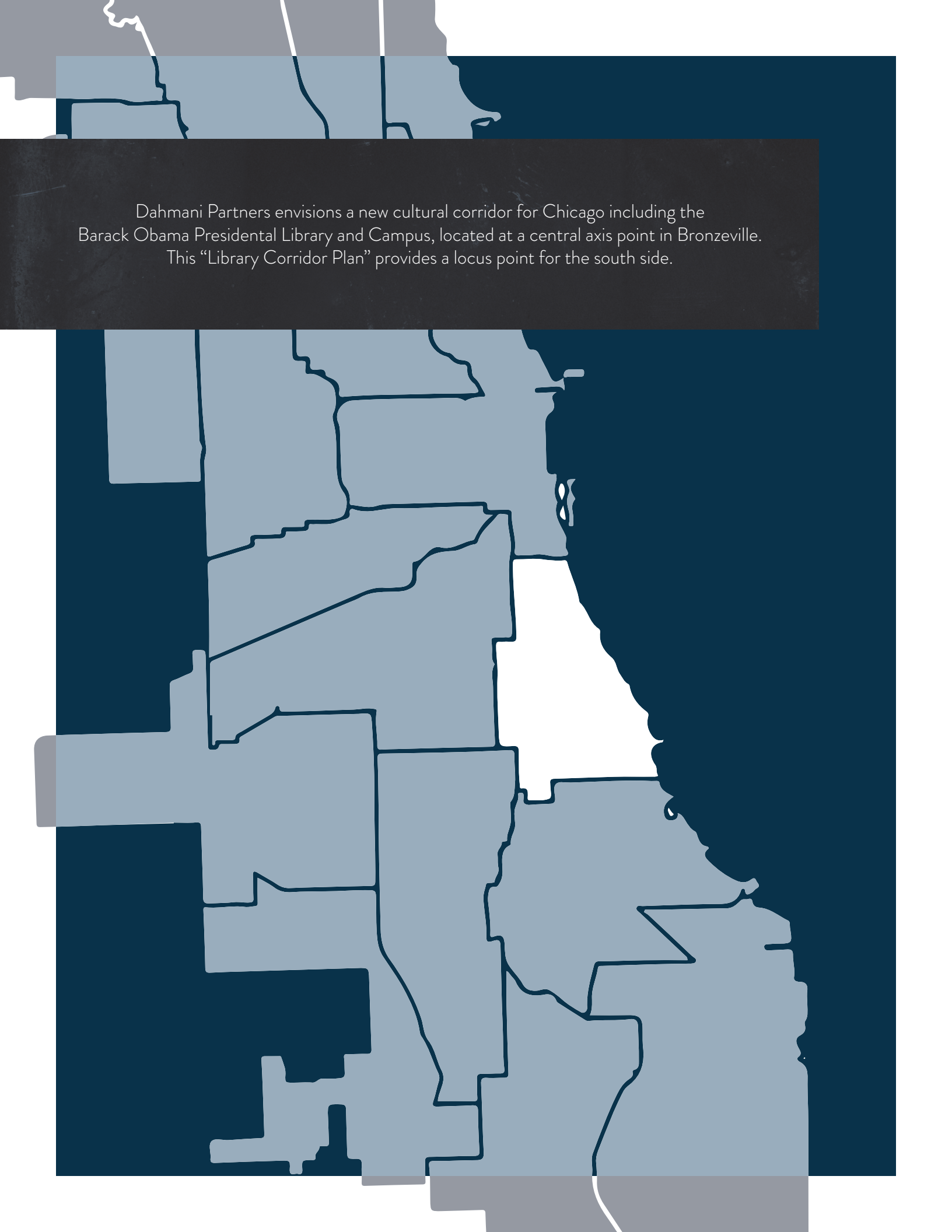


A PROPOSAL TO
THE BARACK OBAMA PRESIDENTIAL FOUNDATION



dahmani partners



Dahmani Partners envisions a new cultural corridor for Chicago including the Barack Obama Presidential Library and Campus, located at a central axis point in Bronzeville. This “Library Corridor Plan” provides a locus point for the south side.

Great libraries move us through time. As we browse stacks and search databases, we enter the past tense; the world of what's been learned, thought, investigated and concluded. What we leave with, are the tools to make our future.

No matter where it eventually stands, the Obama Presidential Library will do that too. It will take its visitors into the past and back out into tomorrow.

But this plan, the Obama Presidential Library Campus at 51st and Martin Luther King Drive, will move an entire section of Chicago into the future with them.

History goes deep throughout greater Bronzeville, especially here. In the 1940s, this corner was the heart of Chicago's Black Renaissance. Here the Parkway Community House (now the Chicago Baptist Institute), run by Horace Cayton, author of the seminal *Black Metropolis*, offered everything from a neo-natal clinic to archery lessons and space for the local Buddhists to meditate, but mostly it was the intellectual meeting place of Black Chicago. This is where you came to hear Gwendolyn Brooks, Richard Wright, Paul Robeson, and Arna Bontemps, see photos by Gordon Parks or a play by Langston Hughes. In back, Cayton gave a young entrepreneur named John Johnson a small space where he published the first issues of his magazine, EBONY. At night, Cayton entertained the likes of W.E.B. DuBois, Katherine Dunham, and his mentor, Louis Wirth. For a decade, this corner was Bronzeville's center of enlightenment and empowerment.

The Obama Presidential Library Campus will make it so again. Growing out of this fertile past, Library Campus will reimagine and reinvigorate Chicago's south side. More than a simple repository of books and objects, Library Campus will be an active generator, a place where history and accomplishment meet the aspirations of a community striving to rise again. Its prime location will let Library Campus connect existing institutions within a vast area that encompasses IIT at the north, the University of Chicago to the south and east, and the Dan Ryan Expressway to the west. As an attraction for tourists, scholars and policy makers—and the base of operations for the President and the First Lady—Library Campus will also draw the resources needed to further energize plans already in progress within that area, such as the reactivation of 47th Street. As a member of the 51st Street community, the Campus will be woven into the neighborhood's streets, along with new developments that will support the residents' commercial, educational and recreational needs. It will transform the area, by working with it. A global destination and a good neighbor, Library Campus will host summit conferences and Saturday morning farmer's markets with equal attention, provide insight into a landmark era in American history within a model of urban transformation. It will, in profound and tangible ways, use the past to make a great future.

The Obama Presidential Library Campus will not offer hope.

It will mean action.

- Thomas Dyja, author of *The Third Coast*
Winner of the 2013 Chicago Tribune Heartland Prize

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1. Respondent Information

A. A description of the institution or organization responding to the RFQ, including overall leadership structure, decision-making process, capital resources, primary team members and additional partners, consultants and advisors; include an organizational chart.

Dahmani Partners LLC is a boutique urban development firm whose mission is to strengthen the fabric of communities. Formed in 2011, Dahmani Partners uses collaborative partnership investment models, making it possible to integrate the physical, social, and civic landscape of the community. Dahmani Partners maintains a rigorous commitment to the historical and cultural heritage of its developments.

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Leadership Structure & Primary Team Members

The Dahmani Partners' executive leadership is comprised of a team of seasoned professionals from the real estate development, capital development and civic arenas. Led by President and CEO Margo Dahmani, the executive team includes:

- Margo Dahmani, President and CEO: Following a career as an Automotive Engineer for General Motors Corporation, Margo moved into real estate design and development. Most recently, she was the Vice President of Prism Development Company in Chicago, responsible for marketing strategies and new partnership initiatives. She brings 30 years of technical, design, and business expertise to this urban plan vision for the Barack Obama Presidential Library.
- William Curtis, Director of Capital Development: A 35 year business development veteran in the healthcare and financial services industry, with deep-rooted connections to private equity and investment capital partners.
- Michael Szkatulski, Director of Urban Plan Development: Michael is a 30 year urban development veteran. He was formerly the Senior Managing Director of Mesirow Financial within their urban planning division, located in Chicago.
- Gloria Materre, Director of Community Investment: A senior level executive with a broad legal background and extensive experience in civic service. Past clients have included: the City of Chicago, the State of Illinois and the Illinois Housing Development Authority.
- Michael Pagliuco, Head of Urban Plan Branding: A seasoned branding executive with a globally recognized portfolio of award winning work. Past clients have included: Baldwin Hills - the historic Los Angeles shopping district, Citibank online, The Ritz-Carlton Residences and the American Dental Association.

