

JULY 18, 2025

## MAJOR IMPROVEMENTS ON SUNSET STATION TAKING PLACE THIS SUMMER!



Over the next few months we will be making major improvements to Sunset Station. As you may have noticed, curb and gutter installation is nearing completion whereby we can transition to asphalt paving work of the community's interior road network. Weather permitting, beginning the week of July 21st, crews will begin frontage improvements along Sunset Hills. Work will include the extension of a storm drain culvert to allow for construction of a new sidewalk connection from American Dream Way to Old Reston Avenue along the west bound lanes of Sunset Hills Road.

Throughout the duration of the frontage improvement work expect partial closures of the west-bound lanes between American Dream Way and Old Reston Ave. Please note as we prepare for sidewalk and paving work at the intersection of American Dream Way and Old Reston Avenue pedestrians should be prepared for temporary sidewalk closures at the American Dream Way entrance.

We will also be working on the recreational open space retaining wall and the trail network, as well as the construction of our recreational amenities. The community is getting closer to completion, and we look forward to completing the park sometime in the Fall.

As part of the construction of Sunset Station, we have engaged with an outside consultant to install vibration monitoring equipment on the portion of the site where active townhome-related work is underway. We are committed to ensuring that we are aware of any vibrations that may be occurring and will work closely with the consultant to mitigate them, if possible.

### SUNSET STATION UPDATE

Sunset Station is continuing the construction of the model building and hopes to have it completed in November. Dream Finders Homes reports that interest is very high, and they will start pre-sales in September.

Sunset Station is going to be a popular community for Reston. The community will offer spacious townhomes with open floor plans with 3-5 bedrooms, 10-foot ceilings, and rooftop terraces.



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 2 UPDATE

### PLANS BEING DEVELOPED FOR VERTICAL DEMOLITION OF THE FNMA BUILDING



Our demolition contractor is nearing completion of the soft strip phase of the building, which includes removing all the interior architectural finishes and decommissioning of non-required systems. We anticipate our permit for demolition of the building and garage structure sometime in August, with demolition work commencing shortly thereafter. We anticipate the demolition to commence on the southeast corner of the site and progress towards the northwest corner. Heavy equipment will be utilized to demolish the existing structure. Concrete will be processed and recycled on-site, with the balance of debris being removed via dump truck. All daily demolition-related traffic will be limited to the Sunset Hills entrance.

**Note that the pedestrian gate near North Shore Drive will be closed during vertical demolition.**

We remain committed to having vibration monitoring in place before the start of building demolition and are in the process of working with a vibration consultant on a comprehensive vibration plan. We will continue to keep you informed as the plan is finalized.

In addition, we have engaged an environmental consultant to review our demolition approach and identify opportunities to enhance our practices. The consultant will strengthen our erosion & sediment, and stormwater controls—targeting a higher standard than required by permit—to further mitigate potential runoff or downstream impacts during demolition. The consultant will also conduct water sampling in the adjacent pond both before and after demolition to confirm that no adverse impacts from demolition have occurred.

# Update



## AMERICAN DREAMWAY CONSTRUCTION

### PHASE 1

#### UPCOMING KEY SCHEDULE DATES:

- Beginning the week of July 21st (weather permitting), crews will begin the Sunset Hills improvement work
- Throughout the duration of the frontage improvement work, expect partial closures of the west-bound lanes between American Dream Way and Old Reston Ave.

#### WEEK OF JULY 14th, 2025:

- Continued earthwork – Moving of soil and surface grading
- Continued curb and gutter – Grading, pouring and backfilling
- Continued roadway subgrade work
- Continued retaining wall installation – Walls 4 & 5 behind Lots 71-82
- Continued Fairfax Water Authority water service lateral installation
- Dry utility work including installation of Washington Gas main line, electric and telecom conduit crossings
- Asphalt paving work on the American Dream Way
- Continued Saturday work as needed

#### WEEK OF JULY 21st, 2025:

- Continued earthwork – Moving of soil and surface grading
- Continued curb and gutter – Grading, pouring and backfilling
- Continued Fairfax Water Authority water service lateral installation
- Continued roadway subgrade work
- Continued asphalt paving work on interior streets
- Continued retaining wall installation – Recreation open space wall construction
- Continued dry utility work including installation of Washington Gas main line, electric and telecom conduit crossings
- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation of new sidewalk
- Continued Saturday work as needed

#### MONTH OF AUGUST

- Earthwork – Moving of soil and surface grading
- Fairfax Water Authority to install individual lot water connections
- Asphalt paving work on interior streets
- Sunset Hills Frontage Improvement work
- Trail network and recreation amenity work

#### SUNSET STATION CONSTRUCTION UPDATE MONTHS OF JULY/AUGUST

- Continued construction vehicles at the Old Reston Entrance
- Plumbing groundwork and lateral installation.
- Continue building of foundation wall and slab pours.
- Outside wall framing of the first building.
- Construction on the model building will continue on the same operational schedule throughout July and August

#### MEET THE CONSTRUCTION TEAM

**WHEELOCK COMMUNITIES**  
Steve Coniglio

**JANSEN LAND CONSULTING**  
Jason Sheer

**WILLIAM A. HAZEL INCORPORATED**  
Corey Reynolds

### PHASE 2

#### MONTHS OF JULY/AUGUST

- Water and fire line cut & cap along eastern portion of building
- Completion of soft stripping activities
- Continue the separation of materials in the loading dock area
- Expectation for receipt of permits and commencement of vertical demolition commencing in August
  - Vertical demo will commence on the southeastern portion of the site and move north and west
  - A material sorting/processing area will be created in the south-eastern corner of the site
  - Decommissioning of elevator cabs
- Delivery of high-reach crane in August
- Removal of the above-ground storage tank in August
- Implementation of vibration monitoring is to occur
- Water testing at the pond immediately south of the building to occur
- The gate will be closed to the sidewalk once the vertical demolition commences

#### MEET THE CONSTRUCTION TEAM

**WHEELOCK COMMUNITIES**  
Steve Coniglio

**CUSHMAN & WAKEFIELD**  
Rob 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

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



JUNE 19, 2025

## SUMMER SIZZLES IN THE AMERICAN DREAM WAY PROJECT!



Despite the summer heat and rainstorms, we continue to make great progress with the development of the community. We continue to see more wildlife returning to the community, and our ponds are welcoming back the turtles for a cool down from the hot summer days!

The development of the utility infrastructure, sidewalks, and preparation of the building pads for Sunset Station is going well, and Dream Finders Homes will soon begin work on their beautifully furnished models.

Work has continued on the retaining walls in the community, with Wall 1 on the north side of American Dream Way, and Wall 3 adjacent to the alley closest to where the models are being built. Hazel will be placing fill (soil or stone) on the Sunset Station building pads, in the roadways, behind the curb, and along the retaining walls.

We're also working to tie in American Dream Way Drive at Old Reston Avenue. This will include removing and replacing the existing ADW curb and asphalt. Please note that pedestrians should be prepared for temporary sidewalk closures adjacent to Old Reston Avenue.

## SUNSET STATION UPDATE

Sunset Station's utility infrastructure, roads, and sidewalks are in the final stages of completion and, weather permitting, they will begin construction of their model building in late June. The model floor plans will be released to the hundreds of interested buyers on the VIP list the last week of June. Dream Finders Homes reports that interest is very high, and they look to have strong pre-sales before the models open!

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 about Sunset Station or to sign up for their buyer interest list, please visit: <https://dreamfindershomes.com/new-homes/va/reston/sunset-station/>

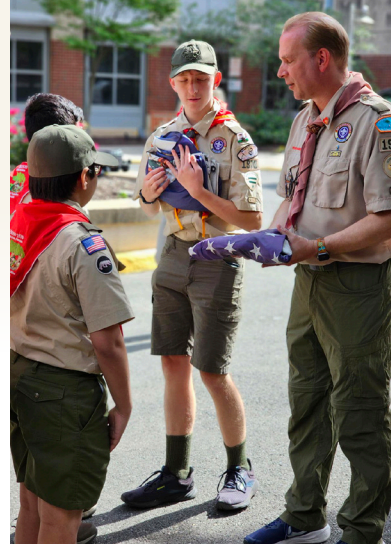
## AMERICAN DREAM WAY PHASE 2 UPDATE

### FNMA BUILDING'S AMERICAN FLAG REMOVAL CEREMONY



flag retirement ceremony at the former FNMA Office building at 11600 American Dream Way Drive.

