

Harbourside Waterfront **PUBLIC ART MASTER PLAN**

March 2013



CONCERT™



PWL partnership



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INTRODUCTION



The Public Art Program seeks to “celebrate and stimulate the cultural spirit of the community through the creation of public art”. The art is intended to be accessible to the public and relate to the natural, social and built environment.

Public art invests a space with “place making” qualities and culture, and helps to interpret the historic, social, cultural and narrative nuances that may exist in a functional urban environment.

Successful public art programs help communities interpret their environment and develop a sense of pride and ownership of their public “places” and their neighbourhoods.

This preliminary public art proposal explores the public art opportunities that exist at Harbourside Waterfront.

PROJECT DETAILS



SITE ADDRESS & LEGAL DESCRIPTION

801,889,925 Harbourside Drive & 18 Fell Avenue
Lots A, B, 43, 44 and 45 of the Public Harbour of Burrard Inlet
New Westminster Plan LMP 51190 & 49271
PID 025-120-581, 025-120-590, 025-984-025 & 025-984-094

LOT AREA:

12-acres

CURRENT OCP DESIGNATION:

Amend in June 2012 from Commercial to Harbourside Waterfront
Mixed-Use

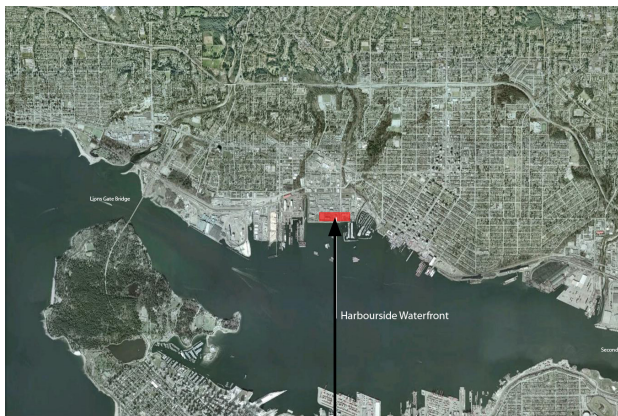
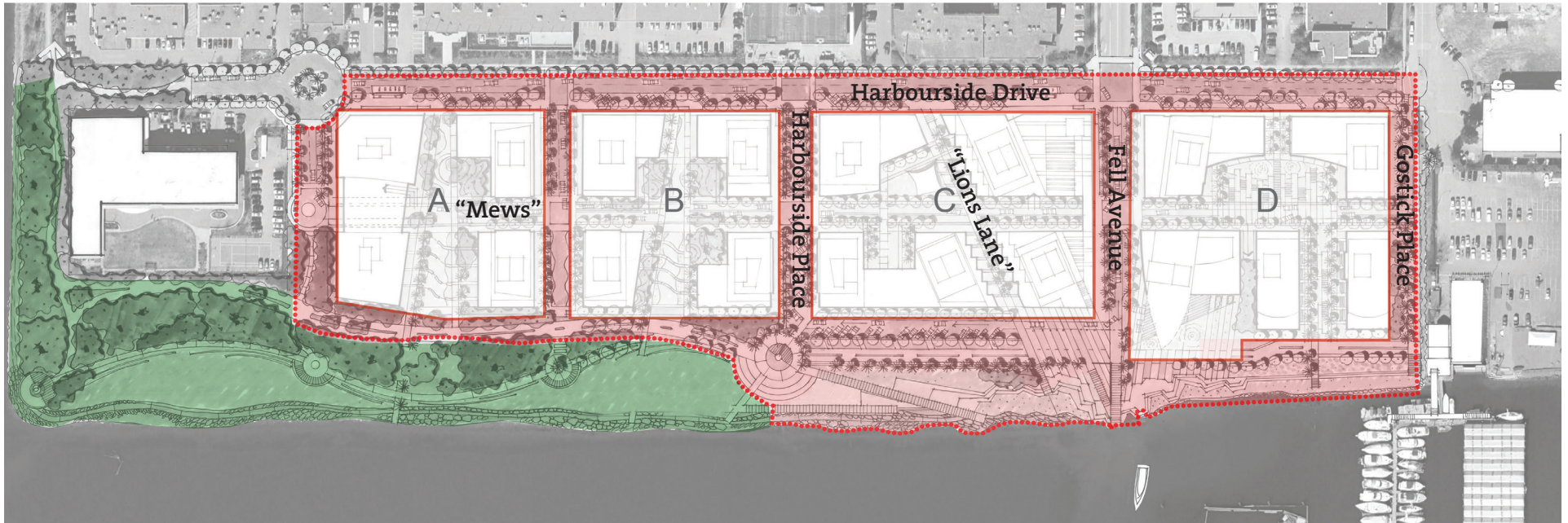
PROPOSED ZONING:

