

Public Art Open Call to Artists for Expression of Interest

submissions due December 15th, 2022

800 Marine Drive North Vancouver

October 24th, 2022

CASCADIA
Green Development



Submitted by src Projects, North Vancouver
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Cascadia Green Development appreciates that we are on the traditional, ancestral and unceded territory of the **Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation**. We recognize and respect them as nations in this territory.

This call for public art supports the expression of the historic and contemporary art, creativity and ingenuity of these nations and their historic connection to the lands and waters around us since time immemorial.

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Introduction

800 Marine drive is located at the axis of the east west transit thoroughfare of Marine Drive and the north south access to Highway number One to the water front. As part of the return to residential living and pedestrian scale business, 800 Marine Dr. provides a high profile location in an active developing urban neighbourhood establishing itself along the Marine Drive transit corridor.

The public realm of hard and soft surface landscape remark the public realm from the street to the building. Srcprojects Projects has been asked to consult on producing an engaging and significant creative presence to enhance the pedestrian experience adjacent the building. This work can reflect and recall the evolution of the site and create a thought provoking visual experience for the public.

Artists are welcomed to explore this project to consider how their work can embellish the site while enriching the public realm.



Project Details

Location: 800 Marine Drive, the NW corner of Fell and Marine Drive

Project Address: 800 Marine Drive, North Vancouver, V7P 1R2

Total Built Area: 44,807 square feet

Public Art Budget: \$87,750

Project Team

Project Owner / Cascadia Green Development

252 Esplanade West
North Vancouver, BC V7M0E9
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Public Art Consultant

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Cascadia Green Development

Cascadia Green is a development company based in North Vancouver British Columbia committed to 'sustaining communities'.

From the first home founder Farzad Marzarel built, there has been a core value to inspire living that sustains the natural environment, encourages cultural diversity in an affordable, economically viable setting. Over a decade ago Farzad began by working with people he valued and respected to build a business 'community' one hand shake at a time, today many call this 'networking', we still call it respect.

Over the last tens years Cascadia Green's appreciation of the value of 'places that really do live', has shaped our culture, not only in the three aspects of sustainability but from understanding the essential elements of a neighbourhood. At Cascadia Green we believe the success of a community is measured by the foot, by the walkability of the neighbourhood. Making the pedestrian experience a priority encourages connection between neighbours while heightening awareness of the day to day life on the street, laneway or park. A community that cares for and about each other.

To ensure our core values are realized, Cascadia Green provides professional services at every stage of the development process from land acquisition, through design and construction to commissioning and property management.



Cascadia Green Development

Core Values

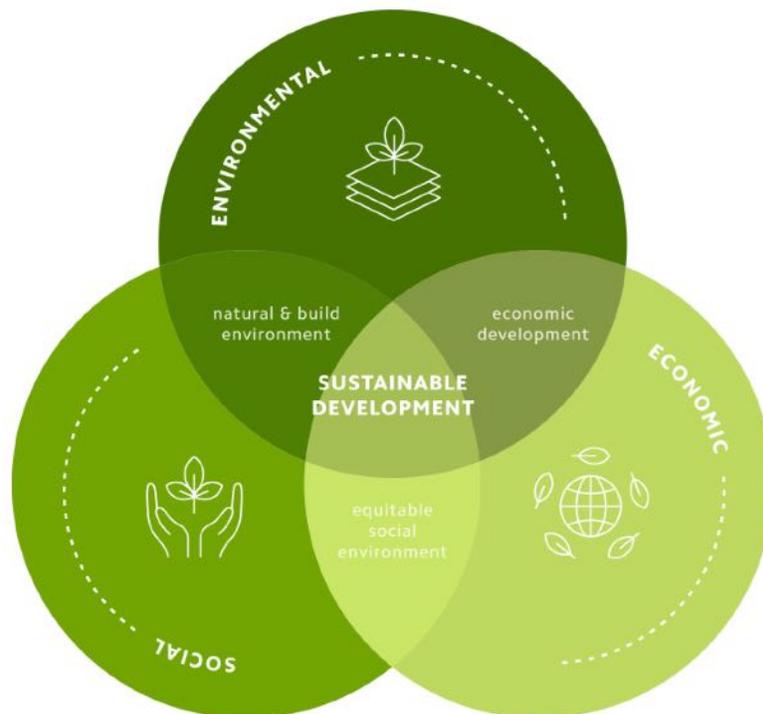
At Cascadia Green Development we strive to sustain communities, regardless of the size of the development. Our approach seeks to not only make livable housing, but to ensure our work fits into the style and culture of the neighbourhood.

