


From: Curtis Knapp curtis@yaleunion.org 
Subject: Re: Information Needed for Application, Timeline and Mural Constraints
Date: November 5, 2016 at 12:04 AM
To: David Reinfurt reinfurt@o-r-g.com, Krawczuk, Dana (Perkins Coie) DKrawczuk@perkinscoie.com
Cc: Jeremy McPherson Jeremy@killianpacific.com, Lance Killian lance@killianpacific.com, Adam Tyler adam@killianpacific.com, Hope Svenson hope@yaleunion.org

CK

Everyone,

As promised, I am writing today with details on the proposed artwork commissioned from Yale Union for installation on site at 10th Avenue and SE Belmont Street. YALE UNION, a nonprofit art institution, was hired by Killian Pacific, the private developer of this neighboring property, to make an outdoor public artwork. The artwork will take the form of an ongoing economic relationship between Yale Union and Killian Pacific, publicly articulated through five on-site murals.

The primary conduit for this relationship is the four major public utility bills that Yale Union must pay every month: electricity, water, gas, and internet. These publicly regulated services, administered in part through the city of Portland, comprise a significant portion of the operating budget for Yale Union.

**** Killian Pacific will contribute to the payment of the public utility costs for Yale Union as long as this agreement and this artwork remain. ****

In this reciprocal relationship, Killian Pacific directly supports Yale Union operations and public programming, and Yale Union returns the social and civic benefits of a local arts organization to the Killian Pacific development and the neighborhood at large. By commissioning this public art piece, Killian Pacific will help—literally—to keep the lights on at the art institution that is also its neighbor across Belmont Street..

On the four mural sites on the north building, we propose large paintings of Yale Union's monthly utility bills. The design of these murals starts from the graphic forms of the bills, but removes the month-specific billing information. What remains is only the graphic furniture of these documents—the particulars of the transaction are removed, but its obligation remains.

For the final mural site on the south building, we propose to paint this email (what you are reading right now). We conceive this to function something like a future-looking caption, one that helps to unpack the ongoing exchange at the center of this artwork while providing possible language for later thinking around its complexities.

All of this asks for a public's close attention. This is not unusual; art often asks for the same, relying on an unspoken contract between the audience and the work in which each agree to regard the other with care and deliberation. This very artwork, the contractual agreement between Killian Pacific and Yale Union, makes similar demands of its public.

We hope this email helps and provides you with what you need at this point. Drawings of the proposed murals are attached.

For now,

for now,
Yale Union

PS

We are in touch with several sign painters to execute the design, and we feel confident that the Dec. 15–Jan. 15 installation timeframe will work. If possible, we'd like for Killian to install rain coverage protection for the mural locations so that the painters will be able to work regardless of winter weather conditions. In addition, we've spoken with Jeremy to request that the panels be fitted with exterior grade sheetrock, rated to level 5 smoothness surface for the painters to paint directly onto.

Please let us know if you have any questions about the design at this point.
We are continuing to edit the "5th mural" and will have final drafts for painting soon.

Curtis

On 11/4/16 2:28 PM, Curtis Knapp wrote:

Hi all,

We're doing some copy editing on the piece that will take us until around 9pm Pacific. Expect the email then and we'll be ready on our end to move to the next stages.

Jeremy and I have already talked about substrates as well, just to get the jump on preparing for the murals' installation.

Curtis

On 11/3/16 8:21 AM, David Reinfurt wrote:

dana,

thank you for checking in. we have been working very hard to be certain we meet the date. i will be sending an email proposal with drawings for the 4 mural sites on the north building and 1 mural on the south building. the email will be relatively brief with a description of the concept of the proposed artwork. we are working as well on fabrication vendor details and confirmation of schedule, and that should be confirmed tomorrow as well. expect an email at the end of the day tomorrow.

the idea overall and graphics of the murals have pulled into focus with the concrete requirements that you brought together as per the city, etc. we are all excited at the resulting proposal.

david

On Nov 3, 2016, at 3:06 AM, Krawczuk, Dana (Perkins Coie) <DKrawczuk@perkinscoie.com> wrote:

As we approach the 11/4 proposal date, I just wanted to check I and see whether any questions or concerns have arisen.

