



**DOWNTOWN STAUNTON
STREETScape PLAN**
STAUNTON, VIRGINIA 2004



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I. INTRODUCTION

A. BACKGROUND

Downtown Staunton is the spiritual and physical center of Staunton. It has a rich history and continues to play a vital part in community life. The central business district is home to local government offices, various courts, the library, a post office, numerous churches and banks, many nonprofit organizations, cultural facilities, social services, offices, shops, and many restaurants. It also has a number of residents living in upper-floor apartments throughout the area.

With the establishment of the two downtown historic districts (Beverley and Wharf) and the subsequent renovation of many older structures, the area has been experiencing a physical and economic renewal since the late 1970s. Tourism continues to increase throughout the downtown district and in surrounding neighborhoods.

As the private sector continues to reinvest in the downtown, Staunton's city government recognizes the important role it plays in the revitalization process. In the early 1980s, the comprehensive plan for the city was updated to reflect a concern for renewing the central business district. A streetscape plan was created with partial assistance from a grant from the National Endowment for the Arts. Since then, many individual public improvements have been completed throughout the downtown district.

Major projects have included the Wharf parking lot improvements in the early 1980s, new sidewalks and historic lighting in the Upper Wharf, and the development of a small park space along Lewis Creek near the White Star Mill in the mid-1980s. Additional individual projects have also included replacing old concrete sidewalks with brick and replacing street and directional signs with new custom designs relating to the historic character of the district.

In the mid 1990s the Staunton Downtown Development Association's Design Committee; with the assistance of Frazier Associates, Architects and

Planners, through the Virginia Main Street Program; along with various city officials, completed a comprehensive streetscape plan for the entire downtown area.

The purpose of this streetscape plan was to identify projects that could offer the opportunity for gifts from the private sector and provide guidance to the city on appropriate and needed public improvements. This conceptual plan provided the framework for improving the way the downtown looks and functions.

Developed as a vision for consideration by city leaders and by all citizens of Staunton, this plan was approved by Staunton City Council, the Staunton Planning Commission, and the Staunton Downtown Development Association in 1996. Subsequently, three major streetscape projects and several smaller projects were carried out, all based on the plan. In addition, a new city landscape plan was completed based on recommendations in the original streetscape plan.

Four blocks of Beverley Street from Market to Lewis streets were improved with new underground utilities, brick sidewalks and crosswalks, granite curbs, new historically based streetlights, new traffic signals and coordinated public signs. Similar improvements were completed on Augusta Street from Johnson to Frederick streets as were improvements made to the block of Market Street between Beverley and Kalorama streets.

Additional upgrades included improving several downtown parking lots, adding new plantings to numerous landscaped beds throughout the downtown, installing new street identification signs and new colorful banners downtown. Also specially designed kiosks and trash receptacles were added as new street furniture elements.

Several other projects were undertaken that were not envisioned in the streetscape plan but have contributed to the revitalization process. They include a new downtown trolley system with designated stops and benches. A new entry project included over-



I. INTRODUCTION

scaled flowerpots and a giant watering can sculpture as welcoming public art features at the intersection of U.S. Routes 250 and 11. In addition, a new 277 space parking garage was constructed at the corner of Greenville Avenue and New Street to blend in with the historic downtown.

The cumulative impact of all of these projects has been the opening of many new businesses and shops, the construction of a new Shenandoah Shakespeare Theatre; the current renovation of the R. R. Smith Center into a future history and arts center; and the The Stonewall Jackson Hotel's renovation and conference center addition. Moreover, several new projects are in the planning phase and these include the Woodrow Wilson Presidential Library and a second Shakespeare Theatre, a recreation of the historic Globe. Also, in the early stages of planning is the renovation of The Dixie Theater into The Staunton Performing Arts Center.

B. UPDATING THE PLAN

In the spring of 2003, the Design Committee of the Staunton Downtown Development Association decided that the Downtown Staunton Streetscape Plan needed to be updated since it was seven years old and many new projects had been completed or were being planned that would affect the plan priorities. The following sections are from the original plan and have been updated as needed.

ORIGINAL PLAN GOALS

- Build on existing plans and studies.
- Improve the pedestrian environment.
- Ensure that public improvements are appropriate to the historic character of area.
- Improve connections within the area and to the Wharf and surrounding neighborhoods.
- Make the downtown user-friendly for visitors.
- Create public art that celebrates the history of

the area.

- Phase improvements to reinforce activity areas/private investment.
- Improve maintenance of existing public spaces and elements.
- Provide opportunities for birthday gifts to the city in a public/private partnership.

DISTRICT CHARACTER

This plan covers approximately twenty blocks of downtown and surrounding areas. Made up of two historic districts, this area is surrounded by three residential historic districts. The Beverley Street Historic District is a typical "Main Street." Its four blocks of commercial buildings exhibit unusually ornate architectural styles and date from the mid-nineteenth century to the early twentieth century. The Wharf Historic District lies two blocks south and consists of warehouses, a flour mill, and a historic train station complex.

In terms of streetscape elements, Staunton has a wealth of historic examples to follow. Historic cast-iron light poles from the early twentieth century have been saved and new poles have been installed based on their design. In the past, brick paving and limestone curbs were standard throughout the district. Remaining examples are being retained and new brick sidewalks have been installed to replace the modern concrete ones. Particularly distinctive to the Shenandoah Valley are the limestone walls and wrought-iron fences that grace both public and private sites throughout the area.

STRENGTHS AND WEAKNESSES

UTILITIES

Strengths

- Historically styled poles for traffic signals at underpass entrance to downtown.
- Underground utilities have been installed in major parts of downtown.



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Weaknesses

- Unsightly overhead wires remain on several side streets and other routes.
- Rusting old traffic signal poles with hanging light signals remain at several intersections.

LIGHTING

Strengths

- Historically styled and pedestrian-scaled fixtures already installed in the Wharf, and on New and Market streets.
- New, historically styled, more ornate fixtures based on historic photos and existing examples have been fabricated and installed on Beverley Street.

Weaknesses

- Unsightly cobra-head lights remain mounted on some existing wooden poles.

LANDSCAPING

Strengths

- Existing city program with committed professional staff and board.
- Landscape ordinance and new plan created.
- Attractive seasonal plantings and flowerbeds have been installed in many areas following the plan.
- Positive response from city residents for landscaping program.

Weaknesses

- Weeds and trash remain in some landscaped areas and along sidewalks and curbs.
- Some areas have not yet been upgraded according to plan due to limited resources.
- Limited tree maintenance program for public areas.

- High watering costs associated with seasonal hanging baskets.

SIDEWALKS/CURBS

Strengths

- City upgraded many downtown sidewalks with new brick ones.
- Wharf improvements included brick/concrete sidewalks in both Upper and Lower Wharf.

Weaknesses

- Broken/patched sidewalks remain in parts of downtown.
- Lack of a consistent standard for modules and repairs.
- Lack of pedestrian crosswalks at some intersections.

PARKING LOTS/PUBLIC SPACES

Strengths

- Wharf lot has been redesigned and improved.
- Courthouse lawn has been redesigned and improved.
- Landes Park space has been created in VDOT project.
- Hardy Lot has been redesigned and improved.
- Lot at Frederick and Lewis streets has been redesigned and improved.
- Additional improvements have been made along Lewis Creek including new fencing, brick walks, etc.

Weaknesses

- Trash maintenance in parking lots is inconsistent.
- Broken/patched walkways, curbs, and walls remain in several locations.



I. INTRODUCTION

- Lack of many public spaces for activities or for tourists.

ENTRYWAYS

Strengths (varies with location)

- Some examples of attractive landscaping.
- Cleaned-up public signs.
- New historically styled traffic signals.

Weaknesses (varies with location)

- Lack of visual definition of entry.
- Inconsistent maintenance of landscaping.
- Signs need consolidation.
- Unattractive traffic signals hanging from wires.

ALLEYWAYS

Strengths

- Existing network for pedestrians.

Weaknesses

- Patched paving surfaces.
- Weeds.
- Lack of lighting.
- Poor drainage.

STREET FURNITURE

Strengths

- Some new metal benches have been installed at trolley stops.
- New kiosks and custom designed trash containers have been installed in downtown area.
- Historically styled drinking fountain has been installed at Wharf.
- Most elements have been painted uniform dark green color.

Weaknesses

- Lack of consistent standards for trash containers.
- Lack of maintenance on trash containers.
- Limited number of trash containers and benches.

PUBLIC SIGNS

Strengths

- City has purchased new computerized sign-making machine.
- New distinctive street signs have been installed throughout the district.
- New distinctive information signs have been installed throughout the district.
- Some information signs have been consolidated into one location/signboard.

Weaknesses

- Individual public signs remain scattered along entryways in some locations.
- New wayfinding signs for tourists and visitors have been fabricated but not installed.

C. STRUCTURE OF THE PLAN

The body of the report presents the plans for each of the fifteen project areas and accompanying subareas. Each description covers project scope, public projects (to be undertaken by the city), private gift projects, and issues, if any, for further public/private coordination. Ample photographs and graphics are used to illustrate the intended effect of plan elements.

Maps at the back of the report show how the many area projects are linked into a cohesive whole. The Project Areas Map provides a key for locating the fifteen project areas. Materials and Lighting Conceptual Plans show locations for improvements in both the central business district and the North Central Avenue corridor.



I. INTRODUCTION

The Infrastructure Improvements Map lays out a phased conceptual plan for the city when it undertakes major construction activities such as placing utilities underground, installing new street and traffic lights, and replacing existing sidewalks with brick ones. These eleven recommended phases are listed in the next section, Implementation Steps.

In the Appendix are standards and specifications for street furniture and other elements called for in the plan. A bibliography provides a list of previous studies of the project areas along with a sampling of “Main Street” streetscape references.

D. IMPLEMENTATION STEPS

This plan contains a wide variety of projects including both public and private initiatives. Some can be started immediately; others require design, engineering, and allocated funding. Some projects can occur independently of infrastructure improvements while others need to be implemented along with the city’s construction projects.

Phasing priorities may change due to unforeseen private sector projects and/or public facilities that may be developed and therefore must remain flexible to take these factors into account.

Tasks needed to be completed before elements of the plan can be implemented:

- Review any existing projects scheduled to be completed in the short term by the City in order to coordinate with this plan.
- Finalize a Maintenance Plan for all public areas and elements.
- Review existing traffic study for any additional changes.
- Confirm priorities for utility and infrastructure improvements so that the city can continue to seek funding for future projects.

Suggested phasing for infrastructure street improvements (underground utilities, streetlights, traffic signals, brick sidewalks, etc.)

