

PROPOSAL #1: SUMMARY SHEET OF CONCEPTS  
(For Lee as a Whole)

TITLE (BIG IDEA): "MAKE MANY SMALL CHANGES"

GOAL: 'WORKING MILLTOWN' LOCAL CBD  
Existing private local-scale character strengthened,  
Non-Tourism. (See goal statement and objectives)

DEGREE/FOCUS OF CHANGE: MINIMUM ROAD CHANGE/ & (ONE POINT) RIVER CONTACT

PLANNING APPROACH: CONSERVATIVE TRADITIONAL

PHILOSOPHICAL ATTITUDE: STOIC/PRAGMATIC

COST (RE 4 SCHEMES): MINIMAL (with phasable options)

PREMIS: Lee's existing infrastructure & program— as a local cbd/  
working milltown (minimal tourism)— is basically fine, with  
need for only small change. (Tourism, or big physical or  
commercial-industrial change is undesirable).

THEME STRATEGY: Make many smaller changes— entailing traditional design  
archetypes within the existing fabric— to strengthen and  
protect Lee's existing 'essential local character'.

POLITICAL PITCH: "If it aint broke, don't change it, reclaim it". ((This  
proposal has easy incremental implementation, with the lowest  
risk & highest controll. It is immediately desirable for local  
people, yet keeps the door open for unseen options dictated in  
the next century. Cost saved by retaining Lee's basic existing  
infrastructure, can go into special smaller features with  
better net effect— while betting that the state will install  
its own truck bypass in future years)).

DESIGN LOGIC: 'PLURALISTIC HIEARCHIAL' WHOLE

PHYSICAL HOOK: selected strengthened points of interest (eg the renewed  
common, the riverpoint, the northend complex within the  
existing infrastructure distributes a plurality of local  
smaller sparks for revitalization.

AEStHETIC: Utilitarian-beauty of traditional archetypes: results in  
"RECTLINEAL' positive built forms", in an unsentimental  
'biomorphic regional context"; irregular residual forms then  
become intermediate. (Within this, eclecticism of particular  
existing architecture/uses is carried forth in new outdoor  
space.

SYSTEMS SUMMARY: A Conservative Attitude of 'Many Small Changes' enforces  
TRADITIONAL LOCAL MILLTOWN ARCHTYPES for all systems).  
See text for further description of these system-ideas:

- 1) VEHICULAR CIRC SYSTEM: "Traditional Milltown Street grid"  
with two-way Main St; (An external bypass is  
a 'long term' future option to redirect traffic)
- 2) PARKING SYSTEM: "Traditionally 'Continuous & Extra & Open'"  
for maximum parking freedom— not segregated.
- 3) PEDESTRIAN HARD SYSTEM: "Traditional Grid Sidewalks, with Many Small  
Courtyard Subplaces"
- 4) PEDESTRIAN GREEN SYSTEM: "Traditional Berkshire Milltown Landscape:  
many diverse spaces, of three traditional types:  
town common, varied yards, & successional meadow
- 5) GREAT TREE SYSTEM: "Traditional Tree Concept": basic great-tree  
road/walk 'allees'; smaller 'ornamental tree'  
for yard accents & screens; the remaining  
deciduous and conifer appear as pervasive  
'remnant' native woodland— randomly filling the  
town grid, holding carve spaces— reading as  
part of contextual Berkshire successional forest.
- 6) LANDFORM SYSTEM: "Traditional 'Conservative Land Ethic'" that  
expresses the function town carved & terraced  
into the existing landscape.
- 7) BUILDINGS SYSTEM: "Traditional 'Local Scale Mix'": added buildings:  
are commercial, municipal, residential points  
of support the existing area-characters of town.
- 8) SPACE PARTI SYSTEM: Regional Concept: A "point of cleared space in  
the regional mosaic".  
Downtown Conveyance: "Traditional Griding &  
Local Spotting of Space— within the  
strengthened six areas of town— (within the  
maintained Berkshire woodland-clearing).

