

Public Art Opportunity

Request for qualifications

JUNE 2, 2011

LONSDALE AND 17TH AVENUE, NORTH VANCOUVER

SUBMISSION DEADLINE: JULY 4, 2011 4PM

PUBLIC ART COMMISSION: \$91,000



PREPARED BY DURANTE KREUK LANDSCAPE ARCHITECTS FOR:
ANTHEM PROPERTIES GROUP AND LOBLAWS COMPANIES INC.

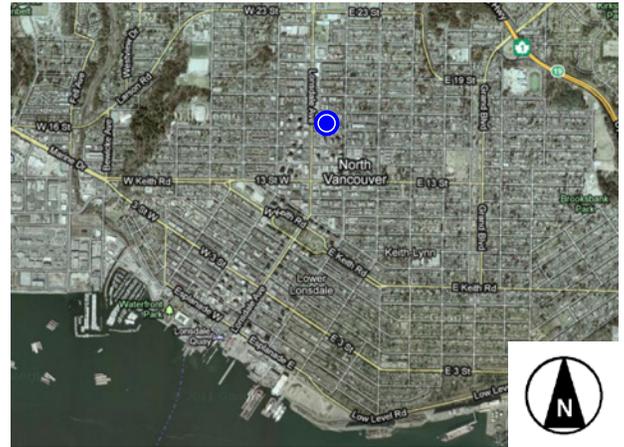
1.0 Introduction

Anthem Properties & Loblaws Companies Ltd., in partnership with the City of North Vancouver is now accepting expressions of interest from artists or artist teams, that are BC residents, to design and integrate site specific art at their 1632 Lonsdale Avenue Development in North Vancouver. This opportunity is open to artists who are able to meet the criteria, eligibility and performance criteria and can demonstrate the skills to manage all phases of the implementation from design to installation coordination with the design team and the construction contractors.

1.1 Project Overview

Located on the north edge of 'Central Lonsdale', this mixed-use high-rise residential and commercial development aspires to bring vitality and an increased sense of urbanity to Central Lonsdale. The development fronts onto three streets and therefore faces a number of different commercial and residential contexts and conditions. Accordingly, the building is organized in response to the site conditions. At the corner of 17th & Lonsdale, on the most prominent corner of the site, the buildings have been set back to allow for a public plaza. This public gathering space is the first step in providing an active and animated frontage onto Lonsdale, engaging with the public and inviting people into the site.

The main entry to the second level 42,000 sq.ft. grocery store opens directly to the corner, giving the entry visual prominence as well as a strong street presence. Below the grocery store are smaller ground level retail units that face onto Lonsdale. The combination of the second level grocery store and the ground level retail units create a three-storey facade on Lonsdale. The higher than average street frontage improves the



Location Plan - Overview



Site Context



Site Plan

spatial definition of Lonsdale and the pedestrian experience by minimizing the perceived width of Lonsdale Avenue.

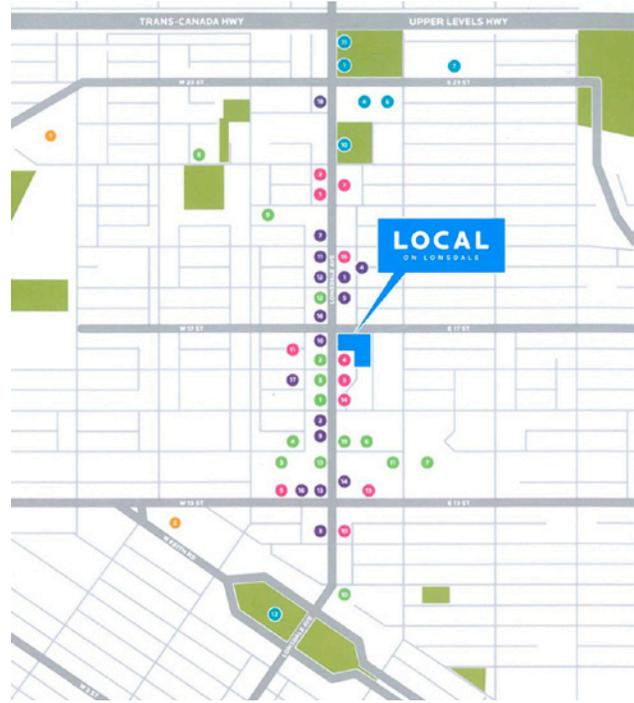
Two more retail units front 17th Street, helping the building turn the corner and draw pedestrian activity east along 17th Street. At the northeast corner of the site is the 20-storey residential tower, with the main entry opening to 17th Street. The new ground level retail and the architectural expression of the residential lobby work together to activate and establish a character for 17th Street. Lastly, the existing residential character along Eastern Avenue is complimented by the presence of a six-storey podium with street level town homes that face directly onto Eastern Avenue.