1. Beverley Street from Market to Lewis – where not completed.
2. Augusta Street from Frederick to the Wharf – where not completed.
3. Market Street from Frederick to Kalorama. (First phase from Beverley to Kalorama is complete)
4. Greenville Avenue/Johnson Street from Coalter to New Street. (New to Augusta is complete)
5. New Street from Frederick to the Wharf. (Partially completed in block of parking garage from Beverley to Johnson.)
6. Central Avenue from Frederick to Johnson.
7. Frederick Street from Coalter to Lewis.
8. Coalter Street from the Underpass to Frederick.
9. North Central Avenue from Frederick to Churchville. (Master plan is needed for this area - refer to note in Section C(3)b.)
10. North Augusta Street from Frederick to Churchville Avenue.
11. Lewis Street from Frederick to Middlebrook.
12. Lewis Street from Frederick to Churchville.

Suggested phasing for parking lot improvements:

1. Augusta Street Lot. (behind old YMCA)
2. Greenville Avenue Lot. (Old RMA Lot - implement with entry corridor improvements)
3. Lewis Street Lot. (next to old Firehouse - implement with improvements to North Central Avenue)



II. PROJECT AREAS



A ENTRYWAYS

1. COALTER STREET CORRIDOR

- a. From Underpass to Frederick Street

PROJECT SCOPE

Make visual improvements to strengthen this entry corridor and provide a pleasant physical appearance and clear directions for visitors.

PUBLIC PROJECTS (CITY)

1. Install crosswalks at intersection.
2. Install brick sidewalks.
3. Install new traffic signals.
4. Underground utilities.



II. PROJECT AREAS



1. COALTER STREET CORRIDOR

b. Woodrow Wilson Presidential Library Area

PROJECT SCOPE

Strengthen this area with visual improvements to provide an improved physical appearance and clear directions for visitors.

PUBLIC PROJECTS (CITY)

1. Install crosswalks at intersections of Beverley and Coalter and Frederick and Coalter.
2. Install brick sidewalks on Coalter from Beverley to Frederick and on both sides of Frederick from Coalter to New.
3. Install traffic calming on Frederick at Coalter.

4. Create focal point at Woodrow Wilson Presidential Library (WWPL) entry with bumpouts and crosswalk. Consider stamped asphalt paving in block of WWPL from Coalter to Frederick Street entry.
5. Install new traffic signals.
6. Underground utilities.



II. PROJECT AREAS



2. GREENVILLE AVENUE CORRIDOR

a. Greenville Avenue at the CSX Bridge

PROJECT SCOPE

Make visual improvements at a key entrance to the downtown to present a welcoming physical appearance and to provide clear directions for visitors.

PUBLIC PROJECTS (CITY)

All of the following need further design in terms of location, engineering, and landscape architecture.

1. Replace wooden guard railings over railroad underpass with new metal railings and paint dark green.
2. Clean vines from stone wall west of arch.
3. Paint concrete abutments a gray color and paint metal truss components dark green.

4. Clean limestone arch masonry, repoint joints where necessary.

5. Clear embankment overgrowth and establish new ground cover and ornamental plants.

6. At underpass, develop a pedestrian connection between downtown and the former Western State Hospital site. Reopen B&O tunnel and develop a pedestrian path to White Star Mill.

7. Replace current light fixtures at fountain with historic design used at underpass.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Hang reproductions of historic railroad logos from the overpass railing.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Coordinate all train overpass improvements with CSX, obtaining permission.
- Coordinate with Columbia Gas to cut weeds down and paint railing dark green.



II. PROJECT AREAS



2. GREENVILLE AVENUE CORRIDOR

b. From Coalter Street to Lewis Street

PROJECT SCOPE

Visually strengthen a primary entry corridor to downtown by adding a strong linear row of street trees and new streetlight fixtures along with brick sidewalks.

PUBLIC PROJECTS (CITY)

1. Plant trees along the north side of Greenville Avenue where possible.
2. Remove all overhead utilities and replace with new underground utilities.
3. Install historic light poles and traffic signals matching those at the underpass.
4. Install brick sidewalks and crosswalks.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Paint a historic collage, possibly of a limestone wall, on the concrete wall behind the ABC Store. (Need design and approval.)

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Have SDDA and HSF visit with property owners/businesses to encourage private site and building improvements within context of plan.
- Investigate possibilities for pedestrian connection to site of former prison. By the opening of a filled-in limestone tunnel located west of the current stone arch, a new pedestrian connection could be made between the White Star Mill and former prison site.



II. PROJECT AREAS



2. GREENVILLE AVENUE CORRIDOR

c. White Star Mill Area

PROJECT SCOPE

Upgrade the Lewis Creek Park and environs for improved safety, appearance, and access from the downtown.

PUBLIC PROJECTS (CITY)

All of the following need further design in terms of location and engineering.

1. Install directional sign to the Lewis Creek Park from downtown
2. Replace the sidewalk and curbs on both sides of South New Street from Johnson to Mill Streets, install new lights in historic style.
3. Install brick crosswalks at the Johnson and New Street and Johnson and Mill Street intersections and across Mill Street.
4. Reevaluate current lighting and upgrade lighting types and quantities as required for appropriate levels of illumination.

5. Replace parking lot lights with historical style like rest of Wharf.

6. Provide continued maintenance of creek bed according to maintenance plan.

7. Where New Street crosses over creek replace pipe railing with metal fence to meet building code requirements.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Paint a train mural on the concrete wall south of the tracks, behind White Star Mill building.
2. Install more historic markers throughout the area, using topics suggested in *A Search for Appropriateness*.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Coordinate with CSX to paint train mural if necessary.



II. PROJECT AREAS



2. GREENVILLE AVENUE CORRIDOR

d. RMA Parking Lot

PROJECT SCOPE

Improve lot efficiency and provide miscellaneous improvements to enhance the lot's access, appearance, safety, and security.

PUBLIC PROJECTS (CITY)

All of the following need further design in terms of location and engineering.

1. Reevaluate current lighting and upgrade lighting types and quantities as required for appropriate levels of illumination.

2. Replace all guard and hand rails with uniform metal fence/railings painted standard dark green and add new fence along north bank of Lewis Creek.

3. Paint metal elements such as light standards and public sign poles standard dark green.

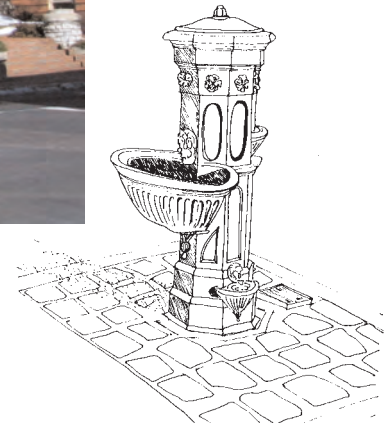
4. Install new brick sidewalks to connect White Star Mill area with Greenville Avenue in the standard used on Mill Street as illustrated in Appendix 1.

5. Install brick crosswalks within the street paving.

6. Install new trash receptacles and benches as needed.



II. PROJECT AREAS



2. GREENVILLE AVENUE CORRIDOR

e. Augusta County Courthouse

PROJECT SCOPE

Make modest changes to Courthouse site to improve pedestrian and visitor setting.

PUBLIC PROJECTS (COUNTY)

1. Floodlight the dome, statue, and other prominent steeples with guidance from professional lighting consultant.

2. Install benches on the Courthouse portico.

3. Paint railings standard dark green.

4. Investigate installing multiple globe lights on the stone piers at the sidewalk/step entrances.

5. Create new brick sidewalk on east side of Courthouse and Barristers' Row.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Install a horse-dog-people fountain based on historic precedent on the concrete pad west of the courthouse. (Need design and engineering.)



II. PROJECT AREAS



2. GREENVILLE AVENUE CORRIDOR

f. Lower Wharf - includes Johnson Street

PROJECT SCOPE

Provide a series of miscellaneous improvements in and around the Wharf Parking Lot to further improve its appearance, its function, and its attractiveness as a pedestrian-oriented space.

PUBLIC PROJECTS (CITY)

1. Continue ongoing repair of heaving brick sidewalks in front of buildings along Byers Street.
2. Replace crumbling car stops in the parking lot leased to Augusta County.
3. Install any new sidewalks in the “Wharf Style” of concrete with brick accents.
4. Redesign creek sidewalk at HSF when necessary to replace and connect to Wharf sidewalk.
5. Extend Wharf-style sidewalk to Lewis Street on south side with crosswalks at Lewis Street and Middlebrook Avenue.
6. Create exterior trash dumpster location for Wharf merchants.

7. Provide new benches and trash receptacles as specified.

8. Redesign “bollard & chain” planting area in conjunction with plat installation.

9. Install a new bicycle rack in area.

10. Upgrade and expand trash receptacle locations.

11. Continue Wharf lot perimeter plantings.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Paint a mural on the Historic Staunton Foundation building wall depicting the demolished Burns Building that stood next door.
2. Install more historic markers throughout area, using topics suggested in *A Search for Appropriateness*.
3. Recreate an 18th-century plat of Staunton in granite on Lot #1 (corner of Johnson and Augusta streets).

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Seek approval from the Farmer’s Market for any suggested changes to their area of the parking lot and walkway.



II. PROJECT AREAS



3. CHURCHVILLE AVENUE AND AUGUSTA STREET

a. At the Staunton Public Library

PROJECT SCOPE

Provide improvements to this entryway intersection area by extending the downtown streetscape vocabulary along Churchville Avenue from Augusta to Albemarle streets. Improve corridor's appearance and create a favorable impression of the downtown for arriving visitors.

PUBLIC PROJECTS (CITY)

1. Clean stone wall along Churchville Avenue and the Library.
2. Provide new brick sidewalk along Augusta Street.

3. Install brick crosswalks within the street paving.

4. Continue to review and coordinate with VDOT Improvement Plan.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Capitalize on the early name "Gallows Town" for this section of town with historic marker.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Work with Hershey Tire Company to improve tire storage locations and concealment.



4. MIDDLEBROOK AVENUE CORRIDOR

- a. From the railroad tracks to Lewis Street

PROJECT SCOPE

Make miscellaneous improvements in appearance of physical elements and landscape design.

PUBLIC PROJECTS (CITY)

1. Replace trash receptacles with City “historic” standard and paint metal parts of benches dark green.
2. Replace “Landes Park” sign with sign more historic in character.
3. Paint existing pipe rail fence dark green, replace railings with historic standard where necessary to meet code and extend railings to Klotz Building.

4. Complete network of sidewalks and crosswalks between Lewis, Byer, Middlebrook, and Federal Streets using Wharf standard.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Commission over-sized railroad lantern to be placed at gateway to downtown similar to watering can at Greenville Avenue gateway.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Install shielded accent lighting to highlight stone arches at a main entrance to downtown.
- Coordinate with appropriate authority to paint metal part of bridge dark green.



II. PROJECT AREAS



4. MIDDLEBROOK AVENUE CORRIDOR

b. Upper Wharf

PROJECT SCOPE

Provide a series of miscellaneous improvements around the Upper Wharf to further improve its appearance, its functioning, and its attractiveness as a pedestrian and tourist-oriented area.

