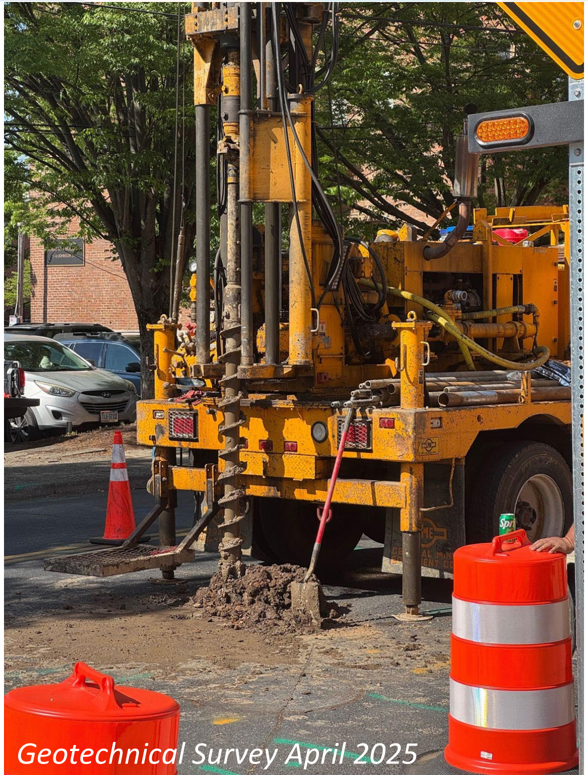
Update on Tunnel and Street Repairs and Long-Term Flood Mitigation Efforts at the Wharf

City Council Work Session
September 25, 2025

Design Timeline for Tunnel Repairs

- **<u>March 2025 - present</u>** – Surveying, geotech, design, permitting for repairs
- **<u>October 2025</u>** – Issue Invitation for Bids for Tunnel Repairs
- **<u>December 2025</u>** – Anticipate contract awarded
- **<u>January 2026</u>** – Work on Byers Street expected to begin



Geotechnical Survey April 2025

Repair Goals

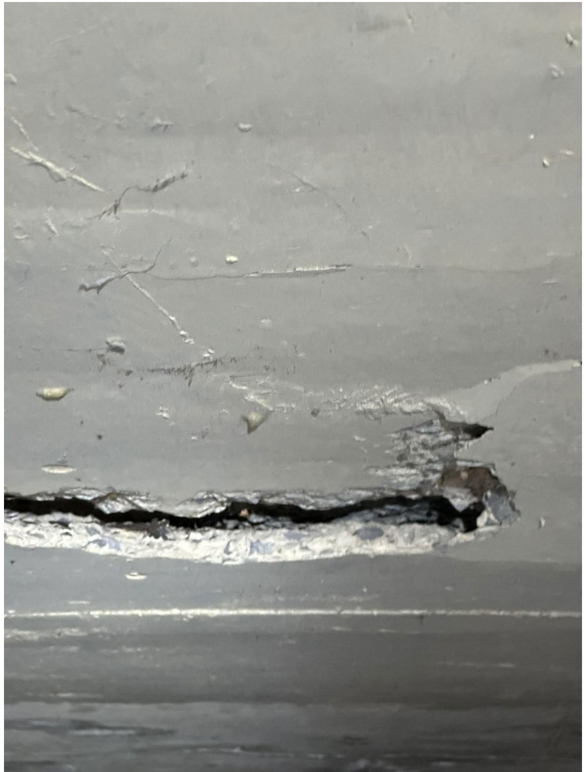
- Public safety first
- Minimize disruption to Wharf area as much as possible
- Cost-effective
- Long-term solutions
- Get downtown streets fully functional

Locations of Tunnel Repairs and Replacement

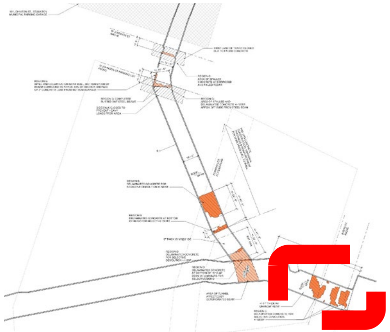
Immediate, high-impact repairs:

- Tunnel beneath **Byers Street**
- Tunnel beneath **West Johnson Street**
- Tunnel beneath **New Street**

Tunnel Conditions

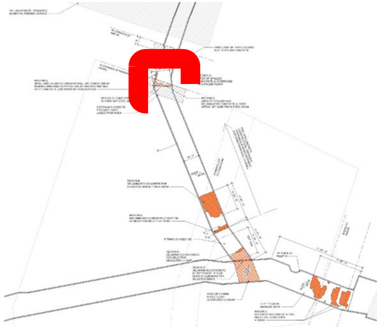


Severe concrete delamination below Wharf parking lot and **Byers Street**



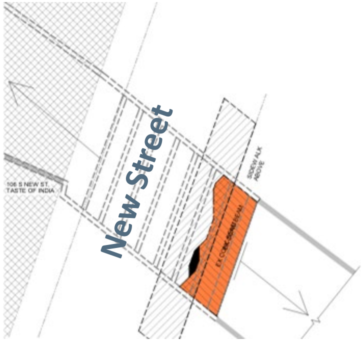
Tunnel Conditions

Severe concrete spall and rebar corrosion near **Johnson Street** – full width of ceiling



Tunnel Conditions

Concrete spall and cracks under eastern side of **New Street**



Approach for Repairs and Replacement

- Top-down approach (come down through road surface) due to safety
- Removal and replacement of tunnel walls and roof with reinforced concrete (Byers & Johnson)
- Partial removal of ceiling and repair (New St)
- Design and relocation of water, sewer, gas, and electric utilities