Thanks,
Dana

Dana Krawczuk | Perkins Coie LLP

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E. DKrawczuk@perkinscoie.com

From: Krawczuk, Dana (POR)

Sent: Wednesday, October 26, 2016 5:53 PM

Sent: Wednesday, October 26, 2016 3:33 PM

To: 'Curtis Knapp'; David Reinfurt

Cc: Jeremy McPherson; Lance Killian; Adam Tyler; Hope Svenson

Subject: RE: Information Needed for Application, Timeline and Mural Constraints

Thanks for the update, David. The difficulty of installing paint in cold weather + the holidays is understandable.

We look forward to the detailed proposal.

Dana

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E. DKrawczuk@perkinscoie.com

From: Curtis Knapp [<mailto:curtis@yaleunion.org>]

Sent: Wednesday, October 26, 2016 5:34 PM

To: David Reinfurt

Cc: Krawczuk, Dana (POR); Jeremy McPherson; Lance Killian; Adam Tyler; Hope Svenson

Subject: Re: Information Needed for Application, Timeline and Mural Constraints

Pending David's design of course, I'd like to express confidence in YU's ability to gather an install team in that timeframe.

On Oct 26, 2016, at 2:25 PM, David Reinfurt <reinfurt@o-r-g.com> wrote:

dana,

i am concerned that the month timeline for installation is too compressed, particularly as it falls over the holidays. we have not yet identified the painting vendor, so we do not know whether this is reasonable or not, but i would like to raise a flag. when i submit my final proposal and drawings on next friday, nov 4, i should also know more precisely if this month install time is possible. i would like to be more definite now, but i cannot.

thank you for your clarity in all of this.

david

On Oct 23, 2016, at 3:39 PM, Krawczuk, Dana (Perkins Coie) <DKrawczuk@perkinscoie.com> wrote:

Unfortunately, there is no flexibility in the standards. If we want to vary from the standards, then we are no longer eligible for the streamlined Title 4 Original Art Murals permit option. Instead, we'd need to go through the RACC process. This is not an option for this project because the condition of approval specifies that the art should be through the Original Art Murals program, and we don't have time

for the RACC process.

Receiving the details of both murals (all 5 panels) by November 4 is do-able. Thank you David for working on the accelerated schedule.

Below is an updated schedule. The 2 critical upcoming dates are submitting the mural application by Nov. 16 and attending the December 8th Buckman neighborhood meeting.

David – You will see that we have questions about how long the murals will take to install, particularly given winter weather and holidays.

Curtis – I will draft the neighborhood notice letter, but it should come on Yale Union letterhead. The notice needs to be sent certified mail. I can handle that for you. In the meantime, could you reach out to one of your Buckman contacts and let them know that we'd like time on the Dec. 8th agenda to present the mural? You can let them know that our formal letter will follow.

Updated Timeline for LOCA Public Art Installation		
Deadline	Action	Notes
Week of October 24, 2016	Curtis to reach out to Buckman requesting time at December 8 general meeting to discuss murals	
November 16, 2016	Deadline for submitting mural permit to City	
November 17, 2016	Deadline for posting and mailing meeting notice	Notice must be sent and posted at least 21 calendar days prior to meeting Dana will send meeting letter. TBD who will post the site.
December 8, 2016	Buckman General Meeting	We are not required to meet with the neighborhood at its general meeting, but it is a convenient

		<p>it is a convenient forum.</p> <p>If we sponsor the meeting, there are ADA requirements and limitations on the time and location of the meeting.</p>
December 15, 2016	Mural permit issuance	<p>Permit can be issued after we notify the City that we held the required meeting. Timeline assumes that it takes the City one week to issue the permit, once it receives notice that we held the meeting.</p>
January 15, 2017	Target date for mural completion	<p>Assumes artists need 4 weeks to install art.</p> <p>Confirm this is reasonable, particularly given weather and holidays.</p>
January 23, 2017	<p>City mural inspection complete</p> <p>Final Certificate of Occupancy for residential East Building</p>	<p>Assumes City will inspect within one week of receiving notice that the mural is complete.</p> <p>The design review approval requires the murals to be installed prior to final C of O for the "project."</p>

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E. DKrawczuk@perkinscoie.com

From: Curtis Knapp [<mailto:curtis@yaleunion.org>]
Sent: Wednesday, October 19, 2016 4:53 PM
To: david reinfurt; Krawczuk, Dana (POR)
Cc: Jeremy McPherson; Lance Killian; Adam Tyler; Robert Snowden
Subject: Re: Information Needed for Application, Timeline and Mural Constraints

Thank you David.
Jeremy and I spoke just now.
I wanted to keep some basic tenants in the fore. They have shifted some from what we'd thought previously so it's important to acknowledge them now.
Work must go on all 5 panels. (There are 4 panels on the Market Walk and 1 to the South).
And these:

Mural Constraints

To comply with the design review approval and the construction schedule, the murals must qualify under the City's Title 4 Original Art Mural program.

