



NAVAL AIR STATION PATUXENT RIVER

Potential EUL Project

Proposed Modernized Work Campus

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FACT SHEET

For more information,
please contact:

Ed Zeigler

Director, Public Affairs
HQ, Naval District
Washington

Washington Navy Yard
1411 Parsons Ave. SE
Suite 212
Washington, DC
20374-5001

Edward.zeigler@navy.mil
202-433-2678

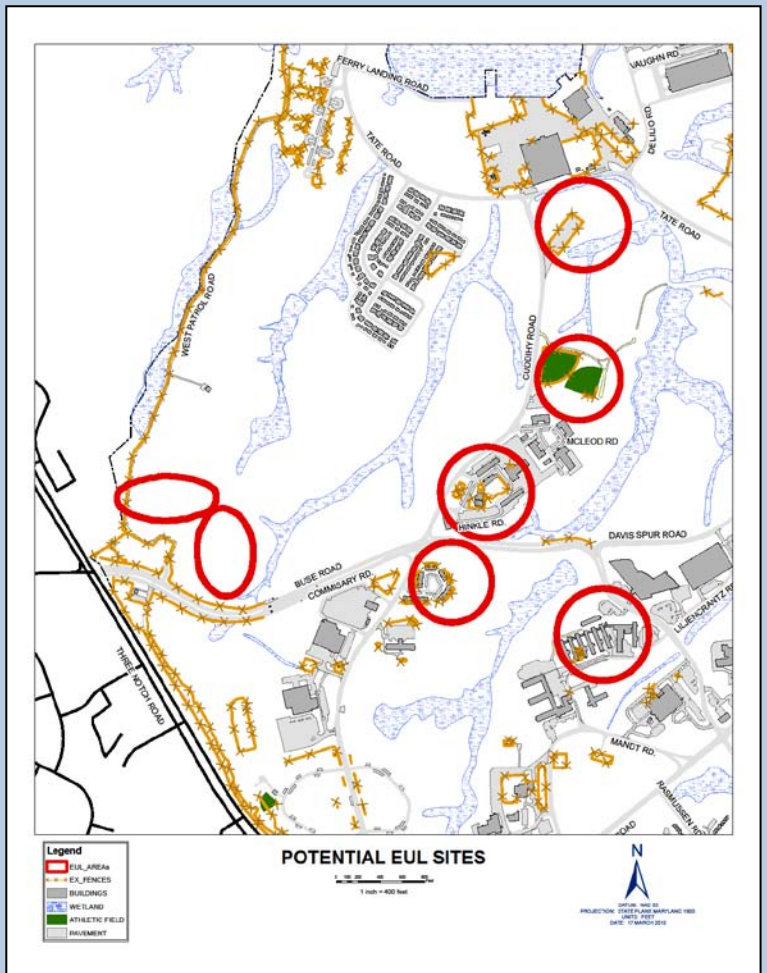
NAS Patuxent River is the Navy's principal research, development, acquisition, testing, evaluation, engineering and fleet support activity for naval aircraft, engines, avionics, aircraft support systems and ship/shore/air operations. NAS Patuxent River is home to over 22,000 personnel that includes the Naval Air Systems Command Headquarters, the Air Test Wing Atlantic and the Naval Air Warfare Center Aircraft Division Commands.

The proposed development of a Naval Air Station Patuxent River modernized work campus would create efficient work space for government and contractor employees with the Naval Air Warfare Center-Aircraft Division and Naval Air Systems Command and Program Offices, fulfilling essential development and testing missions for the Navy.

The proposed Enhanced Use Lease (EUL) project could meet this goal in a number of important ways, including:

- Facilitate the integration of important contractor and government personnel into an on-base work campus to improve the efficiency of the NAS Patuxent River mission.
- Create modern facilities that would enhance program management as well as engineering, testing, evaluation and research, and development activities.
- Assist the installation and host community to accommodate program and personnel (government and contractor) growth at NAS Patuxent River as is projected over the next five years.

The proposed method for undertaking the modernization effort is to utilize the EUL authority set out in law to cost-effectively support NAS Patuxent River's mission and to ensure the highest and best use of installation land. An EUL project at NAS Patuxent River would involve the lease of installation lands in some or all of the areas marked with red circles to a private developer. The developer would then proceed to finance, construct, and operate (e.g., manage and maintain) facilities designed to meet market demand and that are consistent with the installation's security and operational requirements. The government could choose to lease some of the facilities, or could seek some of the available space as part of an "in-kind" payment (i.e., repair, demolition, or new construction) from the EUL developer.



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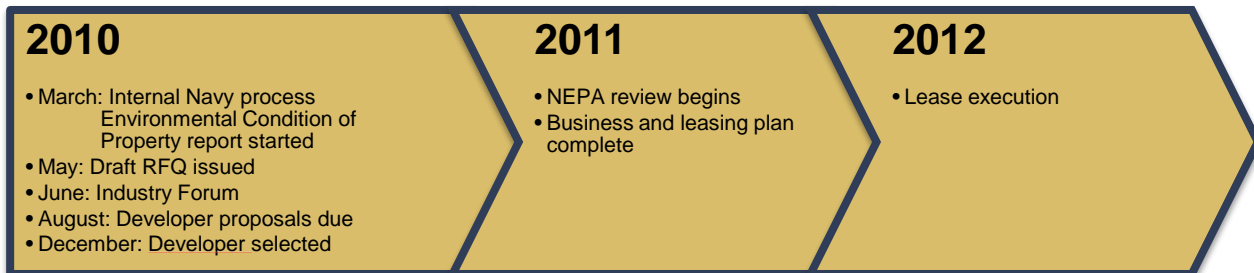
The Navy is committed to its on-going partnership with the local community. The proposed EUL development could mutually benefit the Navy and the community by enhancing the Navy's operational capability and generating appropriate, compatible development in the host community. For example:

- Providing Class-A office space on-base would be financially feasible in the market and the expectation of continued use of community-based office space for current and expanded program support would likely result in enhanced local office utilization as well as:
 - Increased opportunities for construction jobs to local residents and material purchases from local suppliers and other new and sustainable permanent jobs in management, supply and maintenance responsibilities to support the EUL facilities, and any induced growth in the community.
 - Increased opportunities for retail and short-term lodging sales and services to new tenants.
 - Increased opportunities for local revenue through housing sales to prospective new home-buyers brought in as new tenants by the potential EUL developer.
- Accommodating office requirements at NAS Patuxent River would enhance future employment opportunities for residents in St. Mary's and Calvert counties, the counties in which most installation employees currently live.
- Increasing security features and energy efficiencies which support an enhanced work environment.
- The National Environmental Policy Act (NEPA) requires federal agencies to assess the potential environmental impacts of their proposed actions. The Navy would require the successful developer to comply with all applicable environmental laws and regulations and may require the developer to fund required NEPA studies.
- Any development and business impact fees the EUL developer pays should increase municipal tax revenues and possibly contribute to local capital and community improvement programs and projects.



The Navy believes the successful execution of an EUL development for a modernized work campus aboard NAS Patuxent River will be a win-win for the installation and the community. The EUL would strongly support efficient mission execution, long-term program sustainability at NAS Patuxent River and the attainment of the highest and best use of underutilized installation assets. The public will have opportunities to comment through the NEPA review process.

Projected EUL Timeline: Proposed Modernized Work Campus



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Ed Zeigler, Director, Public Affairs Naval District Washington

Edward.zeigler@navy.mil | 202-433-2678

