



Downtown Tunnel and Street Repairs Update

City Council Meeting
June 25, 2026

Locations of Tunnel Repairs and Replacement

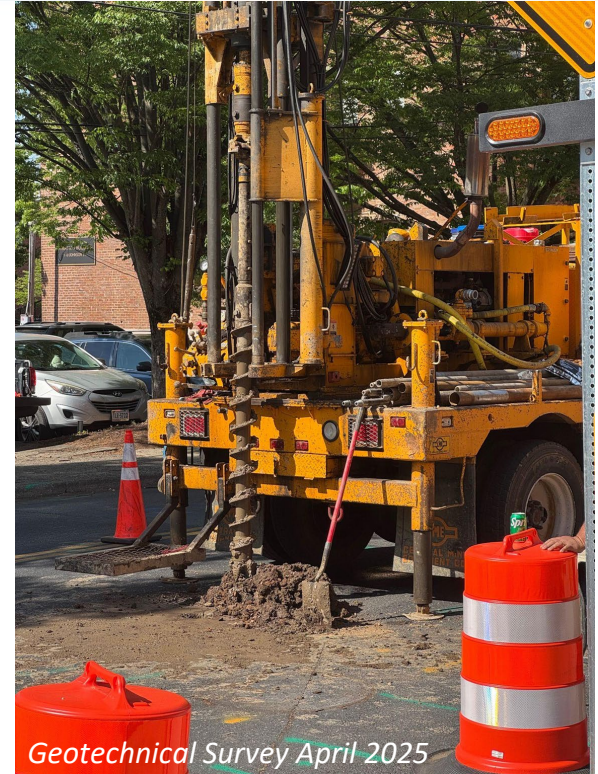


Immediate, high-impact repairs:

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

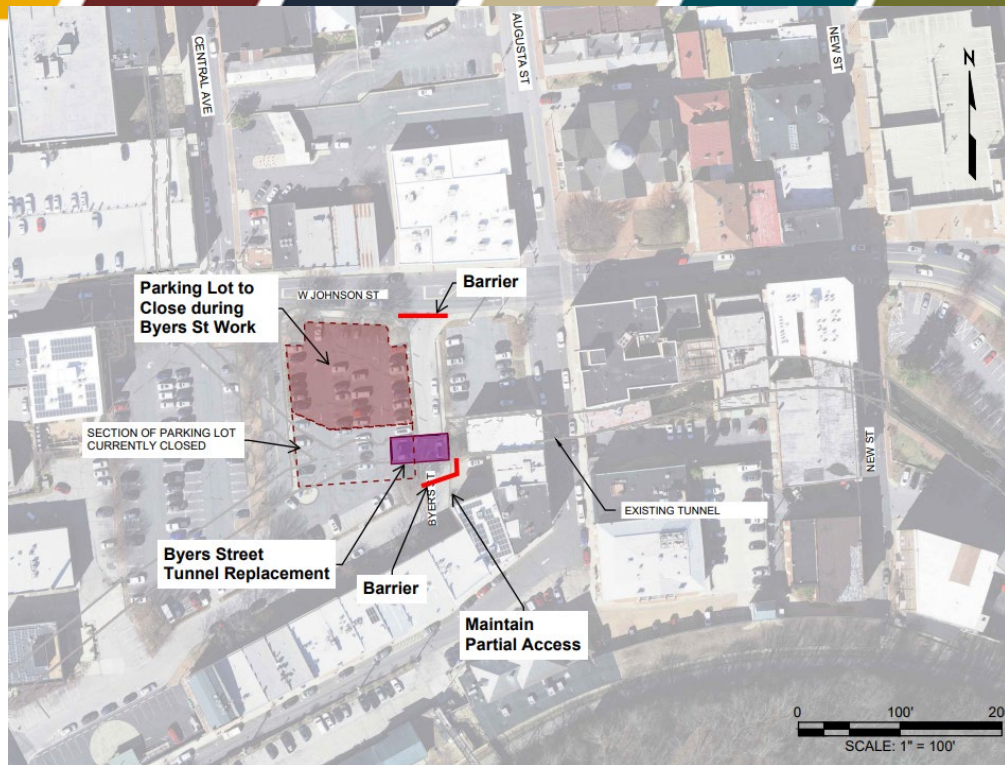
Updated Timeline for Tunnel Repairs

- **March-October 2025** – Design phase
- **October-November 2025** – Issue Invitation for Bids for Tunnel Repairs
- **January 2025** – Under contract
- **February 2026** – Byers Street work began
- **June 2026** – Work on New Street to begin
- **August 2026** – Johnson Street work anticipated to begin

