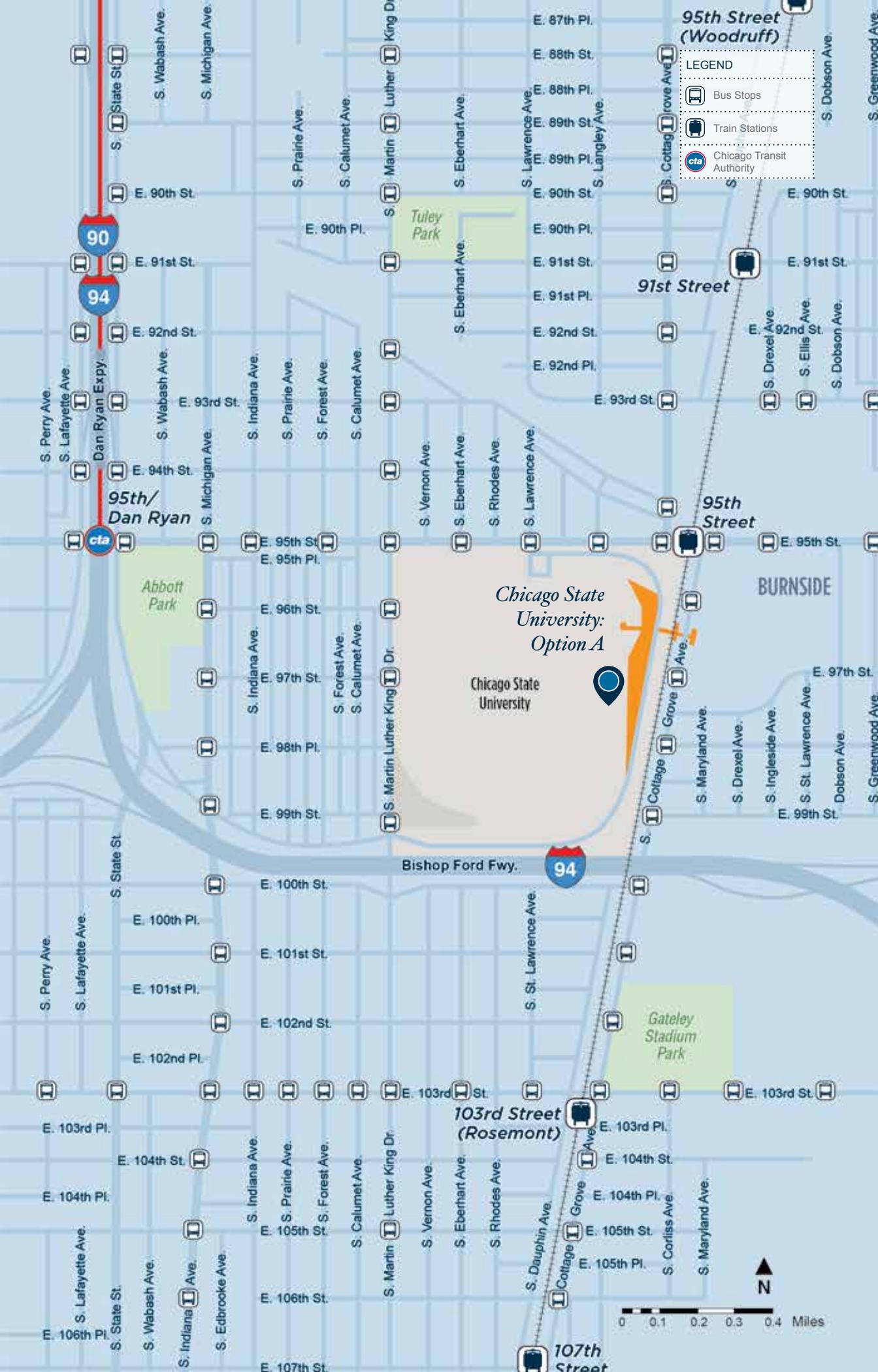
### CONS

- ▶ Committee equity/financial capability not identified
- ▶ Displacement of residents
- ▶ A specific plan to drive ongoing tourism and library attendance not identified
- ▶ Economic impact is not quantified
- ▶ Rezoning required
- ▶ Site currently controlled by numerous public and private entities – ability to acquire sites to create a contiguous parcel and associated cost to do so
- ▶ No academic affiliation identified

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\*See sample scoring system on page 66





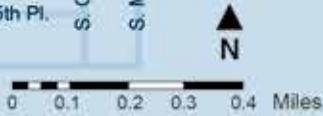
**95th Street (Woodruff)**

LEGEND

- Bus Stops
- Train Stations
- Chicago Transit Authority

*Chicago State University: Option A*

Chicago State University



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# Chicago State University: Option B



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## SIZE

9.3 acres

## SPONSOR

Chicago State University

## PARTNERS

Not identified

## ACADEMIC AFFILIATIONS

Chicago State University

## FINANCIAL CAPABILITY

Chicago State University had 2013 revenues of \$149.9 million and 2013 expenses of \$155.8 million. The University has \$190.2 million in total assets and \$38.1 million in total liabilities.

