



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee **Date:** June 2, 2015

From: Jane Fernyhough, Director, Arts, Culture and Heritage Services **File:** 11-7000-09-20-163/Vol 01

Re: Intracorp River Park Place Donation of Public Artwork

Staff Recommendation

That the artwork donation by Intracorp River Park Place to the City of Richmond, as presented in the report from the Director, Arts, Culture and Heritage Services, titled "Intracorp River Park Place Donation of Public Artwork", dated June 2, 2015, be approved.

Jane Fernyhough
 Director, Arts, Culture and Heritage Services
 (604-276-4288)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Parks Planning	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO

Staff Report

Origin

As part of the Intracorp River Park Place development at 6888 River Road, the developer proposes to donate a public artwork to the City. This report presents for Council's consideration the proposed public artwork, artist and location.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.

2.4. Vibrant arts, culture and heritage opportunities.

Analysis

Richmond Public Art Program

The Richmond Public Art Program sets a framework for creating opportunities for people to experience art in everyday life, encouraging citizens to take pride in public cultural expression, and complement the character of Richmond's diverse neighbourhoods through the creation of distinctive public spaces. Donations of artwork to the City are an important part of Richmond's growing Public Art Collection.

Development Proposal

Intracorp's "River Park Place" development is a three phase, high-rise, high-density, mixed use project containing approximately 582 dwelling units at 6888 River Road (formerly 5440 Hollybridge Way) on a site in the City Centre's Oval Village. The first phase of "River Park Place" is located at the east side of Pearson Way, adjacent to Gilbert Road, and includes a 15-storey tower containing 219 dwelling units, ground floor retail space, and three levels of parking.

Council approved the development's rezoning application (RZ 09-506904) on September 5, 2012 and development permit (DP 12-617639) on March 11, 2013. As part of the rezoning and development permit, the developer agreed to integrate a public art project on the development's site or vicinity.

Detailed Public Art Plan

The development's Project-Wide Public Art Plan and Phase 1 Detailed Public Art Plan were reviewed and supported by the Public Art Committee on November 20, 2012. Consultation with the City's Public Art Committee confirmed that the subject site occupies a strategic public art location, bookended by the prominent new River Road/Gilbert Road "gateway" at its northeast corner (Attachment 1).

The developer's second public art project, which will be located along the Lansdowne "art walk" at the southwest corner of the development's third phase, will be implemented with Phases 2-3. The total value of public art proposed for Phases 1 to 3 will be \$340,891 or as determined based on the City-approved rates and policy in effect at the time of Building Permit approval, whichever is greater. An Area Specific Detailed Public Art Plan for Phases 2 and 3 is required to be submitted prior to issuance of a Building Permit for Lot 2 (Phase 2).

Terms of Reference

The Detailed Public Art Plan for Phase 1 and Terms of Reference (Attachment 2) describe the art opportunity, site description, theme, budget, schedule, artist selection process, and submission criteria. The Detailed Public Art Plan incorporates revisions as recommended by the Public Art Advisory Committee during their review on November 20, 2012, to strive for an artwork that will be impactful and meaningful.

Proposed Location

The Gilbert Road frontage is part of an important greenway linking the Middle Arm and proposed Lansdowne linear park and, among other things, is intended to provide for innovative storm water management measures and public art celebrating the City Centre's prominent Dinsmore Bridge "gateway". In light of this, artist(s) involved in the development's public art were encouraged to incorporate a "narrative" quality in their work to engage the public in the space, the architecture and the area.

Public Art Selection Process

Under the terms of the Public Art Program administration procedures, a five member selection panel met on October 23, 2013 to review a list of 23 local and international artists recommended for the commission based upon their previous experience and ability to work at a scale appropriate to the important site in this neighbourhood. The selection panel recommended that six artists be shortlisted and invited to submit a concept proposal. Four artists subsequently submitted proposals.

On January 31, 2014, the selection panel met to review the concept proposals and interview the shortlisted artists for this opportunity. The concept proposal presented by Evan Lee was recommended for the commission (Attachment 3). Evan Lee is a Vancouver based artist, whose work was featured in a solo exhibition, "Elders and Roots", at the Richmond Art Gallery from April through June 2014.

The Richmond Public Art Advisory Committee reviewed this proposal on April 21, 2015 and recommends that Council support this proposal of donated artwork as presented.

Proposed Artwork

The artwork consists of three transparent black and white photographs of ginseng roots scaled to the proportions of the human figure and set between standing glass plates and situated within the rain garden along Gilbert Road.

The proposed location of the three panels is on City owned sidewalk and boulevard space along Gilbert Road, immediately in front of the River Park Place development (Attachment 4).

Staff Comments on Proposed Artwork Donation to the City

City staff met with the artist and consultant team to identify technical concerns including lighting, positioning of the panels, traffic safety, skateboarding potential, visibility at night, and drainage. These issues have been addressed by the artist and design team. Planning, Parks, Transportation and Engineering staff have reviewed the proposal and location in terms of urban design, boulevard maintenance, pedestrian safety and vehicular visibility, and have no concerns. The artwork will be designed so that it can be removed and returned to its location by City street crews if future utility or street work is required.

