



**Bosa Development Corporation
Lynn Valley Town Centre Redevelopment
Request for Expressions of Interest &
Qualifications**

May 2015



INTRODUCTION

Bosa Development Corporation and the District of North Vancouver are seeking an artist team to create artwork associated with the development of a new neighbourhood (Lynn Valley Town Centre Redevelopment) located in the District of North Vancouver. Teams must be comprised of a minimum 2 artists per team.

Teams comprised of architects, landscape architects or other design professionals will not be considered.

This Request for Expressions of Interest and Qualifications has been prepared to solicit responses from artist teams experienced working with budgeting and collaboration with urban design teams.

This Request for Expressions of Interest and Qualifications does not require the preparation of a proposal. Bosa Development Corporation is not asking for concepts at this stage and those proponents who enter concepts or design submissions will have their entries returned and will not receive further consideration.

This is an open competition for artists residing in Canada. Mailed applications will be returned unopened

LOCATION

Lynn Valley is envisioned as a well-designed pedestrian, biking and transit oriented mixed-use centre in the heart of Lynn Valley that celebrates its natural and cultural setting and strong sense of community.

The Lynn Valley site is located within the Lynn Valley Town Centre and is designated “Commercial Residential Mixed Use Level 3” in the District’s Official Community Plan. This land use designation is intended to provide for medium to high density uses up to approximately 3.50 FSR in the District’s centres Development in both this designation may include residential or commercial uses or a mix of these uses.

The Town Centre core is currently characterized by retail malls, and the new Lynn Valley library and civic plaza. Heritage buildings and features, parks and view to local mountains reflect the cultural and natural history of Lynn Valley. There is an opportunity to revitalize the Town Centre into a more vibrant, pedestrian oriented, mixed-use density with housing choices and street level shopping along High Street. The main objective of the District of North Vancouver’s Developer Public Art Program is to create incentives for developers to contribute toward the creation and installation of public art and to address the OCP’s guidelines for development.

LYNN VALLEY

"Lynn Valley in North Vancouver, BC It's spectacular naturally!"

The District of North Vancouver is a community of 85,000 residents located across the Burrard Inlet from the city of Vancouver. It was originally centered on the timber and maritime industries, but transitioned from a resource town to a suburb following the advent of automobiles and the construction of the Lions Gate Bridge.

Thousands of years ago, when glaciers gradually moved off the North Shore Mountains, a crack in the ground likely led to the formation of Lynn Canyon. Over the last ten thousand years, Lynn Creek has eroded the rock at a rate of less than a centimetre a year, creating the canyon that we see today.

Home to the Tseil-watuth first nations people that called the Lynn Creek area Kwan-hull-cha, referring to a settlement in the area. When settlers moved to North Vancouver, they began to log the old growth forests as part of Vancouver's growing logging industry.

Lynn Valley's mountains feature stunning creeks and waterfall views and hiking trails through the temperate rainforest. The temperate rainforest is a relatively rare ecosystem that extends along the coast of Alaska and British Columbia down to northern California. Locals explore trails that are surrounded by second growth

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Western Red cedar, Douglas-fir, and Western Hemlock trees draped with moss. In the rainy months of the year, mist rises from the canyon and the creek rises dramatically. Look for spectacular waterfalls near the Lynn Canyon Suspension Bridge or Twin Falls.

In Lynn Valley, you're never far from trail networks that offer everything from a fifteen-minute stroll to a several-hour, challenging backcountry adventure. Residents continually utilize the many hiking, biking, and walking trails where the land and nature converge with residences.

There is a multitude of wildlife in the Lynn Canyon area. Black bears are found in areas such as Lynn Canyon Park. Although black bears are common in the Lynn Valley area many of the animals, especially the birds, will tend to migrate to different locations all around North Vancouver and can even be found as far west as Horseshoe Bay. Lynn Valley Park offers many animal-watching tours that provide an opportunity for tourists to witness animals such as voles, Douglas squirrels and birds of prey such as the Cooper's hawk. There are also larger animals that live in the area such as black bears, black-tailed deer and Roosevelt elk. Collectively, the park trails offer year-round seasonal discoveries, views of unique geological formations, flourishing wildlife, and occasional reminders of the pioneering community's early forestry and mining operations.

Annually the community bands together to host one of the most popular events on the North Shore, the Lynn

Valley Days weekend. It is a community event that has many north shore residents volunteering. With activities including a grand breakfast, parade, kids' rides, games, antique car show, food, live entertainment and more. The annual Lynn Valley Days festival is recognized by many residents of the North Shore and the North Shore Outlook Magazine as the "Best Neighbourhood Community Festival by far" and was voted the North Shore's "best festival in the North Shore News" Readers' Choice Awards. That same year, Lynn Valley was voted the best neighbourhood in which to live.

