

Request for Expressions of Interest & Statement of Qualifications



Open Competition
MARCON LYNN VALLEY HOMES LTD.
April, 2014

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*Call to Artists
Marcon Lynn Valley Homes Ltd.*

I. INTRODUCTION

Marcon Lynn Valley Homes Ltd. (MLVH) is seeking an artist or a team of artists to create artwork associated with the development of a new residential complex and redevelopment of Lynn Valley United Church. This Request for Expressions and Statement of 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. MLVH 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.

II. DISTRICT OF NORTH VANCOUVER

The District 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 District hopes to become a more "sustainable" community. The concept of "sustainability" is an important integrating theme for the Community Plan.

The Goal, Objectives and Benefits of the District's Policy are as follows:

- include private sector developments in the enhancement of the community through installation of public art.

Objectives

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.

Benefits

Benefits to the development provides an impetus and flexible framework for integrating high quality public art works on or near private developments. Benefits may reveal some aspect of the social, historical, physical or commercial context of the site, will add to the attractiveness and value of the site, presenting a positive image to potential clients and investors. Further benefits are that art revitalizes the urban landscape of the community, links private and public spaces creating harmonious, accessible, people friendly places in the municipality and offers an opportunity for **ARTISTS TO CONTRIBUTE TO THE SHAPE AND FEEL OF THE COMMUNITY.**



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III. THE DEVELOPMENT

In 2007, a long term planning process was initiated by reviewing current facility costs and shifts in culture and community needs. It was concluded that the church needed to transform and reimagine the church in order to better serve the congregation and the Lynn Valley community. The work determined that the current church building is inefficient and Lynn Valley Church was looking for Partners to help them achieve their vision. These conversations and the review process led the church to partner with a well known local developer, Marcon Developments Ltd., to help them achieve their vision.

Working with Marcon and well-respected Rositch Hemphill Architects, a conceptual design was developed to achieve their vision. The redevelopment's centerpiece will be a modern, multi-purpose church facility that will house the congregation while accommodating new community services, activities and events. The new church building will share land with a four-storey, multi-family residential building located on the north and west sides of the property.

The condominium building will fit well into the existing neighbourhood, support the District of North Vancouver's planning objectives for the area, and provide the church with a revenue stream to support their mission, community programs and services. The proposal also supports the

District of North Vancouver's new Official Community Plan, which recognizes the property's public service values.

The site is a block north of Lynn Valley Town Centre. Surrounding the site are civic and school, residential and mixed residential/ commercial uses, and Hastings Creek. The property is currently zoned PA or Public Assembly. New zoning will retain Public Assembly use and add residential.

IV. LYNN VALLEY

Lynn Valley has been designated as the District's Municipal Town Centre with a mix of residential, commercial, employment, recreation and civic uses and a pedestrian and transit orientation, all within a well designed and vibrant milieu. Although the Church is not within the Lynn Valley Town Centre, the site is directly adjacent and can help to support the OCP objectives.

The General Objectives of the OCP are as follows.

1. To create a vibrant Town Centre that offers a diversity of uses to bring people closer to services, focuses higher density in a pedestrian oriented core and includes a network of streets for efficient multi-modal movements in and around the Town Centre.
2. To establish a system of interconnected public open spaces for social interaction, passive recreation and op-



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portunities to enjoy the natural setting and local views.

3. To plan for a community of all ages by providing a diversity of housing choice and providing community and recreational services to match population needs.
4. To encourage high quality and innovative urban design and architecture to create functionality through active and engaging streets and liveable spaces.
5. To ensure that redevelopment responds to local climate, context and views as well as establishes a strong visual and cultural identity for the Town Centre with reference to the local history, landmarks, forested slopes and landscapes.

Public Art can address these goals as outlined in the District's OCP, and help to create a meaningful development associated with the Lynn Valley United Church.

V. HISTORY

"Lynn Valley" or "Lynn Creek" (as the 1906 Post office was termed) was popularly referred to as "Shaketown" because of its collection of cedar-shake buildings and its export of both cedar shakes and the 56 inch long cedar shingle bolts to roof and clad the homes in Vancouver

THE FROMME BLOCK

Built in 1912 by Julius Martin Fromme as one of the first commercial centres with ground floor stores and residential suites above. J.M. Fromme built the first real house in Lynn Valley (1466 Ross Rd.) and became owner of the Lynn Valley Lumber Co. when the McNairs decided to dismantle their mills.

