

# PARK WEST



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## REQUEST FOR EXPRESSIONS OF INTEREST & QUALIFICATIONS

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# Introduction & Location

## INTRODUCTION

Pacific Gate Investment and the District of North Vancouver are seeking an artist or an artist team to create artwork associated with the development of a new neighborhood in the District of North Vancouver (Lion's Gate Town Centre).

Teams submitting must have an artist on the team.

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

This Request for Expressions of Interest and Qualifications does not require the preparation of a proposal. Pacific Gate is not asking for concepts at this stage.

This Request for Expressions of Interest and Qualifications is an open competition for artists residing in Canada as well as Washington, Oregon and California states.

## Request for Expressions of Interest & Qualifications

## LOCATION - A. District of North Vancouver

The District of North Vancouver is a vibrant urban municipality with a population of 88,000 that is situated on the north side of Burrard Inlet. Nestled on the mountainside, the District features several distinctive and diverse village style neighbourhoods each with its own unique natural offerings: kayaking inlets, mountain biking trails, ski hills and suspension bridges.

## B. Lions Gate Town Centre

The Lions Gate neighbourhood is located close to the Lions Gate Bridge and immediately north of the intersection of Marine Drive and Capilano Road. Set at the foot of the North Shore Mountains and beside the Capilano River, the area is rich with natural landscape, habitats, and views of downtown and the mountains. The District's Official Community Plan envisions the Lions Gate community as follows:

*"the centre serves as a gateway to the District that will function as a vibrant, walkable neighbourhood with local serving businesses, jobs, community recreation opportunities and a range of housing options.*

*The centre has a unique geographical position in the District and will serve as a gateway to*

*the welcome people to North Vancouver while providing a heart to the local community, as well as amenity and housing options to meet the community's needs over the next twenty years".*

The Lions Gate Public Realm Strategy also recognizes the value of this centre as a gateway to the District and draws inspiration from its proximity to the Capilano River to create a strong design theme that is carried throughout the public realm to encourage a unified and distinct sense of place. A key community objective is to develop a quality public realm that complements the natural beauty of the North Shore and the Capilano River, while supporting the social, commercial and recreational life of this local community.

The Lions Gate Village Public Realm Design Guidelines identifies two key locations for public art, that are associated with the Grouse Inn development application. (see adjacent map)

- Gateway feature: desired for the corner of Marine & Capilano
- Smaller feature: desired in adjacent plaza & gathering space

# Big Picture



Lost Stream Found Jill Anholt



Moving Up  
Karen Kazmer

Grouse Inn at the corner of Marine Drive and Capilano Road was approved for rezoning on November 3, 2014.

This project located on Marine Drive and Capilano Road, was designed to permit a comprehensive redevelopment, forming part of the new Lower Capilano Village Centre.

Particular attention has been given to preparing a design concept inspired by and responsive to the special gateway location at the intersection of two major streets, yet close to the river and many natural amenities.

The proposed plan creates a new public plaza at the corner of Marine Drive and Capilano Road, incorporating water elements and public art appropriate to the setting.

The development is anticipated to include:

- 260 - 280 residential units;
- four buildings with heights ranging from four to 23 stories;
- a restaurant (approximately 6,000 square feet);
- 31,000 square feet of additional commercial area.



### Public art/ Village Markers Diagram:

- 1. Gateway Features
- 2. Plazas and Gathering Spaces
- 3. River Village Sidewalk

*“Encourage the development of public art as a means to help shape local community identity and character especially in key public n key public realm areas”*

# Site Context



CAPILANO ROAD

KLAHANIE PARK

CURLING ROAD

SITE LOCATION

BEST WESTERN

Marine Drive

STAPLES

## Site History

The Capilano River, sometimes referred to in historical documents and maps as a creek, is approximately twenty-two miles in length. From its source high in the mountains North of Vancouver, it begins as a stream spilling into a long glacial valley which curves around the eastern flank of the Lions peaks before heading Southeast in the trough formed between Hollyburn and Grouse mountains.

The mouth of the Capilano River is at Burrard Inlet opposite Prospect Point in Stanley Park, just to the west of downtown Vancouver.

It is referred to the river as the “Kahpillahno”, or some variation of that spelling. Kahpillahno was a nineteenth century Squamish First Nation Chief whose village was at the mouth of the Capilano River.



# Building Stats & Building Elevations

The plan provides a variety of new residential uses, including smaller, more affordable suites, suites catering to 'move up buyers' and 'empty nesters' ready to move out of nearby single family homes, into a 19 or the 23 story tower. As well as medium and larger units, aimed at families and down-sizing home-owners, there will also be a row of stacked town houses fronting onto Curling Road that will be "Live-Work" units.