They did such a fantastic job of expertly removing the American flag from the flagpole properly, carefully folding it, and then presenting it to our representative, who took it to the local police department for proper disposal. We appreciate their professionalism and are happy to know the flag was properly handled.



## AMERICAN DREAM WAY PHASE 2 UPDATE

We are pleased to announce that Phase 2 of the American Dream Way Project has been accepted to be a part of the Work Program within the Hunter Mill 2025 Site Specific Plan Amendment (SSPA) process. This next phase will allow Fairfax County to further review the proposed plan Wheelock Communities has submitted and request more details. During this phase, Fairfax County will hold community meetings to obtain feedback from the community. For more information about this phase of the SSPA process, visit:

<https://www.fairfaxcounty.gov/huntermill/sites/huntermill/files/Assets/Documents/2025%20SSPA%20Screening%20Information%20Packet.pdf>

We look forward to hearing from our neighbors and Reston residents at upcoming community meetings.

# Update



## AMERICAN DREAMWAY CONSTRUCTION

### PHASE 1

#### MONTHS OF JUNE/JULY

- Continued curb and gutter installation.
- Retaining wall installation.
- Sunset Hills storm drain extension work.
- Sunset Hills earthwork in preparation of the new sidewalk
- Fairfax Water Authority to install individual lot water connections.
- American Dream Way (ADW) tie-in at Old Reston Avenue – Work will include removing and replacing the existing ADW curb and asphalt. Pedestrians should be prepared for temporary sidewalk closures at the ADW entrance.
- During placement of fill (soil or stone) on building pads, in the roadways, behind curb and retaining walls, vibratory equipment will be used to compact the material.

#### JUNE 16 – JUNE 30, 2025

- Continued earthwork – Moving of soil and surface grading.
- Continued curb and gutter – Grading, pouring and backfilling.
- Continued retaining wall installation – Wall 3 adjacent to alley behind Lots 1-16.
- Continued sanitary sewer inspections.
- Continued water service lateral installation.
- Continued Saturday work as needed.

#### UPCOMING KEY SCHEDULE DATES:

- Continued earthwork – Import and moving of soil.
- Beginning in the month of June Dream Finders Homes will begin construction of their model building.
- There will be no construction on June 19th or July 4th, both federal holidays.

#### SUNSET STATION CONSTRUCTION UPDATE

- Plumbing groundwork and lateral installation.
- Building of the building footer and foundation wall and slab pours.
- Outside wall framing of the first building.
- Construction on the model building will continue on the same operational schedule throughout June and July.

### MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES

Steve Coniglio



Jason Sheer



Corey Reynolds

### PHASE 2

#### MONTHS OF JUNE/JULY

- Interior soft stripping will continue through June.
- Soft-stripped material separation in the loading dock area will continue through June.
- Excavation for the office building's sanitary sewer and domestic water disconnection will occur on the south-east corner of the building before the end of June.
- Electrical disconnection is expected in the next 45 days, which will impact street lighting on site.
- Vertical demolition of the building is to commence as early as July.
- A vibration monitoring plan is under production with a third-party consultant.

### MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES

Steve Coniglio



Rob 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.

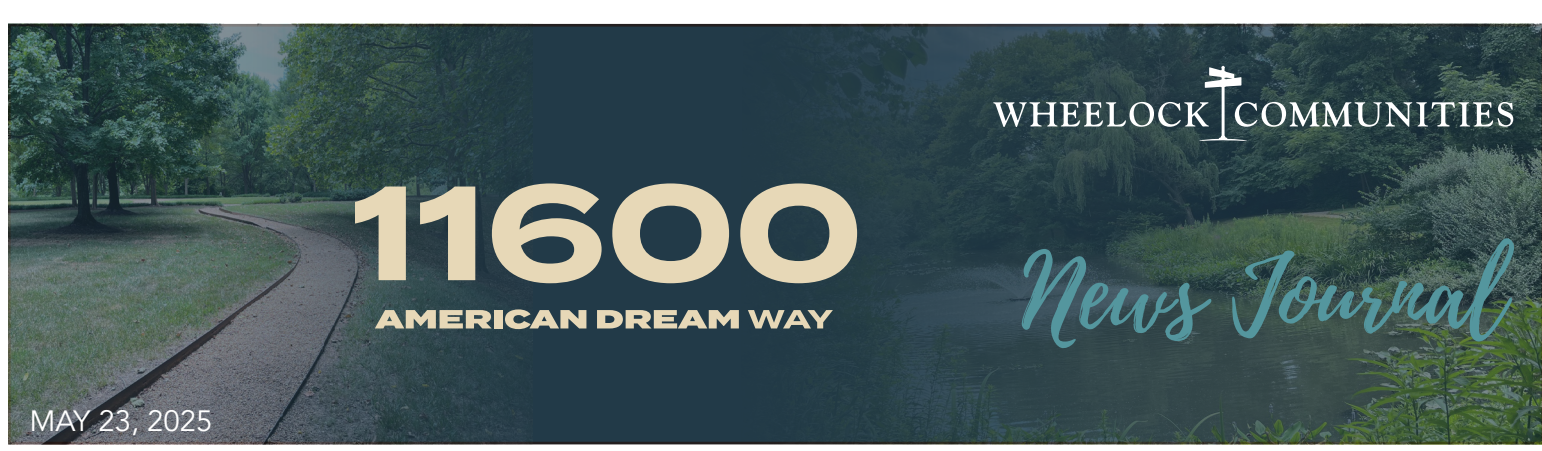
**The Hotline Number is: 703-423-0995**

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.

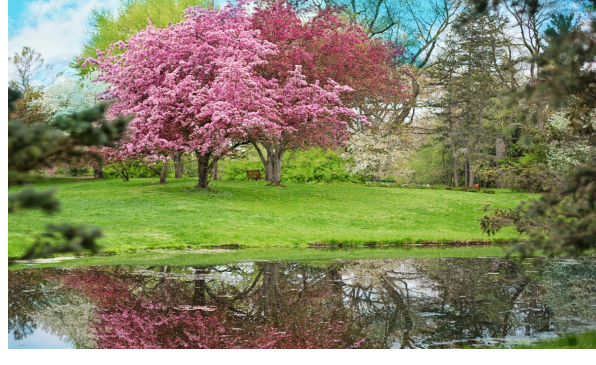
## FAQ's

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## THE AMERICAN DREAM WAY PROJECT UPDATE



The spring weather has been beautiful in Reston, and we have enjoyed watching the trees and flowers bloom and the turtles begin to return to the ponds in our beautiful new community. The development of the utility infrastructure, sidewalks, and preparation of the building pads for Sunset Station have been moving along well, and we are on schedule for Dream Finders Homes to begin work on their model building in June.

We will be starting work on retaining walls in the community with Wall 1 on the north side of American Dream Way, and Wall 3 adjacent to the alley where the homes will be built closest to Old Reston Ave.

During the placement of fill (soil or stone) on the Sunset Station building pads, in the roadways, behind the curb, and retaining walls, vibratory equipment will be used to compact the material. Depending on the location of fills or equipment, our neighboring residents may feel slight vibrations.

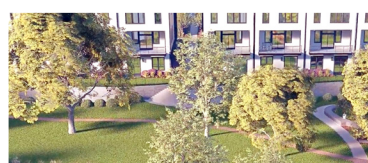
## SUNSET STATION UPDATE

Sunset Station's utility infrastructure, roads, and sidewalks are being completed, and Dream Finders Homes will begin the construction of their model building that will be located closest to Old Reston Ave in June. We are excited to see the community take shape and look forward to the models being completed in the fall.

The townhomes in Sunset Station will offer spacious, open floor plans with 3–5 bedrooms, 10-foot ceilings, and rooftop terraces.