Cost of the artwork donation

The total value of the developer's voluntary Public Art contribution for all phases shall be at least \$340,891 or as per the rates in effect at the time of an approved Building Permit, whichever is greater. Based on estimated floor areas as proposed through the rezoning, the public art contribution for Phase 1 is approximately one-third of the total contribution (a minimum of \$133,514) and two-thirds (\$207,377) for Phases 2 and 3, or the value of the applicable Developer Contribution Rate multiplied by the total Buildable Area of Phase 2 and Phase 3, as determined by the Building Permit approval process for Phase 2.

The developer has provided a Letter of Credit on November 29, 2013 in the amount of \$227,261 as security towards the administration, selection, fabrication and installation of public art as a condition of the development approval process. As this contribution exceeds the minimum contribution for Phase 1, the developer will be credited with the over contribution (\$93,747) towards the required contribution for Phases 2 and 3.

Of the Phase 1 contribution of \$227,261, an amount of \$11,361 (5%) will be paid to the Public Art Provision for City Administration prior to the release of the Letter of Credit, and \$20,000 (9%) has been allocated for public art consulting and administration costs by the public art consultant retained by the developer. The artist contract is for \$195,900. A tax receipt for the donation would not be issued as the donation of the artwork is in exchange for development approvals.

Financial Impact

The artwork will require minimal periodic washing and maintenance by the City at an approximate cost of \$300 per cleaning every one or two years. City funds would be allocated out of the Public Art Program's annual operating budget.

Conclusion

The proposed artwork by Evan Lee and donated by Intracorp represents a significant gift to the City of Richmond. It is a continuing show of support by developers for the importance of public art to neighbourhoods and the City.



Eric Fiss
Public Art Planner
(604-247-4612)

- Att. 1: Site Location Plans
- 2: Detailed Public Art Plan Phase 1
- 3: Artist Concept
- 4: Site Plan

Site Location Plans



Figure 1: Site location

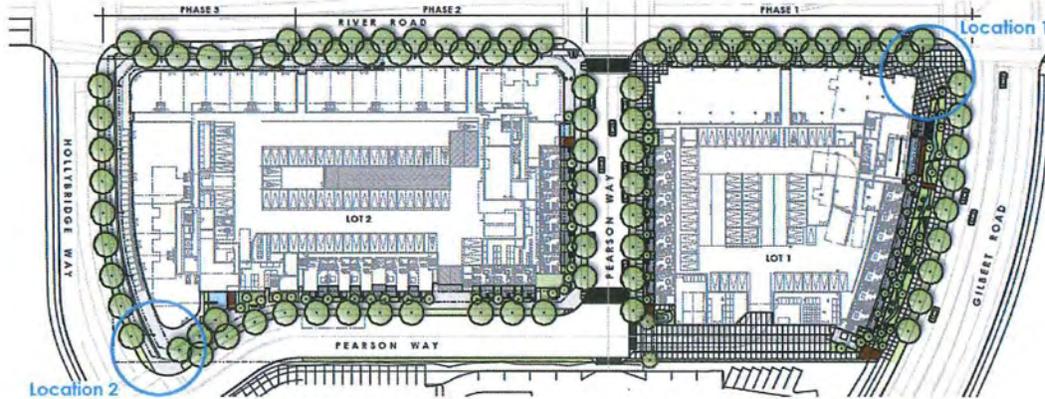
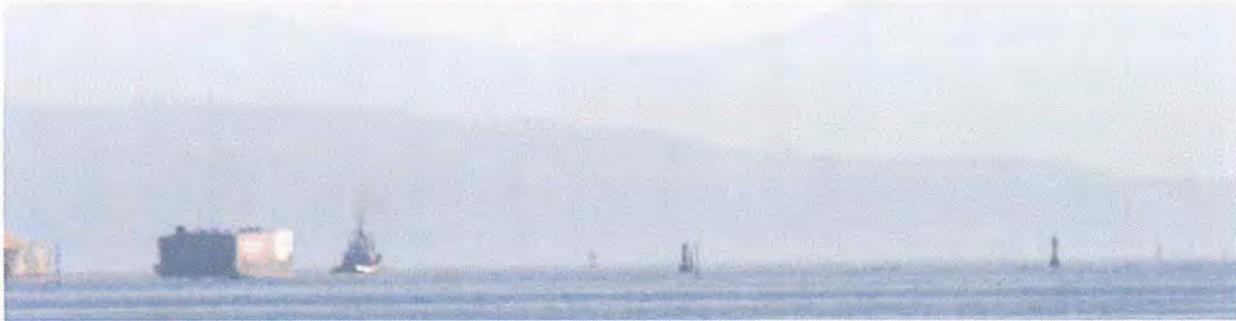


Figure 2: Proposed public art locations, Phase 1 (Location 1) and Phase 2 (Location 2)

DETAILED PUBLIC ART PLAN FOR RIVER PARK PLACE PHASE 1



November 25/2013

SUBMITTED TO: RICHMOND PUBLIC ART ADVISORY COMMITTEE
PREPARED FOR: INTRACORP PROJECTS LIMITED
PREPARED BY: DURANTE KREUK LTD.

