



lululemon

STORE SUPPORT CENTRE

1980 FOLEY PRELIMINARY PUBLIC ART PLAN
MARCH 2020



m o r p h o s i s

CLIVE
WILKINSON
architects

FRANCL
ARCHITECTURE

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1.0 - ARCHITECTURAL CONCEPT

"The overall massing and programming of the building is designed to create a high-quality working environment and strong connections to the neighborhood. Public amenity program will be located at the street level to enhance and activate a vibrant new public realm, with large flexible office floorplates above. Office spaces are organized around a central atrium space that will bring daylight and activity into the heart of the building. The perceived scale and mass of the building has been reduced by redistributing interior program away from the upper levels of the building's main urban frontage along Great Northern Way. This program is relocated within a 13 storey volume biased to the northern edge of the site, surrounded by planted roof terraces that further minimize the overall massing of the building. Being sensitive to the concerns over the new height and scale along Great Northern Way, the building establishes a 6-storey datum for its urban frontage that relates to the scale of the neighboring properties and reinforces the urban edge."

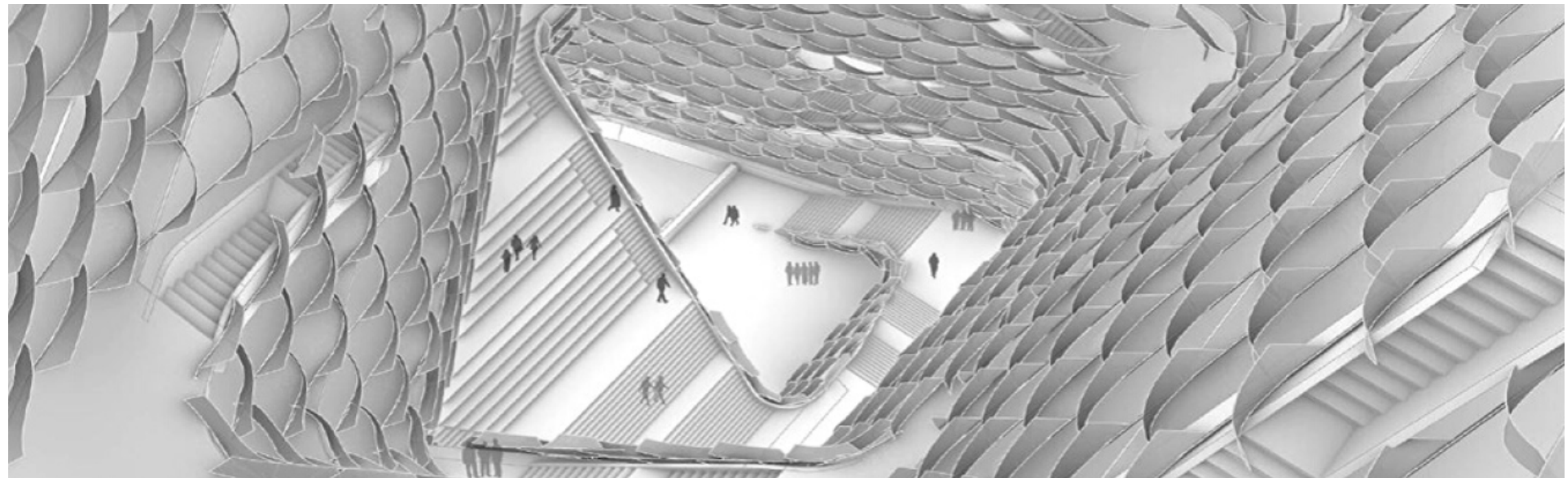
The building volume is carved to create four major green spaces:

- A covered main entry off Foley Street;
- A new public plaza along Great Northern Way;
- A sheltered corner to the north-west, with enhanced views to
- Downtown Vancouver and the North Shore Mountains;
- A smaller carve on the east façade that enhances the connection
- to greenery along the China Creek Greenway

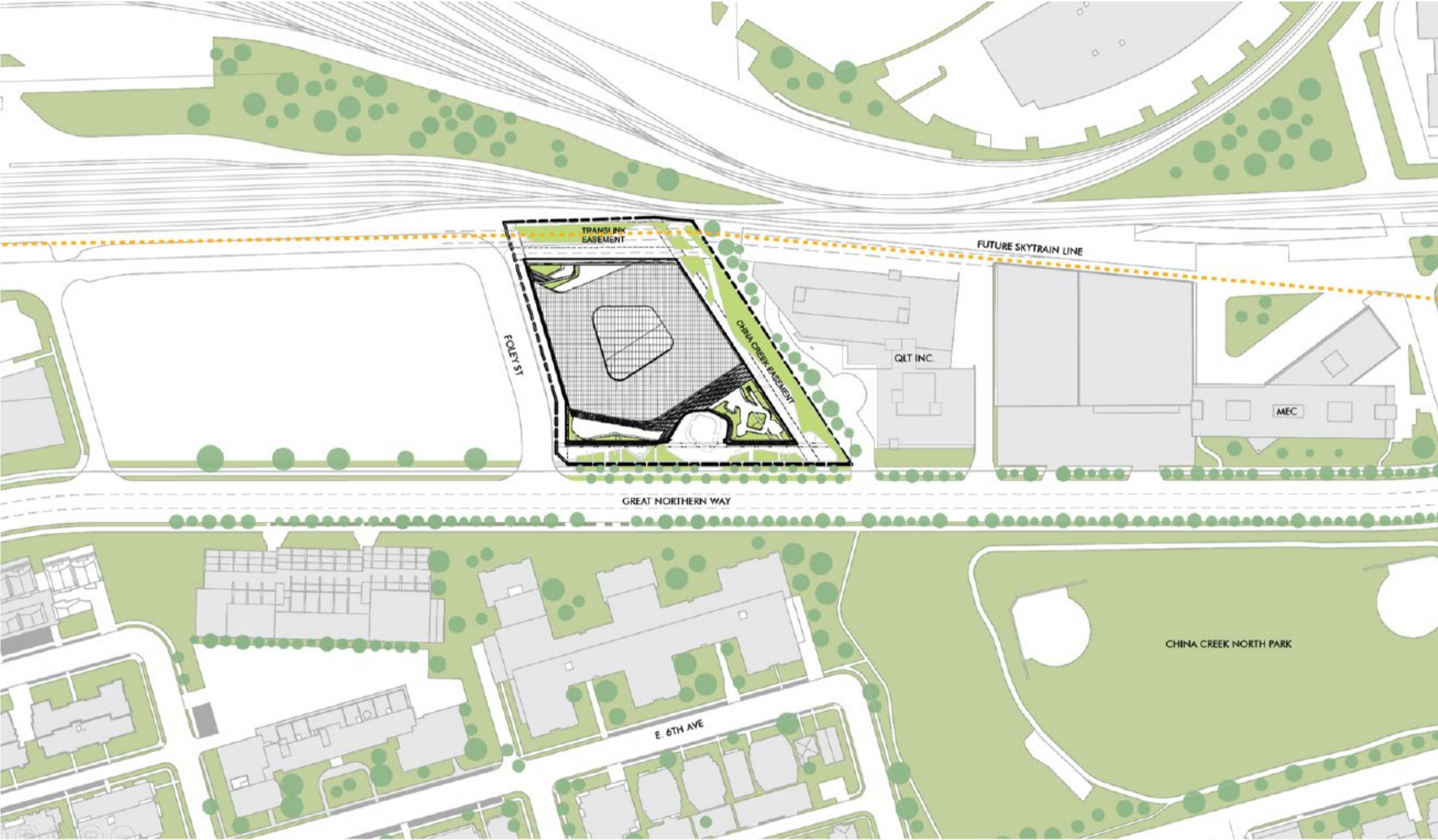
These carved spaces are lined with long, linear planters along the facade that enhance connections to greenery and provide shading to workplaces along the south, west, east facades. The green spaces also work to bring naturally filtered fresh air into the workplace, enhancing the building's overall natural ventilation strategy and reducing energy consumption. Landscaped terraces at levels 4, 7, and 13 offer outdoor social spaces and opportunities to connect with the natural landscape of Vancouver.



IMAGE OF SITE INTERIOR



2.0 - THE PROJECT



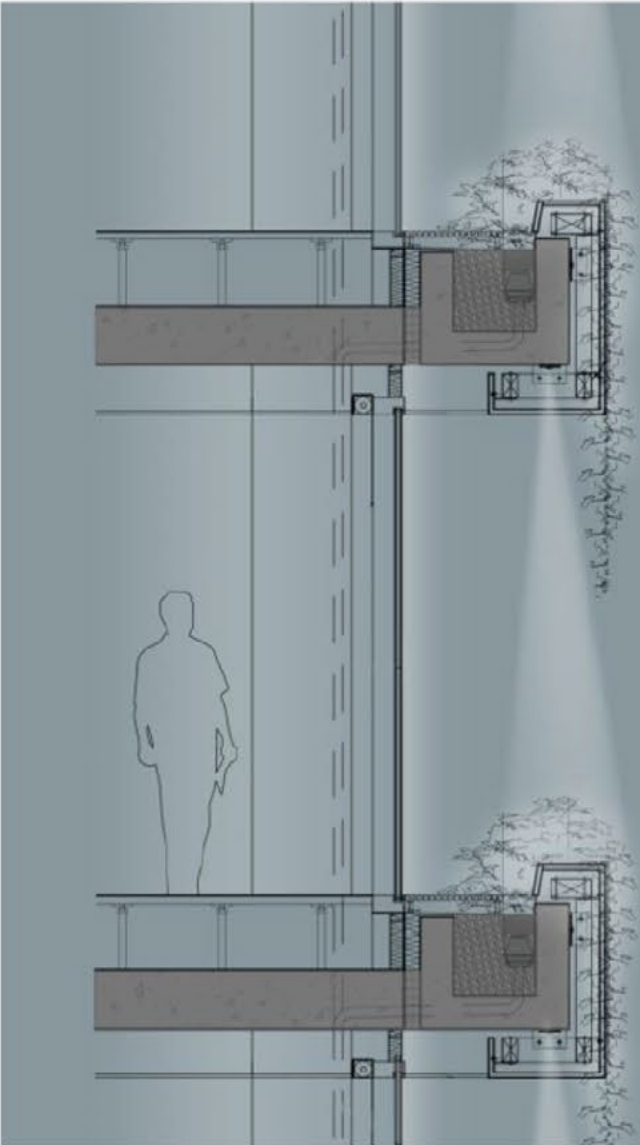
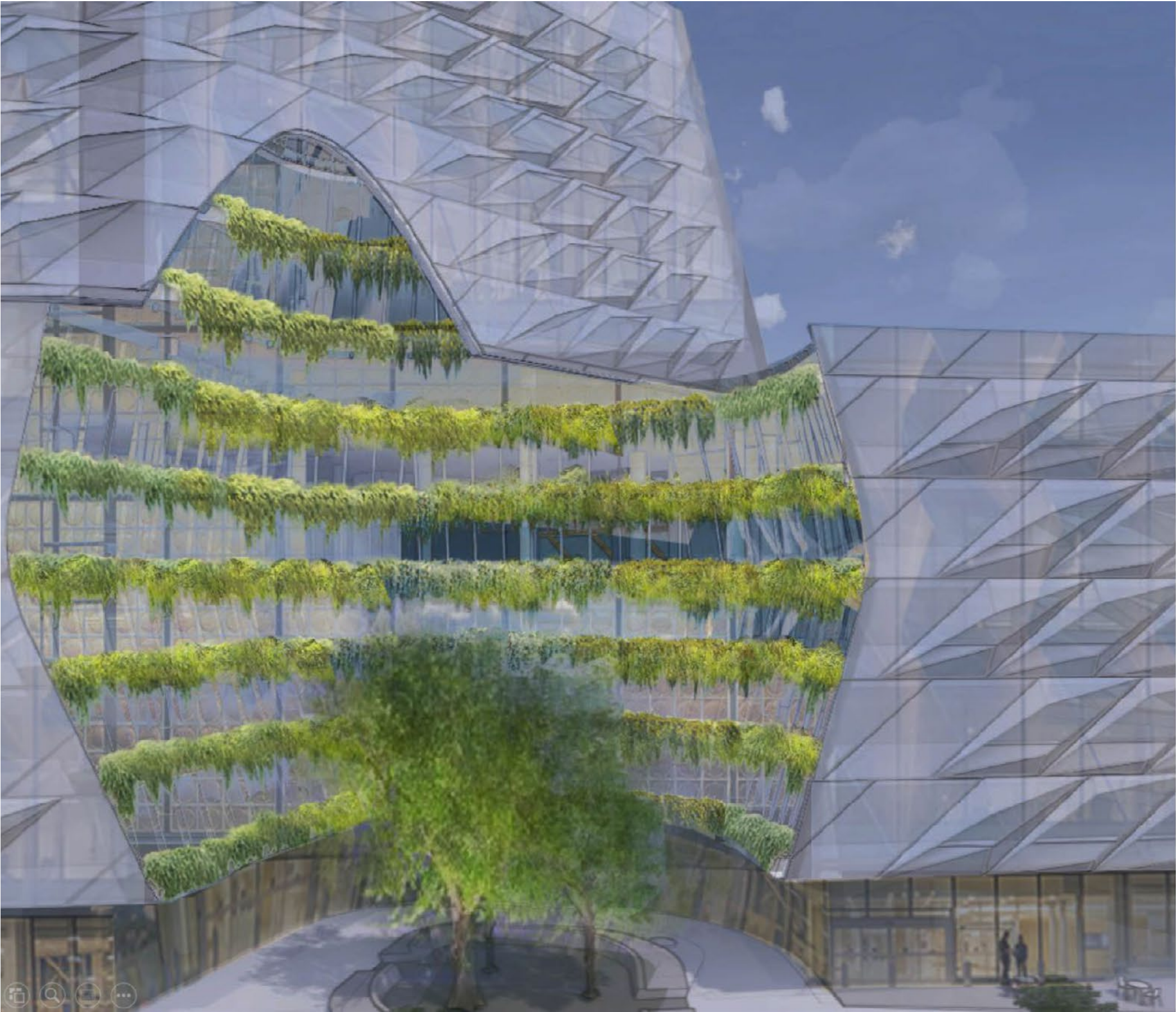
THE PROJECT