In addition to these public undertakings, the developer has agreed to make a significant Community Amenity Contribution in accordance with District policy.

The result will be a 'quintessentially North Vancouver' design, incorporating stone, wood, glass and concrete, combined with extensive landscaping and 'sky gardens' cascading from each of the towers; a distinctive and appropriate new westerly gateway to the District of North Vancouver.

## **BUILDING MATERIALS CONSISTS OF:**

- Coated Architectural Concrete
- Cloud White, (Hazy Skies, Wirework Grey)
- Composite Panel with Natural Wood Veneer ( Rustic, Deep Brown)
- Campria LedgeStone
- Clear Low-E glass in Clear Anodized Frame

- Green Tinted Glass in Clear Anodized Frame
- Spandrel Glass
- Mechanical Louvers
- Clear Tempered Glass in Aluminum Canopy
- Clear Glass in Decorative Wood Trim



# Building Model Towers One & Two



WATER FEATURE UPPER LEVEL

WATER FEATURE

CORNER MARINE DRIVE & CAPILANO ROAD

# Building Model Towers One & Two



# Elevation Marine Drive



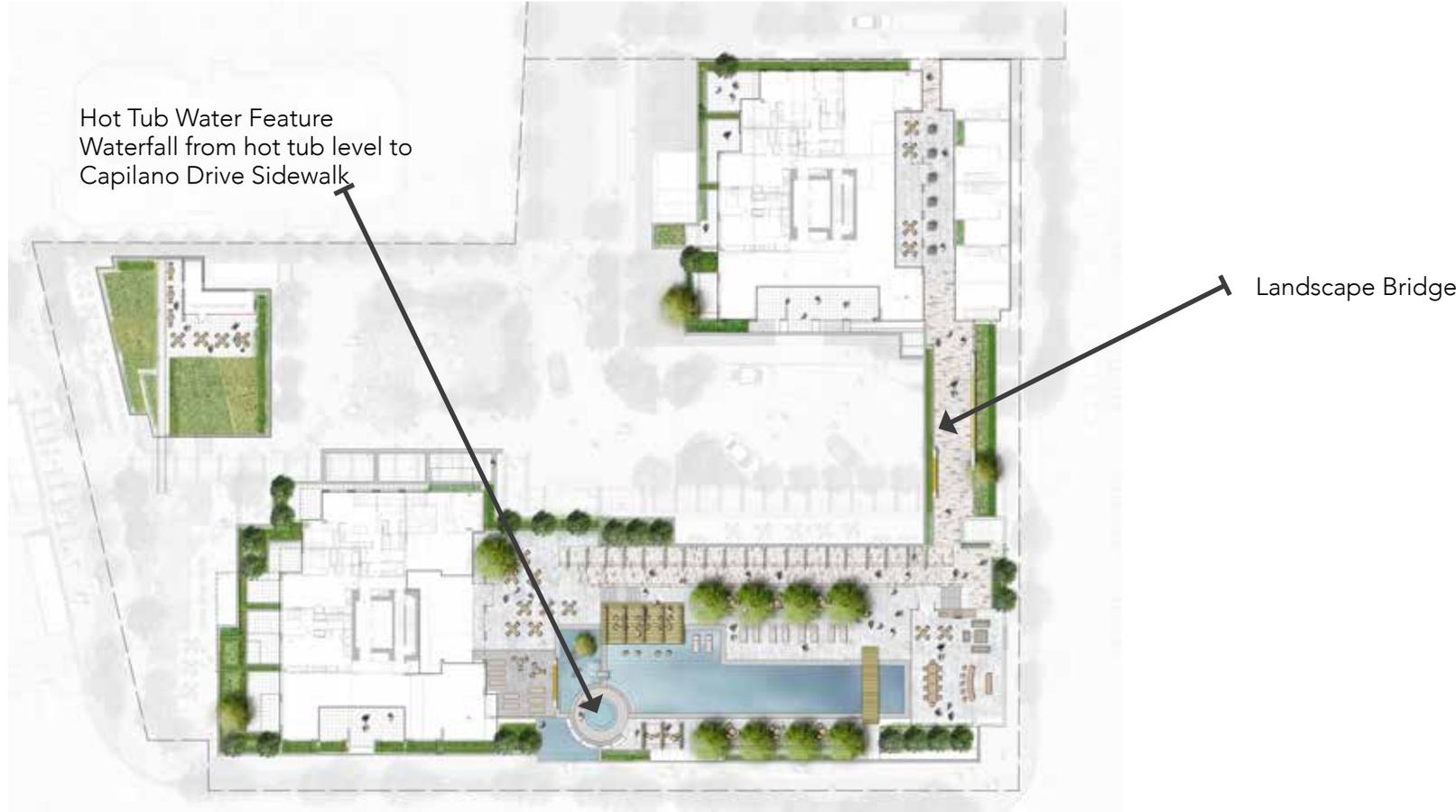
# Elevation Capilano Road



# Landscape Plan Street Level



# Landscape Plan Level 2



# Landscape Summary

## PEDESTRIAN PROMENADE

Improves North-South connection. Access to Curling Road. Weather protected walkway with sitting, gathering areas, and feature paving. Pergola Structure incorporating Wood + Stone Mountain forest architecture.

## BUS STOP

Pedestrian waiting area

## OVERHEAD GATEWAY AQUEDUCT

Water Feature extending from roof of proposed restaurant. Rainwater captured from restaurant roof provides supplement water source to water feature..

## GATEWAY PLAZA

Capilano "River Village" sidewalk + boulevard Design is symbolized a flow of River from its source from Level 2, Water Feature to the gateway Plaza water feature.

## CURLING ROAD PARK

First Phase at East Edge of New Adventure Play Park Making Start of the Crossroads + Heart of River Village.