Soon afterwards he subdivided his land grant for building lots and so provided housing for his employees (now Lynn Centre). Fromme was an employer who believed in supporting his workers and his company built structures for workers and their families, for education and for their faith, creating a community. Later he gave part of his orchard for the Presbyterian Church (now Maple Leaf Garden Centre).

Of course, Lynn Valley is not located on Lynn Creek but on Hastings Creek which was essential to its industrial development at that time as the upper and lower mills worked night and day to satisfy the demand for lumber.

The roots of Lynn Valley United Church have always been about family; the church itself was founded by the Fromme family at the turn of the century, and members of this founding family continue to worship here.

Throughout the past century, faith and community leaders have supported, contributed to and been part of

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the changes in Lynn Valley. Since building the current church facility in 1959, the Lynn Valley United Church has changed and moved with the times, serving families and community groups and offering leadership in this community.

Hastings Creek, a small urban stream that is one of the six tributaries of Lynn Creek, is considered to be one of the most important small fish-bearing streams in North Vancouver, Hastings Creek originates on the east slope of Grouse Mountain, and flows through Princess Park, Hunter Park, the Lynn Valley commercial area, and various residential areas until it joins Lynn Creek in the Arbour Lynn area. The main tributary is Thames Creek. Smaller tributaries include: Dunell, Dyer, Coleman, Pierson and Hoskins Creeks and unnamed tributaries. Before the mid-1800's Hastings Creek and its numerous tributaries made up the prime



spawning area for most of the Lynn's migratory runs of cutthroat, steelhead, coho and chinook salmon. In the early days, this creek contained excellent spawning and rearing habitat for salmon and trout, and had strong coho runs. Today, you can walk this forest trail, forgetting you're

only minutes from civilization, enjoying the rushing creek, boardwalks and wooded stairways.

VI. CHURCH DETAILS

The church is sited in a prominent location at the corner of Mountain Highway and Harold Road. The corner of this intersection will be redesigned to accommodate an expanded plaza area and seating. A wood, metal, and glass colonnade leads from the corner to the main entrance of the church in the middle of the building on Harold Road. Another entrance, further to the west, provides access to the multi-purpose rooms. The architecture is contemporary and classic. It is intended to last for decades. The vertical fin at the southeast corner of the building will be a feature element, a way of identifying the importance of the building and showing that it is a special use.

VII. APARTMENT DETAILS

The apartment building juggles two important components: creating a definable "front door" on Mountain Highway, and being a good neighbour to both the church and the condominium development to the north. It is set back from the north property line and incorporates a courtyard which separates it from the church. The materials are pleasing: stone, Hardie siding, warm cedar soffits and large windows to let in lots of natural light.

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VII. THEMES FOR PUBLIC ART

THE most obvious theme for this site is the sense of community. However, there are other themes that may also be relevant and may be a focus for the art.

These are:

- Mountain backdrop;
- Forest;
- Streams;
- Rich heritage;
- Harmony with nature.

Given the location for the art, we would like to let the artist decide which is the best theme to work with.

VIII. ARTWORK

There are two possibilities associated with the artwork for this project (see pages 10 & 11)).

1. The artist may choose to enhance the bridge across Hastings Creek (railings, entrance, etc.). The budget for the Bridge is \$ 39,000.
- 2 The artist may wish to work on Mountain Highway Plaza. The budget for this project is \$100,650. Artists may apply for one or both projects.

IX. SELECTION PROCESS

This project is a four stage process.

Stage 1. In the first stage, up to three artists who have submitted for the bridge project will be shortlisted on the basis of their experience working in collaboration with urban design teams.

Stage 2. This will require shortlisted artists to attend an interview.

Stage 3. In the third stage up to 3 artists will be shortlisted for the plaza or the plaza & bridge project.

Stage 4. Stage four will require shortlisted artists to attend an orientation meeting and to meet with the urban design team.

