



## Frequently Asked Questions

### **1. What is the proposed Enhanced Use Lease (EUL) at NRC Solomons?**

- An EUL at NRC Solomons could involve the possible redevelopment of installation land inside the security perimeter for a modernized recreation complex that would be compatible with the installation's mission as the Navy's largest outdoor recreation facility and provider of quality of life programs to military and Department of Defense (DoD) civilian patrons.
- The EUL redevelopment could involve new construction or reuse of existing facilities to achieve the highest and best use of the installation's real property and buildings to meet this extremely important mission.
- The exact EUL project has not been finalized, and more will be known after developer proposals are submitted in later 2010.

### **2. Why is the Navy pursuing an EUL at NRC Solomons?**

- A recent internal Navy study indicated NRC Solomons has underutilized land.
- An EUL is one of several means to modernize and enhance the Navy's assets to meet mission requirements, and could be appropriately used for this purpose at NRC Solomons.
- The EUL could assist in sustaining or enhancing the current Morale, Welfare, and Recreation (MWR) operations at NRC Solomons and could provide an enhanced revenue stream for support of MWR at other facilities.

### **3. What benefits does an EUL provide to the region surrounding the Navy installation?**

- The EUL may offer key MWR opportunities that support the continued military presence in the region and potentially attract other users to the facilities.
- The potential EUL could open NRC Solomons to other users, such as the general public, that would pay user fees for the ability to access the installation's amenities.
- It may promote local economic growth and stimulate the local job market and the market for suppliers and service providers to support the EUL project and the operations of any developed facilities.
- It may increase real estate tax revenues through induced development outside the installation and provide other benefits to local governments, enhancing their budgets and further solidifying working relationships with the military installation.
- It can become a magnet to further investment, off-base, by private companies who meet expanded demand the operations of the EUL facilities aboard the base create.

### **4. Will the EUL help prevent future installation realignment under the BRAC process?**

- No. The BRAC process is very complex with many factors taken into consideration when installations are recommended for realignment, so the EUL cannot "BRAC-proof" the installation.
- EULs help to utilize an installation's land and resources to the highest and best use, making them more efficient than without the EUL; an installation's ability to efficiently meet mission requirements can be an important consideration in the BRAC process.

### **5. Would the potential EUL developer hire the current MWR employees to operate the potential EUL facilities?**

- It is too early in the potential EUL process to make any guarantees about the outcome of the EUL and what shape the potential project may take; however, this topic could be a point of negotiation between the Navy and the potential EUL developer.
- As always, the Navy values our people as one of our highest assets and we will work with our partners to ensure as many current MWR employees as possible are retained in the course of the potential EUL project.

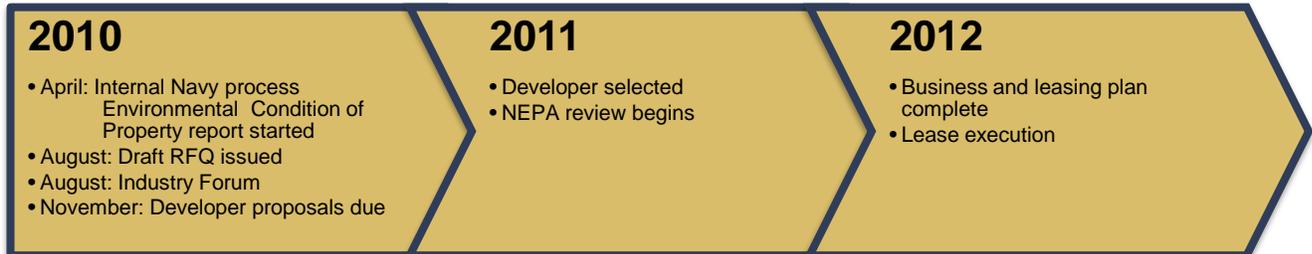
### **6. What would it cost to utilize any new facilities that may be added to NRC Solomons?**

- The exact pricing structure for any new facilities will be determined after negotiations with the potential EUL developer but affordability for junior sailors and their families remains a top priority with any potential EUL development at NRC Solomons.
- The Navy will keep this consideration strongly in mind if it negotiates a potential EUL at NRC Solomons.



## 7. What is the project timeline?

- The public will have opportunities to comment on the proposed EUL project through the National Environmental Policy Act (NEPA) review process. The timeline below shows some of the key EUL decision points.



## 8. How will the community be compensated for costs incurred due to the EUL?

- 10 U.S.C. 2667 specifically waives federal immunity from state and local property taxes for real property leased under an EUL so state or local governments may tax the developer's interest in the leased land or enter into a payment in lieu of taxes agreement (PILOT) with the developer.
- It is expected all EUL developers will address this issue as part of their proposals and these are issues that would be specifically worked through during the development of the EUL proposal and the negotiations with an EUL developer.
- The Navy is committed to working with the selected EUL developer and local community to ensure fair and equitable community outcomes as a result of the proposed EUL project.

## 9. What will the installation do about possible community and environmental impacts?

- NRC Solomons is proud of its reputation as a good neighbor and environmental steward and will continue to be both.
- Any EUL project would be evaluated under NEPA and, if appropriate, an Environmental Assessment (EA) or Environmental Impact Statement (EIS) would be prepared.
- Any unavoidable environmental impacts, such as those on installation wetlands, would be identified in the EA or EIS, and a mitigation plan, if appropriate, would be developed.

## 10. What facilities are currently located at NRC Solomons?

- Sport facilities such as tennis and volleyball courts, horseshoe pits, a miniature golf course, driving range, and four swimming pools.
- *Adventure Zone*, host to outdoor concerts, 5k run series, painting, and arts and crafts workshops.
- *Pt. Patience Marina* offers 124 "wet" boat slips (yearly and transient) with water and electrical hook-ups.
- A variety of lodging accommodations such as classic cottages, contemporary cottages, log cabin duplexes, bungalows, apartments, and camp sites.

## 11. How will the potential EUL developer take into consideration the shortage of groundwater supplies?

- Any potential EUL developer will address this issue in the proposals submitted to the Navy in late 2010.
- It is too early to speculate how the potential developer could resolve this issue, but the Navy understands that the issue is critical in moving forward with any EUL project at NRC Solomons.

## 12. What will happen to the industrial area at the southern end of NRC Solomons?

- The potential areas for development may include the industrial area, depending on the nature of proposals that developers submit in late 2010.
- It is possible that the EUL could utilize the majority of available land at NRC Solomons or a smaller portion.