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/>



## MEET THE CONSTRUCTION TEAM

**WHEELLOCK COMMUNITIES**

**Steve Coniglio**  
Regional Partner,  
Mid-Atlantic

**JANSEN LAND CONSULTING**

**Jason Sheer**  
Project Manager/  
Owners Representative,  
Jansen Land Consulting

**WILLIAM A. HAZEL INCORPORATED**

**Corey Reynolds**  
General Contractor,  
Site Superintendent



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*Update*



## AMERICAN DREAMWAY CONSTRUCTION

### WEEK OF MAY 26TH, 2025:

- There will be no work on Monday, May 26th in observance of Memorial Day.
- Continued earthwork – Soils import, moving of soil, and surface grading.
- Continued sanitary sewer testing south and west of the building.
- Continued curb and gutter – grading, pouring, and backfilling.
- Continued Saturday work as needed.

### WEEK OF JUNE 2ND, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading.
- Continued curb and gutter – grading, pouring and backfilling.
- Begin retaining wall installation – Wall 1, north side of American Dream Way, and Wall 3, adjacent to alley behind Lots 1-16.
- Prepare for newly installed sanitary sewer inspections.
- Continued Saturday work as needed.

### MONTH OF JUNE

- Continued earthwork – Soils import, moving of soil, and surface grading.
- Continued curb and gutter installation.
- Retaining wall installation.
- Sunset Hills storm drain extension work.
- Sunset Hills earthwork in preparation of the new sidewalk.
- Fairfax Water Authority to install individual lot water connections – TBD.
- Prepare for American Dream Way (ADW) tie-in at Old Reston Avenue – Work will include removing and replacing existing ADW curb and asphalt. Pedestrians should be prepared for temporary sidewalk closures at the ADW entrance.
- During placement of fill (soil or stone) on building pads, in the roadways, behind curb and retaining walls vibratory equipment will be used to compact the material. Depending on location of fills or equipment neighboring residents may feel slight vibrations.

## SUNSET STATION CONSTRUCTION

### MONTH OF JUNE

- Beginning in the month of June, Dream Finders Homes will begin construction of their model building, located closest to Old Reston Ave.
- Building permits for the initial building have been received.
- Property staking.
- Excavation of the property.
- Building footer and foundation wall pours.
- Plumbing groundwork and lateral installation.
- House slab pours.

## FAQ's

- 1. Who is the owner and developer of the American Dream Way project?**  
Wheelock Communities is the owner and the developer of the community. To learn more about the experience Wheelock Communities has in developing communities in highly desirable locations across the country, visit: [www.wheelockcommunities.com](http://www.wheelockcommunities.com)
- 2. What company is responsible for the construction and development of the community?**  
William A. Hazel Inc. (General Contractor) & Jansen Land Consulting (Owner's Representative).
- 3. If I have an issue with the construction of the community, who do I call?**  
Project Manager: Jason Sheer – Owner's Representative, Phone #: **703-423-0995**
- 4. Will there be a construction office on-site?**  
There will not be a construction office at the property.
- 5. How long will the construction take?**  
The construction and development of the American Dream Way project will take approximately 2 - 3 years.
- 6. Will the roads be torn up and will detours be needed during construction?**  
Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.
- 7. Will there be disruptions to any utility, cable, or Internet services?**  
There are no planned impacts to any utility services within the community
- 8. How can I find out more about the construction process?**  
We will be setting up a website, social media accounts, and distributing a newsletter to residents that will be impacted by the project in the very near future. If you would like to be on the newsletter distribution list, please contact the hotline and leave your name and email address.
- 9. What do the various tags on the trees on the site mean?**  
We are following the Fairfax County Tree Ordinance for the property as part of the development process.
  - Tree tags are not an indicator of preservation, they are for the purpose of identifying the location and quality of trees 10' inside and 25' outside the Limits of Disturbance (LOD).
  - Trees identified as part of the tree preservation plan are 12" or greater in Diameter at Breast Height (DBH). Trees less than 12" DBH are not inventoried or tagged.
  - Tagged trees are then compared to the project LOD and a determination is made as to the impact of development on the tree.
  - Where possible it is always the goal to save inventoried trees, but at times some of the tagged trees do need to be removed. As required by Fairfax County, tree preservation fencing with signage is placed around the LOD to ensure trees outside the work area are protected.
- 10. Why are the sidewalks and the gates closed? When will they reopen?**
  - The existing north-south sidewalk route from the Newport North Shores cluster has been temporarily closed out of an abundance of caution as tree removal, perimeter sediment control installation, and wet utility (sanitary sewer and water main) work is tied up to begin. As soon as the pathway is deemed feasibly safe, sidewalk access will resume.
  - The trails around Ponds 1, 2 & 3 have also been temporarily closed out of an abundance of caution and to prepare for walking surface upgrades including the pruning of trees and freshening of the walking surface. The trails will reopen to the public at the conclusion of the project or when it is deemed feasibly safe for pedestrian access.
  - Construction may require that we remove the perimeter fencing, but that is a temporary and necessary condition to enable the site contractor to properly accomplish the development work. They will be reinstalled as soon as the work is completed.
  - There will be periodic closures for extended periods of time from September 2024 through December 2026 during construction. Please do not go onto the construction site when the gate is closed.
- 11. What time is construction allowed to start on the project?**
  - Construction times in residential areas in Fairfax County are from 7a to 9p Monday through Friday, 9a to 9p Saturday. Per the development agreement with Fairfax County, there will be no work on Sundays or Federal holidays.
  - Before these work hours, crews will have access to the site but have been instructed that no mechanized noise is permitted.
- 12. Will there be public access to the formerly private trails and ponds inside the American Dream Way project?**  
Wheelock Communities has made sure that the American Dream Way project will create a substantial amount of new open space within the community and will feature public access to ponds, the W&OD Trail, as well as to a new playground the developer is building.
- 13. Why are the ponds being dewatered?**  
The two ponds closest to Old Reston Avenue are being dewatered. While the water is low, a forebay (a form of stormwater management filtration) and an aquatic bench will be installed in Pond 1 and an aquatic bench in Pond 2. Pond 3 will not be touched. In addition, we are eliminating invasive species that can damage the ecosystem in the ponds.





# THE AMERICAN DREAM WAY PROJECT UPDATE



The great weather we’ve been having has allowed us to make significant progress on the development of Sunset Station’s ponds, roads, water, and sewer infrastructure. We’re excited to announce that our ponds are coming back to life, and we’re hoping that the turtles and wildlife will once again be enjoying their tranquil home. Our roadways are starting to take shape, and the main water line, sanitary sewer, and storm drains are in place so that we can turn the community over to Dream Finders Homes to begin the construction of their residences.



## SUNSET STATION UPDATE

Sunset Station, being built by Dream Finders Homes, will be ready for the construction of the townhomes in May! We look forward to watching the community take shape, and we will provide you with updates on the construction process.

The townhomes in Sunset Station will offer 3–5 bedrooms, 10-foot ceilings, rooftop terraces, and open floorplans. If you would like more information about Sunset Station or to sign up for their buyer interest list, please visit

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### MEET THE CONSTRUCTION TEAM

**Steve Coniglio**  
Regional Partner,  
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## CONSTRUCTION UPDATE

### IMPORTANT SAFETY INFORMATION

The gate at the north end of American Dream Way will remain closed until further notice. Please refrain from kicking down fence panels to access the sidewalk.

#### UPCOMING KEY SCHEDULE DATES:

##### WEEK OF APRIL 7TH, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading
- Continued sanitary sewer pressure testing west of building
- Monitoring Ponds A & B permanent stabilization
- American Dream Way curb and gutter work to begin
- Continued Saturday work as needed

##### MONTH OF APRIL:

- Continued earthwork – Soils import, moving of soil, and surface grading
- Continued curb and gutter installation
- Begin retaining wall installation
- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation of new sidewalk
- Fairfax Water Authority may begin installation of individual lot water connections

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- Will there be public access to the formerly private trails and ponds inside the American Dream Way project?**  
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The two ponds closest to Old Reston Avenue are being dewatered. While the water is low, a forebay (a form of stormwater management filtration) and an aquatic bench will be installed in Pond 1 and an aquatic bench in Pond 2. Pond 3 will not be touched. In addition, we are eliminating invasive species that can damage the ecosystem in the ponds.