To permit the development of a mixed-use master planned community
at densities and heights consistent with the OCP.

Comprehensive development zoning totaling 1.2M square feet:

- Residential condominiums: 715,000 sf (800 units)
- Rental Housing: 80,000 sf
- Commercial (Office, Hotel, Retail): 371,000 sf

PROJECT DETAILS



site location

	Future Park Improvements by the City		Affected Development Zone	A 1.095Ha	B .0887 Ha	C 1.239 Ha	D 1.322 Ha
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The proposed Harbourside Waterfront development area is comprised of 4 (indicated in red in the above diagram) parcels designated A, B, C and D in addition to the park area to the south.

Parcel A, B and C are owned by Concert Properties, Parcel D is owned by Knightsbridge Properties.

VISION



The vision for Harbourside Waterfront is to create a complete and sustainable community consistent with a strong “sense of place”. This means that it will have an identifiable character and is enjoyable to spend time in.

Harbourside Waterfront will provide opportunities to live, work, shop and play in a compact environment. It will provide housing opportunities for a variety of households, ages and income levels. It will provide high-quality employment spaces and retail amenities. It will be a healthy community that promotes walking cycling via the Spirit Trail, and the use of transit as an efficient and attractive transportation choice. It will provide an integrated park and open space system that fulfills recreational needs while enhancing the natural setting of the harbour.

The following vision will be explored for public art:

- Include art in places of gathering such as within the development parcels, Kings Mill Walk, Spirit Trail and streetscapes;
- Incorporate various artistic disciplines with integrated and discrete pieces;
- Expand on the existing public art works that exist at Harbourside as part of a multi-artwork concept; and
- Create a sense of discovery and memorable experience.

