

# Route 28 Corridor Recommendation (Revitalize Yorkshire)



**Recommendation:** Develop a new four-lane multimodal street one block west of the existing Route 28 that will provide additional roadway and dedicated bus transit lane capacity.

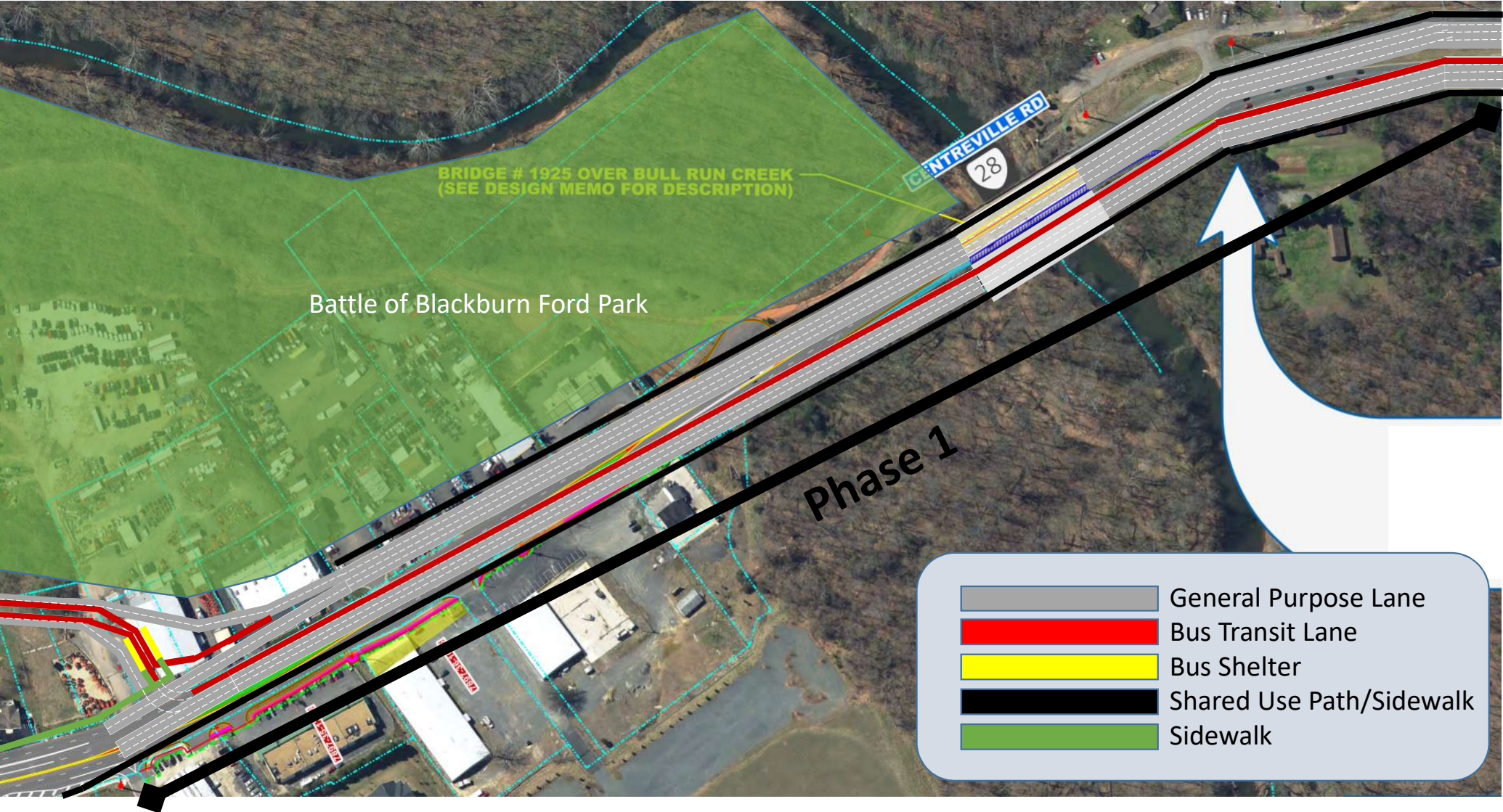
**Justification:** A new four-lane multimodal street will provide long term economic development opportunities, additional roadway capacity while having limited impacts on existing businesses adjacent to Route 28. This alignment will allow Yorkshire to develop as an activity center as guided through the Yorkshire Small Area and can be done in conjunction with the Route 28 STARS improvement recommendations. It also aligns with the Route 28 High Capacity Transit element in the NVTATransaction Plan.