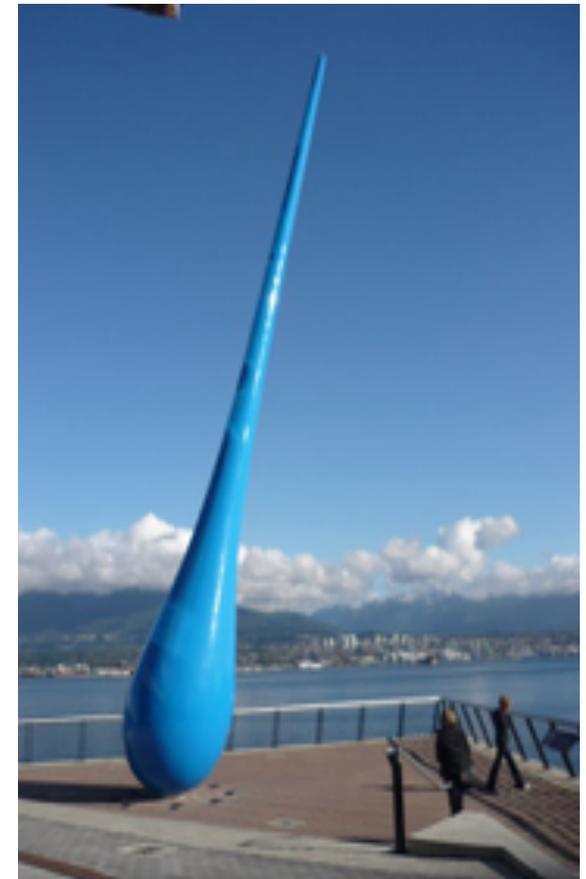
## WOONERF STREET

Pedestrian oriented - mixed vehicular north-south connection from Curling Road to Gateway Forecourt. Woonerf centerline crown profile with drainage to concrete gutters directed to integrated rain gardens in the irregular shaped planter areas.

## CAPILANO ROAD SIDEWALK

DNV River Village sidewalk + boulevard design, featuring planted boulevards on one side of sidewalk. Sidewalk with street trees in bermed plant boulevard. Use of boulders positioned in boulevards as accents combined with seating.

Street trees ranging in species and size are arranged in informal groupings symboling North Vancouver's natural forest landscapes.



Inges Idee- Vancouver  
Waterfront

# Thematic Direction

## CELEBRATING THE RIVER

Lions Gate Town Center is situated very near the mouth of the Capilano River, which begins its journey in the Coastal Mountains, collects in the Cleveland Dam a few miles north of the Lions Gate Centre and then cuts through the Capilano Canyon before it winds its way more gently through the village and finally empties into the Burrard Inlet. Both the Lions Gate Centre Public Realm Strategy and the Lower Capilano Marine Village Centre Public Art Plan have identified the river as the launch pad for creative expression in the neighbourhood. The introduction to the public realm strategy reads:

The Lions Gate Village Public realm Strategy recognizes the value of this centre as a gateway to the District and draws its inspiration from its proximity to the Capilano River to create a strong design theme that is carried throughout the public realm to encourage a unified and distinct sense of place. A key objective is to develop a quality public realm that complements the natural beauty of the North Shore and the Capilano River, while supporting the social, commercial and recreational life of this community.

