11600 AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

News Journal

PHASE 1

PHASE 2

OCTOBER 26, 2026









SUNSET STATION PHASE 2 SITE DEVELOPMENT IS ON TRACK TO BE COMPLETED IN Q1 2027

The contractor continues to make good progress on the site development on Sunset Station Phase 2. The contractor reports that approximately 55% of the backfill of the site has been completed. If the work continues as planned, the site should be complete by Q1 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

We are committed to repurposing the demolished building and are using recycled concrete backfill material, inclusive of what has been sourced 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. We anticipate concrete recycling to taper off in the coming weeks as we transition to placing and compacting structural fill (i.e., dirt).

Intermittent demolition is expected over the duration of the project as portions of the garage foundation walls are removed.



SUNSET STATION SALES UPDATE

Last month, Dream Finders Homes released their seventh building in the community, and they are already 50% sold out! The first building, comprised of eight 24 ft units, opened in August, and they only have two units left to sell. The new residents will celebrate Christmas in their new homes. Sunset Station has been very popular with residents moving from McLean, Vienna, and Great Falls. The buyers love the location's convenience, walking path, playground, and the close proximity to Reston Town Center.







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.
- The landscape team is performing a round of invasive species management in late October. Following the conclusion of that effort, construction fencing around Ponds A and B will be removed where possible.
- Trail refresh work is anticipated to continue along Ponds A and B over the next month. A connection to the W&OD trail is expected to be established during this time frame.
- A series of improvements have been made to the ponds over the course of development. This includes de-mucking, installation of gabion wall benches to support aquatic life, management of invasive species, and planting of various seed mixes to enhance vegetation. The pond aeration devices were de-energized in connection with the office building demolition. The time frame to re-energize the aerators has not yet been established.

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.