APPROACH



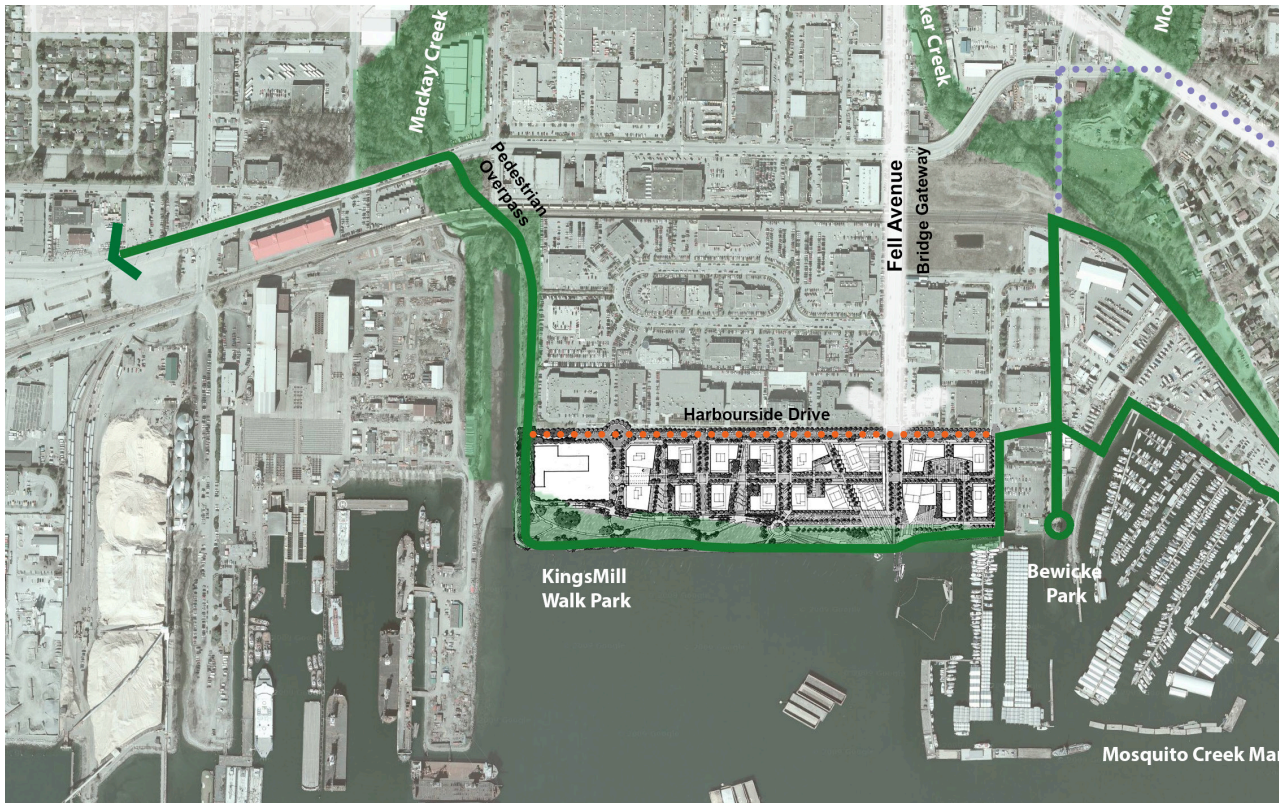
The approach for public art at Harbourside Waterfront is to engage people in new relationships – relationships between spaces, between people, between people and their environment, everyday experiences in ways that can delight, confound, surprise and affirm. The public art will help to interpret the uniqueness of the site, the views of the water and mountains and bridge the gap between infrastructure and art.

To accomplish this, a combination of both integrated and discrete pieces are being proposed. Post-rezoning, an artist will be engaged to work closely with the team to collaboratively develop the integrated landscape and streetscape design elements at Harbourside Waterfront. Additionally, one or two discrete pieces are envisioned that are interactive and are influenced by the quality of the light, the influence of the harbour wind and the proximity to the water.

The concept that underlie our approach for this public art program is to advance creative design through integrated and discrete pieces that celebrate the site and connect the community.

