11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

SEPTEMBER 30, 2026







SUNSET STATION PHASE 2 SITE DEVELOPMENT REACHES AN IMPORTANT MILESTONE!

Site development on Sunset Station Phase 2 has been going well, and the contractor reports that more than 50% of the backfill of the site has been completed! This is an important milestone in meeting the goal for the site being complete by 1Q 2027. As part of the site development process, the backfill is certified by a third-party vendor to verify the material was placed in accordance with all approved requirements and specifications

As part of the commitment to repurpose the demolished buildings, the primary backfill material being used is made of recycled concrete that comes from the office building. The contractor uses a specialized piece of equipment to recycle the concrete on-site, which ensures that we use as much recycled material on the site as possible. The remainder of the materials are removed by truck via the southeast entrance to Sunset Hills Road.

Noise has increased on site recently as the contractor works to complete demolition of the remaining reinforced structural elements of the garage. This work is taking place along the eastern portion of the site and is expected to be complete in the next two weeks.



SUNSET STATION SALES UPDATE

Dream Finders Homes recently announced that they have released their seventh building in the community, and they are almost 50% sold out! Their first building, comprised of eight 24 ft units, opened in August, and they only have two units remaining to sell. The homeowners will be moving in to their new homes just in time for Christmas!

New residents are coming from McLean, Vienna, and Great Falls and love the location's convenience, amenities, and urban, yet natural environment.







For more information about Sunset Station,
visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION UPDATE

- There are five buildings under construction, each at varying phases of completion.
- Additional refreshing of trail sections to occur this fall along with a new connection to the W&OD trail. The trail network remains open.
- Construction fencing is being removed in areas where construction has been completed, in accordance with Fairfax County regulations. Expect additional fence removal around ponds A and B this fall.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

DREAM FINDERS HOMES
Adan Peralta

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

- The backfill phase of the project is expected to mostly occur between Monday – 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, Metal Recycling, Delivery, etc.) to ensure disruptions to the adjacent neighbors are kept to a minimum. When needed to keep the project on schedule, Saturdays might be used as progress catch-up days periodically.
- We are working closely with Fairfax County Land Development and Zoning Personnel to make sure the backfill activities are within compliance at all times.
- Fairfax County inspectors, along with a certified third-party inspector, monitor the main entrance to the construction site, making sure the demolition contractor is using required techniques to clean off truck tires before leaving the site to minimize any contamination within the stormwater system. The VDOT Approved Construction Entrance System is in use to keep soils and debris out of storm structures.
- In concert with the construction entrance, Fairfax County inspectors continue to verify that the demolition contractor is utilizing the water sprayers as required. When it is too windy to control dust plumes from the concrete material processing, the processing stops.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

CUSHMAN & WAKEFIELD
Robert Adkins

HOTLINE

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.

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WHEELOCK COMMUNITIES

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PHASE 1

PHASE 2

AUGUST 27, 2026



SUNSET STATION PHASE 2 SITE PREPARATION CONTINUES FOR FUTURE DEVELOPMENT





Work has continued on the backfill phase of the FNMA building and garage project. The contractor reports that over 50% of the backfill has been completed and certified through a third-party vendor to verify the material was placed per all approved requirements and specifications. We are optimistic about achieving a substantial completion date prior to year end, 2026, but note that timing could extend into early 2027.

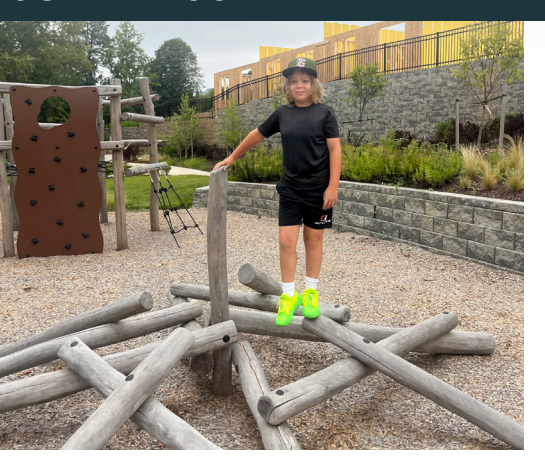
Most of the primary backfill material used on the site is made of recycled concrete that comes from the office building. The recycled concrete is processed on-site using a specialized piece of equipment, which ensures that as much recycled material will be used on the site as possible. The remainder of the demolished materials are removed by truck via the southeast entrance to Sunset Hills Road.

The demolition contractor has completed the majority of demolition of the underground garage structure. Please be aware that miscellaneous demolition will continue as the backfill is completed, but we anticipate this will be intermittent in nature.

SUNSET STATION'S AMENITIES ARE PERFECT TO ENJOY THE SUMMER WEATHER!

It's a perfect time to take your children or grandchildren to the new Sunset Station Playground. Comfortably located near the lakefront walking path, the playground was created with unique playground equipment that fits into the natural environment. If you're looking for a way to stay active during the summer, the trails are a great place to enjoy in the early mornings or late evenings when the temps are cooler.

If you spend some time on the trails or at the playground, please send your photos to info@theamericandreamwayproject.com.





SUNSET STATION SALES UPDATE

Sunset Station has enjoyed strong sales this summer, and Dream Finders Homes reports that the community is 50% sold out! Sunset Station is popular with move-up home buyers from the local area.

The location offers convenience to Reston Town Center, as well the WO&D Trail, Wiehle-Reston East Metro Station, and is a short drive to the Dulles Airport.







For more information about Sunset Station, visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION UPDATE

- There are five buildings under construction, each at varying phases of completion.
- Trail maintenance and landscaping are ongoing.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
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WILLIAM A. HAZEL INCORPORATED
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PHASE 2

- The backfill phase of the project is expected to mostly occur between Monday – 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, Metal Recycling, Delivery, etc.) to ensure disruptions to the adjacent neighbors are kept to a minimum. When needed to keep the project on schedule, Saturdays might be used as progress catch-up days periodically.
- We are working closely with Fairfax County Land Development and Zoning Personnel to make sure the backfill activities are within compliance at all times.
- Fairfax County inspectors, along with a certified third-party inspector, monitor the main entrance to the construction site, making sure the demolition contractor is using required techniques to clean off truck tires before leaving the site to minimize any contamination within the stormwater system.
- The VDOT Approved Construction Entrance System is in use to keep soils and debris out of storm structures.
- In concert with the construction entrance, Fairfax County inspectors continue to verify that the demolition contractor is utilizing the water sprayers as required. When it is too windy to control dust plumes from the concrete material processing, the processing stops.

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WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

JULY 21, 2026





SUNSET STATION PHASE 2 SITE PREPARATION IS ON SCHEDULE TO BE COMPLETED BY DECEMBER 2026

Despite the summer thunderstorms, the work on the backfill phase of the FNMA building and garage project is going well. To date, approximately 40% of the backfill has been completed, and the site is being prepared for future development. As the site is filled, the demolition contractor utilizes a certified third-party vendor to ensure that the material has been placed per the approved specifications and requirements.



A large portion of the primary backfill material is made of recycled concrete that comes from the office building. We continue to process the recycled concrete onsite using a special piece of equipment. We remove the remainder of the demolished materials by truck via the southeast entrance to Sunset Hills Road.

The remaining structural elements of the garage will be removed as the backfill and stabilization is completed.

SUNSET STATION'S AMENITIES ARE PERFECT TO ENJOY THE SUMMER WEATHER!

If you haven't visited the playground or taken a walk on the trails by the lake, you should take the opportunity to enjoy the beautiful cool mornings and warm evenings and enjoy these popular amenities. The playground was designed with the natural environment in mind and has become popular with the area's residents. Our trails are the perfect place to go for a jog or bike ride and look for the turtles and ducks that have returned to the pond. If you spend some time on the trails or at the playground, please send your photos to **info@theamericandreamwayproject.com**.





SUNSET STATION SALES UPDATE

Sunset Station is enjoying strong sales this summer and has proven to be a popular community for for move-up home buyers from the local area. Since opening the 24-foot townhomes at a VIP event late last month, Dream Finder Homes sold half of the building in just one week! The Dickenson model is priced at a little over $1.3 million.

The community's biggest attraction is the convenience to Reston Town Center and all of the retail and businesses that are within walking distance.









For more information about Sunset Station,
visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION UPDATE

- There are five buildings under construction, each at varying phases of completion.
- Trail maintenance and landscaping are ongoing.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
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PHASE 2

- Work on backfill of the site will continue through 1Q 2027.
- The backfill phase of the project is expected to mostly occur between Monday – 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, Metal Recycling, Delivery, etc.) to ensure disruptions to the adjacent neighbors are kept to a minimum. When needed to keep the project on schedule, Saturdays might be used as progress catch-up days periodically.
- We are working closely with Fairfax County Land Development and Zoning Personnel to make sure the backfill activities are in compliance at all times.
- Fairfax County inspectors monitor the main 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 storm water system.
- The VDOT-approved construction entrance system is in use to keep soils and debris out of storm structures in place.
- Fairfax County inspectors continue to verify that the demolition contractor is utilizing the water sprayers as required.

MEET THE CONSTRUCTION TEAM

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CONSTRUCTION HOTLINE

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WHEELOCK COMMUNITIES

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PHASE 1

PHASE 2

JUNE 26, 2026







SUNSET STATION PHASE 2 IS IN THE FINAL STAGES OF DEMOLITION

As summer begins, the demolition of the FNMA building and garage is winding down, and the backfill phase of the project is well underway. To date, approximately 30% of the backfill has been completed. When portions of the void are ready to be in-filled, the demolition contractor utilizes a certified third-party vendor to verify that the material was laced and compacted per all requirements and specifications.

A large portion of the primary backfill material is made of recycled concrete that comes from the previous office building structure. On-site processing of the concrete is done with a specialized piece of equipment. This recycling process creates suitable 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.

The demolition contractor is nearing full completion of the demolition of the underground garage structure. There are only miscellaneous sections of the garage that need to be demolished, which will be completed as the backfill work progresses. We continue to anticipate the completion of backfill and demolition in 1Q 2027.

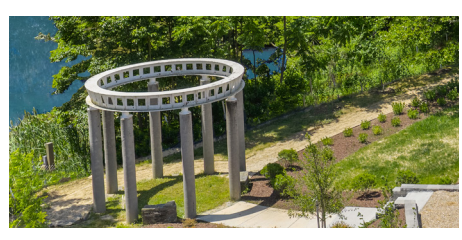
SUNSET STATION'S AMENITIES ARE POPULAR WITH AREA RESIDENTS



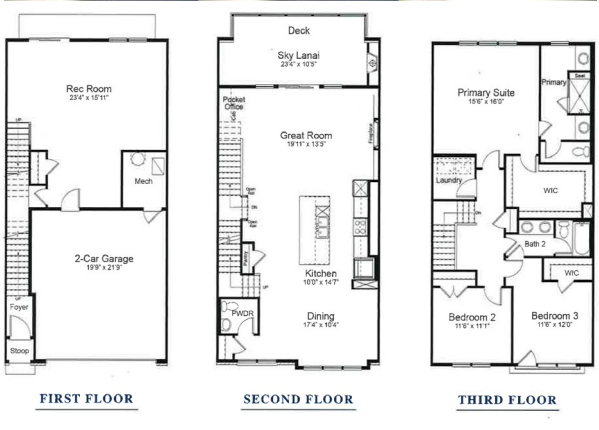
As summer gets started and children are out of school, Sunset Station's amenities are getting popular with area residents and neighbors. The beautifully designed playground, complete with high-quality playground equipment, has become a great place to meet new friends. The community trails are nearing completion, and they are the perfect place to watch the turtles and ducks that make the community's pond their home. If you and your friends and family are enjoying the new playground and trails, please send your photos to **info@theamericandreamwayproject.com**.