12019



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1.0 Project Statistics

1.1 Preliminary Plan Submission Date:	May 15, 2012
1.2 Project Name:	River Park Place
1.3 Project Address:	5440 Hollybridge Way
1.4 Site Owner:	Intracorp Projects Ltd. David Jacobson, Development Manager
1.5 Public Art Consultant:	Durante Kreuk Ltd. Jennifer Stamp 604-684-4611
1.6 Project Architects:	IBI/HB Architects
1.7 Project Landscape Architects:	Durante Kreuk Ltd.
1.8 Project Description:	Mixed use, over 500,000 sq.ft. Gross Buildable Area
1.9 Public Art Allocation Phase 1, Lot 1	\$227,261
1.10 Public Art Option:	Invitational Call
1.11 Construction Completion:	Lot 1: April 2016
1.12 Public Art Schedule:	Preliminary Plan: May 2012 Detailed Plan: November 2012 Selection Process: October, 2013 Installation: Lot 1: May 2016

2.0 Introduction

Under the City of Richmond's Public Art Program a developer is encouraged to improve Richmond's public life through artist contributions to the public realm areas of civic and private development.

This document contains an analysis of the River Park Place site (5440 Hollybridge Way, RZ 09-506904), a description of the new development, recommended public art locations, conceptual approach to the work, an outline of the artist selection process, budget for the project, and timeline for completing the public art commission.

3.0 Project Overview

3.1 Site Context

Located in the Oval Village Neighborhood, the site is part of a neighborhood in transition. To the north and west of the site there are many similar mixed use projects under development, as well as the Richmond Speed Skating Oval, an Olympic legacy facility. South of the project the Richmond Winter Club is expected to be redeveloped at some point in the future, with the retention of the Winter Club. Across Gilbert Road to the east there will be new mid-rise residential development, as well as an existing three-storey warehouse/office building which may also develop over time. To the southeast are a number of residential towers all constructed within the last five years. **Figure 2: Existing Site Context**

3.2 The Site

River Park Place is a proposed mixed-use development comprised of three towers over two midrise podiums. Two lots containing CRUs, market residential and non-market residential are to be constructed in three phases. The total allocation for the art work is derived from all phases; this art plan is to only direct the selection of an artist for Lot 1 (phase 1), and a portion of the total allocation (see Section 5.0 Budget).

Lot 1 sits at the east side of the site and is bound by River Road to the north, Gilbert Road to the east, the Richmond Winter Club to the south and a new road, Pearson Way, to the West. The tower form on Lot 1 is located at the northeast corner and

is supported by Planning as a landmark or gateway building as one enters the City over the Dinsmore bridge.

Along the future River Road frontage a variety of retail spaces are proposed to wrap around the Gilbert Road corner up to the residential entry lobby. The remainder of the Gilbert frontage will consist of townhouse units that are raised to the floodplain level. Loading, parking entry and utilities are located on the south side of the site with a planned walkway connecting Pearson Way to Gilbert Road along the south property line. Pearson Way is to be lined by townhouses on both Lot 1 and Lot 2 and is characterized as a local neighbourhood street with on-street parking.

Refer to Figure 4: Landscape Site Plan

3.3 Public Realm + Landscape

The site sits adjacent to two major streets: Gilbert Road and the western termination of Lansdowne Road (just off the southwest corner of the site).

Gilbert Road is envisioned as the major gateway to the Oval Village Neighborhood, with a City planned grand public realm aimed to pull the river character into the emerging neighborhood. Naturalistic rain gardens and large indigenous trees that grow along the river are juxtaposed against a material palette that pays homage to the vernacular historic working riverfront and its raw utilitarian character.

At the corner of Gilbert and River Roads, a small open space is proposed as a forecourt to Heritage Park on the north side of River Road. This forecourt is envisioned as the "headwaters" of the rain garden and an extension of the residential entry lobby.

Lansdowne is currently undergoing a public realm study, with the intent to have the City develop it as a linear park with a major connection to Richmond City Centre. To the north of Lansdowne, a section is being developed as an extension of the Lansdowne linear park character that terminates at the Oval and Fraser River. Concept drawings for this are expected by the City's consultant in early 2013.



Figure 2: Existing Site Context



4.0 CONCEPTUAL APPROACH

Public Art should be visual, tactile, playful and memorable. It should generate interest, activity and should prompt interaction with passing pedestrians, vehicles and residents.

Intracorp believes that public art is one of the most powerful tools of engagement for presenting the story of a community. They have engaged the services of an art consultant to aid in the research process and recommend potential artists for consideration. The selected artist should be someone whose work reflects the ideals of the project, the community and people who will interact with the artwork on a regular basis. Subscribing to the notion that art is meant to question, challenge, remind, provoke or enthuse; Intracorp is most interested in presenting artwork by artists who are looking for dialogue.