The same things that make a great festival make a great hometown. That's friendly people, an engaged citizenry, a commitment to our shared environment, and lots of volunteer help when it's needed. It's this passion that residents of Lynn Valley have that shows their love and pride for their community, as a place they can gladly call home.

BUILDING DESIGN

Building on the existing strong commercial core, the new development built with green design practices will provide much needed residential and commercial space for the community. The development will also contribute to park improvements and creating new open space for a more vibrant and complete community. Council approved the vision, Town Centre policies, land use map, and mobility network on June 27, 2011 for Lynn

Valley. The land use concept, network concept and policy directions of the Official Community Plan for Lynn Valley provide the building blocks for this work. The Plan includes detailed design guidelines, community amenities and development contributions; transit integration, servicing, infrastructure, rainwater management and phasing strategies for development over the next 20 years.

Bosa Development Corporation proposes to construct a mixed use commercial and residential development. The proposal is for 360 units, 37 one Bedroom units, 1 one bedroom + den, 87 two bedroom, 132 two bed + den, 36 three bedroom units and 27 three bed + den units.

Approximately 50,000 square feet of retail space. The addition of 3 new streets: Library Lane, Valley Centre Avenue (previously referred to as High Street), Conifer Street.

Exterior building materials are largely organic in appearance to reflect the mountainside surroundings including stone, heavy timber, architectural concrete, and glass. Accent colours are reflective of the natural setting will be used to create a more vibrant setting. The proposal is to be LEED Gold Equivalency with significant sustainable strategies. (REFER TO PAGE 12 FOR IMAGES OF BUILDING)

Two Public plazas are proposed. The first plaza is at the south-west (E.27th Street and Valley Centre Avenue) portion of the development site. The second will be to the north-west portion of the existing Valley Centre, not directly connected to the Development parcel (mid-point Valley Centre Avenue). These areas have the potential to be significant gathering places for Lynn Valley Town Centre. It is anticipated that these plazas will help to create a network of public spaces to help animate Lynn Valley Town Centre.

THEMES

The goal is to create a successful, pedestrian oriented, village centre featuring a diversity of stores, cafes, green streets, unique public plazas and places for people, as well as public art.

The overall theme for the landscape design, which transcends to the public art, explores the District of North Vancouver's contemporary setting in conjunction with its

geographical context within the North Shore Mountains. Three elements - history, geology, and water combine to form themes that will be expressed in the paving, feature plazas, site furnishings, and will provide a unifying, engaging and interactive language and narrative for the site.

The key objective is for artists to review Lynn Valley present day for their art, as per the history in this document. Water will only be a literal reference rather than actual water on the site.

The key objective is for artist teams to reference present day Lynn Valley through their art.

Possible themes:

- Forces of Nature (Land and Water)
- The Valley Wildlife
- Lynn Valley Living (then and now)
- Gifts of the Rainforest
- Contemporary Mountain Culture

ARTWORK LOCATIONS

Opportunity for two public art installation points:

- **Main Plaza (Red)**
- **Gateway (Blue)**

These plazas, as well as the entire site, provides an opportunity for artists to work as a team to interpret the themes into artwork that will unify the site.



DETAILED ART OPPORTUNITIES
BUDGET The entire budget is \$445, 800.00

The entire site is envisioned to be an artwork “palette” of integrated art, standalone iconic pieces and signature artwork

The three commissions offer inspiration and brilliance, serving as significant works of public art for the neighborhood and the District.