Additional Partners - Consultants and Advisors

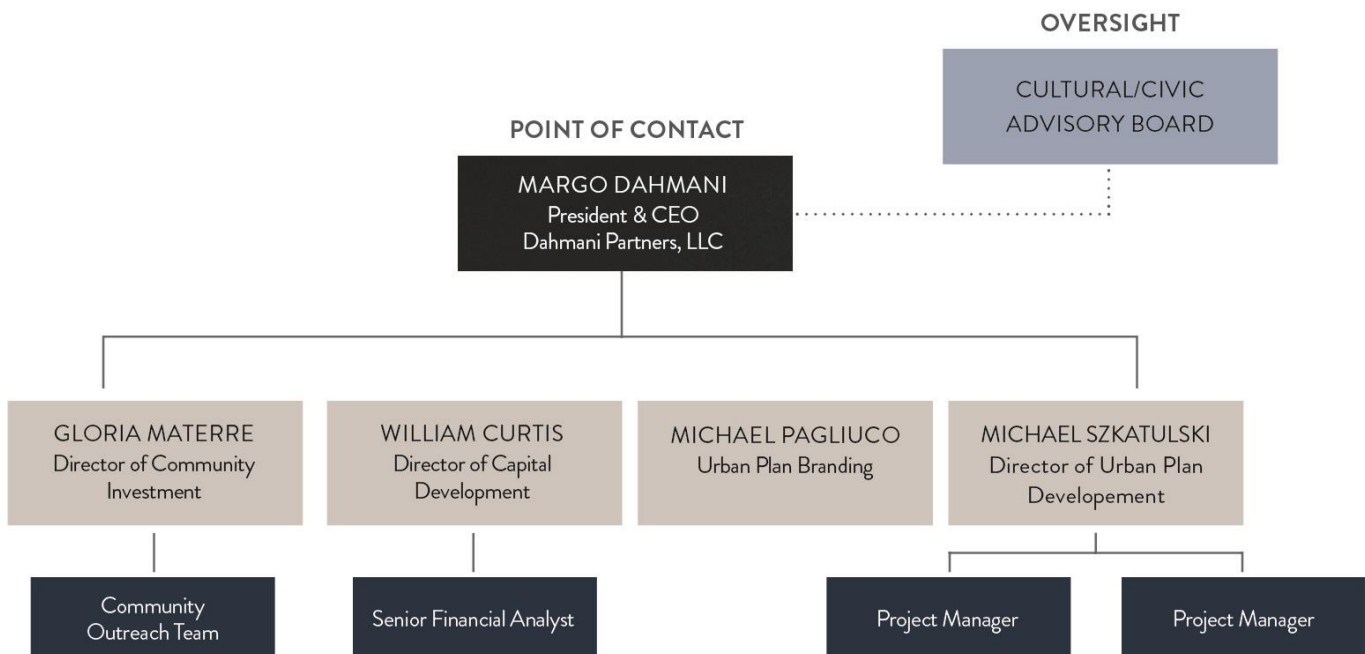
Dahmani Partners has engaged the following consultants for the Urban Plan effort:

- Michael Nardini, First Vice President at CBRE. Michael is a member of the National Urban Advisory Group and leader of the Solution Platform. He is a Bronzeville area leadership advisor for The City of Chicago.
- Peter Ellis, Master Planner: Design Principle for the City Design Practice at Cannon Design, Chicago. Peter contributes his 40+ years of experience designing entire cities, university campuses, and distinguished buildings to this opportunity to create an urban institution with global reach that will also play a pivotal role in the continuing revitalization of Bronzeville.

Dahmani Partners' core leadership and urban planning team will drive the successful design and execution of the Library Corridor Plan. This plan will include the Obama Presidential Library Campus and the development efforts in the surrounding area.

A separate cultural and civic Advisory Board will be established in order to inform and guide the conception and implementation of all aspects of the urban plan. In addition to the mayor and aldermen, the board will include individuals and representatives from community organizations and other local stakeholders. The Advisory Board's mission will be to create a transparent and inclusive process for the development of the Library Corridor Plan, in order to achieve the highest level of programming relevance, the greatest opportunity for community engagement, and the most meaningful context to the Library and campus.

Organizational Chart



The Library Corridor Plan is a large-scale endeavor that will act as a catalyst to the continued renewal of Bronzeville. To be successful on this scale, a development group must be able to form complex investment partnerships that will serve the Foundation and larger plan goals. The development of partnerships is essential.

Dahmani Partners proposes that the Foundation consider a collaborative effort with the community through the inclusion of multiple stakeholders from Bronzeville, Washington Park and the larger south side, represented on the Library Corridor Civic Advisory Board (LC-CAB). The Foundation will benefit from the experience and understanding of the long-term goals for the community, and will have the assurance that the board will act as the curator of the local cultural and historical heritage. As an Urban Development firm, Dahmani Partners can provide an organizational bridge between the Foundation, the community stakeholders and private investors. This connection to private investment is envisioned as the Bronzeville Investment Alliance (it could also be called the South Side Investment Alliance).

Though managed by the Dahmani Partner’s Capital and Investment Team, The Bronzeville Investment Alliance provides a centralized, collaborative financial model for many of the plan components including, but not limited to, public plazas, green space, development of retail shops, public art and signage, housing, sustainable landscape models and lakefront access.

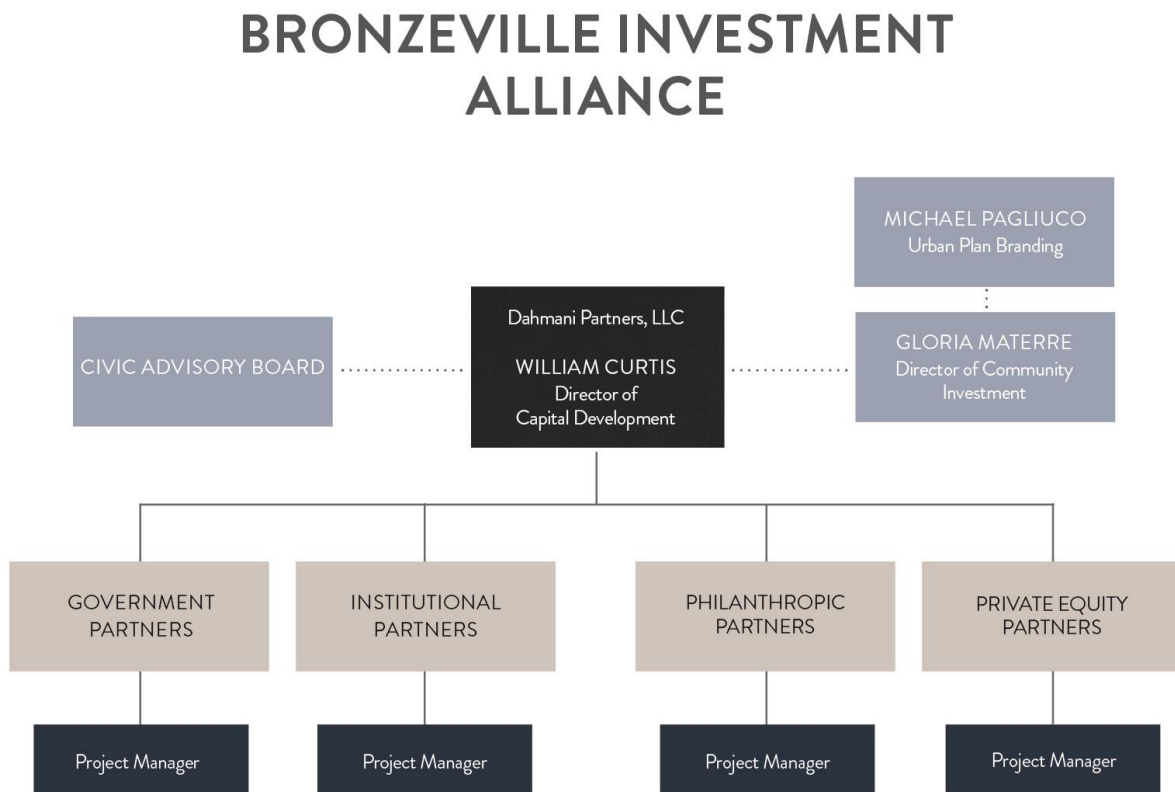
Capital Resources

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Dahmani Partners is currently working with multiple institutional and private investors to highlight the opportunities existing in the urban plan area. The Bronzeville Investment Alliance, outlined in the following organizational chart, will build collaborative partnerships with the following groups:

- Private Investment Funds
- Community Groups: The Bronzeville Retail Initiative, The Quad Communities Development Corporation, The Washington Park Consortium, 51st Street Business Association, Washington Park Chamber of Commerce, Bronzeville Chamber of Commerce, Centers for New Horizon
- Governmental Partners: City, State, County, Federal
- Institutional Partners: U of C, IIT, McCormick Place, UIC, Provident Hospital, CPS
- Philanthropic Partners: The Obama Presidential Foundation, among many others whose missions align with the plan’s tenets
- Developer Partners: To be determined, many of which have planned developments currently on-hold
- Marquee Financial Institution Partners

Organizational Chart



Decision-Making Process

Dahmani Partners' core leadership will drive the successful execution of this sizable urban plan. The Director of Community Investment will work with the Library Foundation and the LC-CAB to identify all possible stakeholders to the endeavors and all opportunities for community participation. The decision-making process for all design and execution points will be handled through a development partnership structure that will define the parameters for the collaborative participation of each stakeholder, including the Presidential Library Foundation, the private investors and/or the collaborative partners within the community. It will be important to identify meaningful deliverables to the community that express the Foundation and its Host's commitment to the larger community it wishes to join.

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Various execution teams will be built around common purposes such as building development, public art, new boulevard designs, or mixed-income housing. A designated project manager from each stakeholder will guide the daily process and report back to The Bronzeville Investment Alliance. All efforts will be managed through the executive oversight of the Director of Capital Development. The mission for each execution effort will be clearly defined at the partnership formation with a detailed pro forma for the endeavor.

In addition to the Foundation's core decision team, the Advisory Board, including members of local government, will act as a guiding component to the decision-making process for the Library Campus development and the individual assignments within the larger Library Corridor Plan. The Advisory Board will not only ensure the collaborative process, but also maintain the Plan goals, in order to achieve the greatest opportunity for its success.