For the River Park Place commission, artists who approach traditions and stories within contemporary practice are being considered as a way to pay homage to shared cultural themes and community development within Richmond. As mentioned in section 3.4, artists should be aware of the broader context of the neighbourhood, and how it fits within the city's public art plan.

Opportunities to enhance existing funding with concurrent public projects or funding from other projects will be reviewed.

3.4 Location for the Public Art Work

There is interest in integrating the public art into the open space at the prominent corner location of Gilbert and River Rds, an idea that is also supported by the Planning department. There is a architectural canopy, as well as an open forecourt at this key public corner, representing possible locations for the integrated public art concept. Lot 1 is also considered by the City as a "gateway" to the city centre, and there is opportunity to create a dialogue with the city's vibrant and diverse urban core.

Refer to Figure 5 – Perspective Sketch Lot 1 location

Total Art Budget	\$227,261
Administration Costs (14%)*	\$31,363
City Public Art Program Administration (5% of total)	\$11,363
Project Management (9%)	\$20,000
Signage/Opening/Disbursements	\$1,750
Research/Documentation Fee	\$750
Shortlisted Artists Stipend (5 x 1,500.00)	\$7,500.00
Review Panel Honoraria(4 x 500)	\$2,000.00
Public Art Consultant	\$8,000

Total for Artwork (Exclusive of GST) \$ 195,898

***Administrative costs may change during the course of the selection process

The budget breakdown indicates the total public art budget allocated for Lot 1. Given the highly visible gateway location, a larger amount of the total allocation has been apportioned. With the Committee's support, we would like to suggest split of roughly two-thirds for location 1, and one third for subsequent phases.

6.0 PUBLIC ART CONSULTANT

The Public Art Consultant is responsible for all aspects of managing the public art project from the initial stage of the project through to the transfer of responsibility of the artwork to the owner and submission of final documentation to the City of Richmond. Responsibilities of the consultant include

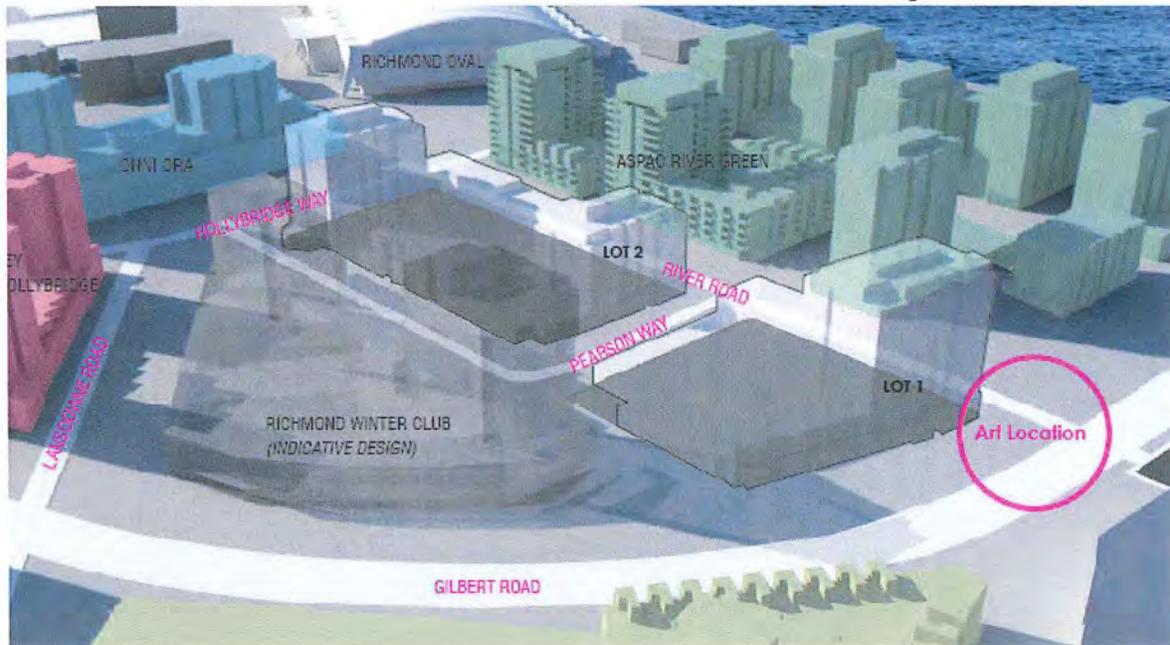
5.0 BUDGET

This budget must be inclusive of all costs for the work including but not limited to artist fees, engineering consultant fees and/or other expertise they require), studio overhead, artwork fabrication, site preparation, travel, transportation, installation, insurance, public art consultant fee, and City of Richmond fee.

Roughly one third of the allocation is being retained for subsequent project phases.

development of this plan, facilitation of the artist selection process, coordination of artist with the project architects, landscape architects (and other team consultants as and if required), and facilitation of artwork installation. The consulting team will work with the developer and City to secure all necessary approvals for the proposed artwork. In addition, they will develop an artwork commission contract for use by the developer, and will manage the contract during the fabrication phase of the artworks.