Integrated Art

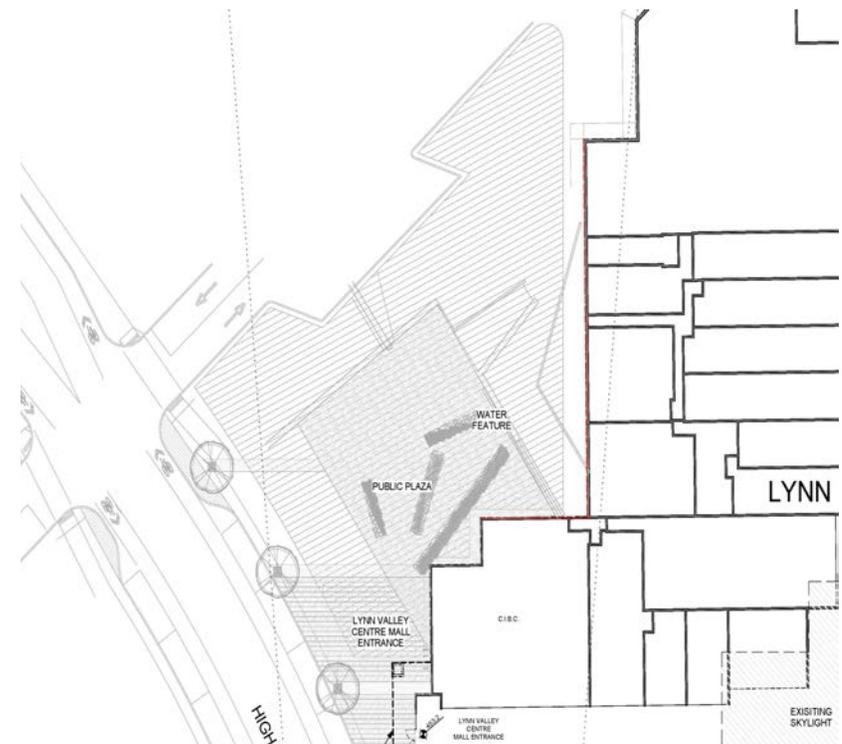
For the residential units that are accessible at the ground level off 27th Street and Library Lane and Conifer Street will have the same unifying public art elements as detailed for Valley Centre Avenue. Public beginning outside the fence gates of residential homes provides visual interest for both the public and the owners of the homes. Overall the plazas and the site will be characterized by public art, which will include street furniture (paving, benches, etc.) and act as unifying elements for the entire property.

Flexible Budget: \$ 98,800,00

The Main Plaza

Valley Centre Avenue (High Street) is the location for the Valley Centre Avenue Plaza. The plaza will be 14,000 sq. where we envision a signature, interactive art piece in the plaza. This artwork will be at the centre of the plaza and will become integral to the success of the entire site as a place for festivals, farmer’s market, and neighbourhood meeting place. In other words, this plaza at the northwest node for the Town Centre will be a focal point for the site.

The plaza will serve as a central gathering point for the Bosa Development Corporation



community, providing an open space for both informal and organized events.

Flexible Budget: \$200,000.00

Gateway

The gateway plaza at the south east corner of 27th Street and Valley Centre Avenue will also be a focal point for a smaller iconic standalone artwork. Because this plaza will be the main gateway to the commercial precinct it will also have unifying public art elements.

The gateway commissions use the themes as identified, relating to each other and all portions of the site.

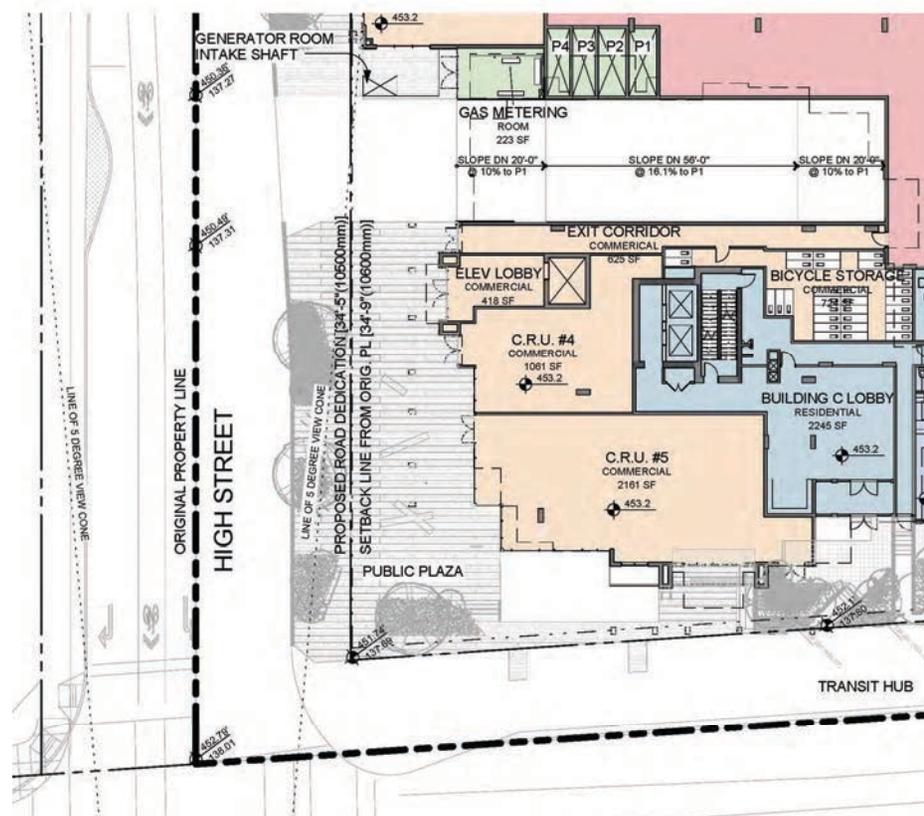
The gateway plaza will provide the following elements:

- Gives residents a sense of entry into the community;
- Smaller iconic standalone artwork;
- Unifying public art elements;
- Fits the overall themes of the project;

Team artists discuss approaches and content in order to work in synergy while maintaining distinctive voices and diversity of experiences.