Phase 1: Orchard Bridge Dr. to Compton Rd (New Bull Run Bridge)

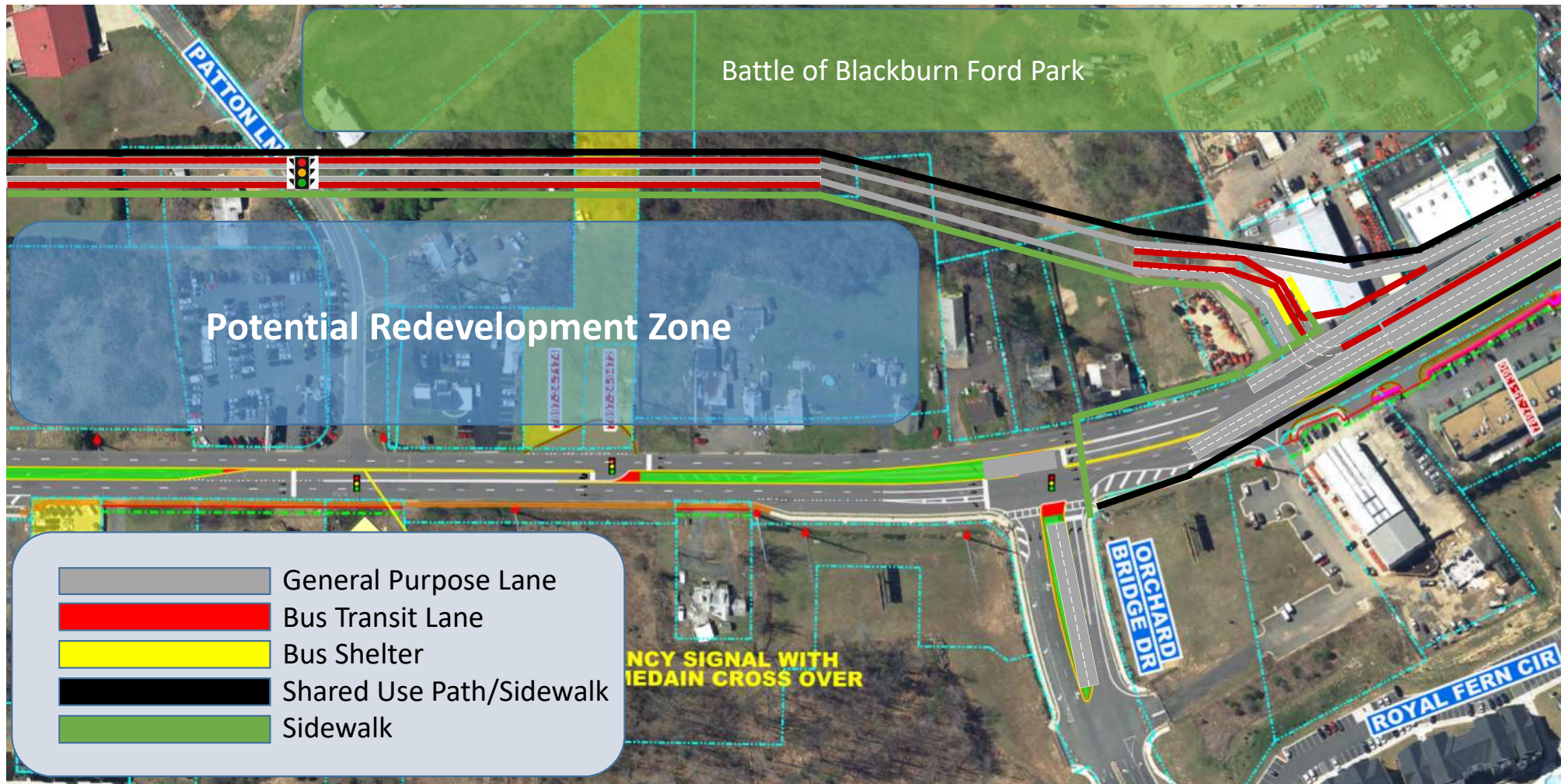
Phase 2: Manassas Dr. to Orchard Bridge Dr. (New Four Lane Alignment)

09/04/2020

Phase 1











Potential Redevelopment Zone

This aerial map shows a residential neighborhood with several houses and a large red-roofed building. A semi-transparent blue rectangle highlights a specific area, labeled 'Potential Redevelopment Zone'. The area is bounded by a dashed cyan line. To the right, a green-shaded area is labeled 'Battle of Blackburn Ford Park'. A road labeled 'PATTON' is visible on the right side of the map.

