

# PROPOSAL 1: "MAKE MANY LITTLE CHANGES"

**TOTAL BIG IDEA:** "REVITALIZATION THAT STRENGTHENS LEE'S TRADITIONAL LOCAL (& NON-TOURIST) WORKING MILLTOWN' CHARACTER, BY CREATING MANY SMALLER-SCALE CHANGES WHERE THEY COUNT MOST".

**INITIAL PREMISES:** LEE'S EXISTING INFRASTRUCTURE & LOCAL SCALE / ACTIVITY IS 'ESSENTIALLY' GOOD, AND TRULY DESIRED. (BIG CHANGE IS UNNECESSARY, UNWANTED, AND DANGEROUS).

**PROGRAM/ CHANGE:** EXISTING 'MILLTOWN' / SUB REGIONAL CBD (AS EXISTS). (MINIMAL TOURISM).

**GENERAL ATTITUDE:** CONSERVATIVE- STOIC.

**FISCAL APPROACH:** LOWEST COST; INCREMENTAL PHASES OPEN

**FOCUS OF CHANGE:** MINIMUM ROADWAY CHANGE/ MIN-MODERATE RIVER CHANGE.

(Bypass is not required. But options may be considered later by the state).

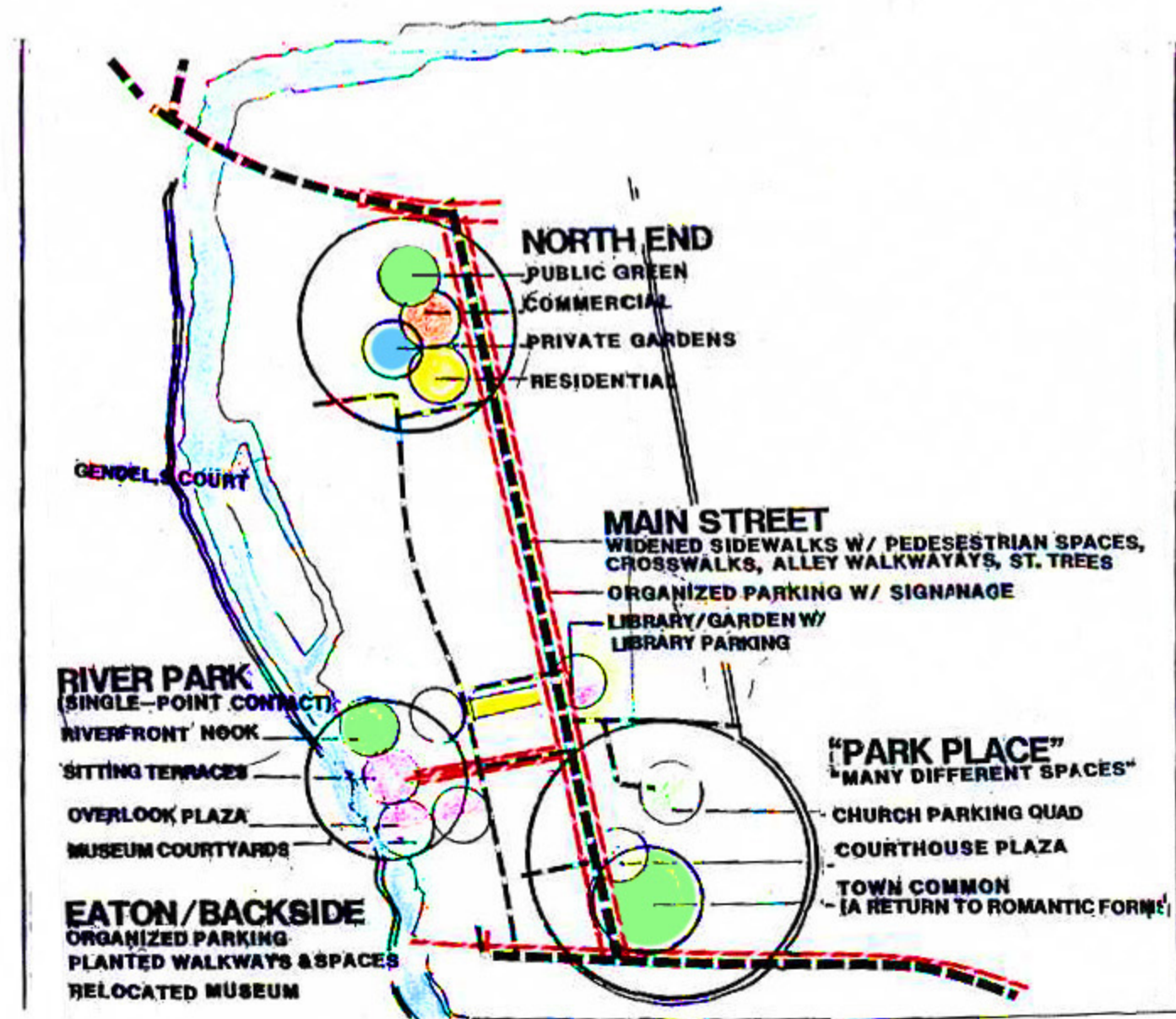
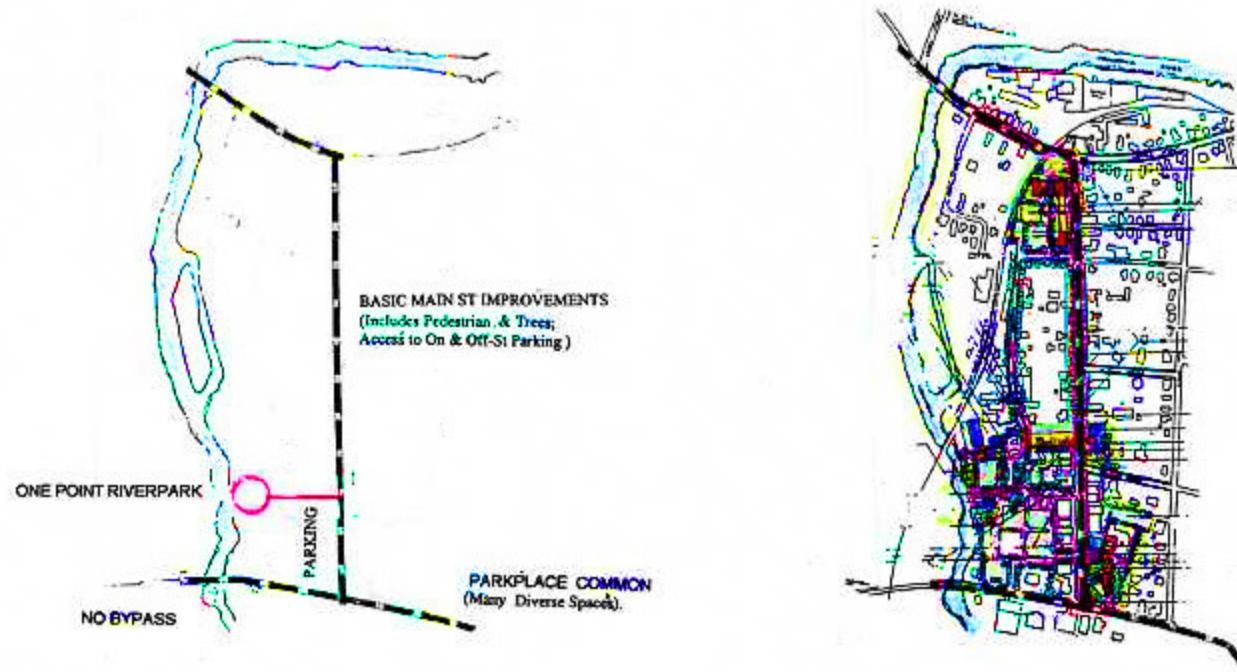
**LEADING HOOKS:** TOWN COMMON & RIVERPOINT

**WHOLISTIC THEME:** TRADITIONAL BUILT 'NEW ENGLAND TOWN ARCHETYPES' VS CONTEXTUAL 'NATURE'

**DESIGN LOGIC:** PLURALISTIC- SYNERGY

**AESTHETIC MOTIF:** Many rectilinear, intimate to moderate hierachial scale forms (axial within grid/) as "man-made/ built-- in co-surviving contrast with larger scale, geo/bio forms of contextual nature.