## CURRENT OWNERSHIP

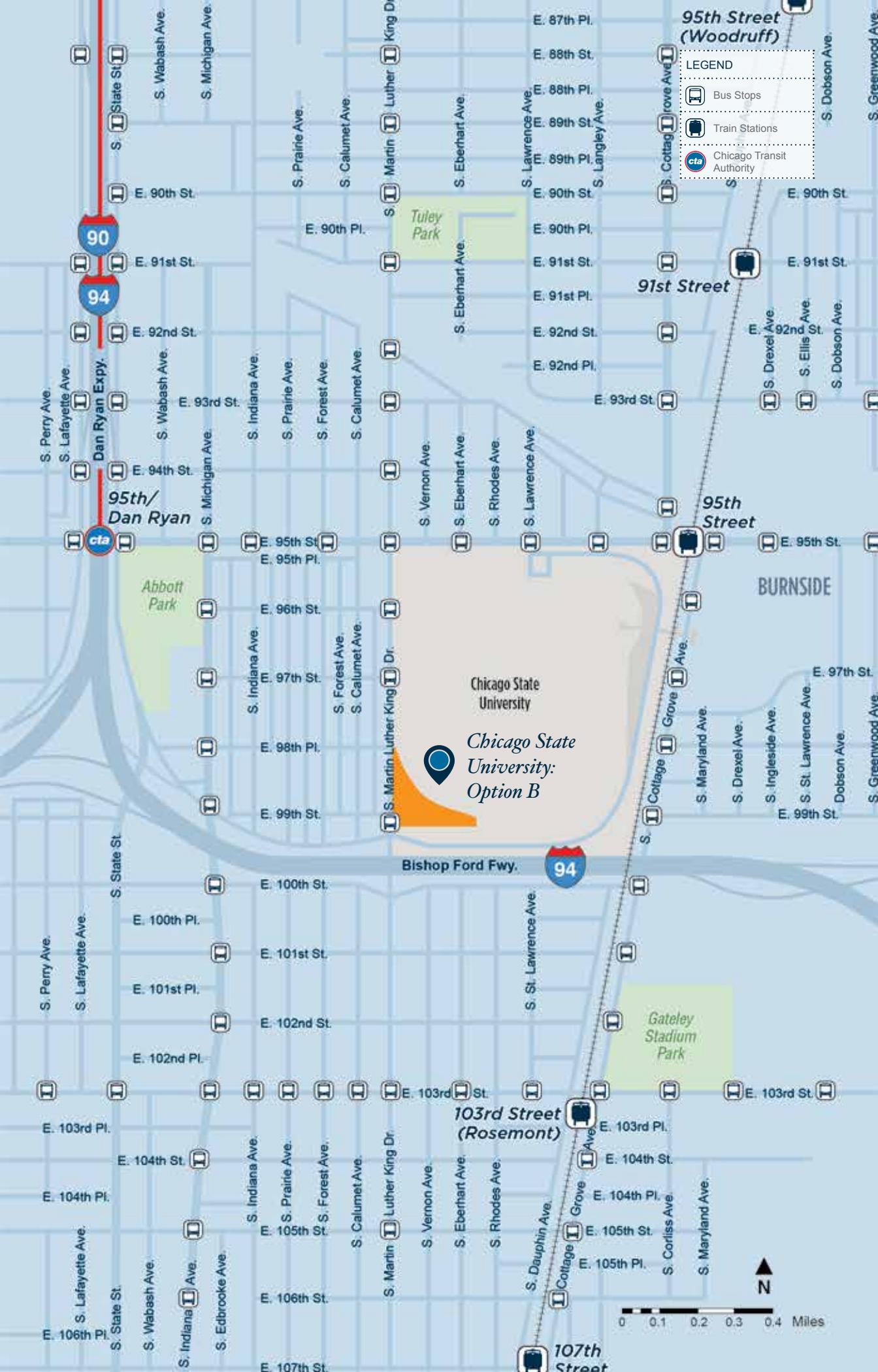
Various – Chicago State University, Department of Motor Vehicles

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

Not identified

## ACCESSIBILITY

The site is easily accessible via CTA bus routes and vehicular access via I-I-90/94 at 95th street exit

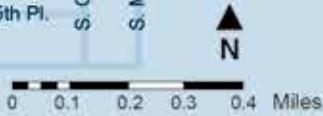


**95th Street (Woodruff)**

LEGEND

- Bus Stops
- Train Stations
- Chicago Transit Authority

*Chicago State University: Option B*



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## *Chicago State University: Option A & B*

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### TEAM REVIEW COMMENTARY

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*Led by Emil Jones and Wayne Watson, Chicago State University assembled a group of faculty, staff, administration officials, students and community stakeholders to put forth a passionate response to the library RFQ. The Foundation's visit to their campus underscored their stated goal to bring a significant symbol of the President back to where his political life began. Their view was that given the challenging conditions that currently exist on the far south side, the positive impact that the Library could have would be greatest if located at Chicago State University. Two sites were offered, both located on campus under the control of multiple public agencies including the regional and local transportation authorities.*

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# Score



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## OVERALL ASSESSMENT

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### PROS

- ▶ Adjacent to public transportation, including multiple bus lines and the Metra Electric line
- ▶ Ethnically diverse community
- ▶ CSU owns much of the property
- ▶ Utilities available to the site
- ▶ Revitalize Roseland and the far south communities of Chicago
- ▶ Strong community ties

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### CONS

- ▶ Requires zoning approval
- ▶ May be challenging to attract complementary future adjacent development
- ▶ Relocating/rebuilding Metra rail station, requires additional construction costs, negotiations and easement
- ▶ Relocating Secretary of State office
- ▶ Irregular shaped parcels
- ▶ Specific concept for physical library not identified
- ▶ Committed equity/ability to acquire sites not identified
- ▶ Plan to drive ongoing tourism and library attendance not identified
- ▶ Economic impact not identified

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\*See sample scoring system on page 66

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# Chicago Lakeside Development, LLC



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## SIZE

34.7 acres

## SPONSOR

Chicago Lakeside Development, LLC – a joint venture of McCaffery Interests, Inc. (managing member) and United States Steel Corporation

## PARTNERS

- ▶ Master-planning by Skidmore, Owings & Merrill, engineering from Ramboll Engineering and SpaceCo Engineering, landscape design by Sasaki Associates, and transportation planning by WSP Global
- ▶ Clean Energy Trust, Space Co., KLOA, Argonne National Laboratory, the University of Chicago, Cisco Systems, Ramboll, and the WSP Group
- ▶ Lakeside Consortium partners: Cisco Systems, General Electric, Schneider Electric, the University of Chicago, Argonne National laboratory, Ramboll Engineering and the Clean Energy Trust

## ACADEMIC AFFILIATIONS

Open-ended invitation for the inclusion and collaboration to any university or institution wishing to participate in the unified hub of innovation, and shared vision of The Barack Obama Presidential Library