PUBLIC PROJECTS (CITY)

1. Continue landscape maintenance and weed eradication program for area.
2. Remove all overhead utilities and replace with new underground utilities.
3. Replace sidewalk railing at Middlebrook Avenue end with fence that meets code.
4. Install any new sidewalks in the “Wharf Style” of concrete with brick accents. Revisit design of wharf area sidewalks for appropriateness.

5. Install a directional sign to the best view of the city over the railroad trestle on Sears Hill.

6. Provide new trash receptacles and benches as needed.

7. Clean up Woodrow Park and create an overlook area with informational plaque identifying the buildings in Staunton’s skyline visible from the park.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Install more historic markers throughout the area, using topics suggested in *A Search for Appropriateness*.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Paint a “Chessie Cat” logo on the water tower.



B ALLEYWAYS

1. GENERAL

PROJECT SCOPE

Clean up and improve the appearance and sense of safety and security for the secondary pedestrian and vehicular corridors within the downtown.

PUBLIC PROJECTS (CITY)

(All of the following need further design in terms of location and engineering.)

1. Institute better weed control.
2. Install attractive pedestrian-oriented light fixtures and illuminate perceived danger niches. Reevaluate current lighting, and upgrade lighting types and quantities as required for appropriate levels of illumination.

3. Install signs to name alleys.

4. Surface drive zones in cobble ("slow") or colored, stamped, patterned asphalt and walking edges in brick pavers. See Appendix A for design Standard.

5. Underground utilities as needed.

6. Alley A2 - Reconstruct curb and area inlet/grate drain to control flooding and improve storm water runoff.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Study feasibility of repaving portions of banks' asphalt parking lots in brick to continue alley course from Barristers Row through to its terminus at City Hall Park on Central Avenue.



II. PROJECT AREAS



2. BANKS

a. SunTrust and Planters Lots

PROJECT SCOPE

Improve appearance, provide tree shade and introduce a sense of pedestrian passage through lot.

PUBLIC PROJECTS (CITY)

1. Plant a landscaped border along Central Avenue to enhance the pedestrian linkage from Beverley Street to the Wharf.
2. Add brick paving at existing Augusta Street sidewalks/bank parking lot entries currently paved in asphalt.

PRIVATE/GIFT PROJECTS (CIVIC)

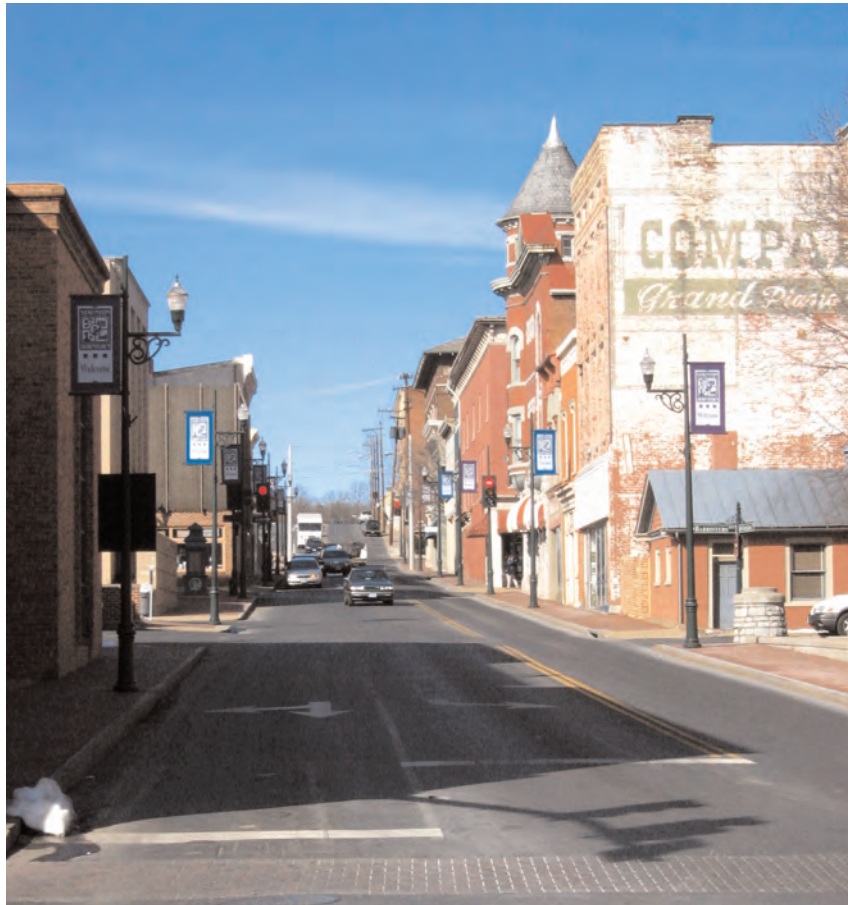
1. Replace pipe railing with metal fencing in historic style.
2. Plant trees and landscaping for shade, screening, and year-round color in median areas by removal of parallel parking spaces on Planters Bank side of concrete retaining wall and last drive-thru lane.
3. Encourage banks to make other improvements following downtown historic standards.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Discuss concept with both banks.



II. PROJECT AREAS



C CITY STREETS

1. AUGUSTA STREET

- a. From Johnson Street to Frederick Street

PROJECT SCOPE

This section has been completed with new streetscape improvements with the following exception.

PUBLIC PROJECTS (CITY)

1. Add brick paving especially at existing Augusta Street sidewalk that is currently paved in asphalt.



II. PROJECT AREAS



1. AUGUSTA STREET

b. Augusta Street/New Street/YMCA Parking Lot

PROJECT SCOPE

Improve lot efficiency and provide miscellaneous improvements to enhance the lot's access, appearance, safety, and security.

PUBLIC PROJECTS (CITY)

All of the following need further design in terms of location and engineering.

1. Reevaluate current lighting and upgrade lighting types and quantities as required for appropriate levels of illumination and in specified historic style in keeping with those used at Hardy Lot.

2. Reevaluate current planting design and selection and redesign as needed to provide year-round screening of parking lot and selected areas of color.

3. Install new curbs.

4. Plant groundcover at base of trees.

5. Brick veneer New Street face of concrete retaining wall.

6. Underground utilities on New Street.

7. Install bench in wall recess on New Street



II. PROJECT AREAS



1. AUGUSTA STREET

c. From Frederick Street to Churchville Avenue

PROJECT SCOPE

Extend streetscape improvements to this major entry corridor, downtown gateway and connector to the city library.

PUBLIC PROJECTS (CITY)

1. Underground utilities.
2. Paint all light poles, trash receptacles, sign poles, fencing, and other elements standard dark green.

3. Future public improvements such as sidewalks, crosswalks, streetlights, traffic signals and street furniture in this corridor should use the same standards as recommended in this streetscape report.

4. Add banners.

5. Provide new trash receptacles and benches as needed.



II. PROJECT AREAS



2. BEVERLEY STREET

a. Between Lewis Street and Market Street

PROJECT SCOPE

This core area has been completely upgraded with the following exceptions.

PUBLIC PROJECTS (CITY)

All items need further design in terms of location and engineering.

1. Install brick crosswalks. This improvement should extend beyond four blocks of Beverley Street and include intersections from Frederick Street to the Wharf between Market and Lewis streets as well.
2. Only one crosswalk at the Beverley and Lewis streets intersection has been added. Three more crosswalks are needed.

3. Construct “rest area/information centers” on the wide sidewalks by SunTrust Bank on Augusta Street and by the wall mural at Central Avenue. (Need design and engineering.) Kiosk has been installed on Augusta Street, benches and trash receptacles are still needed.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Embed a granite map of the Shenandoah Valley into the sidewalk. (Need location, design, and engineering.)
2. Install more historic markers throughout the area, using topics suggested in *A Search for Appropriateness*.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Floodlight all significant steeples and towers, including the Marquis Building, the Masonic Temple, the Stonewall Jackson Hotel, SunTrust’s facade and all church steeples.





II. PROJECT AREAS



3. CENTRAL AVENUE

a. From Johnson Street to Frederick Street and including the Parking Garage and City Hall Area

PROJECT SCOPE

Improve the appearance of the rear entry area to City Hall from Central Avenue and the parking garage.

PUBLIC PROJECTS (CITY)

1. Install brick sidewalks from Beverley to Johnson on west side of Central Avenue.
2. Underground utilities from Frederick to Johnson on Central.
3. Paint the white wall along the back entrance to City Hall a less intrusive color. Specify color.
4. Plant more appropriate foundation plantings in the City Hall Park. Work with landscape designer.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Install benches along the public entrance walkways, by the creek, and in the small City Hall Park.

FUTURE IMPROVEMENTS TO PARKING GARAGE

Investigate feasibility of upgrading exterior appearance. Present design did not include roof due to plan to add more floors. Due to structural issues, this will not occur. Some options may be to paint the exposed concrete on facade or cover it with dark green metal panels, and to construct a canopy or hipped roof of dark green metal to finish top floor of garage.



II. PROJECT AREAS



3. CENTRAL AVENUE

c. Frederick Street to Churchville Avenue

PROJECT SCOPE

Make public improvements to improve pedestrian emphasis in area and tie it in better with the rest of the central business district.

Note:

Part of this area was a former urban renewal area and much of the corridor is underused in terms of land use and building occupancy. It offers the opportunity in the long term to extend the concept of a redevelopment corridor for more dense and mixed uses such as professional and residential. In addition, this area contains the location for the future proposed Shakespeare Globe Theatre project that would be a strong impetus for the revitalization of the entire area. This renewal would result in a more attractive area and a much stronger tax base. It is located next to the Central Business District and could be promoted by emphasizing its central location and the surrounding historic districts and their various amenities.

In order to realize such a new vision for this area, a redevelopment plan is needed which would analyze and

make recommendations in regard to land use, zoning, site plan review and design guidelines; traffic and parking; streetscape design; and linkages to other neighboring areas. Any short-term improvements should be done only if they would not conflict with any such longer-term redevelopment strategy.

PUBLIC PROJECTS (CITY)

1. Underground utilities.
2. Paint all light poles, trash receptacles, sign poles, fencing, and other elements standard dark green.
3. Future public improvements such as sidewalks, crosswalks, streetlights, traffic signals and street furniture in this corridor should use the same standards as recommended in this streetscape report.
4. Continue to replace sidewalks with brick from Pump to Beverley as done from Churchville Avenue to Pump Street.
5. Add banners.
6. Provide new trash receptacles and benches as needed.

PRIVATE/GIFT PROJECTS (CIVIC)

1. Create "Memory Mile" walking path along Central Avenue and Augusta Street from Frederick Street to Churchville Avenue. This path would provide markers in the sidewalk noting historic events/sites at the same time as distance markers for pedestrians to walk a mile through the area. *(Need design and engineering)*

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Create coordinated landscaping among all the banks in the redevelopment area.