**POLITICAL FITCH:** "Simple, immediately cost-effective, least expensive, lowest risk, incremental, controllable-- protects what we have-- leaves the future open. Let the state, at later date, do what it wants with bypass.



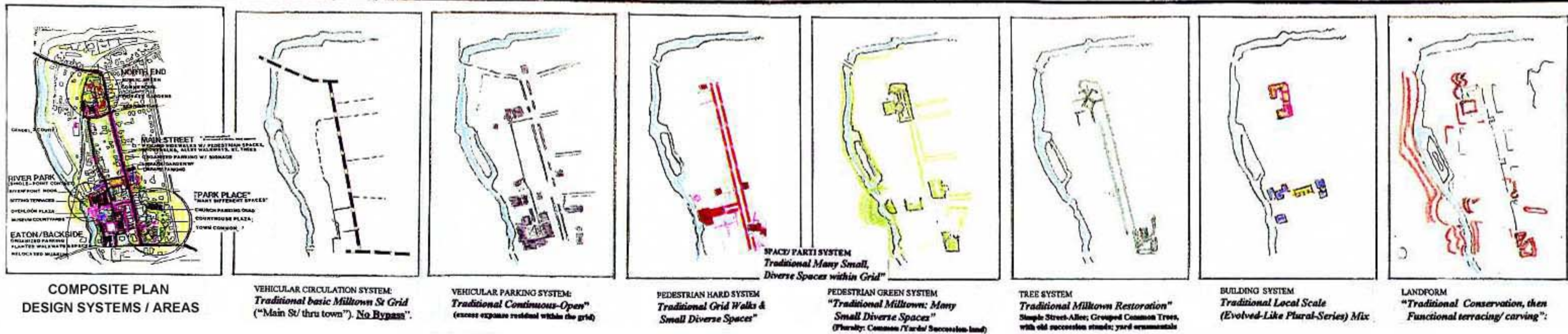
*Traditional Working Milltown/ Cbd (Minimal Tourism)  
(with theme of "built vs natural");*

- **MINIMAL ROADWAY CHANGE : (NO BYPASS)**  
Basic Main St Pedestrian/ parking Improvements only;  
plus off st parking.No Bypass is needed at this time.
- **ONE-POINT RIVERPARK (26% CONTACT)**  
Hard Terraces & green pocket at Eaton StTerminus

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## 'SYSTEMS' OVERLAYS



COMPOSITE PLAN DESIGN SYSTEMS / AREAS

VEHICULAR CIRCULATION SYSTEM  
*Traditional basic Milltown St Grid*  
("Main St/ thru town"). **No Bypass**."

VEHICULAR PARKING SYSTEM:  
*Traditional Continuous-Open*  
(excess exposure residual within the grid)

PEDESTRIAN HARD SYSTEM  
*Traditional Grid Walks & Small Diverse Spaces*"