## FINANCIAL CAPABILITY

Not identified

## CURRENT OWNERSHIP

Chicago Lakeside Development, LLC

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

Chicago Lakeside Development to provide

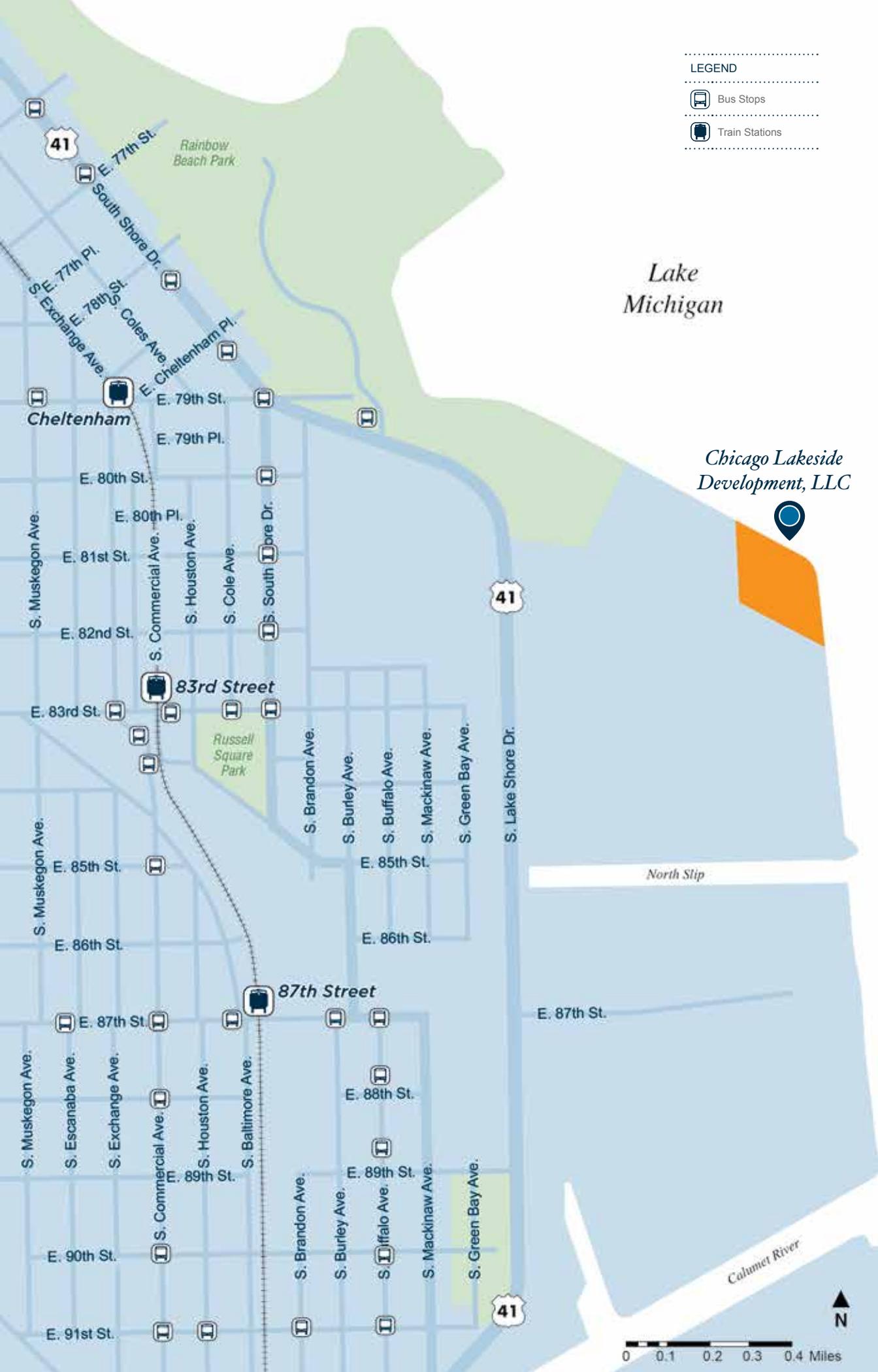
## ACCESSIBILITY

Easily accessible via CTA bus routes. Vehicular traffic accessible via S. Lake Shore Drive. Metra Electric line within 1 mile of site

LEGEND

 Bus Stops

 Train Stations



Lake Michigan

Chicago Lakeside Development, LLC



North Slip

Calumet River

0 0.1 0.2 0.3 0.4 Miles



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## *Chicago Lakeside Development, LLC*

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### TEAM REVIEW COMMENTARY

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*Anticipated to take 25-45 years to fully develop, the Lakeside project is a joint venture between McCaffery Interests and United States Steel Corporation. Their vision for the nearly 600-acre site includes plans for a connected and accessible community with lakefront access, surrounded by residential, retail and commercial space.*

*The proposed site for the library, tentatively named Inspiration Point, would offer views towards downtown Chicago. The land for the library and ancillary uses is fully controlled by the developers, and has been offered to the Foundation with the hope that it will expedite their larger development plans.*

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## Score

*IOI* / *150*

*Rank: 7 of 11*

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### OVERALL ASSESSMENT

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#### PROS

- ▶ Catalyst for the development of 24 million square feet planned for Chicago Lakeside project
- ▶ Skyline views & waterfront access
- ▶ Chicago Lakeside project plans for LEED certification and sustainable infrastructure
- ▶ Existing presence and partnerships with community
- ▶ Open invitation to partner with multiple educational institutions

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#### CONS

- ▶ Chicago lakeside is a 589 acre development site which to date has had limited activity
- ▶ Managing/attracting complementary future adjacent development may be challenging given Chicago lakeside project is a significant undertaking which may divert attention and resources from the library
- ▶ Limited public rail transit connectivity
- ▶ Committed capital – both financial and human resources – not yet identified
- ▶ Plan to drive ongoing tourism and library attendance not identified
- ▶ No academic affiliation identified

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\*See sample scoring system on page 66

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# *The University of Illinois at Chicago: Academic Site*



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## SIZE

6.4 acres

## SPONSOR

University of Illinois at Chicago

## PARTNERS

North Lawndale Committee

## ACADEMIC AFFILIATIONS

University of Illinois at Chicago

## FINANCIAL CAPABILITY

Not identified

## CURRENT OWNERSHIP

University of Illinois at Chicago

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

Not identified

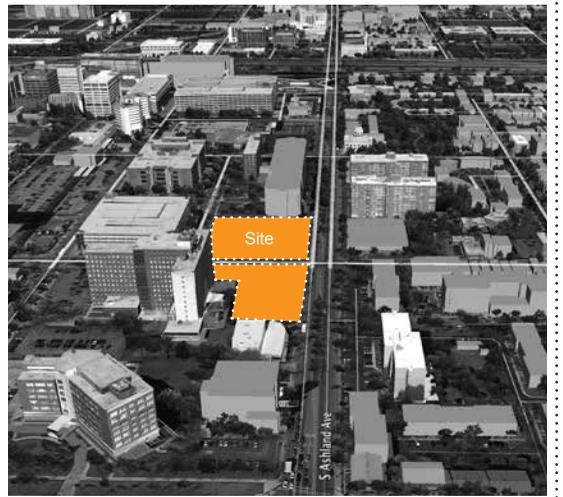
## ACCESSIBILITY

Academic Site is easily accessible via CTA bus routes & Blue line train. Vehicular access via I-290 at Racine exit



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# *The University of Illinois at Chicago: Medical Site*



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## SIZE

2.3 acres

## SPONSOR

University of Illinois at Chicago

## PARTNERS

North Lawndale Committee

## ACADEMIC AFFILIATIONS

University of Illinois at Chicago

## FINANCIAL CAPABILITY

Not identified

## CURRENT OWNERSHIP

University of Illinois at Chicago

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

Not identified

## ACCESSIBILITY

Medical Site is easily accessible via CTA bus routes and vehicular access via I-290 at Paulina/Ashland exit

