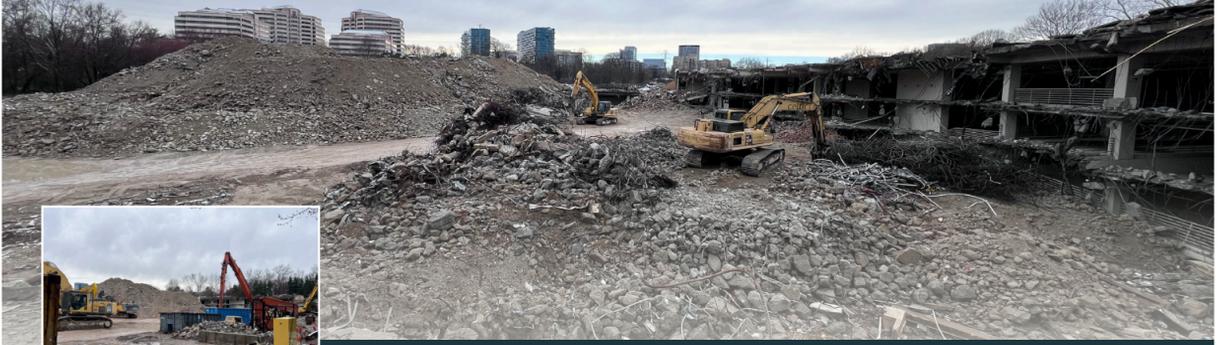


MARCH 23, 2026



THE FNMA OFFICE BUILDING DEMOLITION REACHES MAJOR MILESTONE

We are excited to announce that the former FMNA office building demolition has been completed! With the demolition of the building completed, the debris from the demo is being properly recycled or disposed of per environmental requirements.

The focus is now on the demolition of the garage structure. The demolition process will be similar in nature to the office building. This equipment may sound or feel different from the equipment used on the main office building demolition. Given that the parking structure is partially underground, the demolition may sound different. The garage demolition work is expected to continue through May 2026. Celtic Demolition will continue to use water sprayers during the garage demolition to reduce dust on site.

As per requirements, Fairfax County inspectors come by frequently to verify that Celtic Demolition is complying with all requirements.

If you have any questions about the demolition, please contact us via the website or on the Hotline listed below.

WHEELOCK COMMUNITIES ENVISIONS AMERICAN DREAM WAY PHASE 2



Recently, Wheelock Communities worked closely with their land planner to develop artist renderings of American Dream Way Phase 2 as part of their application for the rezoning of the former FNMA site from office/commercial to residential. The community will offer stacked townhomes in a park-like setting, perfect for residents looking for a community that's convenient to everything Reston has to offer.

We encourage our neighbors to find out the details of the application by reviewing the materials filed with Fairfax County at:

<https://plus.fairfaxcounty.gov/CitizenAccess/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=REC26&capID2=00000&capID3=009QR&agencyCode=FFX>

To find out more information, there will be meetings led by Fairfax County staff, and those will be posted on the Fairfax County Planning Department website.

SUNSET STATION UPDATE

Sunset Station is now home to residents who began closing on their homes last month. It is exciting to see the community come alive with residents enjoying their new homes!

Dream Finders Homes celebrated the model grand openings at Sunset Station for VIPs and Capitol Division Realtors on March 10th. The public open house was held on March 14th. Both events were well-attended, and interest in the community is strong. There have been 12 townhomes sold since October 2025, and the condominiums are sold out.

The community has been well-received by locals and relocating buyers. Dream Finders Homes has begun sales of additional townhomes in the community for Fall 2026 delivery.



DREAM FINDERS HOMES



Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION UPDATE

- Landscaping and fencing will be finalized in March.
- Grand opening of Building One was held on March 10th.
- Two new buildings have been started with completion in mid-May.

PHASE 2

- The Concrete Processing/Recycling is now fully underway, with the specialized piece of equipment working 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.
- In addition to the concrete recycling, we are importing clean backfill material, which is ongoing; 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 is in place.
- Fairfax County inspectors continue to come by frequently to verify that the demolition contractor is adhering to all requirements.
- Fairfax County inspectors also monitor the entrance to the construction site, making sure the demolition contractor 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 is expected to mostly occur 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 (Debris Hauling, Delivery, etc.) 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.
- We are working with Fairfax County Land Development and Zoning Personnel to make sure the demolition activities are in compliance at all times.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

JANSEN LAND CONSULTING
Jason Sheer

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

CUSHMAN & WAKEFIELD
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>.