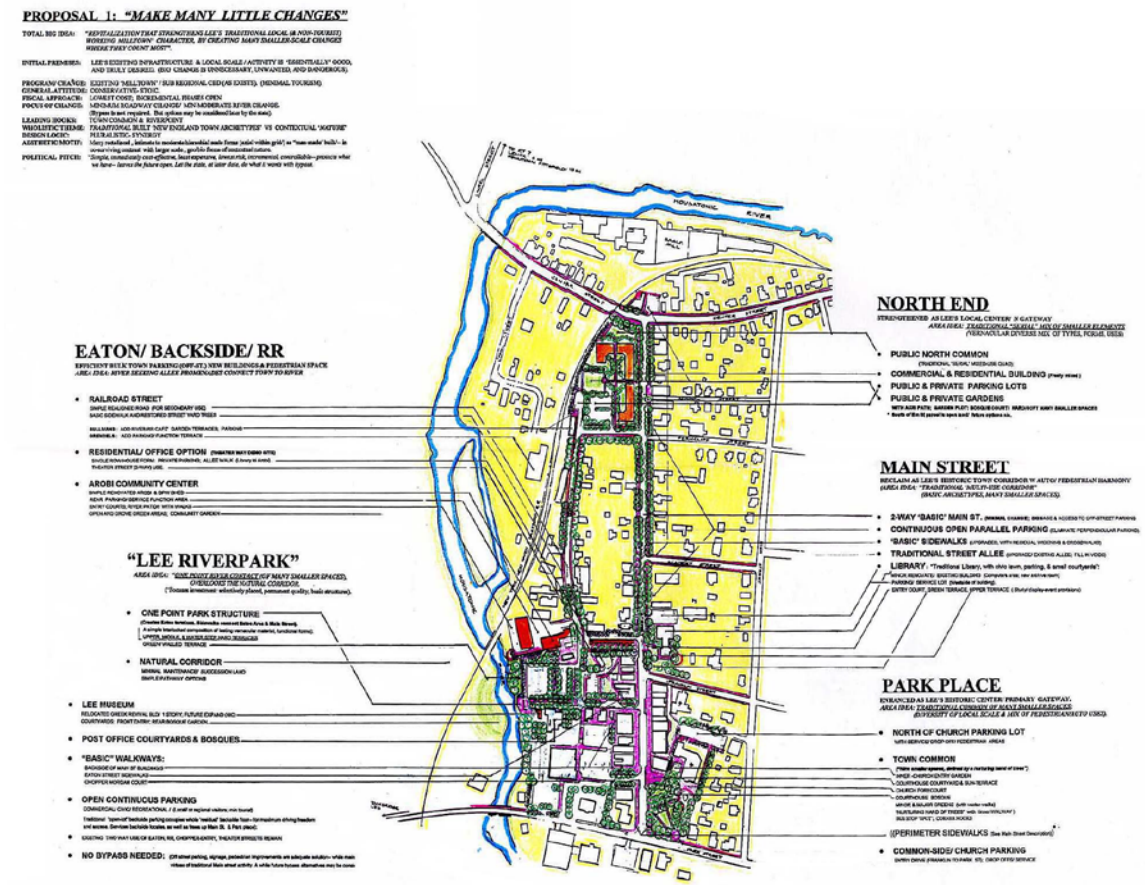
These 4 Lee Revitalization designs are by the noted superb studio teams. (gb elucidation/ redrawing).



PROPOSAL 2: *"DIVIDE AND UNITE"*

PREMISES: a) AN 'EXTERNAL' BYPASS WOULD RISKS A LOSS OF GOOD DOWNTOWN ACTIVITY.
b) "PRACTICAL LOCAL NEEDS" AS WELL AS IDEALIZED TOURIST IMAGES" ARE CRUCIAL.

PROGRAM/ CHANGE: MODERATE TOURISM
GENERAL ATTITUDE: PROGRESSIVE LIBERAL
FISCAL APPROACH: MODERATE COST/ PHASABLE.
FOCUS OF CHANGE: MODERATE-MAJ ROAD/ MODERATE RIVER CHANGE
WHOLISTIC THEME: DUALISM: LEE'S "ROMANTIC" VS "PRAGMATIC" "DIALECTIC" IS ENHANCED.
DESIGN LOGIC: DIALECTICAL SYNERGY
AESTHETIC MOTIF:
POLITICAL PITCH:

"LEE RIVERPARK"