SUNSET STATION SALES UPDATE

Sunset Station is a popular community for move-up home buyers from the local area looking for new homes conveniently located to Reston Town Center. Since opening in March 2026, the community has sold over 35 homes and has welcomed several residents to the community.

The beautifully decorated models have been very popular with prospective buyers, with many of them opting to install many of the upgrades seen in the model homes.

Recently, Dream Finders Homes released their first building of 24-foot units and hosted a VIP event to introduce the Dickenson floorplan, which is priced at a little over $1.3 million.

DREAM FINDERS HOMES

For more information about Sunset Station, visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

Update

AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION UPDATE

- There are five buildings under construction, each at varying phases of completion.
- Trail maintenance and landscaping are ongoing.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

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Nicholas Hayes

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

- Work on demolition of the final sections of the garage and backfill of the site will continue through 1Q 2027.
- The backfill phase of the project is expected to mostly occur between Monday – 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, Metal Recycling, Delivery, etc.) to ensure disruptions to the adjacent neighbors are kept to a minimum. When needed to keep the project on schedule, Saturdays might be used as progress catch-up days periodically.
- We are working closely with Fairfax County Land Development and Zoning Personnel to make sure the back-fill activities are in compliance at all times.
- Fairfax County inspectors monitor the main 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 storm water system.
- The VDOT-approved construction entrance system is in use to keep soils and debris out of storm structures in place.
- Fairfax County inspectors continue to verify that the demolition contractor is utilizing the water sprayers as required.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
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CONSTRUCTION HOTLINE

HOTLINE

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FAQ's

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11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

MAY 27, 2026









THE FNMA BUILDING'S GARAGE DEMOLITION IS NEARING COMPLETION!

We're excited to announce that the demolition of the FNMA building's garage has been going well, and the contractor has reached substantial completion. We anticipate that any remaining garage demolition work will be completed as backfill and compaction work progresses.

The contractor's focus has moved to filling in the void left by the building and garage. The majority of the required backfill has been imported to site, and the team has begun placing and compacting material in the western portion of the site. Moving forward, work will be primarily comprised of concrete recycling, stockpile management, and placing and compacting backfill material. Compaction will be achieved through use of compaction rollers *(See green machine in the image at the top of this newsletter).*

We continue to work on the Concrete Processing/Recycling process with the specialized piece of equipment that creates usable material to backfill the voids left by the office building and the garage. The remaining demolished materials that cannot be used on the site will be removed by truck via the southeast entrance to Sunset Hills Road.

THE WALKING TRAILS & PLAYGROUND ARE READY FOR SUMMER FUN!



As the school year winds down, Sunset Station is ready for residents, neighbors, and the community to enjoy the beautiful summer season in our new playground, complete with high-quality playground equipment! Much of our trail network around the ponds has been restored, and they are the perfect place to enjoy leisurely summer strolls or more invigorating walks or jogs. We would love to see photos of you and your friends and family enjoying the new playground and trails. *Please send your photos to info@theamericandreamwayproject.com.*





SUNSET STATION SALES UPDATE

Sales of the homes in Sunset Station by Dream Finders Homes continue to be brisk! The community has been well-received by Realtors and move-up home buyers from the local area looking for new homes conveniently located to Reston Town Center.

The beautifully decorated models have been very popular with prospective buyers, with many of them opting to install many of the upgrades seen in the model homes.



DREAM FINDERS HOMES









For more information about Sunset Station,
visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION UPDATE

- Final segment of the wood fence was completed in May.
- Two buildings are currently under construction and are expected to be completed in late May / early June.
- One additional building commenced work earlier this month and is currently progressing through foundation-related work.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
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Nicholas Hayes

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

- The import of clean backfill material is ongoing to backfill in portions of the project in conjunction with the recycled concrete.
- 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. With the office building demolition now complete, this greatly reduces dust on-site.
- Fairfax County inspectors continue to come by frequently to verify that the demolition contractor is utilizing the water sprayers as required.
- 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 back-fill scope of work is expected to mostly occur between Monday – Friday (except Federal Holidays), between the hours of 7 am and 4 pm.
- When needed to keep the project on schedule Saturdays might be used as progress catch-up days periodically.
- 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.
- We are working closely with Fairfax County Land Development and Zoning Personnel to make sure the demolition activities are in compliance at all times.

MEET THE CONSTRUCTION TEAM

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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 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

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WILLIAM A. HAZEL INCORPORATED
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

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WHEELOCK COMMUNITIES

News Journal

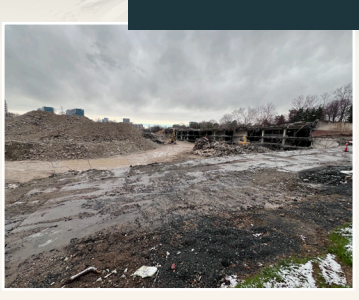
PHASE 1

PHASE 2

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

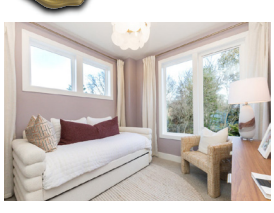
Sunset Station is now home to residents who began closing on their homes last month. It is exciting to see the community come alive with residents enjoying their new homes!

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.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
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JANSEN LAND CONSULTING
Jason Sheer

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

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

CUSHMAN & WAKEFIELD
Robert Adkins

CONSTRUCTION HOTLINE

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.

11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

FEBRUARY 18, 2026

THE FNMA OFFICE BUILDING DEMOLITION IS COMPLETE





Over the last year, the team at Cushman Wakefield has done an outstanding job in managing the demolition of the FNMA office building. The office building demolition was completed in early February and the garage structure demolition is currently expected to continue through May 2026.

The main office building's structural demolition work can be notably noisy and dusty at times (specifically on windy days). Celtic Demolition is using water sprayers and pausing demolition activity in windy conditions to limit dust migration from the demolition taking place. Concrete recycling operations are expected to commence in February. A concrete crusher will be in operation on the western portion of the demolition site.

Delivery of backfill materials continues, with trucks still routing from Sunset Hills Road over the American Dream Way bridge. The backfill and stabilization of the site is expected to continue through early 2027. Fairfax County inspectors continue to come by frequently to verify that Celtic Demolition is complying with all required ordinances and laws.

Please be aware that Celtic Demolition is starting operations as early as 7:00 am Monday - Friday and 9:00 am on select Saturdays.

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

AMERICAN DREAM WAY PHASE 2 HAS FILED FOR REZONING

Wheelock Communities recently filed an application for rezoning of the former FNMA site to accommodate additional residential. Residents in the community are encouraged 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

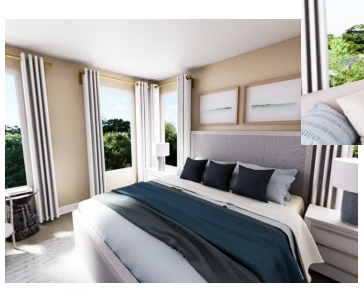
There will be meetings led by Fairfax County staff to discuss the application, and those will be posted on the Fairfax County Planning Department website.

PHASE ONE - SUNSET STATION UPDATE

Sunset Station sales are going well, and Dream Finders Homes is currently selling into its second townhome building, Homesites 20-27. The condo building opened for sale in December and has sold three of the four units.

The community has sold 11 units since opening. The buyers are seeking the walkability of the site to the Town Center and do not want a traditional yard. The Grand Opening of the models is planned for mid-March.





DREAM FINDERS HOMES

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION CONSTRUCTION UPDATE

- Electricity will be finalized on building one.
- Landscaping and fencing will be finalized in March.
- Grand opening of building one in mid-March.
- Two new buildings have been started with completion in mid-May.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

JANSEN LAND CONSULTING
Jason Sheer

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

- The High Reach Demolition equipment usage is now complete. All material stemming from the demo is being processed to be recycled or disposed of per environmental requirements.
- The demolished Concrete Processing/recycling is set to begin on the western portion of the demo site within the month of February 2026. Crushed and broken concrete from the building and garage will remain staged on site, and the balance of demolished materials will be removed by truck via the southeast entrance to Sunset Hills Road.
- The import of clean back fill is on-going; this material will be used to backfill large portions of the garage areas and office building voids. Deliveries of back fill 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.
- The Demolition work occurs between 7:00 am - 4:00 pm Monday - Friday (excluding Federal Holidays) and 9:00 am - 4:00 pm on select Saturdays.
- 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 might be used as progress catch-up days periodically.
- We are working hand in hand with Fairfax County Land Development and Zoning Personnel to make sure the demolition activities are within compliance at all times.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
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Robert Adkins

CONSTRUCTION HOTLINE

HOTLINE

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The Hotline Number is: 703-423-0995

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FAQ's

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11600 AMERICAN DREAM WAY News Journal

WHEELOCK COMMUNITIES

PHASE 1

PHASE 2

JANUARY 20, 2026

THE FNMA BUILDING EXPECTED TO BE LEVELED BY LATE FEBRUARY 2026





We are excited to announce that the demolition work on the FNMA building is going well, and the schedule points to the building being leveled by late February 2026. The High Reach Demolition equipment has been used effectively to demo sections of the office building on the eastern side of the building, and it is now moving west, removing floors and exposing the building core. All construction materials stemming from the demo are properly recycled or disposed of per environmental requirements.

The demolition of the garage structure is ongoing and will proceed in a counterclockwise fashion until the below-grade garage is removed. We anticipate that the garage demolition work will continue through Q2 2026.

The concrete processing/recycling will begin in what was the lower level of the garage in February 2026. Crushed and broken concrete from the building and garage will remain staged on site, and the balance of demolished materials will be removed by truck via the southeast entrance to Sunset Hills Road.



The Demolition work is expected to mostly occur between Monday – Friday (except Federal Holidays), between the hours of 8 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. We are working closely with Fairfax County to make sure the demolition activities are in compliance at all times. If you have any questions about the demolition project, please contact our Hotline at 703-423-0995.

We will keep everyone informed through this newsletter, on our social media accounts, and through direct emails. Thank you for your continued patience and cooperation as we move forward with this project!

PHASE ONE - SUNSET STATION UPDATE

WHEELOCK COMMUNITIES MAKES A DONATION TO SUPPORT SUSTAINABILITY MATTERS REDEVELOPMENT OF THE W&OD TRAIL



Wheelock Communities has recently donated funds to Sustainability Matters to support their efforts to redevelop the W&OD trail within the community to make it sustainable for future generations. The project is in its early planning stages, and the organization is looking for volunteers, donations, and overall assistance to redesign and redevelop the trail to meet the needs of the community.

If you are interested in working with Sustainability Matters on the redevelopment of the W&OD trail within our community, please contact Andrea McGimsey at https://www.sustainabilitymatters.earth/volun

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Sunset Station is well underway with additional site development and construction commencement of another townhome building. The community has installed a new privacy fence, additional landscaping, and signage.

The sales team is excited to announce that eight homes have been sold, including the furnished model! Buyers should be closing on their homes at the end of February, and Sunset Station will welcome its first new resident to the community!

Sunset Station is experiencing high interest and traffic to the model and the community will celebrate its official grand opening sometime in March.

DREAM FINDERS HOMES







If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

SUNSET STATION CONSTRUCTION UPDATE

- The model home is open for walkthrough appointments.
- Electric utility connections are ongoing for lots 9-16.
- Permits have been submitted for the next row of homes and Dream Finders Homes is excited to start vertical construction.
- Site landscaping is ongoing.
- Final privacy fence installation to be complete by the end of February.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

JANSEN LAND CONSULTING
Jason Sheer

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

- The import of clean backfill is ongoing; this material will be used to backfill large portions of the garage areas and office building voids.
- 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.
- Structure demolition will continue through Q2 2026.
- The concrete recycling operation to commence in the next 30 days.