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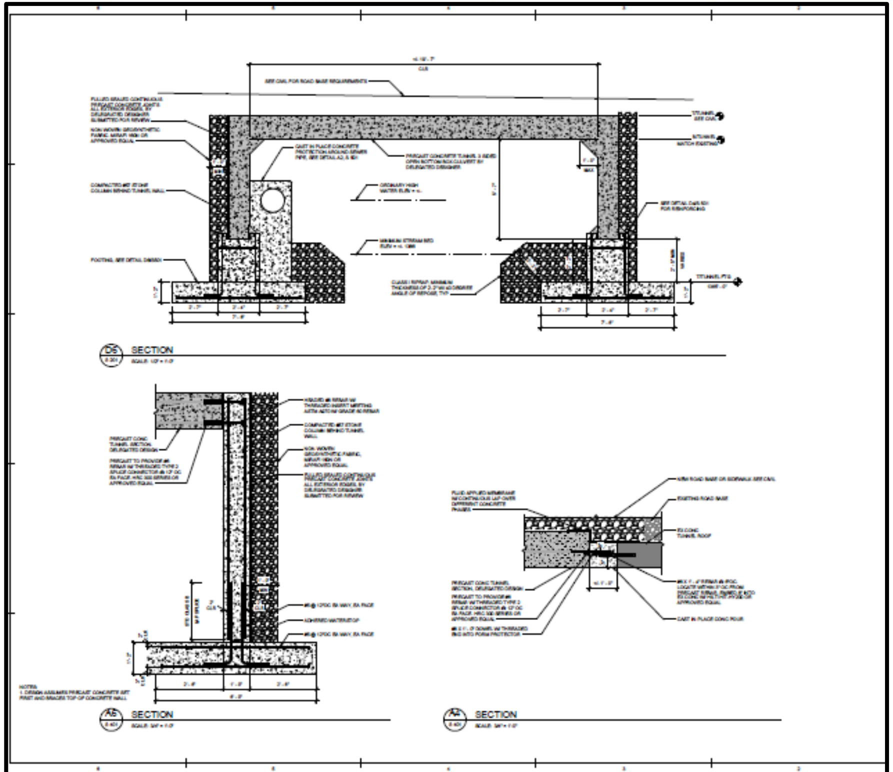
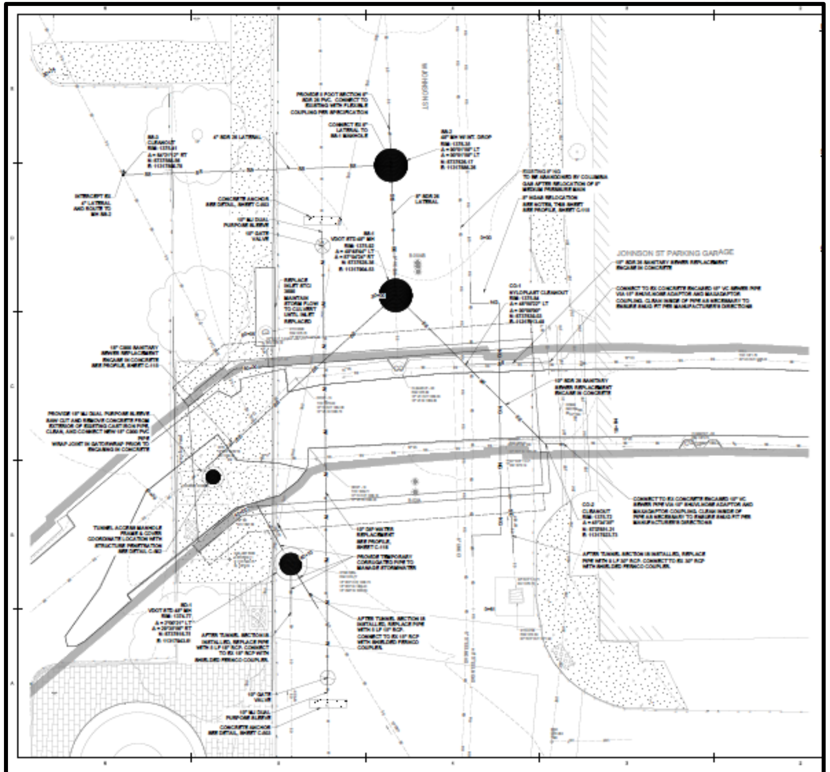
Complex Repair Process



