



Route 221

Future Traffic Volumes

Background Growth - 2050

- Historic Rates
- Pathways for Planning
- Travel Demand Model
 - 2016 validated volumes >30% deviation not considered
 - 2016 validated volumes beyond deviations in table noted in red

Model validation criteria for IAR/OSAR STARS and NEPA Studies

Table 13.3 Volume Deviation Guideline for Corridor Validation (FSUTMS)

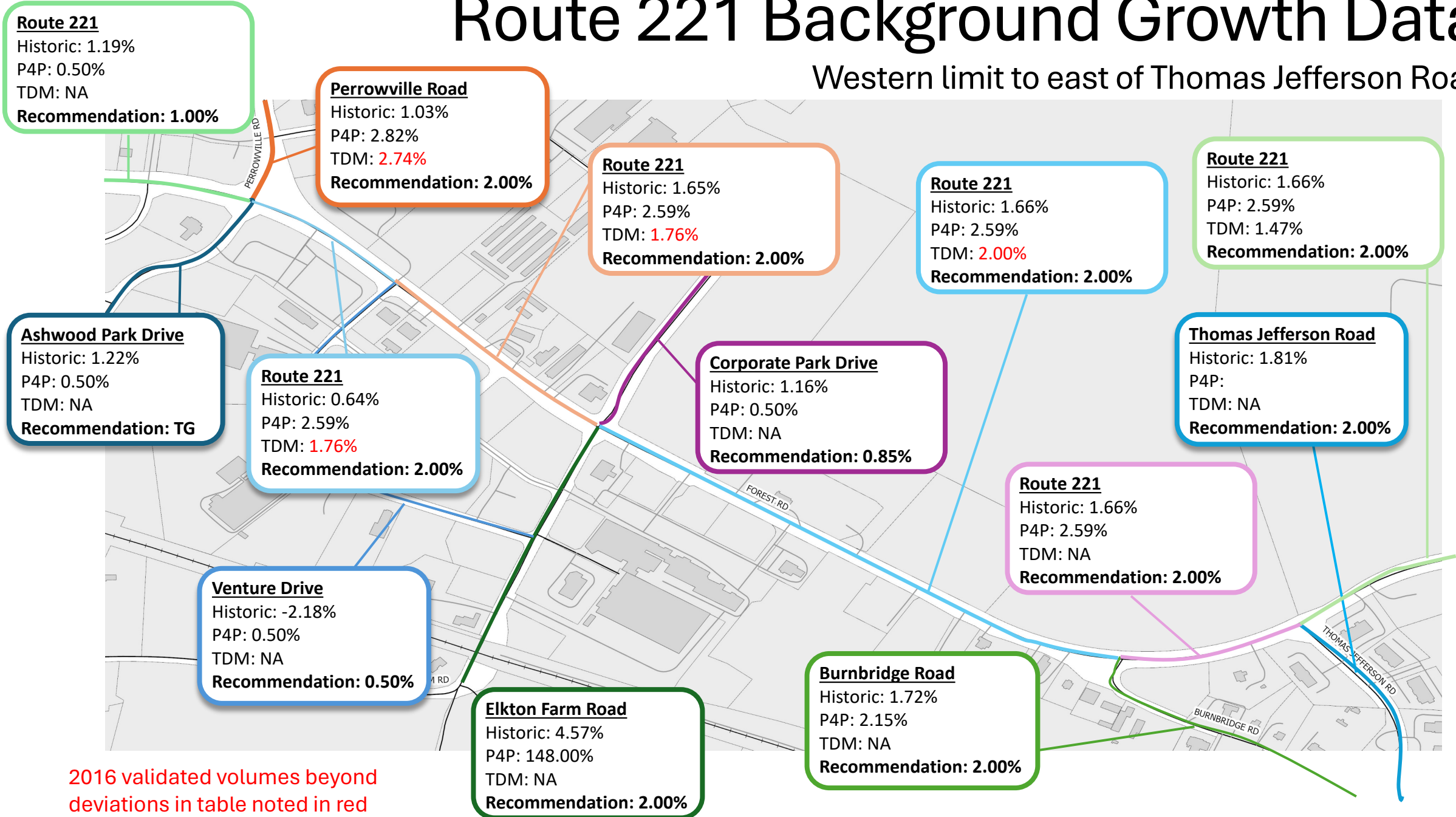
Statistics	Deviation of Estimated Volume from Observed Counts	
	Acceptable	Preferable
Freeway Volume-over-Count	+/- 6%	+/- 5%
Divided Arterial Volume-over-Count	+/- 10%	+/- 7%
Undivided Arterial Volume-over-Count	+/- 10%	+/-7%
Collector Volume-over-Count	+/- 15%	+/-10%
One-way/Frontage Road Volume-over-Count	+/- 20%	+/-15%