Flexible Budget: \$ 150,000.00

DETAILED ART OPPORTUNITIES



VISION

The intention of the overall project is to develop an easily accessed and human-scaled artwork experience that will become a visible landmark for the residents of Lynn Valley, North Vancouver and visitors from afar. In support of the proposed vision for the public art for the Lynn Valley Town Centre is to enrich the experience of the public spaces within this development project through setting up a dynamic exchange between the public realm, contemporary art practice and the people working in the neighbouring buildings and those passing by on foot, bicycles, and in motor vehicles. Successful public art programs can help communities develop a sense pride, creating ownership for their public “places” and their neighbourhood.

ART REQUIREMENTS

The artist team must clearly demonstrate their ability and expertise to reference the Lynn Valley community.

Collaborating with the design team is imperative. The artists must be willing to work with, the owner, the design team and the District. Information in this Expression of Interest will be based on Lynn Valley culture and environment. Artists are encouraged to investigate these aspects of this community.

The success of the artwork will be defined by artwork that is interpretive, engaging and interesting and that goals are achieved by the art as place markers.

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Because much of the art audience will experience this artwork repeatedly over the course of working and living in this area, it will be important for new encounters with the artwork to build on previous ones currently in the District with the possibility of the meaning unfolding over time, space and repeated encounters. In this sense the art must provide the following conditions:

- Where possible integrate public art into the space in order to enhance the public place;
- Raise the awareness of public art;
- Visibility for pedestrians and motorists;
- Public art which is interactive and provides a sense of discovery;
- Enhances the project;
- High quality art which is sustainable is low maintenance;
- Achieve the full cooperation of municipal staff, engineers and design professionals in developing and implementing public art initiatives.

SELECTION PROCESS

This is a two stage process.

Stage One

Up to five Artist Teams will be selected on the basis of the following requirements:

- Artist team's previous experience working in the field of public art, including working with and interpreting communities

The artist team must highlight this component in their letter of interest:

1. How they will interpret the work;
2. How have they worked as a team previously;
3. What was each artist's role as part of the team;
4. Artistic excellence, imagination, and artistic merit of previous work;
5. Experience and ability to collaborate and work with the project team.

Stage Two - \$1,000.00 for Interview

Artists will be required to attend an interview. Shortlisted teams are to prepare a preliminary vision of what they propose for the site when they attend the interview. This may be in drawing format or PowerPoint. The selected team will be required to work with the design team to further their ideas and concepts. The selection panel will be looking for ideas that engages and activates the public realm within and around this development.

Artist teams will be signed to a Design Services Contract to begin working with the design Team. Once an accepted concept for the site has been approved, then the Fabrication & Installation contract will be signed.

SUBMISSION OF CREDENTIALS

Artist teams interested in this project must prepare and submit the following:

1. A Letter of Interest, no more than two pages in length that explains the artist teams particular interest to work on a collaborative project and who the lead contact will be.
2. A current resume for each artist.
3. Up to 10 digital images of past work for each artist. Each image must be labeled with artist's name and number to correspond to the annotated images list with artist's name and contact information, title off artwork, medium, date of artwork, dimensions, budget and the corresponding image number. Artists are encouraged to include a brief description of integrated artwork and design team collaborative work on installations:
4. Visual Documentation, File format – submit only quality JPGs minimum 150 dpi 6"x 9" (do not use GIFs, TIFFs or PowerPoint formats.
5. References: please list at least two commissioning agencies and one design professional (architect, landscape architect, engineer, graphic designer, etc.) who have an intimate knowledge of your work as team and

working methods. Include complete addresses and telephone numbers.