Battle of Blackburn  
Ford Park

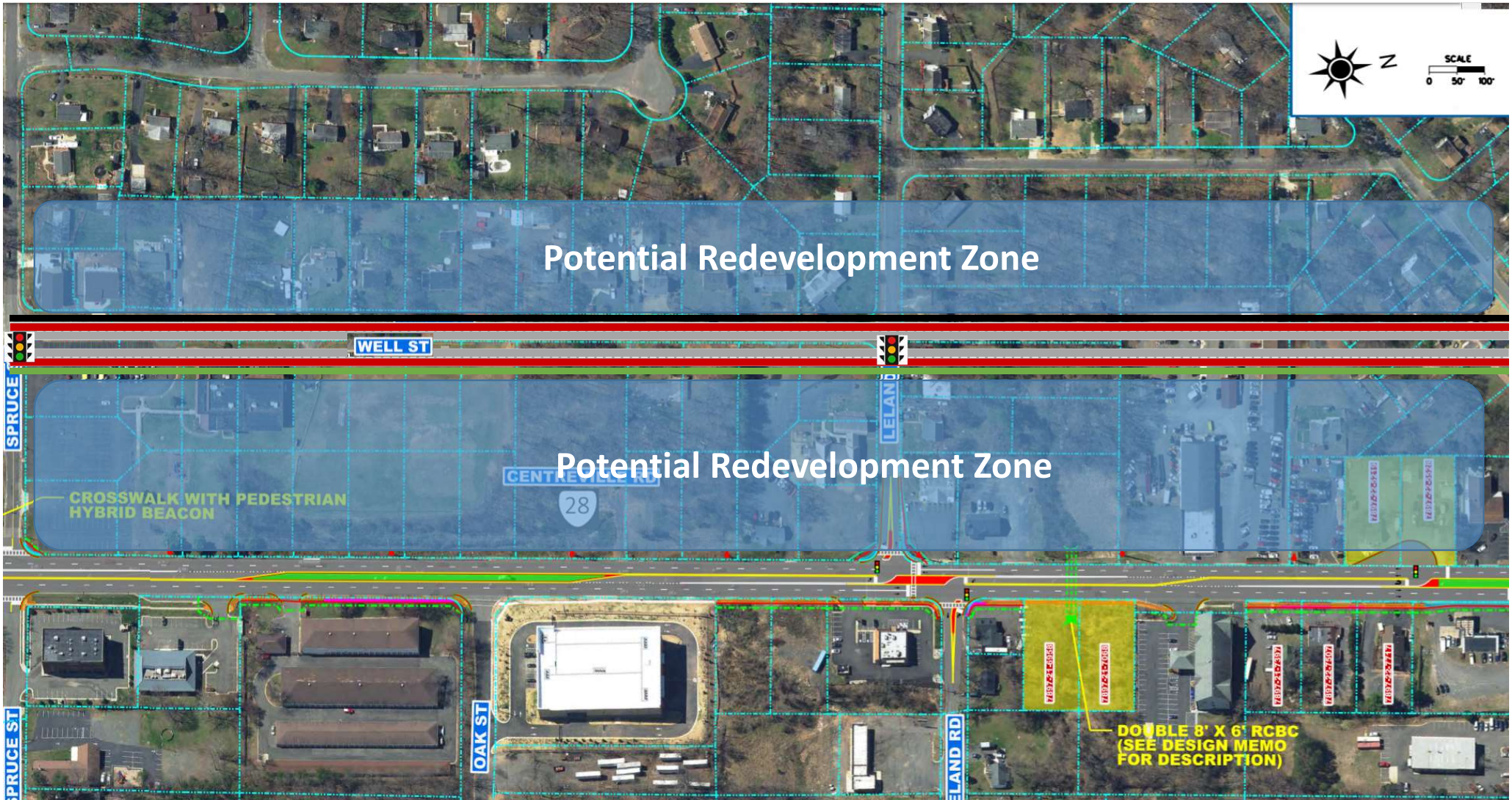


Potential Redevelopment Zone

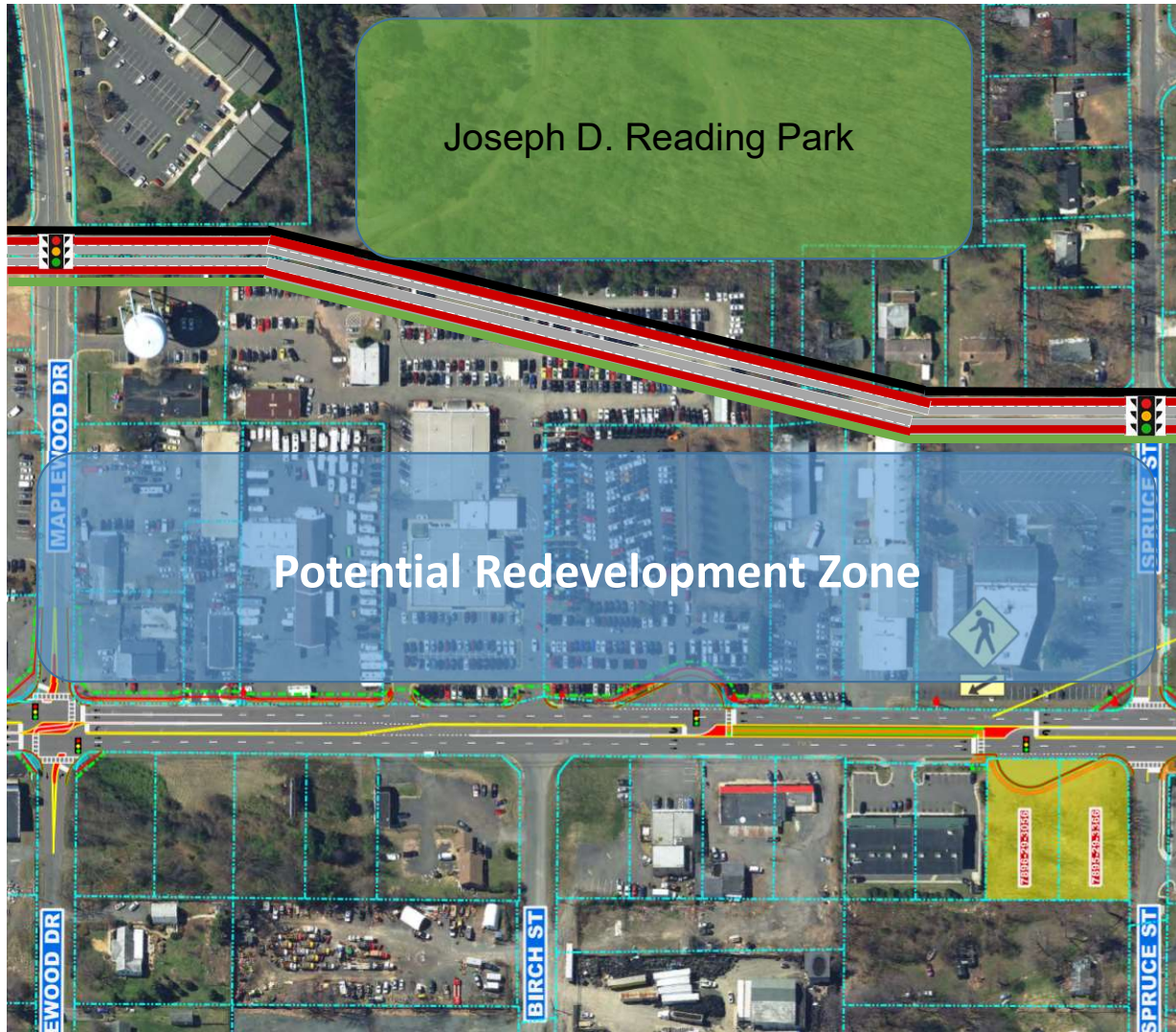
This aerial map shows an industrial area with several large buildings and parking lots. A semi-transparent blue rectangle highlights a specific area, labeled 'Potential Redevelopment Zone'. The area is bounded by a dashed cyan line. Below the map, a road labeled 'CENTREVILLE RD' is visible, with a '28' shield indicating a highway. Other roads labeled include 'UGBY RD', 'FALLS GROVE DR', and 'PATTON'. A yellow-shaded area is labeled 'EMERGENCY S FLUSH MEDIAN'. A yellow diamond-shaped sign with a black arrow pointing up is labeled 'EMERGENCY SIGNAL'.