**LEGEND**

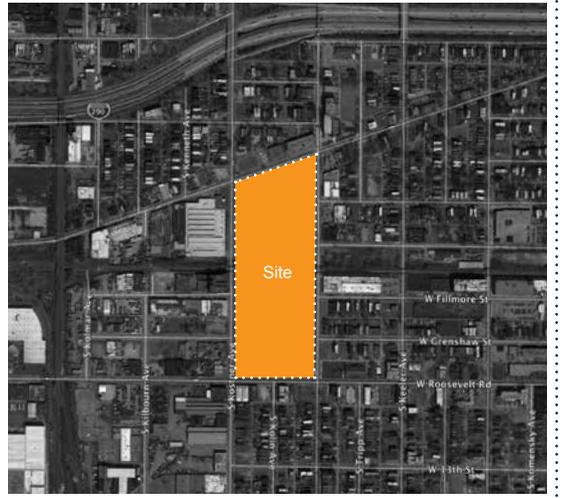
-  Bus Stops
-  Train Stations
-  Chicago Transit Authority



*The University of Illinois at Chicago: Medical Site*

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# *University of Illinois at Chicago: Community Site*



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## SIZE

21.5 acres

## SPONSOR

University of Illinois at Chicago

## PARTNERS

North Lawndale Committee

## ACADEMIC AFFILIATIONS

University of Illinois at Chicago

## FINANCIAL CAPABILITY

Not identified

## CURRENT OWNERSHIP

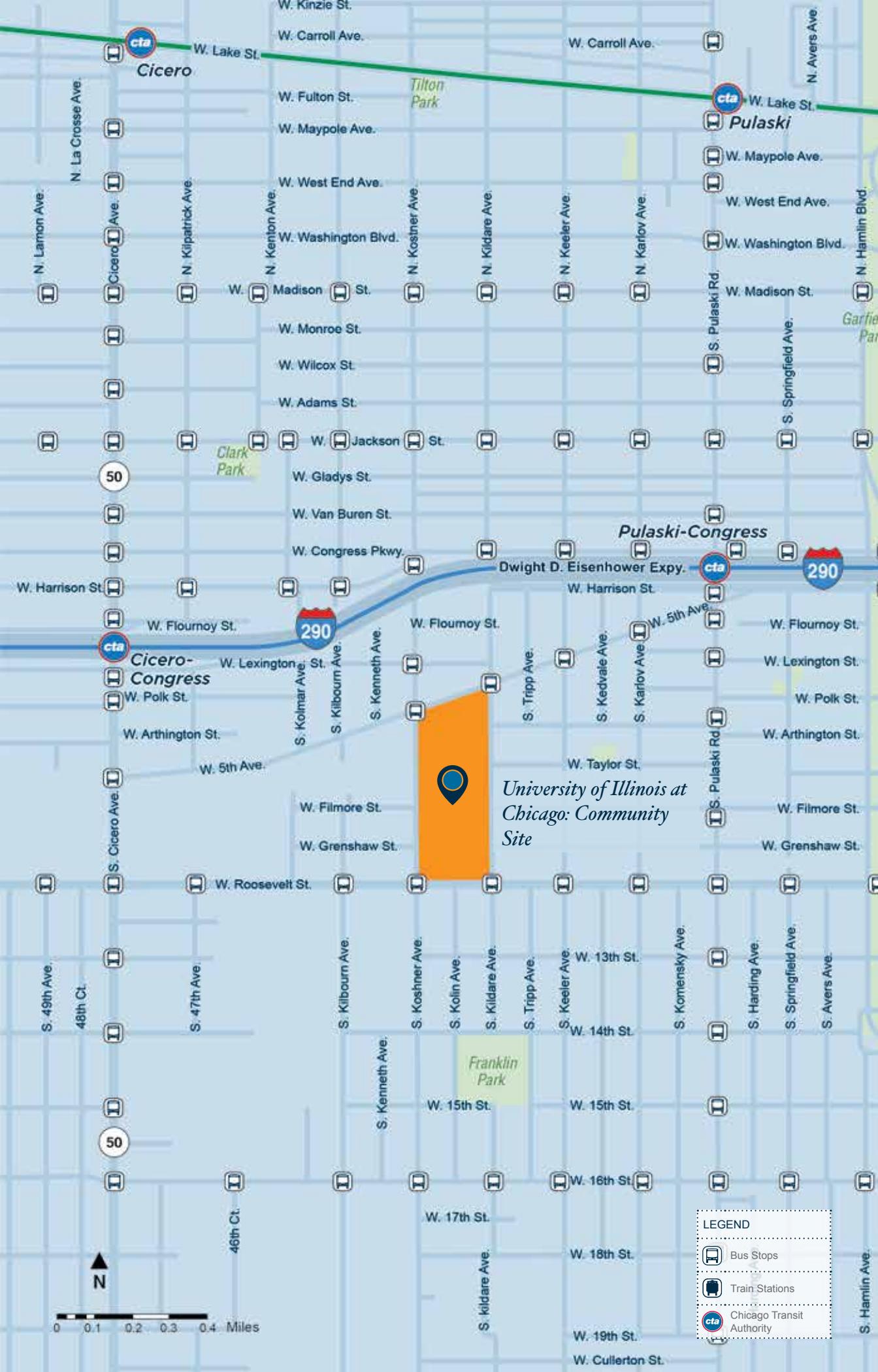
City of Chicago

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

Not identified

## ACCESSIBILITY

Community site is easily accessible via CTA bus routes and vehicular access via I-290 at Kostner exit



**Cicero**

**Pulaski**

**Cicero-Congress**

**Pulaski-Congress**

*University of Illinois at Chicago: Community Site*

**LEGEND**

- Bus Stops
- Train Stations
- Chicago Transit Authority



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## *University of Illinois at Chicago: Academic, Medical & Community Site*

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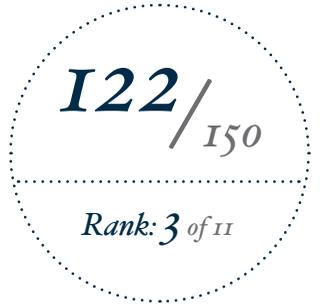
### TEAM REVIEW COMMENTARY

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*UIC put together a vast team from across multiple disciplines within the university and approached the RFQ process as an opportunity to look at similarities between their mission and that of the President and First Lady. Their key differentiators were stated as having a proximity to the core of Chicago, diversity among the community and students as well as UIC's goal of empowering the underserved and a dedication to social justice. Originally proposing 3 separate sites, the UIC team has since articulated a plan to incorporate all of the sites into a "Pangaea Supersite" that would make use of the unique opportunity presented by each one. Regarding their proposed medical site, the university spoke at length about partnering with the Barack Obama Foundation and expanding the community-based healthcare efforts that the University of Illinois Hospital & Health System is leading as result of the Patient Protection and Affordable Care Act.*

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# Score



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## OVERALL ASSESSMENT

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### PROS

- ▶ Community site enables the participation in redevelopment of N. Lawndale
- ▶ Medical site is within immediate area of Rush Medical Center
- ▶ Academic site has excellent visibility and skyline views
- ▶ Unparalleled access, including public transit to site
- ▶ Diversity of population and culture in immediate area
- ▶ Utilities available to site
- ▶ Existing presence and partnerships with community
- ▶ Complimentary growth and neighborhood development