MEET THE CONSTRUCTION TEAM

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Robert Adkins

CONSTRUCTION HOTLINE

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11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

DECEMBER 18, 2025



WE'RE CELEBRATING THE HOLIDAYS WITH DONATIONS TO *Coats for Kids!*

During this holiday season, we're excited to support Supervisor Alcorn's efforts to provide warm coats for children in the Hunter Mill District! Steve Coniglio, regional partner Mid-Atlantic with Wheelock Communities and several Reston area residents enjoyed taking over coats to the Hunter Mill District office to celebrate the giving season!

You can help our neighbors in need by giving the gift of warmth to a child. This annual coat drive is sponsored by Fairfax County Supervisor Walter Alcorn in partnership with Heritage Fellowship Church. The coat drive focuses on children's coats, as little ones often outgrow their winter jackets quickly, and there's always a need for more.

You can drop off your coats on Wednesdays between 1-5 p.m. (or by appointment) through January 14th at the North County Governmental Center, located at 1801 Cameron Glen Drive in Reston. For more info visit https://www.fairfaxcounty.gov/huntermill/winter-coat-drive-for-kids

If you join us in this worthy cause, please share photos of the coats you donate on our Facebook page.

Have a Great Holiday Season!

PHASE ONE UPDATE

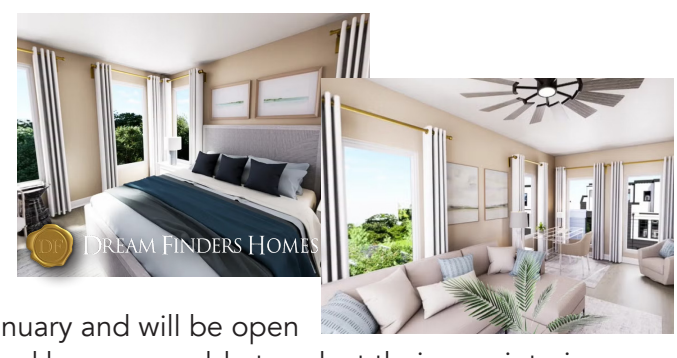


We're in the final phase of completing the infrastructure throughout Sunset Station, and the models have opened for VIP list tours! We are expecting to start work on the trail system in early 2026 in preparation for the spring season. The Sunset Station playground has been completed, but due to possible safety issues during the demolition of the FNMA building, the playground area will not be open for use. We anticipate it being opened by summer 2026.

We have partnered with Sustainability Matters, a grassroots environmental nonprofit, operating in Virginia's rural Northern Shenandoah Valley and Piedmont regions, as well as in the DC suburbs, to explore potential meadows abutting our land on the WO&D trail that runs alongside the southern edge of Sunset Station. We are excited about the opportunity to support Sustainability Matters' mission to introduce a meadow near Sunset Station.

We look forward to sharing details of these efforts and how you can get involved in this exciting project in upcoming newsletters and on our social media pages.

SUNSET STATION UPDATE



The models are open for those who are on the VIP list and have been well-received! Dream Finders Homes has sold several townhomes and has two Quick Move-In Homes for sale. Prices start at $829,990 for spacious townhomes with open floor plans with 3–5 bedrooms, 10-foot ceilings, and rooftop terraces. A grand opening is being planned for late January and will be open to the public. The 2nd building has bee released for pre-sale and buyers are able to select their own interior finishes.

If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

AMERICAN DREAM WAY PHASE TWO UPDATE

THE DEMOLITION OF THE FNMA BUILDING IS GOING AS PLANNED!



The demolition of the FNMA building has been going as planned and is progressing well. The garage structure demolition is ongoing and will proceed in a counterclockwise fashion until the below-grade garage is removed. The garage demolition has slowed as the focus has shifted to demolishing the office building.

The High Reach Demolition equipment has been used effectively to demolish sections of the office building on the northern, eastern, and southern sides of the building. The demolition activity will continue moving west, until all floors are demolished and only the building core remains. The building core will be the last component demolished, which will be completed using the same means and methods currently employed on site. We anticipate that the building will be leveled in Q1 2026. All material stemming from the demo is properly recycled or disposed of per environmental requirements.

The main office building's structural demolition work can be noisy and dusty. Our contractor, Celtic Demolition, is using water sprayers to limit dust migration from the demolition taking place. Celtic Demolition has added a fourth sprayer to keep dust levels down. Fairfax County inspectors come by frequently to verify that water sprayers are being appropriately utilized and that site activity is in compliance with County requirements. When it is too windy to control dust from the building demolition, the demolition pauses until we have more favorable weather. Both rainy days and snowy days are beneficial in keeping the dust from the demolition from traveling away from the demo area.

The processing/recycling of the demolished concrete is to begin in early 2026 in what was the lower level of the garage. Crushed concrete will remain on site, and the balance of demolished materials will be removed by truck via the southeast entrance to Sunset Hills Road.

The Demolition work is expected to mostly occur between Monday – Friday (except Federal Holidays), between the hours of 8 am and 4 pm. There will be no demolition work on Christmas Day or New Year's Day. All project stakeholders are closely monitoring the start times of the Demolition Team to ensure disruptions to the adjacent neighbors are kept to a minimum. We work closely with Fairfax County Land Development and Zoning Personnel to make sure the demolition activities comply at all times. If you have any questions about the demolition project, please contact our **Hotline at 703-423-0995**.

We will keep everyone informed through this newsletter, on our social media accounts, and through direct emails. Thank you for your understanding and cooperation as we move forward with this project!

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

MONTH OF DECEMBER

- Continuation of landscaping on site and along the new sidewalk at Sunset Hills Road.
- Continued dry utility work.
- Installation of a new wood fence along the north side of American Dream Way.

MONTH OF JANUARY

- Dominion to perform energization of the initial electric distribution system.
- Continued trail network improvements.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

JANSEN LAND CONSULTING
Jason Sheer

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

CONSTRUCTION ACTIVITIES DURING DECEMBER AND JANUARY

- Removal of the existing Dominion Energy Transformers and Switches has been completed.
- The demolition of Concrete Processing/recycling is to begin in early 2026.
- Concrete from the building and garage will remain staged on site, and the balance of demolished materials will be removed by truck via the southeast entrance to Sunset Hills Road.
- The processing of the demolition materials will begin once a majority of the building structure and garage have been sufficiently demolished, and the void left by the demolition is ready for backfilling.
- The import of clean backfill is well underway, which will be used to backfill the garage areas and office building. Deliveries of backfill are made via Sunset Hills Road on the southeast corner of the former office site.
- The VDOT Approved Construction Entrance System used to keep soils and debris out of storm structures, is in place.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
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CUSHMAN & WAKEFIELD
Robert Adkins

CONSTRUCTION HOTLINE

HOTLINE

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11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

SEPTEMBER 22, 2025

INFRASTRUCTURE IMPROVEMENTS ARE MOVING ALONG WELL IN SUNSET STATION

It's exciting to see Sunset Station coming together to be the lifestyle community we envisioned! We have made great progress on the recreational amenity area and the network of trails that will be within the community. Our playground equipment will soon be installed, and our network of trails is under construction. We are also moving soil and surface grading in preparation for the common area onsite sidewalks.



Construction of the new sidewalk along Sunset Hills Road linking American Dream Way to Old Reston Avenue is underway. Included in this work are American Dream Way at Sunset Hills Road intersection improvements adding new pedestrian crossing signals as well as a dedicated bike lane.





SUNSET STATION UPDATE

Sunset Station opened its first buildings to VIPs in mid-August and there have been two sales so far. The furnished model will be open for tours in November.

If you would like more information or to get on the VIP list, please visit, https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

AMERICAN DREAM WAY PHASE 2 UPDATE

THE DEMOLITION OF THE FNMA BUILDING HAS BEGUN!

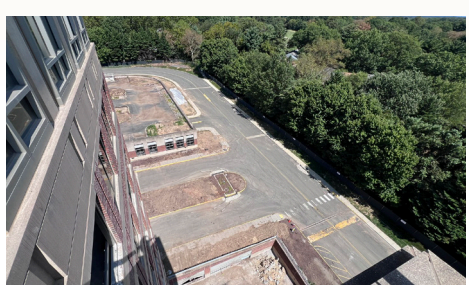


The preconstruction meeting with Fairfax County was completed on September 5th, and we have begun the demolition of the FNMA building! As we communicated last month, throughout the demolition, the pedestrian gate will be closed for safety and will not reopen until we can assure it is safe.

As part of our preparations, we have installed vibration monitoring equipment, and all visual inspections of applicable neighboring homes by ECS have been completed. The majority of demolition work is expected to occur between the hours of 8:00 am - 4:00 pm, Monday - Friday; however, there may be work that occurs outside of those hours, but will be performed in accordance with Fairfax County regulations. If you have any questions about the demolition project, please contact our Hotline at 703-423-0995.

We will keep everyone informed through this newsletter, on our social media accounts, and through direct emails. Thank you for your understanding and cooperation as we move forward with this project!







Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

WEEK OF SEPTEMBER 8TH, 2025:

- Continued earthwork – moving of soil and surface grading in preparation of the common area onsite sidewalks.
- Completion of roadway subgrade work.
- Asphalt paving work on interior streets.
- Continued retaining wall installation – guardrail installation.
- Continued dry utility work, including installation of the Washington Gas main line, electric, and telecom conduit.
- Sunset Hills sidewalk work.
- Tot lot equipment installation.
- Continued Saturday work as needed.

MONTH OF SEPTEMBER/MID-OCTOBER

- Asphalt paving work on interior streets.
- Sunset Hills Frontage Improvement work.
- Sunset Hills at the American Dream Way intersection.
- Trail network and recreation amenity work.

SUNSET STATION TOWNHOMES CONSTRUCTION UPDATE

- Vertical construction continues on the first row of townhomes to include framing and roofing.
- Construction activities include property staking, excavation, footer and foundation wall pours, plumbing groundwork and lateral installations, and house slab pours.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

JANSEN LAND CONSULTING
Jason Sheer

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

- Pre-Con Meeting with Fairfax County was completed on September 5th, 2025.
- The pedestrian gate has been closed along with the access point to the sidewalk at the Construction entrance coming in off Sunset Hills.
- Installation of vibration monitoring equipment has been completed and all visual inspections of applicable neighboring homes by ECS has been completed.
- Plugging of Domestic Water/Fire Line "T's" set to commence week of 9/15/25. This should take approximately One (1) week to complete.
- Main demolition equipment to be staged on-site.
- Existing Landscape clearing is currently underway along South portion of office building structure.
- Construction Entrance -Vehicle Debris Point has been installed. This is used to keep soil, debris out of the storm drains that may come off dirt haulers.
- Removal of surface asphalt around office portion of site to proceed following landscape removal completion.
- Removal of the existing Dominion Electric Transformers and Switches will be completed within the month of September 2025.
- Demolition of the wall structure around the ramp on the southeast corner of the office building.
- Demolition of the 3-story portion of the building on the south side of the office building.
- Demolition of the garage structure to begin on the south-east corner of the site and proceed in counterclockwise fashion until the below-grade garage is removed. Demolition of the office building to follow once garage demolition is complete.
- Concrete crushing and recycling to begin in the lower level of the garage. Crushed concrete will remain on site and the balance of demolished materials will be removed by truck via the southeast entrance to Sunset Hills Road.
- Structural demolition work is expected to be noisy and dusty. The demolition contractor (Celtic Demolition) will be using water sprayers to limit dust migration.
- Import of clean soil has begun, which will be used to backfill the garage area. Deliveries will be made via Sunset Hills Road on the southeast corner of the office site.
- Demolition work is expected to mostly occur between Monday – Friday, between the hours of 8 am and 4 pm.

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11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

AUGUST 15, 2025

CONSTRUCTION ON SUNSET STATION AMENITIES AND TRAILS HAS STARTED!

