



# Public Art Call for Expressions of Interest and Qualifications



255 West 1<sup>st</sup> Street, 277 West 1<sup>st</sup> Street, 252 West Esplanade

North Vancouver, BC

**Submission Deadline : January 20/17, 12 noon**





## 1. Introduction :

Polygon West Quay Homes Ltd. and the City of North Vancouver are seeking an artist or an artist team to create public artwork associated with the development of a new mixed-use project known as “West Quay” in the City of North Vancouver.

Teams comprised of architects, landscape architects, or other design professionals will not be considered unless a professional artist is part of the team.

This request for Expressions of Interest and Qualifications has been prepared to solicit responses from artists and/or artist teams experienced in working within budgets and in collaboration with the project’s consultant design teams.

This Request for Qualifications & Expressions of Interest does not require the preparation of a full design proposal. It does seek confirmation of the artist’s interest in this project, a demonstration of relevant experience, and a one page concept proposal from those artists selected to move on to stage 2 (see item #8 “Artist Selection Process” in this document).

This is an open call for established professional artists residing and eligible to work in British Columbia. Such artists shall demonstrate creative expertise and technical skills required to manage all phases of the public art process from design development through to final installation. This project is on a fast-track schedule and as such the artist must be able to meet the tight time timelines described in this document.

## 2. “West Quay” - Site Context :

The Polygon family of companies is among the most well-established and highly respected group of home builders in British Columbia. Polygon has a long history of integrating distinctive and high-quality public art in the creation of our communities. It is a means to showcase the outstanding work of local artists and to create a “sense of place” that contributes strongly to neighbourhoods.



*Rendering of “West Quay” development*



*Site location within Lower Lonsdale*

The “West Quay” site is in the westerly portion of Lower Lonsdale bounded by West Esplanade on the south, West 1<sup>st</sup> Street on the north, Mahon Ave on the west, and Semisch Ave on the east.

The east side of the “West Quay” site will link two significant green spaces, Waterfront Park and Semisch Park, together with a new pedestrian path. With this new link local residents will have a convenient pedestrian route to the waterfront. At the south end of this new route is Waterfront Park, a major civic park offering uninterrupted views to Downtown Vancouver and Burrard Inlet, along with easy access to the Spirit Trail, a multi-purpose waterfront oriented greenway. Semisch Park, to the north, is a linear neighbourhood park extending two blocks from West 1<sup>st</sup> Street to West 3<sup>rd</sup> Street.

The “West Quay” project has a five storey multi-family residential component with a total of 213 units above a 2 storey podium structure with approximately 45,000 sq.ft. of service commercial/office uses. That podium fronts only onto West Esplanade as a continuation of, and to reinforce, the existing commercial/retail prominence of that east-west corridor. The entries to the two multi-family residential buildings are along the West 1<sup>st</sup> Street frontage in recognition of its existing street character.

Retention of large mature trees along the West 1<sup>st</sup> Street frontage was a key factor in the design of the north side of the site. Some of that tree retention carries along the westerly frontage at Mahon Ave.



# WEST QUAY

## 3. Site Location



*Aerial view of the site location circled in yellow within Lower Lonsdale*



*Site plan of "West Quay" development*



*Residential entry on West 1<sup>st</sup> Street*



## 4. Municipal Context & Site History :

The City of North Vancouver is a vibrant urban municipality with a population of approximately 50,000 people situated within Metro Vancouver. The municipality is blessed with a number of outstanding natural attributes that set it apart from others. It is a waterfront community centrally located on the North Shore of the Burrard Inlet. Mountains, hills, lush forested areas, and high rainfall amounts are distinctive characteristics of the area.

North Vancouver lies within a part of British Columbia where volcanoes once erupted and where sheets of ice, some think were 1.5 miles thick, pressed down on the land. Once the ice retreated, waters flows that became the Capilano River and Lynn Creek began to cut deep canyons into the remaining landscape.

