



NAVY RECREATION CENTER (NRC) SOLOMONS

Potential EUL Project

Proposed Recreation Complex

FACT SHEET

For more information,
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***NRC Solomons is the Navy's largest outdoor recreation facility.
Our mission is to provide facilities and opportunities for the morale, welfare, and recreation (MWR) of sailors and their families.
In addition, revenues from our operations support other MWR activities.
500,000 annual visitors come to NRC Solomons.
Located near the confluence of the Patuxent River and the Chesapeake Bay, NRC Solomons provides an ideal recreational setting for sailors and their families.***

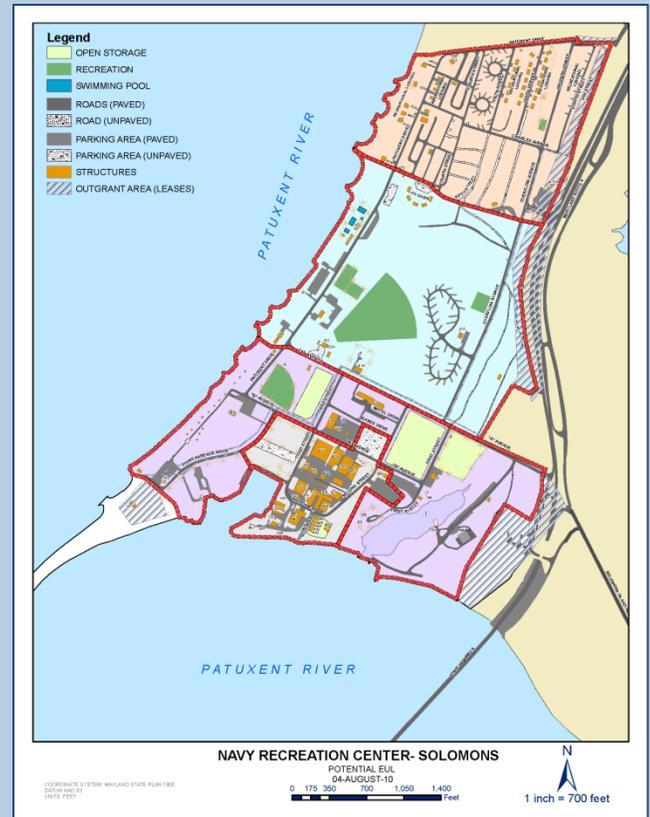
The proposed development of an enhanced recreation complex at Navy Recreation Center (NRC) Solomons would create improved recreational enjoyment opportunities for active and retired military personnel and Department of Defense (DoD) personnel and their families. To the degree consistent with NRC Solomons' primary mission to provide support for the morale, welfare, and recreation (MWR) of these personnel, the improved facilities could also potentially attract other users, contributing to the ability of NRC Solomons' mission to provide supporting revenues to other, important MWR activities supporting the Fleet.

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

- Providing new and potentially more energy efficient lodging accommodations.
- Creating modern facilities that would enhance the recreational experience for sailors, their families, and guests.
- Serving as a recreational outlet for the growing number of Service and government personnel stationed in the region.
- Generating revenue from non-military users for use throughout the MWR system.

The proposed method for undertaking the modernization effort is to utilize the EUL authority set out in law to cost-effectively support the Navy's mission and to ensure the highest and best use of installation land. An EUL project at NRC Solomons would involve the lease of installation lands in some or all of the areas shown on the map above 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 are consistent with the installation's mission of providing recreation for sailors and their families. The government could choose to lease some of the facilities or seek reduced fees for Service members or use of some of the available space as part of an "in-kind" payment by the EUL developer.



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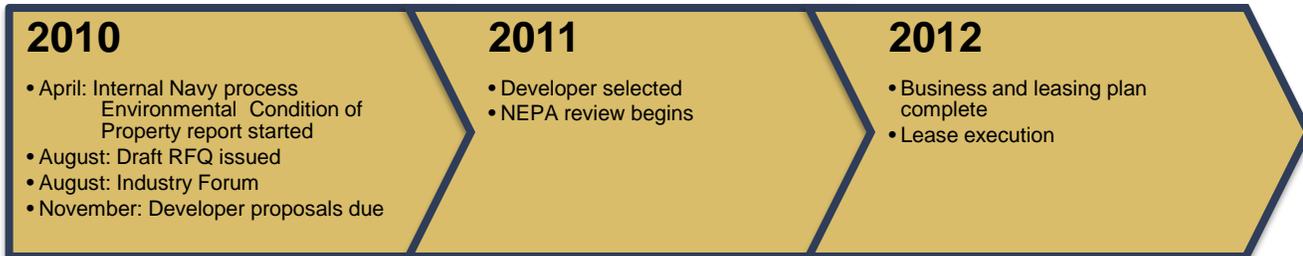
The Navy is committed to its on-going partnership with the local community. The proposed EUL development could mutually benefit the Navy and the community by enhancing the opportunity for recreation for sailors and their families, as well as the potential for other users to benefit from the facilities. For example:

- Providing enhanced recreational facilities, along with the continued use of existing community amenities such as shops and restaurants would likely result in an improved visitor experience as well as:
 - Increased tourism with visitors attracted to the area as well as other new and sustainable permanent jobs in management, supply and maintenance responsibilities to support the EUL facilities, and any induced growth in the local community.
 - Increased opportunities for retail and restaurant sales and services in the surrounding area.
 - Increased opportunities for local revenue through the collection of any local taxes (i.e., sales or lodging) associated with the increase of local visitors.
 - Increased opportunities for construction jobs to local residents and material purchases from local suppliers.
- Upgraded recreational facilities would enhance the region’s attractiveness as a desirable employment area to relocating Service and government personnel.
- Increasing energy efficiencies which support the Navy’s commitment to reducing its environmental footprint.
- 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 enhanced recreational facilities aboard NRC Solomons would be a win-win for the installation and the community. The EUL would strongly support NRC Solomons’ mission of providing morale, welfare, and recreational opportunities for sailors and their families and the attainment of the highest and best use of installation assets. The public will have opportunities to comment through the NEPA review process.

Projected EUL Timeline: Proposed Recreation Complex



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