

Request for Expressions of
Interest & Call for Qualifications
Maplewood Townhomes
433 Seymour River Place



Open Competition to Artists
Anthem Properties
July 2014

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I. INTRODUCTION

Anthem Properties 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 of Interest 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. Anthem 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 their community.



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III. THE SITE

Maplewood Townhomes are located on a 1.17 acre site in the Maplewood Village Center of the District of North Vancouver immediately northeast of Maplewood Farms.

In the immediate neighbourhood there are existing single family homes ranging in age from 5-50 years, with rental buildings and the former Maplewood Elementary school.

Mt. Seymour Parkway is just north of the site, and Dollarton Way is approximately 2 km to the south. The project has easy access to Second Narrows Bridge and the Phibbs Bus Exchange.

IV. HISTORY

Maplewood Village is a unique place in the District given it's proximity to the waterfront, its industrial neighbours and diverse housing. The area is endowed with an outstanding natural environment and open space network.

Development in Maplewood dates back to the 1920's, originally with waterfront sawmills that evolved to other port related industries including ship building, chemical plants and lumber export.

Maplewood Farm is a significant attraction in the Village. In the early 1900's Mr. Akiyo Kogo first discovered this

idyllic little spot nestled at the foot of Mount Seymour on the banks of the Seymour River. He could not have known then that this land would be the last remaining farm on Vancouver's North Shore. During the twenties, the farm developed into a thriving dairy, delivering fresh milk and cream to customers from Deep Cove to Lonsdale for almost three decades.

By 1970, agriculture had all but disappeared from North Vancouver but luckily the farm land came under the protection of the District Parks Department, being preserved for future generations to enjoy a truly rural experience in our ever expanding urban area.

Officially opened to the public in 1975, and now home to over 200 domestic animals and birds, Maplewood Farm strives to provide a unique experience, incorporating enjoyment, education and a recollection of the rural heritage of this pastoral 5 acre setting.

V. THE PROJECT

The proposed development by Anthem Properties offers diverse and affordable housing choices for people of different ages, incomes and family size in order to help maintain and enhance the current diverse and vibrant community feel. The design of the project as a 3 level stacked townhome style of development allows for a variety of floor plans and home sizes as well as a strong



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level of architecture as the parking is all contained in the underground structured parkade.

The development also respects the natural environment which is so prominent in this neighborhood through design to maintain significant existing trees, enhancement of the nearby Maplewood Creek, and accommodating the high water table by raising the parkade outside of the high water table and retention and enhancement of the riparian area at the northwest corner of the site.

Overall, there are 5 building blocks arranged in a north to south linear pattern with units fronting Seymour River Place, and others onto the internal private courtyard, accessible only to residents. This stacked design offers reasonable density while maintaining front door entry for all homes and avoids apartment style living with entries from interior common hallways.

All buildings provide a 2.5 to 3 storey expression which reduces the massing to a more pedestrian scale and humanizes the building elevations. The entire courtyard is landscaped and careful attention has been paid to maintain an organic feel to the area.

Development will reflect the streetscape character of the neighborhood in which it is located and the proposed architecture and character is appropriate and fitting in

context for the current and proposed direction of growth for this community.

The architecture is characterized as “north shore craftsmen” and utilizes design techniques which will help blend into the existing neighbourhood while details such as differentiated materials and articulation between units will help to increase the independent look and feel of the homes. Ground oriented units have been included as part of the development; several of these are adaptable as well.

Upgraded cladding materials will include hardi-plank and shakes as well as quality, long life fiberglass roofing shingles, and masonry components.

VI. VISION FOR PUBLIC ART

The development respects the natural environment which is so prominent in this neighborhood through site planning, retention of significant existing trees, enhancement of the nearby Maplewood Creek, and accommodating the high water table by raising the parkade outside of the high water table.

The natural environment becomes the focus for the art program. The artwork experiences will reveal the complex (and often hidden) ecological innovations of the site, encouraging participation and understanding.

The artwork supports the social sustainability goals of the

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project through discrete pieces that create positive reasons to come together. The public art commission supports economic sustainability goals through good choices of materials and an understanding of long-term stewardship.

The art program incorporates diverse ways of working and seeing: artists on design teams, integrated artworks, signature works of art. The art program reflects the dynamism of the neighborhood through a commissioning process.

VII. GUIDING PRINCIPLES

The principles and objectives for the site similarly apply to the art program

1. Interaction – suggests that the art has to do with the ritual of people engaging in discussion or just meeting friends. The art helps to develop “places” which have significance for people, such as the post office, corner store, outdoor market, community park.....

places that have become so essential to the lives of the residents through use or symbolism that the community identifies with these places. The art then becomes the basis for community identity & interaction.

2. Design Excellence – The project clearly demonstrates strong architecture which is relevant to the neighbourhood and sensitive to existing, surrounding

uses. As such, the artwork will be relevant to the community and will assist in further creating design excellence for the site.

3. Good Neighbours – By maintaining significant trees, and improving the Maplewood Creek Riparian Area, as well as providing significant public art, the project improves the community considerably and offers existing residents an enhanced neighbourhood.

4. Placemaking – Through architecture and public art the development will offer a strong addition to the neighbourhood and establish an identity of its own.