Over the centuries First Nations peoples began living near the present day Burrard Inlet. They lived in cedar long houses near the area's creeks and rivers, existing in a respectful relationship with the land and the water. In the 1790's the first European explorers arrived in the Inlet. The lure of gold, timber and furs brought Europeans closer and closer. By the 1860's lands on the North Shore began to be surveyed for the lumber industry. The Pioneer Mills operation was the first in 1862, with oxen hauling logs to the mill. Mr Sewell Prescott Moody followed shortly after with a very successful lumber mill operation from which blossomed the townsite of Moodyville. The Moodyville mill would survive until 1901. Public transit, in the form of electric trolley cars, arrived along the south end of Lonsdale Ave in 1906. Frenetic real estate activity soon took off in the Lonsdale Ave & Esplanade Ave area, with this core becoming the City of North Vancouver on July 1, 1907.

The street known as Esplanade along the southerly frontage of "West Quay" was a true "esplanade" originally. It was a seaside promenade extending west from Lonsdale Ave to past present day Chesterfield Ave. Summer crowds would come to North Vancouver by ferry and walk along there to participate in outdoor celebrations or to holiday at the new Hotel North Vancouver (built in 1901).

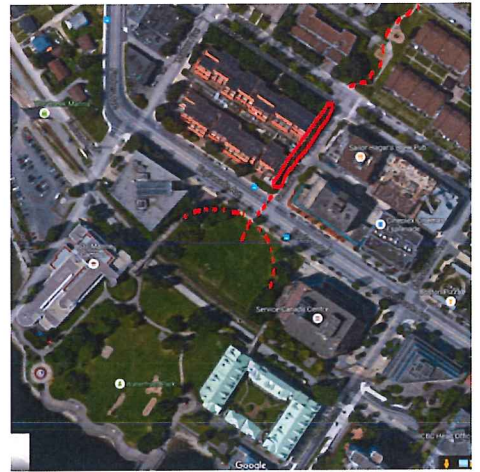


At the west end of Esplanade, just south of present day Semisch Ave and Mahon Ave, was the Horne Bros Shingle Mill (see photos above). It operated for close to 60 years immediately south of the "West Quay" site, closing in the early 1980's. The burner base of that shingle mill can still be seen from "West Quay" just to the west of the BCIT Marine Training School.

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## 5. Public Art Location :

The project team is seeking a public artwork installation that can be set into the landscaping features along the east side of the “West Quay” development. That side of the development has been a key urban design aspect of the project as the existing condition along the west side of Semisch Ave does not have a sidewalk for north-south pedestrian movement. To rectify that, the project’s architect and landscape architect have created a new pedestrian greenway on the west side of Semisch Ave linking the community amenities of Semish Park at the north to Waterfront Park at the south.



In particular, the project’s design team has created a small urban plaza area at the southeast corner of the site (show circled in red below) as a prime location for the public art feature given its visible prominence at the corner of West Esplanade and Semisch Ave. There are landscaped areas within that new pedestrian green way leading to the small plaza that could be candidates for the public art installation as well (circled in green below).





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## 6. The Public Art Opportunity:

The project team sees an opportunity for public art at the “West Quay” development to provide an installation in the small public plaza at the northwest corner of West Esplanade and Semisch Ave, or for a series of objects that will function at visual connectors between Waterfront Park and Semisch Park along the new Semisch Ave pedestrian greenway. Site specific and/or meaningful references to the site context, history or character are encouraged for consideration in the artist’s Phase 2 proposals.

Precedent examples for the project’s public art scale, materiality, and context are shown below :



The materials used for the public art must be durable for its exterior location and with a minimum of maintenance. Its height should be at a pedestrian friendly scale in order for those using the new north-south walkway along the west side of Semisch Ave to experience it directly.



