



NAVAL ACADEMY ATHLETIC ASSOCIATION

February 15, 2022

Honorable Del Toro
1000 Navy Pentagon, Room 4D652
Washington, DC 20350

Dear Mr. Secretary:

Sir -

Since 1942, the Naval Academy Golf Association has managed the Naval Academy Golf Course in Annapolis on behalf of the Navy. I am very proud of the unwavering history of support that NAGA has provided to the Brigade of Midshipmen and the Naval Academy mission in this role. Countless hours of Physical Education classes as well as the Men's and Women's Varsity Golf teams have benefitted and succeeded through their access to the course, equipment, locker rooms and coaches who are at their disposal. Last year, the women's team claimed the Patriot's League Women's Golf Championship and competed at the NCAA Championship Tournament.

In addition to the support that NAGA provides directly to USNA, we are the Navy's premier golf course in the region and provide the retired and active duty community opportunities for access and membership. In 2020 and 2021, we rebuilt the entire course with new fairways, re-designed greens, and a state-of-the art putting facility. We are planning a new clubhouse venue to provide the Members and the Naval Academy with improved user facilities including dining at the course.

We want to continue to grow on our service accommodations and we have started to explore options to construct a new golf course on the land known as Greenbury Point at the Naval Support Activity Annapolis. Our vision includes mitigation efforts that would include a walking trail for the community, a berm to fully protect some environmentally sensitive hazardous material on the land, address issues regarding the Navy's existing firing range, and mitigation of the loss of trees and conservation area. We intend to design the course in the most environmentally sensitive way possible while meeting the expectations of our partners at CNIC, NAVFAC and the local community.

I am asking for your support of this project by directing a sole source negotiated lease agreement with NAGA to develop and use the Greenbury Point land for this new golf course. The benefits of our partnership that NAGA has provided to the Navy and to the Naval Academy for over 50 years have demonstrated that it is in the best interests of the Government to enter into a sole source lease for this project. This will permit us to start the lease negotiations and to start the design process with a clear way forward and a more compressed timeline.

I look forward to visiting with you to show you our conceptual plans for the course.

Respectfully,
(b) (6)

Chet Gladchuk
President, Naval Academy Golf Association
Director of Athletics, Naval Academy

Cc: VADM Sean Buck, USN



DEPARTMENT OF THE NAVY
OFFICE OF THE ASSISTANT SECRETARY
(ENERGY, INSTALLATIONS AND ENVIRONMENT)
1000 NAVY PENTAGON
WASHINGTON, DC 20350-1000

May 6, 2022

Chet Gladchuk
President, Naval Academy Golf Association
566 Brownson Road, Ricketts Hall
Annapolis, MD 21402-5040

Dear Mr. Gladchuk:

Thank you for your letter to the Secretary of the Navy regarding the pursuit of another golf course at Naval Support Activity (NSA) Annapolis. I am responding on his behalf.

Approval requests for leasing actions must come from a Department of the Navy component. I recommend you reach out to the Public Works Officer (PWO) of NSA Annapolis. The PWO is (b) (6) who can be reached at (b) (6) or (b) (6)@us.navy.mil.

If you need any further assistance regarding this matter, please contact (b) (6) by phone at (b) (6) or email at (b) (6)@us.navy.mil.

Sincerely,

(b) (6)

James B. Balocki
Principal Deputy
Assistant Secretary of the Navy
(Energy, Installations, and Environment)

From: (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#)
To: (b) (6) [CIV USN NAVFAC WASHINGTON DC \(USA\)](#)
Subject: Greenbury Point Golf Course - Part 2
Date: Tuesday, March 1, 2022 3:02:24 PM
Attachments: [2022 - Letter to the Honorable Del Toro re NAGA.pdf](#)

(b) (6),

We received a request from NAAA to lease land at Greenbury Point to construct and operate a second golf course. I assigned you as lead planner.

Please let me know when you have a few moments to discuss the project this week and determine how long we will need to develop the package.

I spoke with (b) (6) and she provided the below:

The package will need to include the following:

1. Forwarding letter of request signed by the PWO routed via ARE and CNIC for endorsement
2. Request letter from NAGA for this action
3. Map/Legal Description of the property to be conveyed including details regarding acreage and location
4. Proposed use or allowable uses for the outlease
5. Lessee Points of Contact
6. Proposed Term of the lease in years and justification for length of time if over 5 years
7. Proposed consideration, if other than cash to include a brief description of the types of in-kind consideration will be utilized
8. Any restrictions that must be placed on the use of the property
9. Description of any proposed improvements if known
10. ECP
11. NEPA (I know this will be an EA so we need a statement that NEPA documentation will be submitted prior to execution of the lease)
12. Title V McKinney Checklist
13. Justification as to why the Lessee is the only available entity for the Navy to lease this property to
14. Administrative fees in the amount of \$10,000 for REBL

Real Estate Lease Process/POAM

1. Region Endorsement (30 days)
2. CNIC Endorsement (30 days)
3. REBL drafts Sole Source Request (15 days)
4. NAVFAC HQ reviews Sole Source Request and forwards to DASN (EI&E) (30 days)
5. DASN (EI&E) reviews and approves Sole Source Request (60 days)
6. REBL receives Sole Source Approval and requests funds from NAGA (7 days)
7. REBL Negotiation - includes McKinney screening, appraisal, survey, lease drafting and

negotiation, Counsel reviews, PWD reviews, etc. (9-18 months)

8. Lease Execution will be dependent on completion of lease negotiation AND completed EA

v.r.

(b) (6), AICP

Director, Facilities Management Division

Public Works Department – Annapolis

NAVFACSYSCOM Washington

181 Wainwright Road

Annapolis, MD 21402

(b) (6) [.civ@us.navy.mil](mailto:(b) (6).civ@us.navy.mil)

(o) 410-(b) (6)

(c) 301-(b) (6)

Golf Course EV Requirements

January 10, 2022

Stakeholders

- (b) (6)
- MDE – (b) (6)
- DNR – (b) (6)
- Critical Area Commission
- Associates of Engineers (ACE) – (b) (6)
- USDA – (b) (6)
- MHT – (b) (6)
- MDE – Stormwater Division
- City of Annapolis
- Severn River Association
- MWR
- Local Groups:
 - Midshipmen Action Group (MAG)
 - Scouts BSA
 - Anne Arundel County Bird Club
 - Boys and Girls Club
 - NA Primary School
 - Kayakers
 - Other Interested Public Groups

Real Estate Action

- Environmental Condition of Property (ECP):
 - Recommending the ECP be an ECP Report
 - This is a contracted action and will require a funding source
 - Was done for the NAAA-F HQ Building
 - Difference
 - ECP is just a 4 page checklist with lots of attachments
 - Report will be more detailed and effective
 - Better Liability

NEPA

- NEPA Document
 - Will need to be prepared for required action in other Media areas
- EA
 - Will be required
 - CATEX would not qualify due to real estate action
 - Adverse Effects
 - Alternatives
 - At least 2 required
 - Must be something that would be considered
 - Examples
 - Different Location
 - 9 hole vs 18 hole
 - A Traffic Study will more than likely need to be conducted
 - 1 – 2 Years Time frame

Stormwater

- ESC Plan
 - Required
 - 6-9 Months
- Stormwater Management Plan
 - Required
 - Reviewed at same time of ESC Plan – 6 – 9 Months
- NPDES Permit
 - Required
 - Permit fee - \$2,500
 - 2 Weeks
- BMP's
 - Civil Engineer will need to design
 - Treat new impervious surfaces
 - Cart Paths
 - Other supporting structures

Cultural Resources

- Phase II Archaeological Survey
 - Bare minimum requirement for all archaeological sites
 - 3 - 4 (Not including Towne Neck Site) sites dependent on footprint of golf course
 - Survey may determine sites to be NR Eligible
 - MHT requires whole sites be surveyed
 - Cost is between \$30k - \$75k per site
 - 30 – 45 days
- NR Eligible Sites
 - Towne Neck already identified
 - Avoidance Required
 - Sites to remain need:
 - Signage – Environmentally Sensitive Area
 - Low ornamental fencing and/or native trees around site for protection
 - Contingency would be needed – If NR Eligible Sites cant be avoided
 - Possibly Phase III to recover artifacts
 - Phase III cost is between \$300k - \$500k (only for Towne Neck site)
 - Phase III Time – Would depend on size
- Artifacts
 - Recommend adding displays in Nature Center