Artists for both projects will be judged on the following:

- artistic quality as presented in visual documentation of past work;
- proven ability to work within a proposed budget;
- good communication skills and a desire and ability to work with other people; and
- availability.



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Artists submitting for the bridge will be paid an interview fee of \$100.00.

Artists submitting for both projects will be paid \$750.00 preparation of a proposal.

Artists 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.

X. 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. 15 digital images of the artist's work in a JPEG format. Submit the slides separately. Slides must be sent 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.

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.

Ensure that your phone number and name are at the top of the page. **DO NOT SEND EMAIL ADDRESS AS YOUR PHONE NUMBER.**

Please ensure that you state in your email which project you are applying for.

XI. SELECTION PANEL

An artist selection panel has been appointed by Marcon and the District 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

May 23

All submittal materials will be reviewed by the Selection Panel.

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

July 4

Proposal Presentation

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

For further information please call Leesa Strimbicki at 604.430.1467

XII. PROJECT SCHEDULE

April 15 The Call is posted.

May 12 All submittal materials must be received by 2:00 pm.



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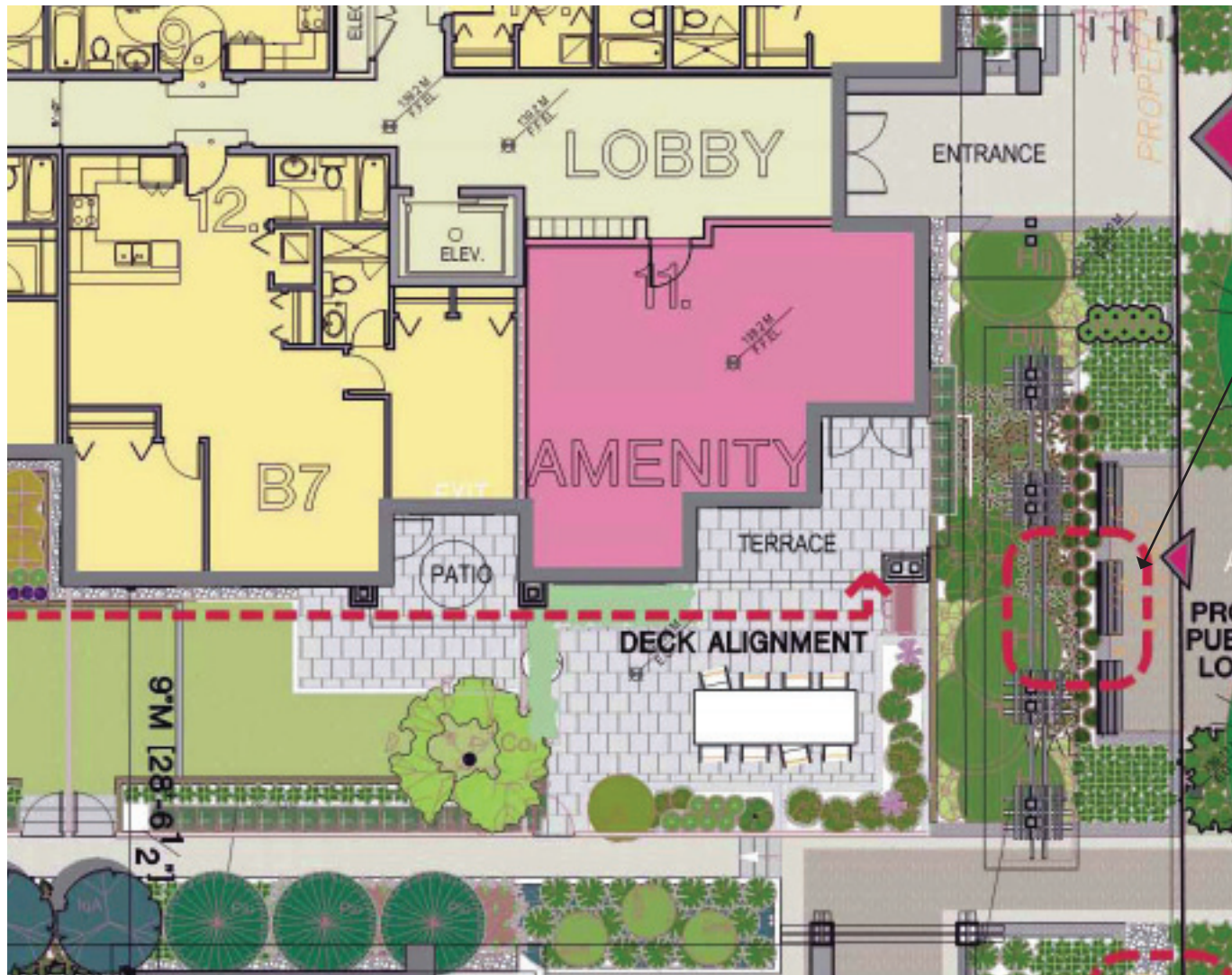
Request for Expressions of Interest & Statement of Qualifications -Landscape Plan