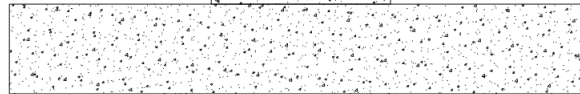
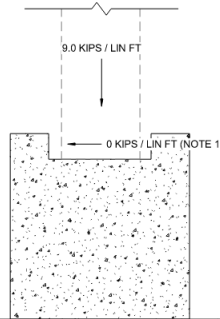


Byers Street Update

- Eastern portion of Wharf lot is closed for construction and staging area
- Temporary reduction of on-street parking on Byers Street
- Property access maintained



- Sewer line relocation and pump-around completed in April
- Removal of existing tunnel structure to be replaced (walls and ceiling) has been completed
- Concrete foundations and “stem walls” poured

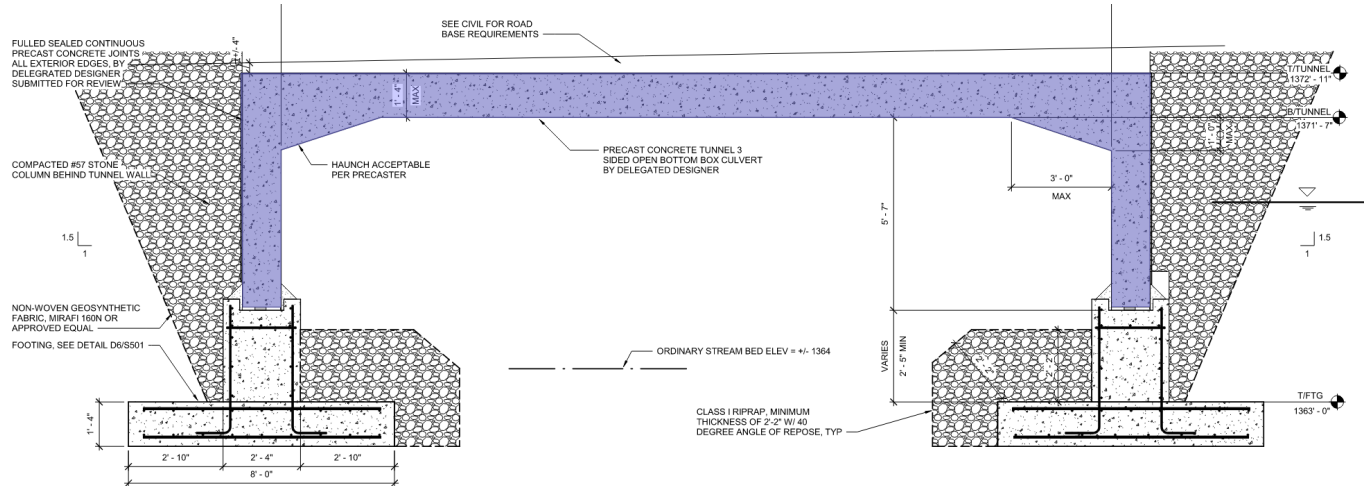


NOTES:

1. BASIS OF DESIGN VENDOR INDICATED ZERO LATERAL FORCE AT BOTTOM OF PRECAST, RESOLVED AT RIGID CONNECTION.
2. DELEGATED PRECAST DESIGNER TO PROVIDE REACTIONS ABOVE TO CONFIRM WITH FOUNDATION DESIGN.