Nature Center

- Nature Center
 - Build near remaining Natural Resources
 - LEED Gold
 - Solar Powered
 - Permeable Paver Parking lot with maintenance
 - Internet Access & Phone Lines
 - Rooms to add:
 - Classroom
 - Office
 - Bathrooms
 - ADA Compliant
 - Cultural Resources and taxidermy room
 - Live specimen area
 - Apiary
 - Native Greenhouse
 - Storage Sheds
 - Volunteer Equipment
 - Deer tick station equipment
 - Corn storage
- Funding to maintain and keep operational
- Cultural Resources Display
 - Cost for curation – Initial
 - Annual fee would be required
- Bald Eagle and Permit
 - Will need temporary display location – Costs associated and Permit amendment
- Outdoor pavilion with benches, picnic tables, grills, etc
- Parking
 - Ample amount of parking not only for the use of the nature center, but for those that use the Point for other recreational purposes

Natural Resources

- Removal of Trees
 - Will require 4:1 (Canopy coverage/Sq Ft) replacement for mitigation areas (Building 5 and NAAA-F HQ)
 - Will require 1:1 (Sq Ft) replacement for rest
 - Replacements need to be on the site
 - Remove all invasive species
 - Once replacements are planted, they need to be maintained and have 90% survival rate for 5 years
 - Yearly invasive maintenance
 - Replacements must be MD native
 - Will need to evaluate planting plans
- Wetlands
 - MDE will require mitigation (wetland creation elsewhere on base)
 - Application Fee - \$7,500 per acre of wetland impact
 - Constructed to ACE and MDE standards
 - Monitored for a minimum of 10 years
 - Maintenance and repair of wetlands

Natural Resources

- INRMP EA
 - Separate from the Project EA
 - Biological Assessment
- Pollinators
 - Replace gardens
 - Keep in mind during planting plans
 - Utilize Wildflowers, native shrubs, and trees for planting
- Monarch Butterflies
 - Include in planting plans
 - Wildflowers, Swamp Milkweed
- Migratory birds
 - Nest boxes – Song Birds, Osprey
 - Replace and add
 - NSA Annapolis is a rest stop – Keep in mind
- Trails
 - Ensure one is ADA accessible
 - Add new trails if existing ones are affected
 - Improve current trails if they are staying
- Shoreline
 - Improvement to existing
 - See Shoreline Slide and map for shoreline that needs attention
- Deer Tick Stations
 - Move/replace
- Accessibility to Greenbury Point
 - Make accessibility open at all times

Recreational Uses

- Bird watching
 - Construct bird watching stations
- Fishing
 - Keep fishing access open
 - If possible, include a fishing pond and/or a fishing station

Berm/Lagoon

- Determine level of remediation
 - Replace Berm
 - Estimated \$2,000,000
 - Replace Berm and Cap
 - Estimated \$1,700,000 plus the Berm Replacement \$2,000,000 = Estimate \$3,700,000
 - Remove contamination completely and restore
 - Estimated \$3,000,000 plus the Berm Replacement \$2,000,000 = Estimate \$5,000,000

Irrigation Water Proposal

- Pipe Effluent from Waste Water Treatment Plant to the Golf Course
 - A Site suitability study for water reuse was conducted in the fall and winter of 2010
 - The result of the study was that the Golf Course was the most suitable site for water reuse
 - Water Reduction Study Design Report was completed in February 2012
 - Estimated cost to the existing golf course pump house was \$2,000,000
 - See study and cost estimate attached

Shoreline Restoration Proposal

- Shoreline restoration is an ongoing effort at NSA Annapolis
 - On the shoreline map, Reach A has been completed
 - Propose the Reach B, Reach C, and Reach D2 be completed
 - This is the remaining shoreline that will be affected by the golf course
 - See next slide for map
 - Reach C includes the Berm
 - Reach B would require some wetland mitigation
 - Estimate would be \$1,000,000



From: (b) (6) (District)
To: (b) (6) CIV USN COMNAVFACENGCOM DC (USA)
Subject: [Non-DoD Source] FW: U.S. Navy Greenbury Point proposal
Date: Thursday, April 21, 2022 12:12:18 PM

FYI.

(b) (6)

District Director

(b) (6)

Legislative District 30

410-841-(b) (6) (o)

(b) (6) @senate.state.md.us

From: (b) (6) @icloud.com [mailto:(b) (6) @icloud.com]

Sent: Thursday, April 21, 2022 12:06 PM

To: MD03.casework@mail.house.gov

Cc: (b) (6) (District) (b) (6) District@senate.state.md.us>

Subject: U.S. Navy Greenbury Point proposal

Good morning, (b) (6). Thanks for your quick response to the 4/8th communication from MD (b) (6) office regarding the Navy's proposal regarding Greenbury Point. As you had requested, the following provides additional background and information. Please let me know if you have any further questions, I'd be happy to follow up.

Proposed New Golf Course at Greenbury Point

Greenbury Point is a 240 acre conservation area, managed by Naval Support Activity Annapolis (NSA), which is surrounded on three sides by water: the Severn River, the Chesapeake Bay and Whitehall Bay. In addition to its use by midshipmen for recreation and training, the public has access to the nature trails and shoreline for walking, running, biking, fishing, bird watching, etc. during posted open hours. Residents from surrounding neighborhoods and the greater Annapolis community consider this a precious natural resource and an all too rare protected conservation area with views and access to the Chesapeake Bay. While the Navy has yet to communicate its plans to the public, residents have become aware of a series of actions and discussions which include the Office of the Secretary of the Navy to move forward plans to convert this nature preserve to a golf course.

Major questions include:

- What is the process and timing regarding this proposal?

Communications to date with various Navy spokespeople at

the Naval Academy, Naval Athletic Association, Naval Support Activity have resulted in no details other than a consistent reassurance that this is merely an idea, very preliminary, and likely not to take shape for many years. However, the Secretary of the Navy has approved leasing the land to the Naval Academy Golf Association, a non profit which raises money for USNA golfing improvements. Internal meetings with responsible parties are ongoing, a first meeting with the neighboring Providence community has been scheduled, and a second meeting with the Secretary of the Navy will occur in May.

- Is a golf course truly the best use of this unique space by the Naval Academy and does the proposed use of this land adequately consider the best interests of the midshipmen and the community? How does a second golf course enhance the mission of the Naval Academy?
- Is this an environmentally responsible use of the land on the Chesapeake Bay watershed? Greenbury Point and the surrounding waterways are home to a diverse ecosystem. There are numerous public health, fisheries, and environmental issues associated with siting a golf course on this point of land where runoff flows directly to the waters of the Bay and its tributaries. Conversion of this ecologically diverse forested area to grass represents significant loss of vital habitat. Sea level rise and increased frequency of flooding events may exacerbate impacts. Importantly, there has been no information provided regarding the intent to conduct an Environmental Impact Statement or preliminary Environmental Assessment. Full public disclosure of the timing and release of these studies, with adequate public comment periods, is a Federal requirement. Furthermore, as you know, Federal agencies have specific requirements and responsibilities related to their partnership role in the Chesapeake Bay Watershed Agreement.

- The proposed new course seems redundant. The USNA golf team has a first-rate, recently renovated course. Who are the expected users of the second course? Will the land be leased by the Naval Academy Golf Association (NAGA) with community access by private membership only, similar to the current course? What are the long term plans for usage which would require a second course? Are there plans to develop further the surrounding area, such as the former David Taylor Research site which sits on the Severn River directly across from the Naval Academy?
- Greenbury Point is used by a diverse group of community members with a diverse range of interests. For many years, public users have been grateful to the Navy for sharing this beautiful waterfront with its neighbors. Is the benefit of an exclusive golf course worth the loss of easily accessible natural space for midshipmen and the local community, especially considering that the Naval Academy is a vital member of the Annapolis community?

Thank you for any assistance you and Congressman Sarbanes can provide in shedding light on this proposal and ensuring that the public is kept informed and is offered opportunities for public input and comment. I think I speak for a very large number of people who would be devastated by the loss of this treasure on the Chesapeake. The views of the Bay Bridge, kayakers, boats of all sizes, watermen hoisting crab pots, kids waterskiing, fishermen off Possum Point and the state capitol and Naval Academy are inspiring. Would you or the Congressman care to visit?

Best,

(b) (6)

Annapolis, MD 21403

Email: (b) (6) [cloud.com](#)

Cell: 410 (b) (6)

From: (b) (6)
To: (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)
Subject: [Non-DoD Source] Greenbury Point Development
Date: Thursday, May 5, 2022 12:34:29 PM

>>

>> Good Afternoon (b) (6)

>>

>> Just so you know, I am not a reporter or a journalist, just an advocate for preservation of history and Annapolis.