PROPOSED SUB-IDEAS OF THE SIX AREAS OF WHOLE DOWNTOWN (See colored sheets of  
text for full description) of these six town areas):

- AREA A): ENHANCE PARKPLACE: AS PRIMARY GATEWAY AND HISTORIC TOWNCENTER
- Special Idea: "MANY SMALL SPACES ENCLOSED BY NURTURING HAND OF TREES"  
(Nine small diverse-shaped hard or green space for  
complexity of uses & enclosure; connective inner walks;  
Two parking lots: east of comon & north of church;  
(With traditional south Main Street:))
- AREA B) RECLAIM MAIN STREET: AS PRIMARY CBD CORRIDOR W AUTO/PED HARMONY
- Special Idea: "TRADITIONAL SIMPLE MULT-USE CORRIDOR"  
(Reclarify existing archtypal No. England Main Street  
for simultaneous auto/ped/building integration): ie  
Basic 2-way road reformed w parallel parking,  
modest widened sidewalks, & compact crossings at  
each intersection, and restore simple street allee.  
Library has simple upgrade, with new front paved entry  
court, and rear & side lawn (nic) courts— embraced  
by trees in s-'knot' led form. West of lib parking lot
- AREA C) STRENGTHEN NORTHEND: AS SECONDARY GATEWAY AND NEIGHBORHOOD CENTER
- Special Idea: "SERIEL MIXED USES"  
Traditional plurality:: (In new parcel): a small public  
green, quad building of commercial/ residential mix use,  
private recatlin/alley gardens, conifer edge parking lot  
(At intersection): basic widened street sidewalks and  
crossings, traditioanl allee, parallel parking—  
integrates local scale northend node).
- AREA D) ORGANIZE EATON/BACKSIDE: CENTRAL TOWN PARKING & EXPANDED CBD MULTUSE
- Special Idea: TRADITIONAL OPEN PARKING WITH GRID OVERLAY OF WALKS  
Residual backside of continuous open parking expanse,  
strengthened by 'grid completion' of treed walks, and  
smaller courtyards for grid infill of buildings in local  
scale mix-uses: Museum; Arobi Community Lt adds 2nd fl;  
Theater St has single row resid/com units w own parking.
- AREA E): CREATE LEE RIVERPARK: AS REDISCOVERED RECREATIONAL IMAGISTIC PARKLAND
- Special Idea: "ONE POINT RIVER CONTACT"  
of hard and soft terraces (at Eaton west terminus)  
overlooks, descends to river; remaining river parkland  
is minimally maintained, as successional meadow.  
Add-option: Narrow riverbank paths connect n/s.
- AREA F): PROTECT RESIDENTIAL HILL: AS PRESERVED LOCAL NEIGHBORHOOD
- Generic Idea: The old neighborhood remains, with replacement  
of missing street trees; existing walks resurfaced.

PROPOSAL #2: SUMMARY SHEET OF CONCEPTS  
(Lee as a Whole)

**TITLE (BIG IDEA):** "DIVIDE & UNITE"  
Railroad Street is extended to work with Main St in one-way system, to divide traffic, and balance distribute activity to the west half of downtown.

**TOWN GOAL:** MODERATE TOURIST-MILLTOWN

**DEGREE CHANGE/FOCUS:** MODERATE INTERNAL ROAD CHANGE (bypass optional)/ MINIMAL RIVER CHANGE (50% RIVER CONTACT)

**PLANNING APPROACH:** LIBERAL

**COST (RE 4 SCHEMES):** LOW-MODERATE

**PREMISES:** Lee historically has a valuable contradictory romantic & pragmatic essence persevering within it. Also, the (state) external bypass will never soon happen.

**THEME STRATEGY:** Unify Lee for moderate tourism by strengthening the dialectic: romantic vs pragmatic-realism type spaces. ((Includes: Romantic oval necklace vs pragmatic-realist interlocking hard necklace. Plus dual (one way road system: RR St (romantic form & views) vs Main Street (prag-realist)).