- DOUBLE OVAL/ CORRIDOR
  - NORTH RIVER OVAL-GREEN
  - UNDULATING ALLEE CORRIDOR
  - SOUTH RIVER OVAL-GREEN
- NATURAL RIVERLAND
  - THE ISLAND
  - MEADOW
  - FLOWING RIVER
  - NATURAL PATH
- DEEP FOREST

EATON/ BACKSIDE/ RR

- RAILROAD STREET EXTENDED
- RESIDENTIAL/ COMM COMPLEX
- AROBI COMMUNITY CENTER
- LEE MUSEUM
- POST OFFICE/ SHOP-FAIR RETAIL ADDITION
- INTERLOCKING "PARKING FINGERS
  - AROBI MUSEUM AREA
  - CHOPPER BACKSIDE AREA
- INTERLOCKING PED FINGERS
- MORGAN OVAL-COURT & GREEN
- NO EXTERNAL BYPASS NEEDED
- RAILROAD STREET EXTENDED

NORTH END

- INTERSECTION NODE: WIDENED SIDEWALKS, TREES, CROSSINGS
- PUBLIC: COMM BUILDING (L-Shaped Tower), with GREEN & BOSQUE-COURT; COMMERCIAL/ REC PARKING (finger).
- PRIVATE: RESIDENTIAL BUILDING (3 story); with RESIDENT GREEN, BOSQUE-COURTS, PATIOS RESIDENT PARKING

MAIN STREET

- ONE-WAY MAIN ST.
- PEDESTRIAN-BOSQUE BLOCKS (INTERSECTION EXPANSES)
- PARALLEL PARKING ZONES
- STREET LAWN:
- LIBRARY

PARK PLACE

ENHANCED AS LEE'S HISTORIC CENTER/ PRIMARY GATEWAY.

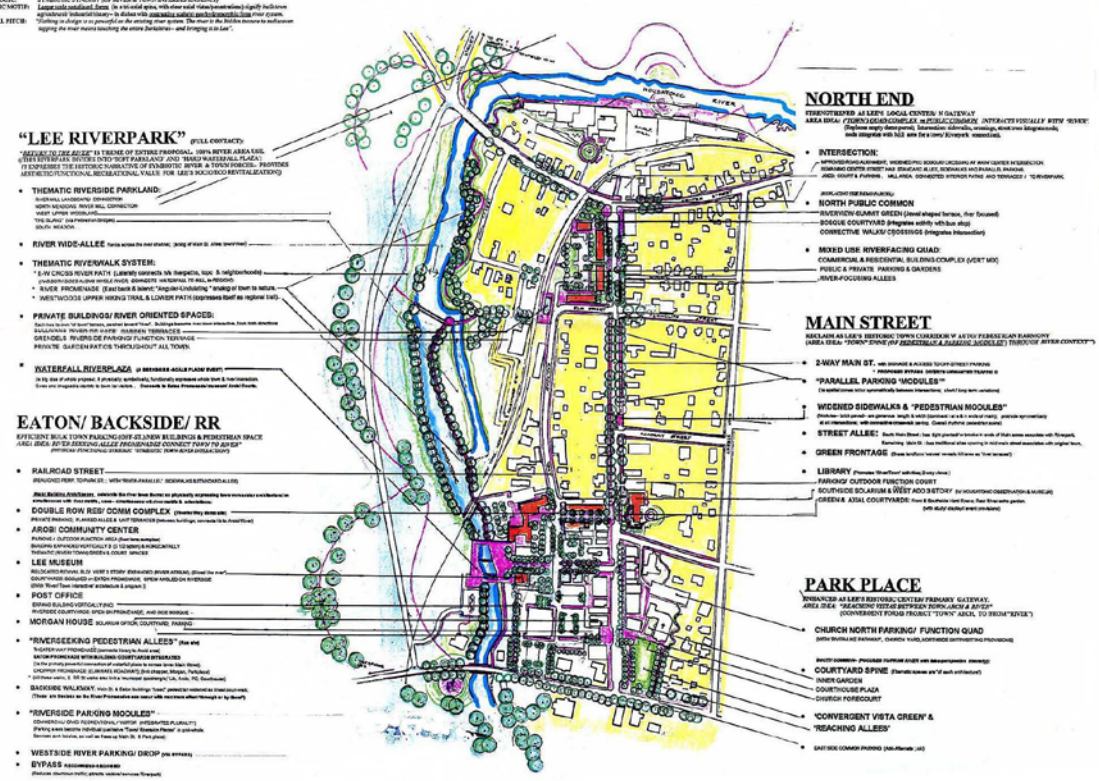
- NORTH OF CHURCH PARKING/ COURT
- SOUTH "OVAL COMMON"
- PARKING/ & DROP OFFS

PROPOSAL: 3 "RETURN TO THE RIVER"

TOTAL BIG IDEA: *REVITALIZATION THROUGH THE THEME OF "RIVER / TOWN" INTERACTION.*
CREATE A FULL, MEANINGFUL ORIENTED WATERFALL PARK to simultaneously implement local influence activity while directly generating a permanent genuine venue for Berwick's tourism.