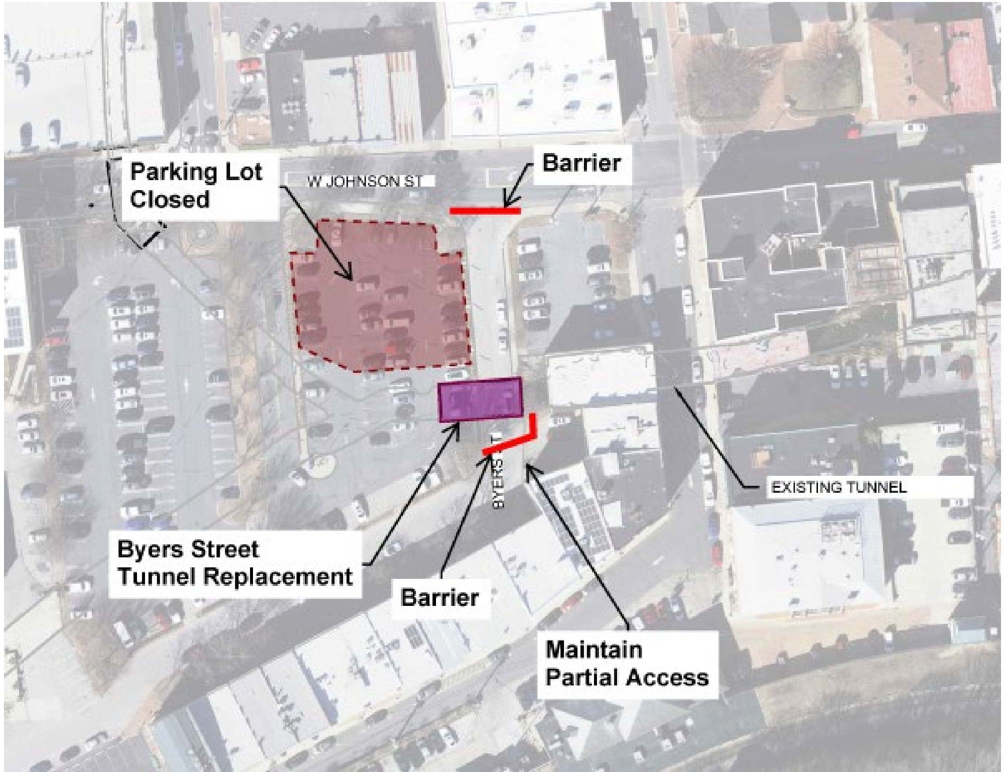


Expected Timeline

Byers Street	Jan. 2026 → May 2026
Johnson Street	May 2026 → April 2027
New Street	Spring 2027

Byers Street Parking Changes

- Eastern portion of Wharf lot currently open will close
  - Staging area for construction
- Temporary reduction of on-street parking on Byers Street
- Maintain access to residence



Integral Considerations

- Parking Plan
- Detours
- Wayfinding & Signage
- Pedestrian Access
- Support of Businesses
- Plan of Communication

Communication Plan

- Central Information Hub
  - Dedicated **project webpage**
    - Timelines
    - Progress updates
    - Construction photos
    - FAQs
  - www.Staunton.va.us/WharfRepairs
- Proactive Public Notifications
  - News releases before each construction phase

Wharf Parking Lot
Daylighting Study
W JOHNSON ST
W Johnson St
110
110
108
2A
116
120
120
124
1
5
5
7
9-11
11
15
11 13
Byers St
BYERS ST
ST
MIDDLEBROOK AVE