- Precast upper sections currently being prepared off-site
- Delivery and installation of precast sections anticipated for mid-July
- Completion of Byers Street work anticipated for August, slightly ahead of schedule



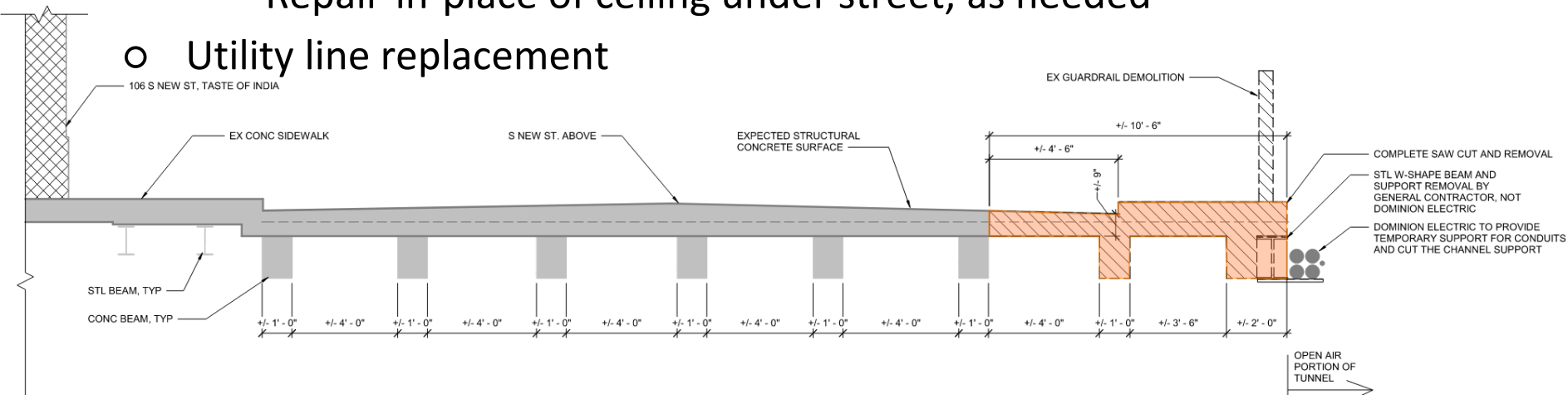
New Street Work to Begin

A horizontal decorative bar consisting of several colored segments: purple, olive green, blue, grey, yellow, maroon, dark blue, tan, teal, and green.

- Contractor plans to mobilize at New Street week of **June 29**
 - Beginning sooner than initially scheduled
 - Favorable weather so far in project
 - Good progress by contractor at Byers Street
- Start while Byers Street work still in progress
- Continuing while Johnson Street work begins
- Allows contractor to make most of favorable weather now and reduce chances of getting behind schedule over the winter