>>

>> The Puritans landed at Greenbury Point in 1649 and really it should be a historical landmark. Although a golf course might benefit some personally, we need to think about the environment and the preservation of environmental sites and historical sites.

>>

>> Obviously the Navy can do whatever they would like but I'm hoping that they are mindful of the residents of Annapolis and Anne Arundel County.

>>

>> Many sought refuge at Greenbury during Covid and the trails are a very unique and special place.

>>

>> Even in San Francisco they have many trails that overlooks the water for people to go hiking and take the dogs. To take this away from Annapolis residents would be a travesty.

>>

>> Several joggers told me about the development a Greenbury Point so I did some research and there's nothing against that.

>>

>> I am sure you have thought about the environmental impact of such a development and the impact it will have on the bay.

>>

>> The reason Greenbury Point is so beautiful is because it is untouched by man and continues to be a refuge and place of exercise for all residents of Anne Arundel County. Not to mention the wildlife and pollinators that are increasingly important to us all.

>>

>> The cost to build and maintain ANOTHER golf course way surpasses the cost to maintain waking trails.

>>

>> I don't think developing Greenbury Point will bode well with the general population.

>>

>> Thank you for your consideration.

>>

>> (b) (6)

>> Historic Homes of Annapolis

>> 410-212-(b) (6)

>>

>>

>> Do not let circumstances defeat you.

>> You can if you think you can.

>>

From: (b) (6)
To: (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)
Subject: [Non-DoD Source] Greenbury Point proposed destruction
Date: Friday, May 6, 2022 2:21:49 PM

Good afternoon,

I just heard about this atrocious golf course that is being proposed on beautiful Greenbury Point. Can nothing stay beautiful and sacred? Enough of the destruction, the greed, the pollution. Please stop this horrible thing! When will this stop, when the last tree is knocked down? Greed, greed, greed. So sick right now.

Please stop this.

Thank you

(b) (6)
Resident

From: (b) (6)
To: (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)
Cc: (b) (6)
Subject: [Non-DoD Source] Greenbury Point
Date: Monday, May 16, 2022 11:49:23 AM
Attachments: [image001.png](#)

Hi (b) (6),

(b) (6) and I are looking forward to our site visit this week. In the spirit of partnership and transparency, we wanted to let you know in advance that CBF has been approached by reporters and community members about a proposed golf course at Greenbury Point. (b) (6) has been asked to sit for an interview this afternoon on the subject and will be sharing our concerns and opposition to such a development. CBF will likely issue a statement to that effect later this week as well.

Happy to discuss this more when we meet on Wednesday, but I wanted you to have a heads up. Please let us know if you have any questions.

Best,

(b) (6)

(b) (6), Ph.D.
Maryland Senior Fisheries Scientist
Chesapeake Bay Foundation
6 Herndon Avenue
Annapolis, MD 21403
Direct: 443 (b) (6)



From: (b) (6)
To: (b) (6) @navy.mil; (b) (6) @navy.mil
Subject: [Non-DoD Source] Media inquiry re: Greenbury Point
Date: Monday, May 9, 2022 2:33:59 PM

Good afternoon,

This is (b) (6) from Chesapeake Bay Magazine. I'm working on a story about the recent uproar about possible future use of the Greenbury Point portion that is currently open to the public as trails most of the time.

There's an ever-growing group of residents who say the public access to Greenbury Point is fenced off and closed, and that there's a proposed new golf course right by the existing golf course that would cut through public access and important environmental habitats, etc.

I imagine that rumors are running rampant, and I'd really like to be able to report what is the accurate truth according to Greenbury Point's operators. Would you please help us with the following:

1) How much of the Greenbury Point trails are currently open/available? I see the last status update on their Twitter page is reminding people not to go around any fencing/closed gates. Does the existing fencing have to do with an upcoming golf course proposal, or were those placed for another reason?

2) To clear up confusion: Is the proposal from the Naval Academy Golf Association for a new and additional golf course, or to expand the existing course?

3) I understand that the proposal has been "forwarded for review"- who is reviewing it at this point? Naval Support Activities?

4) Any additional information that you're able to share on this subject?

Thanks so much for your help! My deadline is Tuesday afternoon.



From: (b) (6)
To: (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)
Subject: [Non-DoD Source] New signage
Date: Tuesday, June 14, 2022 8:45:57 AM

Good Morning (b) (6),

I hope you're having a nice day so far and I just wanted to ask you a quick question about this new sign I noticed today. It's a little confusing and wanted to clarify that the Poets Trail / Bobwhite circuit is still open in June, correct?

There was another map that showed trails being open and wanted to verify this new red and white sign attached was only for after hours?

Can you provide any insight into the development of Greenbury Point? Why were the fences installed in December?

Can we use the East and West roads from 5PM to 8PM Monday through Friday? We heard the first bobwhite here in 10 years and we were just curious how many of them are now at Greenbury Point.

Also, can the landscapers clear the trail a little more, it is almost impassible now and would appreciate any help you can provide with clearing the trails on Bobwhite circuit.

Thank you,

(b) (6)
410-212 (b) (6)



Do not let circumstances defeat you.
You can if you think you can.

From: (b) (6)
To: (b) (6) CAPT USN NSA ANNAPOLIS MD (USA); (b) (6) USN NAVFAC WASHINGTON DC (USA); (b) (6) USN USNA ANNAPOLIS MD (USA); (b) (6) CIV USN COMNAVDIST DC (USA); (b) (6) USN COMNAVDIST WASH DC (USA); (b) (6) CIV USN COMNAVFACENGCOM DC (USA); (b) (6) @navy.mil; (b) (6) (b) (6) (b) (6) CTR (USA); (b) (6)
Cc: (b) (6)
Subject: [Non-DoD Source] RE: Golf Course Community Meeting
Date: Friday, May 6, 2022 3:46:12 PM

We're postponing the community meeting for a date and time TBD. We'll keep you posted.

Thanks.

(b) (6)

-----Original Message-----

From: (b) (6) <>
Sent: Friday, May 6, 2022 11:19 AM
To: (b) (6) .mil@us.navy.mil'; (b) (6) .mil@us.navy.mil>; (b) (6) USN NAVFAC WASHINGTON DC (USA)' (b) (6) .mil@us.navy.mil>; (b) (6) @usna.edu>; (b) (6) civ@us.navy.mil' (b) (6) civ@us.navy.mil>; (b) (6) mil@us.navy.mil' (b) (6) mil@us.navy.mil>; (b) (6) .civ@us.navy.mil' (b) (6) .civ@us.navy.mil>; (b) (6) @navy.mil' <(b) (6) @navy.mil>; (b) (6) @usna.edu>; (b) (6) @usna.edu>; (b) (6) @usna.edu>; (b) (6) @usna.edu>; (b) (6) @usna.edu>
Cc: (b) (6) @usna.edu' (b) (6) @usna.edu>
Subject: Golf Course Community Meeting

We have decided to host a meeting to share our Greenbury Point concepts with the neighboring communities on Tuesday evening. In the spirit of clearing the air, this will allow us to present our very preliminary and exploratory concepts and explain the road ahead.

We'll host the meeting at 7pm in the indoor golf facility at the BSC. Guests will be instructed to enter through the NAGA Pro Shop.

I'm going to send the meeting information to our POCs in the Providence and Pendennis Mount communities, but we expect the word to spread beyond these groups.

I'm not sure I included everyone that was involved in the call Wednesday or that needs to be aware, so please share with your staffs as appropriate.

Thanks.

(b) (6)

From: (b) (6)
To: (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)
Subject: [Non-DoD Source] Re: Save Greenbury Point
Date: Thursday, May 5, 2022 2:52:02 PM

(b) (6),

Just so you are aware the department of interior, the States Attorney and all the local newspapers and news media has been made aware of this proposal.

Another golf course at Greenberry Point would cause irreversible damage to the environment and the wildlife and would not bode well with the community.

A concerned citizen

Do not let circumstances defeat you.
You can if you think you can.

> On May 5, 2022, at 12:35 PM, (b) (6) @comcast net> wrote:

>

> (b) (6),

>

> Per my voicemail, isn't this historical and environmental land protected by the Sikes Act?

>

> Can we give the media your phone number so they can clarify what is really going on here?

>

> A concerned citizen

>

> <IMG_4254.JPG>

>

>

>

> <IMG_4253.JPG>

>

>

> Do not let circumstances defeat you.

> You can if you think you can.