Other Development

- Westyn Village Phases 1 and 2 – all constructed and occupied?
- Westyn Village Phase 3 – any occupied?
- Corporate Park – nothing constructed
- Impact Church – constructed?
- Rustic Village – nothing constructed
- Jefferson Village Townhomes
- Cloverhill – TIA underway
- Forest Townhomes
- Rosedale – which phases constructed and open?

Route 221 Background Growth Data

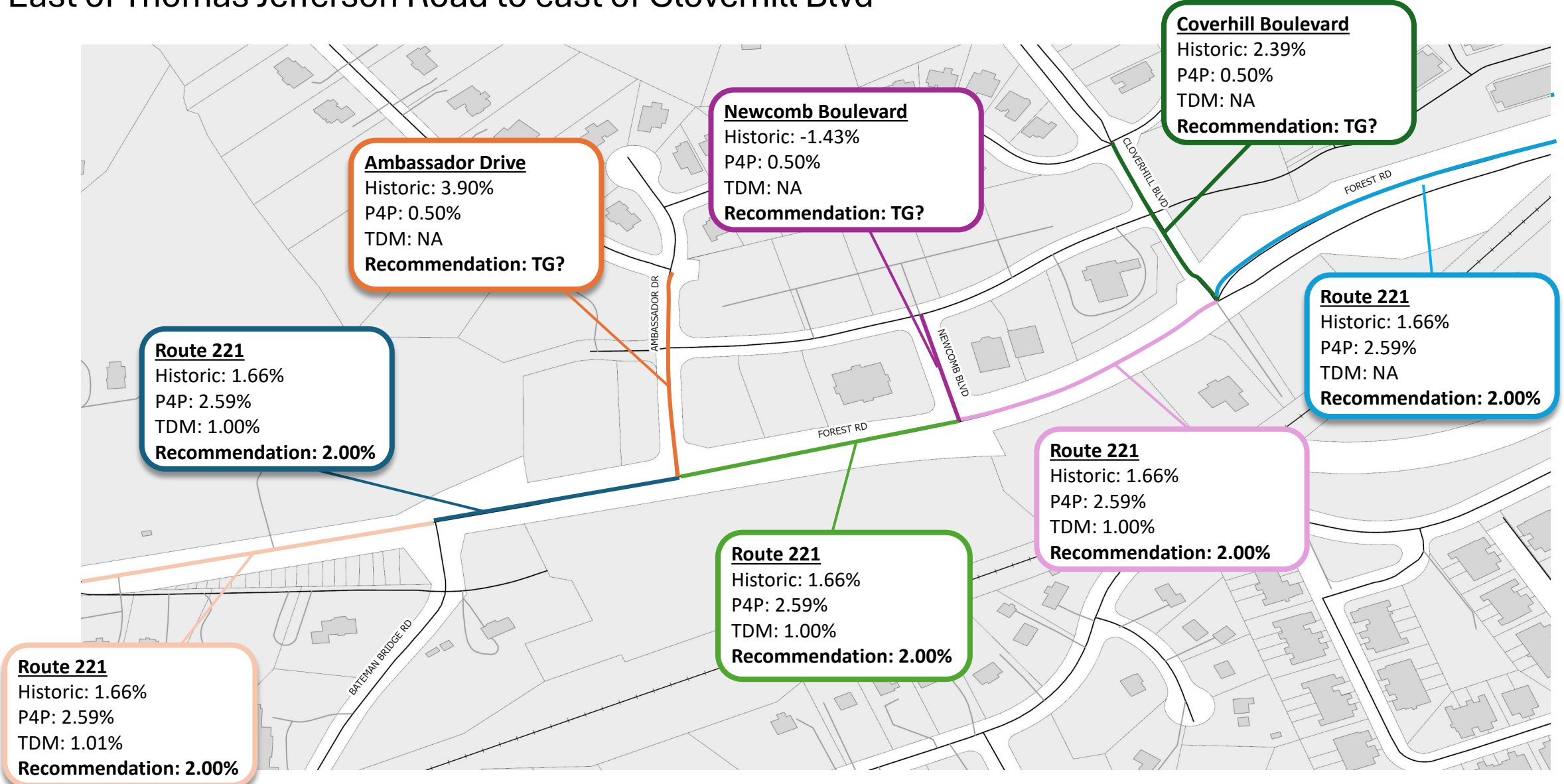
Western limit to east of Thomas Jefferson Road