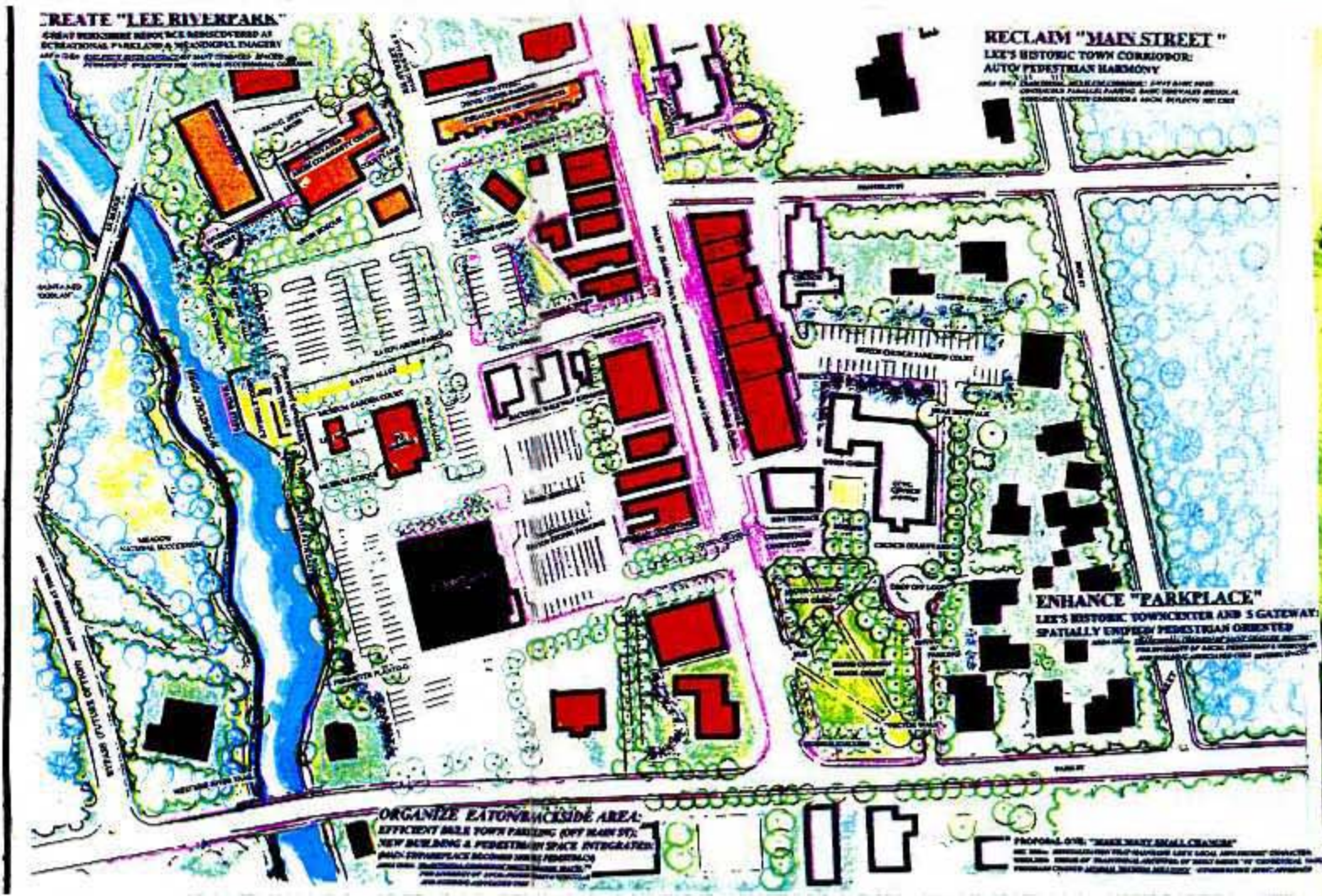
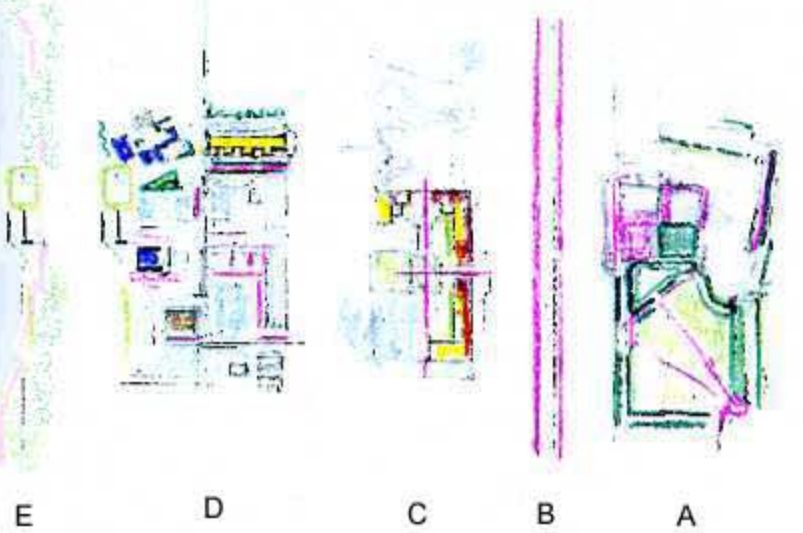
PEDESTRIAN GREEN SYSTEM  
*"Traditional Milltown: Many Small Diverse Spaces"*  
(Flourish: Common Yard/ Succession land)