Wharf Parking Lot Daylighting Study

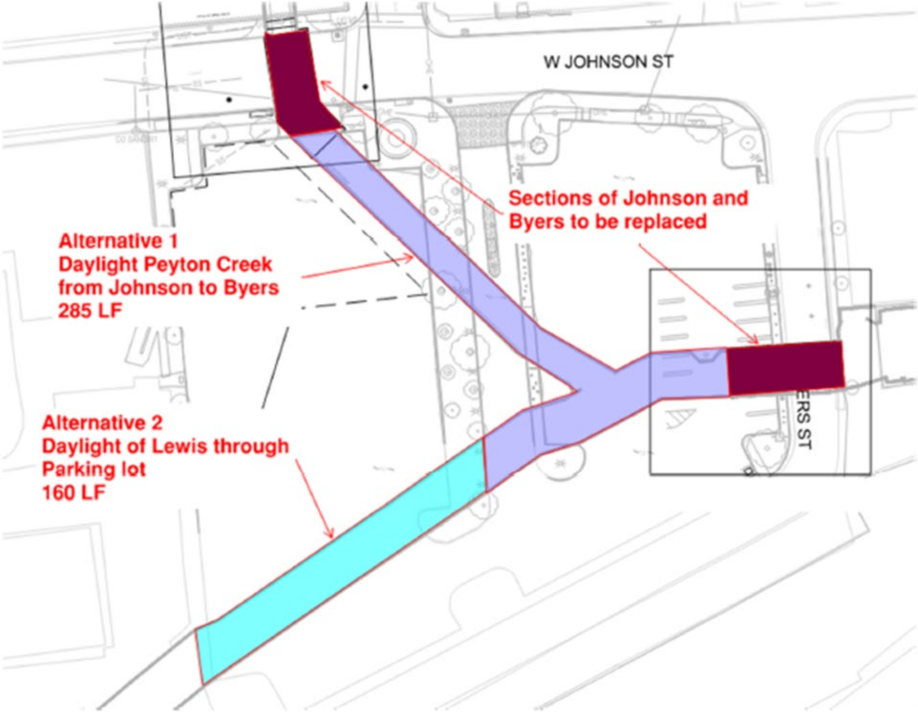


Image 1 – Limits of Daylighting Study

Preliminary Grading and Site Plans
Alternative 1

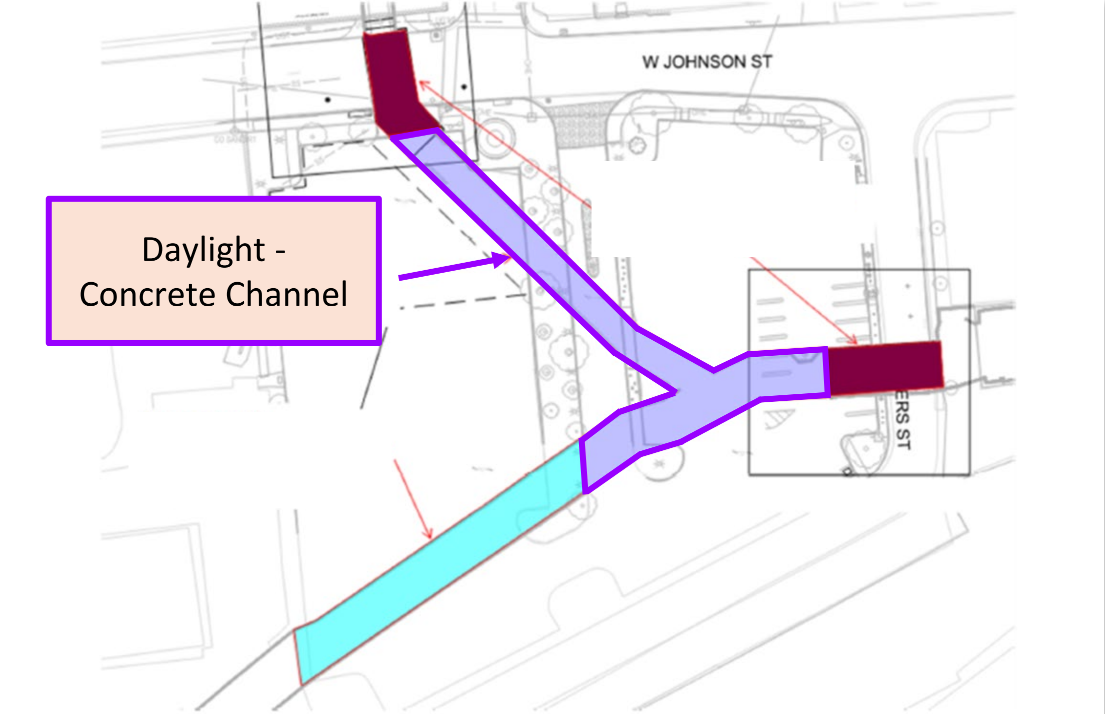
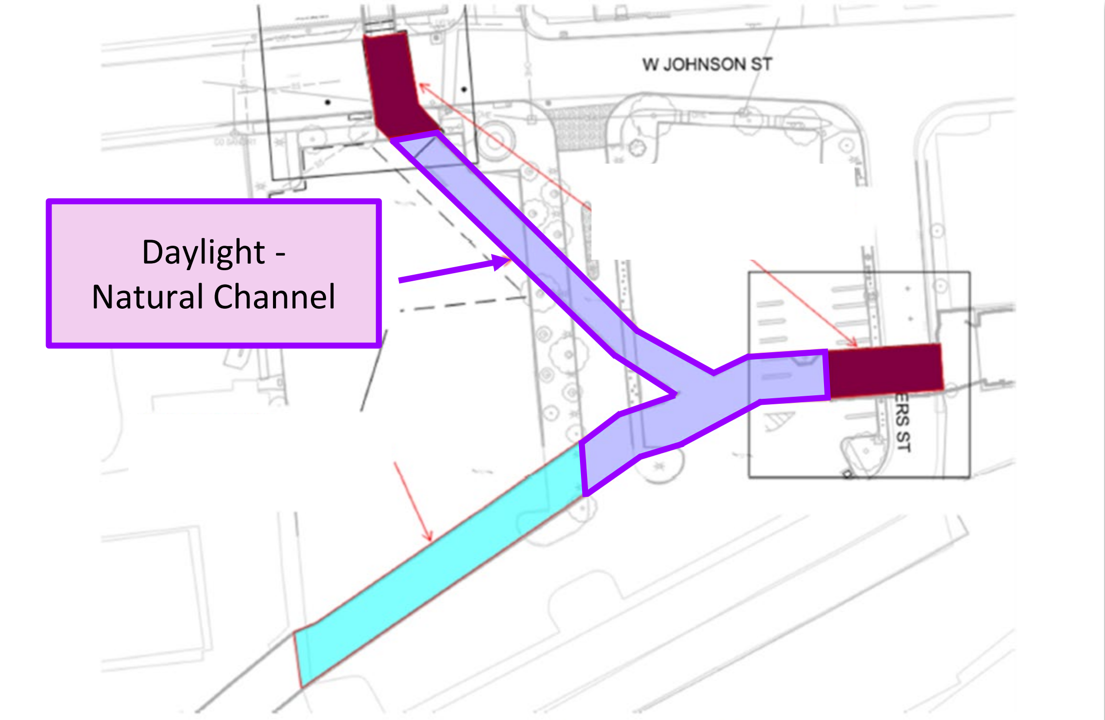


Image 1 – Limits of Daylighting Study

Preliminary Grading and Site Plans

Alternative 2



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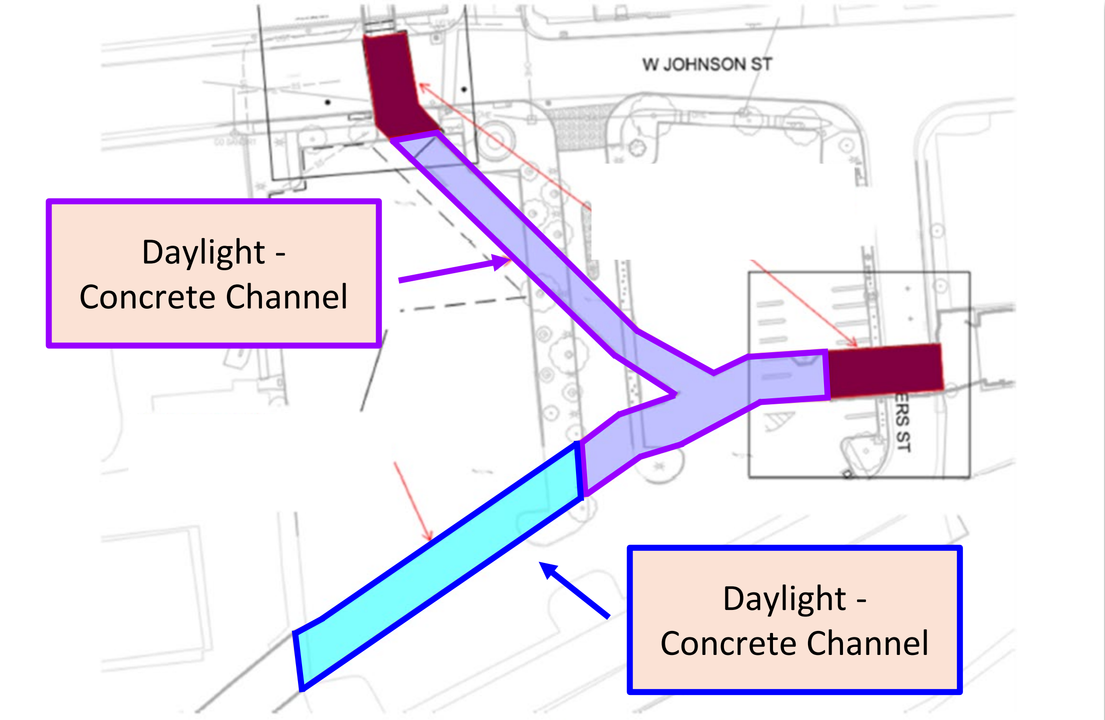
Preliminary Grading and Site Plans
Alternative 3