**POLITICAL PITCH:** The dual one-way system the most inexpensive immediately effective solution to traffic, without having to bet on a future bypass— & allows money to develop the internal town.

**LEADING HOOK:** New Railroad St Area (transversed by green oval necklace).

**DESIGN LOGIC:** BINARY 'DIALECTICAL' WHOLE (Romanticism/Pragmatic Realism).

**AESTHETIC:** (Romantic nostalgic) 'biomorphic & oval' nostalgic free forms vs (pragmatic realist) 'rectilinear' grid-area forms— in contextual natural/built regional landscape of both forms.

**PHILOSOPHICAL (ATTITUDE):** EMERGENT DUALISM (Romanticism vs Prag-Realism: synergized)

**SYSTEMS SUMMARY:** All systems in this proposal make moderate cost change, to support the revitalization goal (entailing moderate tourism), using dualism: the theme of Pragmatic Realism vs Romanticism— to strengthen Lee as a "dialectical whole". \* This dualism, seen within and between each system, strengthens Lee as a dialectical whole, to fuse this proposal with revitalization synergy. ((These systems span downtown (across 6 areas) as a whole)).

- 1) VEHICULAR CIRC SYSTEM: "Divide Downtown Traffic, to Unite Downtown": Main St & new railroad St, one-way system, works as internal bypass, and encourages off-street parking. External bypass is not required).
- + SPATIAL-THEMATIC SYSTEM: "Dualistic Interlocking Necklaces: Pragmatic hard space (parking and pedestrian fingers) vs Romantic soft green ovals".
- 2) PARKING HARD SYSTEM: "A Pragmatic Hard Necklace of Interlocking Parking Fingers" (Main St, Eaton Backside/ RR area (town bulk parking), North Complex (2) Parkplace (2)).
- 3) PEDESTRIAN HARD SYSTEM: "A Pragmatic Hard Necklace of Interlocking Pedestrian Fingers".
- 4) GREEN PEDESTRIAN SYSTEM: "A Romantic Soft Necklace of Oval Spaces" (green ovals surrounded and connected by the allee ribbon walk) laces through town grid.
- 5) GREAT TREE SYSTEM: Dualistic Planting takes both the romantic and the practical forms of said town spaces.
- 6) LANDFORM SYSTEM: Dualistic Landform variously expresses the Romantic vs Pragmatic said town spaces.
- 7) BUILDINGS SYSTEM: Dualistic buildings added for each area assert Romantic vs Pragmatic-realism dualism. (The Northend Complex: separate Commercial vs residential; Arobi Community, Museum & Library upper story additions (vertical duality); Museum & shop (interlock 'L' duality);
- 8) SPATIAL SYSTEMS: Regional Space Conception: Lee is a dualistic 'space knot' (ying/yang) in the deep berkshires Downtown Spatial Conveyance: the interlocking necklaces of romantic soft, & pragmatic realist hard forms encircles through the strengthened 6-area grid. ((Note: Each of the six areas embody dualistic relationships— while each differ in their spatial/functional contribution to the whole-town composition:))

PROPOSED SUB-IDEAS OF THE SIX AREAS OF DOWNTOWN:

AREA A): ENHANCE PARKPLACE: AS PRIMARY GATEWAY/CENTER

\* Special Idea: "Return of the Romantic Oval"

(Oval green, Oval Hard Court, & ribbon Bosque recalls the spirit of Lee's original oval park— as a Romantic infill— dialectic in context of the pragmatic cbd. Plus, includes Two parking lots/w drop off: east of common & north of church).

AREA B): RECLAIM MAIN STREET: AS PRIMARY CBD CORRIDOR W AUTO/PED HARMONY

\* Special Idea: "Interlocking Fingers of 'Pedestrian Bosques' & 'Parallel Parking Courtlets'" (as Pragmatic):

((ie Sidewalks, with rhythm of rectilinear widened pedestrian bosque—crossing 'fingers' at intersections, interlock with resulting lengths of parallel parking zones (fingers). One-way Main St co-functions with RR street— with off-street parking— for reduced net traffic). Library dialectically expanded up, plus dual courtyards, and west side of library parking lot)).

