

AUGUST 27, 2026



SUNSET STATION PHASE 2 SITE PREPARATION CONTINUES FOR FUTURE DEVELOPMENT



Work has continued on the backfill phase of the FNMA building and garage project. The contractor reports that over 50% of the backfill has been completed and certified through a third-party vendor to verify the material was placed per all approved requirements and specifications. We are optimistic about achieving a substantial completion date prior to year end, 2026, but note that timing could extend into early 2027.

Most of the primary backfill material used on the site is made of recycled concrete that comes from the office building. The recycled concrete is processed on-site using a specialized piece of equipment, which ensures that as much recycled material will be used on the site as possible. The remainder of the demolished materials are removed by truck via the southeast entrance to Sunset Hills Road.

The demolition contractor has completed the majority of demolition of the underground garage structure. Please be aware that miscellaneous demolition will continue as the backfill is completed, but we anticipate this will be intermittent in nature.

SUNSET STATION'S AMENITIES ARE PERFECT TO ENJOY THE SUMMER WEATHER!

It's a perfect time to take your children or grandchildren to the new Sunset Station Playground. Comfortably located near the lakefront walking path, the playground was created with unique playground equipment that fits into the natural environment. If you're looking for a way to stay active during the summer, the trails are a great place to enjoy in the early mornings or late evenings when the temps are cooler.

If you spend some time on the trails or at the playground, please send your photos to info@theamericandreamwayproject.com.



SUNSET STATION SALES UPDATE

Sunset Station has enjoyed strong sales this summer, and Dream Finders Homes reports that the community is 50% sold out! Sunset Station is popular with move-up home buyers from the local area.

The location offers convenience to Reston Town Center, as well the WO&D Trail, Wiehle-Reston East Metro Station, and is a short drive to the Dulles Airport.



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.
- Trail maintenance and landscaping are ongoing.

PHASE 2

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES

Steve Coniglio



DREAM FINDERS HOMES

Adan Peralta



WILLIAM A. HAZEL INCORPORATED

Corey Reynolds

- 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>.