II. PROJECT AREAS



4. FREDERICK STREET

- a. From Market Street to Augusta Street

PROJECT SCOPE

Upgrade this important downtown corridor to the standards of the rest of the Central Business District.

PUBLIC PROJECTS (CITY)

1. Underground utilities.
2. Paint all light poles, trash receptacles, sign poles, fencing, and other elements standard dark green.

3. Future public improvements such as sidewalks, crosswalks, streetlights, traffic signals and street furniture in this corridor should use the same standards as recommended in this streetscape report.

4. Provide new trash receptacles and benches as needed.



5. KALORAMA STREET

a. Stonewall Jackson Hotel Area

PROJECT SCOPE

Make miscellaneous improvements in appearance of physical elements and landscape design.

PUBLIC PROJECTS (CITY)

1. Paint guard/hand rails and replace with uniform metal rail fences painted standard dark green at south retaining wall to Greenville Avenue.
2. Paint metal elements including parking meters standard dark green.
3. Investigate asphalt removal and restoring any original cobblestone paving.
4. Widen brick sidewalk along hotel edge - reuse historic limestone curb from South side of street.
5. Remove telephone pole at lower level and replace with historic light fixture.
6. Add streetlights on Kalorama Street, from Johnson Street to Market Street.
7. Replace railing at top of steps with railing that picks up vertical design of existing rail at hotel and step design down hillside.
8. Add planted hedge behind guardrail.
9. Reconfigure electric utilities to small shop and to streetlights.
10. Clean and repoint limestone walls as needed.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Floodlight all significant architectural building elements such as the upper retaining wall adjacent to the Stonewall Jackson Hotel property and the lower wall to Greenville Avenue.



6. LEWIS STREET

- a. From Middlebrook Avenue to Johnson Street

PROJECT SCOPE

Upgrade the streetscape standards of this corner of the downtown that is experiencing numerous private sector improvements.

PUBLIC PROJECTS (CITY)

1. Underground utilities.
2. Paint all light poles, trash receptacles, sign poles, fencing, and other elements standard dark green.
3. Future public improvements such as sidewalks, crosswalks, streetlights, traffic signals and street furniture in this corridor should use the same standards as recommended in this streetscape report.

4. Continue these improvements on Johnson Street from Lewis Street to Augusta Street.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

- Stone wall of Trinity Church parking lot needs attention.



6. LEWIS STREET

b. Frederick/Lewis Streets Parking Lot

PROJECT SCOPE

Provide an upgrade of the lot to improve efficiency and attractiveness.

PUBLIC PROJECTS (CITY)

1. Paint all appropriate surfaces such as parking meters and light poles standard dark green.
2. Replace railing facing Lewis Street with new standard.
3. Replace concrete interior and exterior sidewalks with brick.
4. Add brick crosswalks in all four locations of this intersection.



6. LEWIS STREET

c. Lewis Street/Old Firehouse Parking Lot

PROJECT SCOPE

Improve lot efficiency and enhance the lot's access, appearance, safety, and security. To be phased in conjunction with improvements to North Central Avenue corridor as detailed on page 24.

PUBLIC PROJECTS (CITY)

All of the following need further design in terms of location and engineering.

1. Study parking lot layout - revise as required for improved efficiency and multiple uses if possible.
2. Replace all guard/hand rails with uniform metal railings painted standard dark green.

3. Make all new, and replace existing, public signs using dark green color and standard lettering as specified.

4. Reevaluate current planting design and selection and redesign as needed to provide year-round screening of parking lot and selected areas of color.

5. Reevaluate current lighting and upgrade lighting types and quantities as required for appropriate levels of illumination.



6. LEWIS STREET

d. From Johnson Street to Churchville Avenue

PROJECT SCOPE

Coordinate any improvements along this corridor with long range master plan for area. (see p. 24)

PUBLIC PROJECTS (CITY)

1. Underground utilities.
2. Paint all light poles, trash receptacles, sign poles, fencing, and other elements standard dark green.
3. Future public improvements such as sidewalks, crosswalks, streetlights, traffic signals and street furniture in this corridor should use the same standards as recommended in this streetscape report.
4. Add banners.
5. Provide new trash receptacles and benches as needed.
6. Paint metal bridge guardrails dark green.



II. PROJECT AREAS



7. MARKET STREET

- a. From Beverley Street to Frederick Street including the Market Street Parking Lot (Hardy Lot)

PROJECT SCOPE

Complete improvements already started along Market Street to connect with Mary Baldwin College and the Woodrow Wilson Presidential Library with neighboring attractions.

PUBLIC PROJECTS (CITY)

1. Extend streetscape improvements including brick sidewalks with granite curbs, crosswalks, and historically styled lighting according to established standards.
2. Install custom banners for Blackfriar's and WWPL.
3. Coordinate new alley paving and sidewalk with Woodrow Wilson Presidential Library Project.



II. PROJECT AREAS



8. NEW STREET

- a. From Greenville Avenue to Frederick Street including the New Street Parking Garage

PROJECT SCOPE

Complete improvements from Beverley to Frederick Streets.

PUBLIC PROJECTS

1. Replace street from New Street to Beverley Street when construction on Smith Center is completed.
2. Underground utilities on upper New Street.

ISSUES FOR PUBLIC/PRIVATE COORDINATION

1. Place a historic plaque at the New Street Garage illustrating the Virginia Hotel that was formerly on the site.



III. APPENDICES



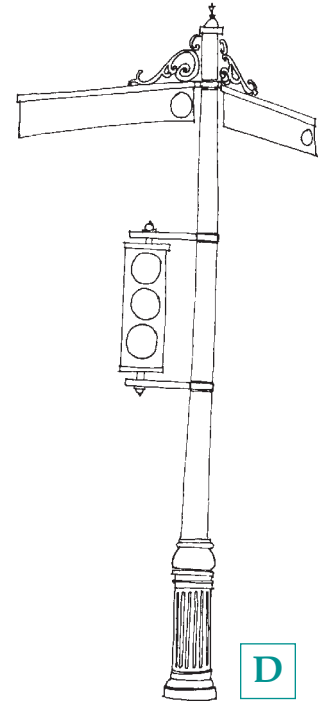
A



B



C



D

A STANDARDS & SPECIFICATIONS

1. STREETLIGHTS

All to be fabricated of aluminum and complete assembly to be powder-coated in match/equivalent of Benjamin Moore Essex Green.

BEVERLEY STREET (“A” ILLUSTRATION):

- Custom design using cast of existing historic base with new shaft and luminaire.

Shaft: Hapco Drawing No. B77411

Luminaire: Unique Solutions, A Division of Holophane “Annex A” Special Composite Drawing GV1A175MH20FA-3-GV1A73A-RIM Granville Series Luminaire w/5” decorative metal finial, fluted style housing.

Holophane/Unique Solutions
515 McKinley Avenue
P.O. Box 3009

Newark, OH 43055
740-345-9631
740-349-4451 Fax

UPPER WHARF (“B” ILLUSTRATION):

Shaft: Capitol Series (C12/17-CI/PP).Cast Iron Post - 17-inch diameter base, 11’8” tall.

Antique Street Lamps, Inc.
2011-B W. Rundberg Ln.
Austin, TX 78759
512-977-8444
512-977-9622 Fax

Also manufactured by HAPCO and by Holophane.

Luminaire: Same specification as luminaire for Illustration “A.”



III. APPENDICES

LOWER WHARF (“C” ILLUSTRATION)

- Custom design with plain base, shaft and round globe. Cat. # - GS-16-S-1A-C-P-150-I-120*-RT501

Sterner Lighting Systems, Inc.
351 Lewis Avenue West
P.O. Box 805
Winsted, MN 55395-0805
800.328.7480
320.485.2881 Fax
email: adman@sternerlighting.com

OTHER AREAS (“B” ILLUSTRATION)

MARKET STREET (“B” ILLUSTRATION)

- Wadsworth Series cast aluminum posts with tapered fluted shafts W12/17-CA with powder coat finish in Benjamin Moore “Essex Green” ready-mix.

Holophane
214 Oakwood Avenue
Newark, OH 43055
740-345-9631
740-349-4426 Fax

2. PARKING LOT LIGHTS

All to be fabricated of aluminum and complete assembly to be powder-coated in match/equivalent of Benjamin Moore Essex Green

- Same as currently along Johnson Street in front of the Wharf Parking lot. Cat. #FK25A-10-2-P-SG-400H-240-E-RT-S25-H-ET. (No illustration.)

Manufactured by Sterner (see above)

3. TRAFFIC SIGNALS/SIGNPOLES

All to be fabricated of aluminum and complete assembly to be powder-coated in match or equivalent of Benjamin Moore Essex Green

BEVERLEY STREET (“D” ILLUSTRATION)

- Custom design using cast of existing historic bases with new shaft. Hapco Drawing No. B77410

Hapco Aluminum Pole Products
26252 Hillman Highway
Abingdon, VA 24210
800-368-7171
276-628-7171
276-628-7707 Fax

- Ornamental scroll with dogwood bloom to hold street sign:

Tennessee Fabricating Model No. 1227
2025 York Ave.
Memphis, TN 38104
800-258-4766
901-725-1548
901-725-5954 Fax

OTHER AREAS (“B” ILLUSTRATION)

- Same as Upper Wharf streetlights.



III. APPENDICES

4. SIDEWALKS

UPPER WHARF

■ Concrete sidewalk with brick patterns around lampposts. Brick pattern uses sailor course of Heritage Blend Hollandstone and pavers of Buff Holland II.

Unilock - New York
1-800-UNI-LOCK
51 International Blvd.
Brewster, NY 10509
845-278-6700
845-278-6788 Fax
newyork@unilock.com

BEVERLEY STREET & OTHER AREAS

■ Brick sidewalk using 2"x4"x8" pavers placed in a dry mixture of one part cement and three parts sand with sand swept in joints. Pavers should be laid perpendicular to the curb using standard running bond.

■ Lawrenceville Brick was used for all sidewalks bricked prior to streetscape improvements on Augusta and Market streets. Lawrenceville was also used around the New Street Parking Garage. Lawrenceville Brick - Stock #1-875ASTM: C-902 – Class SX, Type I, Pavers

Brick & Tile Corporation of Lawrenceville
P.O. Box 45
Lawrenceville, Virginia 23868
434-848-3151
434-848-4000 Fax
Email: info@lawrencevillebrick.com

AUGUSTA AND MARKET STREETS

■ Pine Hall Brick 2 1/4" x 4 x 8" Pathway FR 4X8 Pavers Stick #972. Available from Valley Blox.

Pine Hall Brick
2701 Shorefair Drive
P.O. Box 11044
Winston-Salem, NC 27116-1044
336.721.7500
336.725.3940 Fax

5. CURBS

BEVERLEY STREET & LOWER WHARF

■ Granite: Type "A" curb – 6" x 18" in random lengths - minimum of 3'0". (Equal to Mount Airy Belgium granite from North Carolina Granite Corporation)

North Carolina Granite Corporation
151 Granite Quarry Trail
PO Box 151
Mount Airy, NC 27030
336-786-5141
336-786-6984 Fax
sales@ncgranite.com
www.ncgranite.com

6. ALLEYS

Need to create a schematic design with specs.