>

From: (b) (6) - NOAA Federal
To: (b) (6) @navy.mil
Subject: [Non-DoD Source] Teed Up!
Date: Thursday, June 2, 2022 5:01:15 PM

Hi (b) (6),

I hope you're doing well. I heard you leading the charge to develop a golf course and fill in the Chesapeake Bay with excavated dirt to avoid all this pesky sea level rise business. I'm sure both are completely true.

Just kidding of course. I have been hearing a lot about the Greenbury Point thing recently. I'd love to get your perspective on it if you have a chance.

(b) (6)

--

(b) (6)

Director
NOAA Chesapeake Bay Office
Work: (240) (b) (6)
Cell: (410) (b) (6)

From: (b) (6) n)
To: (b) (6) CIV USN COMNAVFACENGCOM DC (USA)
Subject: [URL Verdict: Neutral][Non-DoD Source] RE: meeting to discuss Greenbury Point proposed project
Date: Friday, June 24, 2022 5:01:45 PM

Hi (b) (6),

Thank you again for this reply. I appreciate the clarification. I know we have emailed quite a bit back and forth, and hopefully we will have the opportunity to speak in the future. I hope to schedule a call at your convenience.

Thanks again,

(b) (6)

(b) (6)
667-212 (b) (6) (office)
(b) (6) (mobile)

From: (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>
Sent: Tuesday, June 14, 2022 9:49 AM
To: (b) (6) @vanhollen.senate.gov>
Cc: (b) (6) @vanhollen.senate.gov>; (b) (6) CAPT USN NSA ANNAPOLIS MD (USA) (b) (6) .mil@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN NSA ANNAPOLIS MD (USA) (b) (6) .civ@us.navy.mil>; (b) (6) CIV USN CNIC WASHINGTON DC (USA) (b) (6) civ@us.navy.mil>
Subject: RE: meeting to discuss Greenbury Point proposed project

Hi (b) (6),

Thank you for taking the time to reach out again. My apologies for the delayed response.

To date, the only action that has taken place is the Naval Academy Golf Association (NAGA) wrote a letter, dated February 1, 2022, to the Secretary of the Navy requesting the Secretary grant a sole source negotiated lease agreement with the Navy. The Navy responded to that letter on May 6, 2022, directing NAGA to submit their request via the Naval Support activity Annapolis Public Works Department. As of today, we have not received a submittal from NAGA but are expecting one in the future.

Once received, the submittal will go through several levels of review, with approval or disapproval to be made by the Assistant Secretary of the Navy for Energy, Installations and Environment. The pending request from NAGA will only discuss the request for sole source leasing authority. I do not have information to answer the questions regarding environmental impact or specific plans for a golf course. If you would like to schedule a call to discuss the process for a sole source request, I would be happy to talk with you.

Very respectfully,

(b) (6)

(b) (6)

Installation Community Planning Liaison Officer
Naval Support Activity Annapolis
181 Wainwright Rd., USNA
Annapolis, MD 21402
Office: 410.293 (b) (6)
Email: (b) (6) .civ@us.navy.mil

From: (b) (6) <(b) (6) @vanhollen.senate.gov>

Sent: Friday, June 10, 2022 9:04 AM

To: (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>

Cc: (b) (6) (b) (6) @vanhollen.senate.gov>

Subject: [URL Verdict: Neutral][Non-DoD Source] RE: meeting to discuss Greenbury Point proposed project

Dear (b) (6),

I hope that you are doing well. I am writing to follow up on our request to speak. (b) (6) remains interested in your perspective on this proposal. Will you please let me know a date next week when we may meet (virtually)?

Thank you very much,

(b) (6)

(b) (6)

667- (b) (6) (office)

202- (b) (6) (mobile)

From: (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) .civ@us.navy.mil>

Sent: Tuesday, May 31, 2022 3:26 PM

To: (b) (6) (b) (6) @vanhollen.senate.gov>

Cc: (b) (6) <(b) (6) @vanhollen.senate.gov>

Subject: RE: meeting to discuss Greenbury Point proposed project

Hi (b) (6)

Thank you for reaching out. I would be glad to connect for purposes of sharing information and the status of the Naval Academy Golf Association request to construct a golf course on Greenbury Point.

I am routing your request below through my legislative affairs office and will be back in touch soonest to schedule a call.

Very respectfully,

(b) (6)

(b) (6)

Installation Community Planning Liaison Officer

Naval Support Activity Annapolis

181 Wainwright Rd., USNA

Annapolis, MD 21402

Office: 410 (b) (6)

Email: (b) (6) [.civ@us.navy.mil](mailto:(b) (6).civ@us.navy.mil)

From: (b) (6) [@vanhollen.senate.gov](mailto:(b) (6)@vanhollen.senate.gov)>

Sent: Thursday, May 26, 2022 8:35 PM

To: (b) (6) CIV USN COMNAVFACENGCOM DC (USA) <(b) (6) [@us.navy.mil](mailto:(b) (6)@us.navy.mil)>

Cc: (b) (6) <(b) (6) [@vanhollen.senate.gov](mailto:(b) (6)@vanhollen.senate.gov)>

Subject: [URL Verdict: Neutral][Non-DoD Source] meeting to discuss Greenbury Point proposed project

Dear (b) (6)

I am writing to ask if you might be available next week to have a conversation with me and my colleague (b) (6), about the proposed golf course project at Greenbury Point. Senator Van Hollen is interested in hearing your perspective on this proposal. Will you please let me know if you are available to meet, and suggest a few times that work for you?

We look forward to speaking with you.

Thank you,

(b) (6)

(b) (6)

Office of U.S. Senator Chris Van Hollen

667-212-4610 (office)

(b) (6) (mobile)

(b) (6) [@vanhollen.senate.gov](mailto:vanhollen@vanhollen.senate.gov)

www.vanhollen.senate.gov



From: (b) (6)
Subject: [URL Verdict: Unknown][Non-DoD Source] RE: meeting re: Greenbury Point proposed golf course
Date: Friday, May 6, 2022 1:45:22 PM

(b) (6),

I'm unable to confirm the meeting at this time. I did notify some people on our end that our intention was to hold a meeting Tuesday – that is my email quoted in the article – but held off on sending an announcement or invitation until I knew we were clear to proceed. I've since been notified that we may not be able to hold the meeting, and I'm working to get further clarification.

My email to you is drafted and ready to go once we are cleared to announce a meeting. I will let you know as soon as it is.

My apologies for the starts and stops, but this has become a much more complicated process than our intention of sharing our exploratory concepts with our neighbors.

Thanks.

(b) (6)

From: (b) (6) -OAH- <>
Sent: Friday, May 6, 2022 12:23 PM
To: (b) (6) civ@us.navy.mil; (b) (6) @usna.edu>
Subject: meeting re: Greenbury Point proposed golf course

Hello (b) (6) and (b) (6),

One of my neighbors forwarded to me the article in the link below. The article mentions a meeting this Tuesday at 7:00 at the indoor golf facility at the Brigade Sports Complex. It also says meeting information will be shared with the Providence and Pendennis Mount Communities.

I have not received any information about this meeting. Is it this Tuesday May 10, 2022? I have been getting bombarded with questions about this project for weeks, especially this week. I will share any information you provide with my community (East Pendennis Mount).

Thank you, (b) (6)

https://www.annapoliscreative.com/can-the-u-s-navy-lease-the-land-at-greenbury-point-for-an-expansion-of-the-golf-course/?fbclid=IwAR0SaLP5RQsqlNjymC-Y_djaNRzcQHBk8c-UunpjknqOUExr2Psy4_J_kh0

--

Please note my email address: (b) (6) @maryland.gov

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From: (b) (6)
To: (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#)
Subject: Re: [URL Verdict: Neutral][Non-DoD Source] Another golf course?
Date: Monday, May 9, 2022 3:27:29 PM

Hi (b) (6) I hope you had a nice Mother's Day.

Looks like tomorrow's meeting was cancelled, set up again and then cancelled again. As you probably know, the community awareness about this idea continues to grow, as does the concern. Can you please share a copy of the Naval Academy Golf Association's proposal? I think that any initiative like this proposed for Federal land should necessarily be transparent. Is there a new date and place scheduled?

The entire "Greenbury Point Conservation Area" is within the critical area, which I expect is acknowledged in your Integrated Natural Resources Management Plan, which makes it subject to the Coastal Zone Management Act, due to the foreseeable effects on Maryland coastal resources, and I guess the Sikes Act as well.

In addition, I think that I recall speaking with USNA staff and being told that all those trees that were planted out there were part of a mitigation initiative. If so, how can anyone justify cutting them down for the creation of a golf course? This could make the Navy's mitigation efforts appear disingenuous.