2016 validated volumes beyond deviations in table noted in red

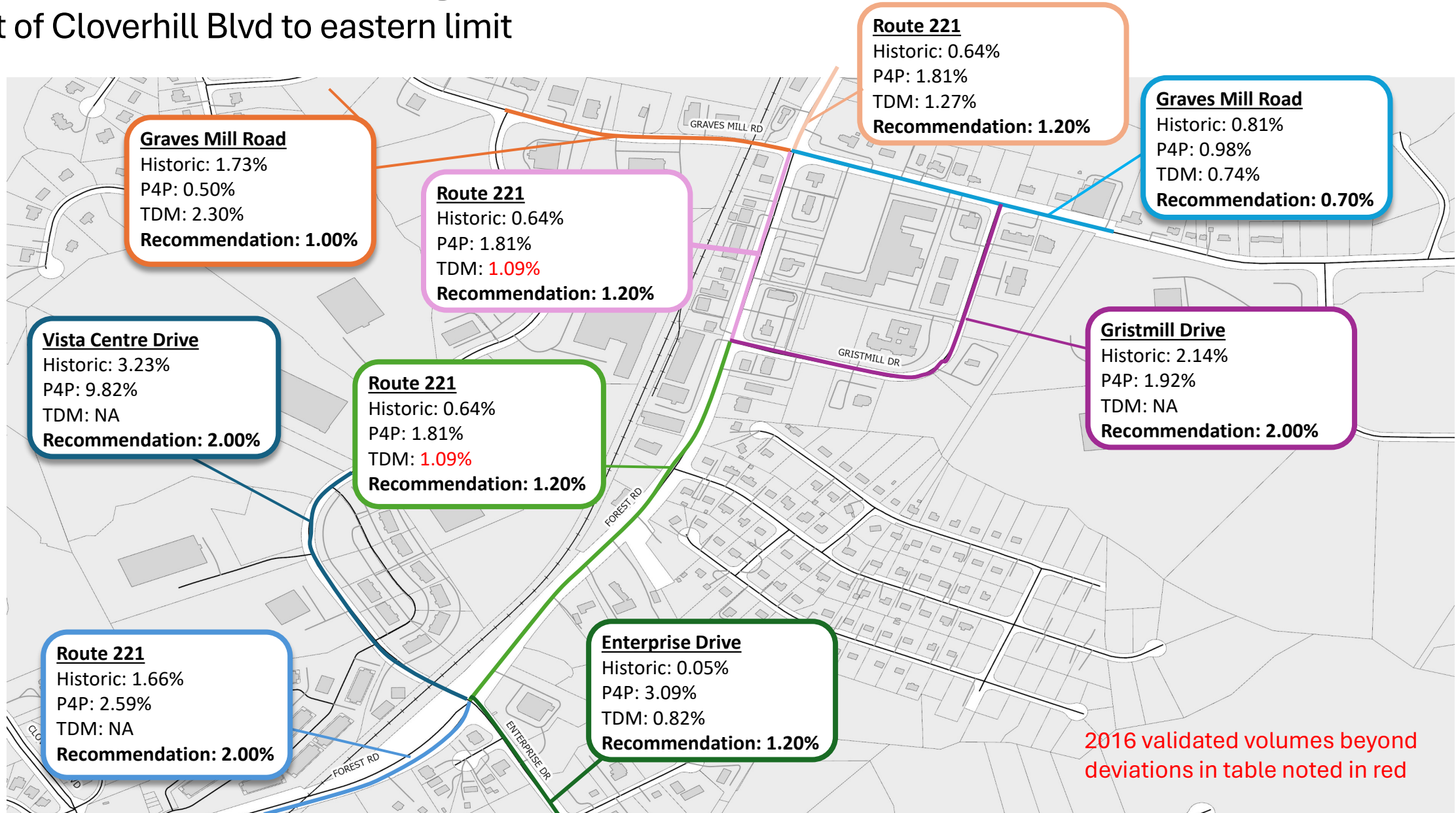
Route 221 Background Growth Data

East of Thomas Jefferson Road to east of Cloverhill Blvd



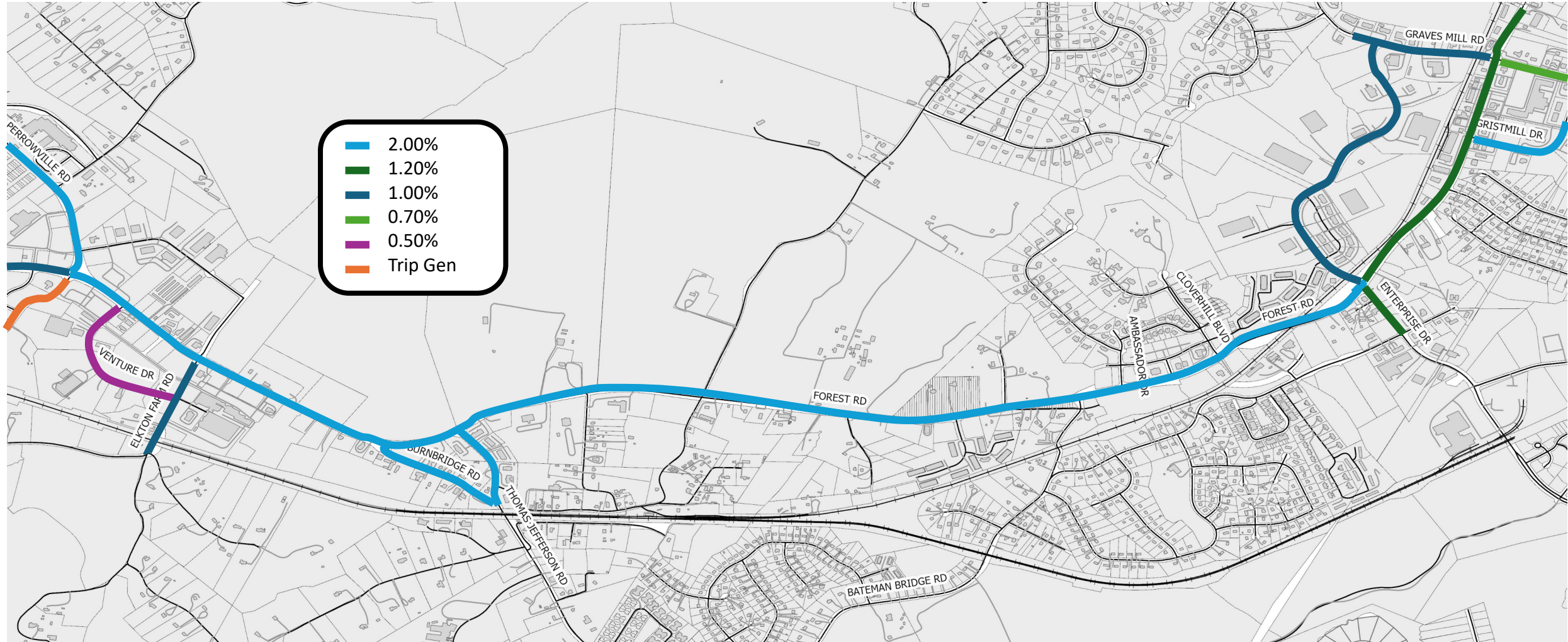
Route 221 Background Growth Data

East of Cloverhill Blvd to eastern limit



2016 validated volumes beyond deviations in table noted in red

Route 221: Recommended Growth Rates



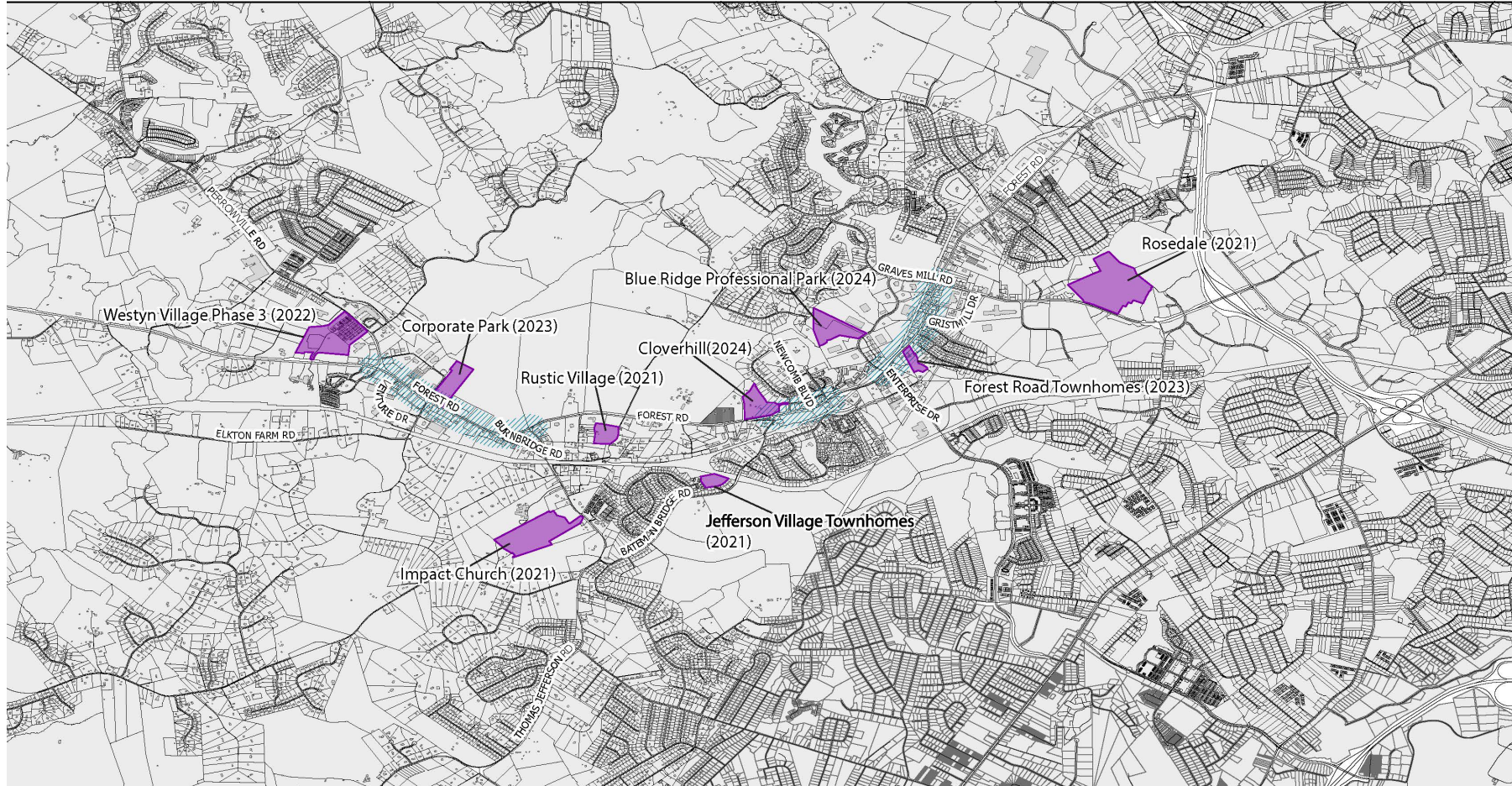
Route 221: Recommended Growth Rates

Road	Segment	Historic	P4P	TDM Adjusted Linear	Other Studies (2021 or later)	Recommended	Notes
Forest Rd	Ashwood Manor Ct to Ashwood Park R	1.19%	0.50%	2.46%	1% (Westyn) 1.5% (Corp Park)	1.00%	
Forest Rd	Perrowville Rd to Venture Dr	0.64%	2.59%	1.76%	1.692% (Westyn) 1.5% (Corp Park)	2.00%	