VIII. GOALS & THEMES FOR THE ARTWORK

We envision that there are a number of goals that the artwork should address. The waterfront, its industrial neighbours and the outstanding natural environment which is so prominent in this neighborhood through maintaining significant existing trees, and enhancement of the nearby Maplewood Creek.

Artists are encouraged to explore west coast themes such as water, trees, wood, mountains, etc.

Anthem has suggested that there are two prominent locations for the artwork. One location would be the main courtyard gates between the street facing buildings. The second would be at sidewalk level flanking the entry stairs

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to the main gate in front of the retaining wall for planting.

IX. SELECTION PROCESS

This 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;
- 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 \$ 500.00 (exclusive of GST) to prepare a proposal. Selected artists will enter into contract agreement with Anthem.

X. PROJECT BUDGET

An art budget of \$ 43,200 has been designated for this project.

The artist will be responsible for a General Public Liability insurance policy in the amount of two 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.



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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 Anthem Properties 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
- Member of the Public Art Advisory Committee

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

XIII. PROJECT SCHEDULE

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| June 30 | The Call is posted. |
| July 24 | All submittal materials must be received by 2:00 pm. |
| July 31 | All submittal materials will be reviewed by the Selection Panel. Up to five artists will be shortlisted. |
| Sept. 4 | Proposal Presentation |

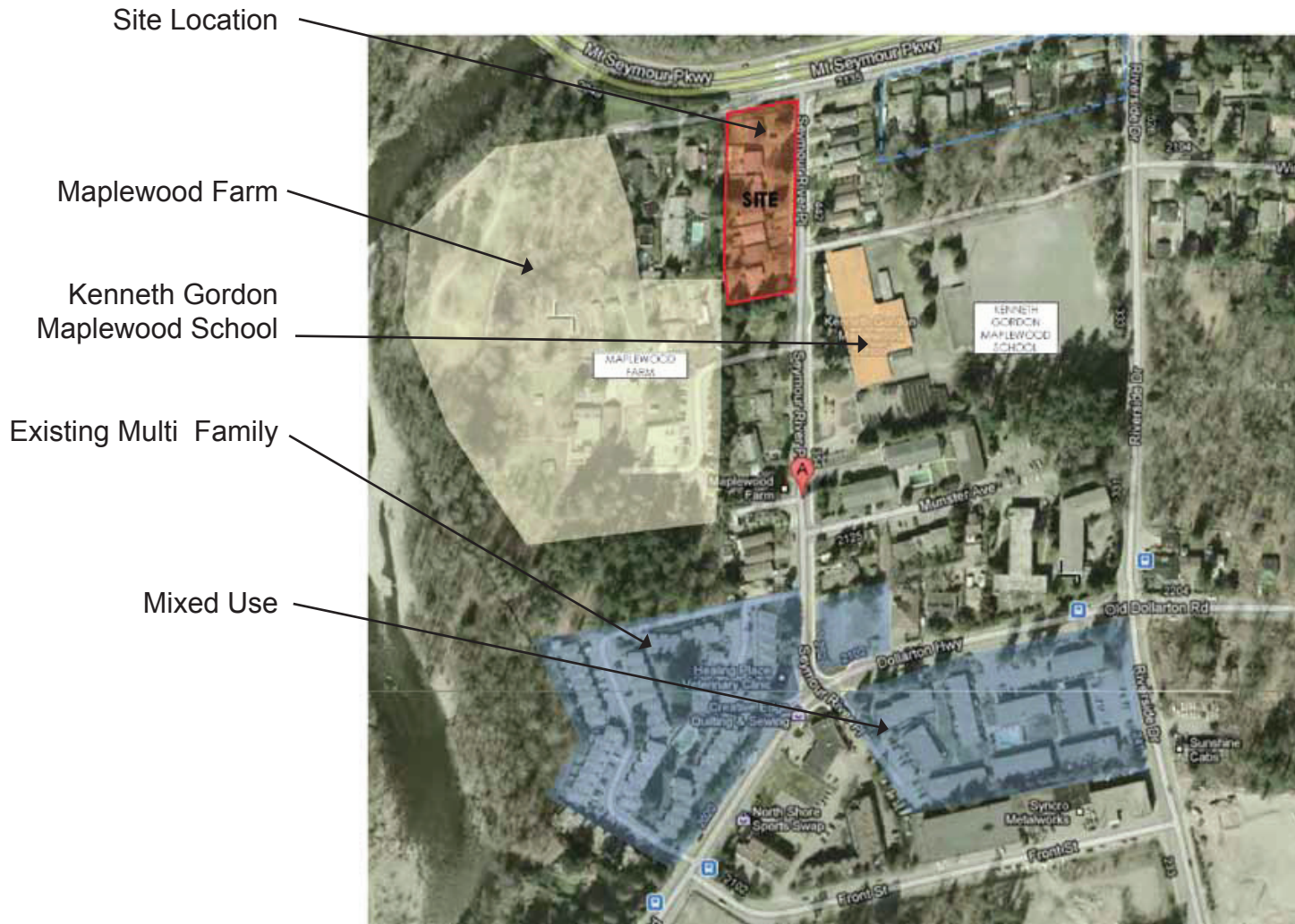
All qualifications must be sent to Leesa Strimbicki at uam@telus.net.

For further information please call Leesa Strimbicki at 604.430.1467.



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