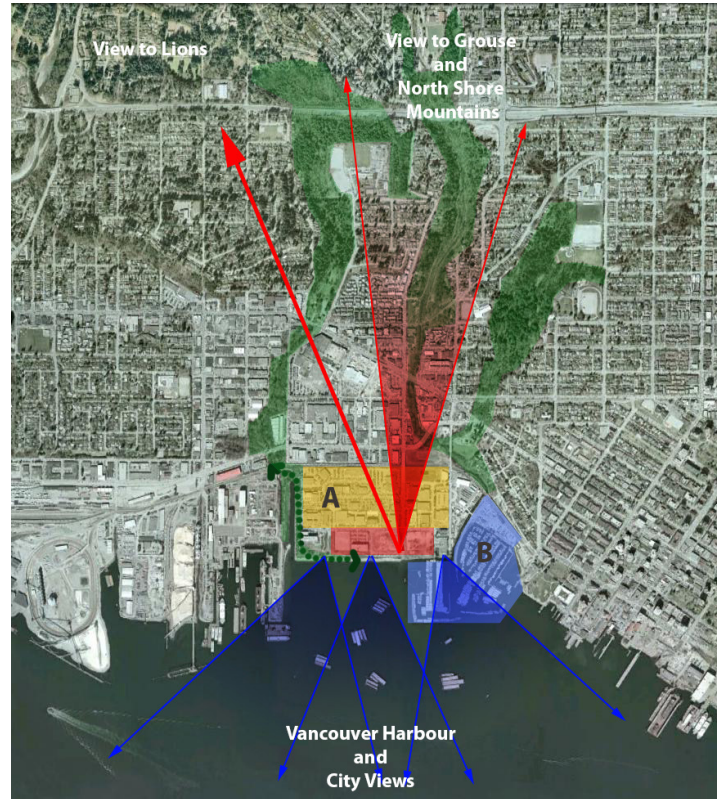
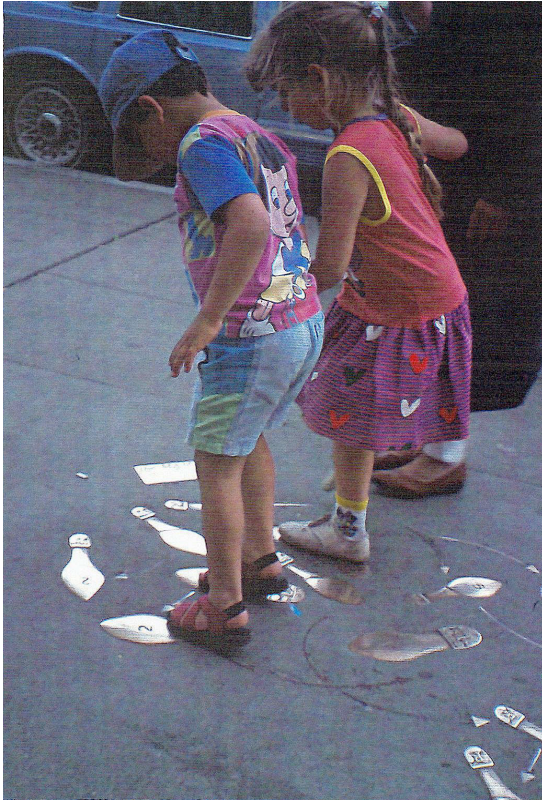


CONTEXT



Harbourside is located in the southwest corner of the City of North Vancouver, along the Burrard Inlet, loosely bounded by MacKay Creek to the west, and Mosquito Creek to the east. The place known today as Harbourside was, in the early 20th century, an industrial site created by filling in a portion of the Burrard Inlet at the foot of Fell. Immediately prior to today's development, Harbourside was used for lumber storage. The area is also home to Kings Mill Walk, the City's longest stretch of waterfront park. Named for the site's original industrial user, the Kings Mill Lumber Company, it offers nearly 1.5 kilometers of waterfront paths -donated, designed and constructed by Concert as part of the original Harbourside rezoning.