B. Key contact for the submission.

Key Contact:

Margo Dahmani

C. A vision of the complementary relationship between this project and your community, city and region.

The vision for the Obama Presidential Library and Museum is not a singular monument, but a campus, a civic place in the heart of the community and a vital element in the revitalization of the historic south side neighborhood of Chicago, Bronzeville. Located at the meeting points of Martin Luther King Drive, 51st Street and Washington Park, the campus will be a prominent icon in Bronzeville, with connectivity to the University of Chicago, Illinois Institute of Technology, the Harold Washington Cultural Center, the DuSable Museum and other vital cultural institutions.

The civic space vision is a "Library Place" unifying the east and west sides of the drive into a singular plaza. It will anchor Martin Luther King Drive at Washington Park, creating a climax for the drive as it makes its way south from McCormick, turning it into an axis of Chicago's cultural history. A sequence of momentous sculptures along the drive will add to the allure of the new space, captivating and drawing an audience to the Library Place.

The Library Campus extends outward into the neighborhood along green boulevards, pathways and courtyards into the surrounding community. It will enhance the ongoing revitalization of local institutions, housing and retail amenities.

The Alliance will preserve existing buildings and weave the campus into the neighborhood streets. The Campus incorporates the Green Line Station, allowing direct access from the station platform.

The improved station will be a civic space, known as Library Station. Additional transit access will occur at the Metra station in Hyde Park and the Red Line Station at the Dan Ryan Expressway. Hyde Park Boulevard and 51st Street connect the Library Campus to these stations, Lake Shore Drive and the Dan Ryan Expressway.

Bronzeville - a Brief History

Much of African American culture came of age in Bronzeville, where it flourished and transformed America. Its history began in 1866 when a far sighted real-estate developer, Paul Cornell, secured 1,000 acres and retained Frederick Law Olmstead, America's renowned landscape architect, to design Chicago's greatest parks: Jackson and Washington Parks interconnected by the Midway, Drexel and Grand Boulevard (now Martin Luther King Drive). Immediately after the Great Fire of 1871, entire neighborhoods of stately mansions rose, connected to downtown along the streetcar lines. As the south side became one of America's notable urban neighborhoods, the city's relatively small African American community was anchored in a section just below the grand mansions of Prairie Avenue, soon to be known as Bronzeville.

The Great Migration after the First World War brought thousands of new African Americans to Chicago, particularly in Bronzeville, by then the only section of the segregated city where they were allowed to live safely. Bronzeville, much like Harlem, is where African Americans created new businesses and found expression for their experience through literature, music and fine arts that would, in time, have a profound effect on American popular culture. The pressure of overcrowding and an aging, poorly-maintained building stock left Bronzeville in a desperate state after World War II. Aggressive "urban renewal" strategies on the near south side destroyed entire neighborhoods and extinguished their creative spirit, while governmental policies inflamed tensions in the city and led to the warehousing of African American families in a vast regime of public housing. The mayoralty of Richard M. Daley, starting in 1989, saw the demolition of much of the city's high-rise public housing and the beginning of significant public and private reinvestment in Bronzeville. Since then, despite an outflow of population, the area has stabilized and is experiencing meaningful revitalization.

Bronzeville today is making consistent positive strides, and will again become a bustling Chicago neighborhood. Given its rich historic housing, civic structures and a wealth of open space, it has a grace and elegance surpassing much of urban America. The Obama Presidential Library Campus will provide critical mass to the renaissance of this remarkably resilient community.

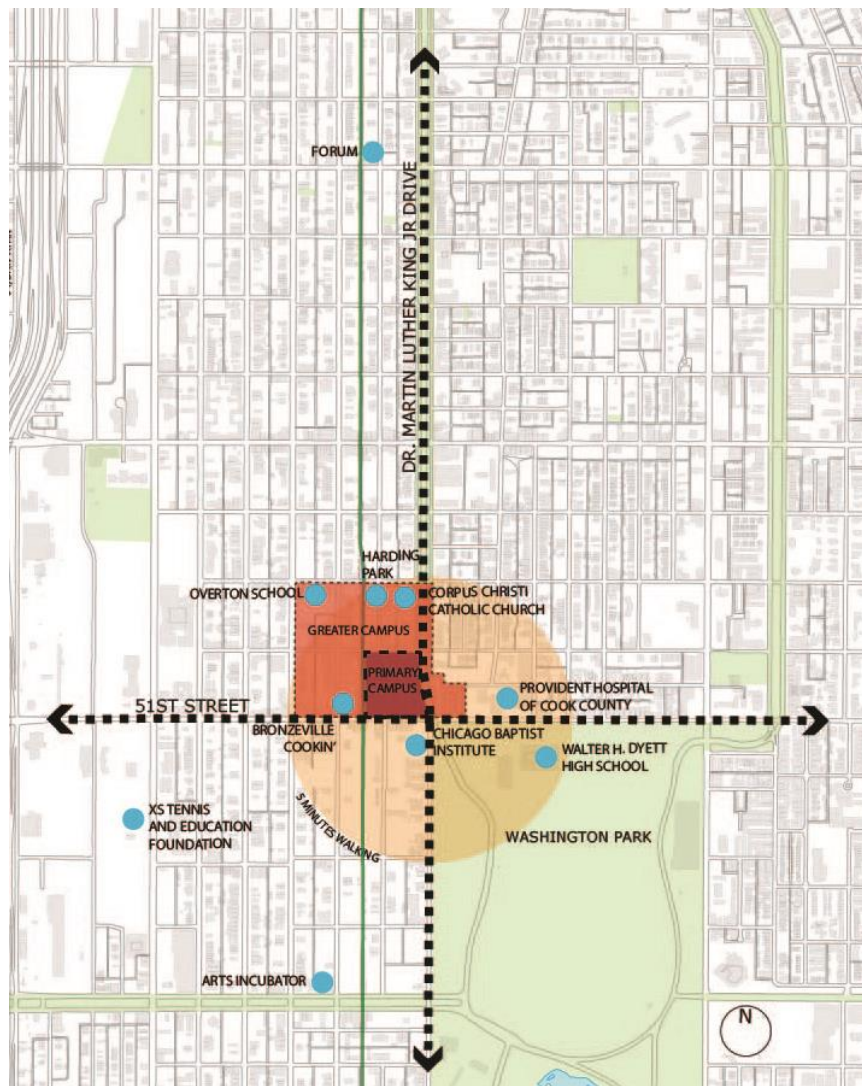
2. Project Site

A. Overview and detailed description of land or building sites being submitted.

The primary campus, including the Library and Museum, will be situated between Martin Luther King Drive and Calumet Avenue, between 51st Street and 50th Street. The prominent intersection of two of Chicago's lushly tree-lined boulevards at Martin Luther King Drive and 51st Street and Hyde Park Boulevard provides an ideal psychological and physical address, and an iconic landscape. The views from the campus will extend south to Washington Park, southeast to the University of Chicago, east toward the President's home and Lake Michigan, north toward downtown's iconic skyline and west toward the New City/Back of the Yards neighborhoods.

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The area between Martin Luther King Drive, the Green Line, 51st and 50th Street is approximately eight acres and will accommodate all of the primary functions of the campus. This area can incorporate, re-purpose or re-vitalize the existing buildings, using Martin Luther King Drive or 51st as a primary address. Busloads of school children, community leaders and tourists will arrive each day in the monumental plaza for tours and community programs.



The greater campus, which will accommodate partner institutions integrated into the neighborhood, is envisioned to include all six of the blocks between 49th and 51st, and between Indiana and Martin Luther King Drive. This 30 acre area has a significant number of vacant lots as well as the recently closed Overton School. The campus can grow and adapt over time, filling into empty blocks, renovating and using existing buildings, sharing resources and infrastructure with the neighborhood. This will not be a separated, isolated campus, it will be a space integrated into the surrounding community.

As opportunities arise, these unoccupied buildings can be re-purposed and revitalized.

Please see **Appendix A** for a larger-scale photo of the project site.

The vacant lots can be built-out to accommodate and support low-rise buildings, contextualized parking structures, additional foundation facilities, residences and perhaps hotels. This would create an urban campus, integrated with the community, similar to Columbia University in New York, Columbia College in Chicago and the School of The Art Institute.

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This integrated community campus space will be an anchor and the heart of the neighborhood. With careful consideration, the open spaces and infrastructure of the campus can provide shared amenities and opportunities to coordinate with local institutions such as Corpus Christi Church, Provident Hospital, DuSable, Beasley, Dyett, the Parks Department at Washington Park and other community groups.

The formal functions, informal gatherings and public programming of the Presidential Library and Museum will add to the vibrancy of these important corridors. Momentum along these boulevards is evident in developments such as Bronzeville Cooking, an initiative locating four new restaurants and a fresh produce provider on this greater campus. The Forum Renovation six blocks to the north provides a performance venue and gallery in the 115 year old building that once housed the Black Elks offices, countless community party labor meetings and decades of Blues and Jazz heritage. XS Tennis and Education Foundation recently announced a 112,000 square foot facility adjacent to ACE High School, six blocks southwest of the campus. Four blocks directly south from the campus is the University of Chicago's Arts incubator where local artists will "amplify the vibrant creativity already occurring in the area," according to Theater Gates.