INITIAL PRINCIPLE: THE HOUSATONIC IS LEE'S HISTORIC SOURCE OF ESSENTIALS, & SO THE KEY TO FUTURE.

PROGRAM/CHANGE: HIGH MODERATE TOURISM
GENERAL ATTITUDE: PROGRESSIVE
FISCAL APPROACH: INITIAL INVESTMENT COST; DELAYED LONG TERM PROJECTION FOR HIGHEST YIELD
FOCUS OF CHANGE: MATERIALS/MOVES - MODERATE ROAD CHANGE. BYPASS IS RECOMMENDED/REQUIRED.
LEADING BODIES: WATERFALL PARK STRUCTURE
DESIGN LOGIC: SYMBIOTIC SYNERGY *(OF RIVER & TOWN INTERDEPENDENCE)*
AESTHETIC NOTE: *Longer-scale traditional forms. In a bit-solid space, with clear axial vistas (present-minus) signify the former agricultural/ industrial history – in dialogue with emerging natural/ psychosomatic line over town.*
POLITICAL PITCH: *"Nothing in design is so powerful as the existing river system. The river is the Berkshire treasure to rediscover. Jogging the river means touching the entire Berkshire – and bringing it to Lee".*

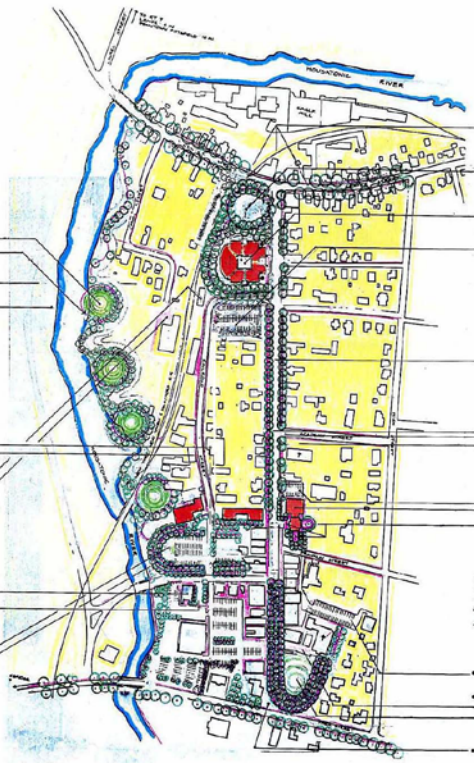


PROPOSAL 4: *"MAKE ONLY GRAND PLANS"*

TOTAL BIG IDEA: *REVITALIZATION THROUGH GREAT 'ALL-PEDESTRIAN' EVENTFUL SPACES*
Completely eliminate traffic from south Main Street, to create a pedestrian-only town center—Lee Parkphere—that elevates Lee's total image, sending a far-reaching "Berkshire" reputation, inestimable a legendary draw of all type visitors.

PREMISES: LEE NEEDS A VERY BIG IDEA FOR THE NEXT CENTURY; TOURISM AS THE OBVIOUS KEY

PROGRAM CHANGE: MAXIMUM TOURISM (as Stockbridge & Lenox)
FOCUS OF CHANGE: MAXIMUM ROAD CHANGE/ MODERATE RIVER CHANGE FOR FULL TOURISM
GENERAL ATTITUDE: RADICAL
FISCAL APPROACH: MOST EXPENSIVE COST; POTENTIAL (SELATED) HIGHEST LONG TERM YIELD
WEIGHTIC TREND: "PROGRESSIVE NEW JUXTAPOSED WITH LEE'S 'HISTORIC OLD'"
DESIGN LOGIC: *NON-ADDITIONAL SYNERGISTIC*
AESTHETIC MOTIF: Bold, early simple-rectangular form (plotted spine of backgroup grow, one alone—jingly 'progressive') over'y tourism programs—in juxtaposition to the 'historic old') smaller, innovated rectilinear golf fragmented complex: town space, and the diverse geo-triangulic Berkshire context.
POLITICAL PITCH: *"Make no small plans—for only big ideas matter. A tremendous traction neither is there for the taking—do not fight it—reap it. Do all or nothing... go for broke!".*