## THE AMERICAN DREAM WAY PROJECT UPDATE

We have made great progress on the development of Sunset Station, and we look forward to Dream Finders Homes beginning work on the vertical construction of their residences in the next few months. Sunset Station is going to be a great place for residents to live, work, and play in Reston!

As we prepare for the next phase of horizontal site construction, crews will be testing newly installed water and sanitary sewer infrastructure, importing soil to make site fills, grading in preparation of street construction and planting wetland grasses along the pond embankments.

Over the next couple of months, you will see site grading turn to curb and gutter installation, and the Fairfax Water Authority will be installing water service to Sunset Station. In addition, we will begin paving the roads and stabilizing the site so that Dream Finders Homes can begin vertical construction.

We will keep you updated on all the exciting details about Sunset Station in our newsletter and our website. 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/>

## UPDATE ON THE FNMA OFFICE BUILDING PROPERTY

Wheelock Communities has submitted an application through the Site Specific Plan Amendment (SSPA) Process to have Fairfax County add an option for residential use consisting of townhomes and/or stacked townhomes for the FNMA property.

Wheelock Communities' SSPA application can be reviewed online at:  
<https://tinyurl.com/mr3549t7>

The SSPA process allows for members of the community to ask questions and make comments on the application. The public meeting for Wheelock's application will be held

**APRIL 8TH - 7 PM**  
*Langston Hughes Middle School*  
*Lecture Hall 301*  
11401 Ridge Heights, Reston, VA 20191

*We look forward to sharing information about the FNMA project with our neighbors and answering any questions you may have.*

## MEET THE CONSTRUCTION TEAM

**WHEELOCK COMMUNITIES**

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Regional Partner,  
Mid-Atlantic



**JANSEN LAND CONSULTING**  
**Jason Sheer**  
Project Manager/  
Owners Representative,  
Jansen Land Consulting



**WILLIAM A. HAZEL INCORPORATED**  
**Corey Reynolds**  
General Contractor,  
Site Superintendent



## 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.

## CONSTRUCTION UPDATE



The gate at the north end of American Dream Way will remain closed until further notice. Recently, someone kicked down fence panels adjacent to the locked gate, which is a destruction of private property. Please do not kick down fence panels to gain access to the sidewalk, as this will not shorten the time that the gate is closed.

### UPCOMING KEY SCHEDULE DATES:

- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation of new sidewalk
- Fairfax Water Authority to install individual lot water connections – TBD
- Retaining wall installation

### WEEK OF MARCH 24TH, 2025:

- Continued earthwork – Soils import, moving of soil and surface grading
- Sanitary sewer pressure testing west of building
- Watermain testing west of building
- Work in Ponds A & B to include dewatering and permanent stabilization
- Continued Saturday work as needed

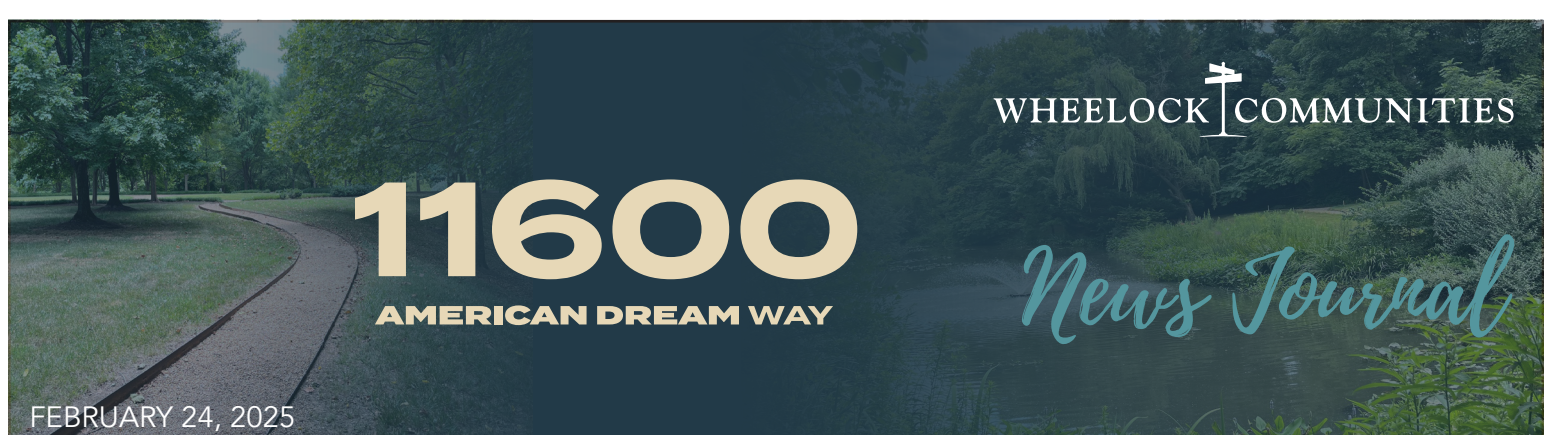
### WEEK OF MARCH 31ST, 2025 & APRIL 7TH, 2025

- Continued earthwork – Soils import, moving of soil and surface grading
- Continued sanitary sewer pressure testing west of building
- Continued watermain testing west of building
- Continued work in Ponds A & B to include dewatering and permanent stabilization
- American Dream Way curb and gutter work to begin
- Continued Saturday work as needed

## FAQ's

- Who is the owner and developer of the American Dream Way project?**  
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- How long will the construction take?**  
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- Will the roads be torn up and will detours be needed during construction?**  
Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.
- Will there be disruptions to any utility, cable, or Internet services?**  
There are no planned impacts to any utility services within the community
- How can I find out more about the construction process?**  
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## THE AMERICAN DREAM WAY PROJECT WELCOMES DREAM FINDERS HOMES SUNSET STATION!



Artists rendering for preliminary information. Subject to change without notice.

We are pleased to announce that Dream Finders Homes will be the homebuilder of Sunset Station, the community we are currently developing in The American Dream Way Project. Dream Finders Homes, ranked number 14 in Builder Magazine's "Builder 100", is recognized as one of the nation's fastest-growing homebuilders and is leading the way in technology, quality construction, and commitment to building successful partnerships with communities throughout the nation.

Sunset Station is Dream Finders Homes Capitol Division's newest community, where modern sophistication meets luxury living in the vibrant heart of Reston. The community will feature meticulously designed townhomes with three to five spacious bedrooms with soaring ten-foot ceilings on the main level, lofts with rooftop terraces, and expansive open floorplans.

"We are so excited to be working on our newest community in Northern Virginia and look forward to getting to know the community and our neighbors! Sunset Station is the perfect place to live, and we are so pleased to be involved in building this lifestyle-focused community right in the heart of Reston. Located just steps from Reston Town Center, Reston Station, Tysons Corner, and Plaza America, Sunset Station will blend urban energy with serene living. We are looking forward to launching construction on the residences in the next few months and welcoming homeowners to this unmatched community later this year, said Melanie Green-Karol, Director of Sales & Marketing, Dream Finders Homes – Capitol Division.

We will keep you updated on all the exciting details about Sunset Station in our newsletter and our website. 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/>

### MEET THE CONSTRUCTION TEAM

**WHEELOCK COMMUNITIES**

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Regional Partner,  
Mid-Atlantic

**JANSEN LAND CONSULTING**

**Jason Sheer**  
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#### WEEK OF FEBRUARY 24TH, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading
- Completion of sanitary sewer installation
- Completion of storm drain installation
- Continued water main installation
- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation for new sidewalk
- Continued Saturday work

#### WEEK OF MARCH 3RD, 2025:

- Continued earthwork – Soils import, moving of soil and surface grading
- Completion of sanitary sewer installation
- Completion of storm drain installation
- Continued watermain installation
- Sunset Hills storm drain extension work
- Sunset Hills earthwork in preparation of new sidewalk
- Continued Saturday work

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JANUARY 21, 2025

# THE AMERICAN DREAM WAY PROJECT COLLABORATES WITH SUSTAINABILITY MATTERS



Wheelock Communities is committed to creating a beautiful community that will provide lots of opportunities to enjoy the incredible natural environment that residents and visitors can enjoy. Our community will offer trails, a new park and playground, and access to the W&OD trail that runs along the south side of the community. To ensure that the community is developed using sustainable development practices and to combat a variety of invasive plant species, LandDesign, our landscape architect, has created a sustainable landscape plan that will use native plants, as well as landscape techniques that will limit water and other harmful chemicals.