The Obama Presidential Library Campus - Design Vision

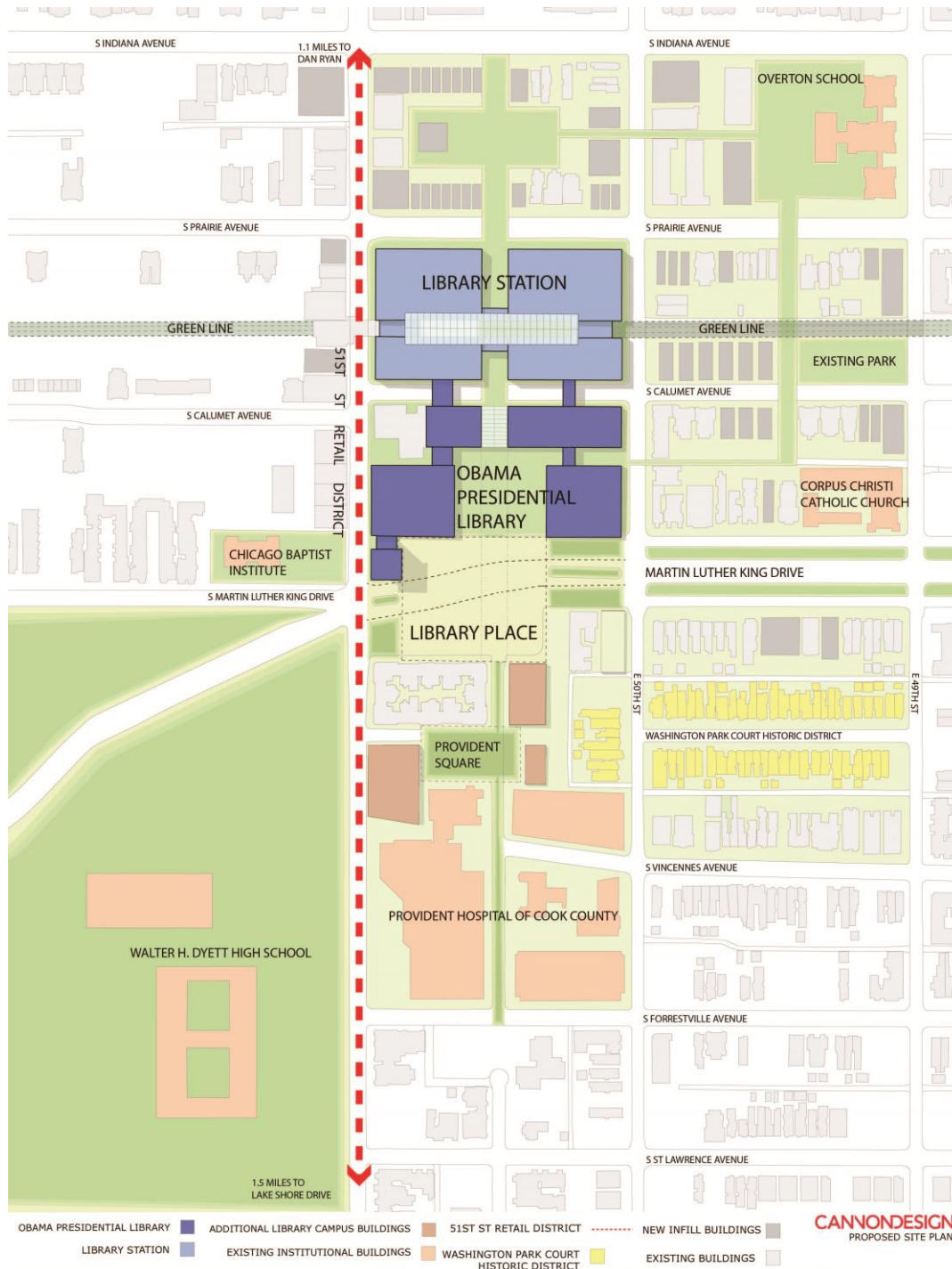




Please see **Appendix B** for a larger-scale aerial shot from our proposed location.

We propose a Presidential Library and Museum that is not only a landmark, but the hub of a network of collaborative institutions; a civic and community place extending out into its neighborhood through pedestrian ways, parks, courtyards, new and revitalized housing, schools, churches, retail and public transit.

Landmark



Library Place will be Chicago's new civic community center. As we move along King Drive or 51st Street from Lake Shore Drive, the Skyway, the Dan Ryan, or while traveling on the Green and Red Lines or the Metra, we will notice a landmark building in the distance. Stately and taller than surrounding neighbors, it defines the gateway to Washington Park. Marking the southwest corner of Library Place, the translucent "bell tower" - a community meeting point, restaurant, café and entry into the campus. With multiple floating platforms within a light infused area, visitors look out to Library Place, King Drive, Washington Park, the University of Chicago and a revitalized Bronzeville.

A Civic and Community Place

The Presidential Library is more than a building; it is a meeting place, a civic space, and a unique monument along Martin Luther King Drive. The proposed vision is not to interrupt the Drive, but to incorporate it into the design of a landscaped plaza, by unifying the pavement of the road with the plaza, and by controlling traffic across it. Library Place pulls together the west and east sides into a single campus. It is a place to be enjoyed individually, or a place for community gatherings and cultural events.

A Campus of Collaborative Institutions

The proposed campus is one where the Library joins with other institutions to achieve its mission and goals in global affairs, health, education, philanthropy and the environment. The Presidential Library Building will be the primary structure defining Library Place, and may be connected to other institutions surrounding the plaza. Provident Hospital, directly to the east, transforms its health care delivery in accordance with the Affordable Care Act and will transform the hospital into a new model for community wellness. The foundations and organizations affiliated with the Library and Museum campus will be able to witness and aid in this transformation. The surrounding space includes schools, religious institutions, community organizations and private sector industries that will support and benefit the initiatives of the Obama Foundation.

B. Aerial photographs of the site.

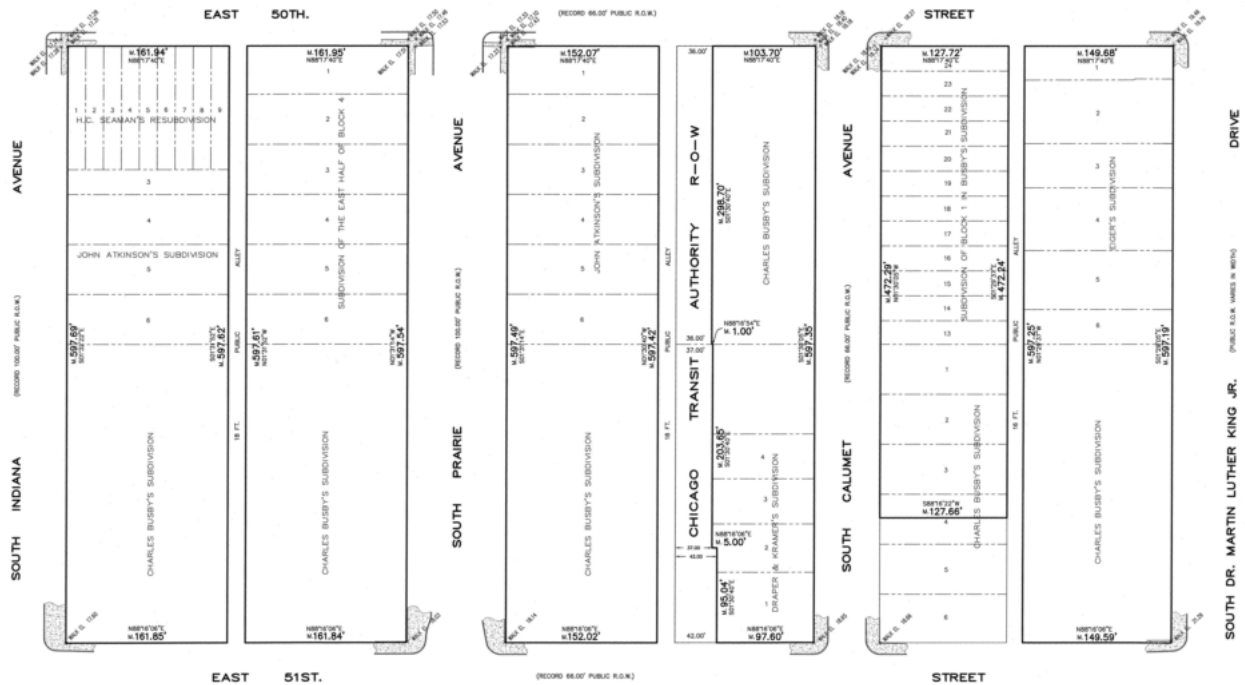


Please see the following page and **Appendix C** for additional aerial shots.



C. Legal and topographical survey indicating general contours of the site.

Please see the below topographical survey indicating the general contours of the site are consistent. The survey contains two primary benchmarks for reference in **Appendix D**.



D. Detailed description of the current zoning of the property.

- 90% of the proposed site is zoned RM-5
- The RMS district is intended to accommodate multi-unit residential buildings
- Applicable height limits generally limit buildings to a maximum three and one half (3 ½) to four (4) stories
- 10% of the proposed site is currently zoned B3-3 and CI-3

Generally the "B" and "C" (business and commercial) districts are intended to accommodate retail, service and commercial uses to ensure business and commercial-zoned areas are compatible with the character of existing neighborhoods.

