



Update on Flood Mitigation Efforts

Tunnel Survey and Structural Evaluation Work

April 10, 2025

Twin Floods of 2020

August 8, 2020



Twin Floods of 2020

August 22, 2020



Response to Floods


Mitigation Efforts Timeline



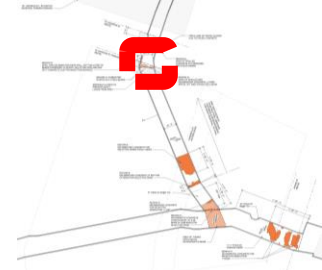
- **Sept. 2020** – City looks to consultant for flood mitigation study
- **May 2021** – Study completed & includes extensive potential projects – many not feasible
- **August 2021** – Staff recommends immediate initiatives including tunnel maintenance and improvements
- **Sept. 2022** – Council allocated ARPA funds for the tunnel evaluation

Response to Floods Mitigation Efforts Timeline

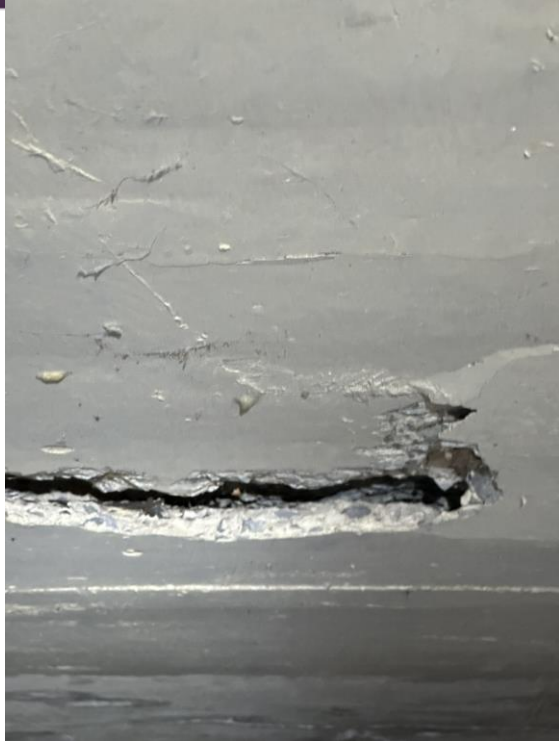
- Dec. 2024 – Wiley|Wilson starts tunnel survey
- March 3, 2025 – Wiley|Wilson starts structural evaluation inside the tunnels
- March 6 & 7, 2025 – Wiley|Wilson notifies city of areas of immediate concern. Streets & parking lots closed to traffic.



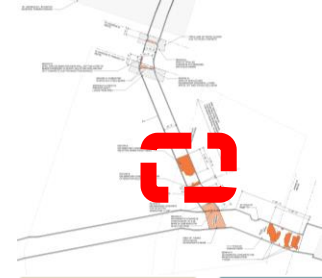
Why was this action taken?
Simply stated, public safety is the #1 priority!



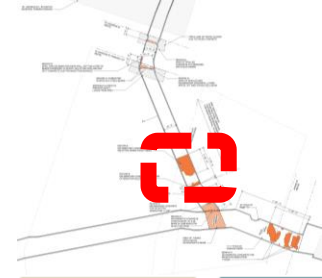
Severe
concrete spall
and rebar
corrosion near
Johnson Street
– full width of
ceiling



Severe concrete
delamination
below Wharf
parking lot
and Byers Street



Severe concrete
delamination below
Wharf parking lot
access road



Severe concrete
delamination below
Wharf parking lot
access road

Tunnel Update – Repair Assessment

- Concentrating on immediate, high-impact repairs:
 - Tunnel beneath **West Johnson Street**
 - Tunnel beneath **Byers Street**
- Conditions are challenging and complex:
 - Environmental permitting process
 - Johnson St. – water and sewer line work have to be designed and addressed
 - Planning impacts to traffic

Tunnel Update – Repair Assessment



- Wiley | Wilson continues to develop design of preliminary repair plan
- Repair Goals:
 - Public safety first
 - Minimize disruption to Wharf area
 - Cost-effective
 - Long-term solution
 - Get downtown streets fully functional

Tunnel Update – Next Steps & Considerations

Initial recommended repair process:

- Top-down approach (come down through road surface) due to safety limited access
- Removal and replacement of tunnel walls and roof with reinforced concrete

Cost estimates and repair timeline are in development by Wiley | Wilson and unknown at this time

Story of Johnson St. Garage post 2020 Flood



Tunnel Update – Assessment in Other Portions of the Tunnels

Central Ave. to Pump St.

- No areas of immediate concern identified, no need to restrict traffic
- Continued assessment and plan for longer term maintenance is necessary

Augusta to New St.