"LEE RIVERPARK"

A GREAT BERKSHIRE RESOURCE REDISCOVERED AS RECREATIONAL PARKLAND & MEANINGFUL IMAGERY.
AREA IDEA: "PROGRESSIVE SERIAL ROUNDED GREENS" WITH SPIRAL ALLEE' JUXTAPOSED THROUGH THE ANCIENT LANDSCAPE"
(The Difference relates well other. High image-ability bolts the tourism agenda)

Proposals Site Zone (Tuesday with Berkshire & Northend commons)?

- "SERIAL ROUNDED GREENS"
- "SPIRAL ALLEE" (a path connects between end & south end)

Assess Riverfrontage:

- DRY MEADOW
- WEST UPPER WOODLAND
- WESTSIDE PATHS

EATON/ BACKSIDE/ RR

ARCHAISM'S BULK TOWN PARKING (OFF-ST.): FREES MAIN ST/ PARKPLACE OF PARKING
NEW BUILDINGS & PEDESTRIAN SPACE INTEGRATED
AREA IDEA: " PROGRESSIVE NEW' GRAND (SEMI-PARAMIDAL (PARKING' ALLED) PLUS SEMI-COMPLEMENTARY (SLAB) 'TWO DIFFERENT' PARKING LIKE BUSY TOURISTS VS LOCAL/STOP METERS—WHILE JUXTAPOSE HISTORIC OLD TOWN".
(NOTE: NORTH PLAN AREA ABOVE—LARGE SPRAL/ARMA PLUS PROGRESSIVE SPIRAL/ARMA/ PARKING/ROAD. (THE SUPPORTED/SEMI-DIMINISHED BACKYARD PORTYARD)

- RAILROAD STREET REALIGNED
  (PERPENDICULAR TO EATON PERIODS AND PARKING GATING CONNECTING TO PARK ST)
  BASIC SIDEWALK WITH RESTORED STREET/ROAD PLANTINGS ; (Place at corner of "the old")
  (Not a redesignation—retrace the needed jurisprudential lines, then prioritized program/ mandates or only)
- PRIVATE BUILDINGS/ RIVER ORIENTED SPACES
  Special neutral build-up (physically "straightening"), new planned scene.
  To participate in (non-jingling) (Historical/ Social program (adaptation required)
  BUILDING THEREAR GATE GATE (GARDEN, PARKING)
  UNDERALLE INTERIOR PATIOS or JUNCTION TERRACE
  CENTER BUILDING (WHOLE PATIOS (HC)
- MUSEUM/ RETAIL COMPLEX (Theater May cross site)
  SEMI-BLOCK BUILDING INTEGRATES NEW (ALBEIT & METAL (substitute)
  PRIVATE SERVICE PARKING, ALLEE WALK (Library to Arch area)
- AROBI COMMUNITY CENTER
  VERTICAL EDIFAND ARCHE (Farm SPIN-wind)
  PARKING SERVICE FUNCTION AREA
  ENTRY ACTIVITY EVENT COURTS, CONNECT BUILDING, ALLEE, & SIDEWALK
  OPEN AND GROVE GREEN ARENA, WITH COMMUNITY GARDEN,
- POST OFFICE
  ATRIUM / EXPANSION
  EXCHANGE COMMON WITH WALKWAYS (Same of old "New England Town Square??"
- ("VISITOR'S ARRIVAL 'PARKING COMMON'" (Remember Name with a PLE WORD.
  'Welcomes tourists' like a festive urban clearing in the deep Berkshires'

LARGE VOLUME PARKING / LOOP
EATON ARRIVAL ALLEE (Parallel River orientation, connects Main St.)
(regrouse with the name-accommodating' buildings around it (Museum, retail, Arch.)

