

Request for Expressions of Interest & Statement of Qualifications

City of North Vancouver, British Columbia, Canada
2012



Call to Artists in British Columbia & Washington State



Request for Expressions of Interest & Statement of Qualifications

I. INTRODUCTION

Adera Development Corporation is seeking an artist or a team of artists to create artwork associated with the development of a new residential complex located in North Vancouver. This Request for Expressions and Call for Qualifications has been prepared to solicit responses from artists experienced with budgeting, fabrication and working with design teams.

This Call does not require the preparation of a proposal. Adera is NOT asking for concepts at this stage and those proponents who enter concepts or discuss them in their Letter of Interest will have their entries returned and will not receive further consideration.

This is an open competition for artists residing in British Columbia and Washington State. Proponents submitting from outside BC or Washington will not be considered and will have their entries returned.

II. CITY OF NORTH VANCOUVER

The City of North Vancouver's Community Vision is to be a vibrant, diverse and highly livable community that strives to balance the social, economic and environmental needs of our community locally. By addressing social, economic and environmental concerns as stated in this Vision, the City hopes to become a more "sustainable" community. The concept of "sustainability" is an important integrating

theme for the Community Plan. The City believes that mature communities require public amenities such as parks, pathways, benches and street landscaping which enhance the quality of the built environment. Public art should be added to these amenities not only because it invests a space with "placemaking" qualities and culture, but also because it has the capacity to interpret the historic, social, cultural and narrative nuances that may exist in a functional urban environment. Successful public art programs can help communities interpret their environment and develop a sense of pride and ownership for their public "places" and their neighbourhoods.

III. THE SITE

The site is located on the north side of Marine Drive, immediately east of Mosquito Creek. It falls in both sub-Areas 6 & 7 in the Marine Development Guidelines. 14th Street and the east property line align with the north-south/east-west grid of North Vancouver.

Historically, this area has been characterized by a narrow public right-of-way and automobile-dominated landscape. The previous design for the area focused on the efficient movement of vehicles to and from the adjacent auto-oriented businesses, as well as orienting storefronts toward parking lots immediately fronting Marine Drive. As a result, insignificant foot traffic has developed along Marine Drive.

"The Marine Drive community envisions a safe neigh-



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bourhood where current and future area residents enjoy appealing places to live, work, and play; a place defined by its creeks, parks and natural areas; a vibrant pedestrian/bicycle-friendly and diverse commercial centre; and a gateway to the city along a key transportation corridor.”

This vision is established in part by the following principles:

- enhance pedestrian/bicycle access:
- use public art, street treatments and other methods to celebrate the creeks where they cross Marine Drive.

IV. THE PROJECT

The project is a four-storey mixed-use building with commercial on the ground floor and three levels of residential, including some live-work, on the upper three floors. The density is 2.0 FSR. This project also includes 15,028 sf of gross commercial space, which is an increase of approximately 2,000 sf over the amount of the commercial space currently on site.

In response to the Development Guidelines, the first floor forms a strong commercial street wall along Marine Drive, with a generous courtyard in the middle providing privately accessible public space, as well as easy access to the commercial parking located just behind. This courtyard

A 10' wide pedestrian mews has been provided on the eastern edge of the property to provide easy walking and bike access from 14 Street to the new corner park at the western end of the 700 Marine Drive development. This mews has been provided with the expectation that any redevelopment of the property to the east would also add 10' to the mews.

The architecture is West Coast Modern with a warm nod to the natural materials found on the north shore: cedar siding, brick and wood-like Hardie paneling. A strong, vertical brick element provides a gatepost to the development from those arriving from the west. A similar element is found on the southeast portion of the building for those arriving in the other direction.

V. THE LANDSCAPE PLAN

In keeping with the Marine Drive Streetscape Guidelines, we have developed a public realm to the commercial face of the project, complete with featured paving patterns, street furniture and planting materials that are selected to provide continuity with adjacent developments, yet customized for this development. The two portions of the commercial building are bracketed by small urban plazas with granite-set paving, exposed aggregate bands, broom finish concrete with gridded score lines, and comfortably placed tables and seats so that the pedestrians can appreciate the of the building as they arrive from the east or the west.