AREA C): STRENGTHEN THE NORTHEND: AS SECONDARY CENTER/GATEWAY

\* Special Idea: "Public (Building, Green & Parking) vs Private (Building Green & Parking)"

(The parcel is subdivided in terms of public vs private— while integrated as "pragmatic", in the dialectic context of viewed romantic river green. The remaining street intersection has pragmatic sidewalk/ bosque fingers and parallel parking interlocked to integrate the greater northend node).

AREA D): ORGANIZE EATON/BACKSIDE/RR: EFFICIENT CBD MULTIUSE/CENTRAL PARKING

\* Special Idea: "Relocate & Extend Railroad St (romantic form); Radial pattern of 'Interlocking Pedestrian Allee Bosque Fingers' & 'Parking Lot Fingers'"

(for 'pragmatic' link with Main St, yet dialectically linking the 'romantic' Riverpark & Oval Parkplace. Plus dialectical buildings: museum & shop (interlocking 'L'); Theater St resid/commercial staggered-units row); Arobi Commun Ct (vert intlock).

AREA E): CREATE LEE RIVERPARK: AS REDISCOVERED RECREATIONAL IMAGISTIC PARKLAND

\* Special Idea: "Romantic Green Double-Oval Corridor"

((50% river contact) with the three historic versions of romantic (the beautiful, picturesque, & sublime)— vs the pragmatic-realist town)).

PROPOSAL #3: SUMMARY SHEET OF CONCEPTS  
(See as a whole)

**TITLE (BIG IDEA):** "RETURN TO THE RIVER"

**GOAL:** MODERATE-HIGH TOURIST/ LOCAL MINTOWN CBD  
(See goal statement & objectives)

**DEGREE/FOCUS CHANGE:** MAXIMUM RIVER AREA CHANGE (100% river contact)/  
MODERATE ROADWAY CHANGE

**PLANNING APPROACH:** PROGRESSIVE

**COST (VS 4 SCHEMES):** MAX-MODERATE

**PREMIS:** Historically, the river is the great resource that determined & sustained Lee— and therefore, we can extrapolate, can now revitalize Lee, enticing all.

**THEME-STRATEGY:** Create a great & imageable Lee Riverpark that lets people rediscover the rivers natural, historic, symbolic Berkshire 'recreational' value— in which commercial & social community benefit will result through the next century.

**POLITICAL PITCH:** "Only Lee has an opportunity like this— a downtown river in the crossroads of tourism— with an already positive infrastructure to potentialize. The river is intrinsically 'the' big idea— and its there for the taking!" The riverpark can be a great authentic magnet for people near & far.

**LEADING HOOK:** Waterfall Court— is the part of the riverpark that makes literal & symbolic interaction between the town and river— captures Lees historic river spirit. (The one pedestrian structure dramatically claims the 'whole Housatonic system' in a town/river theme— to inspire revitalization.

**DESIGN LOGIC:** BINARY SYMBIOTIC WHOLE : (ie Two entities ('river' & 'town'), and one co-relation ('interaction'))  
The Town and River are two very distinct entities, that then 'symbiotically' interrelate: Through the eras, Lee has been fed in many ways from the rivers many forces, and the river in turn has been valued and protected by the town).

**PHILOSOPHICAL: (ATTITUDE):** VITALISM: (The spirits of river & town transfer and interact through the medium of physical spatial design).

**AESTHETIC:** Strong rectilinear & false perspective convergent lineal/ modular forms (as the civic town) in linkage with opposite form of biomorphic river/ nature: these reciprocally 'total'.