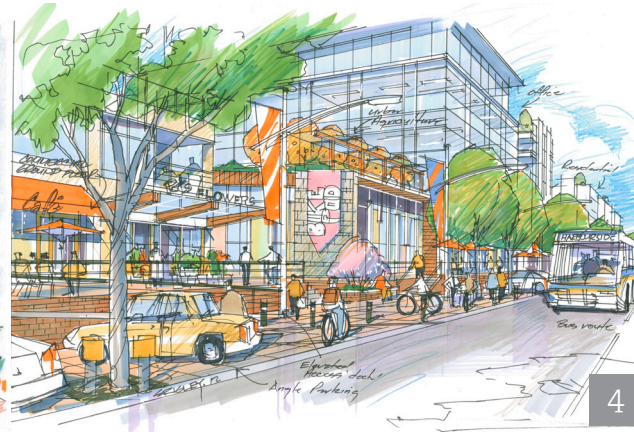
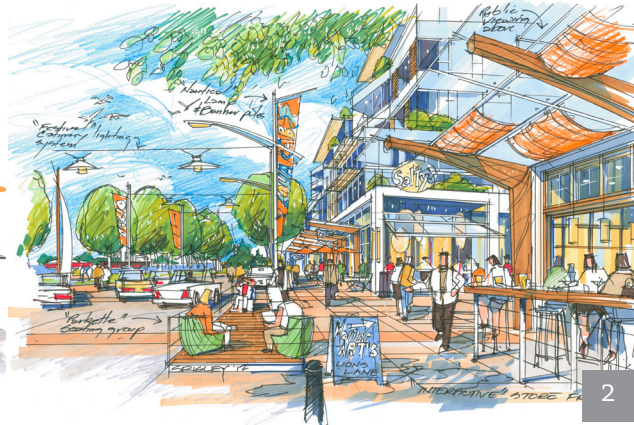
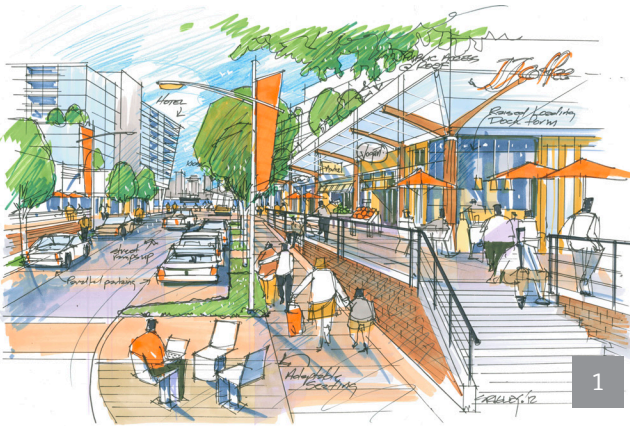
CONTEXT



The site has the following characteristics:

- Superbly located along the Spirit Trail
- Close to Marine Drive shopping and the Capilano Mall
- Waterfront views of downtown Vancouver
- Views to North Shore Mountains
- Peaceful setting with ample natural habitat
- Working waterfront with close proximity to Seaspam
- Jobs and shopping nearby
- School and marina in close proximity
- Best dog walking spot on the North Shore

CONTEXT



The heart of Harbourside Waterfront is the retail “high street” down Fell Avenue and across Harbourside Place which serves to provide boutique retail and dining amenities for the immediate neighbourhood and beyond.

A central “Mews” acts as the main connecting street to each of the development parcels and their integral garden courtyards and provides a series of compressing and expanding visual experiences. Harbourside Drive with its elevated “dock” path, both visually and physically, responds to the current sea level rise and places storefront work places opposite the commercial uses to the north.

1. Fell Avenue 2. Harbourside Place 3. “Mews” 4. Harbourside Drive

CONTEXT



“Lions Lane” provides a unique and very compressed street-like experience for pedestrians only and is comprised of multi-use work spaces with flats above, or residential townhouses. A semi-protected multi-purpose open space is publicly accessible and is shared by all the users along this path.

A progressively phased park, both new and enhanced, responds to Harbourside Waterfront’s construction over time and expands Kings Mill Walk. The park plays an important role in mitigating the effects of sea level rise and its risk to lives and property. The Spirit Trail expansion is also a critical part of Harbourside Waterfront and will be extended, together with the Kings Mill Walk, following consultation with the neighbours, City and the greater community.

GUIDING PRINCIPLES



1. OVERALL DEVELOPMENT FORM LEGIBILITY

Development is to create a legible overall form that reinforces the idea of “peaks and valleys” in which higher buildings oriented north-south are interspersed with lower buildings oriented east-west in order to frame views through to the North Shore Mountains and to the water, as well as to maximize light penetration into interior blocks.

2. DISTINCT PUBLIC REALM CHARACTER ELEMENTS

The entire community will be defined by a palette of character elements that include a “working marine” vernacular, an “urban village” vernacular and an “urban ecological” vernacular that would be integrated in varying degrees throughout the site.