SELECTION PANEL

Bosa Development Corporation and the District Of North Vancouver to have appointed an artist selection panel to review application materials and select an artist team for the project. The selection panel will consist of 6 members and will be comprised of the following professionals:

1 – Member, North Vancouver Public Art Advisory Committee (NVPAAC)/District of North Vancouver

1 - Client Representative

2 - Members: Art Educator, Art Administrator, or Artist

1 - Project Landscape Architect

The Selection Panel reserves the right not to award the commission at the time of review

PROJECT SCHEDULE

May 8

June 19

July 8 - 15

September 14

September 30

Post the Call

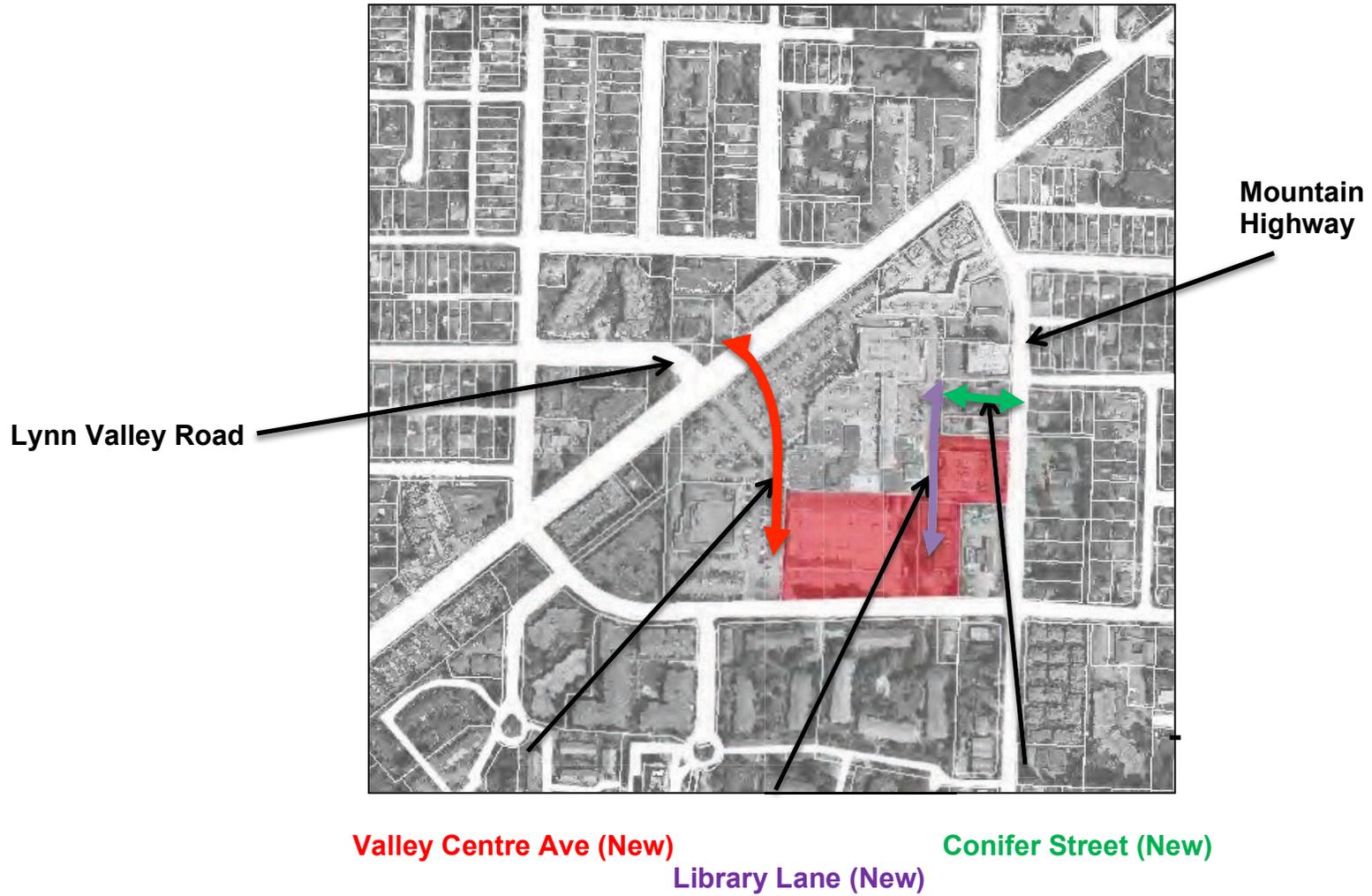
Artist Qualifications Due

Artist Shortlisting

Artist Interviews

Presentation to NVPAAC

All qualifications must be sent to Leesa Strimbicki at uam@telus.net. or 604.430.1467.



LYNN VALLEY TOWN CENTRE



Corner of Valley Centre Avenue and East 27th Street

By the 1990s, public art had evolved far beyond the lonely monument on an open plaza. Now public artists might design the entire plaza, create an event to alter the social dynamics of an urban environment, or help to reconstruct a neighborhood.

- ***Tom Finkelpearl***



Looking south on Library Lane



Corner of East 27th Street and Library Lane