**SYSTEMS SUMMARY:** Each system contributes to the theme of town/river interaction in its own purposeful way. (See main text for further description of these system-ideas):

- 1) VEHICULAR CIRC SYSTEM: "River-relating hierarchy of streets": (Primary 2-way Main Street; Secondary grid streets; External Bypass. (Streets are sensed as parallel or perpendicular to the river).
- 2) PARKING SYSTEM: "River-relating/ Architectural Parking Modules". (Parking areas are sensed as positive architectural spaces that relate to buildings & uses, yet oriented to river by views or access: ie town/river interaction).
- 3) PEDESTRIAN HARD SYSTEM: "Tri Axial Spine of: 'River-relating Promenades & Modular (Square) Courtyards'"  
Walks are to/ero or along river. Courtyards have architectural presence with sense of river orientation and access. Brick surface. (At all key buildings, plus Waterfall Court): ped function & sense of town/river interaction.
- 4) PEDESTRIAN GREEN SYSTEM: "Civic greens vs Natural Riverparkland"  
(town green space, and river green space, are of contrast, yet linked.
- 5) GREAT TREE SYSTEM: "River-soaking Allees (for Promenades)"  
that in turn define courtyards vs parking. (Trees delineate the contrasting river vs town characters, while express their e/w link.
- 6) LANDFORM SYSTEM: "River landform vs architectural town landform expresses the town functionally carved"  
terraced into existing river evolved landscape.
- 7) BUILDINGS SYSTEM: "River-oriented buildings" for local/visitor mixed uses. (ie River views or programs with Museum, Arobi Community Center, Theater Way Promenade Com/Res, library expand, Northend com/res river-summit quad complex— to existing.
- 8) SPATIAL PARTI: Regional Spatial Image: Lee is a swelled node ("spatial clot") on the river corridor.  
Downtown Conveyance: tri-axial parti express Town/River interaction— through six area grid

\* PROPOSED  
SUB-IDEAS OF THE SIX AREAS OF WHOLE DOWNTOWN: Each area, in its own way, participates in the theme of Town/River Interaction (See colored paged text for further explanation of these area-ideas):

AREA A): ENHANCE PARKPLACE: AS PRIMARY GATEWAY & HISTORIC TOWNCENTER

\* Special Idea: "REACHING VISTAS: FOCUS INWARD TO THE CHURCH AND OUTWARD TO THE HOUSATONIC HILL & SKY"  
(Convergent town green, framed by two ped 'reaching allee promenades', relate town and river. Plus full-square Courthouse courtyard, walks to church forecourt & inner enclave garden. Bus stop & pavil. Two parking lots: east of common & north of church. Two-way road, reformed w parallel parking/ crossings)

AREA B): RECLAIM MAIN STREET: AS PRIMARY CBD CORRIDOR WITH AUTO/PED HARMONY

\* Special Idea: "SPINE OF 'POSITIVE PEDESTRIAN MODULES & (RECIPROCAL FORM) PARALLEL PARKING MODULES"  
New sidewalks, with full width pedestrian courtyard-crossing 'modules' (at north & south ends, and mid Main St)— reciprocated by modular zones of parallel parking between. (This relates the town architecture/uses to the 'river' promenades & views. Continuous Main Street great-tree allee: divides into 'tight oc' at the south & north thirds (with river oriented pedestrian modules) vs the middle third depicts original spacing of native species. Two-Way Traffic (relieved by external bypass west of river & off-street parking). Library upper story expansion and civic common-like yard of courts— are of the town while relate to 'river' views & program.

AREA C): STRENGTHEN THE NORTHEND: AS SECONDARY GATEWAY/ NEIGHBORHOOD CENTER

\* Special Idea: "CENTRALIZING NORTH COMMON VS QUAD BUILDING QUAD COMMERCIAL/ RESIDENTIAL COMPLEX"  
(In parcel): New "North Common" at corner Main/Center Street, ('jewel shaped' green, open toward river plus paved bosque area linking all walks)— acts as hub to new & existing northend buildings & spaces: New Building Complex in quad shaped multistory res/ commerc, with own parking, walks, spaces faces river. (The intersection): Main & Center St sidewalk/modules /crossings, allee, & parallel parking integrates a strong northend town node with summit-perched river oriented views & access: for river-town interaction.