3. INTEGRATED COMMUNITY

Integration of all development parcels are to occur through public art reflected in the street pattern, lighting, ground plane design and site furniture.

4. CONNECTED PUBLIC OPEN SPACE, PARKS & WATERFRONT

Parks and public open spaces are to be central features in organizing the community. The development will engage and animate the public waterfront through the selection of land uses, design of shoreline features and engaging public art.

GUIDING PRINCIPLES



5. VIBRANT COMMERCIAL HEART

A vibrant commercial focus along the Foot of Fell Avenue and Harbourside Place is to act as a “heart” for the community, anchored by a public plaza and waterfront terrace at the foot of Fell Avenue, and activated by retail frontages along Fell Avenue and Harbourside Place. Integrated public art will assist in creating a vibrant and unique character.

6. DEMONSTRATED SUSTAINABILITY

Harbourside Waterfront aims to demonstrate a comprehensive approach to sustainability reflected in the landscape, building design and also in the public art.

7. POTENTIAL AUDIENCE

The audience for the art pieces would be users of the Spirit Trail, residents of the community, visitors to the site and adjacent marine industry including Seaspan and Burrard Yacht Club. The public art for Harbourside Waterfront will foster civic pride and a greater sense of community. It will create positive experiences and fond memories for visitors and captivate international media through inspiring images and broad exposure to one of the most livable cities in the world.



