

AMERICAN DREAM WAY PROJECT PHASE ONE

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. How long will the construction take?

The construction and development of the American Dream Way project will take approximately 2 - 3 years.

5. How can I find out more about the construction process?

You can visit our website: <https://www.americandreamwayproject.com>, follow us on social media, and sign up for our newsletter on our website to stay informed.

6. 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.

7. 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.

8. Why are the sidewalks and the gates closed? When will they reopen?

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.

AMERICAN DREAM WAY PROJECT PHASE TWO

GENERAL INFORMATION

Who owns the building? – Wheelock Street Capital

What is happening to the building? – Given the limited demand for office space and the high cost of keeping the building operational, the building is being demolished

What are the future plans for the site? – An SSPA application is pending, which would allow for a residential use on this portion of the site.

Who is overseeing the demolition project? – Cushman & Wakefield.

TIMELINE & PROCESS

When will the demolition begin, and how long will it take? – Demolition of the building structure will commence Summer 2025 and is expected to take approximately eight (8) months.

How will the building be demolished? There will be no explosives used in order to bring the building down at one time. The demo of the building will begin at the top level and continue floor by floor until the building and the parking garages underneath are removed.

What time of day will the work be happening? – Wheelock will abide by the existing construction times set out in the Phase 1 proffer restrictions with respect to permitted hours of work.

Will the demolition happen all at once or in phases? – The actual demolition of the building's structure will happen in a single phase; however, backfilling and stabilizing the site after demolition will occur as a separate phase, which is scheduled to commence immediately following the demolition phase. Compaction of the site will be via rollers and not the dynamic compaction you may have seen on other sites.

Will access to the open spaces and trails be impacted? – We anticipate there will be temporary disruptions to trails and sidewalks in close proximity to the building during demolition.

SAFETY & ENVIRONMENTAL IMPACT

What precautions are being taken to ensure safety during demolition? – All work will comply with all Fairfax County requirements. We have hired an experienced demolition contractor and intend to install a safety fence around the building's exterior to limit any unintended impacts to pedestrians.

Will there be any dust, noise, or vibrations during the process? – As with any demolition project, we do expect there will be noise, dust, and vibration during demolition. Our contractor will work to limit dust during demolition, and noise will be limited to hours permitted by Fairfax County. The demolition will be completed with a high-reach crane, and the building will be dismantled floor-by-floor (i.e., no use of wrecking ball or explosives), which we expect will minimize any major vibrations

Are there any hazardous materials (like asbestos) being removed? – No. There are no asbestos materials on site, given the building was constructed in the early 1990s.

How will the materials be removed from the site? – Any material requiring export from the site will be done so via truck from American Dream Way to Sunset Hills Road.

IMPACT ON NEIGHBORS

Will this affect local traffic or parking? – This should have no impact on parking as all work will be contained to American Dream Way. We expect there will be impacts to local traffic given that trucks will be entering/exiting the site via Sunset Hills to American Dream Way.

Will "the gate" close again? – Yes, we expect the pedestrian gate proximate to North Shore Drive will be closed during the demolition of the building structure.

Will there be any road closures or detours? – No, we do not expect there will be any road closures or detours as all work will be occurring on American Dream Way.

How will you minimize disruption to nearby homes and businesses? – We will limit work to the permitted working hours and continue to keep our neighbors apprised of upcoming work via our newsletter.

COMMUNICATION & CONTACT

How will you keep the neighborhood informed throughout the project? – We will send out ongoing communications with updates on upcoming work.

Who can I contact if I have questions or concerns? – You can reach out to the construction hotline at 703-423-0995.

Will there be any community meetings or updates? – Aside from ongoing communications, there will be a series of community meetings focused on the SSPA application that is requesting the ability to develop residential on this portion of the site. At this time, there are no other community meetings planned.

LOOKING AHEAD

What happens after the demolition is complete? – The site will be backfilled and stabilized as we pursue a potential re-entitlement of the site.

How can neighbors stay involved or informed about future development? – The best way to stay involved is to look for our ongoing communications and/or reach out to the Construction Hotline at 703-423-0995

PHASE 2 RESIDENTIAL DEVELOPMENT

What type of units will be built? – Wheelock has submitted an SSPA application for either traditional townhomes or stacked townhomes, or a combination of both.

How many units will be built? – This is to be determined, but no more than 150 units.

Will the ponds and wildlife be impacted by the demolition or the future development? – The proposed footprint for this phase will not include the ponds or wooded areas of the site. Work will be primarily focused on the location of the office building.

Will the new community create additional traffic on Sunset Hills? – Yes, we expect there will be more traffic on Sunset Hills as a result of the new community; however, this impact should be significantly less than the traffic created from a fully occupied office building.

Will the new community have access to the existing trails, green spaces, and future playground? – Yes.

Will there be a road built to connect North Shore Drive to American Dream Way? – We are not proposing that as part of our SSPA application and do not think it is necessary.

What happens to the site if there is no buyer once the office building is demolished? – It will remain in its stabilized state until it is either developed or sold.