New Street Work to Begin

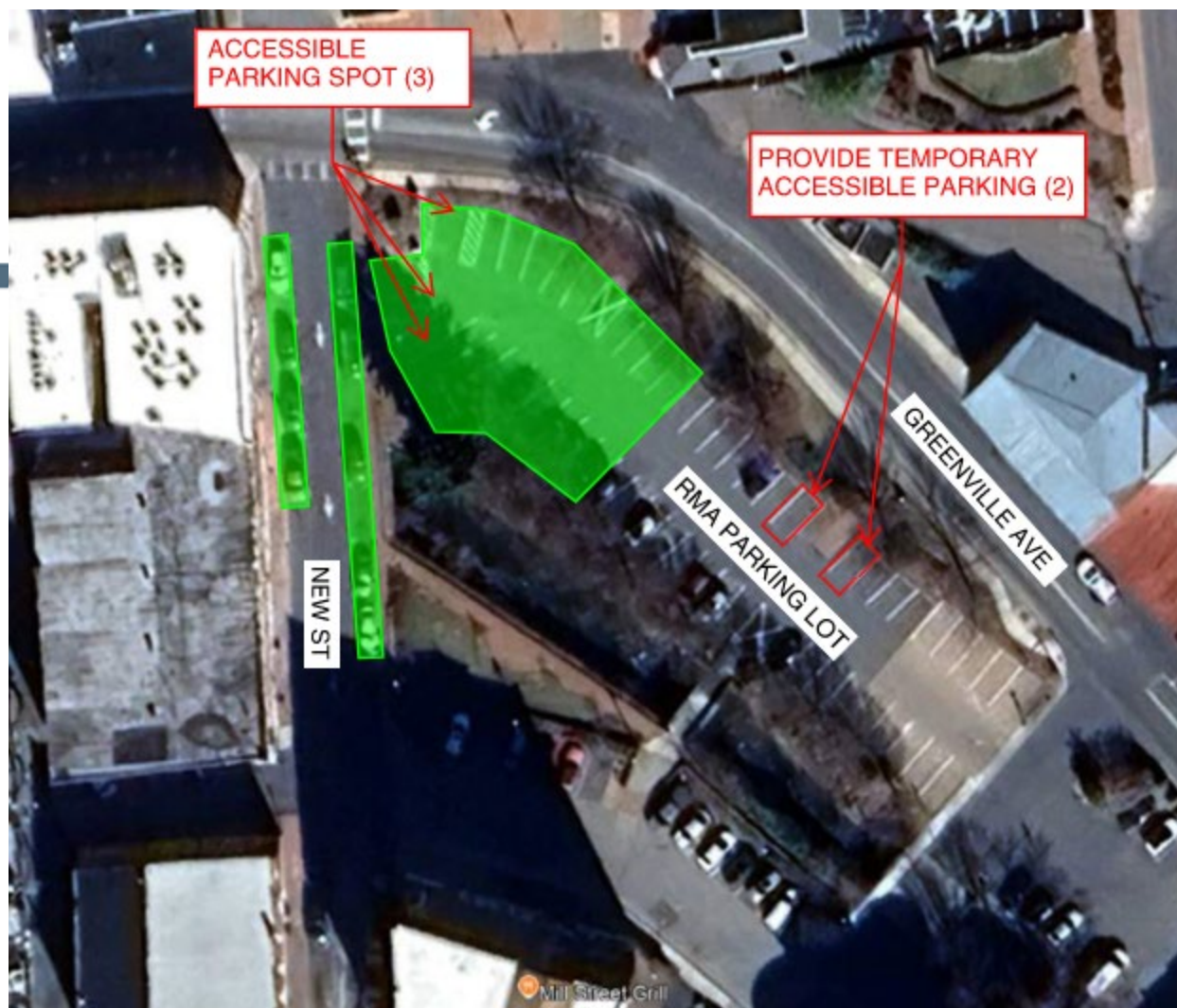
- Not full replacement of tunnel section
 - Replacement of only downstream-most segment of bridge deck / tunnel ceiling (not tunnel walls)
 - Repair-in-place of ceiling under street, as needed
- Utility line replacement

