

DECEMBER 18, 2025

WE'RE CELEBRATING THE HOLIDAYS WITH DONATIONS TO *Coats for Kids!*

During this holiday season, we're excited to support Supervisor Alcorn's efforts to provide warm coats for children in the Hunter Mill District! Steve Coniglio, regional partner Mid-Atlantic with Wheelock Communities and several Reston area residents enjoyed taking over coats to the Hunter Mill District office to celebrate the giving season!

You can help our neighbors in need by giving the gift of warmth to a child. This annual coat drive is sponsored by Fairfax County Supervisor Walter Alcorn in partnership with Heritage Fellowship Church. The coat drive focuses on children's coats, as little ones often outgrow their winter jackets quickly, and there's always a need for more.

You can drop off your coats on Wednesdays between 1-5 p.m. (or by appointment) through January 14th at the North County Governmental Center, located at 1801 Cameron Glen Drive in Reston. For more info visit <https://www.fairfaxcounty.gov/huntermill/winter-coat-drive-for-kids>

If you join us in this worthy cause, please share photos of the coats you donate on our Facebook page.

Have a Great Holiday Season!

PHASE ONE UPDATE

We're in the final phase of completing the infrastructure throughout Sunset Station, and the models have opened for VIP list tours! We are expecting to start work on the trail system in early 2026 in preparation for the spring season. The Sunset Station playground has been completed, but due to possible safety issues during the demolition of the FNMA building, the playground area will not be open for use. We anticipate it being opened by summer 2026.

We have partnered with Sustainability Matters, a grassroots environmental nonprofit, operating in Virginia's rural Northern Shenandoah Valley and Piedmont regions, as well as in the DC suburbs, to explore potential meadows abutting our land on the WO&D trail that runs alongside the southern edge of Sunset Station. We are excited about the opportunity to support Sustainability Matters' mission to introduce a meadow near Sunset Station.

We look forward to sharing details of these efforts and how you can get involved in this exciting project in upcoming newsletters and on our social media pages.

SUNSET STATION UPDATE

The models are open for those who are on the VIP list and have been well-received! Dream Finders Homes has sold several townhomes and has two Quick Move-In Homes for sale. Prices start at \$829,990 for spacious townhomes with open floor plans with 3-5 bedrooms, 10-foot ceilings, and rooftop terraces. A grand opening is being planned for late January and will be open to the public. The 2nd building has been released for pre-sale and buyers are able to select their own interior finishes.

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 TWO UPDATE

THE DEMOLITION OF THE FNMA BUILDING IS GOING AS PLANNED!

The demolition of the FNMA building has been going as planned and is progressing well. The garage structure demolition is ongoing and will proceed in a counterclockwise fashion until the below-grade garage is removed. The garage demolition has slowed as the focus has shifted to demolishing the office building.

The High Reach Demolition equipment has been used effectively to demolish sections of the office building on the northern, eastern, and southern sides of the building. The demolition activity will continue moving west, until all floors are demolished and only the building core remains. The building core will be the last component demolished, which will be completed using the same means and methods currently employed on site. We anticipate that the building will be leveled in Q1 2026. All material stemming from the demo is properly recycled or disposed of per environmental requirements.

The main office building's structural demolition work can be noisy and dusty. Our contractor, Celtic Demolition, is using water sprayers to limit dust migration from the demolition taking place. Celtic Demolition has added a fourth sprayer to keep dust levels down. Fairfax County inspectors come by frequently to verify that water sprayers are being appropriately utilized and that site activity is in compliance with County requirements. When it is too windy to control dust from the building demolition, the demolition pauses until we have more favorable weather. Both rainy days and snowy days are beneficial in keeping the dust from the demolition from traveling away from the demo area.

The processing/recycling of the demolished concrete is to begin in early 2026 in what was 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.

The Demolition work is expected to mostly occur between Monday – Friday (except Federal Holidays), between the hours of 8 am and 4 pm. There will be no demolition work on Christmas Day or New Year's Day. All project stakeholders are closely monitoring the start times of the Demolition Team to ensure disruptions to the adjacent neighbors are kept to a minimum. We work closely with Fairfax County Land Development and Zoning Personnel to make sure the demolition activities comply at all times. If you have any questions about the demolition project, please contact our **Hotline at 703-423-0995**.

We will keep everyone informed through this newsletter, on our social media accounts, and through direct emails. Thank you for your understanding and cooperation as we move forward with this project!



Update



AMERICAN DREAMWAY CONSTRUCTION

PHASE 1

MONTH OF DECEMBER

- Continuation of landscaping on site and along the new sidewalk at Sunset Hills Road.
- Continued dry utility work.
- Installation of a new wood fence along the north side of American Dream Way.

MONTH OF JANUARY

- Dominion to perform energization of the initial electric distribution system.
- Continued trail network improvements.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES

Steve Coniglio



JANSEN LAND CONSULTING

Jason Sheer



WILLIAM A. HAZEL INCORPORATED

Corey Reynolds

PHASE 2

CONSTRUCTION ACTIVITIES DURING DECEMBER AND JANUARY

- Removal of the existing Dominion Energy Transformers and Switches has been completed.
- The demolition of Concrete Processing/recycling is to begin in early 2026.
- Concrete from the building and garage will remain staged on site, and the balance of demolished materials will be removed by truck via the southeast entrance to Sunset Hills Road.
- The processing of the demolition materials will begin once a majority of the building structure and garage have been sufficiently demolished, and the void left by the demolition is ready for backfilling.
- The import of clean backfill is well underway, which will be used to backfill the garage areas and office building. Deliveries of backfill are made via Sunset Hills Road on the southeast corner of the former office site.
- The VDOT Approved Construction Entrance System used to keep soils and debris out of storm structures, is in place.

MEET THE CONSTRUCTION TEAM

WHEELOCK 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

To review our complete list of FAQs, please visit <https://www.americandreamwayproject.com/faqs>.