1.2 Context

Lonsdale is one of the most complete neighborhood streetscapes in North Vancouver. This pedestrian friendly commercial area has a diversity of services and shops, ranging from small family run businesses, corner cafes, high end restaurants and professional services. It is a lively and active streetfront with plenty of foot, bike and car traffic.

Conversely, one block east of Lonsdale on Eastern Avenue exists older, 2-storey rental apartments. They are characteristic of the medium density low rise residential apartments that are commonly found east of Lonsdale.

As such, this development can be thought of as a 'hinge site', one that is situated at the beginning of one precinct - high density central Lonsdale- and adjacent to at least two others, including the lower scale Lonsdale strip to the north and the medium density residential zone to the east. This proposed development provides an opportunity to bring together these disparate conditions.



South-east view

2.0 Conceptual Approach for Public Art

This is a high profile site for Central Lonsdale. The following list of ideas and issues provides a genesis for the approach of the Art Work.

- The developers have chosen the name “Local on Lonsdale” for this project. The project team sees the word “Local” as providing a rich incubator for the creative process. Artists should take into consideration how the word “local” is relevant to the City of North Vancouver and the development at 17th and Lonsdale, be it past history, current, trends or renewed directions for the community’s future. The City of North Vancouver is internationally recognized for its local initiatives in sustainable community planning (i.e. Providing a local energy source - Lower Lonsdale Energy Corp.; converting unused lands to community gardens, developing cycle transportation routes).
- The fee could be used to create one single piece of art or could be split between several pieces that relate to each other and tell a story.
- Encourage and compliment the pedestrian environment.
- Artwork should be visual, tactile, playful and should generate interest and activity.
- There is opportunity for social commentary in the art work, reflecting the neighbourhood’s history, present issues and changing nature.
- Artwork should be an appropriate scale and size with relation to its location. Medium and small scale works are best suited to more subtle spaces such as the streetscape where the Art Work is planned.
- The textural qualities of the materials used and how they look at different times of the day and night and in different weather conditions should be considered.
- Artwork should be located in area(s) offering the public a free and unobstructed experience of the work(s), providing the greatest opportunities for interaction.
- Artwork should be easily accessible to the public and truly appear as public.