In practical terms, the foundation of our commitment to sustainability rests on three elements.

Community, by respecting and working with the existing community our projects seek to enrich the neighbourhood to meet community needs

Environment, our use of innovative design strives to minimize impact on the natural environment

Prosperity, we believe that enriching peoples lives enriches all aspects of life. Our commitment to best business practices pushes us to respect all aspects of development from investments through to affordability



Project Context

Adjacent Land Use

West side, Cannabis Shop
East side, Furniture Store
North side, Thrift Store
South side Shopping Mall

Adjacent Land Use

- West side: Mixed-use Residential/commercial
- East side: Mixed-use Residential/commercial
- North side: Commercial - Townhouses
- South Side: Mixed - use- Commercial - Multi Family
- Neighbourhood Mobility

Evolution of the Neighbourhood

The Squamish Nation, Skwxwú7mesh Úxwumixw, have a significant presence in North Vancouver. Their territory includes the Burrard Inlet, English Bay, False Creek, and Howe Sound watersheds. The majority live on the North Shore of Vancouver in three communities in West Vancouver and North Vancouver and approximately 10 percent of our population living in communities along the Squamish River in Squamish, British Columbia.

The Squamish people's history spans many millennia of living and governing their territory. The oldest archaeological site in the territory of the Squamish People is 8,600 years old at Porteau Cove in the Howe Sound.



The modern era of Squamish Nation history started in 1923 when a majority of the Squamish People who were eligible voters at the time all voted to request the Federal Department of Indian Affairs amalgamate several different Indian Bands with Squamish People into a single entity called the Squamish Nation.

Squamish culture is born of the lands, waters, and people over generations. The Squamish Language is spoken today by dozens of Squamish People as a second-language. They continue to practice many of the traditions, customs, and ways of their ancestors to pass them onto future generations.

Since time out of mind the Tsleil-Waututh Nation, the “People of the Inlet,” have lived on the shores of Burrard Inlet (səlilwət). Before European contact they lived in seasonal villages, gathering and cultivating resources from the rich and varied flora and fauna of the



region. The Squamish Nation travelled to Burrard Inlet for hunting, fishing, and resource gathering. Other Indigenous groups, including the Musqueam and Sto:lo Nations, also travelled and lived in the Inlet on a seasonal basis.

The Mosquito Creek watershed runs 8Km from Mount Froome to Burrard inlet. The first use of pre-stressed concrete in Canada was used on the Mosquito Creek Bridge.

Marine Drive opened in 1915 growing from rural road, to residential, early trolley service and eventually major automobile sales lots.



The area is currently undergoing a return to mixed commercial/residential use on an active transit line.



Project Description



800 Marine Drive is sited at the Northwest Corner of Marine Drive and Fell Avenue, the cross roads for transiting the North Shore from Deep Cove to Horseshoe Bay and south to the harbour shore and north to the North Shore Mountains and the Trans Canada Highway.

The site is on the Fromme Mountain watershed one block from the recently restored Mosquito Creek.

The mixed low rise commercial/residential project is part of the residential revival of Marine Drive extending the recent mixed use developments on the east side of Mosquito Creek.

The ground floor comprises of retail, loading, parking and service uses. Level 2 comprises of offices and the commercial end of trip bike facilities of showers and lockers. Level 3 and 4 are dedicated for residential use, with 19 dwelling units in total and an outdoor amenity space on the top floor. The unit mix is a variety of studio, 2 and 3 bed units, with a total of 6 level 2 adaptable units.

Project Description (cont.)

The main entry for the residential lobby and commercial elevator is off Fell Avenue, with distinct entries, signage and canopy cover.

The massing is simple in form with strong emphasis on the southeast corner. The commercial floors maximise glazing, and the language is echoed on the southeast corner of the residential floors to tie the building design together.

Brick panel grounds and adds texture to the façade. Wood grain panels on the upper levels and at the lobby entry brings a softer and more residential material tone to an otherwise commercial aesthetic.