7. CROSSWALKS

Crosswalk pavers shall be approximately 4" x 8" x 2 1/2" Holland Stone concrete pavers as manufactured by Interlock Paving Systems, Inc.

■ **Color:** Traditional Blend and with an occasional "Chestnut." Soldier course in Virginia Natural.

Interlock Paving Systems, Inc.
802 West Pembroke Avenue
Hampton, Va. 23669
(757) 723-0774
(800) 572-3189
(757) 723-8895 fax
info@interlockonline.com

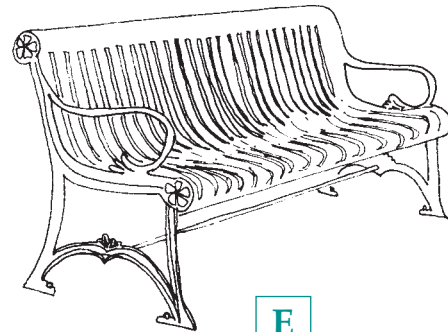


8. BENCHES ("E" Illustration)

Painted standard dark green

- Where space allows trash receptacles to match benches should be co-located with benches.
- Specification: Bench 58 - Molded steel with cast-iron supports.

DuMor, Inc. Site Furnishings
P.O. Box 142
Mifflintown, PA 17059
Phone: 717-436-2106
Toll-Free: 800-598-4018
Fax: 717-436-9839
E-mail: dumorsales@acsworld.net

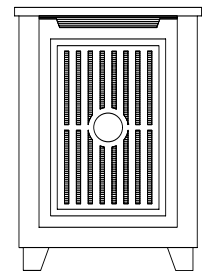
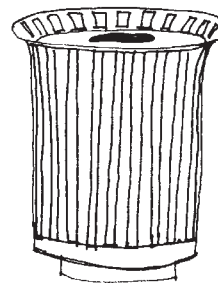


9. TRASH RECEPTACLES ("F" Illustration)

Painted standard dark green

- F-1: Steel to match Bench 58. Receptacle 84 - DuMor, Inc. Site Furnishings (see above)
- F-2: Custom reduced-depth waste receptacles are ordered through Staunton Clean City Committee and manufactured by:

JACO Products
600 Shenandoah Avenue
Elkton, VA 22827
540-298-0446
540-298-7504 Fax
jacoprod@aol.com



10. BOLLARDS ("G" Illustration)

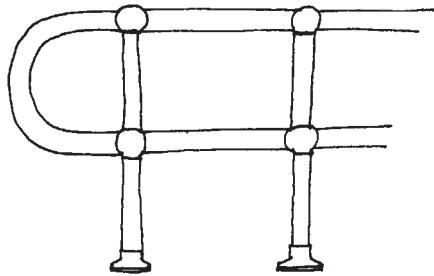
- Reuse historic light pole bases. Have not been used to date and are stored at Public Works.





III. APPENDICES

11. PIPE RAILINGS ("H" Illustration)



H

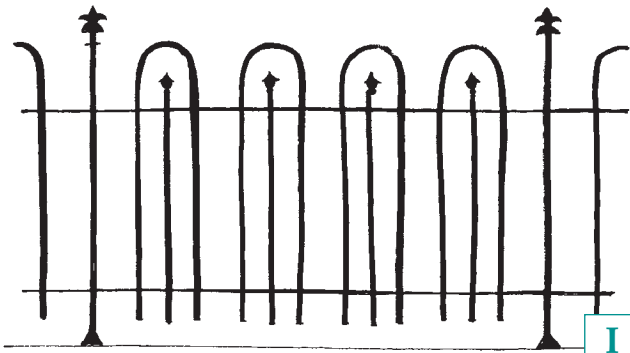
- Schedule 40 black untested pipe. Copy from existing. Painted standard dark green.

12. METAL FENCING ("I" - "K" Illustrations)

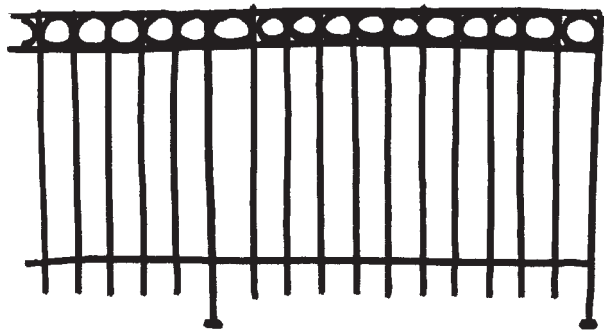
Painted standard dark green.

- Ornamental fence to match existing such as used on walkway from train station to Sears Hill. ("I" illustration).

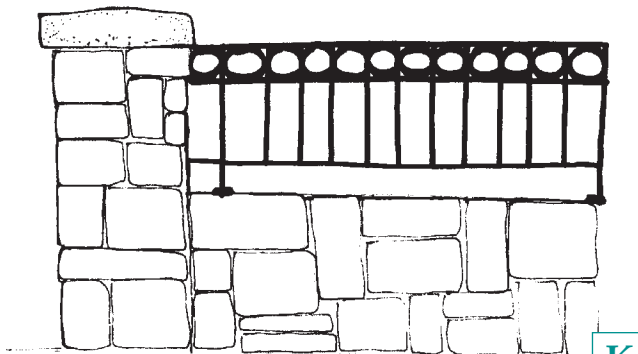
- Custom fabrication – City Engineer has detail



I



J



K



III. APPENDICES

15. PUBLIC SIGNS

Signs at dimensions up to 3 feet by 4 feet are produced by the Staunton Department of Public Works. Historically styled street and informational signs use the following specifications.

INFORMATIONAL/DIRECTIONAL

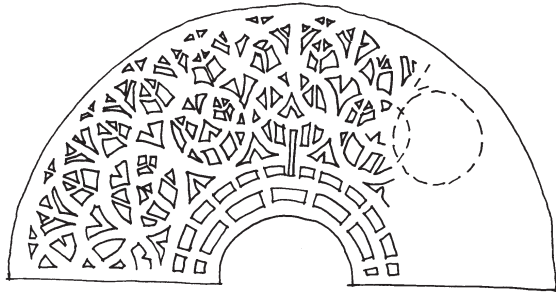
- **Size** - Trailblazers: 24 inches by 30 inches in slow speed areas; 36 inches by 48 inches at entrances; 36 inches by 36 inches on state roads. Information signs within the downtown: 24 inches by 30 inches.
- **Colors** - Bottle Green by 3M (#7725-276) on reflective white background (VIP Diamond Grade 3990)
- **Lettering Style** - Nimbus Roman Bold (NO20004D)

STREET

- **Size** - 9 inches high by 48 inches wide; letters 4-5 inches tall
- **Colors** - Bottle Green by 3M (#7725-276) on reflective white background (VIP Diamond Grade 3990)
- **Lettering Style** - Nimbus Roman Bold (NO20004D)

COLOR-CODED HISTORIC DISTRICT STREET SIGNS

- **Wharf:** Blue
- **Beverley:** Dark Green
- **Gospel Hill:** Black
- **Stuart Addition:** Burgundy
- **Newtown:** Brown



L

13. TREE GRATES ("L" Illustration)

- Same as those used on Middlebrook Avenue VDOT project.
- Match existing grates on Middlebrook Avenue or on Wharf parking lot. O.T. Series by Canterbury Designs available from:

Urban Accessories, Inc.
465 East 15th St.
Tacoma, WA 98421
877.487.0488 phone
253.572.1119 fax

14. PLANTERS

EXISTING PLANTERS

- Bowery Planter Jacket, manufactured by:
Canterbury International
5632 West Washington Blvd.
Los Angeles, CA 90016
800.935.7111 phone
323.936.7115 fax

NEW PLANTER SPECIFICATION

- Charleston Victorian cast metal planter manufactured by Canterbury International.



16. BANNERS

Double-sided printed Sunbrella banners, 30" x 60,"
ordered through:

Project Graphics
80 Pickett District Road
New Milford, Ct 06776
1.800.655.7311
1.860.355.3746 Fax
www.projectgraphics.com

FALL BANNERS: 2-COLOR

■ Yellow Banners

Fabric – Main Street Terra Cotta 5214
Ink – PMS Yellow 1235 full bleed

■ Rust Banners

Fabric – Main Street Terra Cotta 5214
Ink – PMS Yellow 1235

WINTER BANNERS: 3-COLOR

■ Royal Blue Banners

Fabric – Sunbrella “Pacific Blue”
Ink Colors – Black & White

■ Purple Banners

Fabric – Sunbrella “Concord” Purple
Ink Colors – Black & White

SPRING BANNERS: 2-COLOR

■ Yellow Banners

Fabric – Sunbrella Sunflower Yellow 4602
Ink – PMS Green 3298

■ Green Banners

Fabric – Sunbrella Sea Grass Green 4645
Ink – PMS Yellow 1235

17. KIOSKS

Twist & Turns
625 Campbell Ave SW
Roanoke, VA 24016
540-345-0884

18. PAINT

When the term “standard dark green” is used it refers to Benjamin Moore Ready-Mix “Essex Green.”

19. ALLEYWAYS

Alleyways will be designed on an individual basis with varying patterns of brick based on historical precedents and reusing old brick where practicable. Designs will reference various eras of construction and will include a center drainage gutter.



B MAINTENANCE PLAN

1. INTRODUCTION

A. GEOGRAPHIC AREA COVERED BY PLAN

Staunton's Central Business District is bounded on the south by the railroad tracks, to the north by Churchville Avenue, to the west by Lewis Street and to the east by Market Street. Maintenance areas are further defined as from building front to building front, or from property line to property line. All pedestrian and vehicular areas are included.

B. DUTY HOURS

Five days a week from 7:30 a.m. to 4:00 p.m. throughout the year.

- Necessary staffing adjustments should continue to be made to ensure post-event clean-up for scheduled events including but not limited to Veterans Day and Christmas parades, business after hours, Shakin' at the Station, Victorian and Hot Glass festivals.
- Otherwise only valid emergencies are worked after normal duty hours.

C. GENERAL INFORMATION

Litter removal may be accomplished in whatever manner is deemed appropriate by the City. At present, the City uses hand blowers and a push vacuum that generate a considerable amount of dust and can only be used when traffic is at a minimum.

D. COMPLIANCE WITH PLAN

Compliance will be monitored on a regular basis with inspection tours three times per year (late March, Early June and mid-October) - by the City Department of Public Works, the City Horticulturist and SDDA Representatives.

2. VEHICULAR SURFACES

Streets/Crosswalks/Alleys/Gutters

A. INSPECT PAVEMENT AND STORM DRAINS

Responsible Department/Personnel: Public Works

Frequency: Pavement and sidewalks inspected annually, repaired as needed based on inspection or complaint

B. SWEEP STREETS AND GUTTERS

Responsible Department/Personnel: Public Works

Frequency: Weekly. In summer, flushed as required.