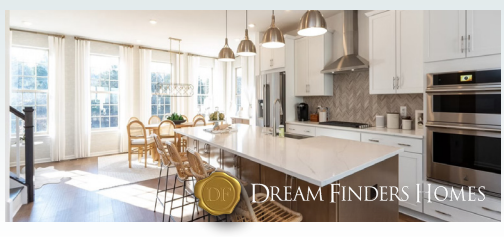


We are making great progress with the development of Sunset Station, and we are excited to announce that we have started work on the recreational amenity area and the community's walking trail network.

As the retaining wall construction and soil import reaches an end, remaining site improvements will focus on the completion of the internal road network. Wall 1 on the north side of American Dream Way, and Wall 3 adjacent to the alley Sunset Station building pad fills (soil) will transition to the placement of stone sub-base and asphalt paving in the roadways, behind the curb. The retaining wall for the recreation area and the construction of the Sunset Hills sidewalk is in progress and will continue through September. We're continuing the roadwork improvement on Sunset Hills Road and the asphalt paving of the interior streets.

SUNSET STATION UPDATE

Sunset Station will start it's VIP pre-sale appointments on August 16th. Interest has been very high and they expect strong sales.



If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

AMERICAN DREAM WAY PHASE 2 UPDATE

THE DEMOLITION OF THE FNMA BUILDING WILL BEGIN SOON!



We're excited to announce that we have received the permit from Fairfax County to begin the demolition of the FNMA building sometime in mid-August. This is an important step to preparing the site for future uses that will complement the area. During the demolition, the pedestrian gate will be closed for safety and will not reopen until we can assure it is a safe zone.

As part of our preparations, we've partnered with ECS Mid-Atlantic, LLC, a specialist in vibration monitoring, to help us identify which properties are most likely to be affected by the demolition. Cushman Wakefield, our construction manager, sent formal notices for inspection of homes that are closest to the demolition site, where vibrations may be more noticeable. If you didn't receive a formal notice, it simply means your property is outside the zone where ECS expects any measurable impact. *If you have any questions about the demolition project, please contact our Hotline at 703-423-0995.*

We're committed to keeping everyone informed and minimizing disruption throughout the process. Thanks for your understanding and cooperation as we move forward with this project!

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

WEEK OF AUGUST 18TH, 2025:

- Continued earthwork – Moving of soil and surface grading.
- Continued curb and gutter – Grading, pouring, and backfilling.
- Fairfax Water Authority water service lateral installation.
- Continued roadway subgrade work.
- Continued asphalt paving work on interior streets.
- Continued retaining wall installation – Recreation open space wall construction.
- Continued dry utility work, including installation of Washington Gas main line, electric, and telecom conduit crossings.
- Sunset Hills sidewalk work.
- Recreation area grading and retaining wall installation.
- Continued Saturday work as needed.

MONTHS OF AUGUST/SEPTEMBER

- Fairfax Water Authority to install individual lot water connections.
- Asphalt paving work on interior streets.
- Sunset Hills Frontage Improvement work.
- Trail network and recreation amenity work.

SUNSET STATION TOWNHOMES CONSTRUCTION UPDATE

- Vertical construction will continue on the first row of townhomes to include framing and roofing.
- Construction activities include property staking, excavation, footer and foundation wall pours, plumbing groundwork and lateral installations, and house slab pours.

MEET THE CONSTRUCTION TEAM

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Corey Reynolds

PHASE 2

30 DAY LOOK AHEAD

- The demolition permit has been received.
- The pedestrian gate will be closed, and demolition equipment will be brought to the site.
- Installation of vibration monitoring equipment and visual inspections of applicable neighboring homes by ECS to occur.
- Cut and cap of water lines on the eastern portion of the office building.
- Landscape clearing and removal of surface asphalt around the office portion of the site.
- Demolition of the wall structure around the ramp on the southeast corner of the office building.
- Demolition of the 3-story portion of the building on the south side of the office building.
- Demolition of the garage structure to begin on the south-east corner of the site and proceed in counterclockwise fashion until the below-grade garage is removed. Demolition of the office building to follow once the garage demolition is complete.
- Concrete crushing and recycling to begin in the lower level of the garage. Crushed concrete will remain on site, and the balance of demolished materials will be removed by truck via the southeast entrance to Sunset Hills Road.
- Structural demolition work is expected to be noisy and dusty. The demolition contractor (Celtic Demolition) will be using water sprayers to limit dust migration.
- Import of soil will begin, which will be used to backfill the garage area. Deliveries will be made via Sunset Hills Road on the south east corner of the office site.
- Demolition work is expected to mostly occur between Monday – Friday, between the hours of 7:00 am and 3:30 pm.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

CUSHMAN & WAKEFIELD
Robert Adkins

CONSTRUCTION HOTLINE

HOTLINE

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FAQ's

Please visit our website https://www.americandreamwayproject.com/faqs

11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

JULY 18, 2025

MAJOR IMPROVEMENTS ON SUNSET STATION TAKING PLACE THIS SUMMER!



Over the next few months we will be making major improvements to Sunset Station. As you may have noticed, curb and gutter installation is nearing completion whereby we can transition to asphalt paving work of the community's interior road network. Weather permitting, beginning the week of July 21st, crews will begin frontage improvements along Sunset Hills. Work will include the extension of a storm drain culvert to allow for construction of a new sidewalk connection from American Dream Way to Old Reston Avenue along the west bound lanes of Sunset Hills Road.

Throughout the duration of the frontage improvement work expect partial closures of the west-bound lanes between American Dream Way and Old Reston Ave. Please note as we prepare for sidewalk and paving work at the intersection of American Dream Way and Old Reston Avenue pedestrians should be prepared for temporary sidewalk closures at the American Dream Way entrance.

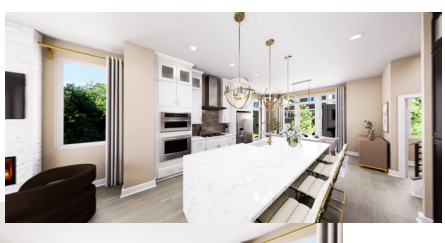
We will also be working on the recreational open space retaining wall and the trail network, as well as the construction of our recreational amenities. The community is getting closer to completion, and we look forward to completing the park sometime in the Fall.

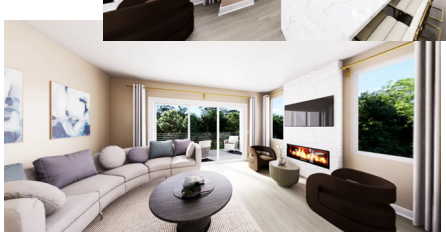
As part of the construction of Sunset Station, we have engaged with an outside consultant to install vibration monitoring equipment on the portion of the site where active townhome-related work is underway. We are committed to ensuring that we are aware of any vibrations that may be occurring and will work closely with the consultant to mitigate them, if possible.

SUNSET STATION UPDATE

Sunset Station is continuing the construction of the model building and hopes to have it completed in November. Dream Finders Homes reports that interest is very high, and they will start pre-sales in September.

Sunset Station is going to be a popular community for Reston. The community will offer spacious townhomes with open floor plans with3–5 bedrooms, 10-foot ceilings, and rooftop terraces.





If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

AMERICAN DREAM WAY PHASE 2 UPDATE

PLANS BEING DEVELOPED FOR VERTICAL DEMOLITION OF THE FNMA BUILDING



Our demolition contractor is nearing completion of the soft strip phase of the building, which includes removing all the interior architectural finishes and decommissioning of non-required systems. We anticipate our permit for demolition of the building and garage structure sometime in August, with demolition work commencing shortly thereafter. We anticipate the demolition to commence on the southeast corner of the site and progress towards the northwest corner. Heavy equipment will be utilized to demolish the existing structure. Concrete will be processed and recycled on-site, with the balance of debris being removed via dump truck. All daily demolition-related traffic will be limited to the Sunset Hills entrance.
Note that the pedestrian gate near North Shore Drive will be closed during vertical demolition.

We remain committed to having vibration monitoring in place before the start of building demolition and are in the process of working with a vibration consultant on a comprehensive vibration plan. We will continue to keep you informed as the plan is finalized.

In addition, we have engaged an environmental consultant to review our demolition approach and identify opportunities to enhance our practices. The consultant will strengthen our erosion & sediment, and stormwater controls—targeting a higher standard than required by permit—to further mitigate potential runoff or downstream impacts during demolition. The consultant will also conduct water sampling in the adjacent pond both before and after demolition to confirm that no adverse impacts from demolition have occurred.

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

UPCOMING KEY SCHEDULE DATES:

- Beginning the week of July 21st (weather permitting), crews will begin the Sunset Hills improvement work
- Throughout the duration of the frontage improvement work, expect partial closures of the west-bound lanes between American Dream Way and Old Reston Ave.

WEEK OF JULY 14th, 2025:

- Continued earthwork – Moving of soil and surface grading
- Continued curb and gutter – Grading, pouring and backfilling
- Continued roadway subgrade work
- Continued retaining wall installation – Walls 4 & 5 behind Lots 71-82
- Continued Fairfax Water Authority water service lateral installation
- Dry utility work including installation of Washington Gas main line, electric and telecom conduit crossings
- Asphalt paving work on the American Dream Way
- Continued Saturday work as needed

WEEK OF JULY 21st, 2025:

- Continued earthwork – Moving of soil and surface grading
- Continued curb and gutter – Grading, pouring and backfilling
- Continued Fairfax Water Authority water service lateral installation
- Continued roadway subgrade work
- Continued asphalt paving work on interior streets
- Continued retaining wall installation – Recreation open space wall construction
- Continued dry utility work including installation of Washington Gas main line, electric and telecom conduit crossings
- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation of new sidewalk
- Continued Saturday work as needed

MONTH OF AUGUST

- Earthwork – Moving of soil and surface grading
- Fairfax Water Authority to install individual lot water connections
- Asphalt paving work on interior streets
- Sunset Hills Frontage Improvement work
- Trail network and recreation amenity work

SUNSET STATION CONSTRUCTION UPDATE MONTHS OF JULY/AUGUST

- Continued construction vehicles at the Old Reston Entrance
- Plumbing groundwork and lateral installation.
- Continue building of foundation wall and slab pours.
- Outside wall framing of the first building.
- Construction on the model building will continue on the same operational schedule throughout July and August

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

JANSEN LAND CONSULTING
Jason Sheer

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

MONTHS OF JULY/AUGUST

- Water and fire line cut & cap along eastern portion of building
- Completion of soft stripping activities
- Continue the separation of materials in the loading dock area
- Expectation for receipt of permits and commencement of vertical demolition commencing in August
  - Vertical demo will commence on the southeastern portion of the site and move north and west
  - A material sorting/processing area will be created in the south-eastern corner of the site
  - Decommissioning of elevator cabs
- Delivery of high-reach crane in August
- Removal of the above-ground storage tank in August
- Implementation of vibration monitoring is to occur
- Water testing at the pond immediately south of the building to occur
- The gate will be closed to the sidewalk once the vertical demolition commences

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11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

JUNE 19, 2025

SUMMER SIZZLES IN THE AMERICAN DREAM WAY PROJECT!



Despite the summer heat and rainstorms, we continue to make great progress with the development of the community. We continue to see more wildlife returning to the community, and our ponds are welcoming back the turtles for a cool down from the hot summer days!

The development of the utility infrastructure, sidewalks, and preparation of the building pads for Sunset Station is going well, and Dream Finders Homes will soon begin work on their beautifully furnished models.

Work has continued on the retaining walls in the community, with Wall 1 on the north side of American Dream Way, and Wall 3 adjacent to the alley closest to where the models are being built. Hazel will be placing fill (soil or stone) on the Sunset Station building pads, in the roadways, behind the curb, and along the retaining walls.

We're also working to tie in American Dream Way Drive at Old Reston Avenue. This will include removing and replacing the existing ADW curb and asphalt. Please note that pedestrians should be prepared for temporary sidewalk closures adjacent to Old Reston Avenue.