Forest Rd	Venture Dr to Elkton Farm Rd	1.65%	2.59%	1.76%	1.5% (Corp Park)	2.00%	
Forest Rd	Elkton Farm Rd to Burnbridge Rd	1.66%	2.59%	2.00%	1.5% (Corp Park)	2.00%	
Forest Rd	Burnbridge Rd to Thomas Jefferson Rd	1.66%	2.59%	1.68%		2.00%	
Forest Rd	Thomas Jefferson Rd to Two Church Ln	1.66%	2.59%	1.47%	1.692% (Rustic Village)	2.00%	
Forest Rd	Bridge Ln to Bateman Bridge Rd	1.66%	2.59%	1.01%		2.00%	
Forest Rd	Bateman Bridge Rd to Ambassador Dr	1.66%	2.59%	1.00%		2.00%	
Forest Rd	Ambassador Dr to Newcomb Blvd	1.66%	2.59%	1.00%		2.00%	
Forest Rd	Newcomb Blvd to Cloverhill Blvd	1.66%	2.59%	1.00%		2.00%	
Forest Rd	Cloverhill Blvd to Enterprise Dr	1.66%	2.59%	1.42%		2.00%	
Forest Rd	Enterprise Dr to Gristmill Rd	0.64%	1.81%	1.09%		1.20%	