AREA D) ORGANIZE EATON/BACKSIDE'RR: CENTRAL TOWN PARKING & EXPANDED CBD MULTIFUSE CORRIDOR

\* Special Idea: "PROMENADES TO THE RIVER For Town/River interaction: River-linking allee Promenades repeatedly connect e/w from Main St & Parkplace, to Riverpark— and n/s with RE St) parallel with river. Modular pedestrian courts (via promenades) then orient to buildings & river— spatially thematic with the modular Waterfall Court. Added Buildings provide 'town/river' program & views: new Museum, & Arobi Com Center enclaved addition occur on Eaton promenade to Waterfall Court. Double row res/com buildings, Theater Way river promenade. Modular asphalt lots are experienced as urban parking courts between river promenades for easy bulk parking

AREA E) CREATE LEE RIVERPARK: AS REDISCOVERED RECREATIONL IMAGISTIC PARKLAND

\* Special Idea: "WATERFALL COURT & LINEAL PARKLAND (100% RIVER CONTACT)"  
(The big idea of whole proposal):  
"Waterfall Court" (at Eaton promenade terminus) overlaps river corridor, for literal & symbolic town/river interaction. The remaining corridor of various grass, allee/planted & successional woodland spaces, with both 'angular-undulating', and 'sinuous' walks— connecting to regional trails.  
New parking/arrival on west of river lures directly from bypass, and allows specific riverpark access without disturbing Main Street.

AREA F) PROTECT RESIDENTIAL HILL: (AS PRESERVED LOCAL NEIGHBORHOOD)

The old neighborhood remains.  
Replacement trees; parking is regulated for locals.

PROPOSAL #4: SUMMARY SHEET OF CONCEPTS

(Lee as a Whole)

TITLE (BIG IDEA): "MAKE ONLY GRAND PLANS"

GOAL: FULL TOURIST TOWN (see goal statement & objectives)

DEGREE/FOCUS CHANGE: MAXIMUM ROAD CHANGE/  
MODERATE RIVER CHANGE (75% river contact)"

PLANNING APPROACH: RADICAL

COST (VS 4 SCHEMES): MAXIMUM (Non-phased implementation)

POLITICAL PITCH: "Make no small plans— they have no power to move the soul. Seize the 'big' opportunity— now or never. Reap the full value of Lee's tremendous resources and great tourist cross-roads location for ultimate return. Nothing less than best is worth the effort. Its all or nothing. Go for broke".

PREMIS: 'Programmatic change to full tourism' is needed for Lee's best long term future. And a 'grand idea' physicalized is needed to create that programmatic change.

THEME-STRATEGY: A theme of grand NEW vs historic OLD to attract & facilitate the full tourism program.

LEADING HOOK: The New All-Pedestrian Parkplace (with great allee).

DESIGN LOGIC: BINARY "JUXTAPOSITIONAL" (of grand new vs historic old)  
AESTHETIC: The 'new' is celebrated in strong CIRCLE/TANGENT, (larger scale, abstract) forms— juxtaposed with 'old' utilitarian RECTILINEAL, (smaller scale diverse forms).

PHILOSOPHICAL: IDEALISM. (Note: The term 'idealism' refers to bold, pure Platonic Forms that are propdes (new) to signify the optimistic re-emergence of Lee's eternal essence). They abstract forces from the past, yet project into Lee's future. New & old: reconciled.  
(ATTITUDE)

STEMS SUMMARY: Each system is a Grand Changes of "NEW" in juxtaposition to the "OLD", while functionally integrative. (Systems apply to downtown Lee as a Whole). See text for further description of these system-ideas:

- 1) VEHICULAR CIRC SYSTEM: "Progressive New Bypass/ New West of River Entry" (eliminates south Main Street)
- 2) PARKING SYSTEM: "Bold new parking event-spaces" redistributes into large bulk parking (polarized, vs bulk ped)
- 3) PEDESTRIAN HARD SYSTEM: "Progressive New Pinwheel Spine of Great Allee" Large scale pedestrian walkway & nodes (replaces select old roadway/ parking)
- 4) PEDESTRIAN GREEN SYSTEM: "Pristine New 'Circular Greens'" (vs the Old grid yards & successional-ancient Berkshires).
- 5) GREAT TREE SYSTEM: "New Pinwheel & Ribbon Allee of Great Trees" (juxtaposes old town an. Berkshire plantings).
- 6) LANDFORM SYSTEM: "New landforms express juxtapositions vs old"
- 7) BUILDINGS SYSTEM: "New buildings juxtapose the old town" (re program use & the architectural style)
- 8) SPATIAL PARTI: (Regional Spc Image): Lee is a Central clearing in the Deep Berkshires.. (Downtown Conveyance): dramatized by the new Pinwheel Spine of Grand Allees (juxtaposed by old grid) w 6 sub-area :

\* PROPOSED SUB-IDEAS OF THE "SIX AREAS" OF DOWNTOWN:

Each of the six areas serves in the theme of Make Only Grand Plans in its own 'progressive new/ historic old' juxtapositional way, as part of the whole composition to accommodate the full tourism program. (See colored pages of text for complete description of these 6 areas):

AREA A): ENHANCE PARKPLACE (AS PRIMARY GATEWAY/CENTER)

- \* Special Idea: PEDESTRIAN-ONLY GREAT ALLEE & ROUND COMMON (plus courthouse/church courtyard spine; and parking lot arrival northside church; (South Main Street is eliminated; see new entry))

AREA B): RECLAIM MAIN STREET (AS PRIMARY CBD CORRIDOR W AUTO/PED HARMONY)

- \* Special Idea: "EXTREME PEDESTRIAN/ VEHICULAR DICHOTOMY" (POLAR) (Roadway 2-way, with full parallel parking both sides, extends from Eaton to Center Streets. (This is in polemic contrast to new bold scale all-pedestrian south Main Street). Required extern bypass eliminates undesirable thru traffic; new west of river entry directs off-street parking. New Library hor & vert expansion, & rect/ boesque yard & courts, parking assists tourist program. Street trees: New vs old (single rows) split allee)

AREA C): STRENGTHEN THE NORTHEND (AS SECONDARY CENTER/GATEWAY)

- \* Special Idea: "TWO BOLD 'NEW' PUBLIC SPACES:" (CIRCULAR GREEN NORTH COMMON' plus 'SQUARE COMMERCIAL ATRIUM BUILDING'" (for parcel); (Main & Cent street interaction: integrates parcel with widened sidewalks/crossing w trees, parallel parking for a whole Northend node).

AREA D): ORGANIZE EATON/BACKSIDE/RR: EFFICIENT CBD MULTIUSE/ CENTRAL PARKING)

- \* Special Idea: "GRAND VISITOR ARRIVAL & OPEN QUAD SHOPPING/MUNICIPAL AREA: (POLAR) (Two larger scale parking/ cbd areas to complement and extend Main Street activity; Eaton Allee, plus ornamental axi walks. Museum/shop, Arabi Comm Ct, Theater Way (ped) commerc/visit enclave bld).

AREA E): CREATE LEE RIVERPARK AS REDISCOVERED RECREATIONAL PARKLAND WITH

- \* Special Idea: "'SPIRAL ALLEE' & SERIES OF CIRCULAR GREENS" (RUNS THROUGH NATURAL MEADOW/WOODED CONTEXT): 75% RIVER CONTACT)

AREA F): PROTECT RESIDENTIAL HILL: AS "THE OLD NEIGHBORHOOD PLACE & IMAGE "

- preserved by exact replacement of gone trees, repaved original sidewalks, original street-lighting; ped guests invited (selected several sitting areas); parking policy: res/guests only.