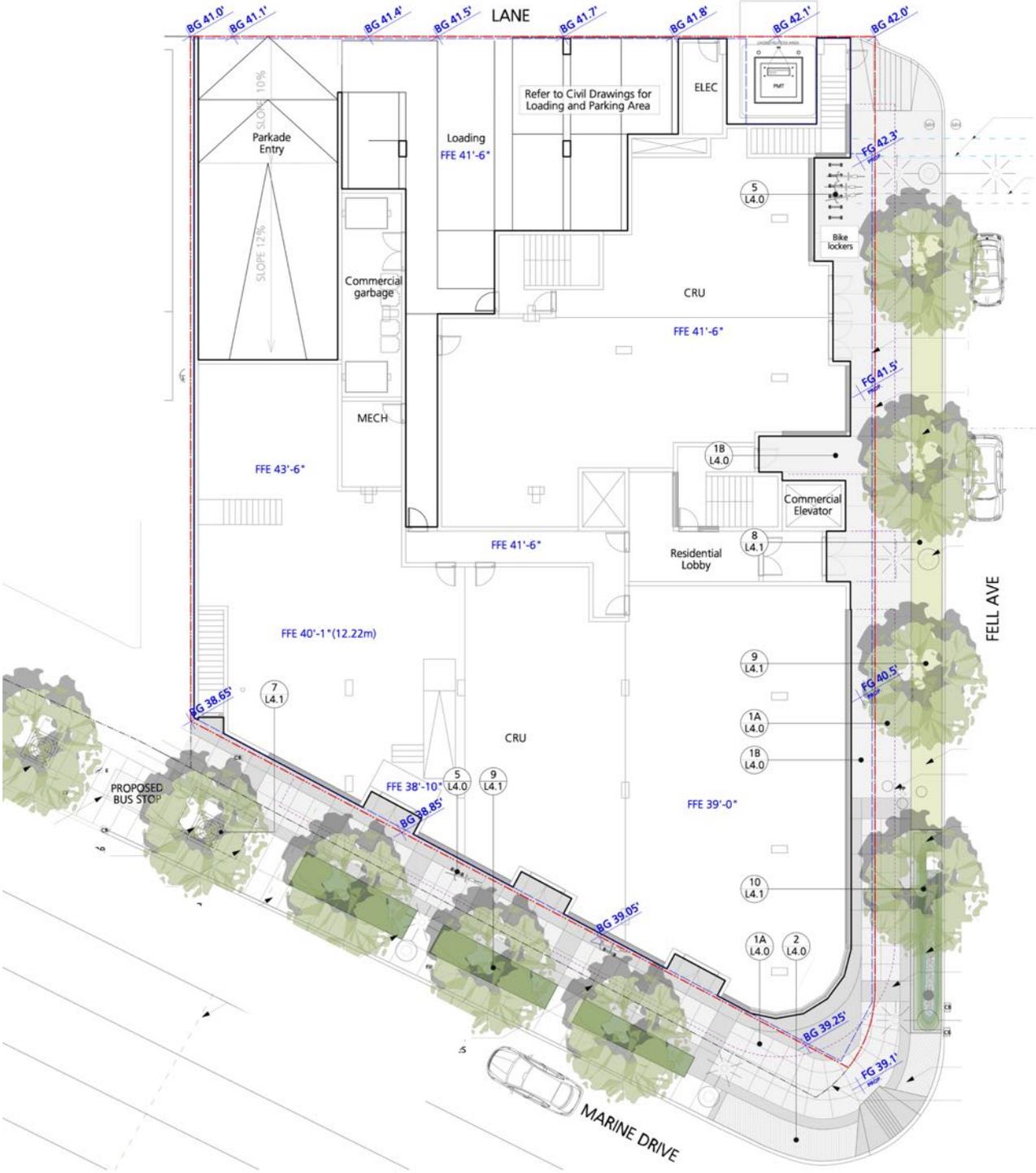
The level 3 and 4 setback from the west property line minimizes the impact of a zero lot-line blank wall, and proposes an activated elevation from the residential units and patios.

The landscape of the south and east side of the site has been carefully designed to enhance the public realm and adjacent sidewalks to the site.

Overall, the proposed building is a simple, contemporary massing that is consistent with a mixed-use commercial/residential usage and will blend harmoniously with the neighbourhood.

Landscape Plan

Ground level landscape includes a generous, 4m wide sidewalk along Marine Drive and a new 2.5m wide sidewalk on Fell Avenue. A 1.5m wide lawn boulevard with street trees is proposed along Fell Avenue with a rain garden to city standards at the southern end.



Public Realm

Marine Drive is a central transportation artery through North Vancouver, linking the Lion's Gate and the Iron Workers Memorial bridges.