The primary purpose of the B3 community-shopping district is to accommodate a very broad range of retail and service.

- B3 district permits dwelling units above the ground floor
- CI district permits more intensive, auto-oriented commercial use, such as taverns
- CI district permits dwelling units above the ground floor
- 1% of the proposed suite is currently zoned parks and open space

E-H removed for confidentiality

I. Description of adjacent property uses and ownership.

The adjacent properties creating anchor borders to the campus are key components to future community development.

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- East of Martin Luther King Drive at the north border of Washington Park. The area is dominated by a 10 acre planned development owned by Cook County Provident Hospital
- At the western border of the Provident Hospital planned development is the Martin Luther King Preservation Community Housing Development
- At the northwest edge of The Provident Hospital planned development is the historically protected Washington Park court Row House district. This area is owned by individual home owners, and is historically significant
- In the 5000 block of Martin Luther King Drive is The Beatrice Caffery Youth Services Center
- Anchoring the southwest corner of the 4800 block of Martin Luther King Drive is the Liberty Baptist Church
- At 4910 South Martin Luther King Drive is the historically protected Corpus Christi Church and the Haymarket House
- The Greater King David Baptist Church is located at 4926 South Prairie
- At 221 East 49th Street is the Chicago Public School Overton (currently for sale) - two and one half acres owned by The Public Building Commission
- Located at the southwest corner of 51st and Calumet is the Bronzeville Community Garden and to its east on South Martin Luther King Drive is the historic Chicago Baptist Institute

J. Conditions or uses that may affect development of the site.

The conditions that may affect development of the site possess very typical development constraints.

1. The ability to purchase and assemble the individual parcels to create contiguous acreage
2. The ability to work with existing landmarks and stakeholders such as:
 - a. 51st Street Green Line
 - b. Corpus Christi Church
 - c. Chicago Baptist Institute
 - d. Bronzeville Community Garden
 - e. Urban Juncture
 - f. City-owned Parcels and CDOT right of way
 - g. Planned Development

K. Description of infrastructure available on the site, including means of transportation (private and public), utilities and digital infrastructure.

Due to the location of the proposed Library, being within city limits as part of the Bronzeville neighborhood and community, means the physical infrastructure exists and will be shared with those surrounding the campus. Any improvements needed to energy, water, waste, communications or transportation infrastructure will benefit the community as well as the campus.

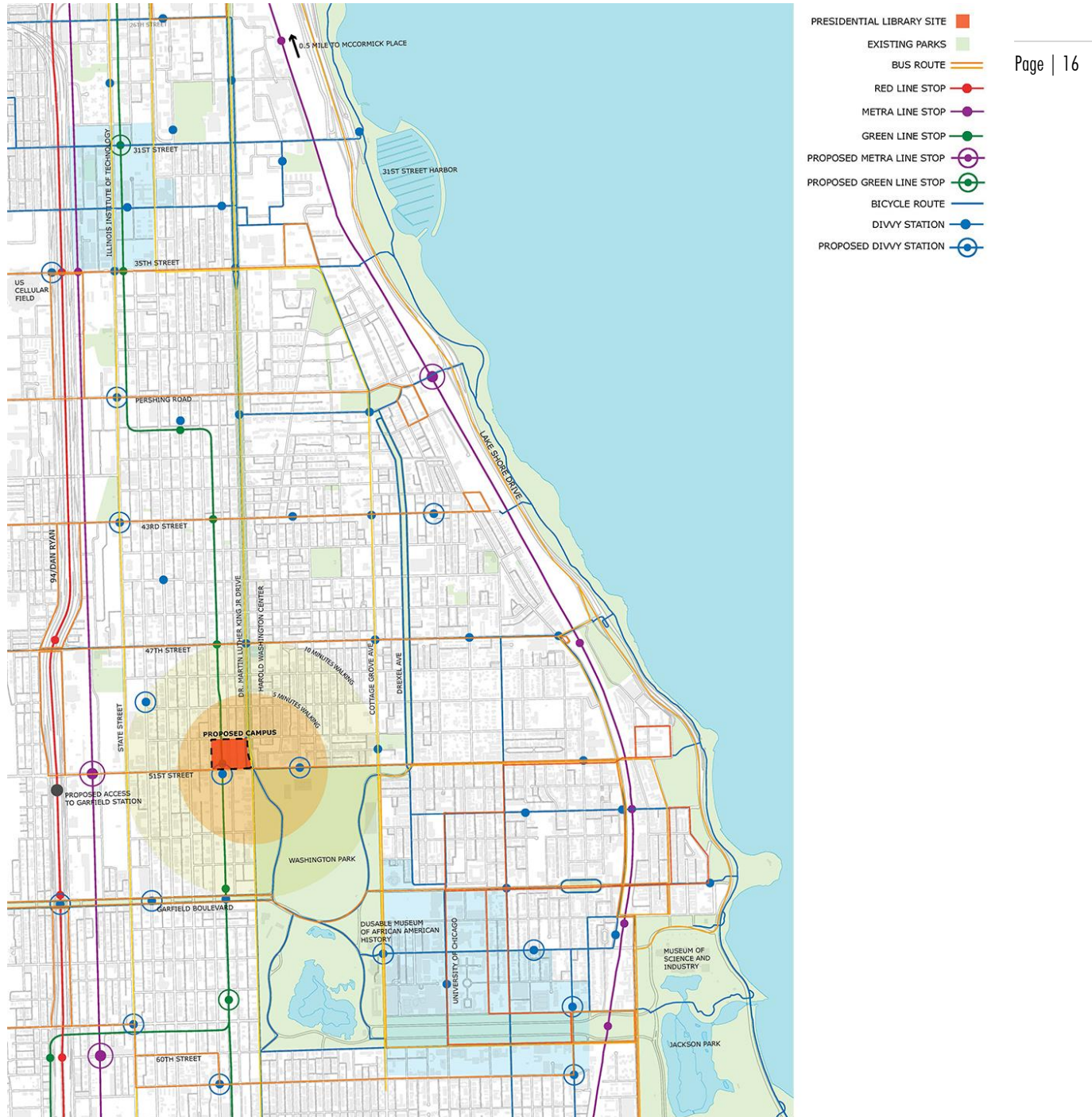
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The scale of this development allows the Campus to be an anchor and leader in the neighborhood, adopting and nurturing new technologies and modes of thinking about infrastructure, making Bronzeville and the south side of Chicago a model for the redevelopment of America's Legacy Cities.

This Campus may explore alternative energy generation, grey water re-use, transit oriented density planning and green infrastructure such as daylighting of storm water collection in rain gardens, all of which fundamentally reduces demand and frees up resources for other investments. The space has the ability to be a catalyst for change.

3. Transportation & Accessibility

A. Attributes of the surrounding community and region, including air connectivity (domestic and regional), the presence of mass transit options and freeway/interstate access.



Please see **Appendix E** for a larger-scale photo of the transportation map. The site is roughly a 19-minute drive from Midway International Airport and about a 32-minute drive from O'Hare International Airport.

O'Hare has approximately 50 passenger carriers serving 149 direct destinations in the United States with more than 1,000 non-stop departures every day. O'Hare also serves approximately 50 international destinations with an average 125 direct flights a day.

Alone, O'Hare serves over 66 million passengers each year. Midway is home to seven passenger carriers serving 62 destinations and an additional 19 million passengers a year.

Centrally located, Chicago is directly connected to all of the United States and much of the world. Bronzeville is easily accessible to both airports. If one assumes an hour of airport security time, a person can get from UN plaza in New York to the Campus in approximately four hours. One can get from Golden Gate Park in San Francisco to the Campus in approximately six hours and one can get from Minute Maid Park in Houston to the Campus in just under four hours. A person can fly direct from O'Hare to London, Abu Dhabi or Tokyo in 8.5, 15 or 11.5 hours respectively.

Increasingly, people will want the ability to choose public transit over private and rental cars. This site is situated directly adjacent to the 51st Street Green Line Station, which means passengers arriving at Midway, can take the Orange and Green Lines to the site in about 50 minutes, while passengers arriving at O'Hare can take the Blue and Green Lines to the site in about 75 minutes.

The site is a 13-minute cab ride, or 40-minute public transit ride, from Union Station, serving roughly 3.5 million passengers each year. It is also a 15 minute drive, or 25-minute public transit ride from Millennium Park.

The site is two minutes from the Dan Ryan Expressway/Interstate 90/94 and six minutes from Lake Shore Drive - making it an easy destination for Chicago's 45.5 million annual tourists. About 10 million more people visit Chicago every year than Las Vegas. According to Forbes Magazine, Chicago is the third most visited city in the United States, behind only New York City and Orlando. Of those visitors, an estimated 32.4 million are domestic leisure travelers.

B. Visitor and tourism statistics for the region.

The Department of Commerce reported a record 46 million visitors to Chicago in 2013. Illinois now ranks 6th in the nation for overall tourism attraction. 1.4 million visitors were from international destinations. The Black Metropolis Convention and Tourism Council, based in Bronzeville, states that Illinois is a premier African American Heritage tourism destination and the number one destination of African American convention, business and leisure travelers.

The travel expenditures made in Chicago surged to \$12.76 billion in 2012. Taxes on expenditures topped \$800 million. Chicago's economic vitality is driven by its visitor industry, which produces over 120,000 new jobs annually. Governor Pat Quinn estimates 1 in 10 jobs in the State of Illinois are, either directly or indirectly, related to tourism.