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Preliminary Grading and Site Plans
Alternative 4

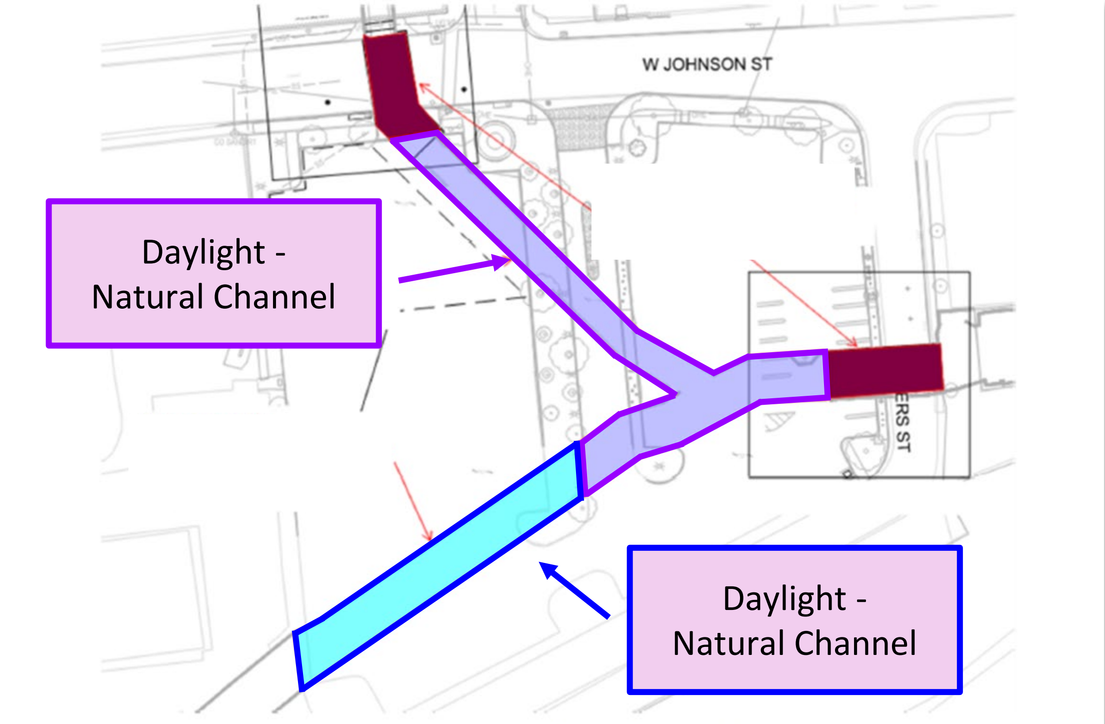


Image 1 – Limits of Daylighting Study

Preliminary Grading and Site Plans
Alternative 5

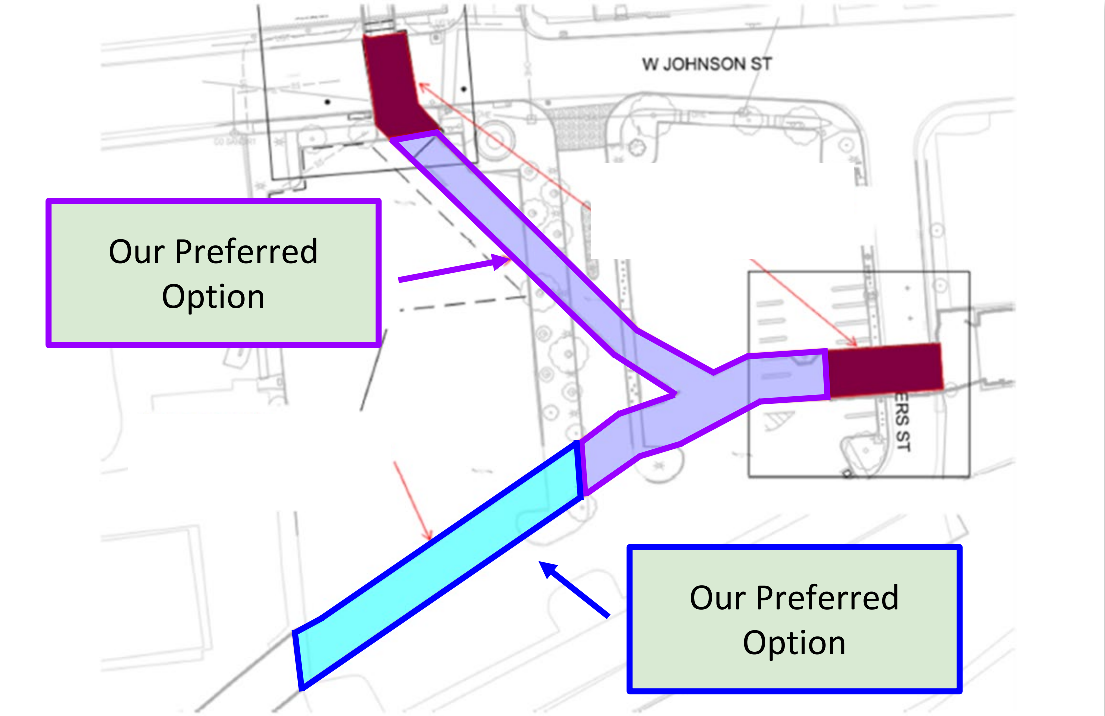


Image 1 – Limits of Daylighting Study

Stormwater Modeling Scenarios

Scenario	Stormwater Modeling Scenarios (2-, 10-, 25-, and 100-year) with and without downstream restrictions					