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### CONS

- ▶ Specific concept for library not identified
- ▶ Committed financial capital not identified
- ▶ Plan to drive ongoing tourism and library attendance not identified
- ▶ Academic site eliminates existing open park space from community
- ▶ Community site may be viewed as too remote with limited amenities
- ▶ Medical site is only 2.5 acres, which may limit development potential

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\*See sample scoring system on page 66

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# University of Chicago: Washington Park



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## SIZE

34.2 acres

## SPONSOR

University of Chicago

## PARTNERS

University of Chicago is the primary respondent

## ACADEMIC AFFILIATIONS

University of Chicago

## FINANCIAL CAPABILITY

The University of Chicago, including the Medical Center, has an annual operating budget of \$3.3 billion and an endowment of \$7.4 billion as of June 1, 2014. With Argonne National Laboratory, Fermi National Accelerator Laboratory and the Marine Biological Laboratory, the University operates a total enterprise of close to \$5 billion annually. Capital investments over the next ten years are projected to exceed \$3 billion.

## CURRENT OWNERSHIP

Various – The University of Chicago, Chicago Park District, City of Chicago, Chicago Transit

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

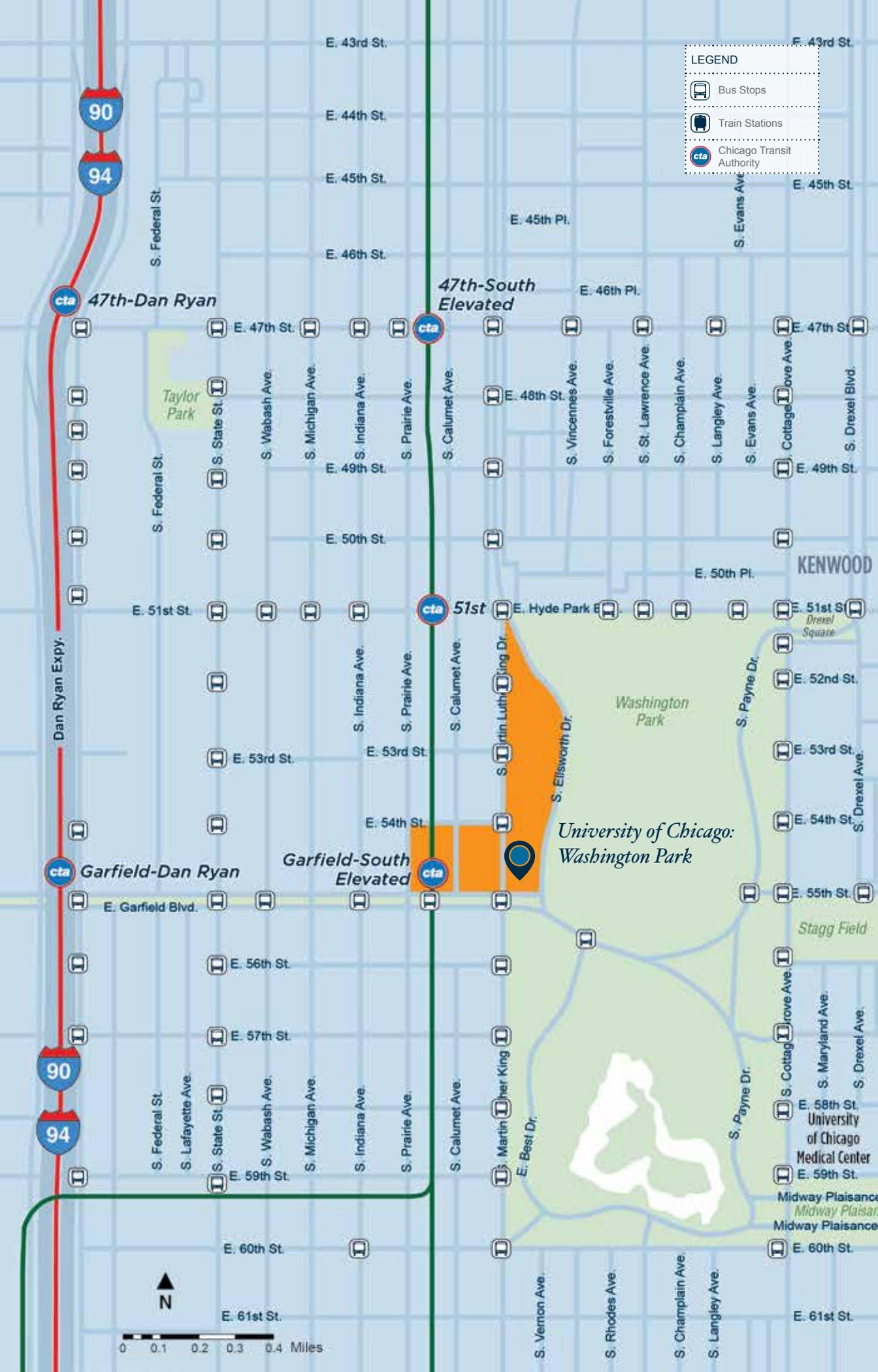
The University will make land owned by the University Available to the Foundation. The University will work closely with all necessary partners to secure land owned by another party

## ACCESSIBILITY

Washington Park site is easily accessible via CTA bus routes & Green line train. Vehicular access via I-90/94 at Garfield Blvd

**LEGEND**

-  Bus Stops
-  Train Stations
-  Chicago Transit Authority



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# University of Chicago: Woodlawn



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**SIZE**  
20.9 acres

**SPONSOR**  
University of Chicago

**PARTNERS**  
University of Chicago is the primary respondent

**ACADEMIC AFFILIATIONS**  
University of Chicago

**FINANCIAL CAPABILITY**  
The University of Chicago, including the Medical Center, has an annual operating budget of \$3.3 billion and an endowment of \$7.4 billion as of June 1, 2014. With Argonne National Laboratory, Fermi National Accelerator Laboratory and the Marine Biological Laboratory, the University operates a total enterprise of close to \$5 billion annually. Capital investments over the next ten years are projected to exceed \$3 billion.

**CURRENT OWNERSHIP**  
Chicago Park District

**ACQUISITION COST (IF NOT OWNED BY RESPONDENT)**  
The University will make land owned by the University Available to the Foundation. The University will work closely with all necessary partners to secure land owned by another party

**ACCESSIBILITY**  
Woodlawn site is easily accessible via CTA bus routes, Metra Electric line and vehicular access via I-90/94 at 63rd street exit



LEGEND

 Bus Stops

 Train Stations

51st/53rd St.  
(Hyde Park)

55th-57th St.