PUBLIC ART LOCATION & BUDGET

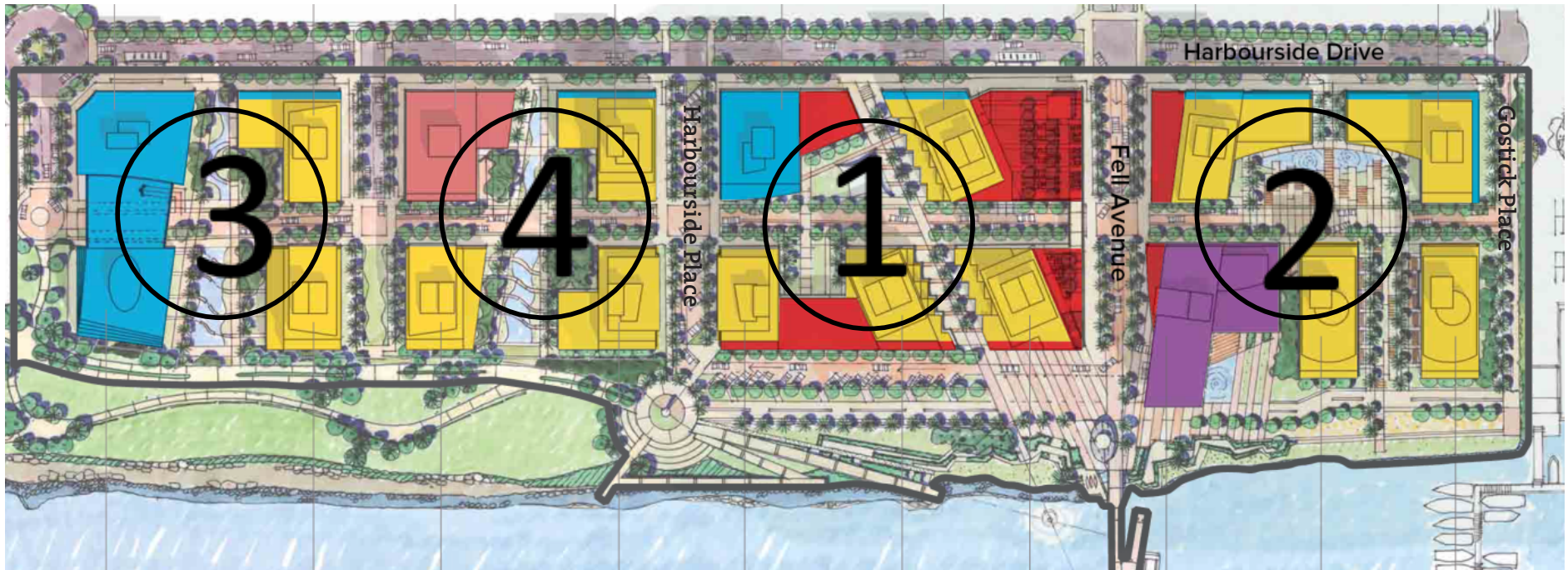


The art budget has been placed at \$ 600,000, including all administrative costs and disbursements.

The expanded park and open space lend itself to iconic discrete art pieces that will be a focus for the neighbourhood. One piece is envisioned at the foot of Fell Avenue and one at the foot of Harbourside Drive. Anticipated budget is \$300,000 or \$ 150,000 for each artwork.

All streetscape areas and possibly some buildings will have an artist work with the design team for an integrated approach. Anticipated budget is \$300,000.

PHASING & TIME LINE



LEGEND

	REZONING AREA
	RESIDENTIAL
	OFFICE
	RETAIL
	HOTEL
	RENTAL

PROJECT MILESTONES

OCP Amendment Approval	June 2012
Rezoning Application Submission	November 2012
Rezoning Public Hearing	May/June 2013
Rezoning Approval	July 2013
Development Permit Approval- Phase 1	April 2014

Harbourside Waterfront will be constructed in four phases, over a period of 10-15 years.

1. PHASE 1 – 2015 DESIGN CONSULTANT FOR ALL STREET AREAS AND OPEN SPACE

The artist(s) will join the project design team to work with the Primary Architect/Landscape Architect. As a team member, the artist(s) will direct the focus of their efforts on working with the project architects in collaboration. The artwork to be integrated into the site and referenced in street furniture, paving, urban habitat and building design.

PHASE I – 2015 COMMISSIONED WORK AT FOOT OF FELL

The public art for this site will be discrete a work of art that is appropriate for the site specific commissions. This will be a permanent work designed by an artist in direct response to the special conditions of the site. The preferred selection procedure will be by a Pacific Northwest Open Competition. Short listed artists will be paid a design fee to prepare a maquette for the selection panel.

2. PHASE 2 - 2018 & PHASE 3 - 2022 DESIGN CONSULTANT FOR ALL STREET AREAS AND OPEN SPACE

Opportunity to choose another artist, if required, for Phase 2 & 3 to collaborate with design team.

3. PHASE 4– 2022 COMMISSIONED WORK AT HARBOURSIDE PLACE

The public art for this site will be discrete a work of art that is appropriate for the site specific commissions. This will be a permanent work designed by an artist in direct response to the special conditions of the site. The preferred selection procedure will be by a Pacific Northwest Open Competition. Short listed artists will be paid a design fee to prepare a maquette for the selection panel.

4. PHASE 4 – 2022 DESIGN CONSULTANT FOR ALL STREET AREAS AND OPEN SPACE.

Opportunity to choose another artist, if required, for Phase 4 to collaborate with the design team. Process as per Phase 1.

ARTIST LIST



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Bruce Voyce
Douglas Senft
Richard Turner
Norie Sato (lead), Tad Savinar,
Richard Turner, Mierle Ukeles,
Bill Will
Susan Point
Jack Mackie
Jill Anholt
Peter Fink
Dan Corson
Daniel Martinez

Buster Simpson
SITE/ Jack Mackie
Carolyn Braaksma
Jack Mackie

Lightwave
Hole in the Sky
Untitled - LA transit line

Portland LRT
Tree Grate Museum
Dancer's Steps
Scopes of Site
Trio Kinetic Sculpture
Rockwood Sunrise
For Your Intellectual
Entertainment-
Drainage Pipes
Chattanooga-Ross's Landing
Lizard – Scottsdale Highway
Scottsdale Court House