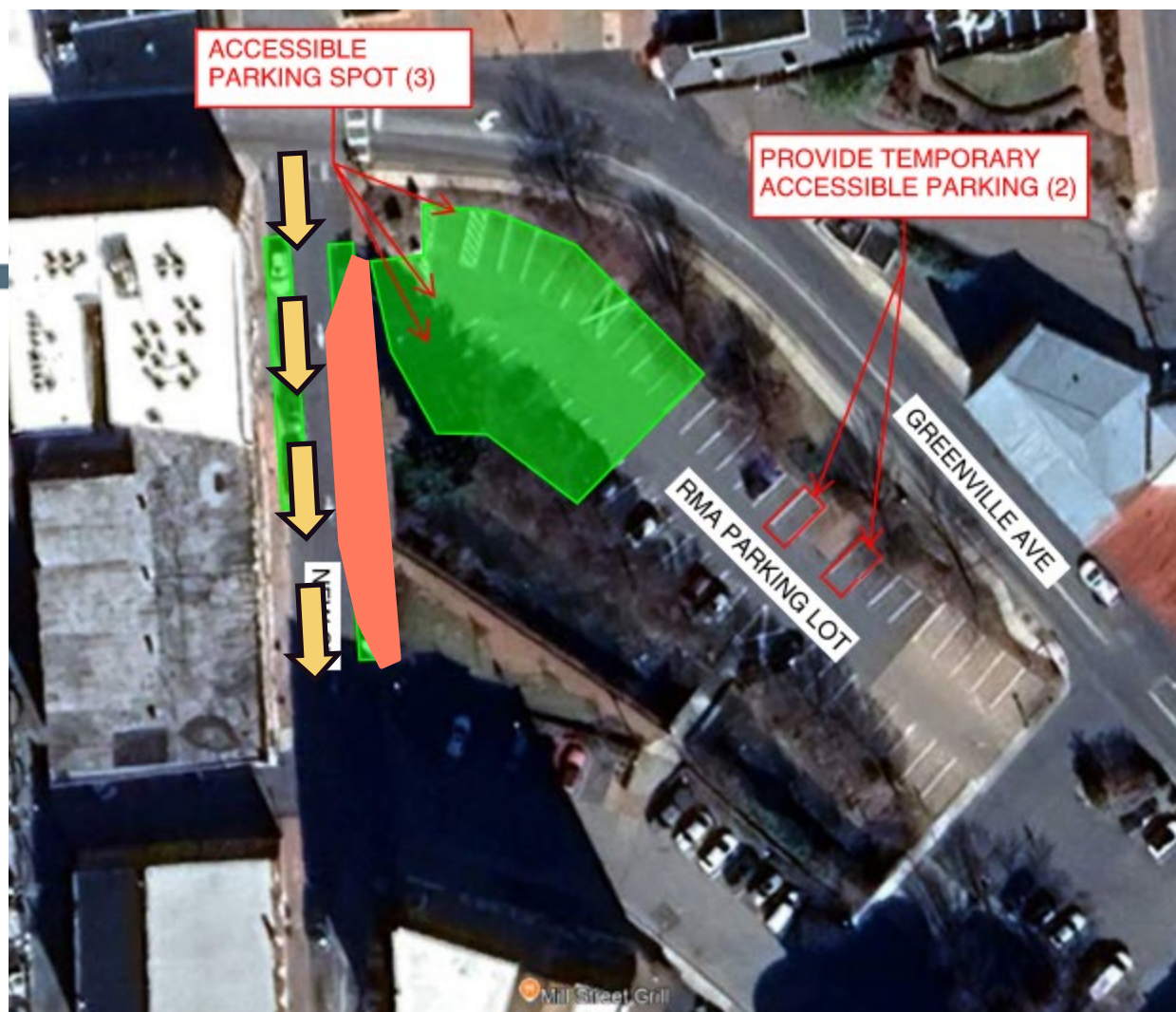


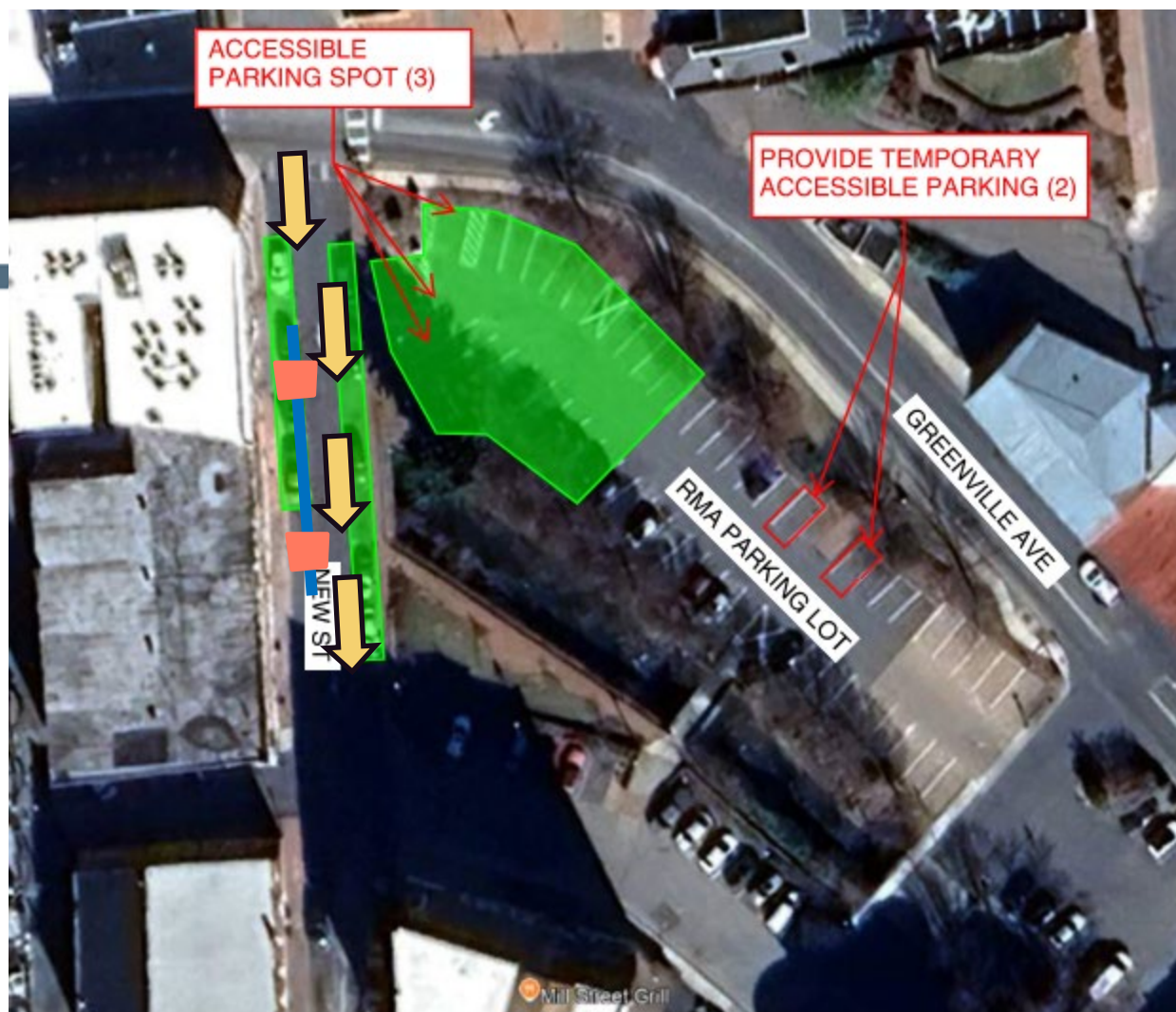
New Street Work to Begin

A decorative horizontal bar consisting of several colored rectangular segments in shades of purple, green, blue, grey, yellow, red, dark blue, tan, teal, and olive.

- Traffic & Parking Impacts
 - Traffic to continue on South New Street (already one-way)
 - Temporary Parking Impacts
 - 11 on-street parking spaces on New Street – to allow for traffic and construction (4 currently closed already)