E. 59th St.  
(U. of Chicago)

University of Chicago:  
Woodlawn

Lake Michigan

41

41

41



0 0.1 0.2 0.3 0.4 Miles

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# University of Chicago: South Shore



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## SIZE

28.7 acres

## SPONSOR

University of Chicago

## PARTNERS

University of Chicago is the primary respondent

## ACADEMIC AFFILIATIONS

University of Chicago

## FINANCIAL CAPABILITY

The University of Chicago, including the Medical Center, has an annual operating budget of \$3.3 billion and an endowment of \$7.4 billion as of June 1, 2014. With Argonne National Laboratory, Fermi National Accelerator Laboratory and the Marine Biological Laboratory, the University operates a total enterprise of close to \$5 billion annually. Capital investments over the next ten years are projected to exceed \$3 billion.

## CURRENT OWNERSHIP

Chicago Park District

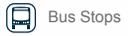
## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

The University will make land owned by the University Available to the Foundation. The University will work closely with all necessary partners to secure land owned by another party

## ACCESSIBILITY

South Shore Site is easily accessible via CTA bus routes & Metra Electric line train. Vehicular access via S. Lake Shore drive

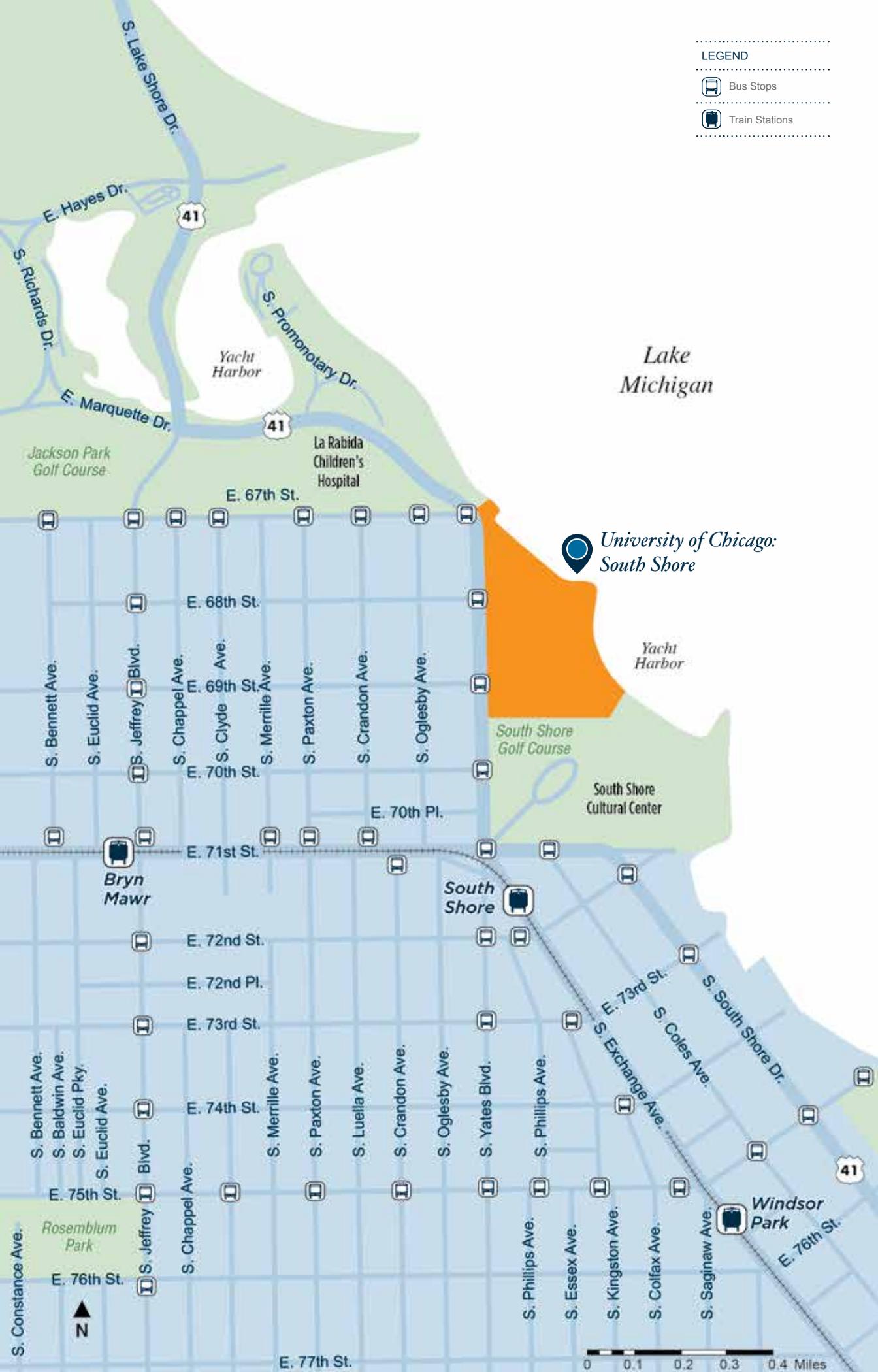
LEGEND



Bus Stops



Train Stations



Lake Michigan

University of Chicago: South Shore

Yacht Harbor

South Shore Golf Course

South Shore Cultural Center

Bryn Mawr

South Shore

Windsor Park

E. 77th St.

0 0.1 0.2 0.3 0.4 Miles

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## *University of Chicago Washington Park, Woodlawn & South Shore*

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### TEAM REVIEW COMMENTARY

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*With close ties to the President and First Lady, the University of Chicago presented an impressive RFQ response that echoed many of the policy positions that the Obama administration has adopted. Their standing as one of the premier educational institutions in the country presents a unique opportunity to partner on programs and projects that could make a significant impact on the community and world. The RFQ response included letters of support from approximately 90 community groups, educational institutions, professional sports teams and private citizens. None of the sites presented by the university were fully in their control, and all would require the re-use or replacement of open space or city parks.*

*Score*



OVERALL ASSESSMENT

PROS

- ▶ Sites enable the participation in redevelopment community neighborhoods
- ▶ Washington Park is immediately adjacent to the Garfield Green line stop
- ▶ Woodlawn site is near the Museum of Science and Industry
- ▶ South Shore site excellent skyline views
- ▶ Unparalleled access, including public transit to sites (Washington Park & South Shore sites)
- ▶ Density/access to regional population
- ▶ Diversity of population and culture in immediate area
- ▶ Existing presence and partnerships with community
- ▶ Complimentary growth and neighborhood development

CONS

- ▶ Committed financial capital not identified
- ▶ Washington Park, Woodlawn & South Shore sites all eliminate existing open park space from community
- ▶ All proposed sites are currently owned by third parties
- ▶ Sites are physically too far from the University of Chicago to feel connected to any hub of activity. In order to be successful there would need to be commitments from the University and the city for additional development