The mid-block plaza is larger than the corner plazas and



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has tall columnar oak trees and a courtyard that extends below a canopy for rain protection. The centre of the plaza has a paving pattern which will be developed as a public art installation and will be quite spectacular with a pleasant-sounding water feature in the background. Tables and chairs and planter pots will be added to further animate the space. Planting along Marine Drive consists of street trees and small shrubs and ground cover selected from a requisite list of plant material to provide a consistent theme along Marine Drive. A 10 meter long rain garden along the west front boulevard breaks up the pattern of plants with a wet area that collects water from adjacent sidewalks. The west perimeter of the site is a continuation of the streetscape patterns and terminates in a small plaza at the northwest corner where pedestrians can sit and admire the views up Mosquito Creek and to the north shore mountains.

VI. HISTORY

During the last Ice Age, a glacier 1.5 miles thick covered the North Shore and extended over the Lower Mainland. As the glacier retreated, land below sea level rose. The ice melted and drained from the mountain valleys - Capilano, Mosquito, Lynn, and Seymour - cutting into the elevated seabed and creating the ravines and stream channels we see today.

FIRST NATIONS

10,000 years ago, the glaciers were gone. The land was colonized by plants and animals, and habitable to people.

Archeological sites near the Fraser River date back 9,000 years. Those on the North Shore date back 3,000 years, but older sites likely exist. First Nations people were living in several villages along the inlet now called Burrard Inlet, as well as around the bay now called English Bay, when the Spanish arrived to chart that part of the coastline in the summer of 1792. The British arrived to explore the coast that same summer. Some of the village areas remained occupied up to the present.

EUROPEAN EXPLORATION

Early European exploration (Spain, Britain, Russia) of the northwest coast was prompted by the search for a Northern Passage - a sea route north of North America connecting the Atlantic to the Pacific. While charting the coast, they also looked for sources of fish, furs, minerals, and sites suitable for harbours, trading posts and settlements. At that time, ships could only reach the west coast of North America by sailing around the southern tip of South America, or by sailing around the southern tip of Africa, then east across the Indian Ocean and the Pacific. In 1774, the first European to sight the Pacific northwest coastline was Captain Juan Perez (Spain) who found the entrance to Nootka Sound and the Queen Charlotte Islands. There was some dispute over who reached the coast first, but based on present historical information, the credit goes to Juan Perez.

Further information about the creek can be found at www.mosquitocreek.org/history.html



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VII. PROJECT OBJECTIVES

The City of North Vancouver policy is based on the principle that the best possible and most successful public art projects are those which are “integrated” into the fabric of the community.

The Mission Statement for the City of North Vancouver’ public art program is:

To celebrate and stimulate the cultural spirit of the community through the creation of public art.

The goals are to:

1. Advance the City of North Vancouver as an arts and cultural destination.
2. Maintain the Public Art Master Plan and ensure that it is revisited every five years.
3. Support a funding strategy that ensures that resources for creation and maintenance of public art are available.
4. Incorporate the ideas and work of various artistic disciplines (including visual, literary, performing) in the implementation of the public art policy.
5. Provide public art which provides a sense of discovery.
6. Public Art which enhances the project.
7. Provide high quality art which is sustainable.
8. Collaboration with the urban design team to enhance the site in a manner which celebrates the present and the past.



VIII. GOALS FOR THE ARTWORK

Artwork may be situated in the water feature as illustrated on page 10 and may be referenced in pavers, benches, tree grates, etc. Possible themes may be related to the creek, the geological information and/or the history of the Mosquito Creek Watershed.

It is intended that the artwork will be an iconic piece which will reference the site as a meeting place and as a dynamic work of art for the Marine Drive corridor.

Artist will be encourage to work with Adera in the development of the water feature which may encompass a wall and the pool.

Artists should keep in mind that if the artwork is a water feature that the water may be turned off in the winter months.

IX. SELECTION PROCESS

This project is a two stage process. In the first stage, up to five artists will be shortlisted on the basis of their experience working in collaboration with urban design teams and on the following criteria:

- artistic quality as presented in visual documentation of past work;
- proven ability to work within a proposed budget;

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- good communication skills and a desire and ability to work with other people; and
- availability.

Stage two will require shortlisted artists to attend an orientation meeting and to meet with the urban design team.

Up to five artists or artist teams will be shortlisted and will receive a fee of **\$ 1,000** (exclusive of HST) to prepare a proposal. Selected artists will enter into contract agreement with Adera Properties Inc.

X. PROJECT BUDGET

An art budget of **\$ 112,650.00** has been designated for this project.

