



## **Update: Byers Street Tunnel and Street Repairs**

City Council Meeting  
January 22, 2026

# Locations of Tunnel Repairs and Replacement

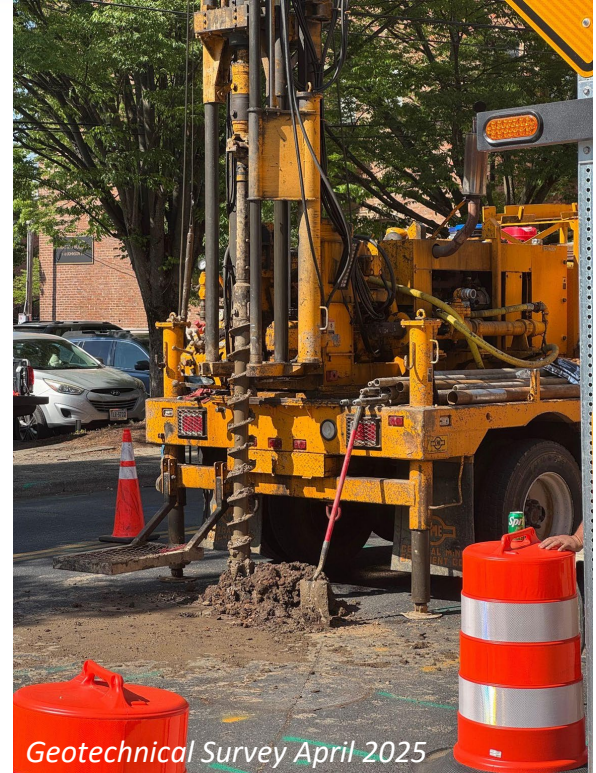


Immediate, high-impact repairs:

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

# Design Timeline for Tunnel Repairs


- **March 2025 - present** – Surveying, geotech, design, permitting for repairs
- **October 2025** – Issue Invitation for Bids for Tunnel Repairs
- **November 2025** – Bid opened
- **January 2025** – Under contract
- **February 2026** – Work on Byers Street to begin



*Geotechnical Survey April 2025*

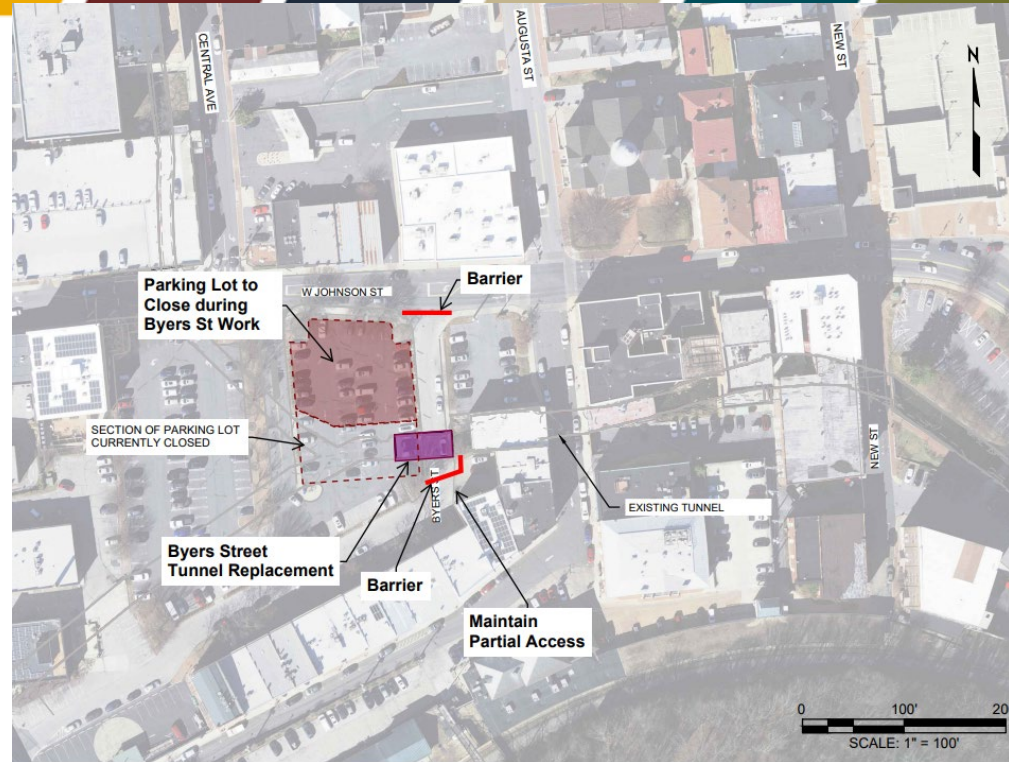
- Preconstruction conference on January 27<sup>th</sup>
- Contractor to submit, for review and approval:
  - Proposed construction schedule
  - Pay item breakdown
  - Bypass pumping plan
  - Transportation management plan
  - Materials “shop drawings” – includes delegated structural design
- Prepare signage and procure materials
- Mobilization and initial work may begin


