

## Hotel Ground Sale

With a court case quickly resolved, a hotel company was able to go to settlement on land in the Washington Business Park.

Atlanta, Ga.-based InTown Suites, as ITS Lanham LP, paid \$1.5 million for 3.01 acres at 10007 Willowdale Road, in Lanham. On it, InTown will build a 128-room UpTown Suites building. (Yes, the company is InTown Suites but the product is an UpTown Suites hotel).

The legal angle is that InTown had won site plan approval in hand when the District Council suddenly decided to 'reconsider' the case, based in part on the claims of nearby residents who contended they hadn't been properly notified of a hearing. That was an entitlement shock that sent UpTown, and Perseus Realty, which owned the ground that UpTown would buy, straight to Circuit Court.

But it proved a short-lived stay on the docket as the hotel firm quickly reached a settlement with the local civic association.

With that, the court case was pulled, the reconsideration cancelled, and UpTown bought the land from Perseus. It will now head toward construction.

### On the Market

Amber Ridge, in its reformatted residential mode, is on the market. A Rappaport Management partnership ceded approvals for a retail shopping center at the Route 301 site south of Mitchellville Road in Bowie in favor of 183 townhouse lots and a smaller retail component of about 20,000 square feet.

Fraser Forbes Real Estate Services has the listing.

## Multi-Generational in 'Savannah'

Perhaps the 'family room' should be recast as the 'extended family room.' That's the approach Mid-Atlantic Builders is taking in part at the 'Villages of Savannah,' where the builder has made multi-generational housing a key aspect of its newest phase.

The Rockville builder is specifically designing one of its three new models in 'Madison Village' in Brandywine as a multi-generational home, proactively tapping into that market. It will also build a traditional estate model as well as a rancher model. The three are expected to open soon.

Mid-Atlantic started 'Madison,' which is about 360 lots on Floral Park Road, after nearing close-out on Telfair Village. But it took a turn toward multi-gen homes after finding that it was repeatedly including those kind of features in the homes it was selling.



Mid-Atlantic's Current Model at Savannah

### Horton's Last at Chadd's Ford

A subdivision with one of the most affordable townhouse price points is newly closed out.

D.R. Horton sold the last of its 187 units at Chadds Ford, on Route 5, in Brandywine. Sales had opened in 2015, at \$274,000, giving Horton the pole position on value pricing in the county. Horton bumped prices during its tenure, but stayed consistently at the introductory range, and its 33 closings so far this year run about \$323,000 on average. Horton had paid \$2.76 million in 2014 for lots that still, at the time, needed final approvals.

### Switch to Industrial Wins Examiner's OK

An effort to turn residential land – including some lot entitlements – in Brandywine over to industrial zoning found support from the Hearing Examiner.

The Examiner recommended approval of a rezoning application that would convert 167.8 acres along Dyson Road in Brandywine from residential to industrial. Renard Lakes Holdings LLC, an affiliate of Strittmatter Properties LLC, contends the parcel has substantial mining potential, and says a gun range next door and other issues like uncontrolled fill make industrial the more appropriate zone. In a recent decision, the Examiner agreed.

The Strittmatter affiliated group had bought Renard Lakes for \$7.95 million in 2017, getting approvals for 315 singles and 78 townhouse lots. Some traded with record plat approval and the remainder 'record ready.' But as part of the 'Brandywine Formation' that yields sand and gravel resources in relatively close proximity to D.C, the site has economic development potential from mining, says the group, that the County Council had already acknowledged in the master plan.