3.0 Public Art Plan

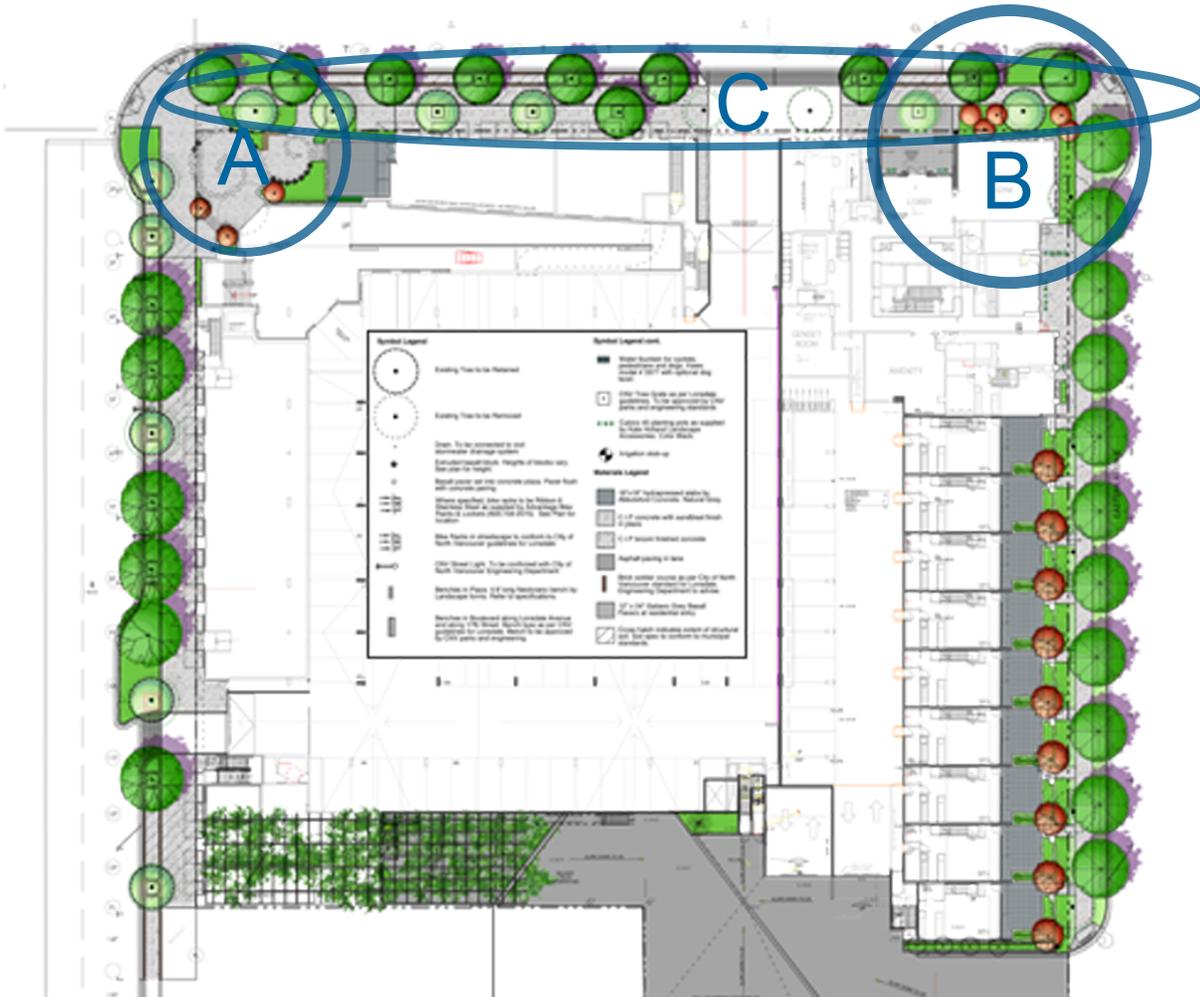
3.1 Location Directive

There are several opportunities for locating the public art in this development.

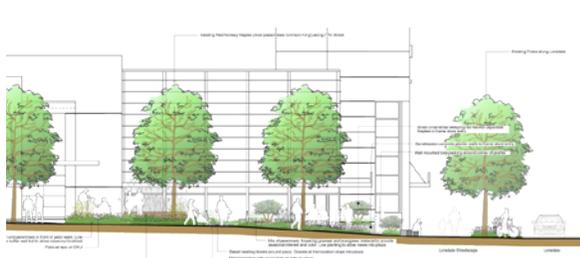
- A. The Public Plaza. The plaza design incorporates a series of basalt seating blocks, as well as basalt paving stones. There is an opportunity to work with the local stone in the plaza and transform the stone into pieces of public art.
- B. In front of the residential entry to the tower. The art piece itself would have to be located in the public realm and would be visible from Lonsdale. An installation such as this would help to draw pedestrian activity along this frontage.

- C. Along 17th Street, between the plaza and the lobby entry, as it is part of a bike route.
- D. Integrated into the facade of the building (glass facade at public plaza).