Forest Rd	Gristmill Rd to Graves Mill Rd	0.64%	1.81%	1.09%		1.20%	
Forest Rd	Graves Mill Rd to Duke Ln	0.64%	1.81%	1.27%		1.20%	
Perrowville Rd	Forest Rd to Mays Mill Rd	1.03%	2.82%	2.74%	1.77% (Westyn), 1.5% (Corp Park)	2.00%	
Ashwood Park Dr	Cul-de-sac to Forest Rd	1.22%	0.50%	NA	1.5% (Corp Park)	0.00%	New development only?
Venture Dr	Forest Rd to Elkton Farm Rd	-2.18%	0.50%	NA		0.50%	
Coportate Park Dr	Perrowville Rd to Cul-de-sac	1.16%	0.50%	NA	1.5% (Corp Park)	0.00%	New development only?
Elkton Farm Rd	3.20 ME 09-046 to Forest Rd	4.57%	148.00%	6.11%	1.5% (Corp Park)	2.00%	
Burnbridge Rd	Forest Rd to Thomas Jefferson Rd	1.72%	2.15%	4.66%		2.00%	
Thomas Jefferson Rd	Bateman Bridge Rd to Forest Rd	1.81%	3.24%	0.50%	2.032% (Impact Church)	2.00%	
Ambassador Dr	Jeferson Dr to Forest Rd	3.90%	0.50%	NA		0.00%	Appears builtout
Newcomb Blvd	Forest Rd to Crossing Centre Dr	-1.43%	0.50%	NA		0.00%	Appears builtout
Cloverhill Blvd	Forest Rd to Cul-de-sac	2.39%	0.50%	2.28%		0.00%	Appears builtout
Enterprise Dr	Forest Rd to WCL Lynchburg	0.05%	3.09%	0.82%		1.20%	
Vista Centre Dr	Forest Rd to Graves Mill Rd	3.23%	9.82%	NA		2.00%	
Gristmill Dr	Forest Rd to Graves Mill Rd	2.14%	1.92%	NA		2.00%	
Graves Mill Rd	Vista Centre Dr to Forest Rd	1.73%	0.50%	2.30%		1.00%	
Graves Mill Rd	Forest Rd to WCL Lynchburg	0.81%	0.98%	0.74%		0.70%	
AADT deviation is outside VDOT Criteria but less than 30%. 30% was used for Pipeline studies.							
AADT deviation is outside VDOT criteria and greater than 30%.							