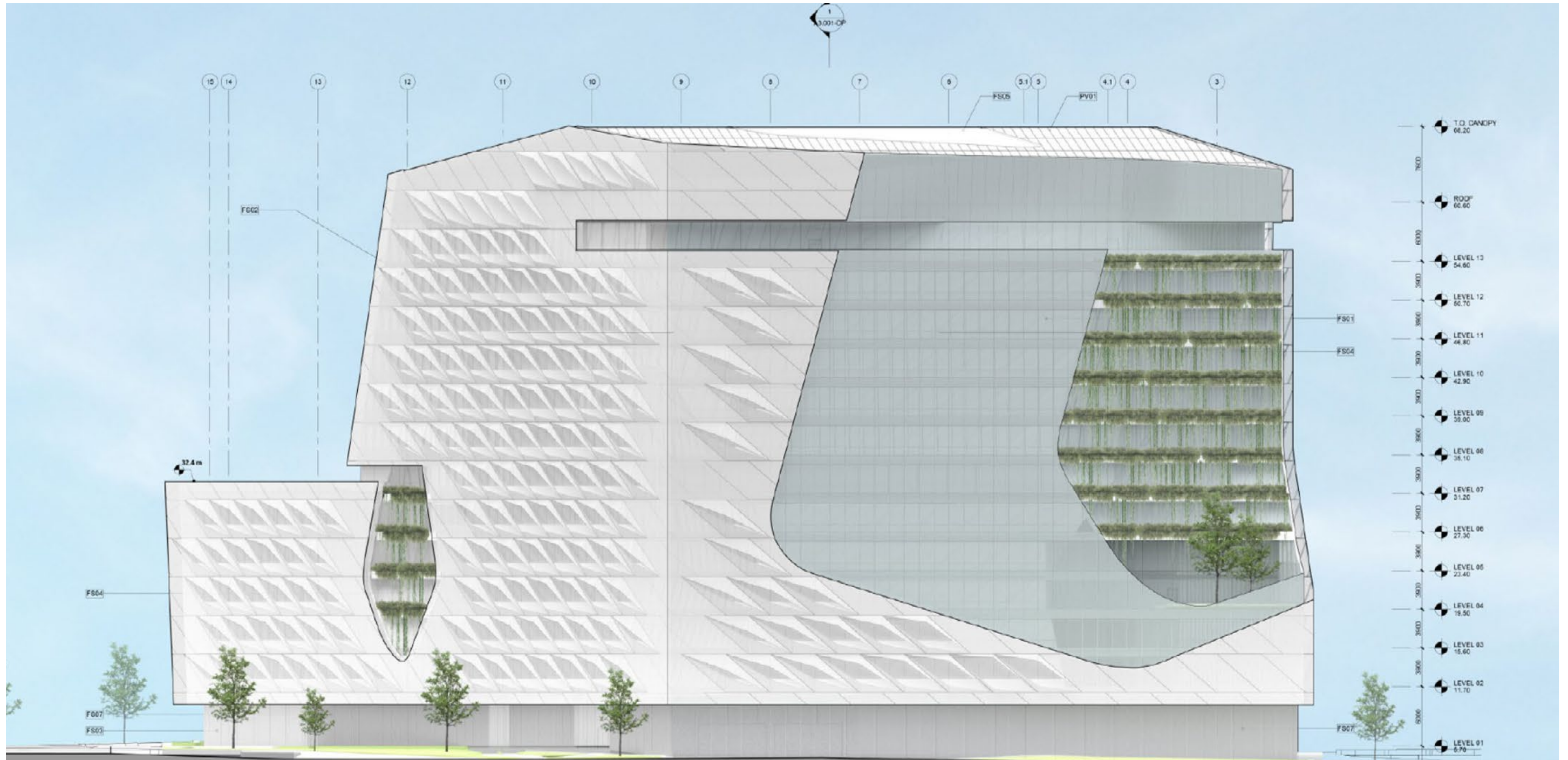
THE PROJECT



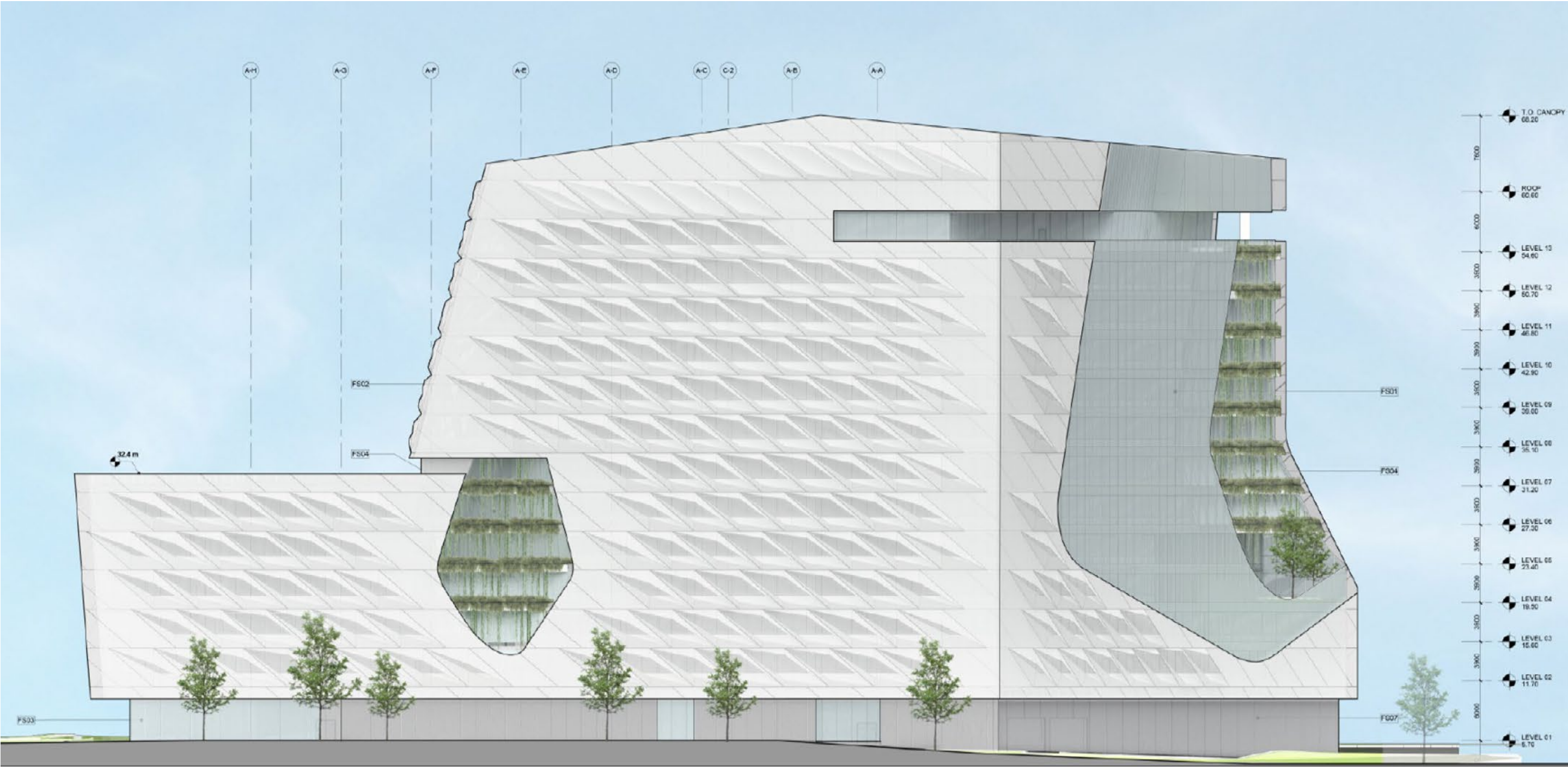
THE PROJECT



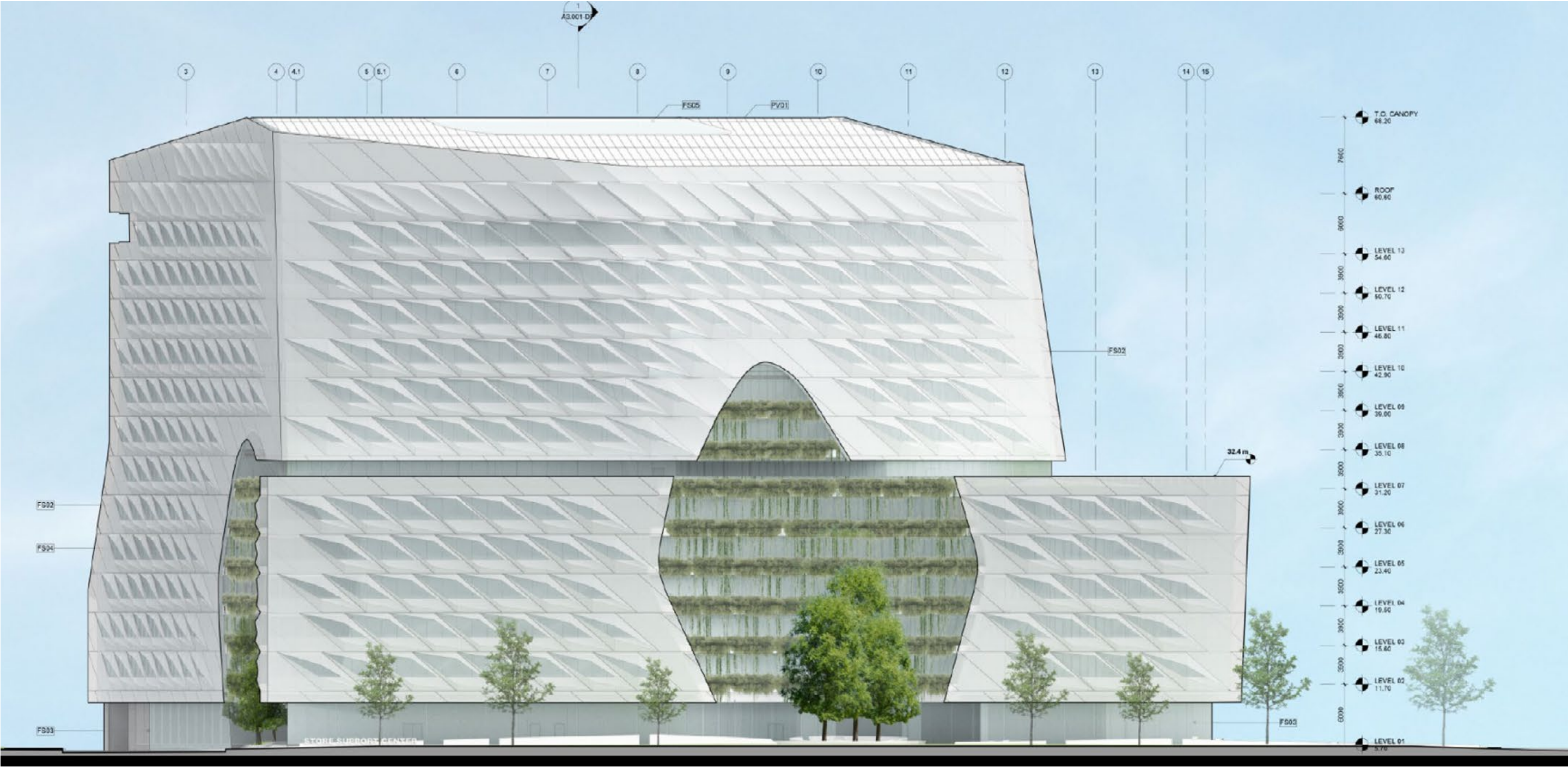
6 | lululemon Store Support Centre



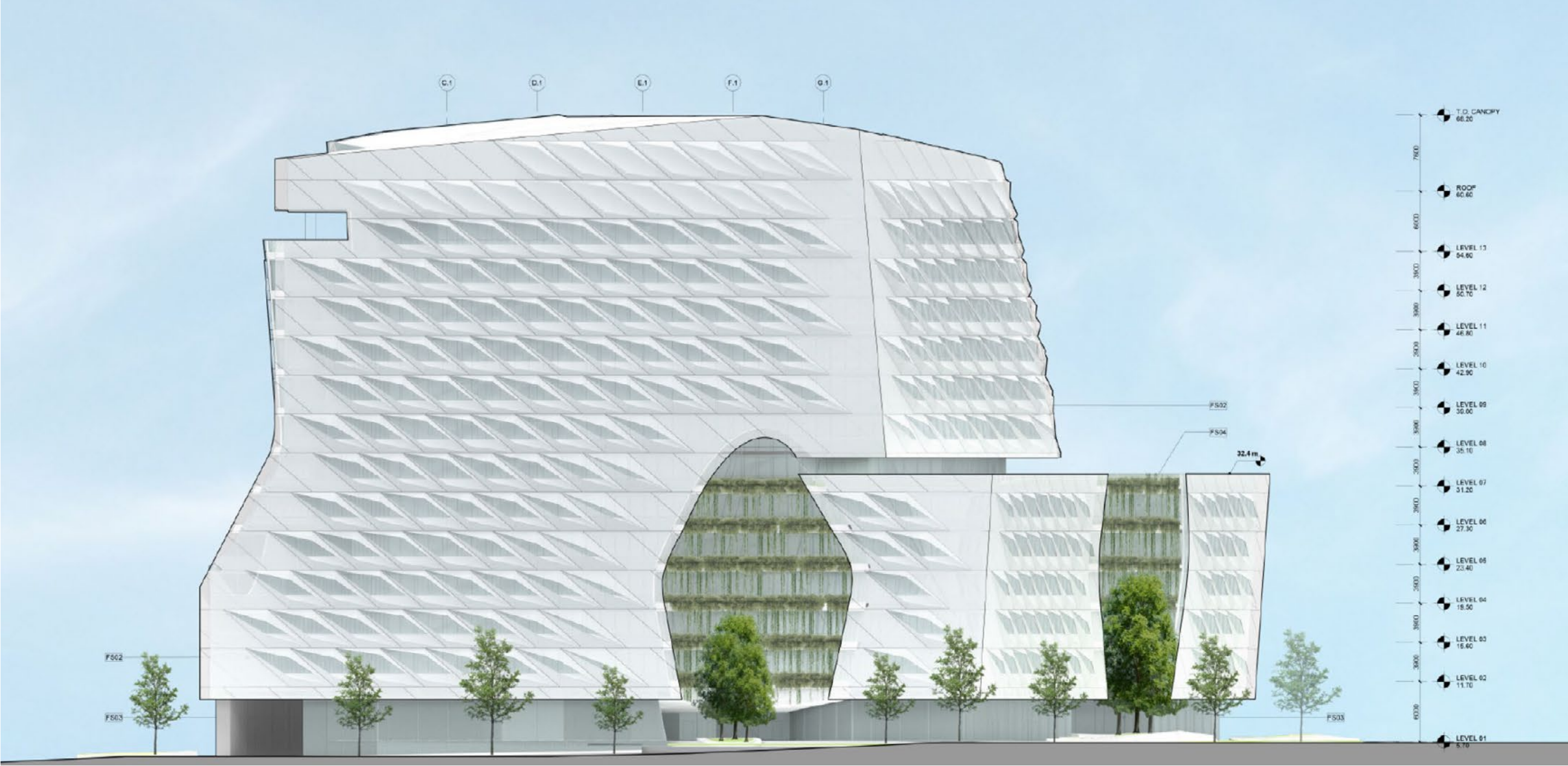
ELEVATION



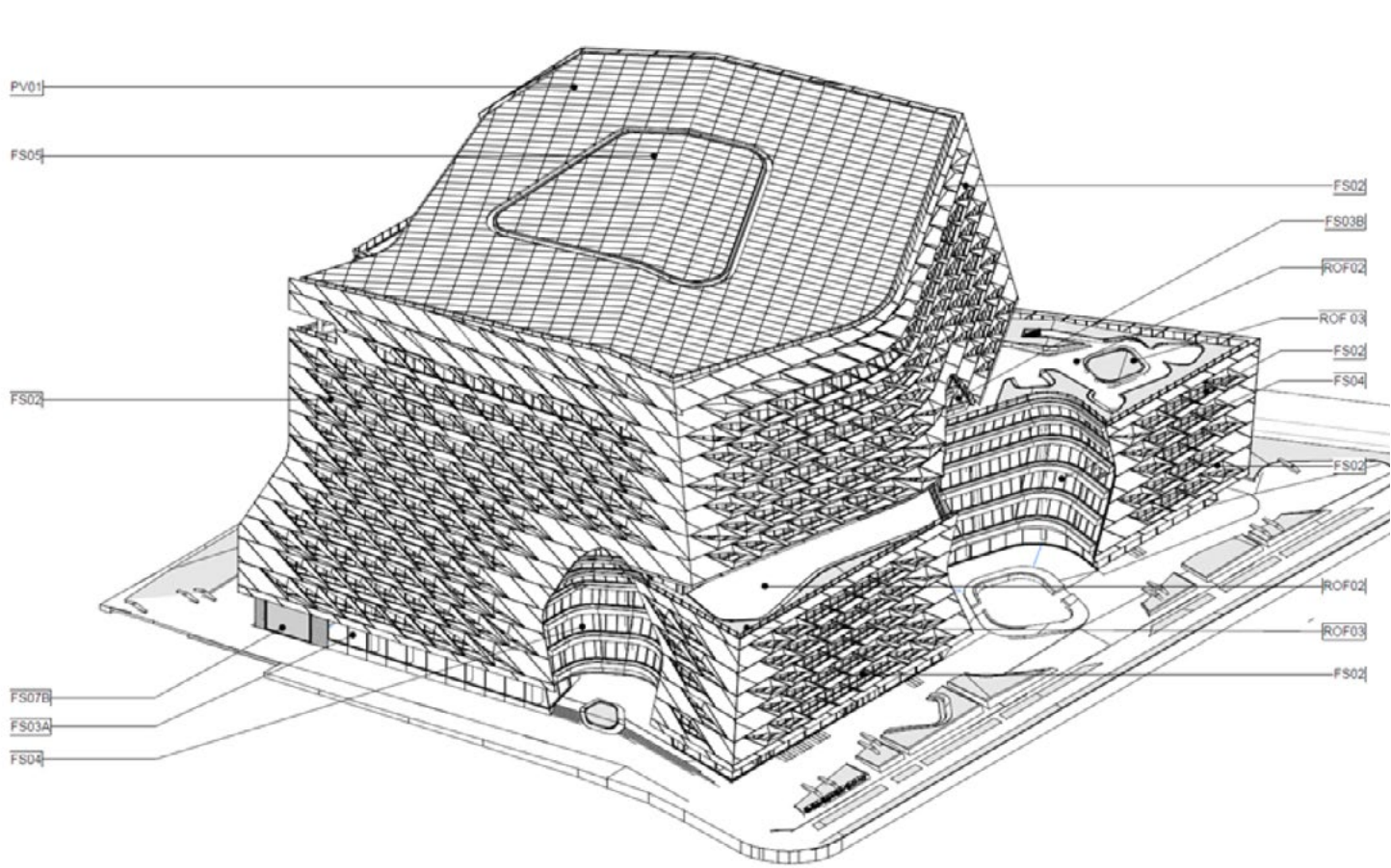
NORTH ELEVATION



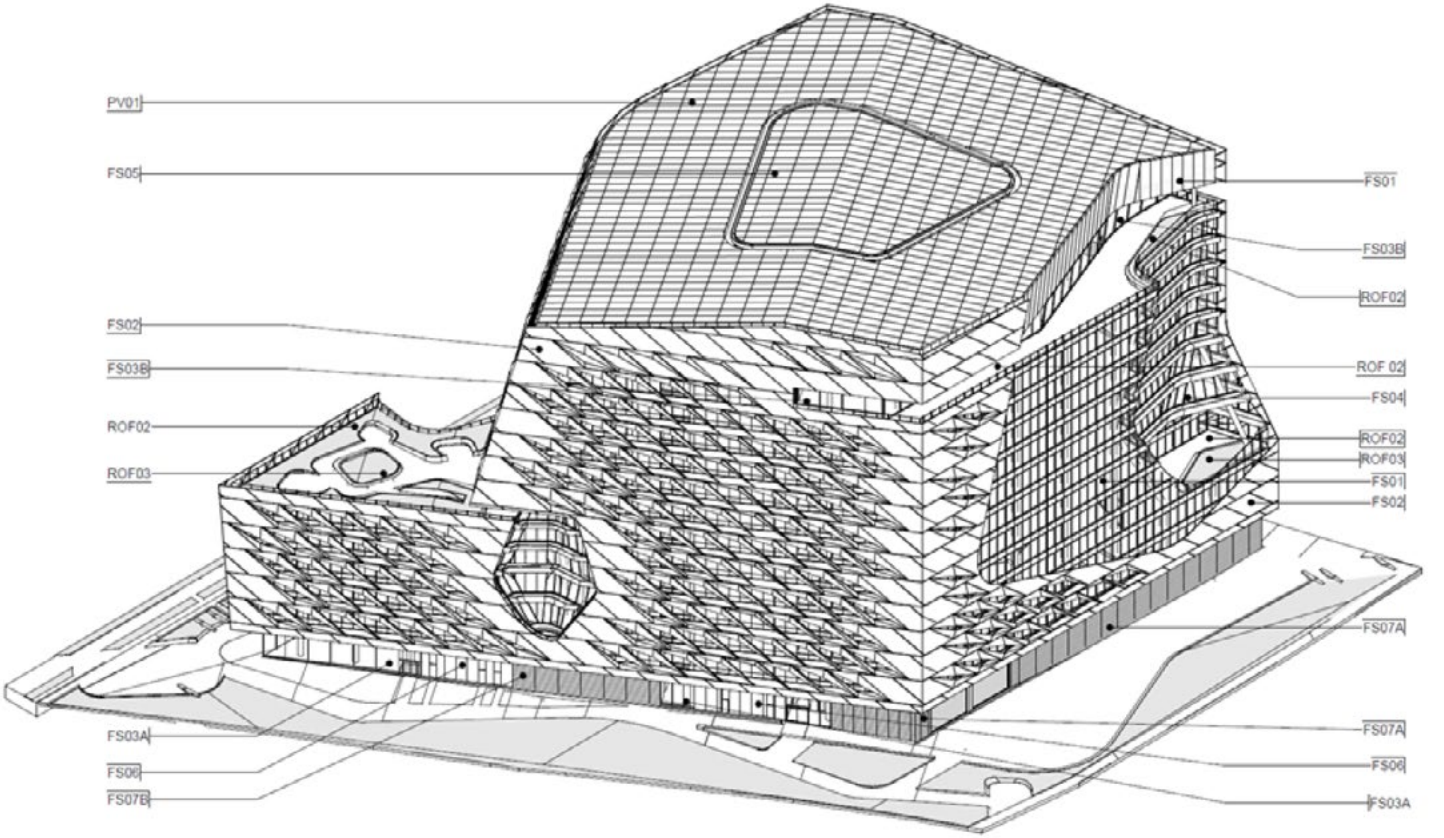
SOUTHWEST ELEVATION



