



Re: PCA 93-H-004-03/CDPA 93-H-004-02

Dear Members of the Fairfax County Planning Commission and Board of Supervisors,

On behalf of the Reston Citizens Association (RCA), we write to express our deep concern regarding the ongoing redevelopment of the former Fannie Mae property on American Dream Way, approved as PCA 93-H-004-03/CDPA 93-H-004-02. We urge the Board to ***reject any future rezoning applications*** for the remainder of the property.

The following high-level points are reinforced by the content of this letter:

- Significant disruption to the surrounding community and Restonians at large
- Insufficient community engagement from Fairfax County
- Erosion of community trust by Wheelock
- Failure to deliver on proffers affiliated with the first parcel rezoning and development

The Reston community has repeatedly borne the consequences of decisions that have been made and not followed up on by the Planning Commission, Board of Supervisors, and County staff. Most notably, the Board approved the demolition of the former Fannie Mae building without providing adequate outreach or communication to the surrounding community, despite the significant and foreseeable impacts on nearby residents. Decisions of this magnitude should not be made without ensuring that those most directly affected have an opportunity to be informed and heard.

Since demolition began, the disruption to the lives of Reston residents has been profound. Families living adjacent to the site have endured months of excessive noise, dust, vibrations, and construction activity beginning early each morning and extending into evenings and Saturdays. When the President of the North Shore Association Cluster asked Wheelock if they would share vibration monitoring reports, Wheelock refused; however, though they provided a letter indicating they had not exceeded the vibration criteria. As recently as September 17, the construction generated dust with no water sprayers being used, as identified and observed by an RCA Board member.

[Noise and vibration from inside North Shore Cluster Home Oct 2026](#)

[Noise from backyard of North Shore Cluster Home Owner Sept 2026](#)

[Noise from North Shore Cluster Sept 2026](#)

Residents have altered their daily routines, limited time outdoors, struggled to work from home, and, in at least one case, moved away because the conditions became intolerable.

Picture of dust from Nov 2025

These are not minor inconveniences—they represent a significant decline in the quality of life for the surrounding community.



Dust at North Shore Drive Nov 2025

Dust and Noise Sept 2026

Unfortunately, these impacts have been compounded by Wheelock’s repeated failure to act as a responsible community partner. Throughout this project, Wheelock has made commitments to residents that were not honored and has repeatedly provided information that has proven to be inaccurate or misleading. Whether regarding construction schedules, public access to the property’s trails and ponds, or other aspects of the project, these actions have eroded the trust that is essential between a developer and the community in which it seeks to build.

Equally troubling is Wheelock’s continued disregard for the property itself. The remaining open space has not been maintained in a manner that benefits the community, and there appears to be little consideration given to the environmental resources and wildlife that have long been part of this unique property. This includes the ponds,



which have fallen into disarray and are not being aerated. Reston has always valued the careful balance between development and preservation. That balance is increasingly being lost. Would you describe these trails as a “perfect place” to take a walk or jog? And there is no wildlife because of the stagnant ponds and fences cutting off access, so the picture below must be prior to construction. [Stagnant Ponds Aug 2026 Video Link](#)



Picture below from Wheelock's July 2026 Newsletter

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.



Another example of a failed promise stems from a Zoom meeting In May 2025. Zoom Wheelock told a member of the RCA, a resident of the adjacent Ivy Oak Cluster, and Fairfax County staff that the demolition would take one year to complete. More specifically, they stated it would take three months to empty the building, which started in August 2025. Wheelock also stated it would take eight months to demolish the building, which started in November 2025. Wheelock is now saying the project will not be complete until early 2027.

Frequently Asked Question from August 2025 Wheelock Newsletter

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.

Yet another example that directly impacts the surrounding community is the access to Plaza America from North Shore Drive. Per the PCA 93-H-004-02 Rezoning Application, Proffer #20, Wheelock was to retain "...the existing pedestrian connection from North Shore Drive to American Dream Way." Wheelock closed this connection in the summer of 2025, and it remains inaccessible.

Picture from August 2026

Another promise was to preserve the existing artwork located around the trails and ponds. More specifically, Wheelock stated they would keep the artwork with famous quotations from American writers. While they partially kept the promise, the artwork was removed from the trails and ponds and has lost its impact and is illegible.



Picture from original artwork vs picture of “retained” artwork



Artwork Aug 2026 Video

Despite the substantial development that has already been approved, Wheelock continues to pursue additional residential development on the Hidden Creek Golf Course and the remainder of the former Fannie Mae property. This proposal would further reduce one of Reston’s remaining green spaces, increase traffic and congestion, place additional strain on local infrastructure, and permanently alter the character of the surrounding neighborhoods. While development has an important role in Fairfax County’s future, it should not come at the expense of the very qualities that make Reston a desirable place to live.

At every stage of this process, the community has been asked to absorb the impacts while receiving little assurance that its concerns are being meaningfully considered. The cumulative effect of these decisions is clear: residents lose green space, endure years of disruption, and are expected to trust a developer whose actions have consistently undermined community confidence.

The Reston Citizens Association respectfully requests that the Fairfax County Board of Supervisors deny any application to rezone the remainder of the former Fannie Mae property for additional residential development. If rezoning to residential is approved, the result would be the neighboring communities would endure approximately five years of constant demolition and construction in their backyards. The Board has an opportunity to demonstrate that responsible growth requires not only new housing, but also transparency, accountability, environmental stewardship, and genuine respect for the residents who call Reston home.

We appreciate your consideration of the concerns raised by the Reston community and urge you to place the long-term interests of Reston and its residents above short-term development interests.

Respectfully,

Lynne Mulston
President
Reston Citizens Association

Michele Silver
Secretary
Reston Citizens Association

cc: Reston Citizens Association Board of Directors