The Lower Capilano Marine Village Public Art Plan, introduced the idea of "Celebrating the River" providing a range of topics for diving

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into the theme, for further exploration. The inspirations are endless as thoughts turn to questions such as. Why are we fascinated by the raging river waters? What thrives in and around the river? How old is the river? What geological forces came together to carve its canyon home? How do we protect this precious natural resource for future generations? Does the river have a shape, sound, smell, spirit?

Public art can play an important role supporting the **"River Village"** public realm theme and helping to achieve a community identity and vision of the future. Public art should creatively explore and interpret the natural environment of the Capilano River system while being meaningful within the setting of its specific location.

## Water in All its Forms

- The physical traits of water – its shifting dynamics, qualities of light, rain, snowpack, etc. Geological and Environmental Eco-Systems
- Dramatic geology- cliffs & boulders; unique flora & fauna, wildlife, salmon runs. rainforest

## Cultural Heritage

- Ties to First Nation culture -Chief Joe Capilano, Capilano Suspension Bridge River Recreation & Lifestyle
- Canyon trails, hiking, outdoor lifestyle, fishing, swimming

## Water Management

- Cleveland Dam (source for region's drinking water), Storm water management, runoff.

# Artwork Locations

## PRIMARY ARTWORK

### GATEWAY PLAZA

- Vertical - **Bold**
- Visually Dynamic –
- Relevant –
- Municipal Landmark -**Iconic**

1. Large iconic artwork envisioned as gateway to the District of North Vancouver.

This location serves as the gateway to the North Shore and as such scale is important. Think about vertical elements and landmark scale to effectively impact the high volume of vehicular traffic passing the site on a daily basis (commuter-tourist-incidental).

It is anticipated that this artwork will have light in the evening and still be impressive during the day. The proposed budget of \$253,000 has been allocated from the budget for this large piece of creative artwork .