SUNSET STATION UPDATE

Sunset Station's utility infrastructure, roads, and sidewalks are in the final stages of completion and, weather permitting, they will begin construction of their model building in late June. The model floor plans will be released to the hundreds of interested buyers on the VIP list the last week of June. Dream Finders Homes reports that interest is very high, and they look to have strong pre-sales before the models open!

Sunset Station will offer spacious townhomes with open floor plans with 3–5 bedrooms, 10-foot ceilings, and rooftop terraces.





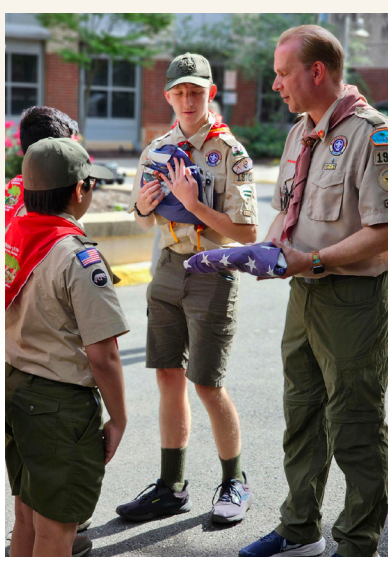
If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit: https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

AMERICAN DREAM WAY PHASE 2 UPDATE

FNMA BUILDING'S AMERICAN FLAG REMOVAL CEREMONY



We are pleased to announce that the American Flag that flew for decades in front of the FNMA building was removed with the pomp and circumstance that it deserved. Thank you to Scout Troop 1970 in Reston, VA, for taking time out of their Memorial Day week-end to conduct a special American flag retirement ceremony at the former FNMA Office building at 11600 American Dream Way Drive.



They did such a fantastic job of expertly removing the American flag from the flagpole properly, carefully folding it, and then presenting it to our representative, who took it to the local police department for proper disposal. We appreciate their professionalism and are happy to know the flag was properly handled.

AMERICAN DREAM WAY PHASE 2 UPDATE

We are pleased to announce that Phase 2 of the American Dream Way Project has been accepted to be a part of the Work Program within the Hunter Mill 2025 Site Specific Plan Amendment (SSPA) process. This next phase will allow Fairfax County to further review the proposed plan Wheelock Communities has submitted and request more details. During this phase, Fairfax County will hold community meetings to obtain feedback from the community. For more information about this phase of the SSPA process, visit:

https://www.fairfaxcounty.gov/huntermill/sites/huntermill/files/Assets/Documents/2025%20SSPA%20Screening%20Information%20Packet.pdf

We look forward to hearing from our neighbors and Reston residents at upcoming community meetings.

Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

MONTHS OF JUNE/JULY

- Continued curb and gutter installation.
- Retaining wall installation.
- Sunset Hills storm drain extension work.
- Sunset Hills earthwork in preparation of the new sidewalk
- Fairfax Water Authority to install individual lot water connections.
- American Dream Way (ADW) tie-in at Old Reston Avenue – Work will include removing and replacing the existing ADW curb and asphalt. Pedestrians should be prepared for temporary sidewalk closures at the ADW entrance.
- During placement of fill (soil or stone) on building pads, in the roadways, behind curb and retaining walls, vibratory equipment will be used to compact the material.

JUNE 16 – JUNE 30, 2025

- Continued earthwork – Moving of soil and surface grading.
- Continued curb and gutter – Grading, pouring and backfilling.
- Continued retaining wall installation – Wall 3 adjacent to alley behind Lots 1-16.
- Continued sanitary sewer inspections.
- Continued water service lateral installation.
- Continued Saturday work as needed.

UPCOMING KEY SCHEDULE DATES:

- Continued earthwork – Import and moving of soil.
- Beginning in the month of June Dream Finders Homes will begin construction of their model building.
- There will be no construction on June 19th or July 4th, both federal holidays.

SUNSET STATION CONSTRUCTION UPDATE

- Plumbing groundwork and lateral installation.
- Building of the building footer and foundation wall and slab pours.
- Outside wall framing of the first building.
- Construction on the model building will continue on the same operational schedule throughout June and July.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

JANSEN LAND CONSULTING
Jason Sheer

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

MONTHS OF JUNE/JULY

- Interior soft stripping will continue through June.
- Soft-stripped material separation in the loading dock area will continue through June.
- Excavation for the office building's sanitary sewer and domestic water disconnection will occur on the south-east corner of the building before the end of June.
- Electrical disconnection is expected in the next 45 days, which will impact street lighting on site.
- Vertical demolition of the building is to commence as early as July.
- A vibration monitoring plan is under production with a third-party consultant.

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CUSHMAN & WAKEFIELD
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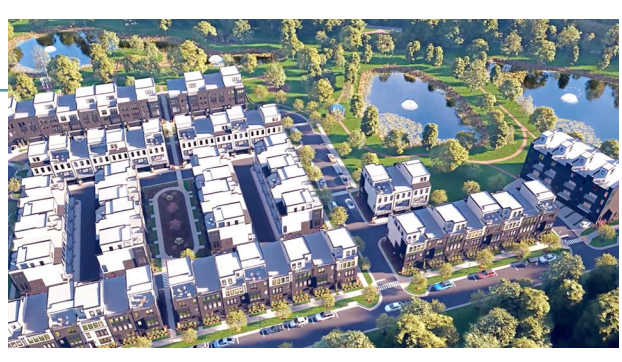
THE AMERICAN DREAM WAY PROJECT UPDATE



The spring weather has been beautiful in Reston, and we have enjoyed watching the trees and flowers bloom and the turtles begin to return to the ponds in our beautiful new community. The development of the utility infrastructure, sidewalks, and preparation of the building pads for Sunset Station have been moving along well, and we are on schedule for Dream Finders Homes to begin work on their model building in June.

We will be starting work on retaining walls in the community with Wall 1 on the north side of American Dream Way, and Wall 3 adjacent to the alley where the homes will be built closest to Old Reston Ave. During the placement of fill (soil or stone) on the Sunset Station building pads, in the roadways, behind the curb, and retaining walls, vibratory equipment will be used to compact the material. Depending on the location of fills or equipment, our neighboring residents may feel slight vibrations.

SUNSET STATION UPDATE



Sunset Station's utility infrastructure, roads, and sidewalks are being completed, and Dream Finders Homes will begin the construction of their model building that will be located closest to Old Reston Ave in June. We are excited to see the community take shape and look forward to the models being completed in the fall.

The townhomes in Sunset Station will offer spacious, open floor plans with 3–5 bedrooms, 10-foot ceilings, and rooftop terraces.

If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/



MEET THE CONSTRUCTION TEAM

Steve Coniglio
Regional Partner,
Mid-Atlantic

Jason Sheer
Project Manager/
Owners Representative,
Jansen Land Consulting

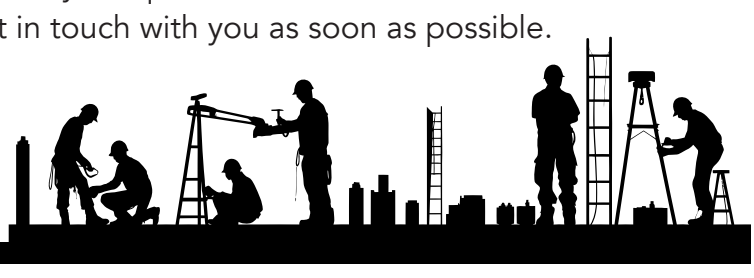
Corey Reynolds
General Contractor,
Site Superintendent

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AMERICAN DREAMWAY CONSTRUCTION

WEEK OF MAY 26TH, 2025:

- There will be no work on Monday, May 26th in observance of Memorial Day.
- Continued earthwork – Soils import, moving of soil, and surface grading.
- Continued sanitary sewer testing south and west of the building.
- Continued curb and gutter – grading, pouring, and backfilling.
- Continued Saturday work as needed.

WEEK OF JUNE 2ND, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading.
- Continued curb and gutter – grading, pouring and backfilling.
- Begin retaining wall installation – Wall 1, north side of American Dream Way, and Wall 3, adjacent to alley behind Lots 1-16.
- Prepare for newly installed sanitary sewer inspections.
- Continued Saturday work as needed.

MONTH OF JUNE

- Continued earthwork – Soils import, moving of soil, and surface grading.
- Continued curb and gutter installation.
- Retaining wall installation.
- Sunset Hills storm drain extension work.
- Sunset Hills earthwork in preparation of the new sidewalk.
- Fairfax Water Authority to install individual lot water connections – TBD.
- Prepare for American Dream Way (ADW) tie-in at Old Reston Avenue – Work will include removing and replacing existing ADW curb and asphalt Pedestrians should be prepared for temporary sidewalk closures at the ADW entrance.
- During placement of fill (soil or stone) on building pads, in the roadways, behind curb and retaining walls vibratory equipment will be used to compact the material. Depending on location of fills or equipment neighboring residents my feel slight vibrations.

SUNSET STATION CONSTRUCTION

MONTH OF JUNE

- Beginning in the month of June, Dream Finders Homes will begin construction of their model building, located closest to Old Reston Ave.
- Building permits for the initial building have been received.
- Property staking.
- Excavation of the property.
- Building footer and foundation wall pours.
- Plumbing groundwork and lateral installation.
- House slab pours.

FAQ's

1. **Who is the owner and developer of the American Dream Way project?**
   Wheelock Communities is the owner and the developer of the community. To learn more about the experience Wheelock Communities has in developing communities in highly desirable locations across the country, visit: **www.wheelockcommunities.com**
2. **What company is responsible for the construction and development of the community?**
   William A. Hazel Inc. (General Contractor) & Jansen Land Consulting (Owner's Representative).
3. **If I have an issue with the construction of the community, who do I call?**
   Project Manager: Jason Sheer – Owner's Representative, Phone #: **703-423-0995**
4. **Will there be a construction office on-site?**
   There will not be a construction office at the property.
5. **How long will the construction take?**
   The construction and development of the American Dream Way project will take approximately 2 - 3 years.
6. **Will the roads be torn up and will detours be needed during construction?**
   Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.
7. **Will there be disruptions to any utility, cable, or Internet services?**
   There are no planned impacts to any utility services within the community
8. **How can I find out more about the construction process?**
   We will be setting up a website, social media accounts, and distributing a newsletter to residents that will be impacted by the project in the very near future. If you would like to be on the newsletter distribution list, please contact the hotline and leave your name and email address.
9. **What do the various tags on the trees on the site mean?**
   We are following the Fairfax County Tree Ordinance for the property as part of the development process.
   - Tree tags are not an indicator of preservation, they are for the purpose of identifying the location and quality of trees 10' inside and 25' outside the Limits of Disturbance (LOD).
   - Trees identified as part of the tree preservation plan are 12" or greater in Diameter at Breast Height (DBH). Trees less than 12" DBH are not inventoried or tagged.
   - Tagged trees are then compared to the project LOD and a determination is made as to the impact of development on the tree.
   - Where possible it is always the goal to save inventoried trees, but at times some of the tagged trees do need to be removed. As required by Fairfax County, tree preservation fencing with signage is placed around the LOD to ensure trees outside the work area are protected.
10. **Why are the sidewalks and the gates closed? When will they reopen?**
    - The existing north-south sidewalk route from the Newport North Shores cluster has been temporarily closed out of an abundance of caution as tree removal, perimeter sediment control installation, and wet utility (sanitary sewer and water main) work is teed up to begin. As soon as the pathway is deemed feasibly safe, sidewalk access will resume.
    - The trails around Ponds 1, 2 & 3 have also been temporarily closed out of an abundance of caution and to prepare for walking surface upgrades including the pruning of trees and freshening of the walking surface. The trails will reopen to the public at the conclusion of the project or when it is deemed feasibly safe for pedestrian access.
    - Construction may require that we remove the perimeter fencing, but that is a temporary and necessary condition to enable the site contractor to properly accomplish the development work. They will be reinstalled as soon as the work is completed.
    - There will be periodic closures for extended periods of time from September 2024 through December 2026 during construction. Please do not go onto the construction site when the gate is closed.
11. **What time is construction allowed to start on the project?**
    - Construction times in residential areas in Fairfax County are from 7a to 9p Monday through Friday, 9a to 9p Saturday. Per the development agreement with Fairfax County, there will be no work on Sundays or Federal holidays.
    - Before these work hours, crews will have access to the site but have been instructed that no mechanized noise is permitted.
12. **Will there be public access to the formerly private trails and ponds inside the American Dream Way project?**
    Wheelock Communities has made sure that the American Dream Way project will create a substantial amount of new open space within the community and will feature public access to ponds, the W&OD Trail, as well as to a new playground the developer is building.
13. **Why are the ponds being dewatered?**
    The two ponds closest to Old Reston Avenue are being dewatered. While the water is low, a forebay (a form of stormwater management filtration) and an aquatic bench will be installed in Pond 1 and an aquatic bench in Pond 2. Pond 3 will not be touched. In addition, we are eliminating invasive species. that can damage the ecosystem in the ponds.