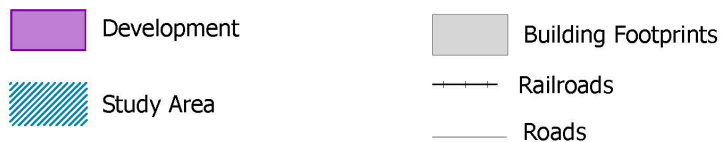
Route 221: Other Developments

Project Name	Use Trip Generation	Notes/Questions
Westyn Village Phase 3	?	Any occupied? Phase 1 and 2 constructed and occupied?
Corporate Park	Yes	Trip Gen and background growth?
Impact Church	?	Is this fully constructed?
Rustic Village	Yes	Appears nothing is constructed
Jefferson Village Townhomes	Yes	Appears nothing is constructed
Cloverhill	Yes	TIA currently underway
Forest Townhomes	Yes	
Rosedale	?	Which phases complete? Include incomplete or assume background growth covers it?
Blue Ridge Professional Park	?	On Vista Centre Drive - TIA?
Not Included - Constructed and Open		
Gables Self Storage	No	Appears constructed and open
Jefferson Commons	No	Constructed and open
Forest Commercial Center	No	Constructed and open
Gables	No	Constructed and open
Waffle House	No	Constructed and open
Cottontown Manor	No	Constructed and open

Route 221: Other Developments



Other Development Within the Study Area



Route 221: Other Developments

Project Name	Use Trip Generation	Notes/Questions
Westyn Village Phase 3	?	Any occupied? Phase 1 and 2 constructed and occupied?
Corporate Park	Yes	Trip Gen and background growth?
Impact Church	?	Is this fully constructed?
Rustic Village	Yes	Appears nothing is constructed
Jefferson Village Townhomes	Yes	Appears nothing is constructed
Cloverhill	Yes	TIA currently underway
Forest Townhomes	Yes	
Rosedale	?	Which phases complete? Include incomplete or assume background growth covers it?
Blue Ridge Professional Park	?	On Vista Centre Drive - TIA?

Not Included - Constructed and Open

Gables Self Storage	N
Jefferson Commons	N
Forest Commercial Center	N
Gables	N
Waffle House	N
Cottontown Manor	N