PROJECT

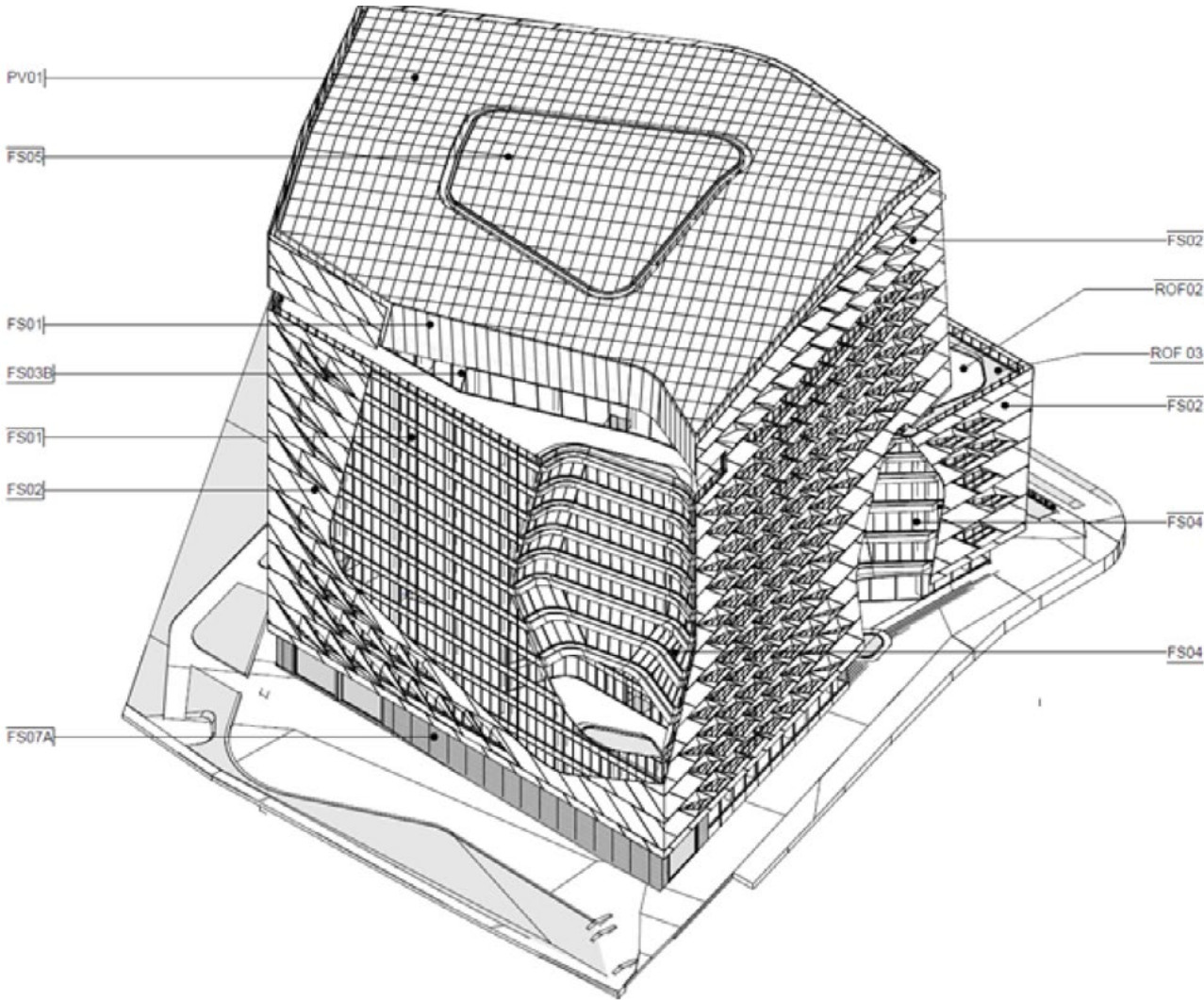


C1 SOUTHWEST AXON
SCALE:

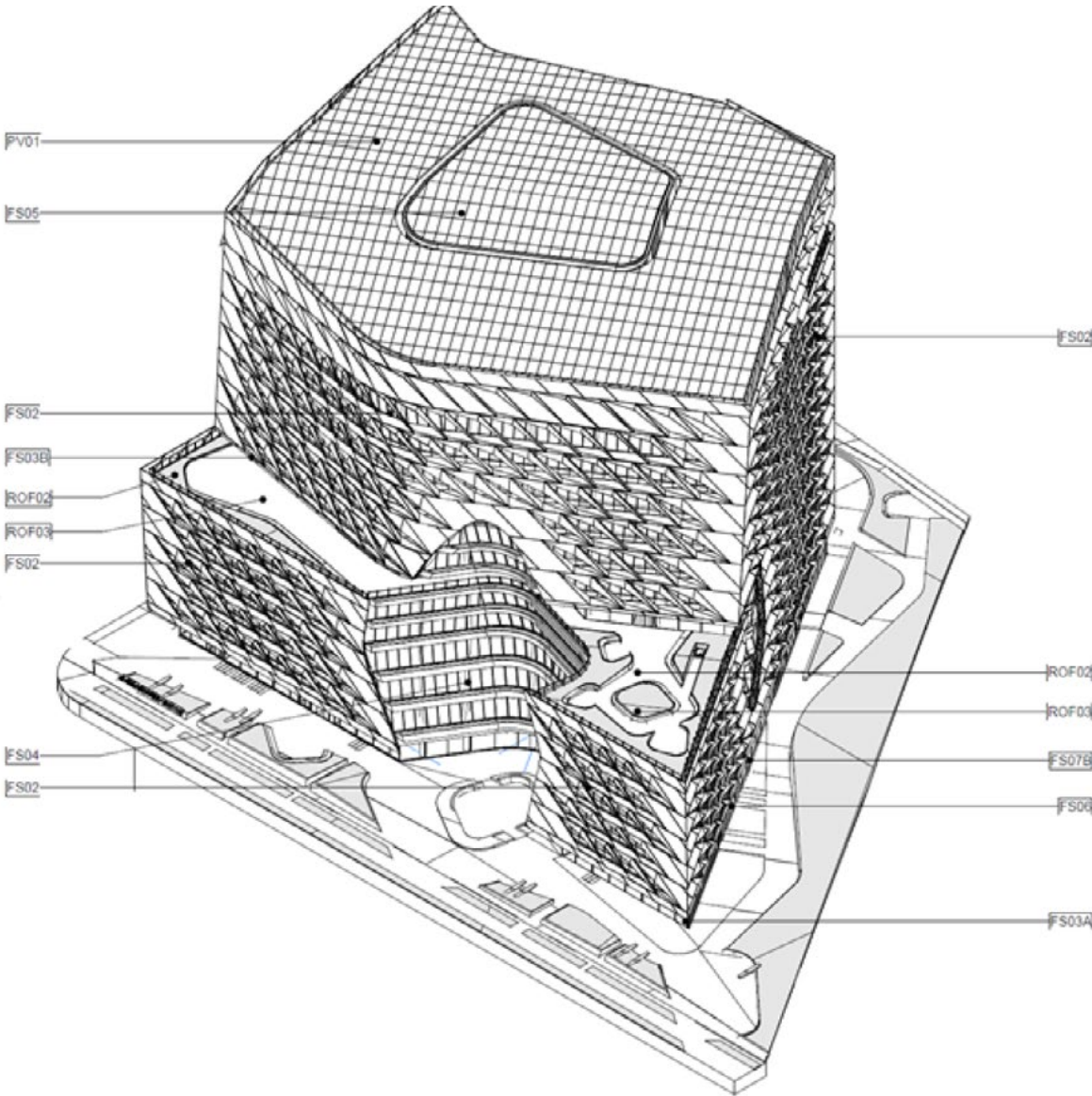


A3 NORTHEAST AXON
SCALE:

PROJECT

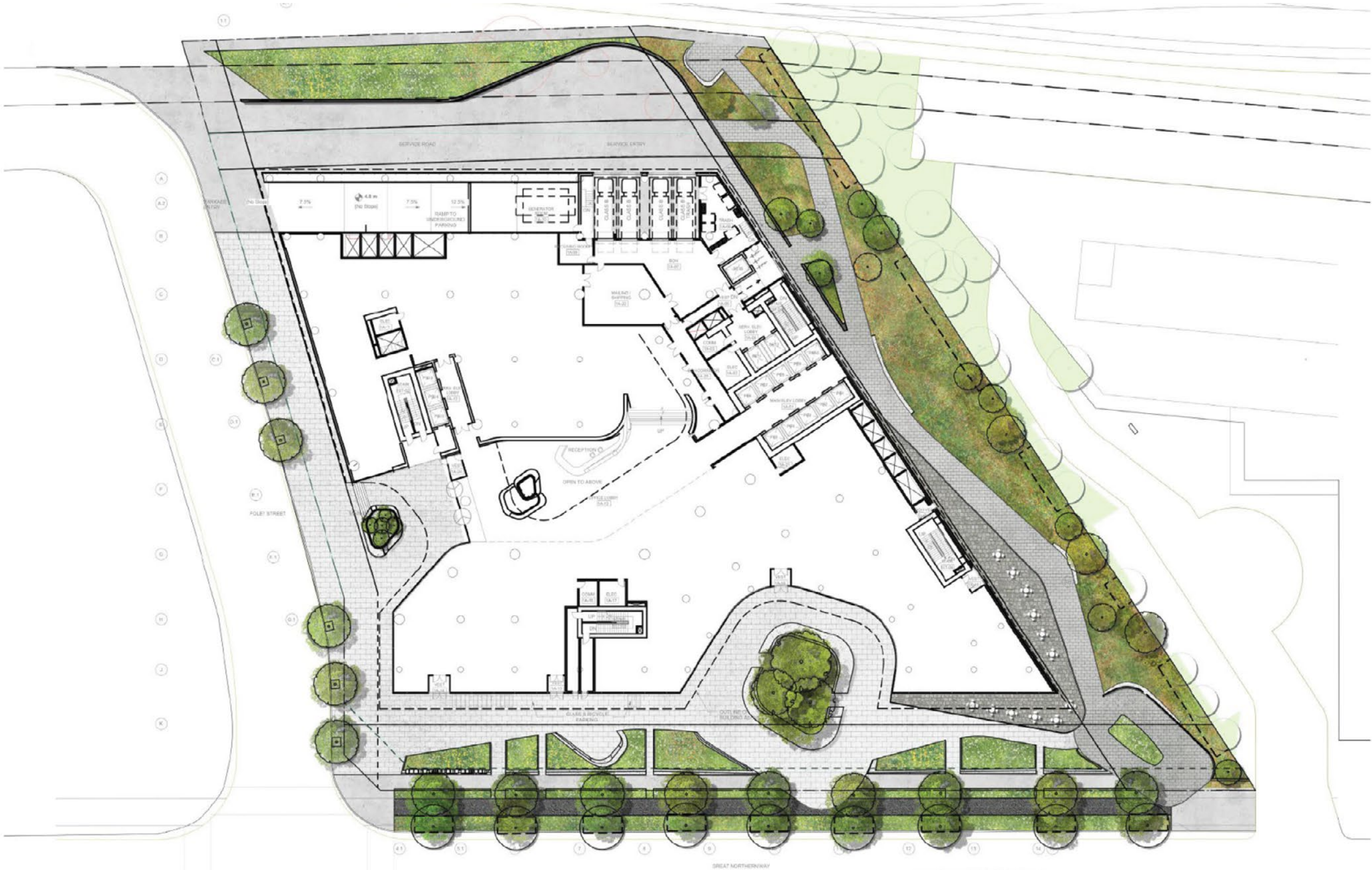


C3 NORTHWEST AXON
SCALE:



A1 SOUTHEAST AXON
SCALE:

PROJECT



PROJECT

13.1 m SRW

A permanent statutory right of way (SRW) of a uniform width (distance measured at the same offset distance from each leg of the north property line) provisionally set at 13.1 m, with the final width to be determined by the Province, in favour of BC Transportation Finance Authority (BCTFA) on its standard terms, for Skytrain transportation purposes above and below grade. The SRW area is to be free of all building structure.