1/3 of the 46 million visitors attended entertainment venues, including McCormick Place and various Chicago theaters. Other popular attractions include the Magnificent Mile, beaches and parks.

Of the 46 million visitors to Chicago, 11.7 million conducted business during their stay. McCormick Place, located at the north end of Bronzeville, attracts the greatest number of visitors: 2.1 million annually, while the Museum of Science and Industry to the south of Bronzeville and Washington Park attracts two million annually. The Museum Campus just north of McCormick Place comes in 3rd with four million annual visitors, divided among the Shedd Aquarium, Adler Planetarium, Field Museum and the Art Institute.

Along the east perimeter of Washington Park is the DuSable Museum of African American History. This museum hosts 130,000 visitors annually, including many school children.

Tourists to the Bronzeville area can access information from a number of tourism and visitor centers:

- The Chicago Office of Tourism: 78 East Washington Street
- McCormick Place Information Center: 2301 South Lakeshore Drive
- University of Chicago Information Center: 5801 South Ellis Avenue
- The Black Metropolis Convention and Tourism Council: 3501 South Martin Luther King Drive
- The Bronzeville Information Center: 411 East 35th Street
- O'Hare and Midway airport terminal kiosks

C. Accessibility to the site for persons in automobiles, trains, buses, bicycles and other modes of transportation, as well as pedestrians.

The Green Line station at 51st Street is less than a two minute walk from the corner of 51st Street and Martin Luther King Drive; a 24 minute walk from the Red Line station at Garfield Boulevard. The Alliance would propose enhancements to the Green Line station in order to visually and emotionally connect to the Library. Another proposal would add a second entrance to the Garfield station allowing direct access from 51st Street, similar to improvements added to the 35th Street station in 2002.

The site is also a 30-minute walk from the Metra Electric District Line station at 51st and 53rd Street (Hyde Park). The Alliance proposes this project will be a good opportunity for the Rock Island District Line to add a station at 51st or Garfield Boulevard, similar to the station added at 35th Street in 2009, greatly increasing connectivity for the neighborhood to the south and southwest parts of Chicago and its suburbs.

Over the last few years, Chicago has embraced a bicycle culture. In recent years, the City has designated over 200 miles of protected, buffered and shared bike lanes. Chicago's bike share system, offering healthy and cheap alternative transportation and recreation for many residents, began in June 2013 and has already grown to include over 3,000 bikes at 300 stations. The Campus would be an excellent catalyst for the south side, requiring the connection of planned bike routes along Hyde Park Boulevard, 51st Street and Martin Luther King Drive, as well as along 53rd, 57th, Garfield Boulevard and through Washington Park.

4. Project Execution

A. Describe resources or personnel that would be made available to assist in the development process.

Dahmani Partners proposes to provide the development team for this project execution. Mike Szkatulski, the Director of Urban Development for Dahmani Partners, will lead the team. The Dahmani Partners Team will work closely with The Obama Presidential Foundation to complete all zoning and due diligence requirements for the site preparation. Dahmani Partners will provide the development pro forma and manage the bid process for the contractor work, manage the consultant teams and oversee construction of the project. Dahmani Partners will work with the Library Foundation and its Host organization to develop a program reflecting all of the core principals and vision of the Library and Foundation.

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In addition to working with some of the talented professionals and artists within the community, Dahmani Partners envisions international design competitions for the building's architecture and landscape design for the Library campus and Library Place. Additional design competitions will be held for a variety of significant public art locations, most notably in the center of Library Place.

Cannon Design will be the Architect of Record, and its experienced and award-winning institutional design team will oversee the program design and lead the team of design consultants. They will play a collaborative role with the design competition winners to ensure the result is a historic landmark for Chicago.

As the Master Planner for The Library Corridor Plan, Cannon Design will provide important context for the Library, within the larger planned area, by creating natural green connectors from Library Place, through the larger Library campus, out into Washington Park and the surrounding neighborhoods.

B. Other considerations that your organization would provide to assist in the development of this historic place.

Other considerations of the design execution relate to the complex partnerships required to assemble and re-develop 15 or more acres within an existing urban location such as Bronzeville. Dahmani Partners proposes to work closely with the LC-CAB, as well as The City of Chicago urban planning, economic development and zoning departments to identify and maximize the land use and planning tools available for this civic endeavor.

The Dahmani Partners' team has a successful history of working closely with the City, County and State governmental organizations. The team's knowledge and experience promises efficiency in the process. Equally important is the identification of resources that can be made available through various government and community-based incentive programs, and finding existing synergies between the Library Foundation's mission and other philanthropic missions.

Dahmani Partners, through The Bronzeville Investment Alliance, proposes to build collaboration among all stakeholders in the community through its larger plan vision. By identifying specific shared goals, the Library Corridor Plan will be tied into existing Bronzeville development plans. The Bronzeville community is actively engaged in the process of renewal and this plan respects and enhances those efforts.

C. Describe the ability of the proposed development to have an impact on the greater community in the following respects:

The Barack Obama Presidential Library promises to be a cultural enhancement of any community it joins. The Library will host exhibits, house historic documents, provide arts and cultural programming, and will offer a variety of ways visitors can explore and learn within its walls.

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However, if the Library is designed as part of a larger campus, at the intersection of Martin Luther King Drive, 51st Street and Washington Park, it becomes a central axis point that can define a new cultural corridor, which in turn ignites the economic engine for all of Bronzeville and the south side. Positioned as an axis point, the Library will inspire a new civic and cultural identity for Bronzeville and its surrounding communities.

- Education

- Connecting to the world-renowned University of Chicago campus north of Washington Park creates linkage to the City and promises improved and expanded amenities to the University's faculty and students, all of which are long-held aspirations of the University.
- Overton School at Indiana and 49th Street is on the County's disposition list. The school can be repurposed into the campus structure in a variety of ways. It can be redesigned as one of the campus buildings or re-imagined as a CPS magnet school: The Barack Obama School for Civic Engagement. The school may provide a newly developed K-8 curriculum inspired by President Obama's legacy in the civic and service arenas.
- Dyett High School in Washington Park may be similarly re-imagined as a high school with a civic engagement theme providing service opportunities for high school students within the Library and Library campus, fostering connectivity with the adolescents in the neighborhood.
- The Library campus can provide meaningful engagement of youth in the larger community beyond the experiences found within the Library walls, through campus activities developed for young leaders. The Library preserves the artifacts and documents of the Obama presidential legacy. The Library campus inspires the education of future leaders and thus, will carry forward President Obama's legacy through the civic activism of future generations.

- Tourism

- The Library will be a destination for local, regional and international tourists. As a new civic space defining a cultural corridor for Chicago, The Library will entice tourists to explore the culturally rich areas south of the Museum Campus and McCormick Place.
- The cultural corridor will include new green space connections, public art depicting the Bronzeville story, The DuSable Museum of African American History, as well as new music venues continuing the rich musical heritage of Bronzeville.
- Enhanced retail corridors, music venues and nightlife will drive a market to support the hospitality industry through the development of hotels and restaurants.

- Economic Development

The Library Corridor Plan aspires to consider the Library Campus area in its totality. True urban planning imagines every aspect of the plan area to the fullest potential, while incorporating its rich history.

With the Presidential Library as a central axis within the larger Bronzeville Urban Plan, this bold vision can be realized in a variety of ways, having great economic impact for the area.

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- International competitions for architecture, green spaces and public art will make Bronzeville into a stage for the design world, and build on Chicago's architectural and design legacy
- Development, design and construction industries will have the opportunity to contribute to the execution of the urban renewal plan. It will be critical to promote jobs for the local firms and workforce
- Tourism, hospitality and retail development promises immense job growth within the community and beyond
- Residents will realize added value to their home investment: a deserving reward to those who remained invested in the south side through years of dis-investment and blight. Planning for structured tax caps that protect residents from burdened assessments through appreciation, avoids displacement and assures the diverse cultural restoration of this community

- Healthcare

One of the most compelling features of the Library campus site at 51st Street and Martin Luther King Drive is the opportunity to integrate Provident Hospital as a re-purposed healthcare component of The Obama Presidential Library campus. This can be achieved in one of two ways:

- The hospital building can be re-purposed as a teaching facility and healthcare policy incubator serving the surrounding community and University of Chicago Hospitals. It could also offer a laboratory and platform for Michelle Obama to continue her notable work on health and wellness.
- The Cook County Board can participate in a three-way trade with the University of Chicago and the Library Foundation for a donation of Provident Hospital land in exchange for new modernized healthcare facilities horizontally dispersed through the community that would be branded and managed by The University of Chicago Hospital system, thus relieving the County's healthcare obligation to the area, while elevating the level of care provided to the community. The land could be used for new construction of future campus buildings.

The Cook County Board has expressed interest in exploring these options and having the County play a role in defining and supporting the Library campus. These options illustrate some of the synergistic partnerships that may be developed to create a healthcare solution for Bronzeville in a manner reflecting and fulfilling President Obama's legacy established through his landmark healthcare legislation.

A Revitalized Neighborhood

The Library Campus is without walls. It blends into the neighborhood, along existing neighborhood streets, pedestrian ways and landscaped gardens. Dahmani Partners proposes to save and revitalize much of the existing land, and create new housing and amenities as infill on vacant parcels creating business opportunity.