	Replace Peyton Creek Tunnel (Johnson to Byers)	Daylight Peyton Creek (Johnson to Byers) Concrete Channel	Daylight Peyton Creek (Johnson to Byers) Natural Channel	Repair Lewis Creek Tunnel	Daylight Lewis Creek Tunnel (under Parking Lot) Concrete Channel	Daylight Lewis Creek Tunnel (under Parking Lot) Natural Channel
1a & 1b	x			x		
2a & 2b		x		x		
3a & 3b			x	x		
4a & 4b		x			x	
5a & 5b			x			x
6a & 6b	preferred option					

Stormwater Modeling
Scenario 1

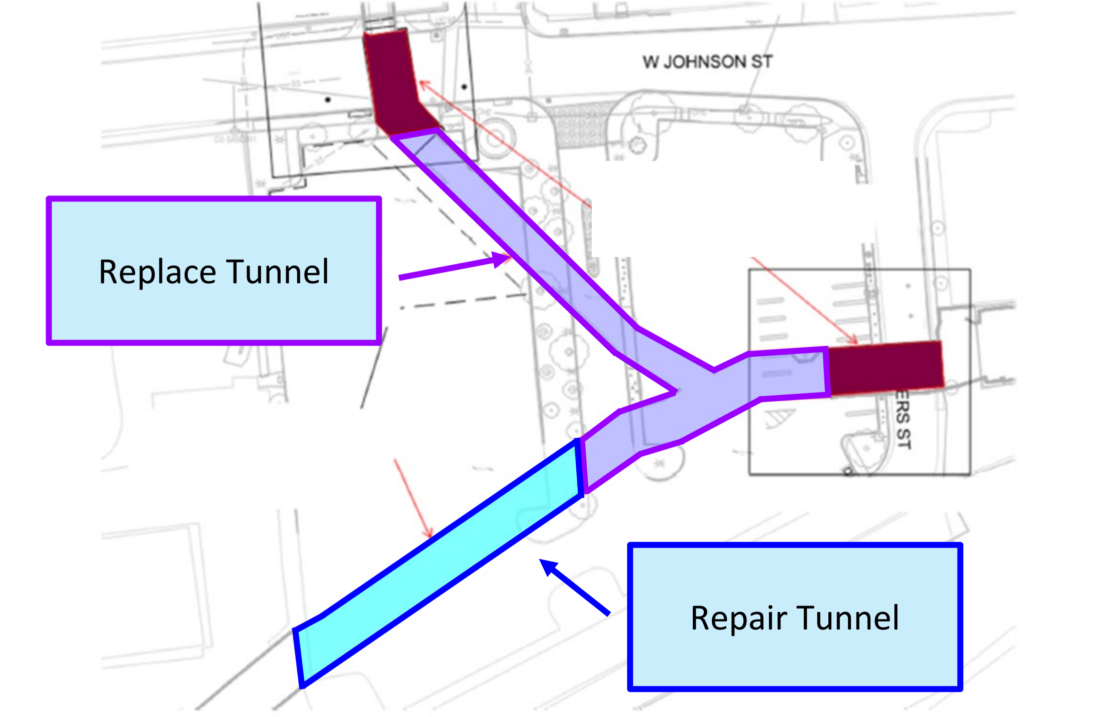
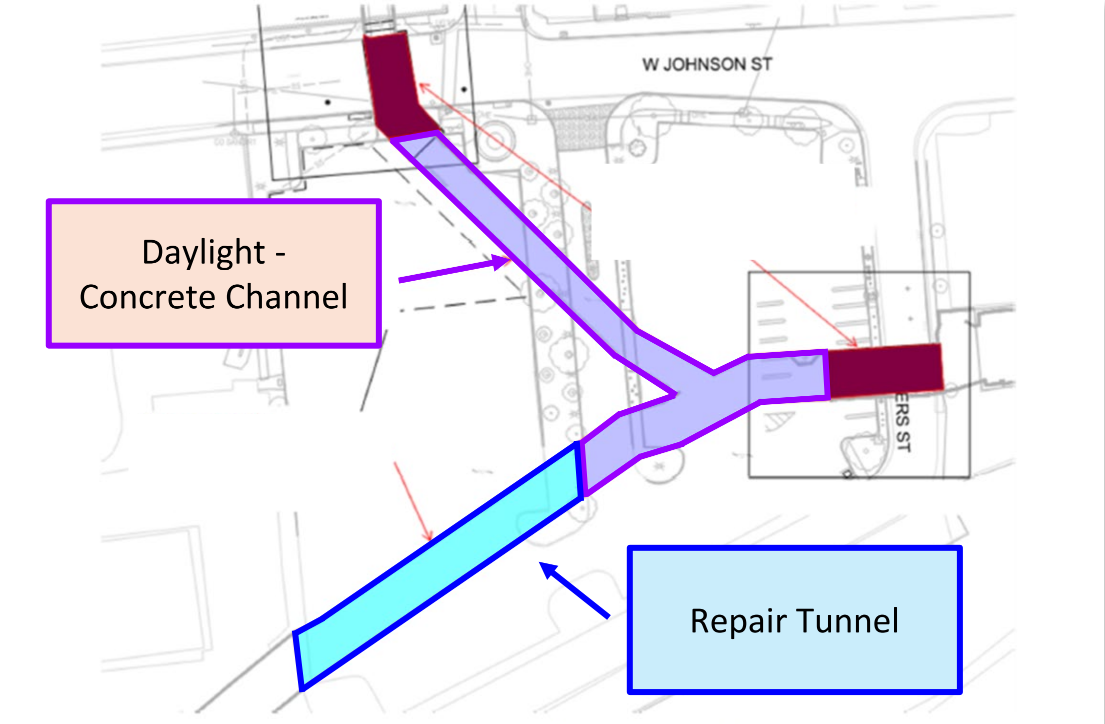