WHEELOCK COMMUNITIES

11600 AMERICAN DREAM WAY

News Journal

APRIL 7, 2025

THE AMERICAN DREAM WAY PROJECT UPDATE





The great weather we've been having has allowed us to make significant progress on the development of Sunset Station's ponds, roads, water, and sewer infrastructure. We're excited to announce that our ponds are coming back to life, and we're hoping that the turtles and wildlife will once again be enjoying their tranquil home. Our roadways are starting to take shape, and the main water line, sanitary sewer, and storm drains are in place so that we can turn the community over to Dream Finders Homes to begin the construction of their residences.



SUNSET STATION UPDATE

Sunset Station, being built by Dream Finders Homes, will be ready for the construction of the townhomes in May! We look forward to watching the community take shape, and we will provide you with updates on the construction process.



The townhomes in Sunset Station will offer 3–5 bedrooms, 10-foot ceilings, rooftop terraces, and open floorplans. If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

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CONSTRUCTION UPDATE



IMPORTANT SAFETY INFORMATION

The gate at the north end of American Dream Way will remain closed until further notice.
Please refrain from kicking down fence panels to access the sidewalk.

UPCOMING KEY SCHEDULE DATES:

WEEK OF APRIL 7TH, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading
- Continued sanitary sewer pressure testing west of building
- Monitoring Ponds A & B permanent stabilization
- American Dream Way curb and gutter work to begin
- Continued Saturday work as needed

MONTH OF APRIL:

- Continued earthwork – Soils import, moving of soil, and surface grading
- Continued curb and gutter installation
- Begin retaining wall installation
- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation of new sidewalk
- Fairfax Water Authority may begin installation of individual lot water connections

FAQ's

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6. **Will the roads be torn up and will detours be needed during construction?**
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   There are no planned impacts to any utility services within the community
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    - The existing north-south sidewalk route from the Newport North Shores cluster has been temporarily closed out of an abundance of caution as tree removal, perimeter sediment control installation, and wet utility (sanitary sewer and water main) work is teed up to begin. As soon as the pathway is deemed feasibly safe, sidewalk access will resume.
    - The trails around Ponds 1, 2 & 3 have also been temporarily closed out of an abundance of caution and to prepare for walking surface upgrades including the pruning of trees and freshening of the walking surface. The trails will reopen to the public at the conclusion of the project or when it is deemed feasibly safe for pedestrian access.
    - Construction may require that we remove the perimeter fencing, but that is a temporary and necessary condition to enable the site contractor to properly accomplish the development work. They will be reinstalled as soon as the work is completed.
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THE AMERICAN DREAM WAY PROJECT UPDATE

We have made great progress on the development of Sunset Station, and we look forward to Dream Finders Homes beginning work on the vertical construction of their residences in the next few months. Sunset Station is going to be a great place for residents to live, work, and play in Reston!

As we prepare for the next phase of horizontal site construction, crews will be testing newly installed water and sanitary sewer infrastructure, importing soil to make site fills, grading in preparation of street construction and planting wetland grasses along the pond embankments.

Over the next couple of months, you will see site grading turn to curb and gutter installation, and the Fairfax Water Authority will be installing water service to Sunset Station. In addition, we will begin paving the roads and stabilizing the site so that Dream Finders Homes can begin vertical construction.

We will keep you updated on all the exciting details about Sunset Station in our newsletter and our website. If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

UPDATE ON THE FNMA OFFICE BUILDING PROPERTY

Wheelock Communities has submitted an application through the Site Specific Plan Amendment (SSPA) Process to have Fairfax County add an option for residential use consisting of townhomes and/or stacked townhomes for the FNMA property.

Wheelock Communities' SSPA application can be reviewed online at:
https://tinyurl.com/mr3549t7

The SSPA process allows for members of the community to ask questions and make comments on the application. The public meeting for Wheelock's application will be held

APRIL 8TH - 7 PM
Langston Hughes Middle School
Lecture Hall 301
11401 Ridge Heights, Reston, VA 20191

We look forward to sharing information about the FNMA project with our neighbors and answering any questions you may have.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio
Regional Partner,
Mid-Atlantic

JANSEN LAND CONSULTING
Jason Sheer
Project Manager/
Owners Representative,
Jansen Land Consulting

WILLIAM A. HAZEL INCORPORATED
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CONSTRUCTION HOTLINE

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.

CONSTRUCTION UPDATE

The gate at the north end of American Dream Way will remain closed until further notice.

Recently, someone kicked down fence panels adjacent to the locked gate, which is a destruction of private property. Please do not kick down fence panels to gain access to the sidewalk, as this will not shorten the time that the gate is closed.

UPCOMING KEY SCHEDULE DATES:

- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation of new sidewalk
- Fairfax Water Authority to install individual lot water connections – TBD
- Retaining wall installation

WEEK OF MARCH 24TH, 2025:

- Continued earthwork – Soils import, moving of soil and surface grading
- Sanitary sewer pressure testing west of building
- Watermain testing west of building
- Work in Ponds A & B to include dewatering and permanent stabilization
- Continued Saturday work as needed

WEEK OF MARCH 31ST, 2025 & APRIL 7TH, 2025

- Continued earthwork – Soils import, moving of soil and surface grading
- Continued sanitary sewer pressure testing west of building
- Continued watermain testing west of building
- Continued work in Ponds A & B to include dewatering and permanent stabilization
- American Dream Way curb and gutter work to begin
- Continued Saturday work as needed

FAQ's

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   There will not be a construction office at the property.
5. **How long will the construction take?**
   The construction and development of the American Dream Way project will take approximately 2 - 3 years.
6. **Will the roads be torn up and will detours be needed during construction?**
   Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.
7. **Will there be disruptions to any utility, cable, or Internet services?**
   There are no planned impacts to any utility services within the community
8. **How can I find out more about the construction process?**
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THE AMERICAN DREAM WAY PROJECT WELCOMES DREAM FINDERS HOMES SUNSET STATION!



Artists rendering for preliminary information. Subject to change without notice.

We are pleased to announce that Dream Finders Homes will be the homebuilder of Sunset Station, the community we are currently developing in The American Dream Way Project. Dream Finders Homes, ranked number 14 in Builder Magazine's "Builder 100", is recognized as one of the nation's fastest-growing homebuilders and is leading the way in technology, quality construction, and commitment to building successful partnerships with communities throughout the nation.

Sunset Station is Dream Finders Homes Capitol Division's newest community, where modern sophistication meets luxury living in the vibrant heart of Reston. The community will feature meticulously designed townhomes with three to five spacious bedrooms with soaring ten-foot ceilings on the main level, lofts with rooftop terraces, and expansive open floorplans.

"We are so excited to be working on our newest community in Northern Virginia and look forward to getting to know the community and our neighbors! Sunset Station is the perfect place to live, and we are so pleased to be involved in building this lifestyle-focused community right in the heart of Reston. Located just steps from Reston Town Center, Reston Station, Tysons Corner, and Plaza America, Sunset Station will blend urban energy with serene living. We are looking forward to launching construction on the residences in the next few months and welcoming homeowners to this unmatched community later this year, said Melanie Green-Karol, Director of Sales & Marketing, Dream Finders Homes – Capitol Division.

We will keep you updated on all the exciting details about Sunset Station in our newsletter and our website. If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit https://dreamfindershomes.com/new-homes/va/reston/sunset-station/

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Mid-Atlantic

Jason Sheer
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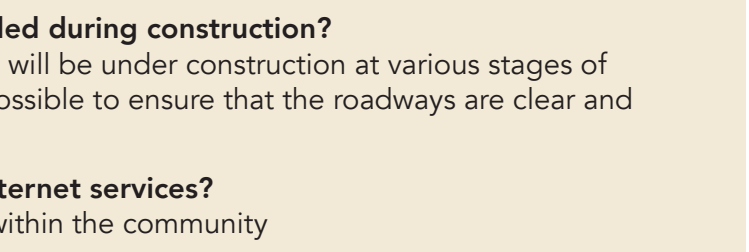
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WEEK OF FEBRUARY 24TH, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading
- Completion of sanitary sewer installation
- Completion of storm drain installation
- Continued water main installation
- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation for new sidewalk
- Continued Saturday work

WEEK OF MARCH 3RD, 2025:

- Continued earthwork – Soils import, moving of soil and surface grading
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- Completion of storm drain installation
- Continued watermain installation
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WHEELOCK COMMUNITIES

11600 AMERICAN DREAM WAY

News Journal

JANUARY 21, 2025

THE AMERICAN DREAM WAY PROJECT COLLABORATES WITH SUSTAINABILITY MATTERS



Wheelock Communities is committed to creating a beautiful community that will provide lots of opportunities to enjoy the incredible natural environment that residents and visitors can enjoy. Our community will offer trails, a new park and playground, and access to the W&OD trail that runs along the south side of the community. To ensure that the community is developed using sustainable development practices and to combat a variety of invasive plant species, LandDesign, our landscape architect, has created a sustainable landscape plan that will use native plants, as well as landscape techniques that will limit water and other harmful chemicals.

Wheelock Communities has collaborated with Sustainability Matters, a local non-profit that has a contract with NOVA Parks to ensure that, when there is an opportunity, the W&OD trail system is being replanted using non-invasive plants. Wheelock Communities is excited to see Sustainability Matters' landscape plan for the trail. Sustainability Matters was founded in 2018 as a grassroots environmental nonprofit operating in Virginia's rural Northern Shenandoah Valley and Piedmont regions and in the DC suburbs. The organization is the architect of transformative, scalable projects like Making Trash Bloom, hosts webinars with global reach, and creates conservation education videos that reach millions of viewers across social media.

Since its inception, Sustainability Matters has organized more than 250 educational and outreach programs for over 25,000 participants. They recently completed a meadow in Vienna, as part of the W&OD trail improvement initiative. "We're excited to be part of the effort to improve the W&OD trail, including the area adjacent to the American Dream Way community. We are currently in the planning stages with this project as well as the trail that abuts the Metro Rail. As a nonprofit, we are able to work with a wide variety of partners, cities, and counties to ensure that sustainability is at the forefront of development efforts," said Andrea McGimsey, Executive Director of Sustainability Matters.

The organization is looking for sponsors, donors, and volunteers to assist in the American Dream Way W&OD Trail project. If you're interested in joining the effort, visit https://www.sustainabilitymatters.earth to find out ways you can help!

MEET THE CONSTRUCTION TEAM

Steve Coniglio
Regional Partner,
Mid-Atlantic

Jason Sheer
Project Manager/
Owners Representative,
Jansen Land Consulting

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Our construction partners have given us a Look Forward Schedule detailing some milestones for the project that we want to share with our neighbors.