# Byers Street Work to Begin

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- A decorative horizontal bar consisting of a series of colored rectangular segments in shades of purple, green, blue, grey, yellow, red, dark blue, tan, teal, and olive green.
- Contractor plans to mobilize at Byers Street as early as February 2
    - Byers Street to be closed at Johnson, effectively closing eastern side of Wharf
    - Western side of Wharf to remain open
    - Perimeter fence and signs set up in construction area
  - Start date will be confirmed after Preconstruction conference
  - City will provide notification

# 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



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- 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 green.
- Contractor has shared preliminary schedule for Byers Street – subject to change.
  - The following sequence is anticipated (subject to weather):
    - Mobilization – early February
    - Initial demo / begin tunnel section roof removal – mid February
    - Sewer line relocation – late February into April
    - Remove wall, excavate for footers (one side at a time) – April to July
    - Set precast tunnel sections – July or August
    - Pour closure sections and wingwalls – August
    - Guardrail and fence, restore street and sidewalk – August
    - Open to traffic, transition to Johnson St – September

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

After project completion, what will look different from now?

- **Byers Street:**

- Street will re-open to through traffic
- Steel tube railing along street over creek will be replaced with Essex green bridge guardrail (similar to Mill St); ornamental fence above creek banks
- Additional manhole access to sanitary sewer
- (Lower section of eastern side of Wharf will still be closed)

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

Byers Street                      February 2026 → Aug/Sept 2026

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Johnson Street                Late Summer 2026 → Spring 2027

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New Street                      Completed by Late Spring 2027

## DOWNTOWN TUNNEL REPAIRS

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Underground tunnels carrying Lewis Creek and Gum Spring Branch (also called Peyton Creek) beneath parts of downtown and the Wharf area require immediate structural repairs. These tunnels, located under Byers Street, West Johnson Street, New Street, and the Wharf Parking Lot were found to have safety concerns during structural evaluation.

Out of an abundance of caution, the city restricted traffic and parking over these tunnel sections in March 2025. Now, comprehensive repairs are planned to restore full functionality to these important downtown streets while ensuring public safety.

- Early Jan 2026: Finalizing construction contract
- Jan/Feb 2026: Contractor begins planning, permitting, and coordination
- Late Winter 2026: Construction expected to begin

### Why These Repairs Are Necessary

The need for tunnel maintenance became clear following the devastating floods in August 2020 that impacted downtown Staunton, particularly the Wharf area. The city commissioned flood mitigation studies



### Contact Us

City Managers Office  
540.332.3812

### DOCUMENTS

- 📄 Background History of Wharf Flooding
- 📄 Tunnel Update\_April 10 2025 V3
- 📄 Daylighting Study Proposal - Sept. 12, 2025
- 📄 Bid J00125 - Johnson, Byers, and New Street Tunnel Repairs - Unofficial Results of Bid Opening
- 📄 Wharf Tunnel Repairs Update September 25 2025
- 📄 Downtown Tunnel Repairs Update December 11, 2025

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