

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.

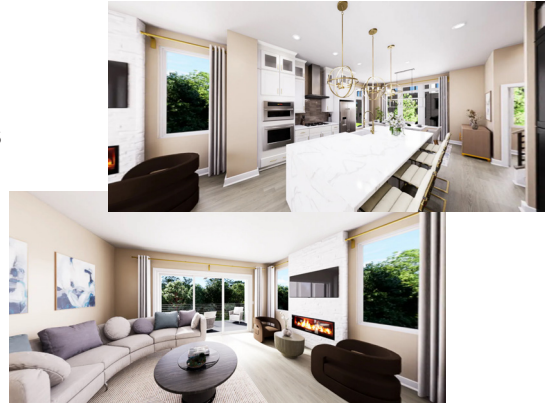
We will also be working on the recreational open space retaining wall and the trail network, as well as the construction of our recreational amenities. The community is getting closer to completion, and we look forward to completing the park sometime in the Fall.

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 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

### 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

#### MEET THE CONSTRUCTION TEAM

**WHEELOCK COMMUNITIES**  
Steve Coniglio

**CUSHMAN & WAKEFIELD**  
Rob 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>