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UPCOMING KEY SCHEDULE DATES:

- No work on Monday January 20th – Martin Luther King Jr/Inauguration Day.
- The gate at the north end of American Dream Way will remain closed until all sanitary sewer work, including concrete and asphalt pavement work, is complete.

WEEK OF JANUARY 20TH, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading.
- Continued sanitary sewer work west of the building.
- Continued storm drain work west of the building.
- Start of water main installation.
- Material and equipment deliveries.
- Continued Saturday work.

WEEK OF JANUARY 27TH, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading.
- Completion of sanitary sewer installation.
- Completion of storm drain installation.
- Continued water main installation.
- Sunset Hills storm drain extension work.
- Sunset Hills earthwork in preparation for new sidewalk.
- Continued Saturday work.



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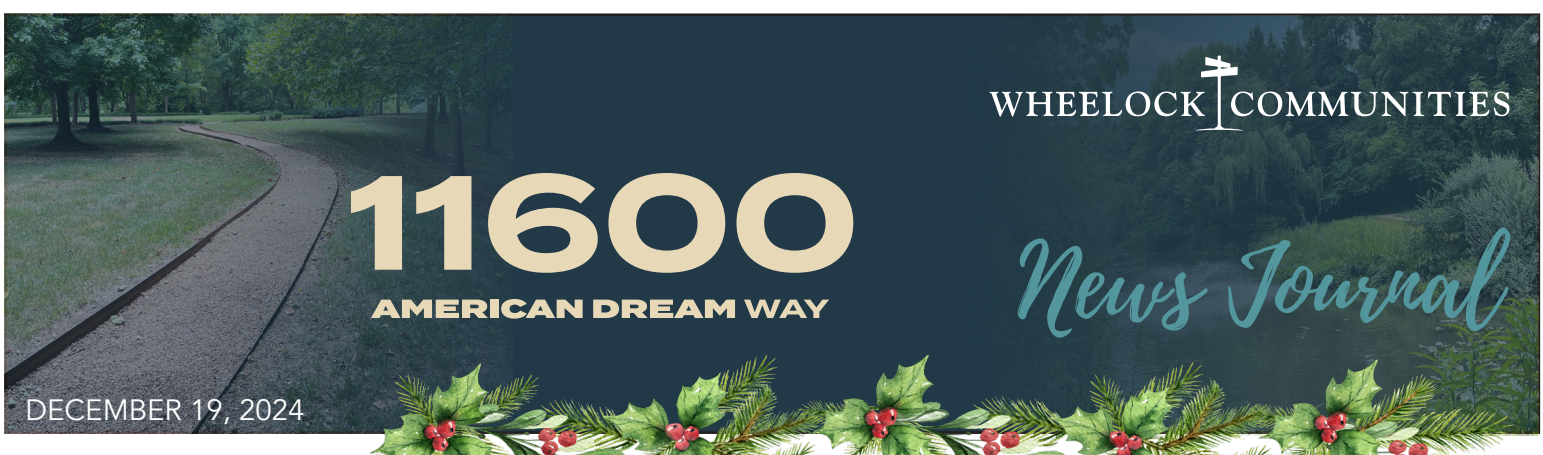
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WHEELOCK COMMUNITIES

11600 AMERICAN DREAM WAY

News Journal

DECEMBER 19, 2024





Happy Holidays FROM THE AMERICAN DREAM WAY TEAM

The holidays are the perfect time to reflect on the year and be thankful for all you have accomplished. The American Dream Way project team is thankful for the progress that we have been able to achieve in this exciting new residential community in the heart of Reston. The team has worked hard to ensure that our neighbors, local officials, and other stakeholders have been informed about the construction activities and we look forward to sharing more information about the progress in the community in 2025.

To celebrate the giving season, the team at American Dream Way has been taking part in a variety of festivities and charitable events with some of the region's nonprofits. We have made donations to the Cornerstones Gift Cards for Kids campaign and the Saint Leo Catholic Church Food Pantry. These organizations are important resources for the community and help make Reston a great place to live.

Merry Christmas & a Happy New Year!

If you're looking for ways to celebrate the holidays with a donation, here is a great resource from Supervisor Walter Alcorn's office for places you can help your neighbors visit: https://tinyurl.com/2p67pypw

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UPCOMING KEY SCHEDULE DATES:

- Weather and vendor schedule permitting expect work to flow as normal the weeks of December 23rd and December 30th.
- Expect normal posted work hours on Monday, Tuesday, Thursday, Friday, and Saturday, as these days are not Federal Holidays
- No work on Wednesday December 25th, 2024 – Christmas Day
- No work on Wednesday January 1st, 2025 – New Years Day
- The gate at the north end of American Dream Way will remain closed until all sanitary sewer work, including concrete and asphalt pavement work, is complete.

WEEK OF DECEMBER 23, 2024:

- Holiday hours - expect a modified work schedule with limited work.
- Site maintenance and other miscellaneous site-related tasks.
- Survey work.

WEEK OF DECEMBER 30, 2024:

- Holiday hours - expect a modified work schedule with limited work.
- Continued earthwork (moving of soil and surface grading).
- Continued sanitary sewer work west of the building.
- Storm drain work along the north side of American Dream Way.
- Storm drain work west of the office building.
- Material and equipment deliveries.

MONTH OF JANUARY:

- Earthwork
- Completion of sanitary sewer installation
- Completion of storm drain installation
- Watermain installation
- Sunset Hills storm drain extension
- Sunset Hills earthwork in preparation of new sidewalk
- Continue Saturday work schedule

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WHEELOCK COMMUNITIES

11600 AMERICAN DREAM WAY

News Journal

NOVEMBER 19, 2024



WE'RE CELEBRATING THE GIVING SEASON!

It's that special time of year when we look around for all the things we have to be thankful for and take an opportunity to make a difference in the lives of those in our community who need help.

Recently, Steve Coniglio, on behalf of Wheelock Communities, donated several coats, hats, scarves, and gloves to the 2024 Hunter Mill District Winter Coat Closet in partnership with Cornerstones, and the Hunter Mill District Supervisor's Office. The Hunter Mill District Coat Closet will provide free winter coats, hats, gloves, mittens, and scarves to all who need them.



For nearly 50 years, Cornerstones has been helping neighbors in need overcome tough economic times in an already high cost-of-living region. The service area of Cornerstones has grown to include most of northwestern Fairfax County. Each resident in Fairfax Countycan become a Cornerstone and continue their history of helping people build more stable lives by connecting them to vital resources that solve their needs for housing, childcare, food or financial assistance.

"We were happy to be part of the Hunter Mill District Winter Coat Closet initiative as we recognize the need to assist those in our community who need help. It's important to be reminded of everything we have to be thankful for and to pay it forward whenever we can," said Steve Coniglio, Regional Partner, Mid-Atlantic for Wheelock Communities.

If you're looking for ways to donate to your neighbors in need, here are some other places you can make a donation during the Thanksgiving season:

https://www.cornerstonesva.org/donations/drives/thanksgiving-food-drive-3/

https://www.reston.org/Calendar.aspx?EID=911

https://restoncommunitycenter.com/event/rcc-thanksgiving-food-drive-2024/#:~:text=You%20can%20contribute%20by%20donating,off%20points%20throughout%20the%20community.

MEET THE CONSTRUCTION TEAM

Steve Coniglio
Regional Partner,
Mid-Atlantic

Jason Sheer
Project Manager/
Owners Representative,
Jansen Land Consulting

Corey Reynolds
General Contractor,
Site Superintendent

CONSTRUCTION HOTLINE

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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.



CONSTRUCTION UPDATE

Our construction partners have given us a Look Forward Schedule detailing some milestones for the project that we want to share with our neighbors.

• PLEASE NOTE: THE GATE WILL BE CLOSED FOR EXTENDED PERIODS OF TIME FROM SEPTEMBER 2024 THROUGH DECEMBER 2026 DURING CONSTRUCTION. PLEASE DO NOT GO ONTO THE CONSTRUCTION SITE WHEN THE GATE IS CLOSED. WE WILL REOPEN THE GATE WHEN IT IS SAFE TO DO SO.

UPCOMING KEY SCHEDULE DATES:

- No work on Thursday November 28th, 2024 – Thanksgiving Day.
- Weather permitting please expect work on Friday, November 29th beginning at 7am and Saturday, November 30th beginning at 9am as these are not Federal Holidays.
- The gate at the north end of American Dream Way will remain closed until all manhole work is complete.
- Even though it is getting darker earlier, construction crews may still work until 9pm.
- The access road will be closed throughout the holiday season.
- The trail will remain closed due to safety concerns.
- The ponds should be filling with water by the end of November.

WEEK OF NOVEMBER 18, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work west of the building
- Storm drain work along north side of American Dream Way
- Storm drain work west of the office building
- Sunset Hills storm drain extension
- Sunset Hills earthwork in preparation of new sidewalk
- Miscellaneous parking deck work
- Completion of pond work
- Material and equipment deliveries

WEEK OF NOVEMBER 25, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work
- Continued storm drain work
- Continued miscellaneous parking deck work
- Material and equipment deliveries

UPCOMING ACTIVITIES FOR DECEMBER:

- Earthwork
- Sanitary sewer installation
- Storm drain installation
- Watermain installation
- Manhole work at sanitary sewer tie in east side of American Dream Way at bridge
- Continued Saturday work

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11600 AMERICAN DREAM WAY PROJECT LAUNCHES WEBSITE & SOCIAL MEDIA

As part of our ongoing efforts to provide information about the project, we have launched a website to ensure that local residents, Fairfax County officials, partners, Realtors, and other stakeholders are kept informed about all the construction activities happening at 11600 American Dream Way.

We encourage all residents, and others interested in staying abreast of how the project is progressing to visit ***www.americandreamwayproject.com*** and share the website with anyone interested in our exciting new townhome community. We will keep the website updated with the latest information on the community. There is a Newsletter tab where we will archive all of the newsletters. We also have a FAQ tab where we keep the updated FAQ document, and a Contact Us page if you would like to send us a question or if someone wants to be added to the newsletter distribution list.

We also have launched social media pages on Facebook, Instagram, and LinkedIn. We will be posting news about the community, as well as sharing information about events and other news within the Reston community. We would like to collaborate with other Reston community-focused organizations to share their information on our social media pages. Please send us an email on the Contact Us page of the website and we will reach out to see how we can work together to promote the great work you are doing!

Please follow us on social media links to stay in the know!
We look forward to engaging with the community on our social media pages!

MEET THE CONSTRUCTION TEAM

Steve Coniglio
Regional Partner,
Mid-Atlantic

Jason Sheer
Project Manager/
Owners Representative,
Jansen Land Consulting

Corey Reynolds
General Contractor,
Site Superintendent

HELPING OUR NEIGHBORS



As the days get cooler, it's time to get out the winter coats & scarves. You can help out those in our community who need a coat, gloves, hats, and scarves by donating to the Hunter Mill District 2024 Winter Coat Closet. The coat drive starts today through November 8th.
Let's make sure no one has to go without a winter coat!
www.fairfaxcounty.gov/huntermill/hunter-mill-district-2024-winter-coat-closet

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UPCOMING KEY SCHEDULE DATES:

- Saturday work to begin on October 26, 2024
  - Saturday work will continue through the completion of the project
  - Allowable Saturday work hours are 9a to 9a (anticipate crews working until sunset)

WEEK OF OCTOBER 28, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work across American Dream Way along south façade of office building
- Continued pond work
- Material and equipment deliveries

MONTH OF NOVEMBER:

- Earthwork
- Sanitary sewer installation
- Storm drain installation
- Water main installation
- Soil and equipment deliveries will be increasing throughout November until project completion.