The DoD is a signatory to the Chesapeake Bay Program and has always impressed me by their deep commitment to the Bay restoration and conservation goals. With the entire Greenbury area being within the critical area, were this proposal to be acted upon, no matter what the designs look like, they would necessarily contradict that commitment with this project.

(b) (6)

On Tue, May 3, 2022 at 1:55 PM (b) (6) [CIV USN COMNAVFACENGCOM DC \(USA\)](#) (b) (6) [.civ@us.navy.mil](#) wrote:

Hi (b) (6),

The Navy has received a request from the Naval Academy Golf Association to lease land at Greenbury Point with the intent of building a new golf course. The Navy is currently reviewing this proposal. There is a meeting scheduled for May 10 @ 7:30 p.m. for the Providence Neighborhood to learn more about the proposal and provide comment.

Very respectfully,

(b) (6)

(b) (6)

Installation Community Planning Liaison Officer

Naval Support Activity Annapolis

181 Wainwright Rd., USNA

Annapolis, MD 21402

Office: 410 (b) (6)

Email: (b) (6) [.civ@us.navy.mil](mailto:(b) (6).civ@us.navy.mil)

From: (b) (6) [@chesapeakeconservancy.org](mailto:(b) (6).@chesapeakeconservancy.org)>

Sent: Tuesday, May 3, 2022 1:34 PM

To: (b) (6) CIV USN COMNAVFACENGCOM DC (USA) (b) (6) [@us.navy.mil](mailto:(b) (6).@us.navy.mil)>

Subject: [URL Verdict: Neutral][Non-DoD Source] Another golf course?

Hi (b) (6) -- I continue to hear some very disturbing rumors that the Navy intends to turn Greenbury Point into a private golf club. I have refrained from contacting you about this as I had hoped that it would disappear like a bad nightmare. Unfortunately, I am now hearing about a public comment period. Please advise, thank you very much.

Best regards,

(b) (6)

--

(b) (6)

President & CEO

Chesapeake Conservancy

716 Giddings Avenue, Suite 42

Annapolis, MD 21401

919-(b) (6) mobile

443-(b) (6) office

(b) (6)@chesapeakeconservancy.org

www.chesapeakeconservancy.org

[DEIJ Statement](#)



--

(b) (6)

President & CEO

Chesapeake Conservancy

716 Giddings Avenue, Suite 42

Annapolis, MD 21401

919-(b) (6) mobile

443-(b) (6) office

(b) (6)@chesapeakeconservancy.org

www.chesapeakeconservancy.org

[DEIJ Statement](#)



From: (b) (6)
To: (b) (6) <[USN COMNAV FACENGCOM DC \(USA\)](mailto:(b) (6)@usncomnavfacengcom.dcg.mil)>
Cc: (b) (6) <[@navy.mil](mailto:(b) (6)@navy.mil)>
Subject: Re: [URL Verdict: Neutral][Non-DoD Source] Greenbury Pt. Catch up
Date: Thursday, June 2, 2022 10:14:01 AM

Great! Talk to you then.

On Thu, Jun 2, 2022 at 9:04 AM (b) (6) <[CIV USN COMNAV FACENGCOM DC \(USA\)](mailto:(b) (6)@usncomnavfacengcom.dcg.mil)> wrote:

Hi (b) (6)

Let's connect on Monday at 2:00 if that still works. I can be reached on my office line below.

Very respectfully,

(b) (6)

(b) (6)

Installation Community Planning Liaison Officer

Naval Support Activity Annapolis

[181 Wainwright Rd.](#), USNA

Annapolis, MD 21402

Office: 410 (b) (6)

Email: (b) (6) <[.civ@us.navy.mil](mailto:(b) (6)@usncomnavfacengcom.dcg.mil)>

From: (b) (6) <[@severnriver.org](mailto:(b) (6)@severnriver.org)>

Sent: Wednesday, June 1, 2022 2:42 PM

To: (b) (6) @navy.mil

Subject: [URL Verdict: Neutral][Non-DoD Source] Greenbury Pt. Catch up

Hi (b) (6)

I hope all is well with you. I wondered if we might have a chance to speak about the Greenbury point proposal sometime over the next week or so. I'm available tomorrow before 10 and Friday after 2 this week. Next Week I could chat after 2 on M or Tu, any time W or Th, and any time Friday except 1230-2.

Please let me know if any of those times work for you. Thanks!

--

(b) (6)

Executive Director

Severn River Association

'It's a New Day at SRA!'

Consider supporting our efforts at <https://severnriver.org/donate>



--

(b) (6)

Executive Director

Severn River Association

'It's a New Day at SRA!'

Consider supporting our efforts at <https://severnriver.org/donate>





May 31, 2022

Carlos Del Toro
Secretary of the Navy
1000 Navy Pentagon
Washington, DC 20350-1000

Dear Secretary Del Toro:

According to Naval Support Activity Annapolis (NSAA), the Navy has received a request from the Naval Academy Golf Association (NAGA) to lease Greenbury Point Conservation Area and replace it with a new golf course. The Navy is currently reviewing this proposal. While we have not been given a copy of the proposal, we are concerned about the potential impact to the Severn River and the Chesapeake Bay, as well as reduction in public access and harm to wetlands. The undersigned members of the Choose Clean Water Coalition (CCWC) write to strongly oppose this lease and urge you to reject it.

CCWC harnesses the collective power of more than 270 groups to advocate for clean rivers and streams in all communities in the Chesapeake Bay region. A core part of the Coalition's work is to coordinate our members on a variety of policy priorities that are impacting the Chesapeake Bay watershed, such as NAGA's proposed private golf course.

To date, neither the NAGA nor the NSAA has shared the proposed lease or their plans for the site with the public, despite numerous requests from residents and organizations (including a freedom of information request made on February 15, 2022). Two public meetings have been announced and quickly canceled. Are the public notification and transparency requirements of the National Environmental Policy Act (NEPA) being followed? We were also surprised to learn that recent upgrades to the existing golf course, which removed hundreds of trees, were granted a NEPA categorical exclusion.

Designated a conservation area under the Naval Support Activity Annapolis' (NSAA) Integrated Natural Resources Management Plan, Greenbury Point Conservation Area is one of the few places in the Annapolis area where military personnel, staff, local residents and visitors can recreate and experience nature along the Chesapeake Bay, and it should be preserved unimpaired for the enjoyment, education and inspiration of this and future generations.

Greenbury Point Conservation Area is entirely within the boundary of the Critical Area, designated by the State of Maryland as crucial to the health of the Chesapeake Bay and its tributaries. In addition, the property has a significant array of wetlands (~50% of the land area south of Bryant Rd.) and wildlife habitat, which would make an additional golf course impossible without significant impact. The Chesapeake Conservancy's map of the Conservation Area demonstrates these factors quite decisively (attached).

Golf courses contribute significant nutrients and chemicals to nearby water bodies, even if managed under best practices. Grande et al (2019) found that in water bodies near golf courses, nitrogen is primarily derived from a golf course fertilizer source and its concentration increases in the stream during runoff events. Also, Bock and Easton (2020) found typical inorganic nitrogen and phosphorous losses from golf courses via leaching. In summary, golf courses leach nitrogen into the water. This is not good for the Chesapeake Bay or the Severn River, which already has a C- grade according to the Severn River Association in 2020.

It is widely considered that these issues require the Navy to comply with the Sikes Act, the Coastal Zone Management Act, National Environmental Policy Act and the Clean Water Act. In addition, the Department of Defense is represented by the Navy in the Chesapeake Bay Program, a consortium of federal and state agencies working to restore the Bay. The Navy has a Low Impact Development policy to protect water quality, espousing "no net increase in stormwater runoff volume and sediment or nutrient loading from major renovation and construction projects." A new golf course in the Chesapeake Bay Critical Area would undermine the Navy's LID policy and Chesapeake Bay-related goals.

Access to the Chesapeake Bay is a significant equity issue in Anne Arundel County and the Chesapeake Bay generally. Most people do not own waterfront property, and only 2% of the Bay is publicly accessible. Challenges to reaching the Bay hamper the effort to engage the public in the multi-generational, multi-decadal effort to protect and restore the Bay. To eliminate this access site would significantly reduce the amount of shoreline accessible to the public in Anne Arundel County.

The Biden Administration has set an admirable goal of protecting 30% of our lands and waters through the America the Beautiful initiative. It would be completely contradictory should the Navy proceed with a lease and destruction of the Greenbury Point Conservation Area.

The Naval Academy Golf Association's request to lease the Greenbury Point Conservation Area should be rejected. In addition, if the site is no longer mission-critical, which is suggested by the effort to entertain the Association's proposal, the property should be transferred to the National Park Service or the U.S. Fish & Wildlife Service so that this threat can be eliminated for the future.