Wheelock Communities has collaborated with Sustainability Matters, a local non-profit that has a contract with NOVA Parks to ensure that, when there is an opportunity, the W&OD trail system is being replanted using non-invasive plants. Wheelock Communities is excited to see Sustainability Matters' landscape plan for the trail. Sustainability Matters was founded in 2018 as a grassroots environmental nonprofit operating in Virginia's rural Northern Shenandoah Valley and Piedmont regions and in the DC suburbs. The organization is the architect of transformative, scalable projects like Making Trash Bloom, hosts webinars with global reach, and creates conservation education videos that reach millions of viewers across social media.

Since its inception, Sustainability Matters has organized more than 250 educational and outreach programs for over 25,000 participants. They recently completed a meadow in Vienna, as part of the W&OD trail improvement initiative. "We're excited to be part of the effort to improve the W&OD trail, including the area adjacent to the American Dream Way community. We are currently in the planning stages with this project as well as the trail that abuts the Metro Rail. As a nonprofit, we are able to work with a wide variety of partners, cities, and counties to ensure that sustainability is at the forefront of development efforts," said Andrea McGimsey, Executive Director of Sustainability Matters.

The organization is looking for sponsors, donors, and volunteers to assist in the American Dream Way W&OD Trail project. If you're interested in joining the effort, visit <https://www.sustainabilitymatters.earth> to find out ways you can help!

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Regional Partner,  
Mid-Atlantic

**Jason Sheer**  
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## CONSTRUCTION UPDATE

Our construction partners have given us a Look Forward Schedule detailing some milestones for the project that we want to share with our neighbors.

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### UPCOMING KEY SCHEDULE DATES:

- No work on Monday January 20th – Martin Luther King Jr./Inauguration Day.
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### WEEK OF JANUARY 20TH, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading.
- Continued sanitary sewer work west of the building.
- Continued storm drain work west of the building.
- Start of water main installation.
- Material and equipment deliveries.
- Continued Saturday work.

### WEEK OF JANUARY 27TH, 2025:

- Continued earthwork – Soils import, moving of soil, and surface grading.
- Completion of sanitary sewer installation.
- Completion of storm drain installation.
- Continued water main installation.
- Sunset Hills storm drain extension work.
- Sunset Hills earthwork in preparation for new sidewalk.
- Continued Saturday work.

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## Happy Holidays FROM THE AMERICAN DREAM WAY TEAM

The holidays are the perfect time to reflect on the year and be thankful for all you have accomplished. The American Dream Way project team is thankful for the progress that we have been able to achieve in this exciting new residential community in the heart of Reston. The team has worked hard to ensure that our neighbors, local officials, and other stakeholders have been informed about the construction activities and we look forward to sharing more information about the progress in the community in 2025.

To celebrate the giving season, the team at American Dream Way has been taking part in a variety of festivities and charitable events with some of the region's nonprofits. We have made donations to the Cornerstones Gift Cards for Kids campaign and the Saint Leo Catholic Church Food Pantry. These organizations are important resources for the community and help make Reston a great place to live.

*Merry Christmas & a Happy New Year!*

If you're looking for ways to celebrate the holidays with a donation, here is a great resource from Supervisor Walter Alcorn's office for places you can help your neighbors visit: <https://tinyurl.com/2p67pypw>

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- Weather and vendor schedule permitting expect work to flow as normal the weeks of December 23rd and December 30th.
- Expect normal posted work hours on Monday, Tuesday, Thursday, Friday, and Saturday, as these days are not Federal Holidays
- No work on Wednesday December 25th, 2024 – Christmas Day
- No work on Wednesday January 1st, 2025 – New Years Day
- The gate at the north end of American Dream Way will remain closed until all sanitary sewer work, including concrete and asphalt pavement work, is complete.

#### WEEK OF DECEMBER 23, 2024:

- Holiday hours - expect a modified work schedule with limited work.
- Site maintenance and other miscellaneous site-related tasks.
- Survey work.

#### WEEK OF DECEMBER 30, 2024:

- Holiday hours - expect a modified work schedule with limited work.
- Continued earthwork (moving of soil and surface grading).
- Continued sanitary sewer work west of the building.
- Storm drain work along the north side of American Dream Way.
- Storm drain work west of the office building.
- Material and equipment deliveries.

#### MONTH OF JANUARY:

- Earthwork
- Completion of sanitary sewer installation
- Completion of storm drain installation
- Watermain installation
- Sunset Hills storm drain extension
- Sunset Hills earthwork in preparation of new sidewalk
- Continue Saturday work schedule

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WE'RE CELEBRATING THE GIVING SEASON!

It's that special time of year when we look around for all the things we have to be thankful for and take an opportunity to make a difference in the lives of those in our community who need help.

Recently, Steve Coniglio, on behalf of Wheelock Communities, donated several coats, hats, scarves, and gloves to the 2024 Hunter Mill District Winter Coat Closet in partnership with Cornerstones, and the Hunter Mill District Supervisor's Office. The Hunter Mill District Coat Closet will provide free winter coats, hats, gloves, mittens, and scarves to all who need them.

For nearly 50 years, Cornerstones has been helping neighbors in need overcome tough economic times in an already high cost-of-living region. The service area of

Cornerstones has grown to include most of northwestern Fairfax County. Each resident in Fairfax County can become a Cornerstone and continue their history of helping people build more stable lives by connecting them to vital resources that solve their needs for housing, childcare, food or financial assistance.

"We were happy to be part of the Hunter Mill District Winter Coat Closet initiative as we recognize the need to assist those in our community who need help. It's important to be reminded of everything we have to be thankful for and to pay it forward whenever we can," said Steve Coniglio, Regional Partner, Mid-Atlantic for Wheelock Communities.

*If you're looking for ways to donate to your neighbors in need, here are some other places you can make a donation during the Thanksgiving season:*

<https://www.cornerstonesva.org/donations/drives/thanksgiving-food-drive-3/>

<https://www.reston.org/Calendar.aspx?EID=911>

<https://restoncommunitycenter.com/event/rcc-thanksgiving-food-drive-2024/#:~:text=You%20can%20contribute%20by%20donating,off%20points%20throughout%20the%20community.>

MEET THE CONSTRUCTION TEAM

Steve Coniglio  
Regional Partner,  
Mid-Atlantic

Jason Sheer  
Project Manager/  
Owners Representative,  
Jansen Land Consulting

Corey Reynolds  
General Contractor,  
Site Superintendent

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.

CONSTRUCTION UPDATE

Our construction partners have given us a Look Forward Schedule detailing some milestones for the project that we want to share with our neighbors.

• PLEASE NOTE: THE GATE WILL BE CLOSED FOR EXTENDED PERIODS OF TIME FROM SEPTEMBER 2024 THROUGH DECEMBER 2026 DURING CONSTRUCTION. PLEASE DO NOT GO ONTO THE CONSTRUCTION SITE WHEN THE GATE IS CLOSED. WE WILL REOPEN THE GATE WHEN IT IS SAFE TO DO SO.

**UPCOMING KEY SCHEDULE DATES:**

- No work on Thursday November 28th, 2024 – Thanksgiving Day.
- Weather permitting please expect work on Friday, November 29th beginning at 7am and Saturday, November 30th beginning at 9am as these are not Federal Holidays.
- The gate at the north end of American Dream Way will remain closed until all manhole work is complete.
- Even though it is getting darker earlier, construction crews may still work until 9pm.
- The access road will be closed throughout the holiday season.
- The trail will remain closed due to safety concerns.
- The ponds should be filling with water by the end of November.