WEEK OF NOVEMBER 4, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work along the south façade of the office building
- Completion of pond work
- Storm drain work along the north side of American Dream Way

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WHEELOCK COMMUNITIES

11600 AMERICAN DREAM WAY

News Journal

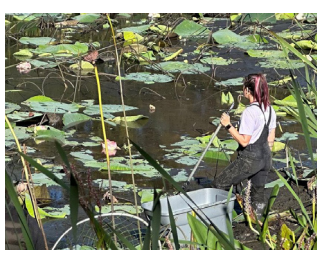
SEPTEMBER 30, 2024



A BIG THANK YOU TO TANYA'S TURTLE PROJECT FOR SAVING OUR WILDLIFE!







As we told you at the beginning of September, we dewatered our ponds to better manage stormwater retention and the growth of invasive plants, weeds and vines. At the suggestion of a Fairfax County Wildlife Specialist, we partnered with Tanya Firth of Tanya's Turtle Project to ensure that our turtles were properly rescued.

Tanya Firth and her incredible volunteers from the local neighborhoods began their rescue operation on Saturday, September 7th, and proudly rescued ten turtles. As the volunteers began to get a better idea of how the turtles responded to the pond dewatering, they could more easily intervene as the turtles began to make their move. On Sunday, September 8th, the group rescued 26 turtles!

On Monday, September 9th, Kelly Geer, a licensed wildlife control officer went to the site in late morning and saved three turtles. She found the construction crew trying to help a Great Blue Heron caught in the brush, tangled in fishing line with a hook stuck in its leg. She assisted the crew in saving the heron and went to transport the bird to Blue Ridge Wildlife Center. She was told by the crew about more turtles trying to escape by the brick wall. Tina was able to call Aleca, one of her volunteers, who went to their rescue. She was able to save an additional 18 turtles. The turtle count for Monday was 21, and a Blue Heron!

Tanya's volunteers kept up their great work and on Tuesday, September 10th, volunteer Kelly found an additional 18 turtles, including one musk turtle. On Wednesday, September 11th, volunteer Aleca found six and Kelly found 20, also including one musk turtle for a total of 26. On Thursday, September, 12th, an additional 13, including 3 musk turtles, and on Friday the 13th, they found one musk turtle.

Many thanks to Tanya Firth and the Tanya's Turtles volunteers! They rescued a total of 115 turtles and one Blue Heron from the ponds. We are proud to have partnered with Tanya on this important project and are grateful for everyone's help in ensuring our turtles are safe!

If you would like to volunteer to assist Tanya in her work to save turtles in the region, please visit her website at www.aeroanimalrescue.org/programs/tanyasturtleproject/.

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WEEK OF SEPTEMBER 30, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work
- Continued pond work
- Early start of 60" storm drain realignment
- Material and equipment deliveries

WEEK OF OCTOBER 7, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work
- Continued pond work
- Continued storm drain work
- Material and equipment deliveries

FORWARD LOOK SCHEDULE OCTOBER

- Earthwork
- Sanitary sewer installation
- Storm drain installation
- Water main installation



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WHEELOCK COMMUNITIES

11600 AMERICAN DREAM WAY

News Journal

SEPTEMBER 5, 2024



WE'RE IMPROVING OUR PONDS & RELOCATING THE TURTLES!

We know how important wildlife is to everyone around the American Dream Way project, so we are making sure that we can relocate the turtles while the ponds are dewatered to improve water quality and remove invasive species in and around the ponds.

Wheelock Communities met with Reston County wildlife personnel Dr. Katherine Edwards, Sergeant Earit Powell, and Ethan Chapmon with the FCPD Animal Services Division on the site to discuss strategies for mitigating construction impacts on resident wildlife.

While many urban wildlife species are highly adaptable and can adjust to land disturbances, some smaller species, like turtles, can experience unique challenges during land development projects. After visiting the property, the county's wildlife team provided recommendations for mitigating travel barriers for turtles and other small terrestrial animals, including suggested modification to sections of the perimeter fencing, when permissible according to permit requirements. Additionally, county staff provided resources to Wheelock Communities for local wildlife rescue organizations that work with developers to reduce wildlife impacts during construction projects.

At the suggestion of the county staff, we have partnered with Tanya Firth of Tanya's Turtle Project. The group will be managing the relocation of the turtles who live in the ponds. If you would like to know more about the group or get involved in the relocation effort, please visit her website at https://aeroanimalrescue.org/programs/tanyasturtleproject/.

Tanya's Turtles will begin the relocation of the turtles sometime after September 5th and will continue to rescue and remove the turtles until they are all safely relocated.

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FORWARD LOOK SCHEDULE

SEPTEMBER

- Earthwork
- Sanitary sewer installation
- Storm drain installation

UPCOMING KEY SCHEDULE DATES:

September 5 – Anticipated start for dewatering of Ponds 1 & 2

September 7 – Weather-dependent anticipated date for the relocation of pond wildlife

September 9 – Weather-dependent anticipated start of sanitary sewer installation along the southeast portion of American Dream Way. North Shores access gate to remain closed.

September 9 – Weather-dependent anticipated start of pond work

WEEK OF SEPTEMBER 2, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued site demo work including removal of American Dream Way streetlights west of the office building
- Preparation for relocation of pond wildlife
- Begin dewatering of Ponds 1 & 2 in preparation for pond work
- Material and equipment deliveries

WEEK OF SEPTEMBER 9, 2024:

- Continued earthwork (moving of soil and surface grading)
- Begin sanitary sewer work on American Dream Way southeast of the office building
- Test pit existing utilities
- Continued site demo work including removal of portions of existing storm drain and water lines
- Begin pond work including the installation of aquatic benches in Ponds 1 & 2 and the installation of a forebay in Pond 1
- Material and equipment deliveries

FAQ's

1. **Who is the owner and developer of the American Dream Way project?**
   Wheelock Communities is the owner and the developer of the community. To learn more about the experience Wheelock Communities has in developing communities in highly desirable locations across the country, visit: **www.wheelockcommunities.com**
2. **What company is responsible for the construction and development of the community?**
   William A. Hazel Inc. (General Contractor) & Jansen Land Consulting (Owner's Representative).
3. **If I have an issue with the construction of the community, who do I call?**
   Project Manager: Jason Sheer – Owner's Representative, Phone #: **703-423-0995**
4. **Will there be a construction office on-site?**
   There will not be a construction office at the property.
5. **How long will the construction take?**
   The construction and development of the American Dream Way project will take approximately 2 - 3 years.
6. **Will the roads be torn up and will detours be needed during construction?**
   Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.
7. **Will there be disruptions to any utility, cable, or Internet services?**
   There are no planned impacts to any utility services within the community
8. **How can I find out more about the construction process?**
   We will be setting up a website, social media accounts, and distributing a newsletter to residents that will be impacted by the project in the very near future. If you would like to be on the newsletter distribution list, please contact the hotline and leave your name and email address.
9. **What do the various tags on the trees on the site mean?**
   We are following the Fairfax County Tree Ordinance for the property as part of the development process.
   - Tree tags are not an indicator of preservation, they are for the purpose of identifying the location and quality of trees 10' inside and 25' outside the Limits of Disturbance (LOD).
   - Trees identified as part of the tree preservation plan are 12" or greater in Diameter at Breast Height (DBH). Trees less than 12" DBH are not inventoried or tagged.
   - Tagged trees are then compared to the project LOD and a determination is made as to the impact of development on the tree.
   - Where possible it is always the goal to save inventoried trees, but at times some of the tagged trees do need to be removed. As required by Fairfax County, tree preservation fencing with signage is placed around the LOD to ensure trees outside the work area are protected.
10. **Why are the sidewalks and the gates closed? When will they reopen?**
    - The existing north-south sidewalk route from the Newport North Shores cluster has been temporarily closed out of an abundance of caution as tree removal, perimeter sediment control installation, and wet utility (sanitary sewer and water main) work is teed up to begin. As soon as the pathway is deemed feasibly safe, sidewalk access will resume.
    - The trails around Ponds 1, 2 & 3 have also been temporarily closed out of an abundance of caution and to prepare for walking surface upgrades including the pruning of trees and freshening of the walking surface. The trails will reopen to the public at the conclusion of the project or when it is deemed feasibly safe for pedestrian access.
    - Construction may require that we remove the perimeter fencing, but that is a temporary and necessary condition to enable the site contractor to properly accomplish the development work. They will be reinstalled as soon as the work is completed.
    - There will be periodic closures for extended periods of time from September 2024 through December 2026 during construction. Please do not go onto the construction site when the gate is closed.
11. **What time is construction allowed to start on the project?**
    - Construction times in residential areas in Fairfax County are from 7a to 9p Monday through Friday, 9a to 9p Saturday. Per the development agreement with Fairfax County, there will be no work on Sundays or Federal holidays.
    - Before these work hours, crews will have access to the site but have been instructed that no mechanized noise is permitted.
12. **Will there be public access to the formerly private trails and ponds inside the American Dream Way project?**
    Wheelock Communities has made sure that the American Dream Way project will create a substantial amount of new open space within the community and will feature public access to ponds, the W&OD Trail, as well as to a new playground the developer is building.
13. **Why are the ponds being dewatered?**
    The two ponds closest to Old Reston Avenue are being dewatered. While the water is low, a forebay (a form of stormwater management filtration) and an aquatic bench will be installed in Pond 1 and an aquatic bench in Pond 2. Pond 3 will not be touched. In addition, we are eliminating invasive species.



WHEELOCK COMMUNITIES

11600
AMERICAN DREAM WAY

News Journal

AUGUST 12, 2024

Welcome to the 11600 AMERICAN DREAM WAY PROJECT!



We're excited to announce the start of construction of the 11600 American Dream Way project, Reston's newest upscale townhome community being developed by Wheelock Communities. This newsletter will be one of the channels that we will use to let our neighbors know what is going on with the construction of this exciting new community.

Here you'll find information about the construction schedule of the community, major milestones, and how to get up-to-date information about any interruptions that the construction might create. We will work closely with our construction partners to ensure that we communicate progress to our neighbors so that we can all enjoy watching this exciting, new community come to life!



Meet the Developer

Wheelock Communities has been developing large-scale master-planned communities, condominiums, and multifamily communities for over 15 years. The team working on the project has many years of experience managing the construction and development of a variety of real estate projects and communities throughout the country. To learn more about the experience Wheelock Communities has in developing communities in highly desirable locations across the country, visit: www.wheelockcommunities.com

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio
Regional Partner,
Mid-Atlantic

JANSEN LAND CONSULTING
Jason Sheer
Owners Representative,
Jansen Land Consulting

WILLIAM A. HAZEL INCORPORATED
Corey Reynolds
General Contractor,
Site Superintendent

CONSTRUCTION HOTLINE

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.

CONSTRUCTION UPDATE

Our construction partners have given us a Look Forward Schedule detailing some milestones for the project that we want to share with our neighbors.

MONTH OF AUGUST:
- Earthwork
- Sanitary sewer installation
- Storm drain installation
- MSP Sidewalk Plan work

UPCOMING KEY SCHEDULE DATES:

August 12 – 14 – Demolition of American Dream Way. Expect loud machinery beginning at 7am each day

August 19 – Anticipated start of sanitary sewer installation.
North Shores access gate to remain closed.

WEEK OF AUGUST 12, 2024:
- Expect loud noise starting at 7a from equipment removing asphalt and concrete.
- Build sediment basin on site
- Strip and export topsoil
- Demolition of American Dream Way from Old Reston Avenue to parking deck
- Test pit existing utilities
- Prepare for sanitary sewer installation
- Material and equipment deliveries

WEEK OF AUGUST 19, 2024:
- North Shores access gate to remain closed
- Export topsoil
- Continue site demolition
- Sanitary sewer installation beginning at EX MH-01
- Material and equipment deliveries
- Prepare for sidewalk installation along the north side of American Dream Way at office building

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4. **Will there be a construction office on-site?**
   There will not be a construction office at the property.
5. **How long will the construction take?**
   The construction and development of the American Dream Way project will take approximately 1 year. Upon completion of the development phase, the construction of the residences will take 1 year to complete.
6. **Will the roads be torn up and will detours be needed during construction?**
   Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.
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