Figure 3: Future Site Context



7.0 THE REVIEW PANEL

Five individuals have been appointed to the Review Panel by the Public Art Consultant and are chosen for either their involvement with the project or their experience in the art community. The Review Panel will consist of:

- **David Allison** - Served terms on the VAG Acquisitions Committee, as VP of the Contemporary Art Gallery, as a Board member of the Canadian Photographic Portfolio Society, and as an avid collector of contemporary art for 25 years.
- **Cathy Grant** or appointee - Senior Vice President, Marketing & Sales, Intracorp
- **Jeff Mok** - Project Architect, IBI/HB Architects
- **Bill Pechet** - Public Artist, Pechet Studio
- **David Stoyko** - Landscape Architect, Sharp & Diamond

8.0 ARTIST SELECTION PROCESS

This art process is a invitational call, which will be executed in the following manner:

The Public Art Consultant and Review Panel will provide names of up to 20 artists that they think will bring something extraordinary to the project. Artists from British Columbia having experience within the public process and having a connection to the City of Richmond will be preferred.

The Review Panel will then, through a process of evaluation and discussion, create a short list of up to five artists. The shortlisted artists will be asked to attend a site visit and develop a concept.

Each artist will then present their concepts to the panel and the Panel will ask each candidate a series of questions. These questions will be sent to the artists prior to interviews.

Some of the criteria/questions the considered artist must respond to include but are not limited to:

- The artwork must be durable and able to withstand the vandalism that can occur in the public realm.
- The artist must consider public safety.
- The artwork must be easy to maintain.
- The artwork must consider the impact on the residents, businesses and neighbourhood.
- The artwork must contribute to the public art of the neighbourhood. The artist is to familiarize themselves with the public art existing and planned in the larger neighbourhood context so that a concept is not duplicated and rather compliments other work.
- 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 easily accessible physically or visually to the public and the residents.

Following the artist interviews, the selection panel will select one artist to carry out the commission.

See page 8 of this document for estimated timeline.

9.0 COMMISSION AWARDED

The artists and the owner enter into a contract to carry out the work.

10.0 ARTIST(S) WORK SCHEDULE

10.1 Detailed Concept Proposal Development + Presentation

The commissioned artist(s) will be asked to prepare a detailed concept proposal and present to the Review Panel for approval to proceed.

This proposal is to include (but not limited to):

- 1-2 page summary detailing the concept and execution
- A scaled maquette that sufficiently conveys the scope of

Figure 5: Perspective Rendering of Location 1 (Corner of Gilbert Road and River Road)



- the artist(s) proposal and clearly identifies all aspects of constructability.
- Material samples
- Draft of a preliminary budget showing artist fees, materials, and fabrication. All consultants required to complete the fabrication and installation of the piece must be listed (It is possible to use project consultants however all fees associated with the work are to be covered by the artwork budget)
- Draft of preliminary maintenance considerations

10.2 Detailed Design

Once the Review Panel agrees that the artist(s) concept is sufficiently developed, the artist(s) will be instructed to enter the design development stage that includes:

- Fabrication drawings as required by the media chosen.
- Installation method
- Final pricing
- Fabrication and installation timeline

Each project budget must cover all costs related to the public art including, but not limited to artist fees, studio overhead, consultant fees, artwork fabrication, site preparation, transportation, installation, HST and contingency. The artist(s) 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.

11.0 PUBLIC RELATIONS PROGRAM

An opening and art piece unveiling celebration will take place upon project completion for the art work.

12.0 ART DOCUMENTATION

The following documentation as prepared by the Public Art Consultant will be filed with the City of Richmond Public Art Program Manager:

- Biographical detail of the artist(s)
- Artist statement and specifications of the art works
- Good quality digital images showing the art work in context and close up
- Other materials available to reveal the art work and/or artist(s) intentions, if applicable
- A copy of the artist's maintenance requirements for the art work

13.0 FINAL DOCUMENTATION

The process requires documentation of monies spent be given to the Public Art Program Manager at the completion of the project. Careful documentation of all fees and hard costs must be kept by the successful artist for inclusion in the report. Compiling the report will be carried out by the Public Art Consultant for presentation to the City.

14.0 TIMELINE (ESTIMATED)

Review Panel identifies artists	October 2013
Artists attend a site visit	December 2013
Shortlisted artist interviews and artist selection	January 2014
Award Commission	February 2014
Detailed Concept Proposal Presentation	May 2014
Detailed Design	May 2014 - September 2014
Fabrication (approximate)	September 2014 - March 2015
Installation	May 2015

Figure 7: Perspective Rendering of Building (Corner of Gilbert Road and River Road)



APPENDIX 1

Terms of Reference

Artwork size dimension guidelines:

- The dimensions of the plaza are approximately 16' by 65'. Artwork should remain inside of the property line, and should not exceed the height of 12'.
- Artwork should be free standing

Contextual Considerations:

- The Richmond City Centre Public Art Plan identifies this location as falling with the Oval Village precinct, and as a part of the Waterfront Art Walk. Along here, and around the Oval, there is a collection of outdoor sculptures, relating to the river environment, and to the Olympic legacy.
- The other significant relationship at this site is to the Dinsmore Bridge, which connects commuters to the Airport and to Vancouver. The Richmond City Centre Public Art plan refers to this area as a "gateway to the city".
- The small plaza at the corner of River and Gilbert Rds, which is the where the art work is to be located, is envisioned as the forecourt to Heritage Park at the north side of River Road, and the "headwaters" to the rain garden that will run along the new sidewalk on the east side of Gilbert Road.
- The artist should consider both the scale of the human body and the visibility of the art from longer sightlines, and from vehicles passing by the site.
- Artists are encouraged to do a site walk to familiarize themselves with the changing neighbourhood
- Artists may arrange a Q+A session with project consultants if so desired.
- This document covers the public art for the first phase of this development. In the next phase, there will be more funding for public art, and artists may consider concepts for this future phase as a part of their initial concept.
- Through marketing studies conducted by the developer, the anticipated purchasers for this project will be a mix of young couples purchasing their first home, and older people downsizing from larger properties. They will be a cross-section of ethnicities, but the predominantly Asian with a Chinese background.

Public Realm Considerations:

- Artists should be conscious of the art's impact on vehicular circulation and sightlines, neighbourliness, and liveability of this emerging residential and commercial neighbourhood.
- The artwork, at a personal scale, should complement the pedestrian environment, being possibly tactile, visually intriguing, and memorable.
- Art work should be safe and prevent physical injury. Artists should consider issues such as climbability and sharp edges.
- Maintenance considerations should be a part of the proposal, and artwork proposed should be simple to maintain, and resistant to vandalism.
- Materials proposed for the art should be durable and able to withstand outdoor environmental effects.
- Seasonal and diurnal cycles should be considered: Could the artwork be changed by the changing light and seasons to maximize its impact? Would the proposed piece be enhanced or improved by lighting, and what will the experience of the piece be day and night?
- Artists should consider signage and artwork identification in their proposal.

Reference Material

Artists should review the following planning documents that describe in greater detail, both the role of public art within this neighbourhood, as well as the neighbourhood's intended character and use as it develops.

Richmond City Centre Public Art Plan, 2011.
Available Online: <http://www.richmond.ca/culture/publicart/plans/plans.htm>

Richmond OCP Area Plan for the City Centre Area, 2009.
Available Online: http://www.richmond.ca/_shared/assets/city_centre556.pdf