## 7. Submission of Credentials :

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

1. A Letter of Interest - no more than one typed page in length, that explains the artist's particular interest to work on this project. Do not explain your proposal in this Letter of Interest.
2. A Current Resume – if applying as an artist team please provide one resume for each team member.
3. Digital Images - Up to a maximum of 12 digital images of the artist's work in a JPEG format, submitted separately from the Letter of Interest and the Current Resume. Do not embed the images in written text.
4. Image List - A numbered image list with the artist's name, and a brief description of each image stating its title, date completed, medium, size, location and if a commissioned project, the commission 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. Please include relevant contact information for those references.

### Submittal Details :

Provide the material above via email or delivered on a PC compatible CD or USB memory stick to the NVRCC Public Art Officer at the following address :

North Vancouver Recreation & Culture Commission  
123 East 23<sup>rd</sup> Street  
North Vancouver, BC, V7L 3E2  
Attn. : Lori Phillips, Public Art Officer  
Tel #604-983-6420, email : [phillipsl@nvrc.ca](mailto:phillipsl@nvrc.ca)

If submitting by email send to : [publicart@nvrc.ca](mailto:publicart@nvrc.ca) using subject line : *WestQuay-Your Last Name (eg. WestQuay-Smith)*. Artists submitting by email are asked to submit the material above in **one PDF Acrobat format file, no more than 5mb**. Please do not secure the PDF file as there may be a need to extract an image for presentation to the selection panel.

**Note :** Submissions will not be returned. Please do not submit original artwork, stapled or bound materials, or documents in plastic sleeves.





## **8. Artist Selection Process :**

The Public Art selection process for the “West Quay” development will be undertaken by an Artist Selection Panel and will occur in two phases as described below. The five person Artist Selection Panel will be comprised of representatives from the following : North Vancouver Public Art Program Steering Committee, Polygon West Quay Homes Ltd., the project’s landscape architect, and two professional artists.

**Phase 1, Expressions of Interest :** The Artist Selection Panel will review all eligible Expressions of Interest submissions with the goal of short-listing up to three candidates for further consideration.

**Phase 2, Concept Proposals :** Short-listed artists will be invited to prepare a concept proposal for presentation to the Artist Selection Panel and will receive a presentation fee in the amount of \$1,000.00. As a part of this phase, artists will have an opportunity to meet with members of the “West Quay” project team to review landscaping details and ask questions.

The short-listed presentations will be reviewed and decisions made based upon eligibility and the following criteria described below :

- a) **Images** : strength and artistic merit of previous public artworks.
- b) **Materiality** : proven ability to work with materials suitable for outdoor unsupervised environments.
- c) **Project Fit** : creative approach and potential for delivering a unique site specific public artwork that brings an added layer of meaning and engagement to the public realm.
- d) **Project Management** : proven working ability to coordinate and collaborate with project managers and design professionals to deliver a public artwork project from inspiration to installation in an efficient and professional manner.

**NOTE** : If no submission warrants consideration, the Artist Selection Panel reserves the right not to award the commission for this public artwork.



## 9. Budget and Timeline :

### Budget :

The total budget available to the selected artist(s) team is \$70,000. The public artwork budget must be inclusive of all costs, including but not limited to artist fees, studio overhead, consultant fees, materials, fabrication, site preparation, travel, transportation, installation, and General Public Liability Insurance in the amount of \$5,000,000.

**Note :** Neither the North Vancouver Recreation and Culture Commission, nor Polygon West Quay Homes Ltd. will be responsible for any costs incurred in responding to this Public Art Call.

### Timeline :

December 15/16	The Call for Expressions of Interest and Qualifications is posted.
<b>January 20/17</b>	<b>DEADLINE : All submittal material must be received by 12 noon.</b>
Jan 23 to Jan 27/17	Review period for Selection Panel of submitted material by artists. Up to three artists will be short-listed.
January 30/17	Short-listed artist selection confirmed.
February 24/17	Concept proposal presentations by short-listed artists.
March 1/17	Concept proposal and artist selected.
<b>September 30/17</b>	<b>Installation of public artwork completed on site.</b>