

Resolution No.: 16-743
Introduced: October 7, 2008
Adopted: October 14, 2008

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Recommendation to the County Executive to Accept Certain Arts or Entertainment Space in the Silver Spring Arts and Entertainment District

Background

1. ZTA 08-15 authorizes the Council to recommend that the County Executive accept land or dedicated space for arts or entertainment space under certain conditions.
2. Lee Development Group owns a site in the Silver Spring Arts and Entertainment District at the corner of Georgia Avenue and Colesville Road generally described as the "LDG Land".
3. Lee Development Group has offered a portion of the LDG Land as its public use space and public facility and amenity space (excluding streetscaping) in connection with a to-be-proposed Optional Method of Development project plan for the LDG Land.
4. The LDG Land includes approximately 71,000 square feet, from which it proposes to convey to the County, at no charge for the land, approximately 10,800 square feet of land for a music hall.
5. The County desires that a music hall with interior area of approximately 30,000 square feet be constructed on the approximately 10,800 square feet to be conveyed from the LDG Land.
6. The Council approved a Silver Spring music hall in the FY 09-14 Capital Improvements Program, and the State has authorized funding for a Silver Spring music hall in its FY09 Capital Budget.
7. The Council finds that the music hall is an entertainment venue that would:
 - i) revitalize a historic storefront in downtown Silver Spring that has been vacant for 19 years, and the music venue use is expected to generate spillover spending

at area restaurants and businesses and will therefore have a positive economic revitalization impact in the Silver Spring Arts and Entertainment District;

ii) provide an opportunity for public use because the lease for the music venue requires a minimum of 36 per year free and subsidized opportunities for public and community use; and iii) create unique cultural opportunities for the public in the Silver Spring Arts and Entertainment District as it will provide opportunities for nationally, internationally, and locally known artists to perform in a venue that is unique in size and use in Silver Spring.

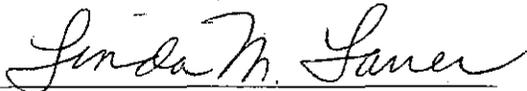
8. The County Executive has provided a fiscal impact analysis, which reflects that the Silver Spring music hall would produce a positive economic impact.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The Council recommends that the County Executive accept a portion of the LDG Land for arts or entertainment use for a music hall.

This is a correct copy of Council action.



Linda M. Lauer
Linda M. Lauer, Clerk of the Council