4.6 m SRW / Setback Line

General CoV Note on SRWs: All permanent at-grade encumbrances such as planters and seating must be deleted from the existing SRW areas on both Foley Street and Great Northern Way.

5.1 m Corner-cut Dedication

GProvide a 5.1 m corner-cut measured from the existing property line at the corner of Foley Street and Great Northern Way adjacent to the site to be achieved through dedication and subdivision. All portions of the building above and below grade are to be deleted from the dedication area.

3.048 m SRW

A 3.048 m dedication for road purposes measured from the existing south property line of the site, to be achieved through subdivision. All portions of the building above and below grade are to be deleted from the dedication area. This dedication covers the same area as the existing utility easement for an electrical transformer system and prohibits building structures.

9.1 m SRW / Setback Line

General CoV Note on SRWs: All permanent at-grade encumbrances such as planters and seating must be deleted from the existing SRW areas on both Foley Street and Great Northern Way.

3 m SRW

A 3 m permanent statutory right of way, with distance measured from the southern boundary of the SRW area provided for BCTFA, in favour of BCTFA on its standard terms, for transportation maintenance purposes. The SRW area will be free of any encumbrance such as structures, stairs, bicycle parking, and plantings at grade.

5 m Temporary SRW

A 5 m temporary statutory right of way, with distance measured from the southern boundary of the SRW area provided for BCTFA, in favour of BCTFA on its standard terms for construction staging purposes to be discharged once the Skytrain construction and warranty period has completed.

15 m SRW / Setback

A 15 m offset distance measured perpendicularly from the east property line to be achieved through building setback and statutory right of way (SRW) to allow for daylighting of China Creek and rainwater management features.



3.0 - PUBLIC REALM

Our approach to the design of the public realm supports lululemon's vision to create strong community connections. We also considered how the project could showcase and validate the goals of the Broadway Master Plan and False Creek Flats Plan, through careful design of the streetscape and strategies for densification.

The design of the southern frontage will embrace its role as the urban edge of the Great Northern Way Campus, through welcoming public spaces and inviting landscaping. The busy arterial qualities of Great Northern Way will be buffered with landscape treatments that separate walking areas from traffic and bike paths, to enhance the pedestrian experience and activate the street frontage. The carved volume on the south façade of the building creates a new public plaza along Great Northern Way, activated by a public café with opportunities for outdoor seating, with views to lush planting to the east that reference the history of the China Creek extension along the site. A further carved volume on the west façade creates the primary entrance to the building along Foley Street, from which vehicular access to below grade parking and service access is provided. At the south eastern corner of the site, we selected and designed paving materials, spaces, and views that will create connections with China Creek North Park.



4.0 - POLICY CONTEXT

MOUNT PLEASANT COMMUNITY PLAN

The subject site is not located within the Mount Pleasant Community Plan area, however there are elements of the plan that can inform development on the subject site. For the broader Mount Pleasant area which the subject site is adjacent to, the community plan recommends, but not limited to, creating more indoor cultural facilities and spaces, opportunities to display public art, as well as spaces for outdoor live events and performances.

FALSE CREEK FLATS AREA PLAN

The general aims of the Plan, but not limited to the following, are to support a thriving new and innovative economy, increase connectivity to and through the Flats, and reintroduce natural systems via urban forest strategies and biodiversity.

The subject site is within the Creative Campus sub-area of the False Creek Flats Area Plan. The Plan notes public space improvements and amenities for area employees should be provided.

The Flat's industrial characteristic should be highlighted and expressed by incorporating materials in the design which would include but not be limited to brick, corrugated metal, roll-up doors and wood. Regarding public realm improvements, the Plan recommends creating a public node around Foley Street and Great Northern Way, as well as a walking path at the north end of the subject site.

GREAT NORTHERN WAY CD-1 GUIDELINES

While the most recent version of these guidelines address more specifically the Emily Carr University campus, elements are relevant for this project. The guidelines state the area's industrial history and arts activities should be expressed in the architecture. Preserving view corridors and introducing more pedestrian movement through the site to break excessive long buildings are also encouraged. Buildings

should maintain a certain degree of transparency to provide visual interest at the ground plane. Energy efficiency should also be addressed.

- CD-1 (402) Bylaw No. 8131, enacted November 30, 1999, last amended October 4, 2016
- Great Northern Way CD-1 Guidelines, adopted 1999, last amended July 22, 2014
- Broadway Planning Program - Interim Rezoning Policy (IRP) (2018)
- April 23, 2019 Council Decision directing staff to consider a text amendment for 1980 Foley Street under the Broadway Interim Rezoning Policy
- False Creek Flats Area Plan (2017)
- Metro Core Jobs and Economy Land Use Plan: Issues and Directions Report (2007)
- View Protection Guidelines (1989)
- Vancouver Economic Action Strategy (2011) CD-1 Text Amendment: 1980 Foley Street – RTS 13529 3
- Transportation 2040 Plan (2012)
- Green Buildings Policy for Rezoning (2009, last amended 2017)
- Greenest City 2020 Action Plan (2011)
- Vancouver Neighbourhood Energy Strategy (2012)
- Public Art Policy for Rezoned Development (1994, last amended 2014).

THE NORTHEAST FALSE CREEK PUBLIC ART PLAN

The 138-page plan is meant as a framework to guide public art commissioning for 20 years or more in the sprawling area of 58 hectares (143 acres) of mostly undeveloped land on the north side of False Creek.

The public art plan is part of the bigger Northeast False Creek Plan addressed early in this section. It proposes giving the neighborhood an indigenous name as well as demolishing the Georgia and Dunsmuir Viaducts and realigning the street network.

The plan says it embraces an artist-led model for temporary

and permanent public artworks. Its public art program is divided into four areas:

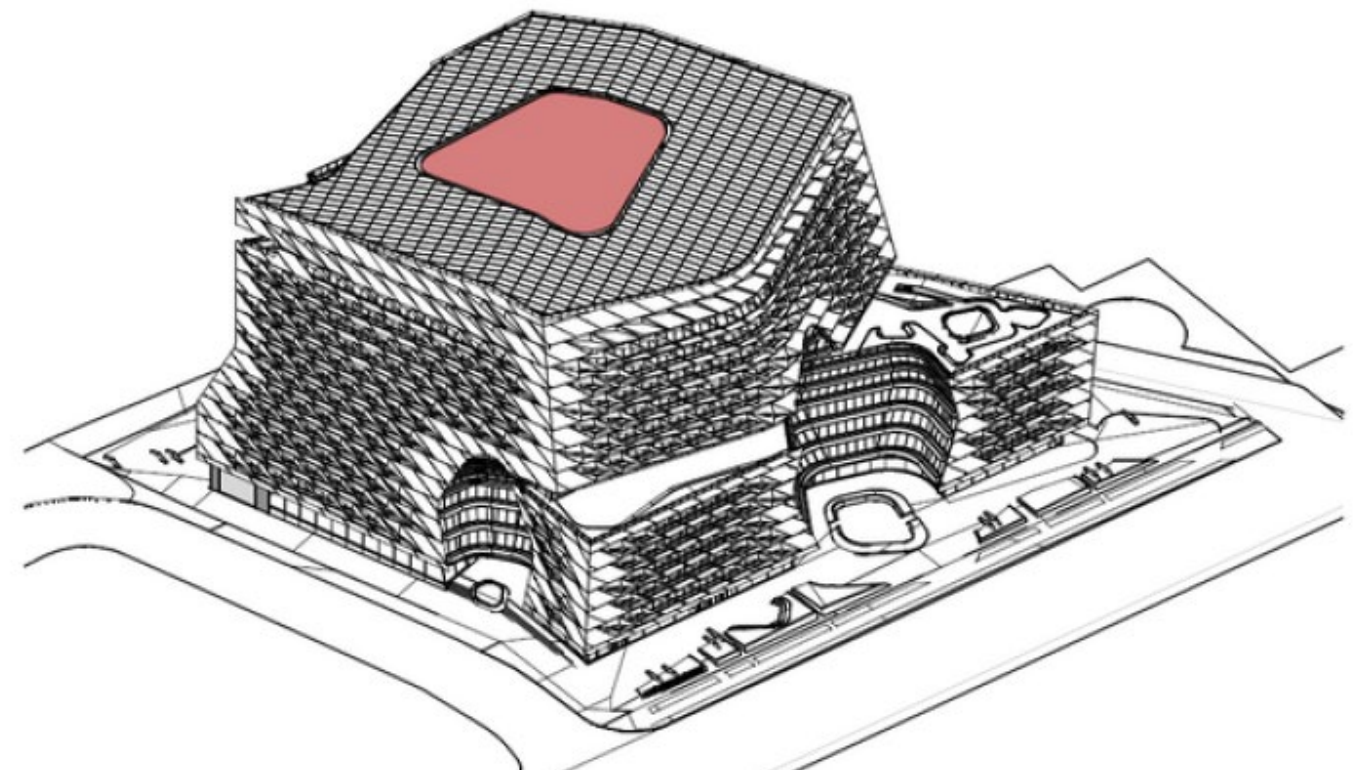
Indigenous Initiatives, Artists-led Initiatives, Artist-in-Residence Programs, and Cultural Collaborations and Partnerships. Much akin to this plan, this document will further illustrate our artist-led approach, this process is outlined at the conclusion of the package.

The plan puts forward an approach to localized and meaningful public art development, providing sites, potential works, and a deeply contextual approach to selection and creation of public artwork. Exploring public art as 'seeds for change' these highlighted sites and suggested works seek to provide work and create a dialogue among the many groups and layered history of the City.

