

MAY 27, 2026



THE FNMA BUILDING'S GARAGE DEMOLITION IS NEARING COMPLETION!

We're excited to announce that the demolition of the FNMA building's garage has been going well, and the contractor has reached substantial completion. We anticipate that any remaining garage demolition work will be completed as backfill and compaction work progresses.

The contractor's focus has moved to filling in the void left by the building and garage. The majority of the required backfill has been imported to site, and the team has begun placing and compacting material in the western portion of the site. Moving forward, work will be primarily comprised of concrete recycling, stockpile management, and placing and compacting backfill material. Compaction will be achieved through use of compaction rollers (See green machine in the image at the top of this newsletter).

We continue to work on the Concrete Processing/Recycling process with the specialized piece of equipment that creates usable material to backfill the voids left by the office building and the garage. The remaining demolished materials that cannot be used on the site will be removed by truck via the southeast entrance to Sunset Hills Road.

THE WALKING TRAILS & PLAYGROUND ARE READY FOR SUMMER FUN!



As the school year winds down, Sunset Station is ready for residents, neighbors, and the community to enjoy the beautiful summer season in our new playground, complete with high-quality playground equipment! Much of our trail network around the ponds has been restored, and they are the perfect place to enjoy leisurely summer strolls or more invigorating walks or jogs. We would love to see photos of you and your friends and family enjoying the new playground and trails. Please send your photos to info@theamericandreamwayproject.com.



SUNSET STATION SALES UPDATE

Sales of the homes in Sunset Station by Dream Finders Homes continue to be brisk! The community has been well-received by Realtors and move-up home buyers from the local area looking for new homes conveniently located to Reston Town Center.

The beautifully decorated models have been very popular with prospective buyers, with many of them opting to install many of the upgrades seen in the model homes.



 DREAM FINDERS HOMES



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

- Final segment of the wood fence was completed in May.
- Two buildings are currently under construction and are expected to be completed in late May / early June.
- One additional building commenced work earlier this month and is currently progressing through foundation-related work.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES
Steve Coniglio

 DREAM FINDERS HOMES
Nicholas Hayes

 WILLIAM A. HAZEL INCORPORATED
Corey Reynolds

PHASE 2

- The import of clean backfill material is ongoing to backfill in portions of the project in conjunction with the recycled concrete.
- The VDOT-approved construction entrance system is in use to keep soils and debris out of storm structures
- Celtic Demolition continues to use water sprayers to limit dust migration from the demolition taking place. With the office building demolition now complete, this greatly reduces dust on-site.
- Fairfax County inspectors continue to come by frequently to verify that the demolition contractor is utilizing the water sprayers as required.
- Fairfax County inspectors also monitor the entrance to the construction site, making sure the demolition contractor is using required techniques to clean off truck tires before leaving the project site to minimize any contamination within the stormwater system.
- The back-fill scope of work is expected to mostly occur between Monday – Friday (except Federal Holidays), between the hours of 7 am and 4 pm.
- When needed to keep the project on schedule Saturdays might be used as progress catch-up days periodically.
- 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.
- We are working closely with Fairfax County Land Development and Zoning Personnel to make sure the Demolition activities are in compliance at all times.

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>.