TREE SYSTEM  
*Traditional Milltown Restoration*  
Simple Street-Allee; Grouped Common Trees, with old succession stands; yard ornamentals

BUILDING SYSTEM  
*Traditional Local Scale (Evolved-Like Plural-Series) Mix*

LANDFORM  
*"Traditional Conservation, then Functional terracing/ carving":*

- Area Special Ideas:
- A) \* ENHANCE PARKPLACE - AS PRIMARY GATEWAY & HISTORIC TOWNCENTER:  
"MANY SMALLER DIVERSE SPACES (ENCLOSED BY A 'NURTURING HAND' OF TREES)"  
(Traditional' Archtype: plurality of smaller scale, diverse type spaces, within great tree stands)
  - B) \* RECLAIM MAIN ST. - AS PRIMARY CBD CORRIDOR WITH AUTO/ PED HARMONY:  
"BASIC MULTI-USE CORRIDOR" (Traditional' Archtype of simultaneous movement/ uses)
  - C) \* STRENGTHEN NORTHEND - AS SECONDARY GATEWAY / NEIGHBORHOOD CENTER:  
"SERIAL MIXED PLURALITY" (Traditional' Evolved-like Archtype of mixed, diverse local uses).
  - D) \* ORGANIZE/ BACKSIDE - CENTRAL TOWN PARKING & EXPANDED CBD MULTI-USE:  
"OPEN PARKING EXPANSE/ WALK GRID" (Traditional' Archtype continuous /residual)
  - E) \* CREATE LEE RIVERPARK AS REDISCOVERED RECREATIONAL/ IMAGISTIC PARKLAND:  
"ONE-POINT RIVER CONTACT" (Traditional' Archtype)



# PROPOSAL 2: "DIVIDE AND UNITE"

**TOTAL BIG IDEA: REVITALIZATION THROUGH BALANCED 'INTERNAL' TRAFFIC DIVISION:  
(ONE WAY MAIN STREET / EXTENDED RAILROAD STREET SYSTEM)**

("Redesign RR & Main Streets for one way traffic— thus solving Pedestrian/ vehicle conflicts, while also expanding & integrating a desired activity-mix for locals and visitors: full balanced landuse").