As Yale Union coordinates with the artists, the murals must comply with the following standards:

- No changing images. This includes no electrical or mechanical components, or anything that results in movement. Unfortunately, this means that the Public Utility concept of the meter actually running/moving will not work. Instead, it will need to be a static image(s).
- Must be a hand produced work that is tiled or painted by hand and affixed directly to the wall. This means no mechanically produced or computer generated prints or images, including but not limited to digitally printed vinyl.
- If the mural is painted directly on the wall, it is easier for the permit to be approved. If it is affixed, then it cannot extend more than 6 inches from the wall to which it is affixed. Also, if it is affixed, we must demonstrate that a structural review is not required (details above re structural review triggers).

- Must remain for at least 5 years.

Dana, if you think there is any flexibility on these constraints please let us know. If we were to make a proposal for something that strayed from these tenants perhaps we could get it through regardless?

CK

On 10/19/16 3:09 PM, david reinfurt wrote:

dana,

thank you for your patience as we figured out what is possible on the revised timeline. we will have final specifications on materials, answers to the questions addressed to Yale Union in the document, drawings of the proposed artwork, and biographic details by FRIDAY, NOVEMBER 4.

the schedule has shifted forward considerably from what we previously understood, however we are working at full speed to get you everything you need to ensure the review is a smooth process.

regards,
david

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<http://www.o-r-g.com>
<http://www.dextersinister.org>

On Mon, 17 Oct 2016, Curtis Knapp wrote:

Hi all,

I've cc'd David Reinfurt and Robert Snowden here, designer and curator of the public work. The form of the piece is soon to be resolved but will not be complete by the end of today.

David and Robert, would you provide us with a timeline of when we can expect to be able to answer the questions posed in Dana's document toward scheduling the neighborhood meeting.

Thank you, Curtis

On 10/17/16 10:22 AM, Jeremy McPherson wrote:

Dana,

Looks like I need Ankrom to create a new set of exhibits, as the only other thing that already exists other than the Design Review book are heavily annotated construction drawings likely to be hard to interpret by anyone referring to them for the mural. I will have those done asap, perhaps in time for submittal Wednesday.

See the attached with my additional answers. A couple are not really for KP, they're more for Curtis, such as the dimensions of the mural/installation, and the height above grade. I do not see any issue with the 30 feet height constraint, because in no case are we looking at art 30-feet above a grade 5-feet from the building. These are a max of 12-feet high. Also I don't understand what you mean for a plan of the roof line....?

CURTIS: can you pull together your answers quickly?

*Jeremy McPherson***

Description: 121121_Logo Email Signature_KP
Logo

T: 360.567.0626

C: 971.219.9647

*Killian Pacific is a trade name for various

entities primarily involved in commercial real estate. Third parties may look solely to the specific entity with which they do business. *

From: Krawczuk, Dana (Perkins Coie)
[mailto:DKrawczuk@perkinscoie.com]
Sent: Saturday, October 15, 2016 3:07 PM
To: Lance Killian <lance@killianpacific.com>; Adam Tyler <adam@killianpacific.com>; Jeremy McPherson <Jeremy@killianpacific.com>; Curtis Knapp (curtis@yaleunion.org) <curtis@yaleunion.org>
Subject: Information Needed for Application, Timeline and Mural Constraints

Attached is a memo that explains:

- a few questions so that I can accurately estimate the schedule
- what information I need from Yale Union and Killian Pacific so that I can complete the application form and necessary neighborhood letter
- the timeline if we want to meet the aspiration of having the art complete by December 20, which is prior to when the first building is occupied
- alternate timelines
- the regulations that the art must comply with in order to qualify as an original art mural

There are two things I'd like to highlight:

1.Meeting our aspirational target of having the art installed by December 20 would require us to submit the application by this Wednesday, October 19th . This deadline is likely not realistic. But, if you can get me all of the requested information by close of business on Monday, October 17th , I can get the application filed on Wednesday.

2.The information I need for the application is detailed and specific. I expect we'll need to get

Ankrom to help.

After you have reviewed the memo, please let me know when you expect to be able to provide me with the requested information.

Dana

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Curtis Knapp

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