C. WEED CONTROL

Responsible Department/Personnel: Parks and Recreation

Frequency: Pre-emergent weed killer to be applied at beginning of season and as needed throughout growing season

3. PARKING LOTS/PARKING GARAGES

All areas requiring washing are done as needed and weather permitting

A. CLEAN OUT/SWEEP PARKING LOTS

Responsible Department/Personnel: Public Works & Parks and Recreation

Frequency: Weekly, paying special attention to curb stops, curb corners, and debris in shrubbery (Horticulture to assist). Wharf lot is swept every Thursday night after Shakin' at the Station (seasonal). Area and alley at police loading dock are cleaned out weekly.

B. CLEAN OUT/SWEEP PARKING GARAGES

Responsible Department/Personnel: Public Works & Parks and Recreation

Frequency: Cleaned weekly or as needed.



III. APPENDICES

C. EMPTY TRASH CANS IN PARKING GARAGES AND LOTS

Responsible Department/Personnel: Public Works

Frequency: Every other day or as needed

D. INSPECT LIGHTS

Responsible Department/Personnel: Public Works

Frequency: Inspect quarterly and replace as needed

4. PEDESTRIAN SURFACES

All surfaces, including sidewalks, temporary walkways, alley entrances, curb and concrete edging must be maintained to meet the following standards:

A. REPAIR OF SIDEWALK SURFACES

Responsible Department/Personnel: Public Works

Frequency: In a reasonable amount of time dependent on weather, workload, and the cost to public safety.

5. LITTER

Including all trash and leaf accumulations

A. REMOVAL OF DEBRIS ON PEDESTRIAN SURFACES

Responsible Department/Personnel: Public Works

Frequency: Daily. As detected, no longer than 24 hours after receiving complaint, tempered by type of debris involved

Opportunity for Collaboration: SDDA could work with property owners to remove trash and place in appropriate receptacles provided by city

B. REMOVAL OF LITTER IN STREET GUTTERS

Responsible Department/Personnel: Public Works

Frequency: Gutters vacuumed weekly.

Note: parked vehicles inhibit sweeper operations.

C. REMOVAL OF SPOTS, GUM, GRAFFITI AND OTHER SUBSTANCES FROM SURFACES

Responsible Department/Personnel: Public Works

Frequency: As soon as detected, no longer than 24 hours after receiving complaint

D. REMOVAL OF RESIDUE ON SIDEWALK SURFACES

Responsible Department/Personnel: Public Works

Method: Hand wash

Frequency: As needed, especially when health is an issue

6. TRASH RECEPTACLES

A. ROUTINE CLEANING OF SURFACES OF CURRENT AND ALL FUTURE RECEPTACLES TO PREVENT RESIDUE BUILD-UP

Responsible Department/Personnel: Public Works

Frequency: Major cleaning once a year. Spot cleaning within 24 hours of being reported to city

B. COLLECTION OF TRASH FROM CITY RECEPTACLES

Responsible Department/Personnel: Public Works

Frequency: Monday, Tuesday, Thursday and Friday

C. COLLECTION OF MERCHANT TRASH AND RECYCLABLE MATERIAL

Responsible Department/Personnel: Public Works

Frequency: Monday, Tuesday, Thursday and Friday

Collaboration: Work with SDDA and City to require merchants to place trash in enclosed containers



III. APPENDICES

D. MAINTENANCE OF TRASH RECEPTACLES

Responsible Department/Personnel: Public Works

Method: Repair needs will be identified and written notification of recommended repairs and estimated costs will be forwarded to Public Works.

Frequency: Inspection twice annually, repair as needed

Collaboration: Current receptacles will be repainted with Clean City paying cost

7. WEEDS

Handled by City Horticulturist.

A. REMOVE WEEDS FROM SIDEWALKS, CURBS AND PARKING LOTS

Responsible Department/Personnel: Parks and Recreation
Method: Hand-weeding and chemicals applied by registered applicators only

Frequency: Seasonal/weekly

8. LANDSCAPED AREAS

Includes Hardy Lot, Wharf Lot, RMA Lot, New Street Parking Garage Planters, Augusta Lot, Lewis/Frederick Lot, Lewis/Baldwin Lot (not landscaped), White Star Mill Park Area, Woodrow Wilson Park, Landes Park, Underpass: Fountain Park, Watering Can, Planted Islands, Augusta/Churchville Island Plantings, City Hall Rear Planting Area by Creek, Courthouse Area.

A. PLANTING, WATERING, FEEDING, MULCHING, WEEDING

Responsible Department/Personnel: City Horticulturist

Frequency: Perennial beds are cleaned, edged, and mulched in early spring. Annuals are planted May 1 - 15 and beds cleaned, edged and mulched at the same time. Annuals are removed and mums planted the first week of October at the underpass and the Wharf. When mums are removed they are given away and bulbs and winter pansies are planted. Beds are watered daily on a rotating basis during the season (April-November).

Collaboration: Volunteers (Mary Baldwin College students) or inmates are needed in the early spring to help clean out winter debris from planting areas.



9. TREES

Trees are a continuing problem due to roots pushing up sidewalks and curbs. Street crews spend 1-2 weeks every 2-3 years cutting roots and relaying brick.

A. MONITOR GRATES OVER TREE WELLS TO REMAIN FLUSH WITH THE SIDEWALK SURFACE.

Responsible Department/Personnel: Parks and Recreation

Method: Grate/sidewalk problems are identified to Public Works

Frequency: Ongoing

Collaboration: Notify the City Horticulturist of damage to trees or tree grates, including tree grates not flush with the sidewalk or if tree grates need enlarging to respond to tree growth.

B. PRUNING

Responsible Department/Personnel: City Horticulturist

Frequency: Seasonally (winter), and otherwise as needed

C. REPLACEMENT OF INAPPROPRIATE, DAMAGED, DISEASED OR DEAD TREES

Responsible Department/Personnel: City Horticulturist

Frequency: Annually (spring or fall), and otherwise as needed

10. GRAFFITI

A. REMOVE GRAFFITI (INCLUDING PAINT, MARKERS, POSTERS, STICKERS, ETC.) FROM ALL PUBLIC SURFACES (SIDEWALK SURFACE, LIGHT POLES, TRAFFIC SIGNALS AND ELECTRICAL BOXES, TRASH RECEPTACLES, PLANTERS, BENCHES, ART, ETC.).

Frequency: As detected. Remove immediately, weather permitting.

Collaboration: (1) If graffiti removal requires restoration to the original surface, Public Works will be notified with recommendations. All chemicals meet federal regulations for use and disposal (2) Notify the Planning and Inspection Department of significant new graffiti on private property.

11. SIGNAGE

A. INSPECTION AND REPAIR/REPLACEMENT OF CENTRAL BUSINESS DISTRICT SIGNAGE

Responsible Department/Personnel: Public Works

Frequency: Inspect annually, repaired or replaced within (1) week. If safety issue, will be dealt with immediately. Replaced as needed.



12. STREET FURNITURE / FIXTURES / ART

A. INSPECT AND CLEAN SURFACES OF ALL STREET FURNITURE, FIXTURES (I.E., LIGHT POLES, BENCHES, PLANTERS, PARKING METERS, ELECTRICAL BOXES, AND PUBLIC ART.

Responsible Department/Personnel: Public Works

Frequency: At beginning of season and as necessary thereafter to prevent residue build-up.

Removal of all spots and spills within two weeks of being reported to Public Works Department

Collaboration: Notify the Parks and Recreation Department of damage to, or loss of street furniture, or public art.

13. ORNAMENTAL FENCING

A. INSPECT PUBLIC ORNAMENTAL FENCING AND REPAIR/PAINT/SOLDER OR REPLACE AS NEEDED

Responsible Department/Personnel: Public Works

Frequency: Inspect monthly, repair minimal damage within one week of report. If significant structural damage is reported, repairs must be made within 24 hours or report.

14. LIGHTING / ELECTRICAL

A. CLEAN TRAFFIC SIGNAL POLES TO MINIMIZE RESIDUE BUILD-UP

Responsible Department/Personnel: Public Works

Frequency: Spring, and as needed. Spots or stains that present a health or environmental hazard should be removed immediately by designated personnel.

Collaboration: Notify Public Works of electrical problems or damaged light fixtures.

B. REPLACEMENT OF BULBS TO MAINTAIN FULL INTENSITY OF LIGHTING IN LIGHT FIXTURES, DIRECTORIES, BUS STOP FLAGS, AND INTERSECTION OVERHEAD AND ALLEY LIGHTS.

Responsible Department/Personnel: Public Works

Frequency: As soon as detected by City but no later than five business days/a week after being burned out or after being reported to City, unless otherwise directed by Public Works

C. INSPECTION AND REPAIR/REPLACEMENT NEEDS FOR LIGHT FIXTURES

Responsible Department/Personnel: Public Works

Frequency: Inspection quarterly, repair and replacement as needed

D. MONITOR AND SERVICE CIRCUIT BREAKERS, TIMERS, FUSES, SOCKETS, RELAYS, AND TREE PIT OUTLETS TO ENSURE CONSTANT OPERATION.

Responsible Department/Personnel: Public Works

Method: Notify Public Works of problems and necessary repairs.

Frequency: As required.

15. TRAFFIC SIGNALS

A. REPAIR OF MALFUNCTIONING TRAFFIC SIGNALS AND BULBS

Responsible Department/Personnel: Public Works

Frequency: Priority basis. If a priority signal, done immediately. If not, signal placed in flash mode and repaired next business day if after hours.



III. APPENDICES

16. BANNERS, INFORMATIONAL MATERIAL, AND HOLIDAY DECORATIONS

A. INSTALLATION, REPAIR, ADJUSTMENT AND REMOVAL OF BANNERS, FLAGS, DECORATIONS, HANGING BASKETS

Responsible Department/Personnel: Public Works
Frequency: Installation and repairs as needed according to SDDA calendar, repair and adjustment as needed

Collaboration: SDDA pays for banner purchases and repairs and provides City with calendar for installation and removal of banners

B. AMERICAN FLAGS

Responsible Department/Personnel: Public Works

Frequency: See below

January	Martin Luther King Jr. Day
February	Washington's Birthday
May	Armed Forces Day Memorial Day (observed)
June	Flag Day
July	Independence Day
September	Labor Day
October	Columbus Day (observed)
November	Veterans Day Thanksgiving Day

C. SEASONAL BANNERS

Responsible Department/Personnel: Reviewed and recommended by SDDA; installed by public works.

Frequency: Per SDDA calendar

D. FLOWER BASKETS

Responsible Department/Personnel: SDDA contract with private party.

Frequency: Memorial Day to Labor Day.