\*See sample scoring system on page 66





*Ames, Iowa*

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# *First In Iowa Foundation*



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**SIZE**  
40 acres

**SPONSOR**  
First in Iowa Foundation

**PARTNERS**  
Iowa State University, Greater Des Moines Partnership, City of Des Moines, City of Ames

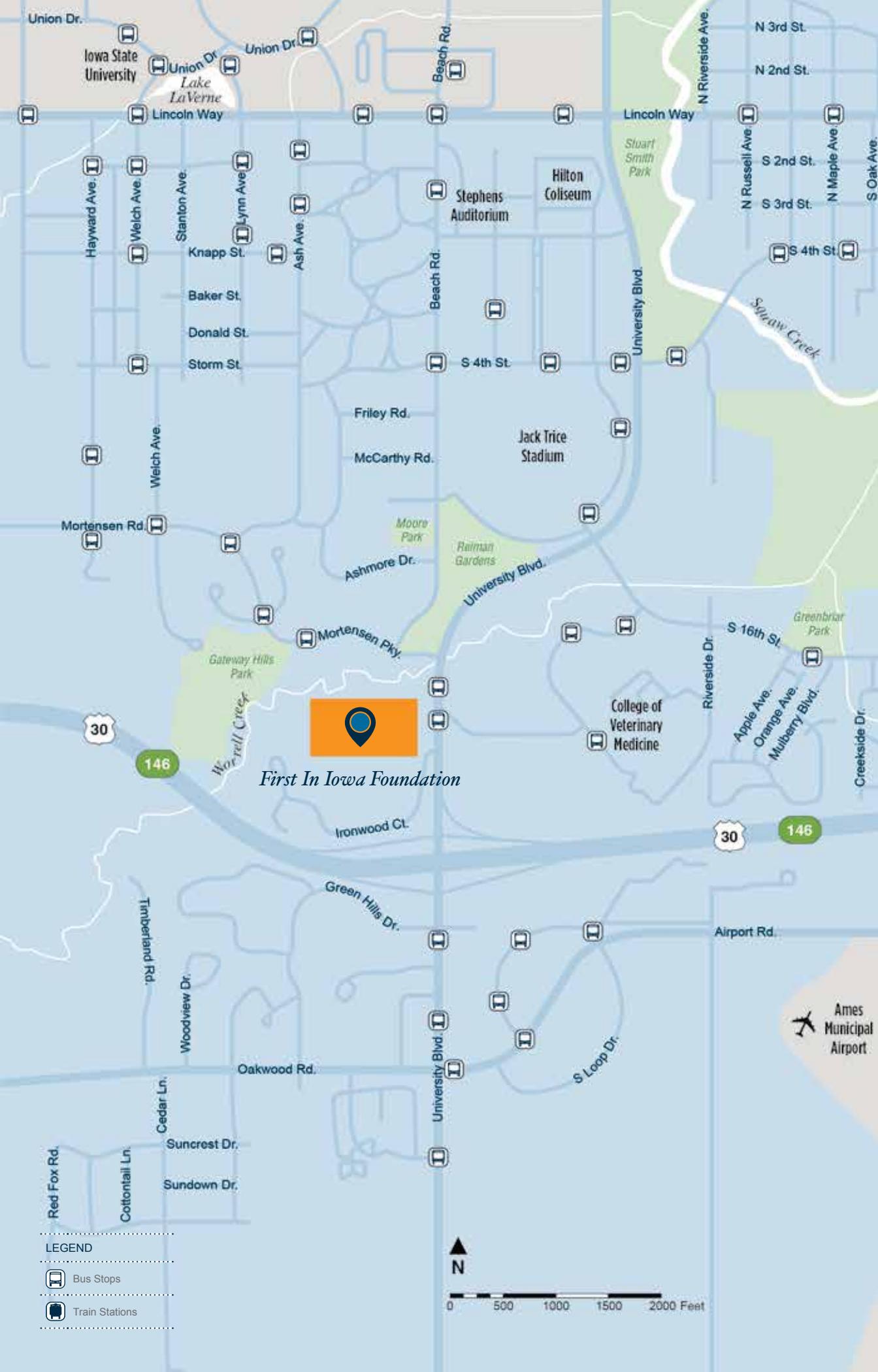
**ACADEMIC AFFILIATIONS**  
Iowa State University

**FINANCIAL CAPABILITY**  
Not identified

**CURRENT OWNERSHIP**  
State of Iowa Board of Regents

**ACQUISITION COST (IF NOT OWNED BY RESPONDENT)**  
Not identified

**ACCESSIBILITY**  
Easily accessible from I-35 and US Interstate 80 interchange



*First In Iowa Foundation*

LEGEND

 Bus Stops

 Train Stations



0 500 1000 1500 2000 Feet

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## *First In Iowa Foundation*

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### TEAM REVIEW COMMENTARY

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*The First In Iowa Foundation, which includes Iowa State University, presented a response that recognized that there would be cynics questioning the placement of the Obama Presidential Library in Iowa. The RFQ suggested that the historic Obama presidency was born and raised in Iowa and that the state holds a powerful kinship with President and Mrs. Obama and their children.*

*The region has focused efforts on the connection between Ames and Des Moines as a potential innovation cluster focused on the study of agriculture, biosciences, and their associated policies. It is their feeling that the Obama Presidential Library would bring essential credibility to that effort. The site proposed is currently open space on the campus of Iowa State University with adjacency to a freeway.*

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## Score

91 / 150

Rank: 10 of 11

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### OVERALL ASSESSMENT

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#### PROS

- ▶ Participate in the development of the “Cultivation Corridor”
  - ▶ Utilities including fiber available to site
  - ▶ Access to market leading organizations
  - ▶ World class university with diverse and varied programming capabilities
  - ▶ Project plan has potential LEED certification and sustainable design features
- 

#### CONS

- ▶ Concept for physical library not identified
- ▶ Committed capital – both financial and human not identified
- ▶ Ames, IA is not currently a major tourist destination
- ▶ International Airport in Des Moines, IA is 39 miles away
- ▶ Limited population within the immediate area

\*See sample scoring system on page 66

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*New York, New York*

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# Columbia University



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## SIZE

2 sites offered (approximately 1 acre each)

