

OCTOBER 23, 2025



SUNSET STATION SIDEWALKS AND TRAILS ARE TAKING SHAPE

We are continuing our work on the sidewalks and trails for Sunset Station and the community is taking shape! The sidewalk flatwork on Sunset Hills Road was completed this month, and crews are dressing up the grading and stabilization in preparation of landscaping. Traffic signal crews will be on site periodically for the remainder of October to set new signal equipment and modify existing equipment at the intersection of American Dream Way and Sunset Hills Road. The sidewalk along the north side of Sunset Hills Road will provide a pedestrian route from Old Reston Avenue to the bus stop at the intersection of American Dream Way and Sunset Hills Road.

SUNSET STATION SALES UPDATE

Interest in Sunset Station is high and there have been several sales to members of the VIP list since August! Sunset Station will offer spacious townhomes with open floor plans with 3–5 bedrooms, 10-foot ceilings, and rooftop terraces.

If you would like more information or to get on the VIP list, please visit, <https://dreamfindershomes.com/new-homes/va/reston/sunset-station/>

AMERICAN DREAM WAY PHASE 2 UPDATE

THE DEMOLITION OF THE FNMA BUILDING IS UNDERWAY!



The demolition of the FNMA building is well underway and we are excited about the progress we have made. Demolition of the 3-story portion of the office building on the southern side of the project, removal of the wall structure around the ramp on the southeast corner of the office building, plugging of all the Domestic Water & Fire lines serving the building, and removal of the existing landscape clearing has been completed.

Demolition of the building loading dock area and garage structure on the south-east corner of the site is now underway and will proceed in counterclockwise fashion until the below-grade garage is removed. Demolition of the office building will commence once the garage demolition is complete. The garage demolition work will continue through November 2025.

Demolition work is expected to occur between Monday – Friday, between the hours of 8 am and 4 pm. 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

UPCOMING KEY SCHEDULE DATES:

- October 23rd, asphalt surface milling of American Dream Way at Sunset Hills Road.
- October 28th, surface paving of American Dream Way at Sunset Hills Road.

WEEK OF OCTOBER 20TH, 2025:

- Begin installation of new traffic signal equipment on the south bound lane at the intersection of American Dream Way and Sunset Hills Road.
- Finishing touches of grading and stabilization along the Sunset Hills Road sidewalk in preparation of landscaping.
- Begin sidewalk work at the intersection of American Dream Way and Old Reston Ave.
- Continued dry utility work, including installation of electric and telecom conduit.
- Fine grading of common areas in preparation of landscaping.
- Tot lot playground equipment installation.
- Continued Saturday work as needed.

SUNSET STATION TOWNHOMES CONSTRUCTION UPDATE

- Vertical construction continues 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

WHEELOCK COMMUNITIES

Steve Coniglio

JANSEN LAND
CONSULTING

Jason Sheer

WILLIAM A.
HAZEL
INCORPORATED

Corey Reynolds

PHASE 2

LATE OCTOBER / MONTH OF NOVEMBER:

- Removal of surface asphalt, concrete topping slab, and garage waterproofing around the office portion to be completed.
- Removal of the existing Dominion Energy transformers and switches will be completed in November. Note that Dominion requires use of a crane to remove the equipment from site. The crane will be situated on the north side of the site for approximately one (1) week in mid-November.
- Demolition of the building loading dock area and garage structure on the south-east corner of the site is now underway and will proceed in counterclockwise fashion until the below-grade garage is removed. Demolition of the office building to follow once garage demolition is complete. The garage demolition work will take up most of the month of November.
- Structural demolition work is notably noisy and dusty. The demolition contractor (Celtic Demolition) is using water sprayers to limit dust migration from the demolition taking place.
- Demolished Concrete Processing/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. On-site concrete processing equipment will be delivered to the site in the coming weeks.
- The main demolition equipment is being staged on-site with much of the equipment in place. The High Reach equipment (used to demolish the high floors of the office building) is forecasted to be on-site in mid-November.
- Import of clean soil has begun, which will be used to backfill the garage area. Deliveries will be made via Sunset Hills Road on the southeast corner of the former office site. VDOT Approved Construction Entrance System will be used to keep soils and debris out of storm structures is in place.
- The Demolition work is expected to mostly occur between Monday – Friday, between the hours of 8 am and 4 pm. All project stakeholders are closely monitoring the start times of the Demolition Team and their ancillary partners. (Debris Hauling, Delivery, etc) to ensure disruptions to the adjacent neighbors are kept to a minimum.

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.

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

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>.