 - Up to 20 spaces in western portion of RMA lot – to provide staging area
- Additional parking available in New Street Garage



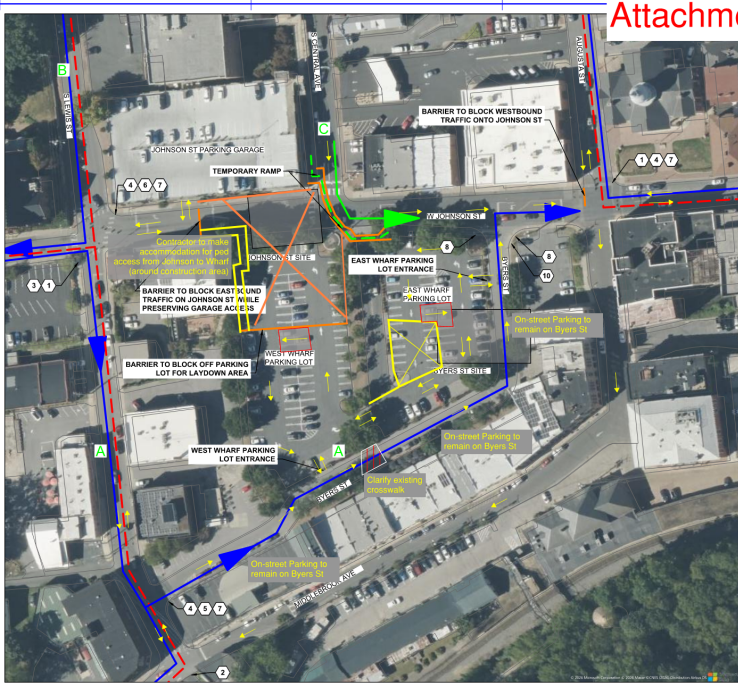






A Look Ahead to Johnson Street Work

- 4 trees adjacent to Johnson Street to be removed in July
- Full work to begin ONLY after Byers Street reopens
- Crew will mobilize in northern portion of western Wharf for Johnson Street work
- Johnson Street work will be the most impactful phase for traffic
- Byers Street will serve as one detour route, other detour routes also in place