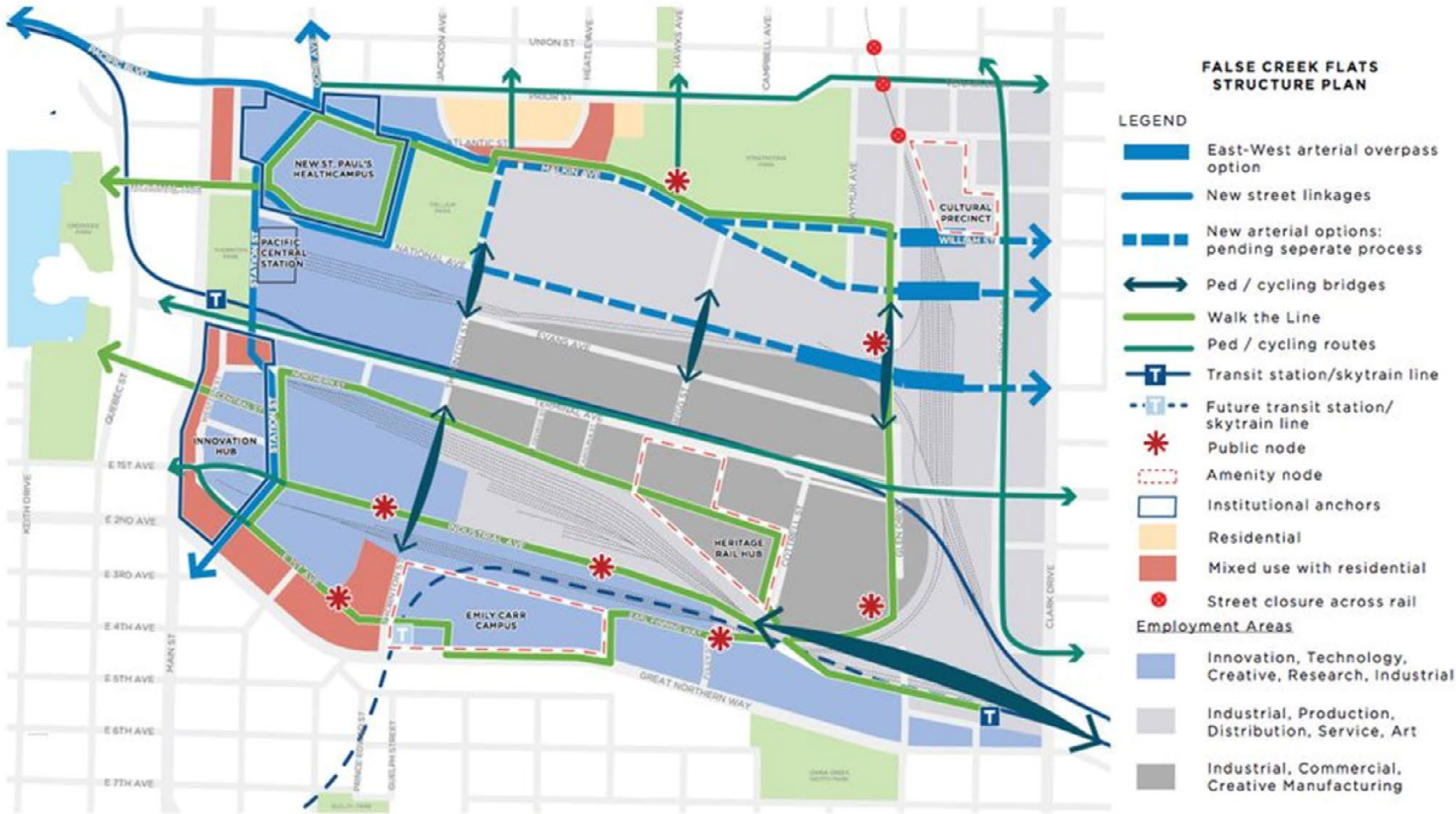
'Vancouver's physical past has been repeatedly erased and overwritten. What traces of its transformation do we want to see resurface? What values can we reinstate and make visible in our public spaces? By letting artists lead through their practices, we can create a body of knowledge that will help inform future public art commissions and establish a legacy of a growing archive of values.'

THE BROADWAY CORRIDOR:

The Broadway Corridor planning process launched in March of 2019. The 30-year plan aims to address specifically, social and cultural amenities around the future subway route — an extension of the Millennium Line from VCC-Clark Station to Arbutus Street. Lululemon's site is within the Broadway Corridor plan study area, and will contribute to this overall strategy. Artistic groups will be provided more details on the strategy and its continued developments during the process.



POLICY CONTEXT



SURROUNDING AREA PUBLIC ART



SURROUNDING AREA PUBLIC ART



SURROUNDING AREA PUBLIC ART



5.0 - PUBLIC ART OPPORTUNITY

The public art opportunities defined in the Preliminary Art Plan are created to guide and illustrate the in-depth conversations that have been had with key stakeholders in the project. These sites are opportunities that immediately present themselves as key areas for public art but do not restrict the placement of work on other areas of the site. lululemon intends to commission one artist to carry out a work for the selected opportunity.

OPPORTUNITY #1

Opportunity #1 envisions deep integration of public art into the ground plane along the Great Northern Way frontage. Successful execution would enliven the public realm in a visually impactful way.

Due to right of ways artwork placed in this area would be created in discussion with the City of Vancouver as its fabrication would take into account the need for access. This would mean the works would be easily moved if access was required by the City.

The design presented is a placeholder and not indicative of what a public artwork could be.



5.0 - PUBLIC ART OPPORTUNITY

OPPORTUNITY #2

The two entry-points identified herein present the opportunities for public art to invite pedestrians to explore the site, its pathways, and the surrounding areas. The grandeur of the large specimen trees are integral to the architectural vision. Public art in these locations would require careful consideration of the adjacent feature trees and would be mostly horizontal along the walkway.



5.0 - PUBLIC ART OPPORTUNITY

OPPORTUNITY #3

This opportunity is integrated into the building itself. The envelope of the building is not an optimal site for a work, however, both opening do present themselves as opportunities for an integrated work. This would provide a vertical opportunity for an artist to create a work that would scale along multi-story frontage of Great Northern Way of the multi-story frontage on Foley.

ENTRY AT GREAT NORTHERN WAY



5.0 - PUBLIC ART OPPORTUNITY

OPPORTUNITY #4

China Creek:

At the beginning of the park's history, Charles Cleaver Maddams, a Mount Pleasant settler, bought five acres of land on the south shore of False Creek in 1888 and because of a nearby Chinese farm, he named the area (and the creek) China Creek. The China Creek system was the largest drainage basin in Vancouver, with over 60km of creeks that converged at Clark Drive and 11th Avenue. Its name originated from a Chinese pig farm in that vicinity during the early 1880s. The basin had the task of draining the district lying between Victoria Drive and Knight Road as far south as 45th Avenue. This extensive drainage system included a vast ravine, almost 200 feet across at street level where it crossed Broadway, and north towards 7th Avenue. The ravine's depth varied between 30 and 40 feet, over a distance of some 2,000 feet. During the 1920s and 30s, the City used China Creek ravine as a garbage dump. Eventually, local residents complained of the smell and potential health risk, so the City of Vancouver (1951) removed the waste and filled the site and space with piping and in-fill.

The green-way and creek will assist in daylighting the now subsurface creek in addition to providing an providing a green rainwater infrastructure feature. The creek will provide an increase access to green space, re-introducing biodiversity and adding a space for solace and reflection as a neighborhood amenity. This rain garden and bioswale collectively clean and manage rainfall runoff from surrounding roads and buildings, resulting in improved water quality and reduced combined sewer overflows.

These green rainwater infrastructure practices combine native and non-native plant species and provide enhanced habitat for pollinators in addition to their rainwater management functions. Over half of Vancouver is made up of hard surfaces that cannot collect, absorb, or clean rainwater. When rain falls on hard surfaces it collects oil, litter, sediment, and other pollutants as it runs off our streets and buildings. This runoff ends up on our beaches and in our rivers and can overwhelm our remaining combined sewer systems during heavy rainfall periods. The City of Vancouver's goal is to capture and treat 90% of Vancouver's average annual rainfall by using green rainwater infrastructure practices on public and private property throughout the city.

Pedestrian pathways: a number of pedestrian pathways will be developed for the site that will create walkways and spaces individuals to engage and discover the landscape and the ecology of China Creek.

Designing for China Creek: the designed site is "enhanced and activated with a new public plaza with opportunities for a café and outdoor seating, and lush planting along the eastern edge to reflect the legacy of China Creek" presents itself as a potential artistic opportunity. This opportunity would be a deeper, site specific opportunity to work with a number of stakeholders to develop a work for the unique landscaping of portion of the site.

It should be noted that this opportunity creates the strongest site integration, exploring the context of the City's histories and ecologies. It should also be noted there are important aspects of the City determined in dialogue with the City's

engineering groups that guide and frame the possibilities within these opportunities. Expanded Field has reached out to the False Creek Watershed Society for their involvement in our stakeholder committee for the site, and have requested the support of Celia Brauer, specifically to further support this opportunity as well as the integration of the work and its contextualization with the ecology at large.

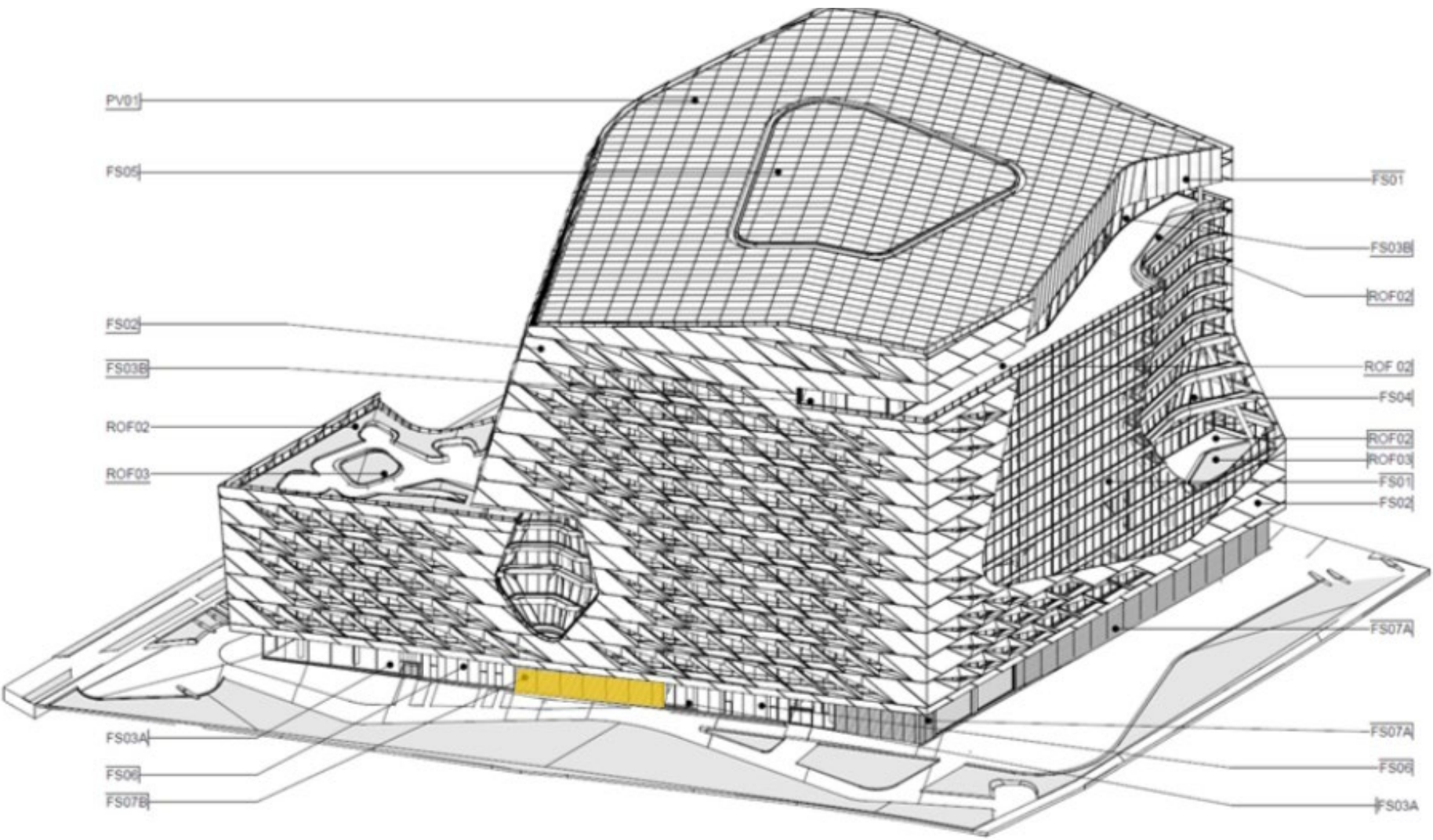


5.0 - PUBLIC ART OPPORTUNITY

OPPORTUNITY #4

Along the China Creek Corridor there is a one-story wall opportunity adjacent to the commercial site within the Great Northern Way Plaza. This wall forms an accompanying component of public art opportunity #4 which can be integrated into artists’ vision for China Creek. This would provide a diverse opportunity directly on the building for artists to develop on the site.

Creating opportunities for diverse artistic groups is the focus for the preliminary art plan. This site could be utilized alongside other opportunities to create multiple sites spread across the larger footprint of the site.



5.0 - PUBLIC ART OPPORTUNITY

OPPORTUNITY #5

The Broadway corridor plan and the developing Translink strategy for the immediate area around the site opens new possibilities for public art site.