The artist will be responsible for a General Public Liability insurance policy in the amount of five million dollars. Premium for this coverage will be assumed as the cost of doing business and a part of studio overhead.

XI. SUBMISSION OF CREDENTIALS

Artists interested in this project must prepare and submit the following:

1. A Letter of Interest, no more than one page in length, that explains the artist's particular interest to work on a collaborative project. **DO NOT EXPLAIN YOUR PROPOSAL.**

2. A current resume.
3. In Hard Copy 15 digital images of the artist's work in a JPEG format. Submit the slides separately. **DO NOT EMBED IN WRITTEN TEXT.**
4. A numbered image list with the artist's name and a brief description of each image stating its title, date, medium, size, location and, if a commissioned project, the commission contract cost.

Artists applying as a team may submit twenty images of each artist's work.

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 and working methods. Include complete addresses and telephone numbers.

Submissions may be sent electronically to UAM @telus.net

XII. SELECTION PANEL

An artist selection panel has been appointed by Adera Properties Inc. and the City to review application materials and select an artist or artist team for the project. The selection panel is comprised of the following professionals:

- 2 members - Art Educators, Art Administrator or Artist Project Landscape Architect
Client Representative



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Member of the Public Art Advisory Committee

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

IX. PROJECT SCHEDULE

- June 11 The Call is posted.
- July 13 All submittal materials must be received by 2:00 pm.
- July 20 All submittal materials will be reviewed by the Selection Panel. Up to five artists will be shortlisted.
- Sept. 14 Proposal Presentation

