

**From:** Krawczuk, Dana (Perkins Coie) DKrawczuk@perkinscoie.com  
**Subject:** RE: Information Needed for Application, Timeline and Mural Constraints  
**Date:** October 23, 2016 at 4:13 PM

DK

**To:** Curtis Knapp curtis@yaleunion.org, david reinfurt reinfurt@o-r-g.com  
**Cc:** Jeremy McPherson Jeremy@killianpacific.com, Lance Killian lance@killianpacific.com, Adam Tyler adam@killianpacific.com, Robert Snowden snowden@yaleunion.org

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 8<sup>th</sup> 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. 8<sup>th</sup> 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 forum.  If we sponsor the meeting, there are ADA requirements and limitations on

		the time and location of the meeting.
December 15, 2016	Mural permit issuance	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.
January 15, 2017	Target date for mural completion	Assumes artists need 4 weeks to install art.  <b>Confirm</b> this is reasonable, particularly given weather and holidays.
January 23, 2017	City mural inspection complete  Final Certificate of Occupancy for residential East Building	Assumes City will inspect within one week of receiving notice that the mural is complete.  The design review approval requires the murals to be installed prior to final C of O for the "project."

**Dana Krawczuk | Perkins Coie LLP**

**SENIOR COUNSEL**

1120 N.W. Couch Street Tenth Floor

Portland, OR 97209-4128

D. +1.503.727.2036

F. +1.503.346.2036

E. [DKrawczuk@perkinscoie.com](mailto:DKrawczuk@perkinscoie.com)

---

**From:** Curtis Knapp [mailto:[curtis@yaleunion.org](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 nannels. (There are 4 nannels 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

--

<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](mailto:lance@killianpacific.com); Adam Tyler

[adam@killianpacific.com](mailto:adam@killianpacific.com); Jeremy McPherson

[Jeremy@killianpacific.com](mailto:Jeremy@killianpacific.com); Curtis Knapp ([curtis@yaleunion.org](mailto:curtis@yaleunion.org))

[curtis@yaleunion.org](mailto: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 19<sup>th</sup> . This deadline is likely not realistic. But, if you can get me all of the requested information by close of business on Monday, October 17<sup>th</sup> , 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

\*Dana Krawczuk\*\*| \*\*Perkins Coie LLP\*

\*SENIOR COUNSEL\*

1120 N.W. Couch Street Tenth Floor

Portland, OR 97209-4128

D. +1.503.727.2036

F. +1.503.346.2036

E. [DKrawczuk@perkinscoie.com](mailto:DKrawczuk@perkinscoie.com) <<mailto:%20DKrawczuk@perkinscoie.com>>

-----

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

--

Curtis Knapp

YALE UNION <<http://www.yaleunion.org>>

800 SE 10th Ave

Portland, OR 97214

(503) 234-2210

Become a MEMBER <<http://yaleunion.org/support/>>

--

Curtis Knapp

[YALE UNION](#)

800 SE 10th Ave

Portland, OR 97214

(503) 234-2210

Become a [MEMBER](#)

---

---

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.