With thousands of commuters anticipated on the new Translink line with a direct entry on Foley street and tracks along the rear of the site, the large skylight feature at the center of the roof is a possible site for a work visible to all commuters.

The atrium skylight, with its expansive size of approximately 782.4m2 atrium skylight provides itself as a potential site for a light work that could create a larger beacon for the site.

Other aspects of the roof would be a possibility, but given the size and the focal point on the skylight, it is the natural opportunity on the roof. This is the best vantage point for a work to be visible for the Translink line.

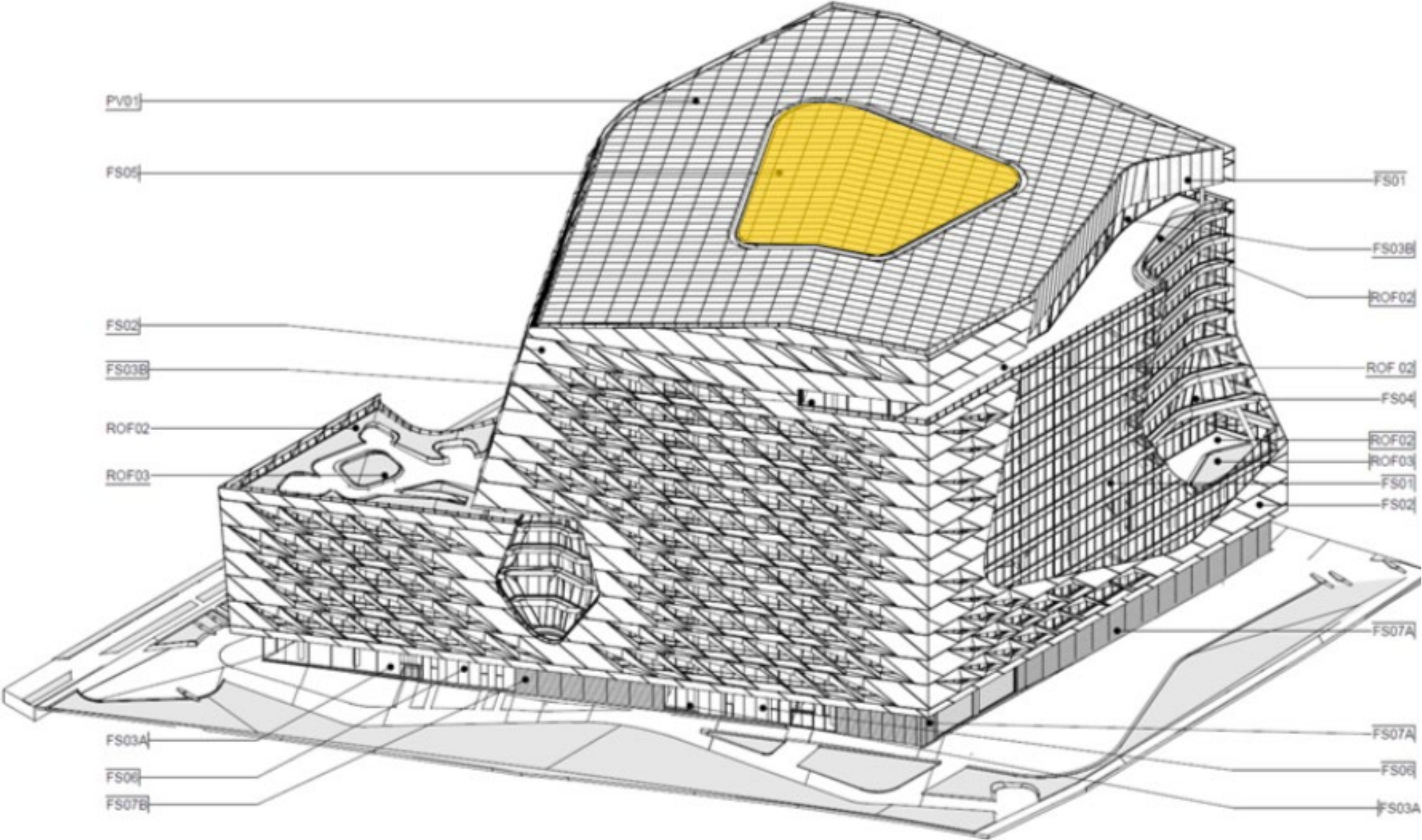
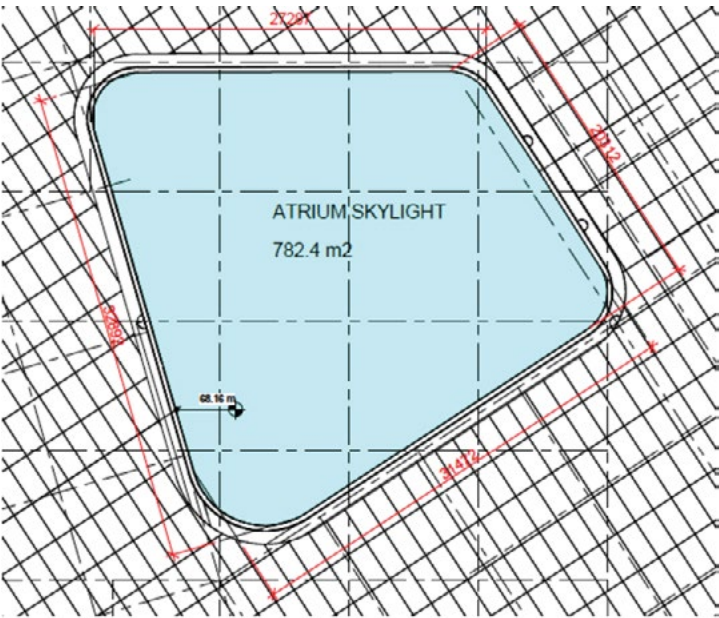
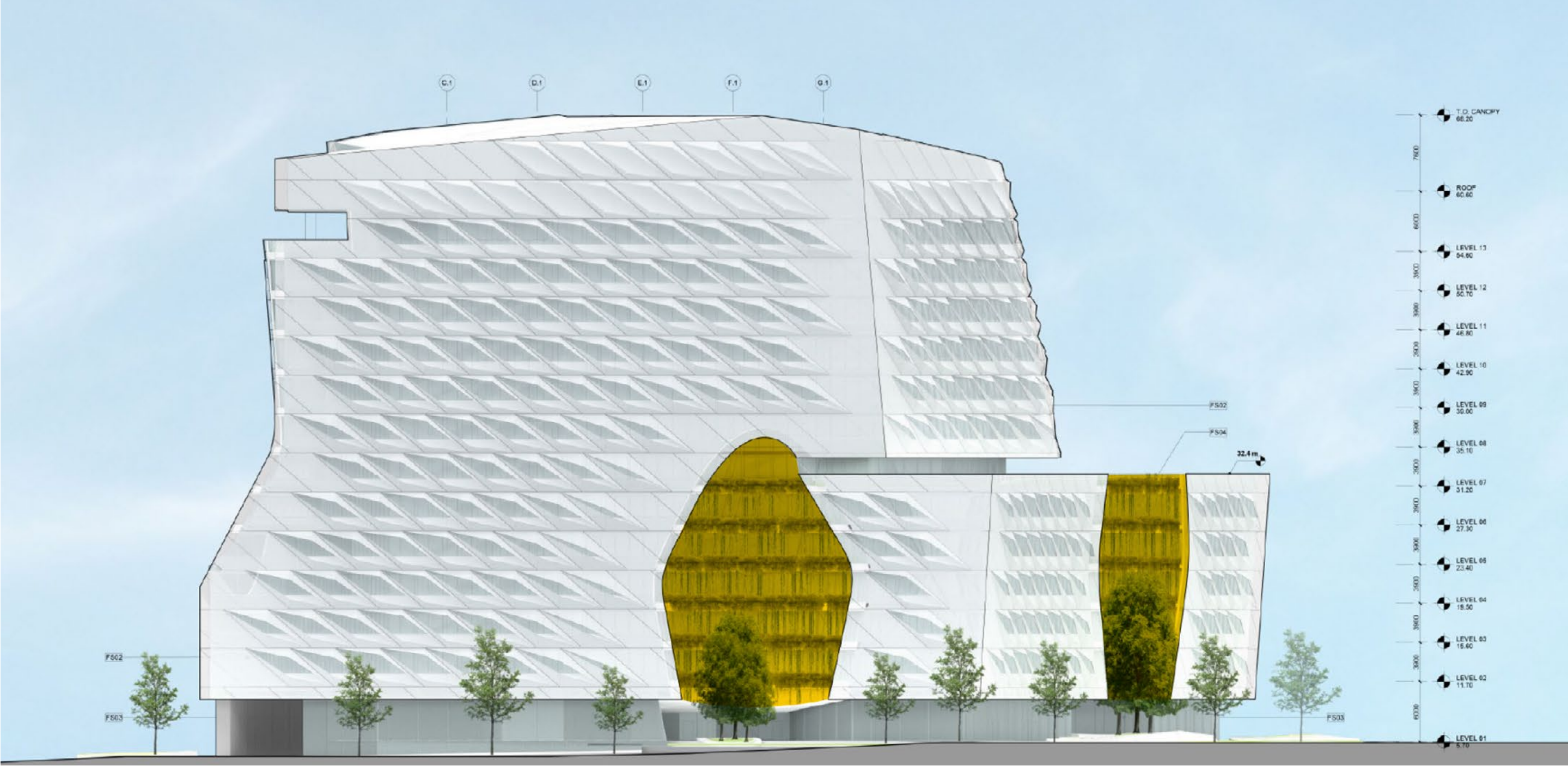
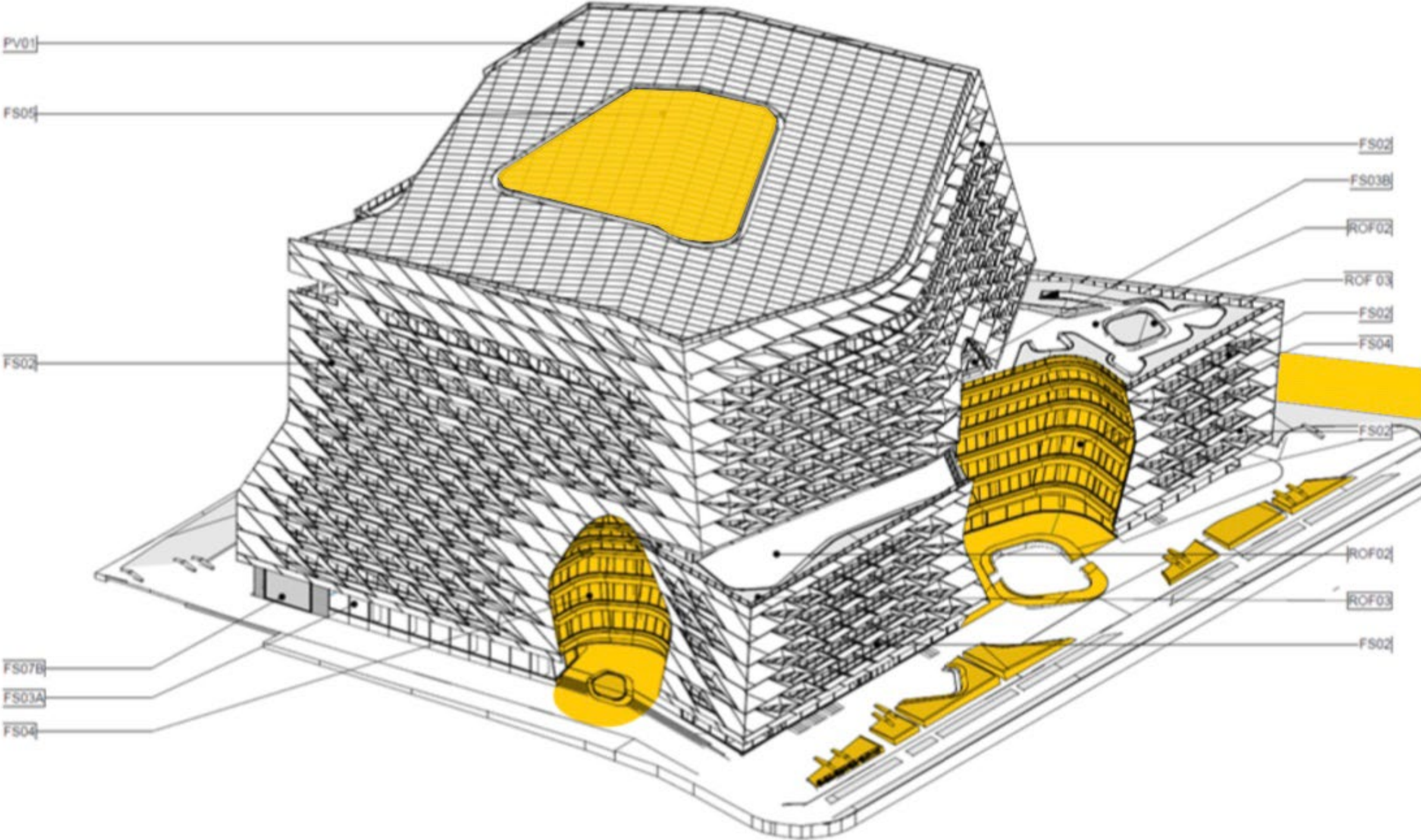


