

Good day –

I am reaching out today to express my concerns about the proposed redevelopment of GMU West Campus, as outlined in the GMU Virtual Town Hall presentation on January 29th. Specifically, my apprehension centers around the development of the Washington Freedom Cricket Stadium.

The proposed Cricket Stadium extends beyond the initial understanding of expanding athletic facilities for collegiate experiences. This commercial venture, accommodating 12,000 fans, raises issues related to traffic, light pollution, noise, and parking. The plan to shuttle fans from Main Campus and Fairfax City parking garages both unrealistic and impractical, as fans will likely park where convenient, leading to potential abuses and infringements in Brecon Ridge, Brecon Ridge II, Fairfax Villa, Chancery Park and North Hills street parking – at the very least. Not to mention the significant, dangerous traffic issues on Braddock Road and Rt. 123.

The lack of detailed information on the GMU website or through internet searches about feasibility studies, traffic assessments, lighting plans, and architectural designs for the Phase 1 portion of West Campus redevelopment is concerning. The anticipated construction start in the Spring of 2024 without sufficient community engagement and transparency adds to these worries. As neighbors, our concerns also extend to the vague categorization of "Other Uses" for this commercial, open-air venue. We seek clarification on the nature, frequency, and types of events that fall under this ambiguous designation. Without specific details on the scope and timing of these activities, it is wholly unacceptable to position such a venue mere hundreds of feet from numerous private residential properties. Understanding the potential impact of these undisclosed events on our community is crucial in evaluating the overall appropriateness of the proposed commercial development. GMU BOV Meeting minutes indicate all terms of the Ground Lease between GMU and Washington Freedom are negotiated "Behind closed doors". This is intolerable as we have absolutely no insight into the approved uses of this large, commercial facility.

This plan should undergo thorough evaluation, addressing the challenges associated with a public/private commercial development, such as the proposed Cricket Stadium, within such proximity to private residential neighborhoods. Transparency of the process is essential for fostering trust and ensuring that the concerns of nearby residents are thoroughly addressed in the decision-making process. I urge you to advocate for our neighborhoods and require GMU to provide comprehensive information to enable us to make informed assessments of the potential consequences for our neighborhood. I further request you ensure that all construction, planned for Spring 2024, is immediately halted until such time that true public engagement and hearings take place.

I thank you for your time and consideration of this letter.