**WEEK OF NOVEMBER 18, 2024:**

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work west of the building
- Storm drain work along north side of American Dream Way

**WEEK OF NOVEMBER 25, 2024:**

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work
- Continued storm drain work
- Continued miscellaneous parking deck work
- Material and equipment deliveries

**UPCOMING ACTIVITIES FOR DECEMBER:**

- Earthwork
- Sanitary sewer installation
- Storm drain installation
- Watermain installation
- Manhole work at sanitary sewer tie in east side of American Dream Way at bridge
- Continued Saturday work

FAQ's

1. Who is the owner and developer of the American Dream Way project?

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2. What company is responsible for the construction and development of the community?

William A. Hazel Inc. (General Contractor) & Jansen Land Consulting (Owner's Representative).

3. If I have an issue with the construction of the community, who do I call?

Project Manager: Jason Sheer – Owner's Representative, Phone #: 703-423-0995

4. Will there be a construction office on-site?

There will not be a construction office at the property.

5. How long will the construction take?

The construction and development of the American Dream Way project will take approximately 2 - 3 years.

6. Will the roads be torn up and will detours be needed during construction?

Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.

7. Will there be disruptions to any utility, cable, or Internet services?

There are no planned impacts to any utility services within the community

8. How can I find out more about the construction process?

We will be setting up a website, social media accounts, and distributing a newsletter to residents that will be impacted by the project in the very near future. If you would like to be on the newsletter distribution list, please contact the hotline and leave your name and email address.

9. What do the various tags on the trees on the site mean?

We are following the Fairfax County Tree Ordinance for the property as part of the development process.

- Tree tags are not an indicator of preservation, they are for the purpose of identifying the location and quality of trees 10' inside and 25' outside the Limits of Disturbance (LOD).
- Trees identified as part of the tree preservation plan are 12" or greater in Diameter at Breast Height (DBH). Trees less than 12" DBH are not inventoried or tagged.
- Tagged trees are then compared to the project LOD and a determination is made as to the impact of development on the tree.
- Where possible it is always the goal to save inventoried trees, but at times some of the tagged trees do need to be removed. As required by Fairfax County, tree preservation fencing with signage is placed around the LOD to ensure trees outside the work area are protected.

10. Why are the sidewalks and the gates closed? When will they reopen?

- The existing north-south sidewalk route from the Newport North Shores cluster has been temporarily closed out of an abundance of caution as tree removal, perimeter sediment control installation, and wet utility (sanitary sewer and water main) work is teed up to begin. As soon as the pathway is deemed feasibly safe, sidewalk access will resume.
- The trails around Ponds 1, 2 & 3 have also been temporarily closed out of an abundance of caution and to prepare for walking surface upgrades including the pruning of trees and freshening of the walking surface. The trails will reopen to the public at the conclusion of the project or when it is deemed feasibly safe for pedestrian access.
- Construction may require that we remove the perimeter fencing, but that is a temporary and necessary condition to enable the site contractor to properly accomplish the development work. They will be reinstalled as soon as the work is completed.
- There will be periodic closures for extended periods of time from September 2024 through December 2026 during construction. Please do not go onto the construction site when the gate is closed.

11. What time is construction allowed to start on the project?

- Construction times in residential areas in Fairfax County are from 7a to 9p Monday through Friday, 9a to 9p Saturday. Per the development agreement with Fairfax County, there will be no work on Sundays or Federal holidays.
- Before the work hours, crews will have access to the site but have been instructed that no mechanized noise is permitted.

12. Will there be public access to the formerly private trails and ponds inside the American Dream Way project?

Wheelock Communities has made sure that the American Dream Way project will create a substantial amount of new open space within the community and will feature public access to ponds, the W&OD Trail, as well as to a new playground the developer is building.

13. Why are the ponds being dewatered?

The two ponds closest to Old Reston Avenue are being dewatered. While the water is low, a forebay (a form of stormwater management filtration) and an aquatic bench will be installed in Pond 1 and an aquatic bench in Pond 2. Pond 3 will not be touched. In addition, we are eliminating invasive species.





## 11600 AMERICAN DREAM WAY PROJECT LAUNCHES WEBSITE & SOCIAL MEDIA

As part of our ongoing efforts to provide information about the project, we have launched a website to ensure that local residents, Fairfax County officials, partners, Realtors, and other stakeholders are kept informed about all the construction activities happening at 11600 American Dream Way.

We encourage all residents, and others interested in staying abreast of how the project is progressing to visit [www.americandreamwayproject.com](http://www.americandreamwayproject.com) and share the website with anyone interested in our exciting new townhome community. We will keep the website updated with the latest information on the community. There is a Newsletter tab where we will archive all of the newsletters. We also have a FAQ tab where we keep the updated FAQ document, and a Contact Us page if you would like to send us a question or if someone wants to be added to the newsletter distribution list.

We also have launched social media pages on Facebook, Instagram, and LinkedIn. We will be posting news about the community, as well as sharing information about events and other news within the Reston community. We would like to collaborate with other Reston community-focused organizations to share their information on our social media pages. Please send us an email on the Contact Us page of the website and we will reach out to see how we can work together to promote the great work you are doing!

*Please follow us on social media links to stay in the know!  
We look forward to engaging with the community on our social media pages!*

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Regional Partner,  
Mid-Atlantic



**Jason Sheer**  
Project Manager/  
Owners Representative,  
Jansen Land Consulting



**Corey Reynolds**  
General Contractor,  
Site Superintendent

## HELPING OUR NEIGHBORS



As the days get cooler, it's time to get out the winter coats & scarves. You can help out those in our community who need a coat, gloves, hats, and scarves by donating to the Hunter Mill District 2024 Winter Coat Closet. The coat drive starts today through November 8th.  
*Let's make sure no one has to go without a winter coat!*  
[www.fairfaxcounty.gov/huntermill/hunter-mill-district-2024-winter-coat-closet](http://www.fairfaxcounty.gov/huntermill/hunter-mill-district-2024-winter-coat-closet)



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### UPCOMING KEY SCHEDULE DATES:

- Saturday work to begin on October 26, 2024
  - Saturday work will continue through the completion of the project
  - Allowable Saturday work hours are 9a to 9a (anticipate crews working until sunset)

### WEEK OF OCTOBER 28, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work across American Dream Way along south façade of office building
- Continued pond work
- Material and equipment deliveries

### MONTH OF NOVEMBER:

- Earthwork
- Sanitary sewer installation
- Storm drain installation
- Water main installation
- Soil and equipment deliveries will be increasing throughout November until project completion.

### WEEK OF NOVEMBER 4, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work along the south façade of the office building
- Completion of pond work
- Storm drain work along the north side of American Dream Way

## FAQ's

- Who is the owner and developer of the American Dream Way project?**  
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There will not be a construction office at the property.
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- Will the roads be torn up and will detours be needed during construction?**  
Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.
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We are following the Fairfax County Tree Ordinance for the property as part of the development process.
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  - Where possible it is always the goal to save inventoried trees, but at times some of the tagged trees do need to be removed. As required by Fairfax County, tree preservation fencing with signage is placed around the LOD to ensure trees outside the work area are protected.
- Why are the sidewalks and the gates closed? When will they reopen?**
  - The existing north-south sidewalk route from the Newport North Shores cluster has been temporarily closed out of an abundance of caution as tree removal, perimeter sediment control installation, and wet utility (sanitary sewer and water main) work is teed up to begin. As soon as the pathway is deemed feasibly safe, sidewalk access will resume.
  - The trails around Ponds 1, 2 & 3 have also been temporarily closed out of an abundance of caution and to prepare for walking surface upgrades including the pruning of trees and freshening of the walking surface. The trails will reopen to the public at the conclusion of the project or when it is deemed feasibly safe for pedestrian access.
  - Construction may require that we remove the perimeter fencing, but that is a temporary and necessary condition to enable the site contractor to properly accomplish the development work. They will be reinstalled as soon as the work is completed.
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- What time is construction allowed to start on the project?**
  - Construction times in residential areas in Fairfax County are from 7a to 9p Monday through Friday, 9a to 9p Saturday. Per the development agreement with Fairfax County, there will be no work on Sundays or Federal holidays.
  - Before these work hours, crews will have access to the site but have been instructed that no mechanized noise is permitted.
- Will there be public access to the formerly private trails and ponds inside the American Dream Way project?**  
Wheelock Communities has made sure that the American Dream Way project will create a substantial amount of new open space within the community and will feature public access to ponds, the W&OD Trail, as well as to a new playground the developer is building.
- Why are the ponds being dewatered?**  
The two ponds closest to Old Reston Avenue are being dewatered. While the water is low, a forebay (a pond stormwater management filtration) and an aquatic bench will be installed in Pond 1 and an aquatic bench in Pond 2. Pond 3 will not be touched. In addition, we are eliminating invasive species.





