

## **OCC Headquarters Hotel**

Public Comments Received Since January 2005

**Comments and questions compiled from website, email public information sessions and open house event:**

**1/27/05**

The Jones Lang LaSalle proposal has the greatest appeal and architectural thought. It works best with the CC. They were able to give the CC Towers their space and viewing angles. The overhang at the MAX station can be done in phase one or two or later. I believe it also isn't asking for a great deal of public funds. I like the idea of 1000 rooms at built out. I like the idea of using the blocks offered by the PDC for other residential and CC functions (long term stays, etc.). Maybe a high end food court/book store/fitness club (daily CC attendee discount offer)/residential mix for one of the blocks. Get creative with your assets! Make people at the Burnside Bridgehead WANT to cross the bridge!

I also like the location of the JLL site because it is closer to the the Rose Quarter area.

Finally, the possible future expansion ideas to the North are interesting when and if it is justified.

**2/19/05**

Since the public overwhelmingly rejected public financing of the expansion of the convention center, I believe it is also a mistake to try to get public financing for the convention center HQ hotel.

The only difference between losing a public dollar and a private dollar is that there are more public dollars to lose.

I would refer you to the article in Forbes, Feb 28,2005, pages 82-84.

Thank you for considering my comments.

**4/21/05**

My vote is for the Jones Lang LaSalle Team. I have heard that the construction team they selected are good where as the other proposals have issues. (Vancouver CC HQ as an example.) The JLL design looks to the future, is well designed and adds the most value by being closer to the Rose Quarter and its total scheme.

**4/21/05**

The Westin Oregon Proposal: Too massive – square design does not fit well with convention center curves.

The Faulkner USA Proposal: Too massive – too big box!!!

The Jones Lang LaSalle Proposal: The hotel bldg, although large seems to fit as does the site, but drop the canopy over MAX and the plaza – it conflicts with convention center design.

The Callison Renaissance Wright Lewis Hines Proposal: More open air fits site better than other massive proposals.

Consider thinking outside the “box”. Consider adding a convention center hotel to the north end of the Burnside Bridgehead project and build a covered pedestrian walkway (or aerial tram “teehee” – for Mr. Pearlman) over the Banfield. The bottom line is there are too many projects being taxpayer subsidized costing the citizens of Portland way too much increasing the costs of living in the city and reducing money for schools and public services. If “the children” are Mayor Potter’s stated priority, then why are subsidies to developers superseding that? In other words, in reality, new developments are top priority. It is about time Portland’s economy be market based instead of subsidy based. The increased costs of living is driving families to the suburbs.

**4/21/05**

JLL presents a high wall that blocks the view of many residents who live in the Calaroga Terrace retirement apartments. The Lewis Hines proposal I think offers the greatest flexibility and appeal.

**4/22/05**

I attended last night's open house. I live in The Merrick Apartments. I agree that the City does need a new Convention Center Hotel complex.

But I could hardly believe my eyes when I saw the HUGE TWENTY STORY complex that you are considering to be built on Multnomah between MLK and First Avenue! I live in one of the Merrick units that would look out onto this GIANT MONSTROSITY.

The reason I moved to The Merrick was largely due to the view it offers me of the downtown area. This complex would be so large, it would block 75% of the view I enjoy presently.

You should not be considering this site as a viable location. The other three sites are the ones you should be looking at. They do not interfere with existing residential areas. On top of this, the other sites already deal with the hotel industry.

I am going to make sure to attend all of your public meetings on this issue in addition to

mounting a force of residents from The Merrick. And I also this morning have sent an email to the CEO of TCR properties. I don't believe he is going to be a happy camper to learn that his property value will greatly be diminished if this location is chosen.

**4/23/05**

Dear PDC committee,

We strongly favor the alternative location north of NE Holladay Street, as described in the Jones Lang LaSalle proposal. One of the primary benefits of that location is overall city skyline aesthetics. Please particularly note the applicable comment in Section 7.7.2 (page 80 of 197) in the Jones Lang LaSalle proposal: "the scale remains sensitive to the architecture of the city, and allows for uninterrupted views of the convention center twin towers".

We have a concern that a new high rise located south of NE Holliday will provide an aesthetically displeasing backdrop to the twin towers when being viewed from the city's west side.

**6/23/05**

After the selection will the general contractor be required to Solicit sub-contractors, I've heard that some of the contractors have already assembled there team of contractors for the project.

**8/10/05**

This has been developed well and has come to impact with great developers. As with the re-development of Meier and Frank Building downtown, this will be very paramount in the city's continue effort to be competitive with the other cities on the West Coast. I feel that Ashforth Pacific is an excellent choice because of their commitment to the area now. Also, they have an excellent track record. But all of you are very capable in choosing the right team. Good luck.

**8/11/05**

I was looking for verbiage in the RFP documents encouraging utilization of local sources for contracted and subcontracted goods and services, beyond the statement which says, "maximize impact on area economy."

Is there any incentive to a Prime Contractor to emphasize local sourcing?

**8/15/05**

Will the PDC base their decision on the merits and the architectural aspects of each proposal and not on past issues/past conflicts (i.e. the LaSalle Proposal uses land formerly coveted by the PDC)?

**8/15/05**

Do you have a meeting planner on your selection team to make sure the Hotel will meet their needs & wants? Who is responsible to make sure that there is a green/sustainable design?

**8/15/05**

To what extent has technology evolution affected the program design of the hotel?