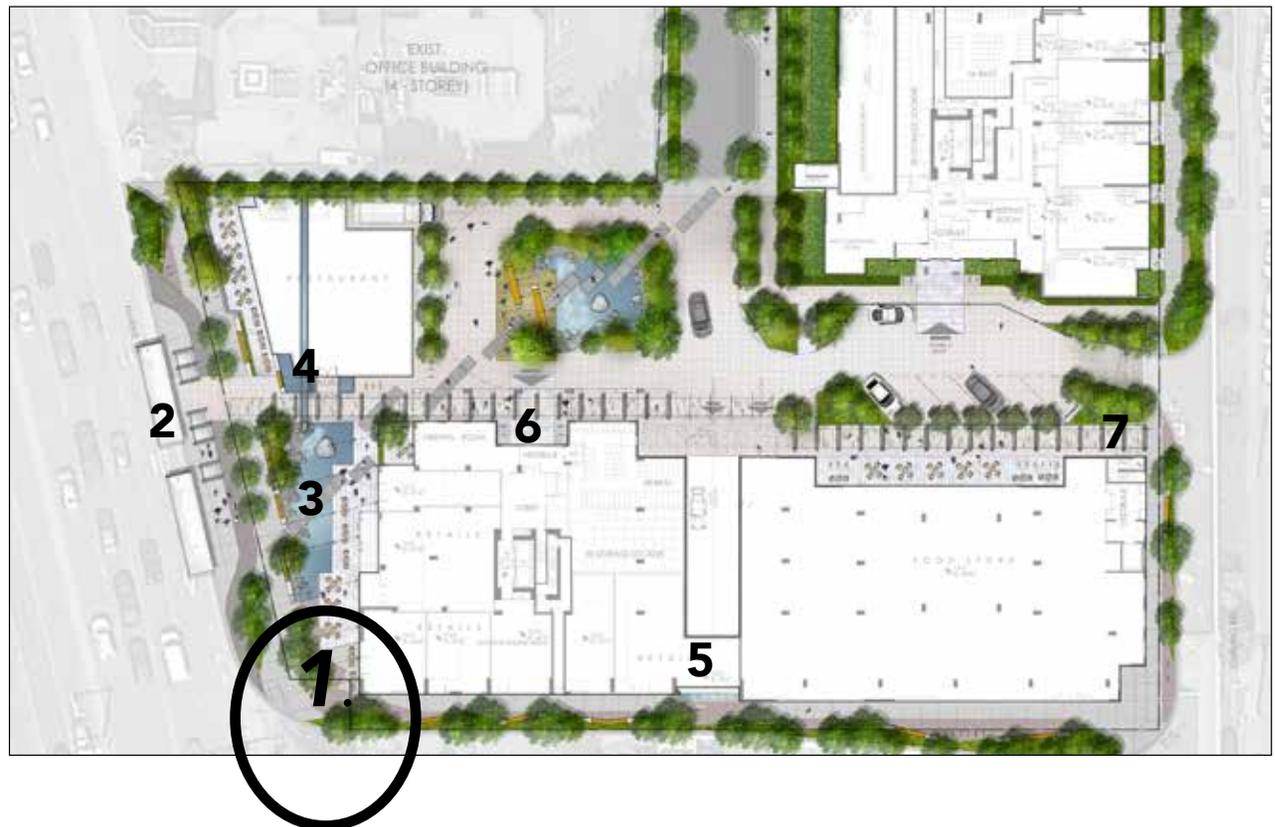
### SECONDARY ARTWORK

The remaining funds in the amount of \$ 100,000 will be available for smaller works which may include but not be limited to the following:

2. the bus shelters;
3. plaza fountain;

4. overhead gateway aqueduct;
5. the waterfall from the upper level;
6. the pedestrian Promenade;
7. the pedestrian Bridge.

These small artworks should invite the viewer to approach and interact. Consideration how the art can be a location marker, a meeting place or as a new element to reinforce the pedestrian experience.



# Artwork Considerations

Artist(s) commissioned for this project, will be required to deliver both a primary and a secondary artwork. The location of the primary art work is predetermined for the corner of Marine and Capilano. However location(s) for the secondary artwork(s) can be proposed by the artists. There will be an opportunity for the art to leverage the secondary budget with other base budgets for predetermined elements within the landscape plan. Information about these elements will be provided only to the short-listed artists. It is anticipated that the secondary artworks will have an aesthetic relationship with the primary artwork to provide continuity within the overall space.



UBC Bus shelter  
Fast & Epp

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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 this new community. The proposed vision for the public art for the Lion's Gate Village 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, in motor vehicles and the bus. Successful public art programs can help communities develop a sense pride, creating ownership for their public "places" and their neighbourhood.

### ART REQUIREMENTS

The artist or artist team must clearly demonstrate their ability and expertise to reference Lions Gate Village.

Collaborating with the design team is imperative. The artists must be willing to work with, the owner, the design team and the District. 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.

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:

- Possible integrate public art into the space in order to enhance the public place;
- Raise the awareness of public art;
- Must be equally interesting for vehicular and pedestrian viewing;
- 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;
- Integrate fully with the intentions of the landscape design

# Budget & Selection

The breakdown will be as follows:

## **Primary Artwork**

Art budget \$ 253,000

## **Secondary Artwork**

Art budget \$ 100,000

GST is additional to these costs.

## **THIS IS A TWO STAGE PROCESS.**

### **Stage One**

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

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

The submissions will be evaluated using the following criteria:

1. Cover Letter: initial comments relating to the project opportunities.
2. Previous Work: demonstrates refined artistic and technical excellence;
3. Project Fit: Potential to create a site specific artworks that will be relevant to the community.

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4. Project Management: demonstrated ability to deliver a project from idea to installation.

### **Stage 2 - Delivery of Proposal**

Artists will be required to attend an interview with their proposal and/or maquette.

Shortlisted artists will be paid \$1,500 all inclusive to prepare a proposal and travel costs.

Shortlisted artists are to prepare a preliminary vision of what they propose for the site when they attend the meeting. This may be in drawing format/ PowerPoint or maquette. The selected artist 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.

### **SELECTION PANEL**

Pacific Gate Investment and the District of North Vancouver have appointed an artist selection panel to review application materials and select an artist for the project. The selection panel will consist of 5 members and will be comprised of the following professionals:

1 – Member, North Vancouver Public Art Ad-

visory 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.

# Submission Requirements

## SUBMISSION OF CREDENTIALS

Artists 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.
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 of 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.

## PROJECT SCHEDULE

January 3, 2017	Post the Call
Feb 28	Artist Qualifications
March 7	Artist Shortlisting
April 12	Proposal Due

All qualifications must be sent electronically to:

**Leesa Strimbicki at [uam@telus.net](mailto:uam@telus.net). or  
604.430.1467.**

# Precident Examples



East West Beacon  
Ray King



Giants Among Us  
Konstantine



Glass Tower - Jun KanekoGlass

## Precident Examples



Untitled-Jim Hodges



Fischli-Weiss  
Rock OnTop Of Another Rock