

11600

AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

APRIL 22, 2026



UPDATE ON THE FNMA OFFICE BUILDING GARAGE DEMOLITION

The demolition of the garage structure is going well, and we expect the majority of the work to be complete by the end of May 2026. Once the garage has been successfully demolished, efforts will transition to backfilling in the void left by the building and garage removal.

The garage demolition uses heavy equipment to demolish the structural columns and robust concrete slabs within the structure. Given that the parking structure is partially underground, the demolition work may sound different relative to demolition of the office building.

The Concrete Processing/Recycling process is ongoing, with the specialized recycling equipment operating daily. This machine creates usable material to backfill the voids left by the office building and garage footprints. The balance of demolished materials that cannot be used will be properly removed by truck via the southeast entrance to Sunset Hills Road.

If you have any questions about the FNMA office building garage demolition or the ongoing work at the site, please contact us at the Hotline phone number listed in the newsletter below.

CELEBRATE SPRING IN SUNSET STATION'S NEW PLAYGROUND



We are excited to announce that the new playground in Sunset Station has been completed and is ready for fun play dates! The playground features high-quality playground equipment designed to provide a fun and safe experience for younger children. We would love to feature photos of your children enjoying the playground. Please send those to info@americandreamwayproject.com.

SUNSET STATION UPDATE

Sunset Station has welcomed its first new residents into the community! The residents have shared that everyone has been super friendly and they are looking forward to getting to know their neighbors!

Sunset Stations has sold 15 townhomes and its one condominium building sold out within three weeks. Dream Finders Homes has just opened two new buildings for future homes to be delivered in the next few months.



 DREAM FINDERS HOMES

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION UPDATE

- Final segment of the wood fence is expected to be installed in May.
- Landscaping is completed.
- Two new buildings have been started with completion expected in mid-May.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES

Steve Coniglio



DREAM FINDERS HOMES

Nicholas Hayes



Corey Reynolds

PHASE 2

- In addition to the concrete recycling, we are importing clean backfill material. This material will be used to backfill portions of the project in conjunction with the recycled concrete.
- Deliveries of backfill materials are made via Sunset Hills Road on the Southeast corner of the former office site. The VDOT-approved construction entrance system is in use to keep soils and debris out of storm structures.
- Celtic Demolition continues to use water sprayers to limit dust migration from the demolition taking place.
- Fairfax County inspectors continue to conduct site visits to verify that the Celtic Demolition is utilizing the water sprayers as required.
- Fairfax County inspectors also monitor the entrance to the construction site, making sure Celtic Demolition is using required techniques to clean off truck tires before leaving the project site to minimize any contamination within the stormwater system.
- The Demolition work occurs between Monday and Friday (except Federal Holidays), between the hours of 7 am and 4 pm.
- All project stakeholders are closely monitoring the start times of the Demolition Team and their ancillary partners to ensure disruptions to the adjacent neighbors are kept to a minimum.
- When needed to keep the project on schedule, Saturdays may be used as progress catch-up days periodically.
- We are working closely with Fairfax County Land Development and Zoning Personnel to make sure the demolition activities comply at all times.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES

Steve Coniglio



Robert Adkins



CONSTRUCTION HOTLINE

We have set up a 24/7 hotline that you can call to ask questions, communicate your concerns, or get more information about the project.

The Hotline Number is: 703-423-0995

Simply leave us a voicemail message with your question or concern and a member of our construction team will get in touch with you as soon as possible.

FAQ's

To review our complete list of FAQs, please visit <https://www.americandreamwayproject.com/faqs>.