Appendix I: Building Prototypes

Building Prototypes

The consultant team created a recommended Form Based Code for the Manchester Road corridor, for potential use by the five cities. As part of this effort, Design Workshop outlined potential prototypes for different building types and block sizes that the cities could use in the future. Form Based Codes do not specify recommended land uses in particular districts within a corridor, but instead outline how buildings, parking lots, landscaping, and other features of the built environment tie together.

The diagrams below outline potential orientations of buildings, parking lots, sidewalks and streets assuming different sizes of city blocks (for example, 200 foot long city blocks, 300 foot long city blocks, and 450 foot long city blocks).

The building prototypes that follow illustrate how future buildings may appear in various districts along the corridor in the future. City officials and developers may use these prototypes to guide site plans and final development plans for individual projects or individual parcels along Manchester Road.

Please consult the Form Based Code for Manchester Road (separate document) for additional details concerning how the prototypes for city blocks and different buildings tie with the overall recommended Form Based Code for the corridor.

Mixed Use - Inline Retail over Residential or Office

Inline Main Street Retail - one story

Drug Store

Mixed Use - Inline Retail over Residential or Office with Structured Parking

Multiplex Cinema - one story

Townhomes - three stories

The recommended Form Based Code for the Manchester Road corridor outlines prototypes for block sizes along the corridor and for typical building types. These illustrations help provide the communities an idea of how future buildings may appear in the different transects up and down the corridor.

Grocery Store - one story - 60,000 square feet

Big Box - one story - 100,000 square feet

Big Box - two story

200 Foot Block

300 Foot Block

450 Foot Block