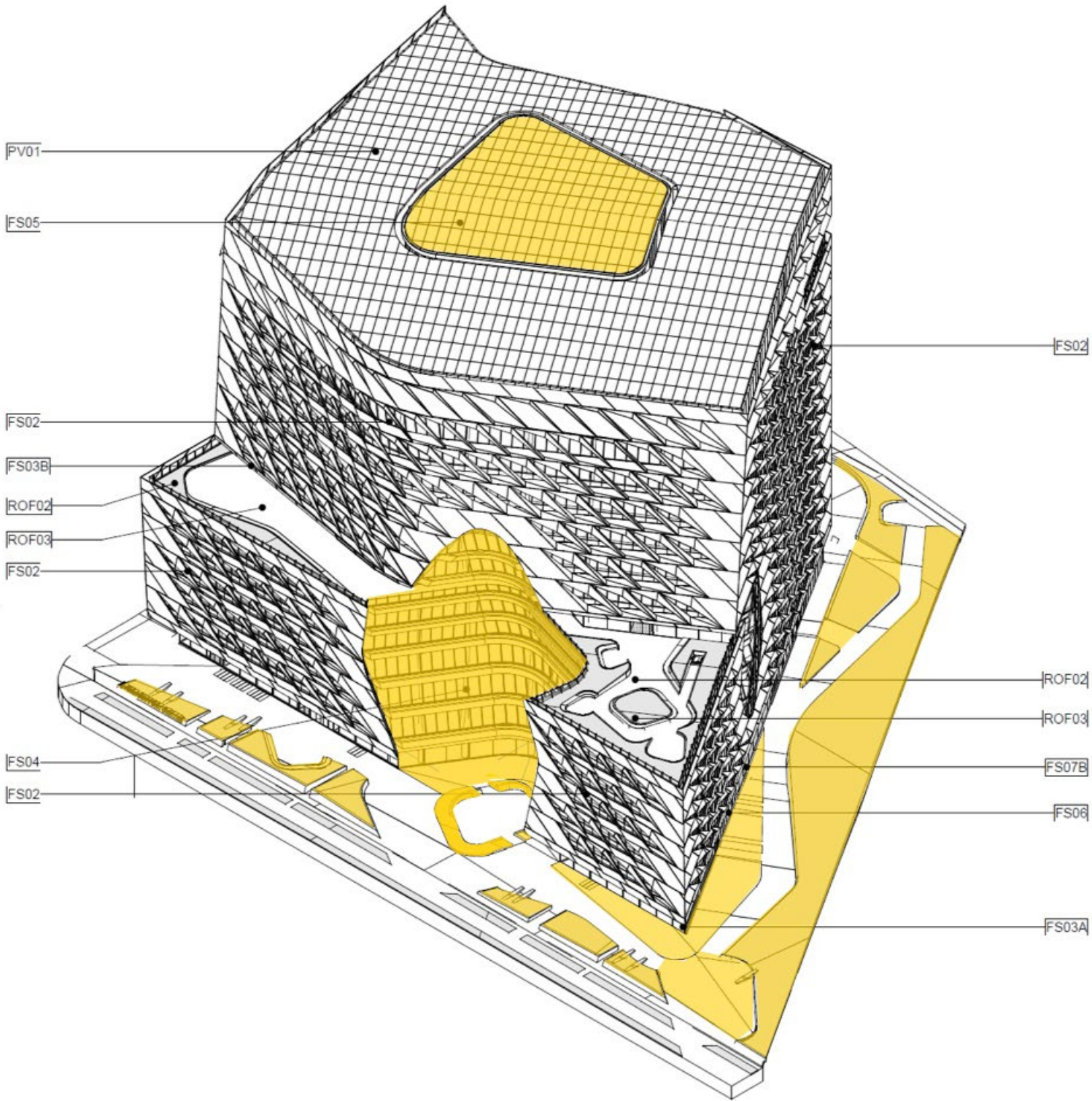
IMAGE OF FRONTAGE ON FOLEY ST. AND GREAT NORTHERN WAY



ALL OPPORTUNITIES



ALL OPPORTUNITIES



A1 SOUTHEAST AXON
SCALE:

6.0 - PUBLIC ENGAGEMENT

Public involvement for this site is important given the site’s location in relation to pedestrian, traffic, and transit access and use. Given the project’s inclusion and proximity to several local area plans, there needs to be significant consideration to the planned public artwork for this site. These plans have been mentioned earlier in the plan, and full documents are available at request.

The key to the success of this site and the resulting public art piece is the artist or artists’ understanding of the needs of the community members and the role this site will play within their daily lives. Connected deeply within the core commercial sites in and around Great Northern Way, artists will have access to the network of community stakeholders created through the development of the site. These stakeholders include:

- Emily Carr University
- Great Northern Way Trust
- Vancouver Community College

Additional Community Stakeholders

- Mount Pleasant Neighborhood House, Vicky Li
- Vancouver Society-Storytelling, Mary Gavan
- Celia Brauer of the False Creek Watershed Society

These stakeholders can provide context to the site’s larger placement and their perspectives in the role this site plays in the development and success of the overall area.

In addition to this list, Expanded Field is committed to providing access to all of the development stakeholders to create transparency and collaboration in the development of the work specifically within the site. This will allow for deeply creative and site-specific creation.

With the greater community, the artists will be encouraged to work with the community and the site stakeholders. A key aspect of this community engagement is captured in the selection process for an artist or artistic group to the site. The selection committee will be specifically crafted to reflect an inclusive and diverse list of professionals that captures and supports a community-centric approach to artist selection and creation.

Artist selection process:

As noted in the NEFC Public Art Plan and the general public policy section of this document, this selection process will focus on an artist-driven process that is informed by the site, the history, and its stakeholders outlined here and in the previous section. Below described the full process that will be undertaken for the site.

Aligning with the focus to create a strong community-driven artwork, this site will approach artist selection not with a proposal process but an interview process. The aim of this interview process is to create a selection of an artist or artistic group that:

1. That has significant history and experience creating community-driven artworks and sites . Artists selected for this site will have a social-engaged practice, and can speak methods and artistic practice(s) they will engage in looking at creating a work for the site.
2. Has the interest to explore and engage with the community in a way that works with their process
3. Has reviewed the detailed art plan and has ideas and ways they want to investigate and engage the community through their artistic process.

Expanded Field and a jury will create a long-list of artists that have precedence working in the space of community and public art in diverse ways, to create a strong list of potential artists that could engage and create an inspiring and ground-breaking work for this important site.

Together with the stakeholders, and community the selected artist from the interview process will create a work that is developed alongside the architecture and design, and can be embedded and developed as the site develops alongside the work.

Jury:

- lululemon stakeholder
- Architecture stakeholder
- Indigenous artistic professional (Musqueam, Squamish or Tsleil Waututh)

- Public art artist with a site completed nearby
- Emily Carr Artistic Professional

Once an artist is selected, Expanded Field will encourage a portion of the budget to be dedicated to community relations and research to support the integration and connectivity with the artistic work and the site/community as a whole. This selection will be in connection and collaboration with the needs of the selected artist/artistic group. An attached list of panelists is provided.

Final Selection Process:

The final 4 artists will be selected from the shortlist, informed by:

- a) availability for the project
- b) and within the list of preference based on the feedback from the jury

A long list of 20 artists will be compiled by Expanded Field and the jury group. This list will be reviewed and jury will create a shortlist of 8 artists for the project. After consulting availability for interviews and the project timeline, 4 artists will be selected for the interview process.

After the 4 artist interviews are completed. An artistic team or artist will be selected for the site based on their overall perspectives, experience, and interest in public engagement and collaborative creation. Expanded Field and the site stakeholders will work alongside the selected party to assist in supporting their development of a public artwork alongside the provided timeline.

Our anticipated timeline is to commence the selection process in July and complete the selection process no later than November, with a preferred timeline of late August/ September, alongside the DP approval timeline.

Public Events/Opportunities:

Expanded Field will work with the artist selection group to offer institutional lectures and other engagements where possible to provide education and access to the process of art creation and development.

This may include:

- Artist talk or panel discussion on the development of the site hosted at Emily Carr University.
- Public lectures hosted virtually with the artist that focuses on the work in development for the site.
- A public tour of the finished site with artist groups or stakeholders.
- A performance (if relevant)

7.0 - PROJECT STATS

SITE AREA
113,684
SQUARE FEET

PERMITTED FSR
4.55

FSR AREA
518,368
SQUARE FEET

PUBLIC ART CONTRIBUTION RATE
\$1.98
PER FOOT

TOTAL PUBLIC ART CONTRIBUTION
\$1,026,368



8.0 - PROJECT TIMELINE

| MILESTONE | NOTES | DATE |
|--|--|--------------------|
| Schematic Design Phase Commencement | approx (per client schedule) | May 1, 2019 |
| Schematic Design Phase Completion | approx (per client schedule) | September 1, 2019 |
| Design Development Phase Commencement | approx (per client schedule) | September 2, 2019 |
| Construction Manager Award Commencement | approx (per client schedule) | December 1, 2019 |
| Council Referral | per client schedule | December 9, 2019 |
| Construction Manager Award Completion | approx (per client schedule) | January 15, 2020 |
| Public Hearing | per client schedule | January 20, 2020 |
| Construction Documentation Phase Commencement | approx (per client schedule) | February 1, 2020 |
| Development Permit Application date | approx (per client schedule) | February 15, 2020 |
| Preliminary Public Art Plan DRAFT issued for client review | Assume 3 weeks following initiation | March 7, 2020 |
| Preliminary Public Art Plan presentation to PAC | Note: public art committee 2020 meeting dates TBD | April 20, 2020 |
| Detailed Public Art Plan presentation to PAC | Note: public art committee 2020 meeting dates TBD | June 15, 2020 |
| Artist Selection Process commencement | Assume 3 weeks following DPAP approval | July 6, 2020 |
| Artist Selection Process completion | Assume 4 months for artist selection | November 6, 2020 |
| Building Permit Application - Stage I (below grade) | approx (per client schedule) | September 1, 2020 |
| 10% Civic Contribution Payment | 10% Payment required prior to DP issuance | September 1, 2020 |
| Development Permit Approval | approx (per client schedule) | September 15, 2020 |
| Public Art Letter of Credit posted by client | 90% letter of credit required prior to Building Permit | TBD by client |
| Rezoning Enactment | To be confirmed by client | TBD by client |
| Construction Documentation Phase Completion | approx (per client schedule) | November 1, 2020 |
| Construction Commencement | approx (per client schedule) | November 1, 2020 |
| Artist Contract finalized / executed by client and artist | Assume 2 months from artist selection | January 6, 2021 |
| Art Fabrication commencement | Assume 1 week following contract finalization | January 13, 2021 |
| Artwork installation completion | Installation following site prep by GC | July 1, 2023 |
| Release of 90% Letter of Credit | Release following installation and COV inspection | July 25, 2023 |
| Construction Completion | approx | August 1, 2023 |