Thank you for your consideration. Please contact Peter J. Marx at [\(b\) \(6\)@choosecleanwater.org](mailto:(b) (6)@choosecleanwater.org) with any questions or concerns.

Sincerely,

American Chestnut Land Trust
Catoctin Land Trust
Chapman Forest Foundation
Chesapeake Bay Foundation
Chesapeake Conservancy
Chesapeake Legal Alliance
Chesapeake Wildlife Heritage
Clean Water Action
Crab Creek Conservancy
Forever Maryland Foundation
Friends of Lower Beaverdam Creek
Friends of Nanticoke River
Friends of Ten Mile Creek

Maryland Conservation Council
Maryland League of Conservation Voters
Mattawoman Watershed Society
Montgomery Countryside Alliance
National Parks Conservation Association
Queen Anne's Conservation Association
Severn River Association
Severn Riverkeeper
Sierra Club - Maryland Chapter
Southern Maryland Audubon Society
Sparks-Glencoe Community Planning Council
Waterkeepers Chesapeake

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Environmental Stewardship Strategies

May 18, 2022

Kathleen Hicks
Deputy Secretary of Defense
1010 Defense Pentagon
Washington, DC 20301-1010

Dear Deputy Secretary Hicks: **KATHLEEN**

According to Naval Support Activity Annapolis (NSAA), the Navy has received a request from the Naval Academy Golf Association (NAGA) to lease Greenbury Point Conservation Area and replace it with a new golf course. The Navy is currently reviewing this proposal, the premise of which is antithetical to the Biden Administration's America the Beautiful initiative and the federal commitment to the Chesapeake Bay Program. I write to respectfully and strongly oppose this lease and concept and urge you to reject it.

To date, neither the NAGA nor the NSAA has shared the proposed lease or their plans for the site with the public, despite numerous requests from residents and organizations (including a freedom of information request made back in February). Two public meetings have been announced and quickly canceled. The public is left obscured from the facts, relying on social media and investigative reporting for information.

Furthermore, while the Naval Academy's Director of Athletics and President of NAGA, Chet Gladchuk, stated to the Annapolis Capital/Baltimore Sun that they "don't have a plan," the Director of Public Affairs for Naval District Washington, Ed Zeigler, said Naval Support Activity Annapolis reviewed a proposal for a new golf course at Greenbury Point and forwarded it to Naval Facilities Engineering Systems Command Washington for additional review. He said eventually the proposal will make its way to the Deputy Assistant Secretary of the Navy for Energy, Installations and Environment for consideration. This will all be done presumably before they share it with the public or before the public has a chance to comment.

This process contradicts a long history in this country of involving the public early in government actions, such as this one, that may affect the environment. Such early public participation is enshrined in our National Environmental Policy Act (NEPA), passed in 1969, and the Administrative Procedures Act, which has been with us since 1966. By contrast, the NSAA's actions here appear intended to confront the public only at the end of the process with a foregone conclusion. We were also surprised to learn that recent upgrades to the existing golf course, which removed hundreds of trees, were granted a NEPA categorical exclusion. I am concerned by this pattern.

As a supporter and partner of the Navy, I feel compelled to alert you to strong opposition that is growing in response to what appears to be a well-orchestrated,

non-transparent process to lease Greenbury Point Conservation Area to the NAGA to build a new and private course. Community members have formed a Facebook page, "Save Greenbury Point," with thousands of followers. A petition was launched on May 13, with more than 1000 signatures to date (<https://www.change.org/p/save-greenbury-point>).

Over the past several decades, the U.S. Navy has cultivated a deep commitment to conservation, which I greatly admire and appreciate. The Department of Defense is represented by the Navy on the Chesapeake Bay Program, a consortium of federal and state agencies working to restore the Bay. The Navy's work to conserve land and implement Low Impact Development policies to protect water quality is outstanding. The LID policy established a principle of "no net increase in stormwater runoff volume and sediment or nutrient loading from major renovation and construction projects." The Navy was also a vital part of the agreement to spend \$22 million upgrading DoD wastewater treatment plants throughout Maryland. That is what makes this current process and effort so confusing.

Importantly, the Greenbury Point Conservation Area is entirely within the boundary of the Critical Area, designated by the State of Maryland as crucial to the health of the Chesapeake Bay and its tributaries. Golf courses have been documented to contribute significant nutrients and chemicals to nearby water bodies even if managed under best practices, which would further accentuate the eutrophication issues in the Severn River and the Chesapeake Bay. In addition, the property has a significant array of wetlands (~50% of the land area south of Bryant Rd.) and wildlife habitat, which would make an additional golf course impossible without significant impact (see attached map). It is widely considered that these issues require the Navy to comply with the Sikes Act, the Coastal Zone Management Act, National Environmental Policy Act and the Clean Water Act.

Designated a conservation area under the Naval Support Activity Annapolis' (NSAA) Integrated Natural Resources Management Plan, Greenbury Point Conservation Area is one of the few places in Annapolis where military personnel, staff, Annapolis residents and visitors can recreate and experience nature along the Chesapeake Bay, and it should be preserved unimpaired for the enjoyment, education and inspiration of this and future generations.

Every day that it is open to the public, there are diverse visitors, friends and families walking dogs and picnicking, moms pushing strollers, cross country teams running together, Naval Academy Primary School kids hiking and biking, pick-up basketball games, photographers, birders, etc. at Greenbury Point Conservation Area. This resource on federal land matters to the health and welfare of this community, and they are grateful to the Navy for it. It would be a travesty to see this place become accessible only to people who can afford the \$25,000 membership cost to join the Naval Academy Golf Association's club or excluded entirely, such as at Brigade Sports Center, despite promises to the contrary when it was built. So the NAGA proposal would actually take away a free-access special place from the public to create an exclusive facility for those that can afford it. This seems out of step with Navy values.

Access to the Chesapeake Bay is a significant equity issue in Anne Arundel County and the Chesapeake Bay generally. Most people do not own waterfront property, and only 2% of the Bay is publicly accessible. Challenges to reaching the Bay hamper the effort to engage the

public in the multi-generational, multi-decadal effort to protect and restore the Bay. In short, the Bay is not simply for those who can afford to buy waterfront property. Sites that provide public access for all citizens, like Greenbury Point Conservation Area (albeit subject to Navy limitations), are vital for providing education and appreciation of the Bay and its resources and an understanding of why it is important to protect them. Broad public support is vital to the future of our environment and for our local economy. To eliminate this access site would significantly reduce the amount of shoreline accessible to the public in Anne Arundel County.

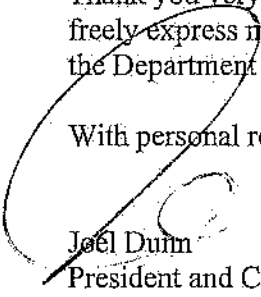
We understand that this project has been orchestrated, at least in part, by a wealthy alumnus and donor to the Naval Academy who is part owner of the David Taylor Research Center property, which was purchased from Anne Arundel County in 2002 after it was released from Navy ownership through the Base Realignment and Closure process in 2000. It seems plausible that this golf course proposal is connected to the effort to redevelop this property. Nevertheless, these interests should not supersede those of the American public.

The Biden Administration has set an admirable goal of protecting 30% of our lands and waters through the America the Beautiful initiative. It would be completely contradictory and harmful to the Navy's reputation in the local and regional community should they proceed with a lease and destruction of the Greenbury Point Conservation Area.

The Naval Academy Golf Association's request to lease the Greenbury Point Conservation Area should be rejected. In addition, if the site is no longer mission-critical, which is suggested by the effort to entertain the Association's proposal, the property should be transferred to the National Park Service so that this threat can be eliminated for the future.