Image 1 – Limits of Daylighting Study

Stormwater Modeling
Scenario 2



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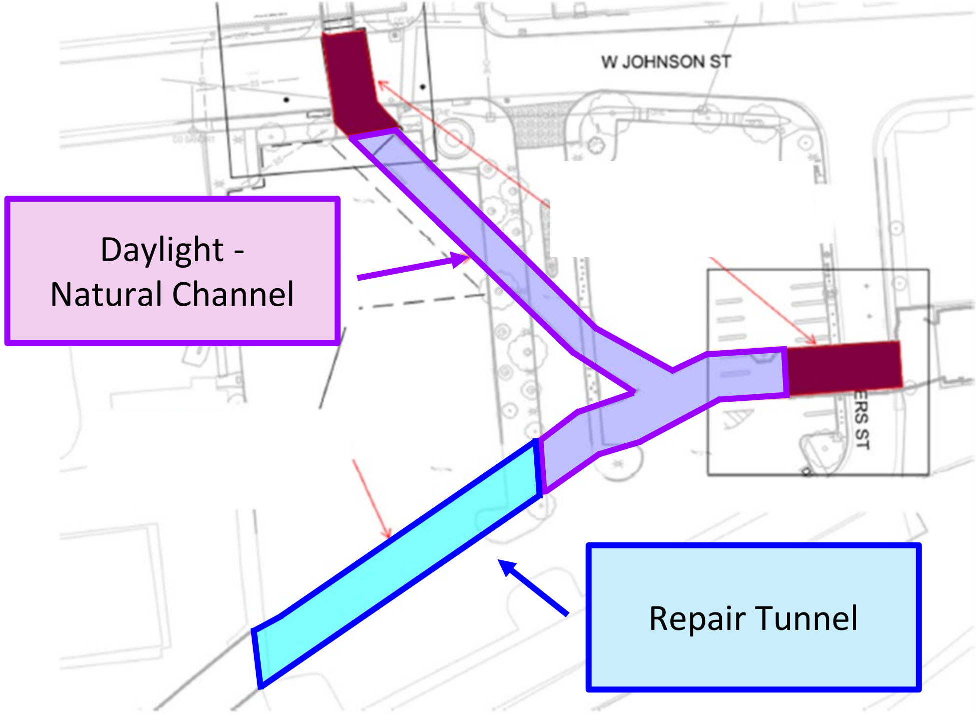
Stormwater Modeling
Scenario 3



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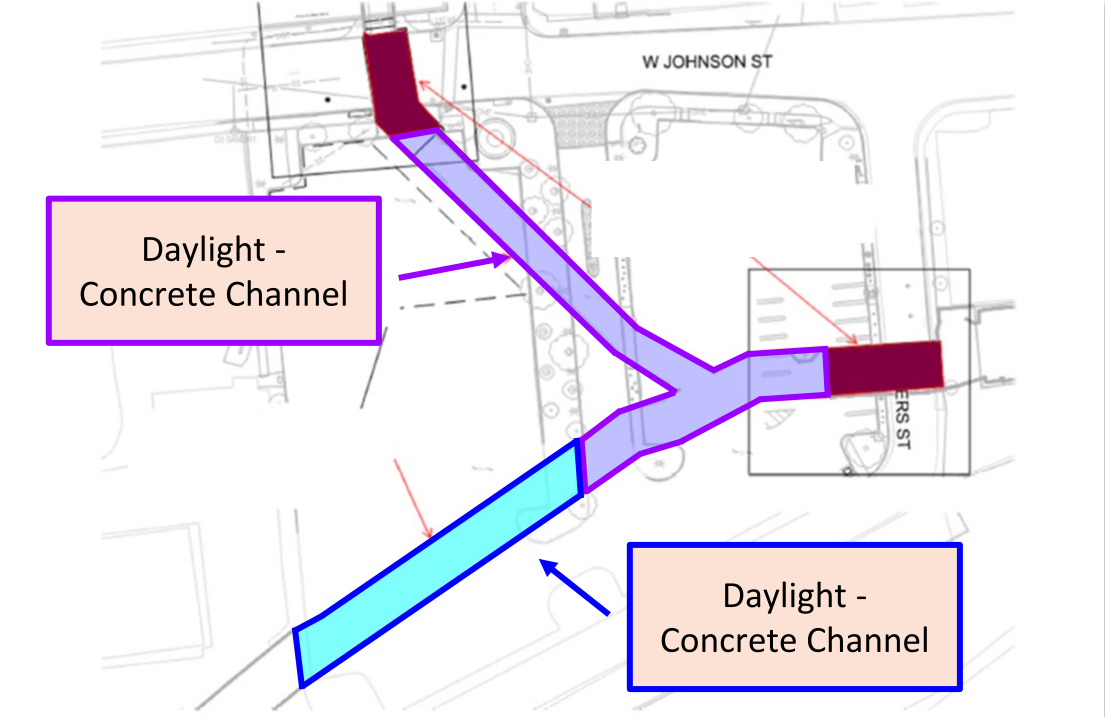
Stormwater Modeling
Scenario 4