E. HOLIDAY DECORATIONS

Responsible Department/Personnel: Parks and Recreation

Frequency: Seasonal.

Collaboration: Lights for wreaths are handled by Public Works.

F. STORAGE, INSTALLATION, DELIVERY, AND REPLACEMENT OF INFORMATIONAL MATERIAL IN KIOSKS AS DIRECTED BY SDDA.

Responsible Department/Personnel: SDDA staff

Frequency: Daily basis or as needed depending on usage.

17. PLUMBING

A. MONITOR AND SERVICE WATER SUPPLY VALVES, SEATS, SEALS, IRRIGATION VALVES, FILTERS, BACK FLOW PREVENTION VALVES, DECORATIVE FOUNTAIN CONTROLS, MOTORS AND PUMPS

Responsible Department/Personnel: Public Works

Frequency: As needed.

Collaboration: Notify Public Works of plumbing problems and necessary repairs.

B. INSPECTION AND MAINTENANCE OF DECORATIVE FOUNTAINS AND DRINKING FOUNTAINS TO BE OPERATIONAL FROM APRIL THROUGH NOVEMBER, WEATHER PERMITTING.

Responsible Department/Personnel: Public Works

Frequency: Weekly with repair as needed for daily operability



III. APPENDICES

C. ADD BROMINE OR CHLORINE TO THE DECORATIVE FOUNTAINS TO KEEP ALGAE AND BACTERIA UNDER CONTROL.

Responsible Department/Personnel: Parks and Recreation

Frequency: Weekly

D. REMOVE LEAVES AND DEBRIS FROM DECORATIVE FOUNTAINS AND PROTECTIVE GRATES TO KEEP THE FOUNTAIN AND PROTECTIVE GRATES FREE OF DEBRIS.

Responsible Department/Personnel: Public Works

Frequency: Once a week or more often as needed

E. DRAIN AND FLUSH THE DECORATIVE FOUNTAIN SUMPS. DRAIN, CLEAN AND WINTERIZE ALL SYSTEMS PRIOR TO SUSTAINED COLD WEATHER.

Responsible Department/Personnel: Parks and Recreation

Frequency: At least once per month.

Collaboration: Will be done by Parks and Recreation Department



C MAINTENANCE PLAN CHECKLIST

DATE AND TIME OF INSPECTION _____

VEHICULAR SURFACES

Streets/Crosswalks/Alleys/Gutters

Note condition of surfaces, cleanliness, weeds and report to responsible department

PARKING LOTS/GARAGES

Note condition of surfaces including sidewalks, curb stops, and stairwells; cleanliness, lighting, and weeds, and report to responsible department

PEDESTRIAN SURFACES

Note condition of sidewalks, alley entrances and granite curb and concrete edging

LITTER (TRASH, LEAVES, SPOTS, SPILLS, RESIDUE)

Note condition of gutters, overall cleanliness of brick and concrete sidewalks

TRASH RECEPTACLES (SURFACES, COLLECTION, DISPOSAL)



III. APPENDICES

WEEDS

Check for weeds on sidewalks, curbs and gutters

LANDSCAPED AREAS

Check for appropriate planting, mulching, weeding and watering

TREES/GRATES

Note overall condition of trees needing attention, where trees are pushing grates above sidewalk level

GRAFFITI

Look for inappropriate markings and postings on all public surfaces

SIGNAGE

Assess condition of City signage and note repair/replacement as needed

STREET FURNITURE/FIXTURES/ART (SURFACES)

Note general cleanliness of street furniture and public art



III. APPENDICES

ORNAMENTAL FENCING

Assess condition of ornamental fencing and note if painting or repair is needed

LIGHTING

Check for consistent level and color temperature of lighting and overall condition/cleanliness of fixture components

TRAFFIC SIGNALS

Note overall condition/cleanliness of fixture components

BANNERS

Check against SDDA master calendar for appropriate banner/decoration. Note adjustments/repairs needed

PLUMBING

Check for operability of all plumbing-related fixtures including drinking and decorative fountains (seasonal) which should be checked for cleanliness as well

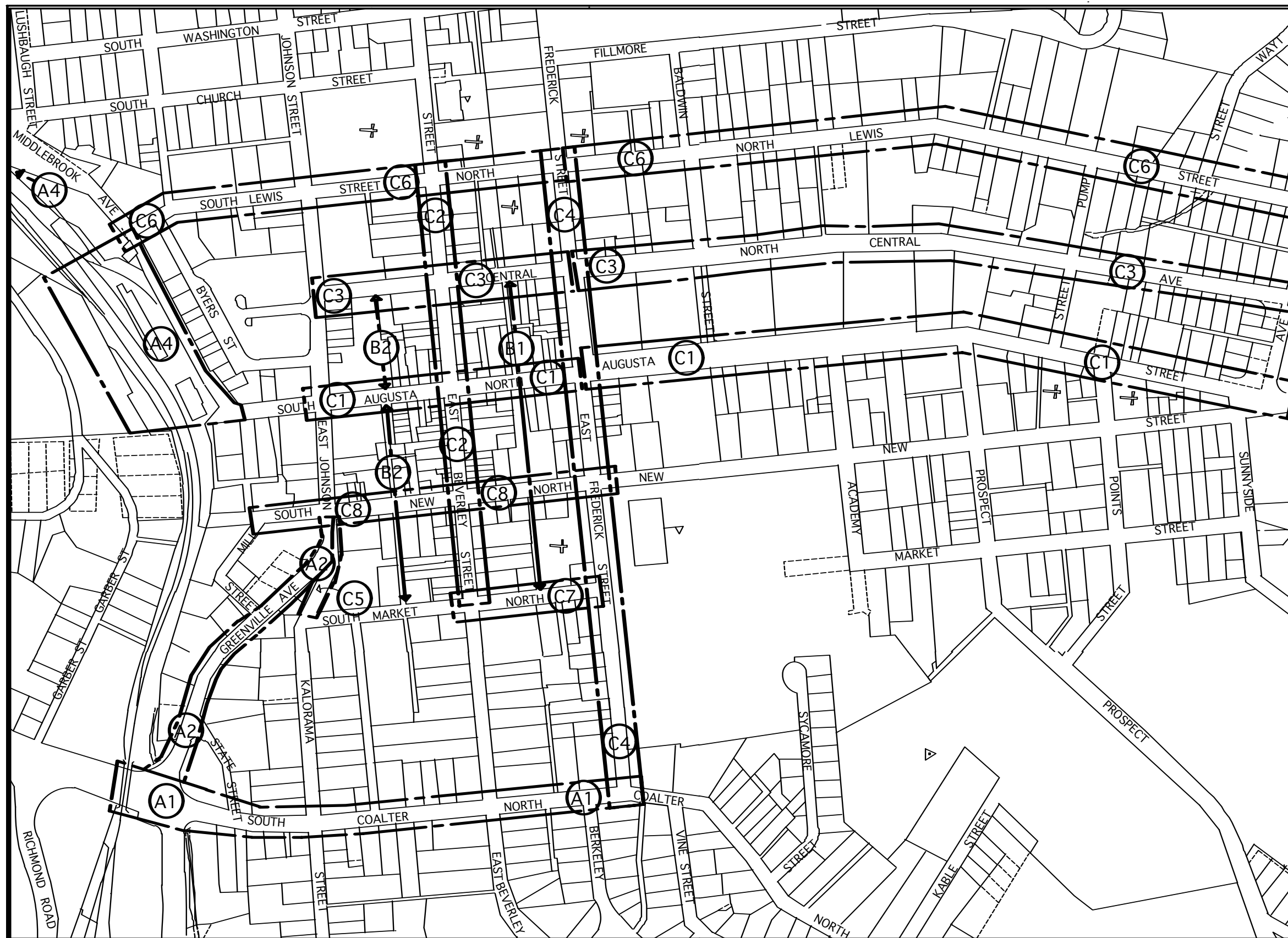
ELECTRICAL

Check for operability of all necessary electrical connections



DOWNTOWN STAUNTON STREETSCAPE PLAN

1. PROJECT AREAS



A. Entryways

1. Coalter Street Corridor
2. Greenville Avenue Corridor
3. Churchville Avenue and August Street
4. Middlebrook Avenue Corridor

B. Alleyways

1. General
2. Banks

C. City Streets

1. August Street
2. Beverley Street
3. Central Avenue
4. Frederick Street
5. Kalorama Street
6. Lewis Street
7. Market Street
8. New Street