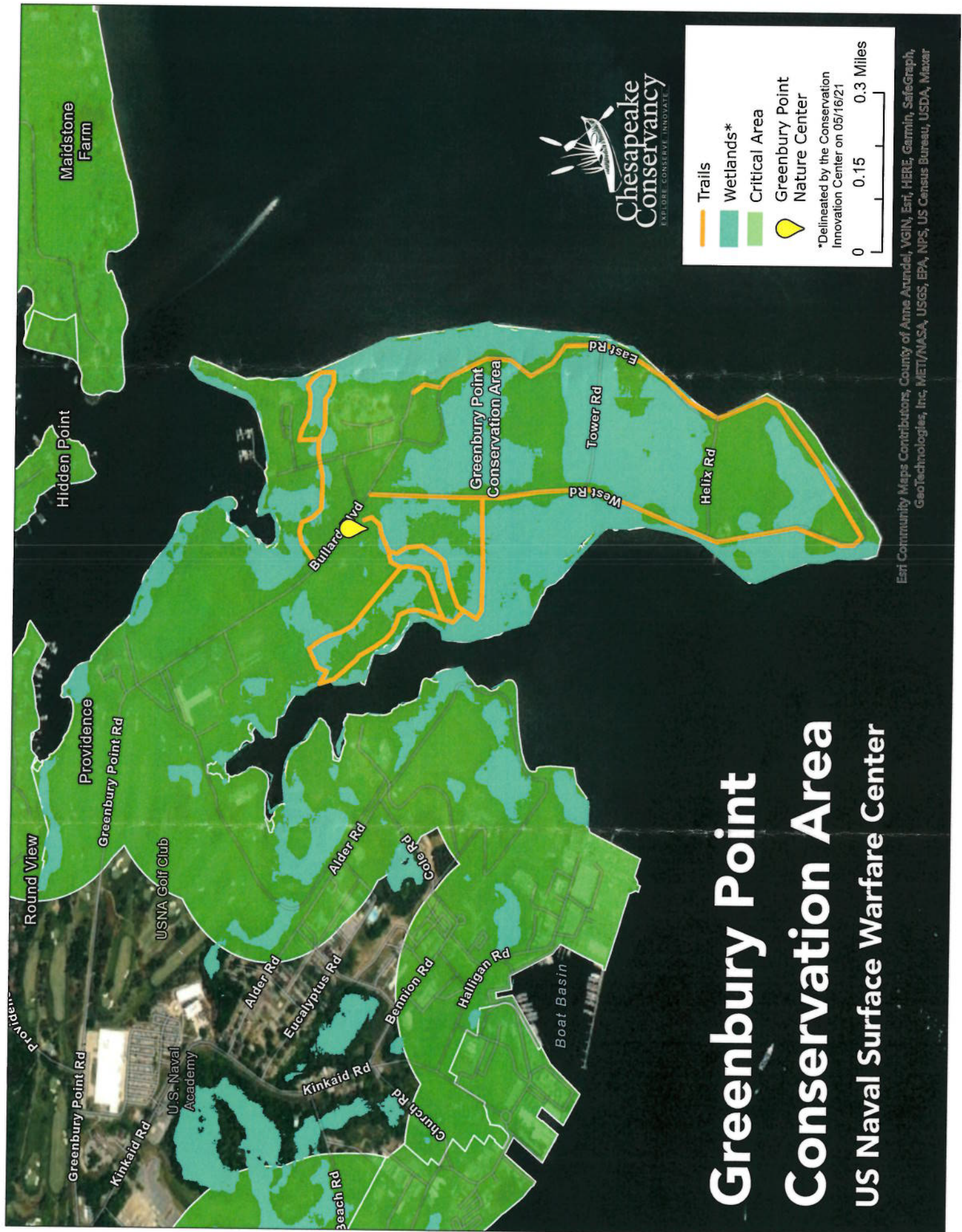
Thank you very much for your consideration. I am so grateful to live in a country where I can freely express my thoughts as I have done here, and therefore grateful to the men and women at the Department of Defense who defend that ability and right.

With personal regards,


Joel Dunn
President and CEO
Chesapeake Conservancy

CC: Carlos Del Toro, Secretary of the Navy
Meredith A. Berger, Assistant Secretary of the Navy (Energy, Installations & Env.)
✓ Captain Homer Denius, Commanding Officer, NSAA
Vice Admiral Sean Buck, Superintendent, USNA
Rear Admiral Michael Steffen, Commandant, Naval District Washington
Ed Zeigler, Director of Public Affairs, Naval District Washington
Jesse Iliff, Executive Director, Severn River Association

Enclosures: Greenbury Point Conservation Area Map
Methods used to delineate wetlands



Greenbury Point Conservation Area

US Naval Surface Warfare Center



Trails
Wetlands*
Critical Area
Greenbury Point Nature Center

*Delineated by the Conservation Innovation Center on 05/16/21

0 0.15 0.3 Miles

East Community Maps Contributors, County of Anne Arundel, VGIN, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar

Methods Used to Delineate Wetlands at Greenbury Point Conservation Area

Summary

We created wetland predictions in and around Greenbury point using a custom-built AI model trained to map wetlands using remote sensing data. This model uses a well-studied architecture called U-Net - a standard in the field of computer vision - to delineate wetland areas using satellite images from the Sentinel-2 satellite system, and aerial images from the National Agriculture Imagery Program (NAIP). These images not only contain information from the visible light spectrum (RGB), but the near- and shortwave-infrared portions of the electromagnetic spectrum as well. The model ingests this three-dimensional imagery data and returns a two-dimensional image in which the value in each pixel is the probability that that pixel is a wetland. We have previously trained this wetland-mapping U-Net model on over 20,000 images providing examples of wetland and non-wetland areas collected in a variety of geographic contexts in Delaware, Minnesota, Nebraska, and New York. The trained model is highly effective at mapping wetlands. During training, the model exhibited an Intersection over Union score of 85% on independent evaluation data, and 92% accuracy mapping wetlands in the four study areas.

Previous Training Data

To train an AI model to predict some outcome (e.g. the presence of wetlands) from a set of predictor variables (e.g., remote sensing data), we need to pass the model many paired examples of predictor variables and outcome labels.

We generated wetland labels using the most accurate, up-to-date, and detailed wetland data available from Delaware, Minnesota, Nebraska, and New York:

- wetland polygon data produced by Delaware Department of Natural Resources and Environmental Control (DNREC) based on interpretation of 2017 aerial imagery: <https://opendata.firstmap.delaware.gov/maps/delaware::delaware-wetlands-2-0/about>
- the Minnesota Wetlands Inventory. These data, produced in 2015-2018 by the Minnesota Department of Natural Resources and Ducks Unlimited, are an update to the National Wetland Inventory https://www.dnr.state.mn.us/eco/wetlands/nwi_proj.html
- National Wetland Inventory data produced for New York using 1:80,000 scale interpretation of black and white imagery from 1981. <https://www.fws.gov/program/national-wetlands-inventory>.

We converted all wetland polygons into binary rasters (i.e., georeferenced images), which we refer to as label data.

As predictor variables, we used remotely sensed multispectral data from two sources: National Agriculture Imagery Program (NAIP) and the Sentinel-2 satellite system (Drusch et al. 2012) as predictor variables. NAIP acquires leaf-on data during the growing season at 1m spatial resolution for red, green, blue and near infra-red bands. This data is considered high quality, with minimal issues of cloud occlusion, and is collected on a 3-year cycle. We used all four bands of NAIP imagery in model training. Sentinel-2 data is acquired every five days throughout the year. We used seven bands ('B3', 'B4', 'B5', 'B6', 'B8', 'B11', 'B12') of Sentinel-2 data covering near

infrared (NIR), red edge (RE), red, shortwave infrared (SWIR), and green spectral bands. These bands have 10-20m spatial resolution. To account for temporal variability, we collected Sentinel-2 data from different seasons by dividing Sentinel-2 imagery into spring (01Mar2021 – 31May21), summer (01Jun21 – 31Aug21), and fall (01Sep21 – 30Nov21) time periods. Within each, we selected images containing less than 10% cloudy pixels, performed cloud-masking on the remaining images, and created a median pixel composite image. Thus, we generated three, 7-band Sentinel-2 images corresponding to the spring, summer, and fall of 2021. Collectively, NAIP and Sentinel-2 provided input layers that have a balance in spatial and temporal resolution, and we refer to these images as ‘multispectral data.’

We created images for each study area containing all these data in separate bands, by concatenating the 4 NAIP bands, the three 7-band Sentinel-2 images from each season. Finally, we concatenated the wetland label data with the covariate data to create a 26-band raster of input variables and labels that could be used to generate training data examples. We refer to these images as training images.

Sampling for model training and testing

We sampled 20,367 examples of predictor variable and label data from training images in each study area (Table 1). At each location, we extracted 256x256x28 image chips. The resulting set of chips was randomly split into 70% model training and 30% model evaluation sets. All data preparation and sampling was performed on the Google Earth Engine platform (Gorelick et al. 2017) using Google Collaboratory notebooks with a Python 3 runtime.

To sample multispectral and wetland label data for model training, we generated random locations inside, outside, and along the edge of the wetlands within each study area. In each area, we sampled 5,000 locations along wetland boundaries at equal intervals, retaining those locations that were not within 256 m of each other. Images collected at these points along wetland edge have a mixture of both wetland and non-wetland pixels, providing harder-to-classify examples for the model.