CENTRAL AVE DETOUR
SCALE: 1" = 60'

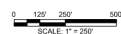
SIGN LEGEND

- 1 THRU TRAFFIC DETOUR
- 2 TRUCK DETOUR
- 3 NON TRUCK DETOUR
- 4 PUBLIC PARKING ACCESS
- 5 WHARF PUBLIC PARKING LOT
- 6 JOHNSON ST PARKING GARAGE
- 7 BUSINESSES OPEN
- 8 DO NOT ENTER. ONE-WAY ONLY.
- 9 LEFT TURN ONLY ONTO JOHNSON ST
- 10 RIGHT TURN ONLY ONTO JOHNSON ST
- 11 DANGER CONSTRUCTION SITE NO TRESPASSING

LEGEND

- VEHICLE BARRIER

IF THIS DRAWING IS REDUCED,
GRAPHIC SCALE MUST BE USED



**TRUCK DETOUR ROUTE
(3 AXLE BOX TRUCKS AND
TRUCKS WITH TRAILERS)**

W FREDERICK ST

E FREDERICK ST

B

3 CENTRAL AVE

BEVERLEY ST

CITY HALL

NEW ST

MARKET ST

COALTER ST

CHURCH ST

SLEWIS ST

W JOHNSON ST

A

BYERS ST

MIDDLEBROOK AVE

KALORAMA ST

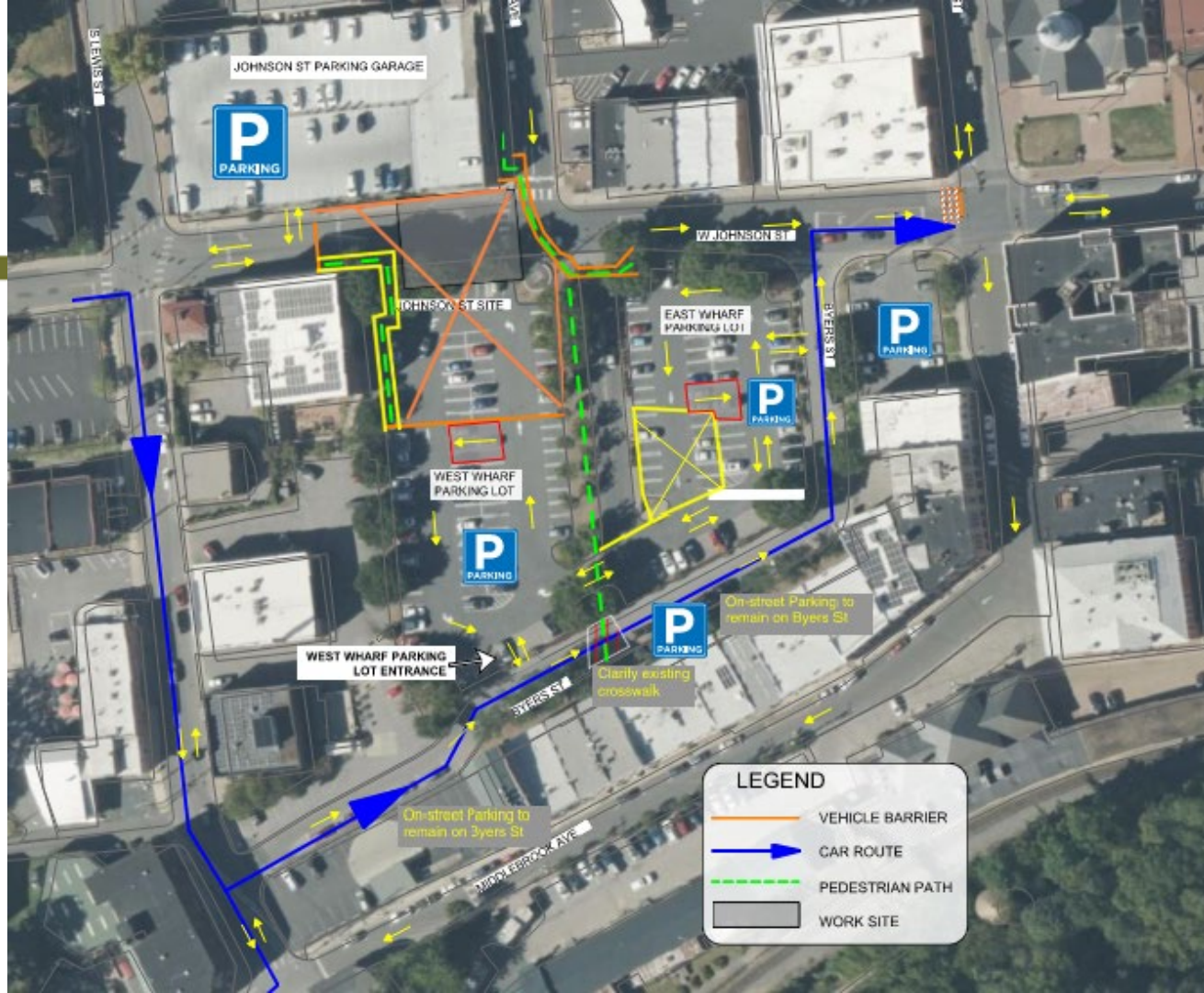
GREENWICH AVE

**TRUCK DETOUR ROUTE
(3 AXLE BOX TRUCKS AND
TRUCKS WITH TRAILERS)**

FEDERAL ST

SEE INSET: CENTRAL AVE DETOUR

CC



LEGEND

— VEHICLE BARRIER

→ CAR ROUTE

- - - PEDESTRIAN PATH

■ WORK SITE



A Look Ahead to Johnson Street Work

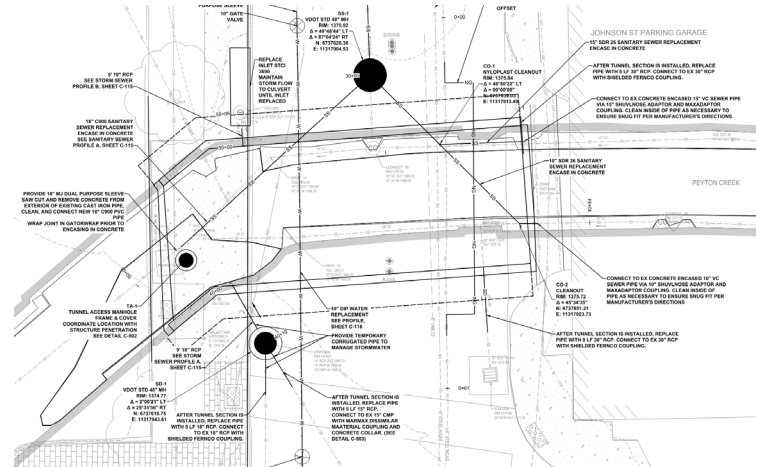
Johnson Street work will include:

- Prep work: Traffic control & construction fence
- Partial excavation of tunnel (to allow for parallel relocation of utilities currently in tunnel ceiling)
- Relocation of 2 gas lines and water line
- Relocation of 2 sewer lines
- Remaining section of tunnel excavated (where gas & water lines had been in tunnel ceiling)

A Look Ahead to Johnson Street Work

Johnson Street work will include:

- Debris removal from streambed near existing “bottleneck”
- Tunnel section replaced (similar method to Byers Street)
 - Overhead utilities relocated
- Storm drains reconnected
- Surface restoration
 - Sidewalk work
 - Repaving
 - Landscaping / tree replacement



A horizontal decorative bar composed of several rectangular segments in various colors: purple, olive green, blue-grey, grey, yellow, maroon, dark blue, tan, teal, and green.

Byers Street	February 2026 → August 2026
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New Street	June 2026 → Fall 2026
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Johnson Street	Aug/Sep 2026 → Spring 2027
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- A horizontal decorative bar consisting of ten rectangular segments in various colors: purple, olive green, blue-grey, grey, yellow, maroon, dark blue, tan, teal, and green.
- Integral Considerations Before and During Construction
 - Detours
 - Wayfinding and Signage
 - Pedestrian Access
 - Feedback From and Support of Businesses
 - Communication Plan

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