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

Please review Call at
www.urbanartmanagement.com

For further information please call 604.430.1467



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Site Context



NORTH AERIAL VIEW



EAST AERIAL VIEW



SOUTH AERIAL VIEW

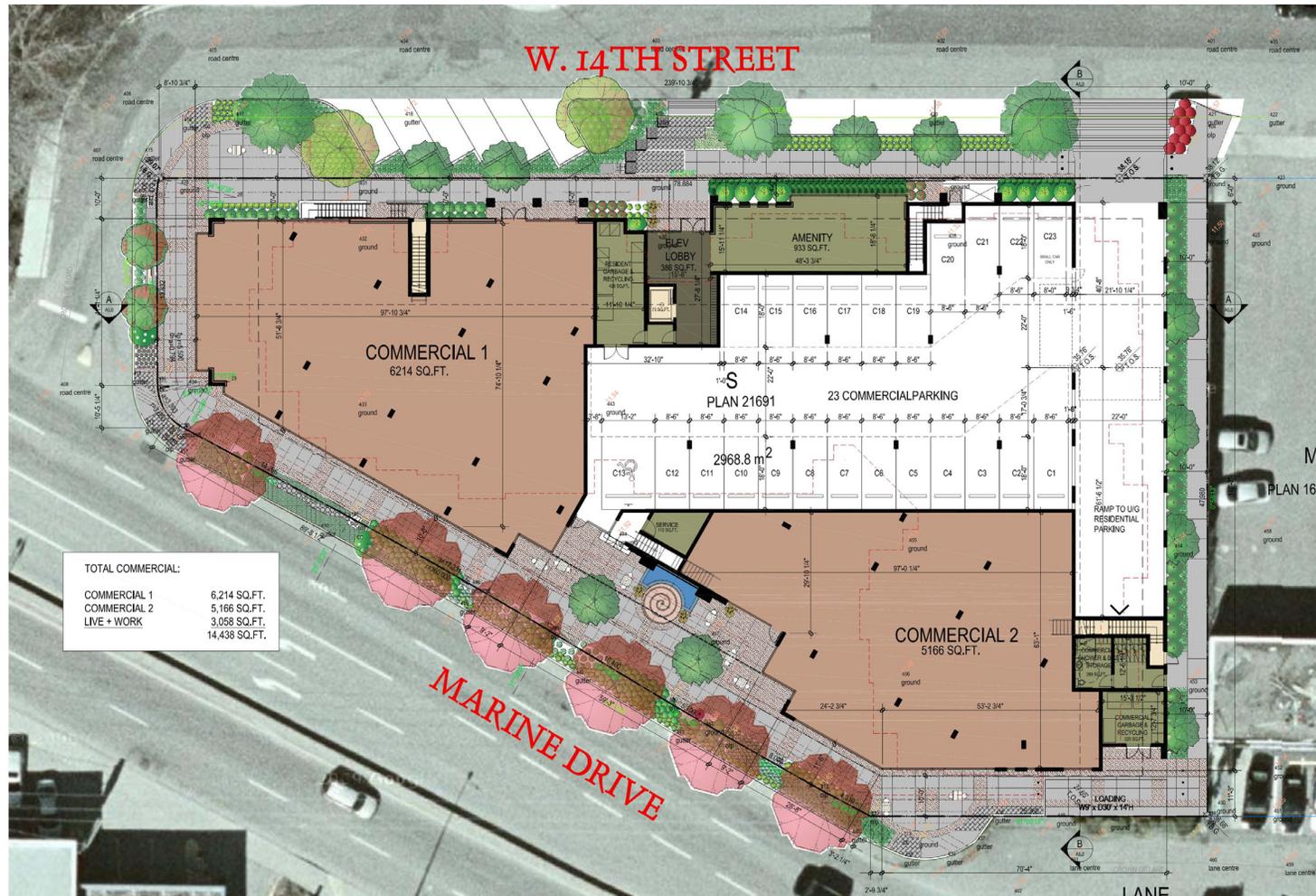


WEST AERIAL VIEW

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Landscape Plan

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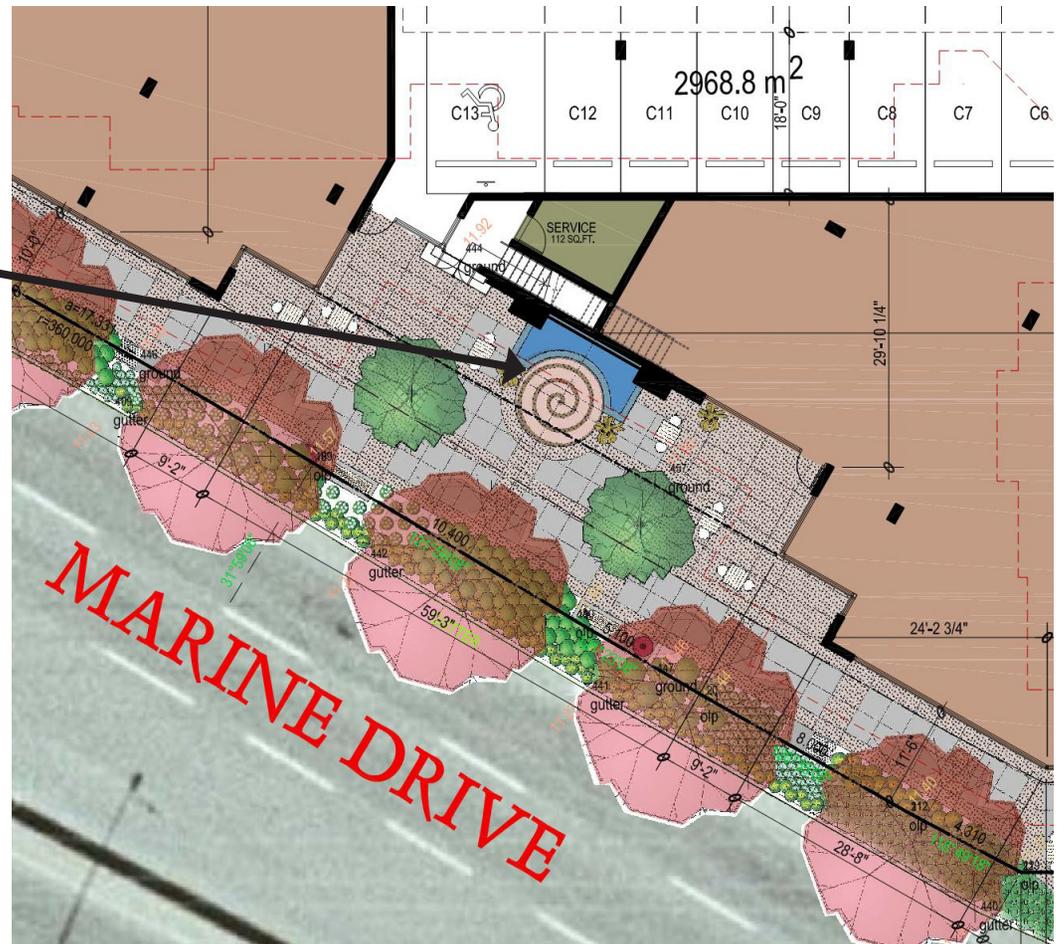
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Location for
Artwork



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10.