



EXHIBIT D



Steve
Novick
Commissioner

Memorandum

Date: March 12, 2014

Leah Treat
Director

To: Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

From: Kathryn Levine, Development/Streetcar
Bureau of Transportation

Re: Amendment to Items #242 for Council Hearing Date - March 12, 2014

Assess benefited properties for improvements in the Northrup Loop Streetcar Alignment
Local Improvement District (Hearing; Ordinance; C-10034)

The existing Exhibit D is a one-page placeholder. The purpose of this amendment is to add the detailed narrative summary of objections and staff responses to Exhibit D of the Ordinance.

Exhibit D**Summary of Objections****Assess benefited properties for improvements in the Northrup Loop Streetcar Alignment
Local Improvement District (Hearing; Ordinance, C-10034)**

The City Council considered objections made by owners of specially benefitted property and adopts this summary of objections and findings, as set forth in this Exhibit D.

I. Summary

Notices of the March 12, 2014 final assessment hearing to owners of benefited property within the LID were mailed on February 6, 2014. The deadline to submit written objections was at 5:00 p.m. on March 5, 2014.

Three written objections representing owners of properties in the proposed local improvement district were received by the filing deadline. A fourth written objection was received on March

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6, 2014 and is included here. Total objections represent 0.07% of the total assessment in the LID.

II. Specific Responses to Objections

- A. Filed by: Marc Binder
Proposed Final Assessment: \$100
Address: Lexis Condominiums

Reason for Objection: Property owner experiences significant stress due to noise pollution at NW 10th and Northrup. Motor vehicles fail to stop at marked line blocking the streetcar tracks, which leads to streetcar operators beeping at the offending motor vehicle to turn and free up the space allowing streetcar to turn. They are being penalized by street and track design. Requesting an exemption from the assessment.

Response: The proposed final assessments are based on the special benefit received by properties within the LID. The completed capital improvements have increased transit access to the properties, as well as other modal improvements. The problem identified by the property owner's objection has been communicated before and both Streetcar and City Traffic Engineering staff continue to review and change traffic control methods to increase motor vehicle driver compliance.

- B. Filed by: Raymond Becich & Benjamin Arico
Proposed Final Assessment: \$100
Address: Metropolitan Condominiums

Reason for Objection: Property owners ride the streetcar almost seven days per week and have no objection to paying their fair share of assessment. They do object to lack of enforcement of streetcar fares and frequently see fare evaders. Has there ever been a ticket issued for fare evasion? It doesn't seem fair to pay assessment while there is lack of enforcement.

Response: The proposed final assessments are based on the special benefit received by properties within the LID. The completed capital improvements have increased transit access to the properties.

With the opening of the Eastside Loop in September 2012, Portland Streetcar established a \$1 streetcar only fare; however, Streetcar recognizes other fare instruments including TriMet tickets and passes as well as institutional and employer ID fares. Based upon rider surveys, data shows that approximately 14% use streetcar only fares. Estimates for fare evasion are approximately 5%. Streetcar employs one full-time fare inspector, who has written 80 warning citations to date. The fare inspector has received Department of Public Safety Standards and Training (DPSST) certification and is expected to move from warnings to fare citations this spring. Fares are user fees that support Streetcar operations. The LID assessment supports the capital investment made in the construction of the Northrup Loop Streetcar Alignment LID.

- C. Filed by: Tom Blakely
Proposed Final Assessment: \$100
Address: Street Car Lofts Condominiums

Reason for Objection: Property owner already pays to ride streetcar, now feels like they will be paying twice. States agencies such as OMSI, PSU and Good Samaritan should have to pay due to the reduced parking needs and increase in income from visitors. (Property) taxes are \$300 per month, now may have to move elsewhere. The Northrup Loop actually supports businesses and agencies adjacent to the track over the Broadway Bridge and onto OMSI. Please reconsider assessing individual unit owners.

Response: The LID assessment is a one-time only fee, not a property tax. The proposed final assessments are based on the special benefit received by properties within the LID. The completed capital improvements have increased transit access to the properties. The LID assessment supports the capital investment made in the construction of the Northrup Loop Streetcar Alignment LID.

Property owners along the Eastside Loop alignment through the Lloyd District and the Central Eastside Industrial area are being assessed through a separate LID, which is projected to raise approximately \$15,000,000.

- D. Filed by: Barbara Young
Proposed Final Assessment: \$100
Address: Lexis Condominiums

Reason for Objection: Property owner is opposed to assessment. First, taxes in the County are extremely high. Does not want to pay for trolley system that they do not use. Riders should pay for system.

Response: The proposed final assessments are based on the special benefit received by properties within the LID. The completed capital improvements have increased transit access to the properties. While this particular resident may not use Streetcar, the increased transit access afforded by Streetcar may increase the desirability of the property upon sale to a future owner.

The LID assessment supports the capital investment made in the construction of the Northrup Loop Streetcar Alignment LID. Fares are user fees that help support Streetcar operations.

III. Findings and Recommendation

The LID has provided public improvements for the benefit of properties within the Northrup Loop Streetcar Alignment Local Improvement District. It is recommended that City Council overrule these objections and approve and adopt the assessment roll contained in Exhibit C to this Ordinance.