### A BIG THANK YOU TO TANYA'S TURTLE PROJECT FOR SAVING OUR WILDLIFE!

As we told you at the beginning of September, we dewatered our ponds to better manage stormwater retention and the growth of invasive plants, weeds and vines. At the suggestion of a Fairfax County Wildlife Specialist, we partnered with Tanya Firth of Tanya's Turtle Project to ensure that our turtles were properly rescued.

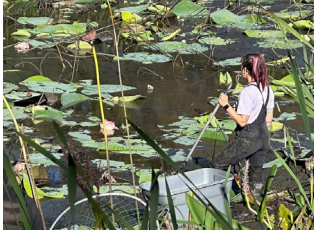
Tanya Firth and her incredible volunteers from the local neighborhoods began their rescue operation on Saturday, September 7th, and proudly rescued ten turtles. As the volunteers began to get a better idea of how the turtles responded to the pond dewatering, they could more easily intervene as the turtles began to make their move. On Sunday, September 8th, the group rescued 26 turtles!

On Monday, September 9th, Kelly Geer, a licensed wildlife control officer went to the site in late morning and saved three turtles. She found the construction crew trying to help a Great Blue Heron caught in the brush, tangled in fishing line with a hook stuck in its leg. She assisted the crew in saving the heron and went to transport the bird to Blue Ridge Wildlife Center. She was told by the crew about more turtles trying to escape by the brick wall. Tina was able to call Aleca, one of her volunteers, who went to their rescue. She was able to save an additional 18 turtles. The turtle count for Monday was 21, and a Blue Heron!

Tanya's volunteers kept up their great work and on Tuesday, September 10th, volunteer Kelly found an additional 18 turtles, including one musk turtle. On Wednesday, September 11th, volunteer Aleca found six and Kelly found 20, also including one musk turtle for a total of 26. On Thursday, September 12th, an additional 13, including 3 musk turtles, and on Friday the 13th, they found one musk turtle.

Many thanks to Tanya Firth and the Tanya's Turtles volunteers! They rescued a total of 115 turtles and one Blue Heron from the ponds. We are proud to have partnered with Tanya on this important project and are grateful for everyone's help in ensuring our turtles are safe!

If you would like to volunteer to assist Tanya in her work to save turtles in the region, please visit her website at [www.aeroanimalrescue.org/programs/tanyasturtleproject/](http://www.aeroanimalrescue.org/programs/tanyasturtleproject/).





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Regional Partner,  
Mid-Atlantic



**Jason Sheer**  
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**Corey Reynolds**  
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#### WEEK OF SEPTEMBER 30, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work
- Continued pond work
- Early start of 60" storm drain realignment
- Material and equipment deliveries

#### WEEK OF OCTOBER 7, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued sanitary sewer work
- Continued pond work
- Continued storm drain work
- Material and equipment deliveries

#### FORWARD LOOK SCHEDULE OCTOBER

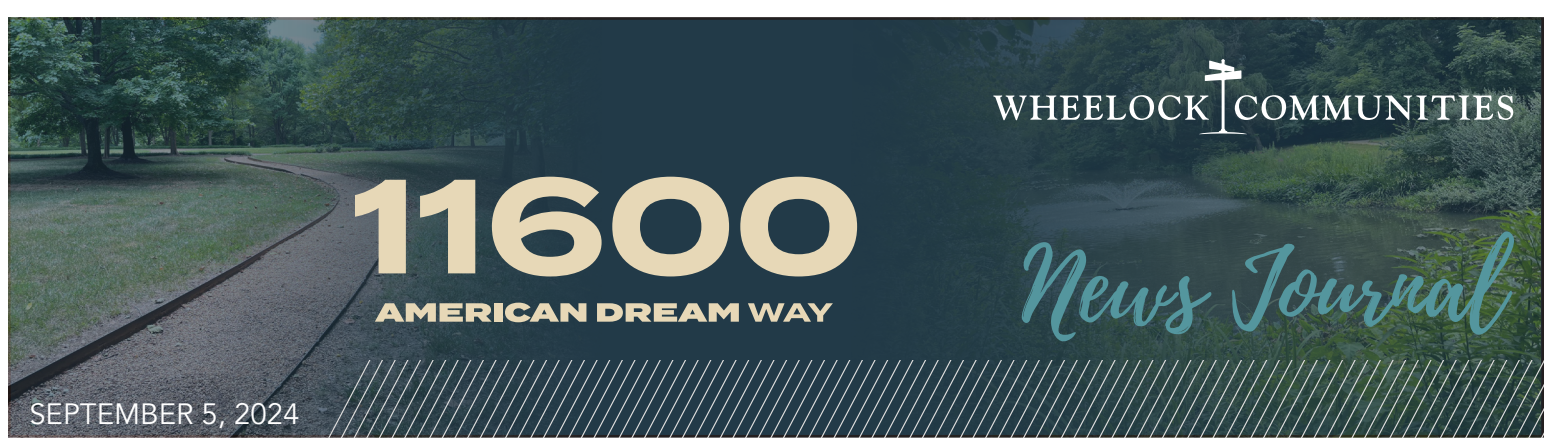
- Earthwork
- Sanitary sewer installation
- Storm drain installation
- Water main installation



## FAQ's

- Who is the owner and developer of the American Dream Way project?**  
Wheelock Communities is the owner and the developer of the community. To learn more about the experience Wheelock Communities has in developing communities in highly desirable locations across the country, visit: [www.wheelockcommunities.com](http://www.wheelockcommunities.com)
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Project Manager: Jason Sheer – Owner's Representative, Phone #: **703-423-0995**
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There will not be a construction office at the property.
- How long will the construction take?**  
The construction and development of the American Dream Way project will take approximately 2 - 3 years.
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The two ponds closest to Old Reston Avenue are being dewatered. While the water is low, a forebay (a form of stormwater management filtration) and an aquatic bench will be installed in Pond 1 and an aquatic bench in Pond 2. Pond 3 will not be touched. In addition, we are eliminating invasive species.





## WE'RE IMPROVING OUR PONDS & RELOCATING THE TURTLES!

We know how important wildlife is to everyone around the American Dream Way project, so we are making sure that we can relocate the turtles while the ponds are dewatered to improve water quality and remove invasive species in and around the ponds.

Wheelock Communities met with Reston County wildlife personnel Dr. Katherine Edwards, Sergeant Earit Powell, and Ethan Chapmon with the FCPD Animal Services Division on the site to discuss strategies for mitigating construction impacts on resident wildlife.

While many urban wildlife species are highly adaptable and can adjust to land disturbances, some smaller species, like turtles, can experience unique challenges during land development projects. After visiting the property, the county's wildlife team provided recommendations for mitigating travel barriers for turtles and other small terrestrial animals, including suggested modification to sections of the perimeter fencing, when permissible according to permit requirements. Additionally, county staff provided resources to Wheelock Communities for local wildlife rescue organizations that work with developers to reduce wildlife impacts during construction projects.

At the suggestion of the county staff, we have partnered with Tanya Firth of Tanya's Turtle Project. The group will be managing the relocation of the turtles who live in the ponds. If you would like to know more about the group or get involved in the relocation effort, please visit her website at <https://aeroanimalrescue.org/programs/tanyasturtleproject/>.

