

Distinguished members of the City Council, my name is Joe Beehler and I am a commercial real estate broker in Portland specializing in office properties and buildings in the central city. I am one of the top brokers in downtown office space and many of my clients are the landlords of landmark buildings in downtown Portland.

As a native Oregonian, growing up in NE Portland, east of 82nd, I have enjoyed watching Portland grow and change to become one of the top desirable places to live. Every day I walk the streets and promote all that Portland has to offer to investors and business owners alike. **In many ways I am an ambassador for Portland.** Over the past several years, Portland has rapidly become the market of choice for entrepreneurs to start a new business, establish a strong regional office, or relocate their business to the Pacific Northwest. Portland is now on the top of the list for regional and institutional investors looking for opportunities – and I am often called upon to provide market data, discretely conduct tours and meet with investors to provide commentary on our market and city.

People love our city, and so do I.

But we have a serious problem. And it's a glaring blemish on our city when would be employers and investors come to town and are confronted with it head on. It is the city's current approach to addressing and regulating sidewalk space in Portland's neighborhoods.

It is not effective. Our lax regulations regarding management of sidewalk space is causing various submarkets to be unsafe, and it is an issue me and my property owners find ourselves constantly backpedaling on when trying to market various properties for lease or for sale. It becomes even more cumbersome when it's in your face.

In the past three weeks alone, I have had two specific instances that make my job all that much harder and difficult to defend Portland. Three weeks ago, I was with an out-of-state investor who has a property under contract to purchase, and I was accosted in front of this group, by a "road warrior." This "road warrior" got up from his spot on the sidewalk – where he was panhandling – got into my face and stated "my friend over there just told me guys like you wouldn't give me a nickel." In another instance with a different group (there were four of us), we witnessed in disbelief as two street people fought in a crosswalk stopping oncoming traffic.

How do you explain these confrontations on the street to out of state investors and business owners? How do you sell Portland's livability after witnessing that? How do we attract people to our city?

There is no question that there are people who want and need services who are being left without assistance, or mentally ill individuals who are a danger to themselves as well as others and we need more outreach to identify and help them. But of significant concern is our growing population of "Road Warriors." Those people who loiter around areas of the central city, engaging in unlawful activity, aggressive panhandling and even assaults. They are very easy to identify and while it may not seem to be the case, are much easier to distinguish from those who truly need help and those who don't.

The future of Portland's rebounding economy and livability is tied to the city's ability to attract new and growing businesses. Many of the landlords and business owners in signature downtown Portland buildings live in our community and pay taxes. But how are these property owners supposed to pay the taxes and fees that are assessed if they have empty buildings because of the unacceptable street activity? I could go on and on, citing more of this unacceptable type of activity.....

The city of Portland has tremendous momentum and buzz surrounding it. Every week a top 10 list or article comes out touting the livability and cool factor of Portland. But the perception of Portland vs. the reality is quickly harming the future of our city. Let's deliver the message as a community that we will no longer tolerate this aggressive behavior and activity on our streets with action. I challenge the city to address this escalating problem of "road warriors" by giving property owners the tools and backing they need. Let's work together to make the perception of Portland a reality.

4
Aug 6th
Parsons, Susan

From: Beehler, Joe <Joe.Beehler@colliers.com>
Sent: Friday, June 13, 2014 1:41 PM
To: Parsons, Susan
Subject: Testifying before CC re: city's livability challenges including sidewalk management

Hello Susan,

I would like to testify before City Council regarding our city's livability challenges including sidewalk management on August 8th, 2014. When you have a moment can you let me know what date and to whom I need to deliver my written testimony to prior to August 8th?

Thank you for your assistance.

Joseph P. Beehler

Vice President | Portland
Urban Landlord Partners
Dir +1 503 499 0065 | Mob +1 503 849 5382
Main +1 503 223 3123 | Fax +1 503 265 5062
joe.beehler@colliers.com

Colliers International

851 SW Sixth Avenue, Suite 1200 | Portland, OR 97204 | USA
www.colliers.com



Named one of Oregon's **Most Admired Companies** by the Portland Business Journal.

Initial Agency Disclosure Pamphlet

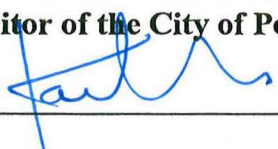
Request of Joseph Beehler to address Council regarding City livability challenges
including sidewalk management (Communication)

AUG 06 2014

PLACED ON FILE

Filed AUG 01 2014

LaVonne Griffin-Valade
Auditor of the City of Portland

By 

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		