CERTIFICATION OF PUBLICATION:

MEMBERS PRESENT:    Mike McMeekin, Chair
Dave Ciaccio, Vice Chair
Rachel Jacobson
Gerald Torczon
Matthew Tondl, Alternate
Larry Ferguson, Alternate

MEMBERS NOT PRESENT:  Timothy Holland
Robert Peters
Jay Noddle
Larry Jobeun, Alternate
Anna Nubel, Non Voting Ex-Officio Member

STAFF PRESENT:  Jed Moulton, Urban Design Manager
Mike Leonard, UDRB Administrator
Debbie Hightower, Recording Secretary

Mr. McMeekin, Chair, called the meeting to order at 3:00 p.m., introduced the Urban Design Review Board members as well as the Planning Department staff, and explained the UDRB’s public hearing and administrative meeting procedures.

PUBLIC MEETING

Public Case for Discussion & Approval:

<table>
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<th>UD-10-016</th>
<th>REQUEST:</th>
<th>Schematic Design Review and Approval of the Omaha Hilton Convention Center Hotel Expansion</th>
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<tr>
<td>RTKL Associates</td>
<td>LOCATION:</td>
<td>1001 Cass Street</td>
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At the Urban Design Review Board meeting held on November 18, 2010, Jim Suggs, RTKL, architect for Omaha Hilton Hotel, presented this request. Mr. Suggs indicated that there are three main components to the project: 1) expansion of the guest room tower by adding 150 guest rooms, 2) expanding all three levels of the parking structure with an increase of an additional 150 parking spaces on site; and 3) the addition of a second floor for a junior ballroom. The existing sloping lawn will be used by the contractors to stage the construction work and will be put back as a flat area for an event lawn. There will be retainingage created and a required guardrail along the north base of the parking structure. All other portions of the building will remain unchanged. One additional element is the ability to connect the parking structure with the hotel.

Jed Moulton, Planning Department, questioned if the perimeter street trees will be new or existing. Mr. Suggs stated that some existing trees have been removed but the trees that are proposed should be new.

Mr. Ciaccio stated he would like to see more consideration given to the design of the rail and would like to review details in the future as well as more specifics for proposed plant materials.
Mr. Suggs stated the body of the building and the guest rooms will continue with the same window treatments and façade to the end of the parking structure. The focus of the building will be the junior ballroom situated on the top of the back of the house. The intent of the junior ballroom addition is to continue the basic architecture of the building with the same kind of durable materials to include precast or concrete clad columns with EIFS above that will be scored. The glazing in the ballroom will continue and is very similar to the glazing patterns in the upper floors of the guest rooms. Mr. Suggs offered to answer any questions.

In response to Ms. Nubel, Mr. Suggs answered that the entrance to the ballroom will be from the main entrance of the hotel.

Mr. Moulton stated that the project review included the balance of many different objectives. He stated that the project does a very good job with continuing existing design and having a seamless extension of the building in an Urban Design District. All materials meet the approved material list but the application depends on existing elevations. The Planning Department recommends approval and would like to propose future administrative disposition.

There was no one who appeared in opposition.

Mr. Moulton stated there might be an opportunity to coordinate with Public Works for on-street parking located on the west side of the project. He recommended reviewing the perimeter along the right-of-way to meet parking and street standards in more detail.

Mr. Tondl moved to APPROVE the plans as presented subject to: 1) staff review of site, landscaping, retaining walls, railing, and other amenities; 2) review perimeter along the right-of-way to meet current parking and street standards; and 3) administrative disposition on listed items. Ms. Jacobson the motion which carried 3-0 with Mr. McMeekin abstaining.

**Request for Administrative Disposition:**

None

**DISCUSSION ITEM:**

None

**ADMINISTRATIVE ITEM:**

Ms. Jacobson moved to APPROVE the meeting minutes of October 21, 2010. Mr. Tondl seconded the motion which carried 3-0.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at 3:35 pm.

Debbie Hightower, Planning Department
Recording Secretary