

11600

AMERICAN DREAM WAY

WHEELLOCK 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 its 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

WHEELLOCK COMMUNITIES

Steve Coniglio



JANSEN LAND CONSULTING

Jason Sheer



WILLIAM A. HAZEL INCORPORATED

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

WHEELLOCK COMMUNITIES

Steve Coniglio



CUSHMAN & WAKEFIELD

Robert Adkins



CONSTRUCTION HOTLINE

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

The Hotline Number is: 703-423-0995

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

FAQ's

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