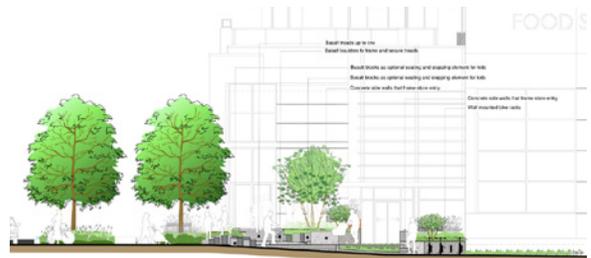
Regardless of which location is chosen, the artwork shall be coordinated so that it appears as a whole.



Opportunities Plan for Public Art



Plaza elevation looking South



Plaza elevation looking East

3.2 Submission Requirements

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

1. A 1-2 page letter that emphasizes the artist's conceptual approach to the project
2. A current resume (if applying as an artist team please supply a resume for all artists)
3. Up to 10 images showing previous examples of the artists work (digital or on slides)
4. A corresponding image list indicating the artists title, date, medium, location and value
5. Video or DVD may be submitted if it is no longer than five minutes in duration
6. Two references from professionals involved in your previous projects

3.3 Eligibility

This Public Art Call is a Limited Open Call to British Columbia based artists. Artists submitting must show successful completion of at least one Public Art Project with a minimum value of \$50,000. These artists are expected to work closely with members of the Project Design team and with other design and/or construction consultants as required, in order to meet all necessary technical scheduling and maintenance parameters

3.4 Phase I: Design Exploration

Up to three artists or artist teams will be short listed and invited to prepare a preliminary concept proposal to include the following information:

1. Complete drawings or create a maquette that sufficiently conveys the scope of the artist's proposal
2. Draft a preliminary budget showing artist fees, materials and fabrication. List of consultants required to complete the fabrication and installation of the piece. (It is possible to use project consultants however all fees associated with the work are to be noted in the Statement of Approach)
3. Draft preliminary maintenance considerations
4. Draft completion schedule.

*** each short-listed artist will receive \$1500 for preparing a preliminary concept proposal***

3.5 Phase II: Fabrication

Project budget is \$91,000 and must cover all costs related to the public art including, but not limited to artists fees, studio overhead, consultant fees, artwork fabrication, site preparation, transportation, installation, HST and contingency. The artist will be responsible for obtaining 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 part of studio overhead. Should coverage not be available the developer may be able to make arrangements to provide coverage.

3.6 Selection Process

An artist selection panel has been appointed by the Developer and the City to review the application material and select an artist or artists for this project. The Selection Panel will be comprised of the following members (names yet to be announced):

- Two Representatives of the Development Team

- Project Designer (Landscape Architect and/or Architect)
- CNV public art steering program committee member
- Professional Artist
- Member of the Community

The Panel will shortlist up to three artists. The short listed artist or team will be given two weeks to prepare a preliminary concept proposal as outlined above. Artists will be invited to present their proposals directly to the selection panel who will ultimately make the final selection. Artists will be selected on the basis of the following criteria:

- Appropriateness of the concept and design to the site
- Imagination and artistic merit
- Feasibility in implementation
- Interview and presentation of the detailed proposal/maquette
- Artist(s) ability to work cooperatively with project Architect, Landscape Architect, Developer and Contractor

***If no submission warrants consideration, the Selection Panel reserves the right not to award the commission**

3.7 Commissioning the Work

Once an artist is commissioned and he or she agrees to undertake the project it will be critical that a budget is included in all future proceedings. The monies available are outlined above.

3.8 Timeline

Posting circulated.....	June 2, 2011
Submission materials due at 4pm.....	July 4, 2011
Selection Process Review & Shortlisting.....	July 15, 2011
Short-listed Artists Interviews	July 22, 2011
Enter Contract and Commission Art Piece.....	Sept., 2011
Anticipated date for installation of selected artwork.....	2013

Submit Application Packages by email to brandon@dkl.bc.ca with the subject line "Local on Lonsdale Public Art Application".

Please direct any questions to:

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 V6J 1N5
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Submission Due: July 4, 2011 @ 4pm