The street scape is evolving from what was once a major automobile trade focus, including light industrial and commercial to mixed use commercial with and increased presence of residential units.

People,le are drawn to the neighbourhood because they can access a range of amenities and services through multiple modes of transit:

- the site is within walking distance of parks, cafes, shops, recreational facilities and community centres.
- A new express bus line along Marine Drive has improved transit connections across the city. Residence are able to walk to major food retailers and waterfront walkways, cycling and recreational activity.



400 Meter

- WalkScore is 87
- Supermarkets
- Medical Clinics
- Parks & Playgrounds
- Shopping Plazas
- Coffee shops and restaurants



400 Meter

- Major Street Painted Bike Lane – West 1st Street
- **800 Meter**
- Spirit Trail



325 – 400 Meter

- R2 – Rapid Bus - 6am – 1am, 7 days a week, runs every 8 minutes during peak times
- 231 – 249
- **25 Meter**
- Other transit services e.g. 236 – 240 – 241 - 255 – N24



5 Minutes Drive

- Trans Canada Highway 1
- Park Royal
- Lonsdale Quay

Art, Creativity and Ingenuity

Cascadia Green encourages the interweaving of art, innovation and exploration and discovery. Art that touches the senses in addition to visual, possibly through sound, touch and scent. Art that has a functional role in place making and cultural amenity is encouraged.

This programme encourages the exploration of integrated or functional art works in collaboration with the project design team such as solar gain mitigation on the south facade or rain water disbursement along the sidewalk.



Public Art Context

Public art has the ability to reflect and identify a geographic and cultural place. It has the ability to dig deep into the heart, perhaps soul and often history of a place and underscore a seemingly unknown cultural gem.

Artists can provide a perspective and clarity of appreciation for the unique aspects of a place that the current inhabitants may not be consciously aware. This kind of 'mining' for character can reach back and draw a history to the fore. A history that can be a joyous and devastating truth.

Through the interpretation of seemingly ephemeral elements the artist can coalesce notions into animate objects. Ideally these objects will engage the public from casual conversation to heated debate.

Whatever the work its roots will define its strength, should it come from a wellspring of awareness of the place that provides the context for the work, again, from joyous to tragic, the work can engage the public on an emotional level, even in the most cursory way, Art fulfills its role.

Public art can be seen as a fabric, fabric that seamlessly runs through the context to truly be 'of a place' and by doing so, strengthen the identity of that place.

800 Marine Drive affords the artist the opportunity to soften an evolving urban landscape. A landscaped that been hardened as a transit corridor and an active pedestrian thoroughfare.

Whether recalling the natural wonder of the 'place', encouraging the exploration and discovery of what once was or celebrating the new life in the area, the artist's role is to appreciate and reflect to define.

The building includes hard and soft opportunities to weave creative elements into built form or landscape. Opportunities to provide creative functional solutions to public engagement with built form.



Public Art Approach

The activity of the multi modal transit corridor encourages active engagement with public art. Works that can be experienced on three levels, from passive observation, through active engagement to gregarious participation.