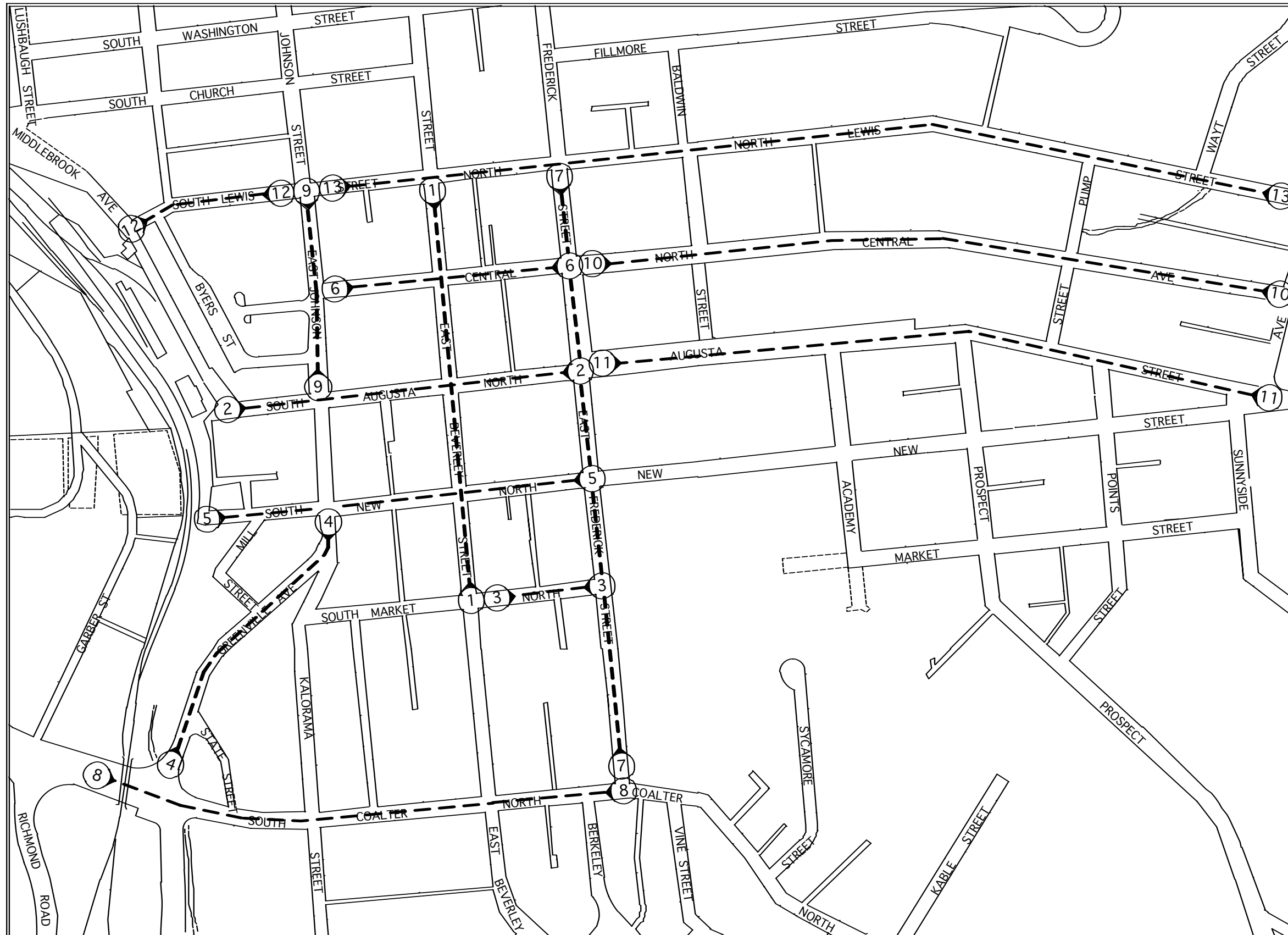
DOWNTOWN STAUNTON STREETSCAPE PLAN

2. INFRASTRUCTURE IMPROVEMENTS (PHASES)

1. Beverley Street from Market to Lewis
2. Augusta Street from Frederick to the Wharf
3. Market Street from Frederick to East Beverley Street
4. Greenville Avenue/Johnson Street from Coalter to New
5. New Street from Frederick to the Wharf
6. Central Avenue from Frederick to Johnson
7. Frederick Street from Coalter to Lewis
8. Coalter Street from the Underpass to Frederick
9. Johnson Street from Augusta to Lewis
10. North Central Avenue from Frederick to Churchville
11. North Augusta Street from Frederick to Churchville
12. Lewis Street from Frederick to Middlebrook
13. Lewis Street from Frederick to Churchville

Parking Lot Improvements:

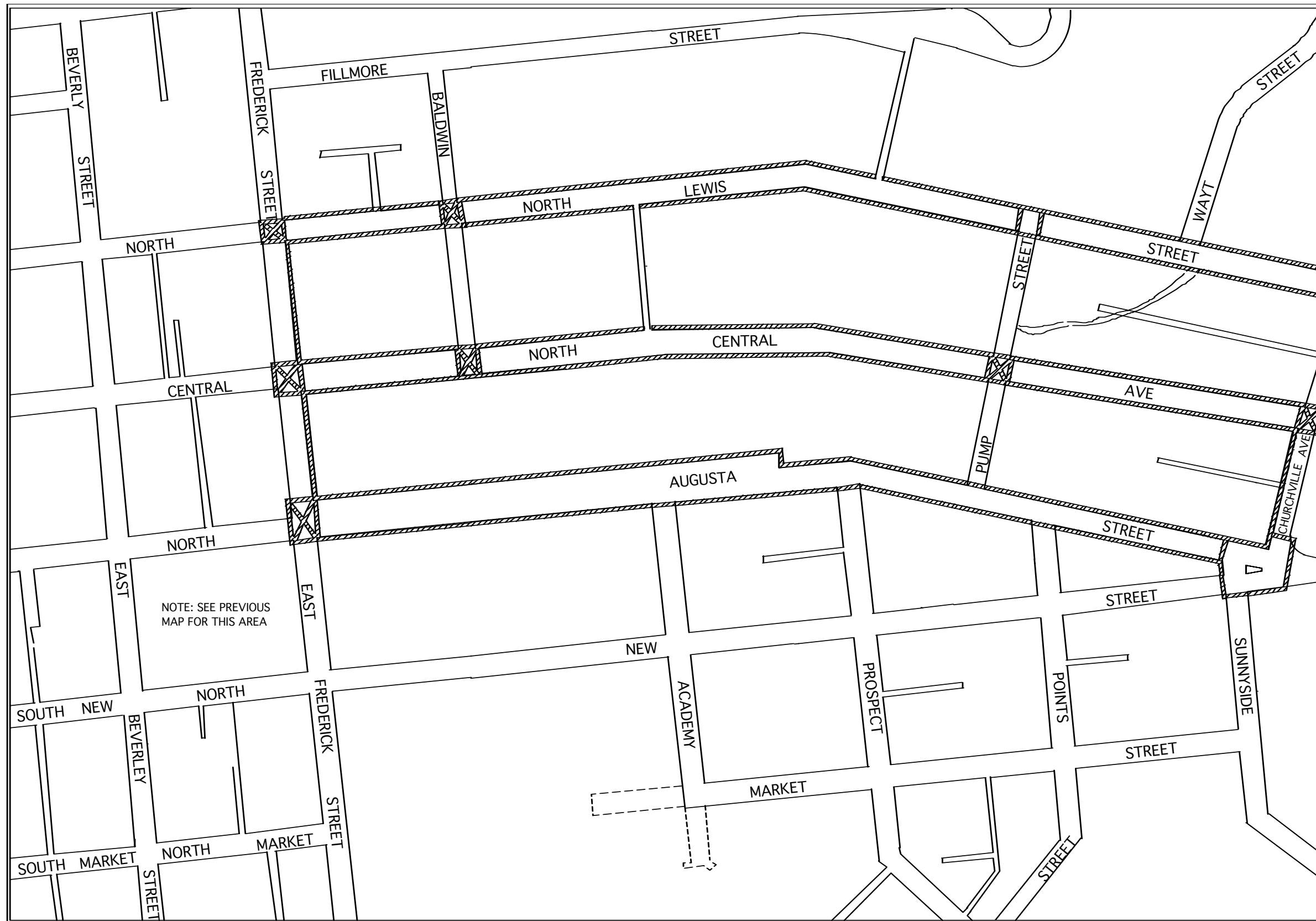
- A. Augusta Street Lot (Behind old YMCA)
- B. Greenville Avenue Lot (Old RMA Lot - implement with entry corridor improvements)
- C. Lewis Street Lot (next to old Firehouse - implement with improvements to North Central Avenue)





DOWNTOWN STAUNTON STREETSCAPE PLAN

3B.MATERIALS CONCEPTUAL PLAN (North Central Corridor)



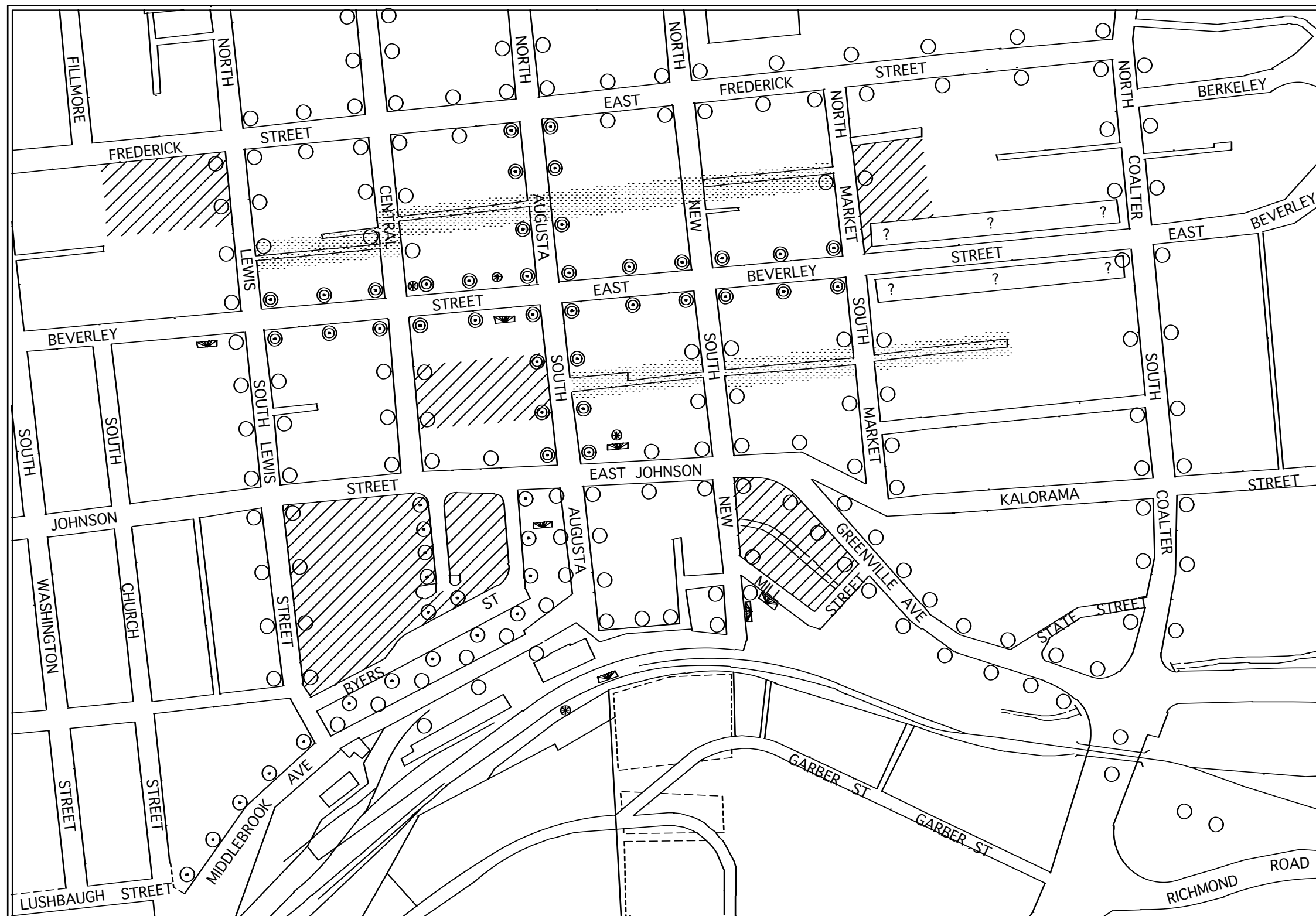
 Brick Sidewalks







 Brick Crosswalks



DOWNTOWN STAUNTON STREETSCAPE PLAN

4A. LIGHTING CONCEPTUAL PLAN (Central Business District)



-  Historic-style Fixture
(see Standard 1B)
-  Beverley Street Custom
Fixture (see Standard 1A)
-  Lower Wharf Fixture
(see Standard 1C)
-  Special Flood Lighting
-  Area
-  Alley

(Note: General Location of fixture type is shown only, not exact numbers or location)



DOWNTOWN STAUNTON STREETSCAPE PLAN

4B.LIGHTING CONCEPTUAL PLAN (Central Business District)

- Historic-style Fixture
(see Standard 1B)

(Note: General Location of fixture type is shown only, not exact numbers or location)