## SPONSOR

Columbia University

## PARTNERS

Not identified

## ACADEMIC AFFILIATIONS

Columbia University

## FINANCIAL CAPABILITY

\$8.2 billion endowment

## CURRENT OWNERSHIP

Columbia University

## ACQUISITION COST (IF NOT OWNED BY RESPONDENT)

University to provide

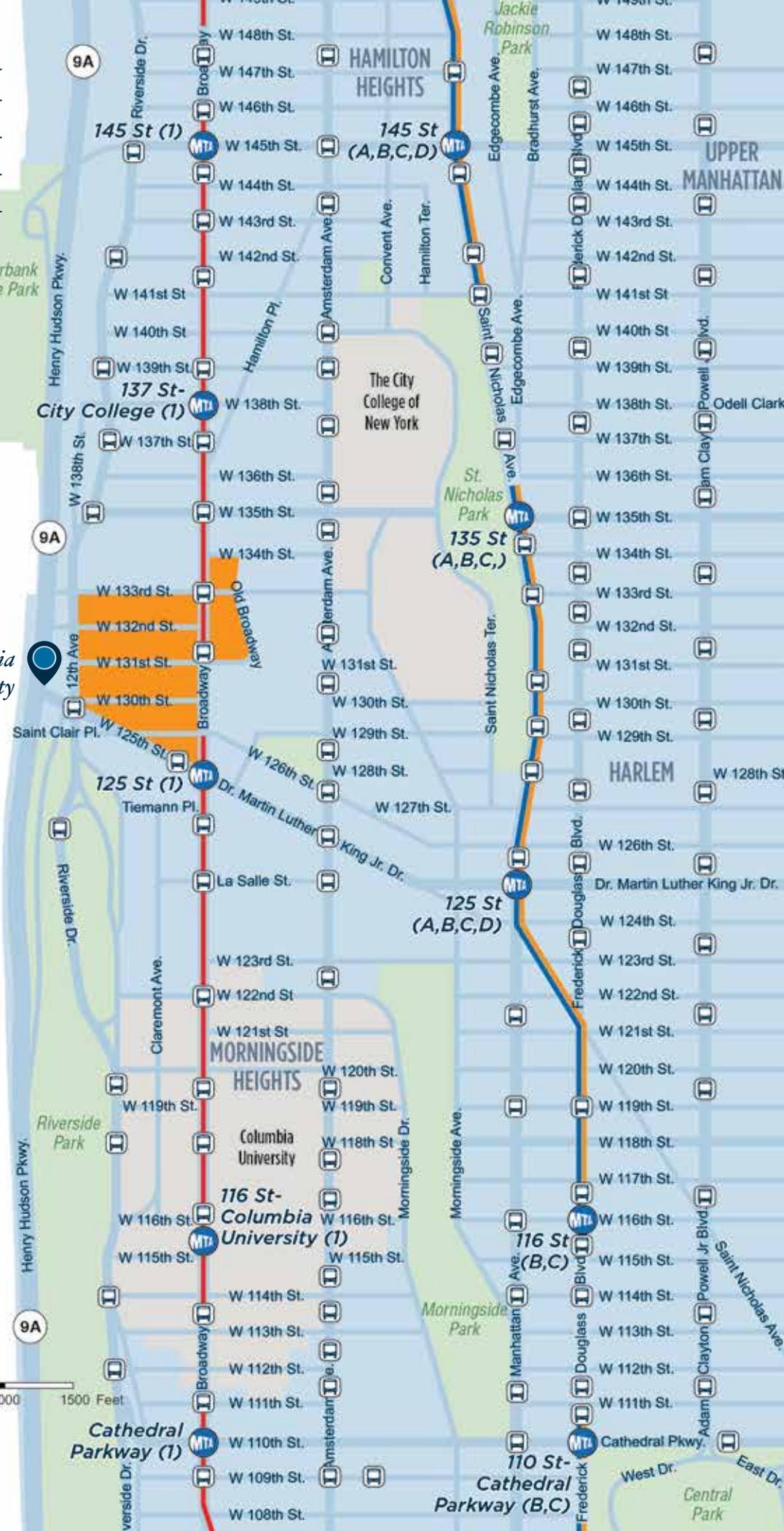
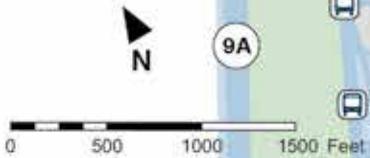
## ACCESSIBILITY

MTA, New York City Transit

LEGEND

-  Bus Stops
-  Train Stations
-  New York City Transit

Columbia University



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## Columbia University

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### TEAM REVIEW COMMENTARY

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*Understanding that their current campus has space limitations, the University of Columbia embarked on an ambitious plan to acquire land and buildings in the Manhattanville area of West Harlem. The university has engaged in community meetings, completed detailed planning efforts and have begun construction on the initial phase of what will ultimately be a 20-acre urban infill project. The project site includes the historic Studebaker building that has been renovated and repurposed, as well as plans by leading architects to construct modern, energy efficient buildings to serve as world class incubators for research and learning. The proposed site for the Obama Presidential Library would be on the periphery of the primary development, with frontage to a main arterial and public transit. Additionally, the university has discussed creating and providing initial funding for a global institute in partnership with the President and The Barack Obama Foundation. The institute would serve as a mechanism to bring together experts to examine and attempt to solve issues of importance from around the world.*

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# Score



*\*Tied with the University of Hawai'i*

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## OVERALL ASSESSMENT

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### PROS

- ▶ Strong Community support
- ▶ Global destination, unparalleled access
- ▶ Diversity of population and cultural in immediate area
- ▶ Utilities and fiber available to site
- ▶ World class university with international campuses and programming
- ▶ Access to global leaders

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### CONS

- ▶ Specific site and concept for physical library not identified
- ▶ Committed capital both financial and human resources not identified
- ▶ Harlem is not currently a tourist destination – NYC attractions located in central and south Manhattan
- ▶ Potentially restrictive site – 17 acres for entire Mahattanville campus, including library
- ▶ Incremental economic impact may be limited due to the overall momentum of the project and resurgence in Harlem in general

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*\*See sample scoring system on page 66*

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\* SAMPLE SCORING SYSTEM

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PROJECT SITE AND ACCESS

- ⊖ Desirability of Site
- ⊖ Surrounding Community
- ⊖ Control of Site
- ⊖ Local Accessibility
- ⊖ Global Accessibility
- ⊖ Subtotal

PROJECT EXECUTION

- ⊖ Education Impacts
- ⊖ Tourism Impacts
- ⊖ Economic Development Impacts
- ⊖ Enhancements to the Physical Environment
- ⊖ Subtotal

COMMUNITY ENGAGEMENT

- ⊖ Engagement Plan
- ⊖ Quality/Breadth of Partners
- ⊖ Means of Engagement
- ⊖ Subtotal

INDICATIONS OF SUPPORT

- ⊖ Partnership Structure
- ⊖ Alignment of Mission
- ⊖ Financial Capacity
- ⊖ Subtotal

BALANCED SCORING

TOTAL SCORE

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SCALED SCORING (RANGE 0 - 10)

- ⊖ Most qualified (10)
- ⊖ Marginally qualified (5)
- ⊖ Not qualified (0)

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