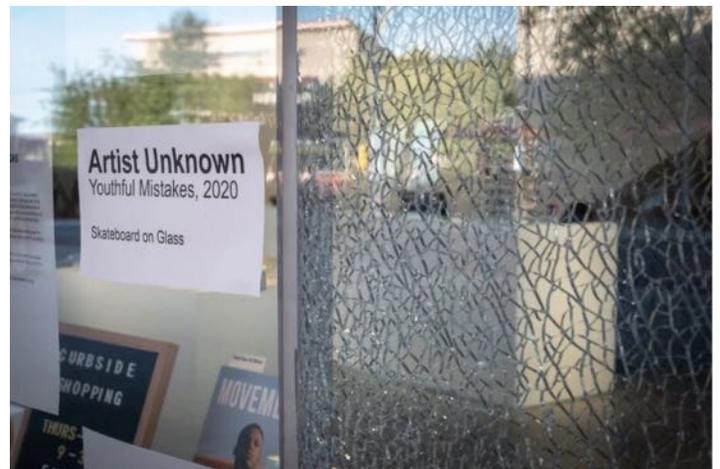
passive



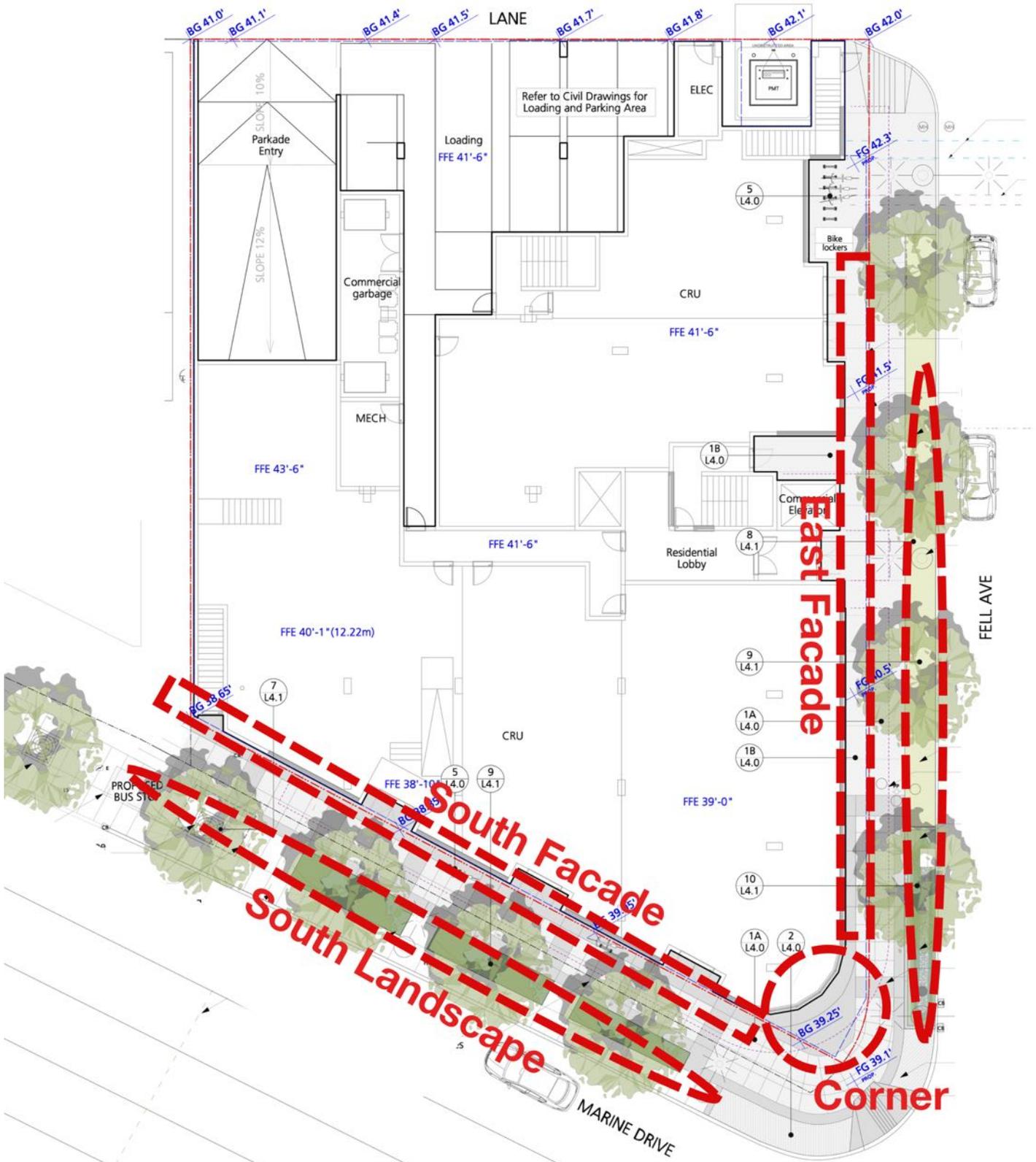
active



gregarious



Site Plan/Opportunities for Art



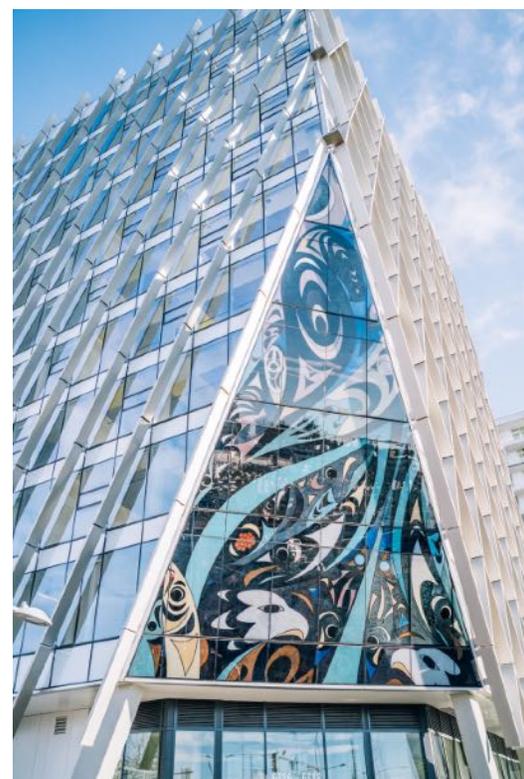
Opportunities for Art

South Facade



Opportunities for Art

NW Corner



Opportunities for Art

East Facade





Programme Schedule

Detailed Public Art Plan Submission

August 2022

Artist Expression of Interest

October 2022

Artist Submissions

December 2022

Initial Selection Panel Meeting - Review of Submissions

December 2022

Short Listed Artists' Invitation

January 2023

Artists Orientation Meeting

January 2023

Second Selection Panel Meeting - Artists' Presentation

March 2023

Final Artists Selection

March 2023

Artists' Contract

April 2023

Art Installation

2024



Public Art Process

Submissions Requisites

Preamble

Cascadia Green encourages the interweaving of art, creativity and innovation throughout the project. Art that engages the public, encouraging exploration and discovery. Art that touches the senses in addition to sight through sound, touch or scent. Art that has a functional role in place making and cultural amenity is encouraged.

Artist Selection Criteria

- quality of innovation and clarity of vision for the proposed work
- appreciation of the life of the public realm and the role of art and creativity to enrich the public experience
- demonstrated experience in engaging the public with art work(s)
- understanding and appreciation of the building and landscape and the role of art in placemaking
- experience in project co-ordination and collaboration working with a fixed budget, schedule and construction requirements
- a recognized international calibre of work
- artist and related team's ability to meet the project schedule

Call to Artists - Eligibility

Canadian professional artists or artists teams with proven public artwork experience are invited to respond to the Expression of Interest. At the completion of the call for submissions the selection committee will review all submissions and create a short list. Short listed artists will be invited to develop concepts for public artwork for the site. The selection committee will review concept submissions to recommend an artist or team to be awarded the commission.

Selection Process

The Public Art selection process will be undertaken by an Artist Selection Committee and will occur in two stages. The selection Panel will comprise, owner's representative, design team member, NV Public Art Advisory Committee member, arts professional (artist, curator, educator, etc.), local arts professional.