EMERGENCY S  
FLUSH MEDIAN

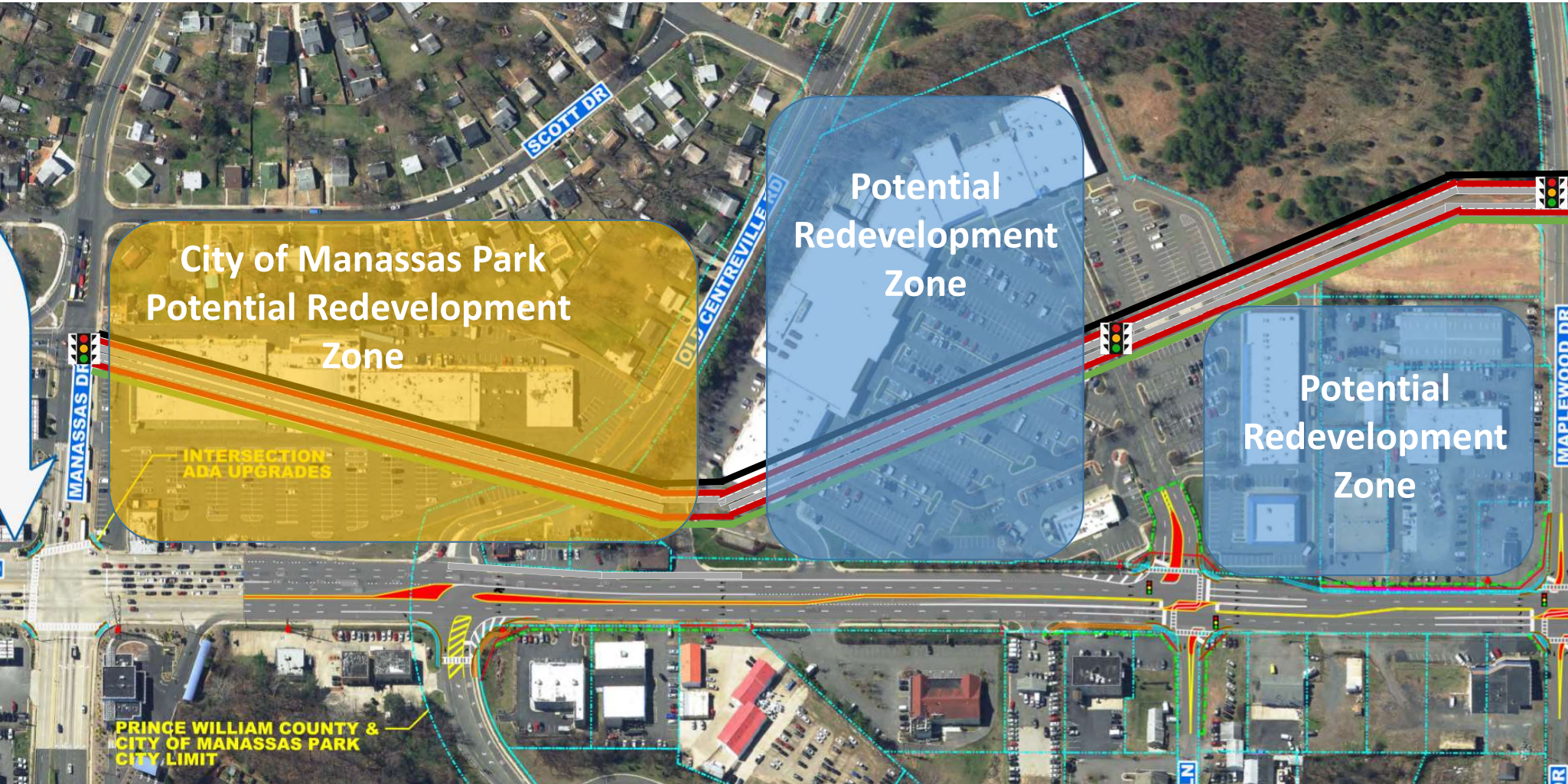








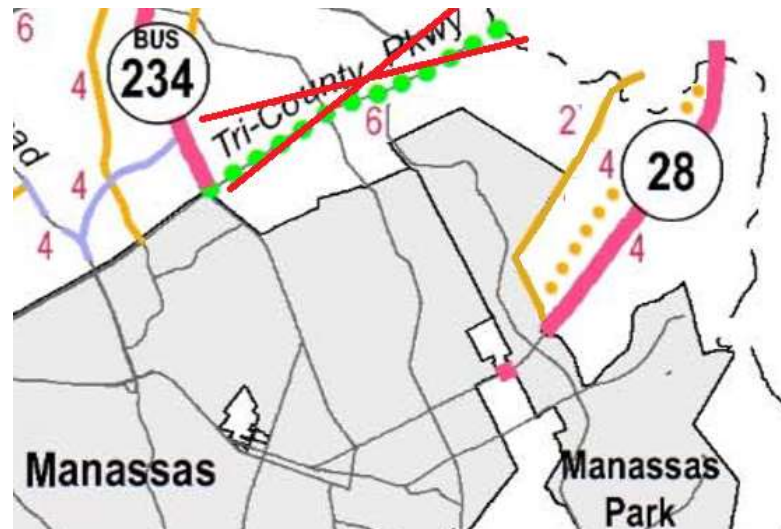




## Recommended Comprehensive Plan Update

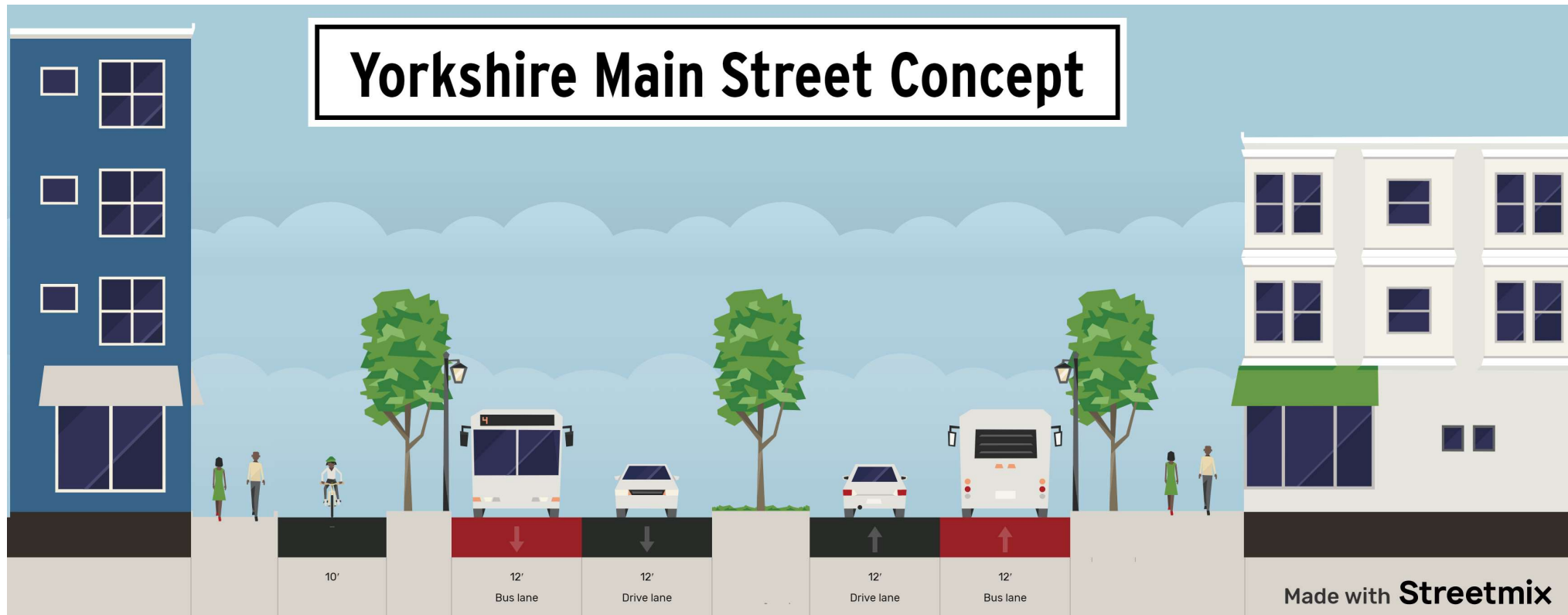
- a. Remove the Tri-County Parkway
- b. Reduce Old Centreville Rd from 4 to 2 lanes
- c. Add a new four-lane street one block west of existing corridor (2 General Purpose Lanes, 2 Bus Transit Lanes)

Justification: It is unlikely the Tri-County Parkway Alignment will be constructed in the next 30 years if ever. The expansion of Old Centreville Road would have significant residential ROW impacts with limited economic development opportunities. A new four lane street one block west of the existing Route 28 corridor provides economic development opportunities, additional roadway capacity and limited impacts on existing businesses adjacent to Route 28





# Yorkshire Main Street Concept



- "Bus lane" would be signed for exclusive use by buses, HOV, right-turning vehicles, and bicyclists
- Sidewalk width will depend on adjacent development

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