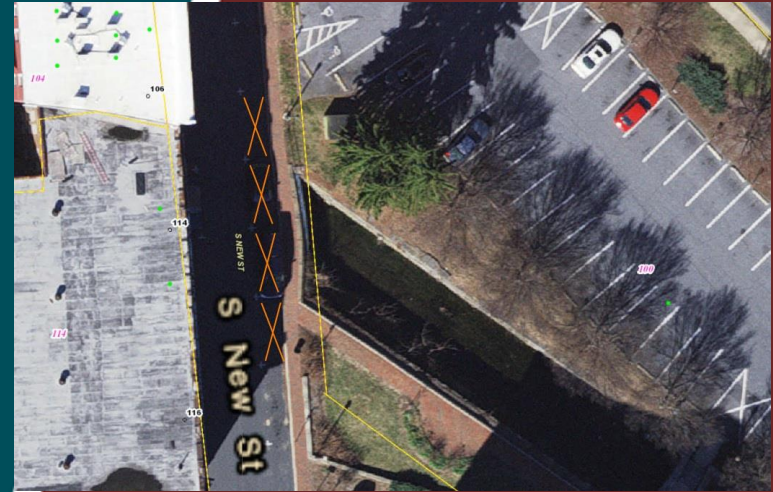
- **As of April 10th – New area of concern on New St.**
- Several on-street parking spaces will be blocked adjacent to the creek
- Will require repair as well (third area of focus)

Several identified areas of the tunnel system, like any infrastructure, will require a plan for longer term maintenance

Tunnel Update – Assessment in Other Portions of the Tunnels



Area of Concern



Parking Spaces will be blocked off

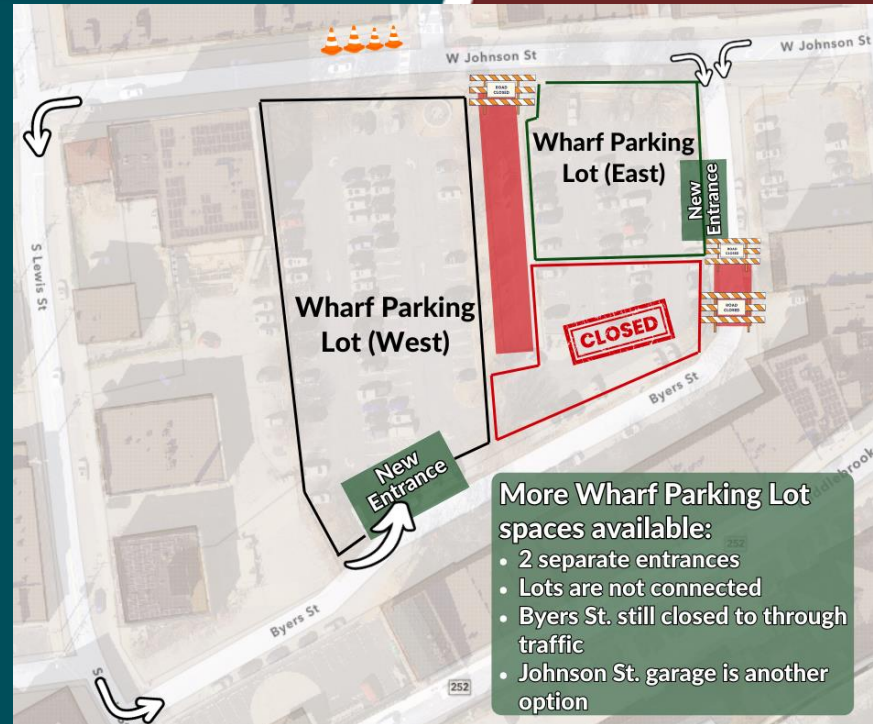
Tunnel Update – Long Term Considerations – Daylighting?

- Current activities are independent of any possible daylighting of the creeks at the Wharf
 - FY 2026 CIP - \$30,000 to study feasibility of daylighting
- If Council wanted to pursue this approach,
 - That is a long term decision making process that deserves time to be studied and assessed
 - Costs are a significant factor – **start planning now**
 - Community engagement will be extensive
 - The Wharf will have limited capacity parking for years

City staff are working on city Flood Mitigation Plan, a requirement to apply for some grants

Tunnel Update – Parking & Detours

- Byers Street remains closed over the tunnel
- All of west and portions of east side of Wharf Lot open
- Main entrance to Wharf Lot remains closed
- Eastern entrance to Johnson Street Garage remains closed
- Free parking in the Wharf Lot
- Johnson & New Street Garages paid parking



Tunnel Update – Longer Term Parking Considerations



Several opportunities are presented:

- Augusta County Courts move to Verona – fewer cars downtown, more available spaces
- Review parking behavior and needs based on current limited parking and new parking patterns



A HUGE THANKS to quick thinking and creative staff.....

- Public Works and Engineering
- Economic Development
- Police Department
- City Attorney
- City Manager's Office/Communications



Local Businesses.... We Want Your Input!

Complete the Local Business Retention Survey

- Open until April 18, 2025
- Share your insights to help shape Staunton's economic future
- Help us understand your needs and how we can enhance city services





Local Businesses and Residents On and Adjacent to the Wharf Business District.....

Wharf District Business & Community Network

- We recognize that ongoing changes in the Wharf present a challenge
- The City is hosting a meeting to gather business representatives and residents of the Wharf
- The city would like to proactively face changes in a unified way
 - Discuss the current challenges and provide relevant updates
 - Establish a direct line of communication for business owners and community
 - Collect insights on the current situation and needs
 - Establish a framework for ongoing collaboration

For Information
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