Stage 1 - Expression of Interest

In Phase 1, eligible artists (or teams) are welcome to submit an Expression of Interest (EOI) for consideration. The Artists Selection Panel will review all eligible submissions with the intention of short listing up to three artists to continue with the process.

Stage 2 - Short Listed Artists' Concept Proposals

Short listed artists will prepare a concept proposal for presentation to the Selection Panel and will receive a presentation fee of \$1000.00. As part of this phase, the artists will be provided with a project orientation to examine the project's opportunities and limitations. The short listed presentations will be reviewed and decisions based on eligibility and Public Art Objectives as outlined in this call.

NOTE: If there are no submissions that warrant further consideration, the Artist Selection Panel reserves the right not to award the commission.

Expression of Interest, Submission of Credentials

Artists interested in this project as an individual or team are required to submit the following:

- a letter of interest of no more than one page that explains the artists' interest in working on this project, this should not include an explanation of your proposal
- a current resume, if applying as a team, a resume of each artist is required
- Images of work, no more than ten digital images (jpeg) there's are to be provided under separate cover from the letter of interest and the resume(s)
- a numbered annotation for each image including title of the work, artist(s) name(s), medium, size, site and, if commissioned, project cost
- references, artists' submissions should include (where ever possible)two agencies/ organizations/companies who have commissioned the work and at least one professional reference (architect, landscape architect, planner, architect, artist, etc..)

Submission Details

All materials are to be digital files submitted via e-mail or PC compatible USB or CD to: srcprojects@telus.net, no later than 4:00 PM, December 15th, 2022.

Mailing Address:

David Youngson
Principal
src Projects
432 East 4th St.
North Vancouver, BC
V7L 1J5

E - mail submissions are to be sent to, srcprojects@telus.net, with the subject line, 800 Marine Drive, artist's last name as one Acrobat PDF file no larger than 5MB. Do not secure the PDF file as the images may be used for separate circulation.

CASCADIA

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