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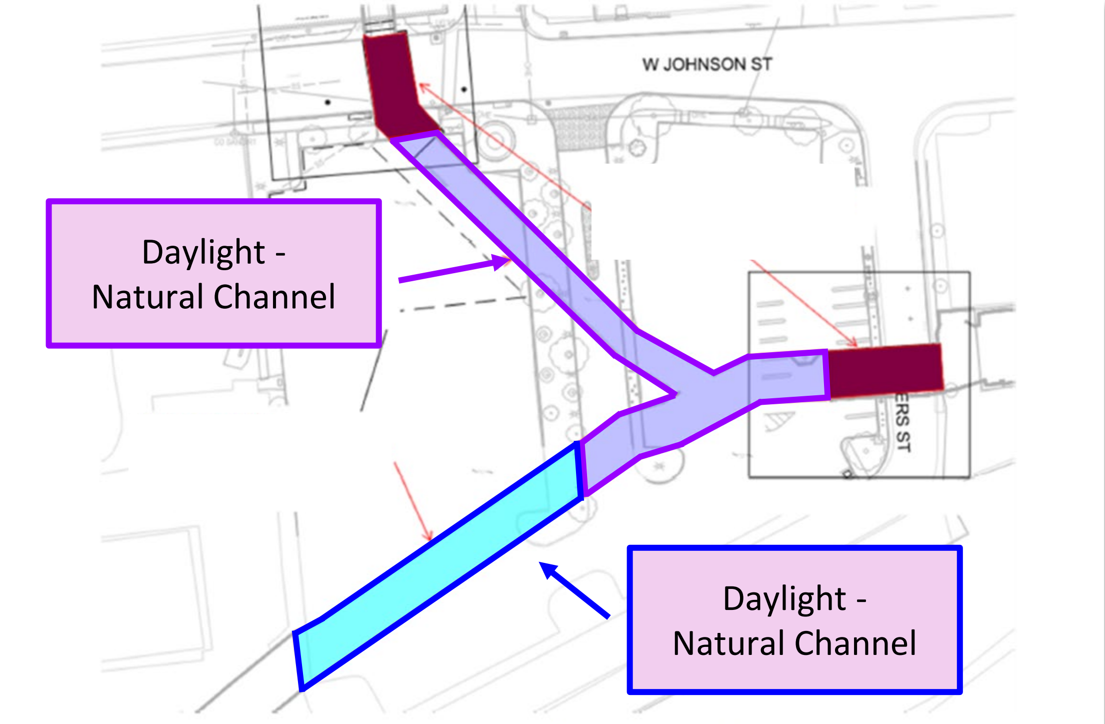
Stormwater Modeling
Scenario 5



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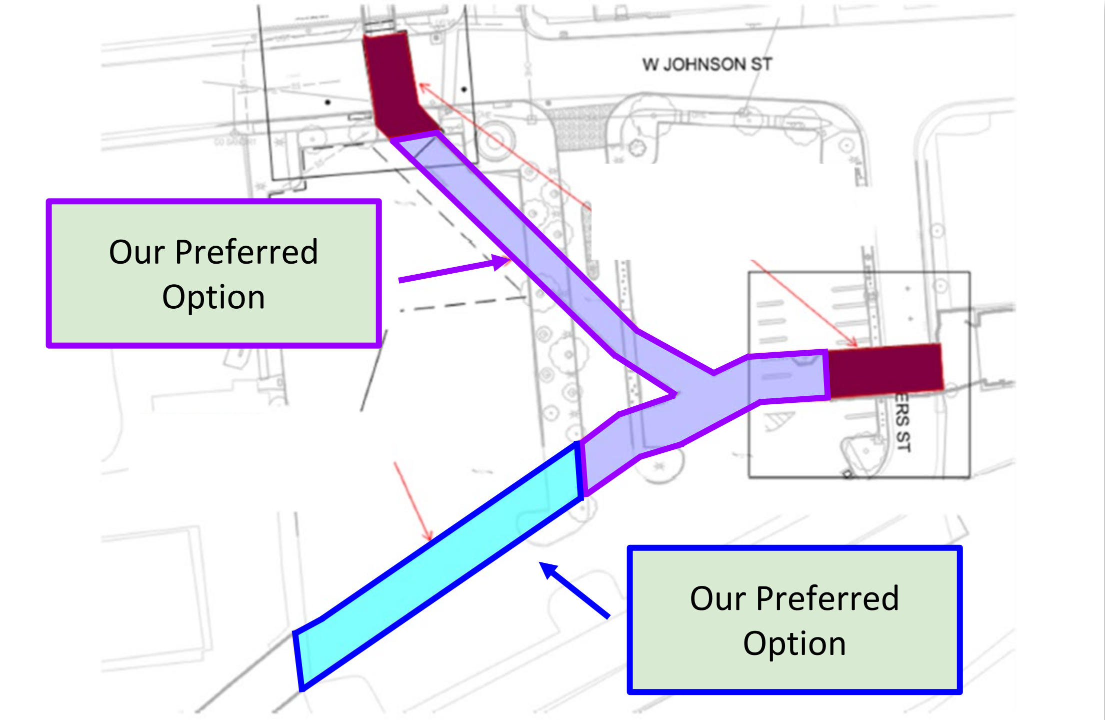
Stormwater Modeling
Scenario 6



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