A Neighborhood as a Catalyst

Urban America is in need of physical change if our cities are to remain vibrant, efficient and enjoyable places to live. Bronzeville, given the amount of infill, restoration and new development about to occur, has the opportunity to re-build in a more sustainable way, better connected with nature and using far less of the earth's resources. The Library Campus will be an important piece of a Transit Oriented Development, helping to create density at a location easy for many people to get to, whether by bus, car, bike or train. This equates to less driving, parking and resource consumption, but with greater visibility and accessibility. More people will be able to visit, learn from and work with the Library and Foundation while expending less time and money.

Additionally, because the campus will be large, and its influence great, it has the opportunity to further other sustainability and health initiatives, such as green alleyways, green infrastructure initiatives, biking and walking to work and alternative energy generation; making Bronzeville not just a vibrant neighborhood, but a model community for cities across the United States.

The Presidential Library

Not an archive only, not a testament to a past, but a platform for the future; a place where President Obama can enact the next chapters of his story. The Library would be a building looking out to a civic place, to a neighborhood, to a park and a university, to Martin Luther King Drive and to the Chicago skyline. An institution rooted in Bronzeville has the ability to create a historical landmark for the President's home and neighborhood.

5. Community Engagement

A. A strategic plan for engaging community stakeholders is a vital component of a successful response. Please outline a long-term community engagement plan.

It is important for any institution to consider how it will be integrated into a community prior to breaking ground. An institution, such as the Presidential Library, must understand the vision and identity of the neighborhood it seeks to join, and it must be able to demonstrate the mission of the institution is in alignment with the neighborhood's vision. The Library Corridor Plan aims to create a cultural corridor for Chicago. The idea of this cultural corridor is built on the historic and cultural legacy currently defining Bronzeville. By developing a cultural campus at the intersection of 51st Street, Martin Luther King Drive and Washington Park that includes the Barack Obama Presidential Library as its anchor, the plan provides the missing link between The University of Chicago, DuSable Museum of African American History, Illinois Institute of Technology, McCormick Place and the downtown Museum Campus.

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The strategy for engaging the community and all stakeholders will begin with development of a clear, concise message embodying the goals of The Library Corridor Plan: A cultural corridor for Chicago. This fulfills the cultural and historic identity of Bronzeville, and provides a burgeoning of purpose for the south side.

Once the stakeholders envision their community in this context, the Presidential Library campus can integrate gracefully into the vision.

The Dahmani Partners' organization has created a key executive position to oversee the messaging and branding effort required for this large-scale, collaborative endeavor. Working with The Presidential Foundation and the Host organization, Dahmani Partners can assist with the development of the visual messaging and all related communications, assuring the community's support. Dahmani Partners envisions a collaborative effort between the Library foundation, the Host organization and the LC-CAB, in order to achieve the goals for the Library Corridor Plan and Presidential Library campus. It is important to note the plan area is larger than the library campus and the Library Corridor Plan provides a meaningful context for the Library campus.

The Community Engagement Strategy will be built on common interests existing between the Library Campus design and program development with the surrounding community institutions, as determined by the Foundation and the LC-CAB. Identifying ways to tie Library programming and uses to the area schools, DuSable Museum, Harold Washington Performing Arts Center and other cultural and historic locations, is paramount to the successful engagement of the community.

Please see **Appendix F** for the long-term community plan proposed for The Barack Obama Presidential Library.

B. List and briefly describe key community partners whose input will be sought, e.g., local and regional chambers of commerce, elected officials, residents' associations, etc.

The first steps to community engagement are to approach existing stakeholders already actively engaged in the redevelopment of the community. Joining with the south side community engagement promises collaborative efforts that have the most opportunity to tie the community's vision to The Library Corridor Plan. This collaboration through assistance by the LC-CAB will keep the message consistent, impactful and positive.

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Engaging the already established south side community groups assures that the community's vision is tied into the Library Corridor Plan.

- City of Chicago
 - Alderman Pat Dowell
 - Alderman William Burns
 - Chicago Department of Housing and Urban Development
 - Chicago Infrastructure Trust
- Cook County Board: Department of Economic Development
 - Cook County Land Bank
 - Provident Hospital
- Chicago Board of Education
 - Chicago Public Schools
- Community Institutions
 - Illinois Institute of Technology
 - University of Chicago
 - Illinois College of Optometry
 - McCormick Place
 - DuSable Museum of African American History
 - Harold Washington Cultural Center
 - Chicago Baptist Institute
- Community Organizations
 - Grand Boulevard Federation
 - Bronzeville Retail Initiative
 - The Bronzeville Community Development Partnership
 - Black Metropolis National Heritage Commission
 - Bronzeville Chamber of Commerce
 - The Gap Community Organization
 - 51st Street Business Association
 - Centers for New Horizon
 - Resident Associations
- Financial Institutions and Private Equity

The community engagement efforts are currently underway with initial presentations to the aldermen, the County board and neighboring institutions.

C. Describe available means of community engagement, such as town hall meetings, online campaigns, etc.

The collaboration with the identified groups listed on the previous page will aim to share information with the larger community and keep the efforts productive and impactful. The formats planned to inform and engage the community includes the following:

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- Town Hall Meetings
- Public Signage
- Various Organizational Websites
- Online Campaigns using Social Media Outlets
- PR and Editorial Placements
- Community Mailings
- Cultural Events and Fund Raisers
 - Out-door Blues Festival
 - House Walks
 - Speaking Engagements within the Harold Washington Cultural Center
 - An “arts-themed” parade that can be part of a new cultural tradition for the community

A strategy for community engagement cannot rely solely on communication of the benefits of the Library campus provided to the community. Engagement must ask for something from the community. Inspiring a spirit of volunteerism within the community invites all to play a role in the transformative efforts of the urban renewal plan and provide a sense of lasting ownership and pride in the newly developed civic spaces.

Dahmani Partners can assist the community leaders, the University and the Library Foundation to establish a “volunteer corps” campaign inspiring resident participation.

D. Describe the criteria and methodology for evaluating the efficacy of engagement efforts.

The efficacy of the engagement strategy can be measured through independent polls conducted in a variety of ways:

- Ongoing Town Hall meetings
- Website blogs and analytics
- Telephone polling
- Mail-in polls
- Street polls
- Chicago Newspaper polls and editorials
- Various Media Outlets: PR and editorial placement responses

6. Indications of Support

A. Attach at least two letters of support from key community partners:

Please see **Appendix G** for our letters of support from key members of the community. In addition, it is important to note that the mayor and the University of Chicago have publically stated their support for any site the Foundation will ultimately select. Alderman Will Burns has sent a general Letter of Support to the Foundation for any site within the Bronzeville area.

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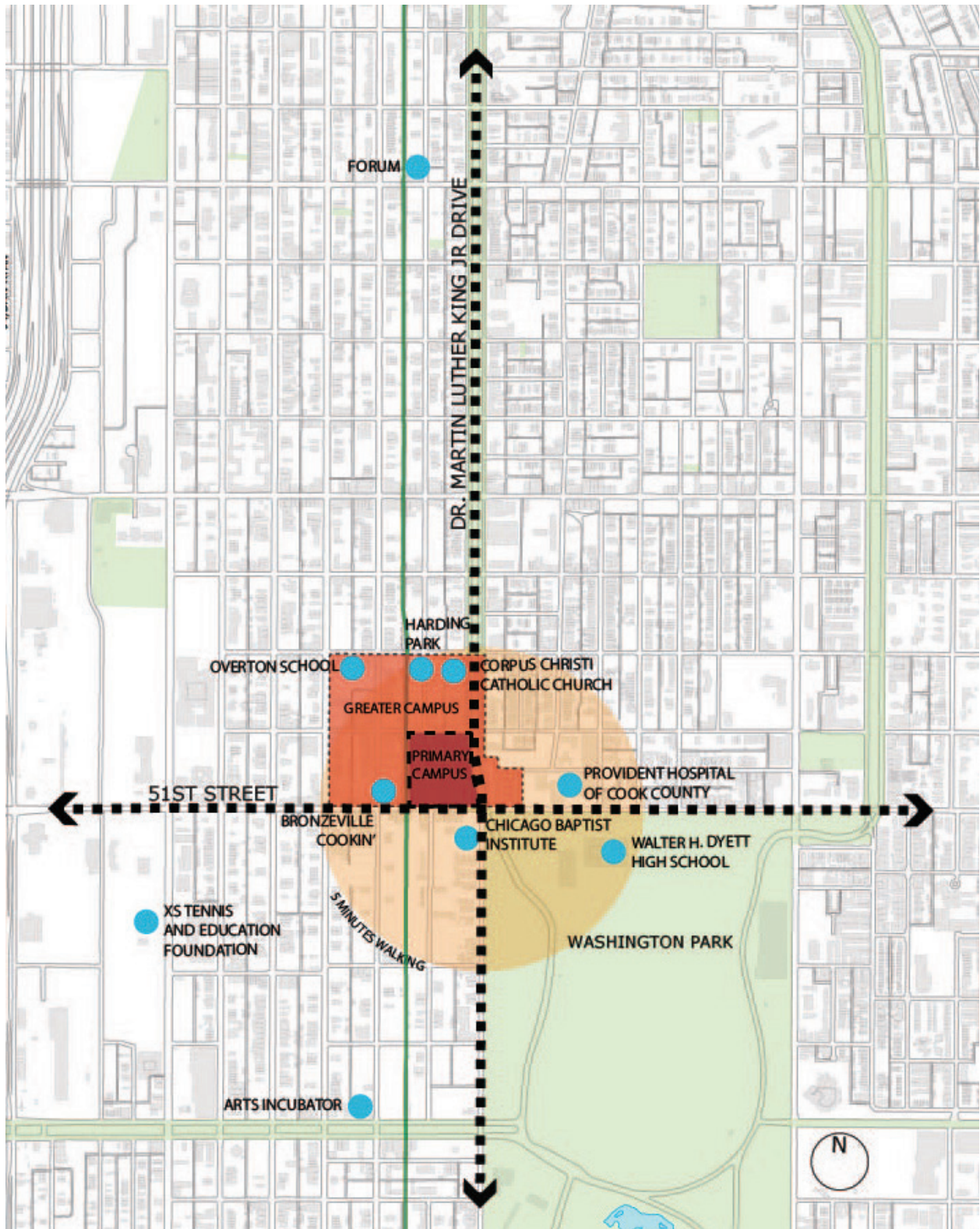
- A letter should indicate the relationship of the partner to the potential library host and site, describe the partner's mission and services, and express specific benefits to the constituency represented by the partner.