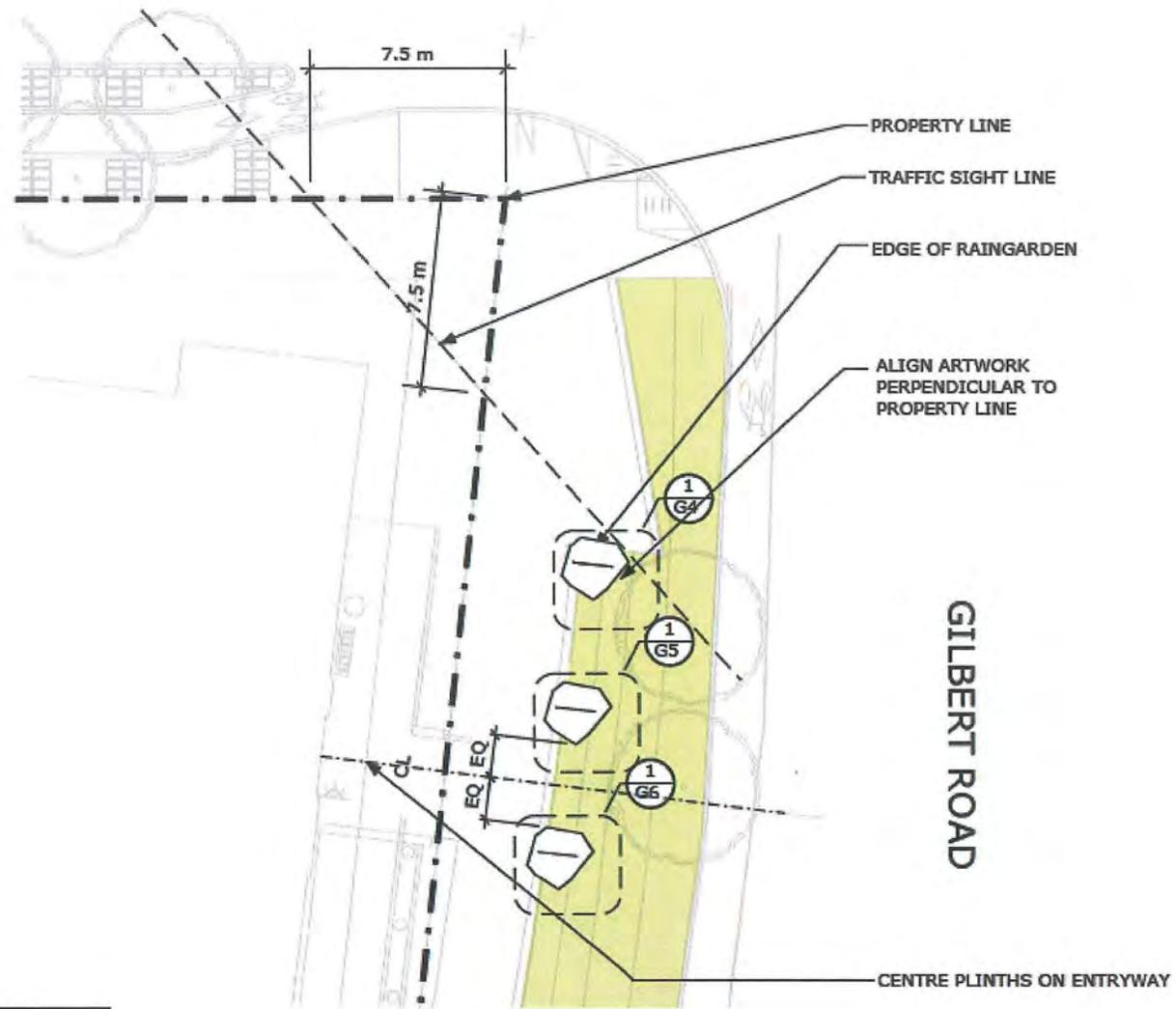
Artist Concept Proposal - EvanLee

River Park Place Development Public Art Project



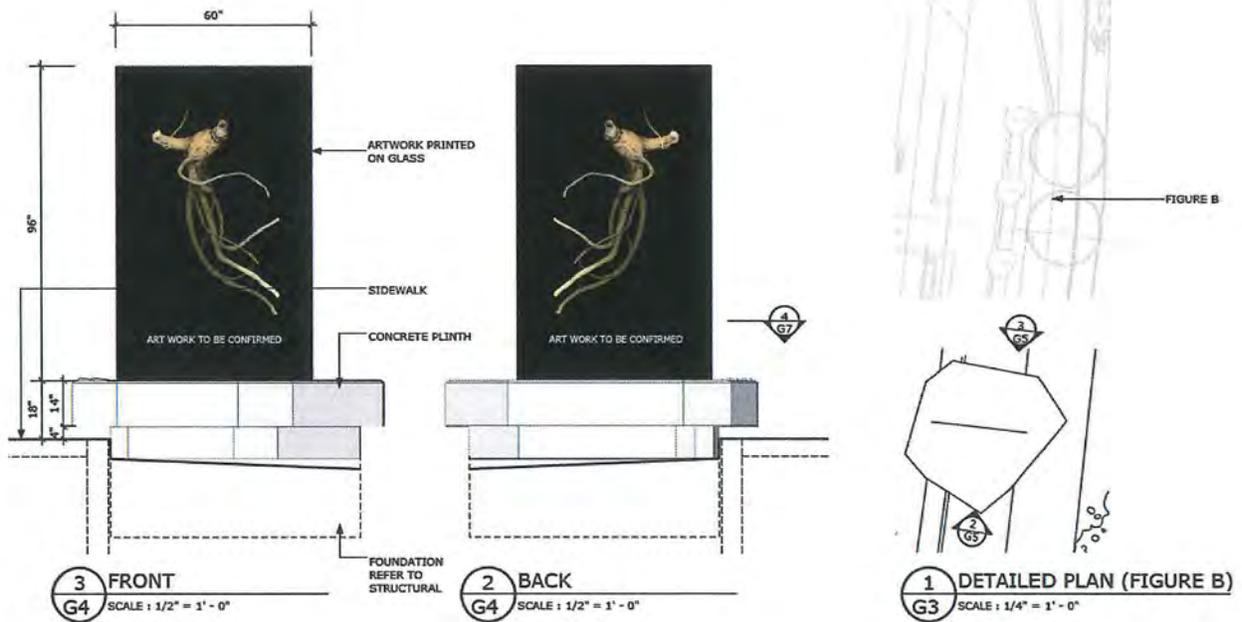
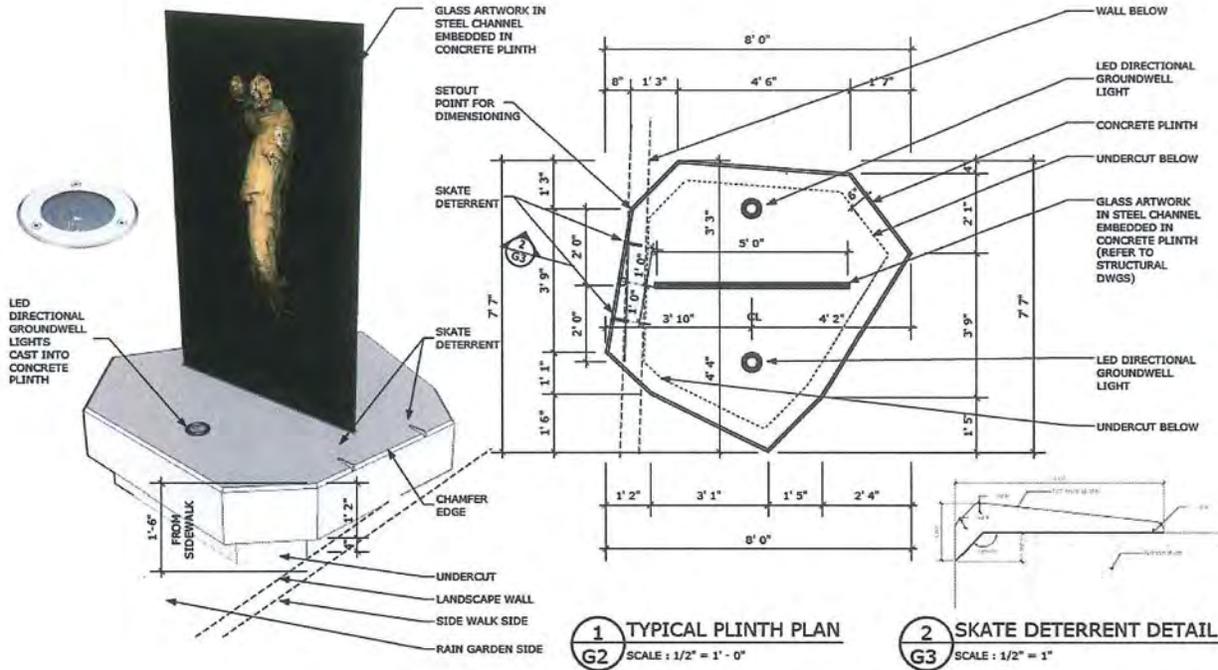
ISSUED FOR CITY REVIEW
NOT FOR CONSTRUCTION

