

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** June 7, 2007

**Meeting No.:** 61

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**Project:** Cambria Suites/Sleep Inn Development

**Phase:** Continued Schematic

**Location:** Fallsway and Front Streets

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**PRESENTATION:**

Developer Sanket Patel again introduced the project to the panel. John Rohde, landscape architect, responded to previous site comments. Mark Blackburn, MWT Architecture, responded to previous architecture comments.

**RECOMMENDATIONS OF THE PANEL:**

**Site:**

1. The Panel appreciates the addition of the front fence and recommends the special paving be extended across the alley drive.
2. Move the handicapped parking back to allow the fence to turn back to the back of the building.
3. Consider eliminating the parking between the buildings.
4. The south side of the forecourt of the Sleep-Inn should be screened from the DPW lot with landscaping.

**Sleep Inn:**

1. The Panel was pleased to see the thru-wall units eliminated.
2. It felt the entrance vestibule added to the front of the building was not respectful of the historic building and should be eliminated.

**Cambria Suites:**

1. The panel was pleased to see the tower modified and continued to the ground. It is further recommended that it be all brick to tie it with the base. The top of the tower could be the shorter, earlier version.
2. The entrance to the building should be shifted to the base of the tower, thereby allowing a greater separation between it and the garage entrance.
3. The building base appears too high and could be lowered slightly to the floor line, instead of the window sill as shown.

4. The windows in the tower and the main field appear different. Are the sills common to both, relative to height above the floor?
5. The vertical pier next to the tower should be full-width.
6. Lastly, and importantly, the Panel would like to see fewer colors considered for this building. The base, tower and vertical piers could be one color, with the field in between the piers another.

**PANEL ACTION:**

Schematic Approval withheld.

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**Attending:**

Sanket Patel – Pioneer Contracting

Mark Pollak – Ballard Spahr

Mark Blackburn – MWT Architecture

John Rohde – Human & Rohde

Fred Thompson – Gower Thompson

Jay Brodie, Shubroto Bose, Marianne Naverro – BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel

Doug McCoach, Bob Quilter - Planning