- Letters should be thoughtful, brief and reflective of the authentic concerns of constituent communities.



APPENDIX A - PROJECT SITE

APPENDIX A - PROJECT SITE



The background is a solid dark blue. A large, thin white arc starts from the top left, curves around the right side, and ends at the bottom left. At the bottom of the page, there is a white silhouette of a city skyline with various building shapes.

APPENDIX B - DESIGN VISION

APPENDIX B - DESIGN VISION





APPENDIX C - AERIAL SHOTS

APPENDIX C - AERIAL SHOTS



APPENDIX C - AERIAL SHOTS



APPENDIX C - AERIAL SHOTS



APPENDIX C - AERIAL SHOTS



APPENDIX C - AERIAL SHOTS



APPENDIX C - AERIAL SHOTS



APPENDIX C - AERIAL SHOTS



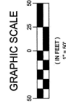
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APPENDIX D - TOPOGRAPHICAL SURVEY

GRAPHIC SCALE

(IN FEET)

5" = 50'



Exhibit

[illegible]

STREET SOUTH DR. MARTIN LUTHER KING JR. DRIVE
(PUBLIC SLOW VEHICLES IN MIDDLE)

STATE OF ILLINOIS
COUNTY OF COCKERBURN

WE, GRIMLEY AND BERGMANN INC. DO HEREBY CERTIFY THAT WE HAVE PREPARED
THE ABOVE SHOWN SECTION, QUANTITY, DIMENSIONS AND
SHOWN IN FEET AND DECIMAL PARTS THEREOF

FIELD MEASUREMENTS COMPLETED JUNE 4, 2014.

SIGNED ON _____

PROFESSIONAL LAND SURVEYOR # _____
My license expires November 30, 2014

PRIMARY BENCHMARK:
CITY OF CHICAGO BENCHMARK # 4152
ELEVATION: 18.933
LOCATION: EAST 51ST STREET AND SOUTH PRAIRIE AVENUE
ON THE WEST LINE OF THE WEST LINE OF SOUTH PRAIRIE AVENUE
AND ON THE SOUTH LINE OF EAST 51ST STREET.
MARK CUT ON NORTHEAST CORNER OF STONE DOORSLIP OF
THREE STORY BRICK BUILDING.

SECONDARY BENCHMARK:
CITY OF CHICAGO BENCHMARK # 3476
LOCATION: SOUTH KING DRIVE AND EAST 49TH STREET.
ON THE WEST LINE OF SOUTH KING DRIVE ABOUT 25 FEET SOUTH
ON THE LINE OF EAST 49TH STREET.
MARK CUT AT NORTHEAST CORNER OF BOTTOM STONE STEPS
ENTRANCE TO LARGE STONE CHURCH.

SURVEY NOTES:

Improvements not shown herein.

Notes R. L. McCord (Recent and Measured distances respectively):

Distance is recorded in feet and other points listed. Compare all points before building by same and at same time.

For easements, building lines and other restrictions not shown on survey (add note to your abstract, deed, contract, title policy and land building or regulations).

No measurements shall be assumed for any measurement upon this plat.

No measurements of whether points were set at all the old corners.

Units: Universal used for the Bearing, Range, Section Data and Cornered Data (used in ASSUMED).

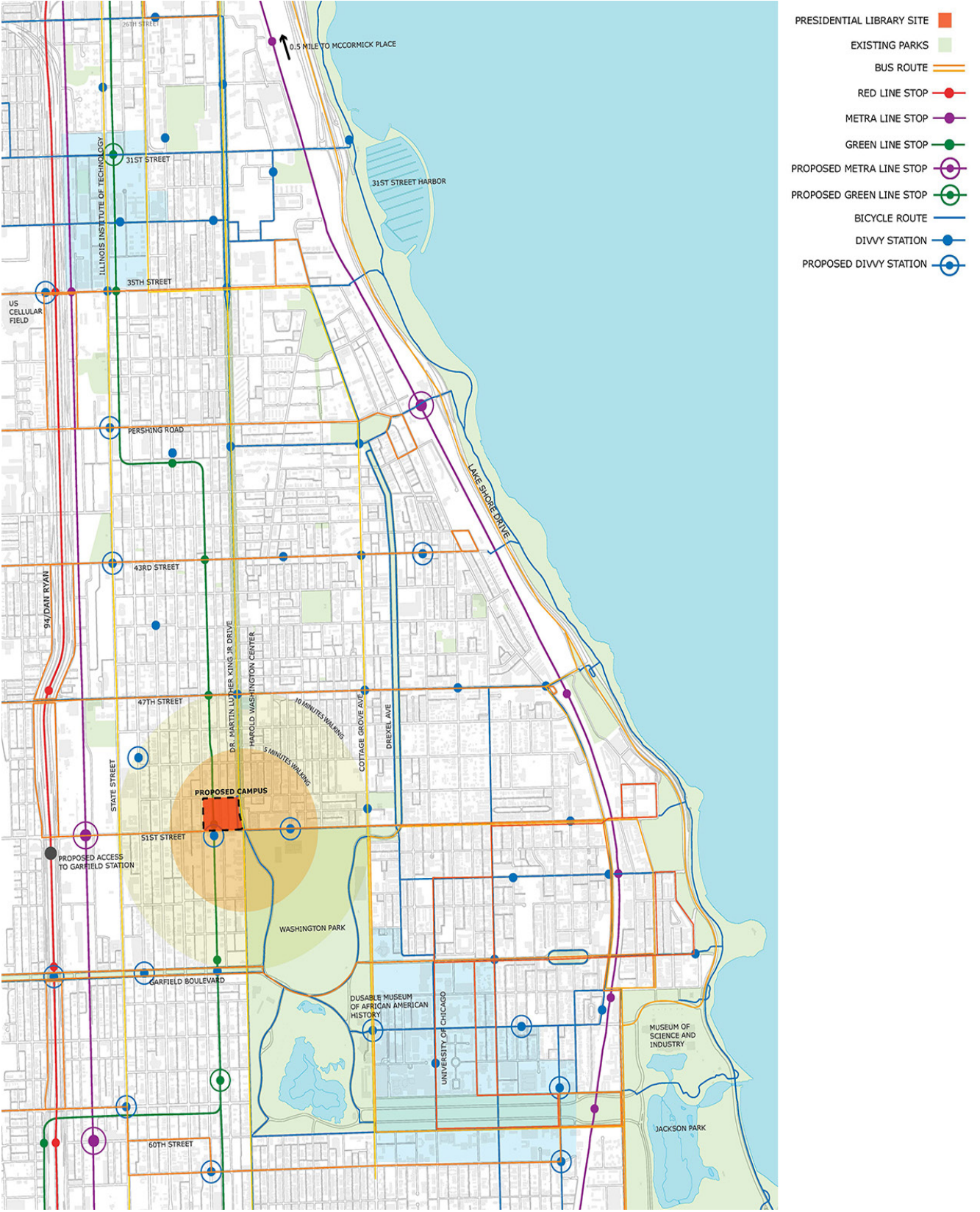
COPYRIGHT © GALENBY & BEERING, INC., 2004 "All Rights Reserved."

ORDERED BY: SHAWNE PARTNERS LLC	CHECKED: SHAWNE PARTNERS LLC	DATE: 10/1/14
ADDRESS:	GREINLEY & BIEDERMANN 506 E 1st St PLCS, Commercial Real Estate Partnerships and Services Local No. 36-05327 1404 N. 1st St. Tulsa, OK 74103-4002 Fax: (918) 254-1044, Fax: (918) 254-1044	PAID BY: 10/1/14
ORDER NO:	2014-19363-001	DATE: 10/1/14
		SALE: 10/1/14
		1 INCH = 10 FEET

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APPENDIX E - TRANSPORTATION MAP

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APPENDIX F - LONG-TERM COMMUNITY PLAN

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APPENDIX G - LETTERS OF SUPPORT



CONFIDENTIAL

The information contained within this Request for Qualifications (RFQ) is considered Confidential Information and is not to be disclosed to third parties. All recipients are advised not to contact or discuss the contents of this RFQ with The Barack Obama Presidential Library personnel other than as directed in the RFP.



dahmani partners