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Request for Expressions of Interest & Statement of Qualifications - Artwork Location

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Artwork Location:

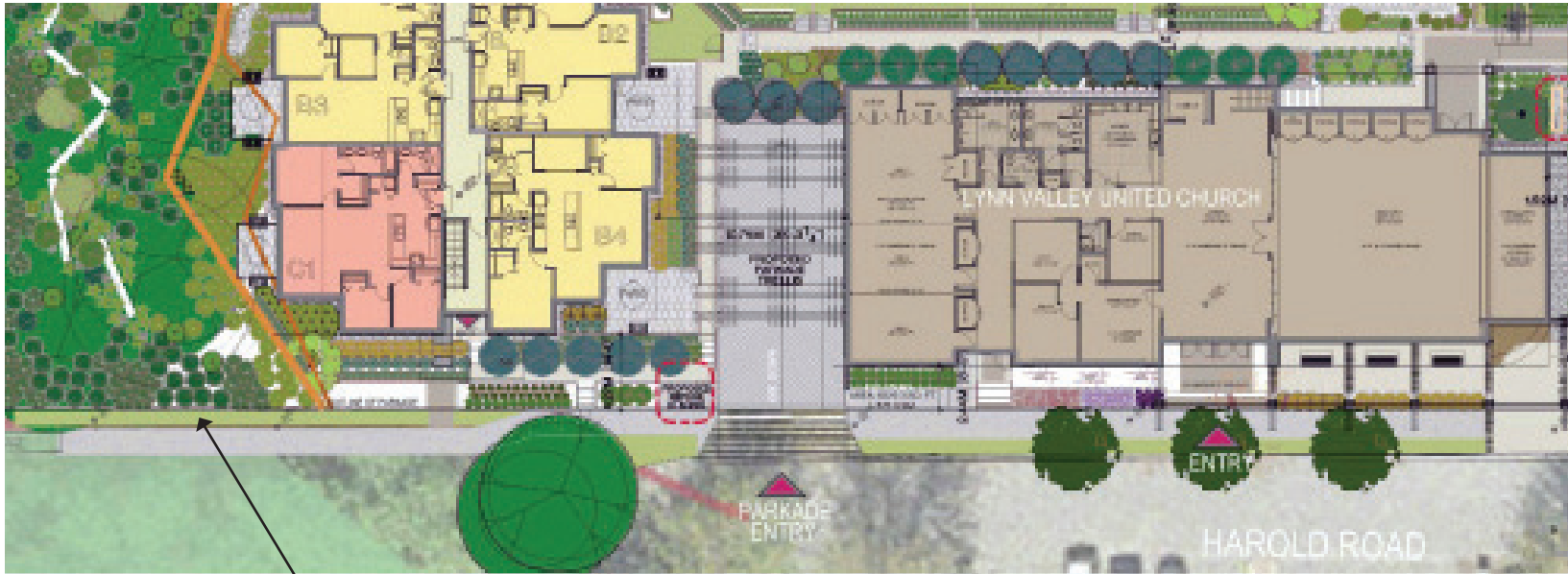
Options:

- Paving
- Site furniture
- Lighting
- References to Church
- Trellis



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Request for Expressions of Interest & Statement of Qualifications - Bridge Location



Bridge Location:

- Options:
- Railings
 - Entrance

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North Sanctuary Exit

Corner of Mountain
Highway + Harold Road



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