

In Silver Spring

Legislation Spells Future of Fillmore

The future of the Fillmore music hall in Silver Spring will turn on a legislative quid pro quo.

It's fairly straightforward: the text amendment recently introduced at the County Council says that if someone in an 'arts and entertainment' district that plans an optional method project, such as the Lee Development Group, dedicates land for a future entertainment use, such as the Fillmore, then that dedication can be used, for a period of time, to meet the developer's amenity and public use requirements.

In other words, LDG isn't giving up the 11,000 square feet of land necessary for the Fillmore unless it gets something tangible in return. The parcel has been appraised at about \$3.5 million, but dedicating it would give the Silver Spring developer a head-start on creating a mixed-use project opposite the AFI Silver Theater. It doesn't yet have architects, land planners, lawyers, and the whole battalion of support crew that make up an application, but LDG would have its public benefit feature. It's estimated that LDG's remaining ground would yield about 350,000 square feet of FAR.

The legislation came out of Ike Leggett's office, so Council support hasn't yet been tested. But if the Council kills the legislation, it'll be the end of the Fillmore in its present configuration, or, more poetically, the day the music died.