NORTH END

STRENGTHENED AS LEE'S LOCAL CENTER/ S GATEWAY
AREA IDEA: " PROGRESSIVE NEW' ATRIUM BUILDING & ROUNDED COMMON" (bold scale-fulcrum)
JUXTAPOSES THE 'HISTORIC OLD' TOWN". (Plan (regrowth) expands the 'commercial/recreational/ parcel', building, a high-rise/ rise/ front program—in a long-balance with Parkplace)

- INTERSECTION (integrated spatial—modeling the with new period, and old-old) (Part Eng)
  NATIVE ROADWAY ALIGNMENT; ADDED SIDEWALKS, CROSSWALK CITING (with 20' Radius);
  CENTER 5' RESTORED OLD-SIGNIFYING' SIDEWALKS, PARALLEL PARKING, BASIC RULES;
  OVER PARKING AND TERRACE, MITIGATED NOISE WITH OLD-ALL AREA ; ADHERETS TO RIVERFRONT
  (Adjoining Directional Period with "progressive new", to revisited)
- NORTHEND GRAND COMMON:
  'ROUNDED GREEN' (Parallels to Parkplace & Riverpark round greens.)
  'CIRCULAR 'INNER' & 'PERIMETER' ALLEES (Intersects with Detail Parkplace/ Riverpark areas)
- "LEE ATRIUM PLACE" BUILDING
  (RETAIL/OFFICE, RESTAURANT, EVENTS 3 to 4 STORY TOWER; Landmark 'Beacon' to Berkshires)
  OUTDOOR ENTRANCE & GREEN SPACE (connects to commons/alley)
- NORTHEND CENTRAL PARKING (HC)
  Site, Railroad, & Main St access. (Add option of another building)

MAIN STREET

RECLAIM AS LEE'S HISTORIC TOWN CORRIDOR; W AUTO/PEDESTRIAN HARMONY
(AREA IDEA: (polarity): south Main & all pedestrian "the new"), containing (Main & road, parallel parking, and pedestrian widened at intersections and North Complex).

- MAIN STREET: 2 WAY (FROM EATON TO CENTER ST)
  ELIMINATE ROADWAY SOUTH OF EATON
  (parks (Bookside) & access TO OLD STREET BULK PARKING)
- 'CONTINUOUS OPEN' PARALLEL PARKING
  (Includes crosswalks/Tie man pad Parkplace)
- SIDEWALKS (Old 'tie line' functional seam is expressed.
  Urban sidewalk: wide-sized brick, expressive "progressive new"
  East sidewalk: basic scale/ concrete (expressive the 'authentic old'
  Widened crossings at intersections, Southward to all (authentic (Progressive new')
- TREES: "SPLIT ALLEE": (assume an old Main Street); Evoke (Meaningfulness) new or, and side-st, name "old" signifing. Sculptural, long-mixed specimen and side. accent remainers; (Main St space implicitly to all this has three divisions: south 'new' (keeps (grand elm), mid open 'split allee', northend elms (have elm) and open)
- LIBRARY PLACE (Old new juxtapositional theme)
  SPECIAL PARKING (SEDIONS) SERVICE/LOT
  MULTI-USE EXPANSION: The 'new' open 'the old' building
  * COURTYARD & SPEED TERRACES: (Sculpts two (basic forms, seen) in the existing Old Historical.
  (Includes: Southwest & Protective bosques, open front (interacting with Parkplace & Eaton areas);
  Backside has minimal wall fence (Benefits of grand elm);
  (Entry Study major displacement protocol)

PEDESTRIAN ONLY

PARK PLACE

ENGAGED AS LEE'S HISTORIC TOWN CENTER / & PRE GATEWAY): SPATIALLY UNITED (PEDESTRIAN
AREA IDEA: "PEDESTRIAN ONLY COMMON": PROGRESSIVE NEW BOLD GREAT TREE PROMENADE FULL INFORMED GREEN— DESIGNED AND JUXTAPOSES THE 'HISTORIC OLD' QUAD: CREATES A BOSH TOURISM AMENABLE, MAGNETIC EVENTFUL PLACE FOR ALL SEASONS. THIS IS THE GRANDEST IDEA FOR PARKPLACE. "MAKE NO SMALL PLANS".

- PARKING/ FUNCTION QUAD (Reveals the pristine "old" space
- PEDESTRIAN ONLY GRAND TOWN COMMON (Spatial/Progressive new)
- * COURTYARD SPINE: COURTHOUSE / CHURCH 'COURT-WAY'; & INNER GARDEN
- * ROUNDED GREEN (Same relative symmetrically to historical (behind old))
- * "GRAND ALLEE" PROMENADE-EVENT (Grand tree 1 and permanently replaces with the beautiful South Elm 1)
- MAIN STREET IS ELIMINATED AT SOUTH END.
  (NEW ENTRY OCCURS OFF BYPASS, WEST OF EATON—after gleaming- and anticipating Parkplace)