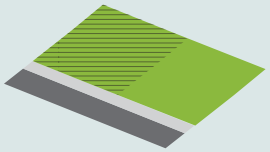
419 STATE STREET

Hotel vs. Condominium Comparison

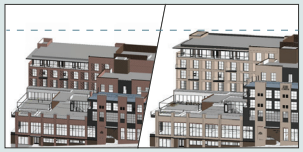
A comparison of each option and how they would impact the Hood River community.

HOTEL PROJECT

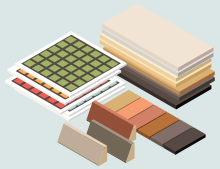
ARCHITECTURAL & SITE IMPACT



55%
SITE BUILD-OUT



LOWER PROFILE AND DENSITY
The hotel is one full story (10'+ feet) shorter than the condo alternative.



STRICT DESIGN STANDARD COMPLIANCE
Materials complement Hood River's historic downtown aesthetic.

ECONOMIC & COMMUNITY VALUE



PREDICTABLE TAX REVENUE
Centralized lodging taxes fund Hood River parks and infrastructure.



YEAR-ROUND JOB CREATION
Living-wage employment through the hotel, spa, and restaurants.



BOOSTS DOWNTOWN BUSINESS SPEND
Guests consistently dine out, shop locally, and book recreational experiences.



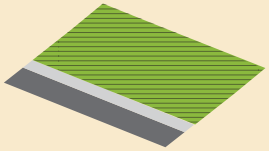


COMPARISON OVERVIEW

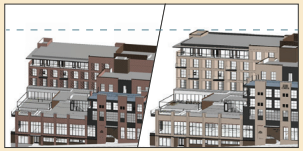
	Hotel	Condos
SITE BUILD-OUT	55%	100%
ECONOMIC IMPACT	Predictable, year-round	Unpredictable, Reduced
TRAFFIC IMPACT	Lower, spread through the day	Higher, peak hours

CONDOMINIUM PROJECT

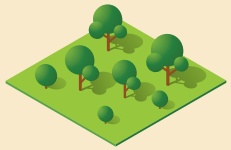
ARCHITECTURAL & SITE IMPACT



NEAR 100%
SITE BUILD-OUT



HIGHER PROFILE AND DENSITY
One story taller than the hotel.



MINIMAL GREEN SPACE
Higher density build-out limits opportunity for green space.

ECONOMIC & COMMUNITY VALUE

UNPREDICTABLE TAX REVENUE
Assessed at residential rates, lower than commercial rates



MINIMAL JOB CREATION
May only require limited building management staff.



REDUCED DOWNTOWN BUSINESS SPEND
Use in-unit kitchens, spending less at downtown shops and restaurants.