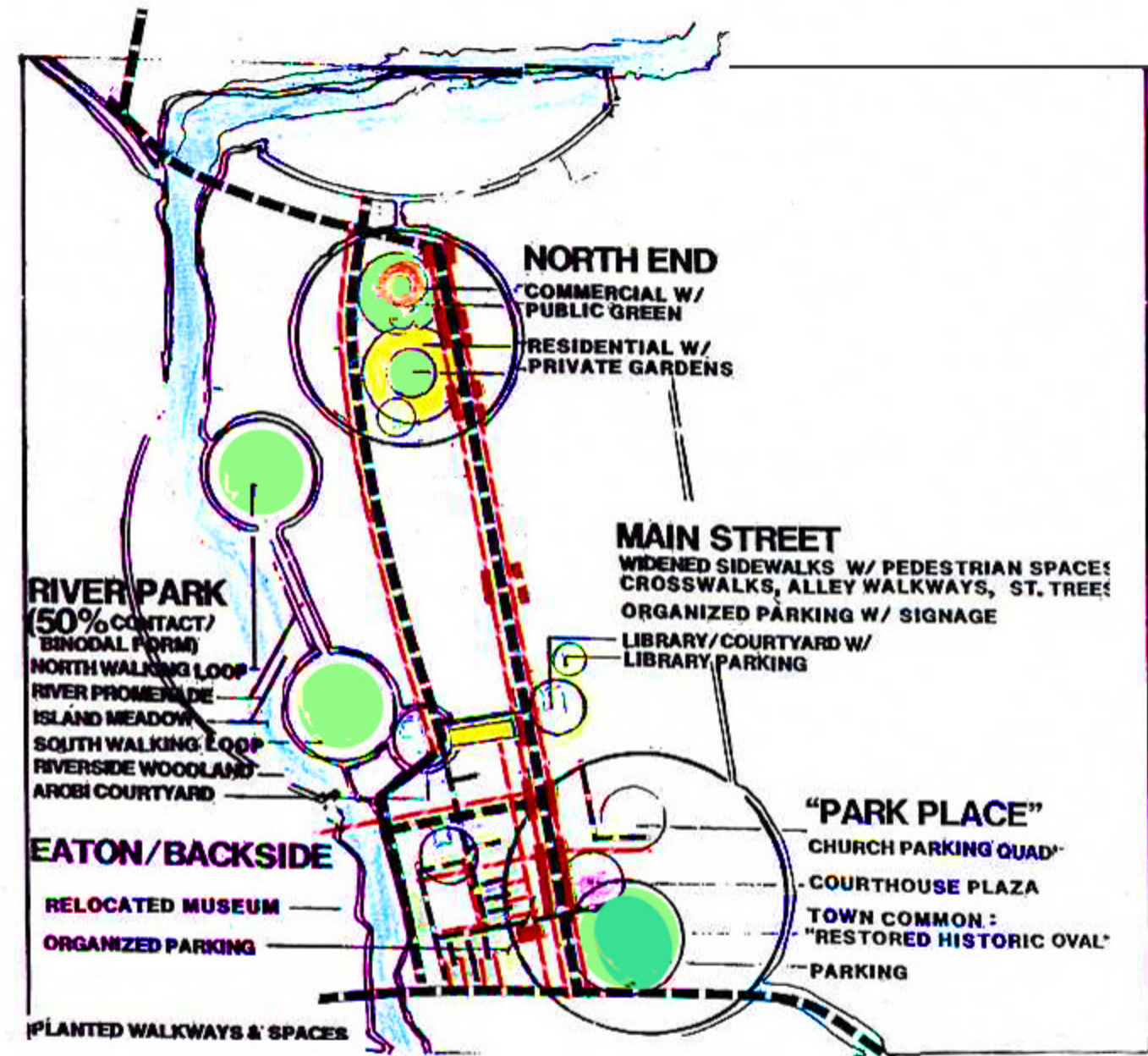
**PREMISES:** a) AN 'EXTERNAL' BYPASS WOULD RISKS A LOSS OF GOOD DOWNTOWN ACTIVITY.  
(An internal bypass can save good activity and distribute it to west half of town).  
b) 'PRACTICAL LOCAL NEEDS' AS WELL AS IDEALIZED TOURIST IMAGES' ARE CRUCIAL.