Next, we randomly sampled locations outside of wetlands. We started with five times the number of valid sampling locations along wetland edge. Of these large number of candidate locations, we retained the locations with their square boxes that did not overlap to each other or to the square boxes of sampling locations along the wetland edge. The process so far ensured that a location is not included twice in model training or testing data.

Finally, we randomly sampled locations inside the wetlands. We started with five times the number of valid sampling locations along wetland edge. Because the wetlands comprise of narrow space very often, finding locations inside of the wetland with square box that did not overlap with each other and with the boxes of previously saved locations was challenging. To ensure a reasonable number of sampling locations from interior of the wetlands, we retained those locations if their square boxes contained at least 50% of the pixels that are wetland.

Site	Sampling locations			
	Wetland edge	Interior of wetland	Outside of wetland	All locations
DE	3326	1957	2127	7410
NY	2958	882	2308	6148
MN	3546	1983	1280	6809
All sites	9857	4822	5715	20,367

Deep Learning Model Architecture

We used image chips to train a U-Net model (Ronneberger et al., 2015) that delineated wetlands. Our implementation of U-Net consisted of 5 consecutive encoder blocks, which increase the feature space of the data while reducing spatial resolution, and 5 decoder blocks that restore spatial detail (Evans et al., 2021). Each encoder block was comprised of two sequences of a convolutional layer, a batch normalization layer and a rectified linear unit activation, followed by a max pooling step to reduce spatial resolution. Decoder blocks consisted of a deconvolution layer that increase spatial resolution, the output of which was concatenated with output from the reciprocal decoder layer, followed by two sequences of convolution, batch normalization, and rectified linear unit activation (Fig. 3). The final layer contained a convolutional layer with sigmoid activation function constraining output values to [0-1]. This model structure takes in three-dimensional image data, in which the last dimension contains features used to make predictions, and outputs a two-dimensional array of probabilities with first and second dimensions equal to the input image.

We trained the U-Net wetland model using Keras with Tensorflow backend using batches of 16 chips per training step for 300 epochs, optimizing a weighted binary cross entropy loss function using the Adam optimizer with initial learning rate of $1e-4$ and a decay rate of $\beta_1 = 0.9$, $\beta_2 = 0.999$. We set the positive sample weight to 2, based on the observed ratio of positive and negative pixels included in our training data. At the end of each training epoch, we evaluated model performance on the evaluation data set in terms of intersection over union (IoU) between predictions and labels. At the end of training, the model exhibited 85% IoU on evaluation data.

Wetland Predictions

We used the U-Net model trained on DE, MN, NE, and NY wetland data to generate predictions of wetland areas around Greenbury point. We created composite Sentinel-2 images corresponding to each of the spring, summer, and fall seasons and concatenated these with a NAIP image. This image composite was broken into overlapping 384x384 pixel chips, with each chip sharing 64 pixels with any adjacent chips. Chips were ingested by the trained U-Net model, which output per-pixel probabilities of the presence of wetlands. Overlapping buffers were trimmed from each pixel, resulting in a set of spatially contiguous 256x256 chips comprising an output wetland probability image for the study area. We converted this probability image to solar wetland polygons using a 0.95 probability threshold. This threshold was chosen to retain only areas at which the model was highly confident that wetlands occurred, to minimize false positive predictions. Sentinel-2 image processing, chip generation, solar array postprocessing and

validation were performed using the Google Earth Engine (Gorelick et al. 2017) platform. U-Net model predictions were produced using Microsoft Azure Machine Learning Studio.



DEPARTMENT OF THE NAVY
UNITED STATES NAVAL ACADEMY
121 BLAKE ROAD
ANNAPOLIS MARYLAND 21402-1300

1 June 2022

The Honorable John Sarbanes
Attn: (b) (6)
2370 Rayburn House Office Building
Washington, DC 20515

Dear Representative Sarbanes:

Thank you for your letter of 13 May, 2022 regarding your constituent's inquiry regarding plans to redevelop Greenbury Point.

The Navy has received a proposal from the Naval Academy Golf Association (NAGA) to lease land at Greenbury Point with the intent of constructing a new U.S. Naval Academy Golf Course on Naval Support Activity (NSA) Annapolis. The proposal is currently under review by NSA Annapolis. Once the installation review is complete, the proposal will move through the Navy's Chain of Command and eventually, to the Deputy Assistant Secretary of the Navy, Energy, Installations and Environment, for decision. As always, the Navy is committed to being a responsible community partner. If the proposal is approved, transparency, community involvement and input will be critical to meeting the needs of the Navy and the Annapolis community. At this point, no decisions have been made with regard to the NAGA proposal.

The Navy's review of the proposal will examine, among other issues, the questions from your constituents. At this time, the review has not progressed to the point where we can answer specific questions pertaining to environmental regulations, land use, or the need for an additional golf course. The proposal does not involve any of the land that is formerly known as the David Taylor Research site. I believe that sustaining the Navy mission depends on responsible use of the land, water, and resources with which we are entrusted. In order to continue being good stewards of the environment, if the proposal is approved, the Navy will follow policies of the National Environmental Policy Act.

If you or your staff have further questions, please contact CAPT Homer Denius, Commanding Officer NSA Annapolis, at (b) (6) mil@us.navy.mil. Thank you for your continued interest in and support of the U.S. Naval Academy and its midshipmen.

Sincerely,

S. S. BUCK
Vice Admiral, U.S. Navy
Superintendent



**DEPARTMENT OF THE NAVY
NAVAL SUPPORT ACTIVITY ANNAPOLIS
58 BENNION ROAD
ANNAPOLIS, MD 21402**

5000-82
Ser N00/125
22 August 2022

County Executive Steuart Pittman
44 Calvert St
Annapolis, MD 21401

County Executive Pittman,

Thank you for your letter received August 17, 2022, requesting to enter into negotiations with the Navy for a sole source lease of land onboard Greenbury Point.

Navy real estate processes dictate that a sole source lease negotiation can only occur when there is one proposal up for consideration. If two or more proposals are received for the same land, sole source lease negotiations must end. As you are aware, we also received a proposal from the Naval Academy Golf Association to enter into sole source lease negotiations for land onboard Greenbury Point. Since we now have two competing proposals, it is no longer possible to consider either party's current proposal for a sole source lease negotiation.

Greenbury Point is a component of NSA Annapolis, a military installation, and it exists to support the NSA Annapolis (NSAA) and U.S. Naval Academy (USNA) missions and operations. As a vital component of present and future missions and needs of NSAA and USNA, we will continue to evaluate the status and future of Greenbury Point as those missions and needs change. In the meantime, we will continue to allow public access to Greenbury Point as operations and safety requirements allow. If our requirements for the use of Greenbury Point change, I will keep you informed.

If you have any questions, my point of contact is CAPT (b) (6) who can be reached at (b) (6) mil@us.navy.mil, or 410-(b) (6)

Thank you,

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H. R. DENIUS III
Captain, U. S. Navy
Commanding Officer



DEPARTMENT OF THE NAVY
NAVAL SUPPORT ACTIVITY ANNAPOLIS
58 BENNION ROAD
ANNAPOLIS, MD 21402

5000-82
Ser N00/126
22 August 2022

Mr. Chet Gladchuck
Naval Academy Golf Association
64 Greenbury Point
Annapolis, MD 21402

Mr. Gladchuck,

Thank you for your letter received August 16, 2022, requesting to enter into negotiations with the Navy for a sole source lease of land onboard Greenbury Point.

Navy real estate processes dictate that a sole source lease negotiation can only occur when there is one proposal up for consideration. If two or more proposals are received for the same land, sole source lease negotiations must end. We recently received another proposal for the land associated with Greenbury Point from Anne Arundel County – it is therefore no longer possible to consider either party's current proposal for a sole source lease negotiation.

Greenbury Point is a component of NSA Annapolis, a military installation, and it exists to support the NSA Annapolis (NSAA) and U.S. Naval Academy (USNA) missions and operations. As a vital component of present and future missions and needs of NSAA and USNA, we will continue to evaluate the status and future of Greenbury Point as those missions and needs change. In the meantime, we will continue to allow public access to Greenbury Point as operations and safety requirements allow. If our requirements for the use of Greenbury Point change, I will keep you informed.

If you have any questions, my point of contact is CAPT (b) (6) who can be reached at (b) (6).mil@us.navy.mil, or 410-(b) (6)

Thank you,

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H. R. DENIUS III
Captain, U. S. Navy
Commanding Officer