Tanya's Turtles will begin the relocation of the turtles sometime after September 5th and will continue to rescue and remove the turtles until they are all safely relocated.

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### FORWARD LOOK SCHEDULE

#### SEPTEMBER

- Earthwork
- Sanitary sewer installation
- Storm drain installation

#### UPCOMING KEY SCHEDULE DATES:

**September 5** – Anticipated start for dewatering of Ponds 1 & 2

**September 7** – Weather-dependent anticipated date for the relocation of pond wildlife

**September 9** – Weather-dependent anticipated start of sanitary sewer installation along the southeast portion of American Dream Way. North Shores access gate to remain closed.

**September 9** – Weather-dependent anticipated start of pond work

#### WEEK OF SEPTEMBER 2, 2024:

- Continued earthwork (moving of soil and surface grading)
- Continued site demo work including removal of American Dream Way streetlights west of the office building
- Preparation for relocation of pond wildlife
- Begin dewatering of Ponds 1 & 2 in preparation for pond work
- Material and equipment deliveries

#### WEEK OF SEPTEMBER 9, 2024:

- Continued earthwork (moving of soil and surface grading)
- Begin sanitary sewer work on American Dream Way southeast of the office building
- Test pit existing utilities
- Continued site demo work including removal of portions of existing storm drain and water lines
- Begin pond work including the installation of aquatic benches in Ponds 1 & 2 and the installation of a forebay in Pond 1
- Material and equipment deliveries

## FAQ's

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  - Where possible it is always the goal to save inventoried trees, but at times some of the tagged trees do need to be removed. As required by Fairfax County, tree preservation fencing with signage is placed around the LOD to ensure trees outside the work area are protected.
- 10. Why are the sidewalks and the gates closed? When will they reopen?**
  - The existing north-south sidewalk route from the Newport North Shores cluster has been temporarily closed out of an abundance of caution as tree removal, perimeter sediment control installation, and wet utility (sanitary sewer and water main) work is teed up to begin. As soon as the pathway is deemed feasibly safe, sidewalk access will resume.
  - The trails around Ponds 1, 2 & 3 have also been temporarily closed out of an abundance of caution and to prepare for walking surface upgrades including the pruning of trees and freshening of the walking surface. The trails will reopen to the public at the conclusion of the project or when it is deemed feasibly safe for pedestrian access.
  - Construction may require that we remove the perimeter fencing, but that is a temporary and necessary condition to enable the site contractor to properly accomplish the development work. They will be reinstalled as soon as the work is completed.
  - There will be periodic closures for extended periods of time from September 2024 through December 2026 during construction. Please do not go onto the construction site when the gate is closed.
- 11. What time is construction allowed to start on the project?**
  - Construction times in residential areas in Fairfax County are from 7a to 9p Monday through Friday, 9a to 9p Saturday. Per the development agreement with Fairfax County, there will be no work on Sundays or Federal holidays.
  - Before these work hours, crews will have access to the site but have been instructed that no mechanized noise is permitted.
- 12. Will there be public access to the formerly private trails and ponds inside the American Dream Way project?**  
Wheelock Communities has made sure that the American Dream Way project will create a substantial amount of new open space within the community and will feature public access to ponds, the W&OD Trail, as well as to a new playground the developer is building.
- 13. Why are the ponds being dewatered?**  
The two ponds closest to Old Reston Avenue are being dewatered. While the water is low, a forebay (a form of stormwater management filtration) and an aquatic bench will be installed in Pond 1 and an aquatic bench in Pond 2. Pond 3 will not be touched. In addition, we are eliminating invasive species.





## Welcome to the 11600 AMERICAN DREAM WAY PROJECT!



We're excited to announce the start of construction of the 11600 American Dream Way project, Reston's newest upscale townhome community being developed by Wheelock Communities. This newsletter will be one of the channels that we will use to let our neighbors know what is going on with the construction of this exciting new community.

Here you'll find information about the construction schedule of the community, major milestones, and how to get up-to-date information about any interruptions that the construction might create. We will work closely with our construction partners to ensure that we communicate progress to our neighbors so that we can all enjoy watching this exciting, new community come to life!



### Meet the Developer

Wheelock Communities has been developing large-scale master-planned communities, condominiums, and multifamily communities for over 15 years. The team working on the project has many years of experience managing the construction and development of a variety of real estate projects and communities throughout the country. To learn more about the experience Wheelock Communities has in developing communities in highly desirable locations across the country, visit: [www.wheelockcommunities.com](http://www.wheelockcommunities.com)

## MEET THE CONSTRUCTION TEAM

**WHELOCK COMMUNITIES**

**Steve Coniglio**  
Regional Partner,  
Mid-Atlantic



**JANSEN LAND  
CONSULTING**  
**Jason Sheer**  
Owners Representative,  
Jansen Land Consulting



**WILLIAM A.  
HAZEL**  
INCORPORATED  
**Corey Reynolds**  
General Contractor,  
Site Superintendent



### 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.

## CONSTRUCTION UPDATE



Our construction partners have given us a Look Forward Schedule detailing some milestones for the project that we want to share with our neighbors.

#### MONTH OF AUGUST:

- Earthwork
- Sanitary sewer installation
- Storm drain installation
- MSP Sidewalk Plan work

#### UPCOMING KEY SCHEDULE DATES:

**August 12 – 14** – Demolition of American Dream Way. Expect loud machinery beginning at 7am each day

**August 19** – Anticipated start of sanitary sewer installation.  
North Shores access gate to remain closed.

#### WEEK OF AUGUST 12, 2024:

- Expect loud noise starting at 7a from equipment removing asphalt and concrete.
- Build sediment basin on site
- Strip and export topsoil
- Demolition of American Dream Way from Old Reston Avenue to parking deck
- Test pit existing utilities
- Prepare for sanitary sewer installation
- Material and equipment deliveries

#### WEEK OF AUGUST 19, 2024:

- North Shores access gate to remain closed
- Export topsoil
- Continue site demolition
- Sanitary sewer installation beginning at EX MH-01
- Material and equipment deliveries
- Prepare for sidewalk installation along the north side of American Dream Way at office building

## FAQ's

- 1. Who is the owner and developer of the American Dream Way project?**  
Wheelock Communities is the owner and the developer of the community. To learn more about the experience Wheelock Communities has in developing communities in highly desirable locations across the country, visit: [www.wheelockcommunities.com](http://www.wheelockcommunities.com)
- 2. What company is responsible for the construction and development of the community?**  
William A. Hazel Inc. (General Contractor) & Jansen Land Consulting (Owner's Representative).
- 3. If I have an issue with the construction of the community, who do I call?**  
Project Manager: Jason Sheer – Owner's Representative, Phone #: **703-423-0995**
- 4. Will there be a construction office on-site?**  
There will not be a construction office at the property.
- 5. How long will the construction take?**  
The construction and development of the American Dream Way project will take approximately 1 year. Upon completion of the development phase, the construction of the residences will take 1 year to complete.
- 6. Will the roads be torn up and will detours be needed during construction?**  
Parts of American Dream Way (the private road itself) will be under construction at various stages of development. We will take every safety precaution possible to ensure that the roadways are clear and passable.
- 7. Will there be disruptions to any utility, cable, or Internet services?**  
There are no planned impacts to any utility services within the community
- 8. How can I find out more about the construction process?**  
We will be setting up a website, social media accounts, and distributing a newsletter to residents that will be impacted by the project in the very near future. If you would like to be on the newsletter distribution list, please contact the hotline and leave your name and email address.
- 9. What do the various tags on the trees on the site mean?**  
We are following the Fairfax County Tree Ordinance for the property as part of the development process.
  - Tree tags are not an indicator of preservation, they are for the purpose of identifying the location and quality of trees 10' inside and 25' outside the Limits of Disturbance (LOD).
  - Trees identified as part of the tree preservation plan are 12" or greater in Diameter at Breast Height (DBH). Trees less than 12" DBH are not inventoried or tagged.
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