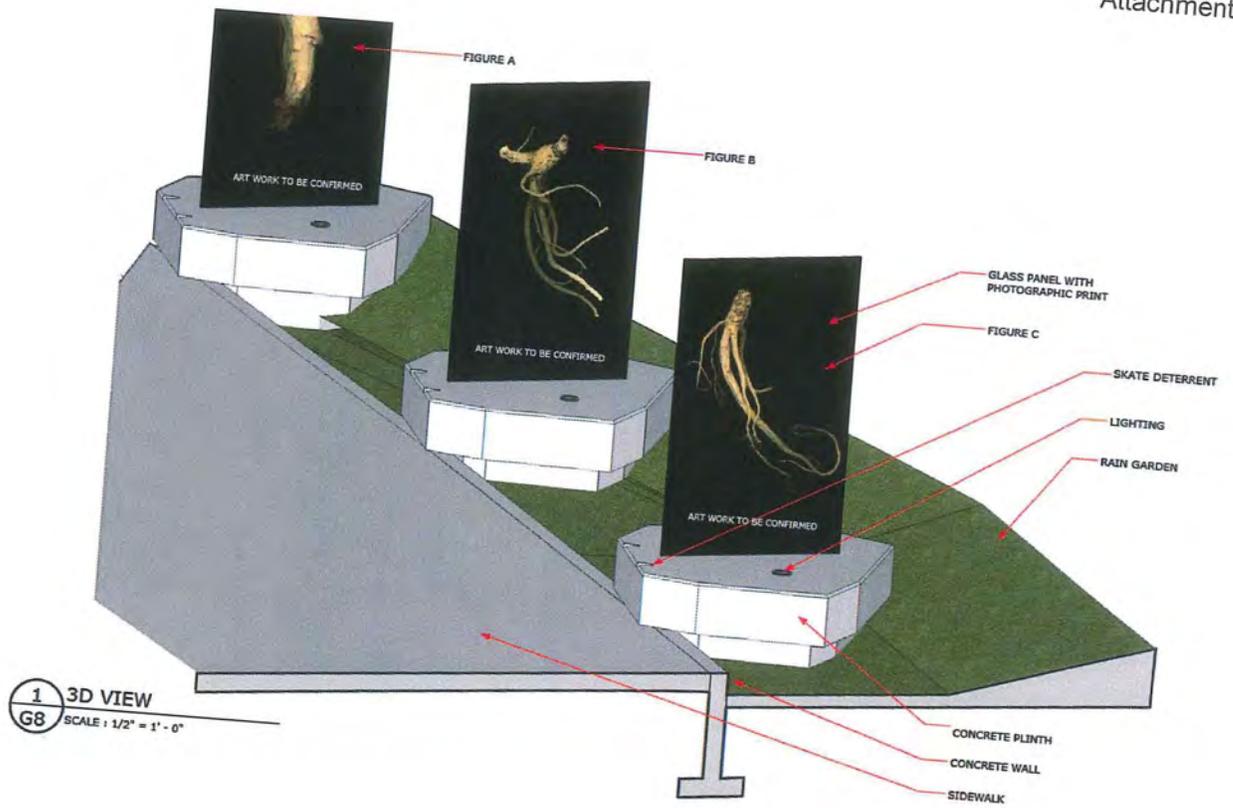
RIVER ROAD



1 SITE PLAN
G2 SCALE : 1/16" = 1' - 0"







Site Plan