**PROGRAM/ CHANGE:** MODERATE TOURISM  
**GENERAL ATTITUDE:** PROGRESSIVE LIBERAL  
**FISCAL APPROACH:** MODERATE COST/ PHASABLE. ("Patterns of road use" options immediately experimental).  
**FOCUS OF CHANGE:** MODERATE-MAJ ROAD/ MODERATE RIVER CHANGE  
**WHOLISTIC THEME:** DUALISM: LEE'S 'ROMANTIC' VS 'PRAGMATIC' "DIALECTIC" IS ENHANCED.  
Romantic Oval Necklace laces thru pragmatic town. Other dualisms— divide/unite— follow.  
**DESIGN LOGIC:** DIALECTICAL SYNERGY (OF LOCAL PRAGMATIC VS ROMANTIC TOURIST).  
**AESTHETIC MOTIF:** Intimate-moderate scale; romantic oval/biomorphic forms (of green recreational space, (recalling 'Olmstedian Era') are in dialectic with contrasting grid forms (Of non-recreational hard space)  
**POLITICAL PITCH:** "Enhance the best of both worlds" (Romantic & Pragmatic values of Lee). Plus  
"Two birds with one stone: frees up Main St traffic/ Vitalizes westside downtown"



*Moderate Tourism Milltown/ Cbd  
(With Dualism Theme of "Romantic vs Pragmatic-realism"):*

- **MODERATE/ MAX ROADWAY CHANGE:**  
"Divide & Unite": Extended RR Street & Main Street One-way system divides traffic and balances town. (No external bypass is ever needed); Main St Pedestrian & Parking Improvements/ plus off street parking
- **TWO-POINT RIVERPARK (50% CONTACT)**  
(Romantic Bi-nodal Ovals & Undualting Allee Corridor)



# PROPOSAL 2: "DIVIDE AND UNITE"

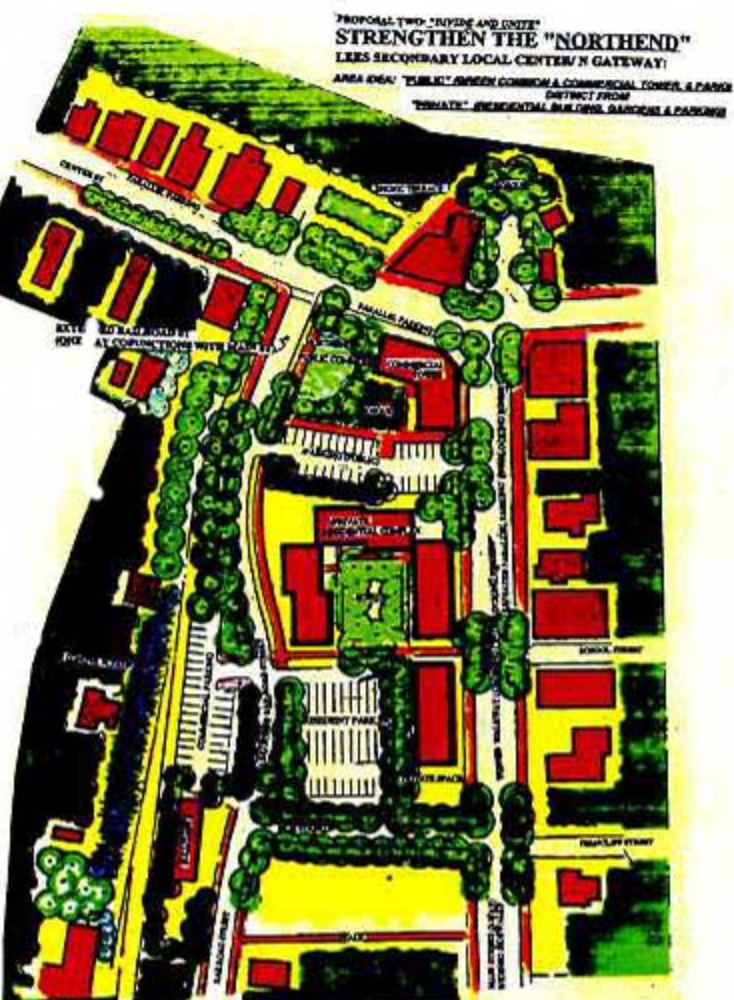
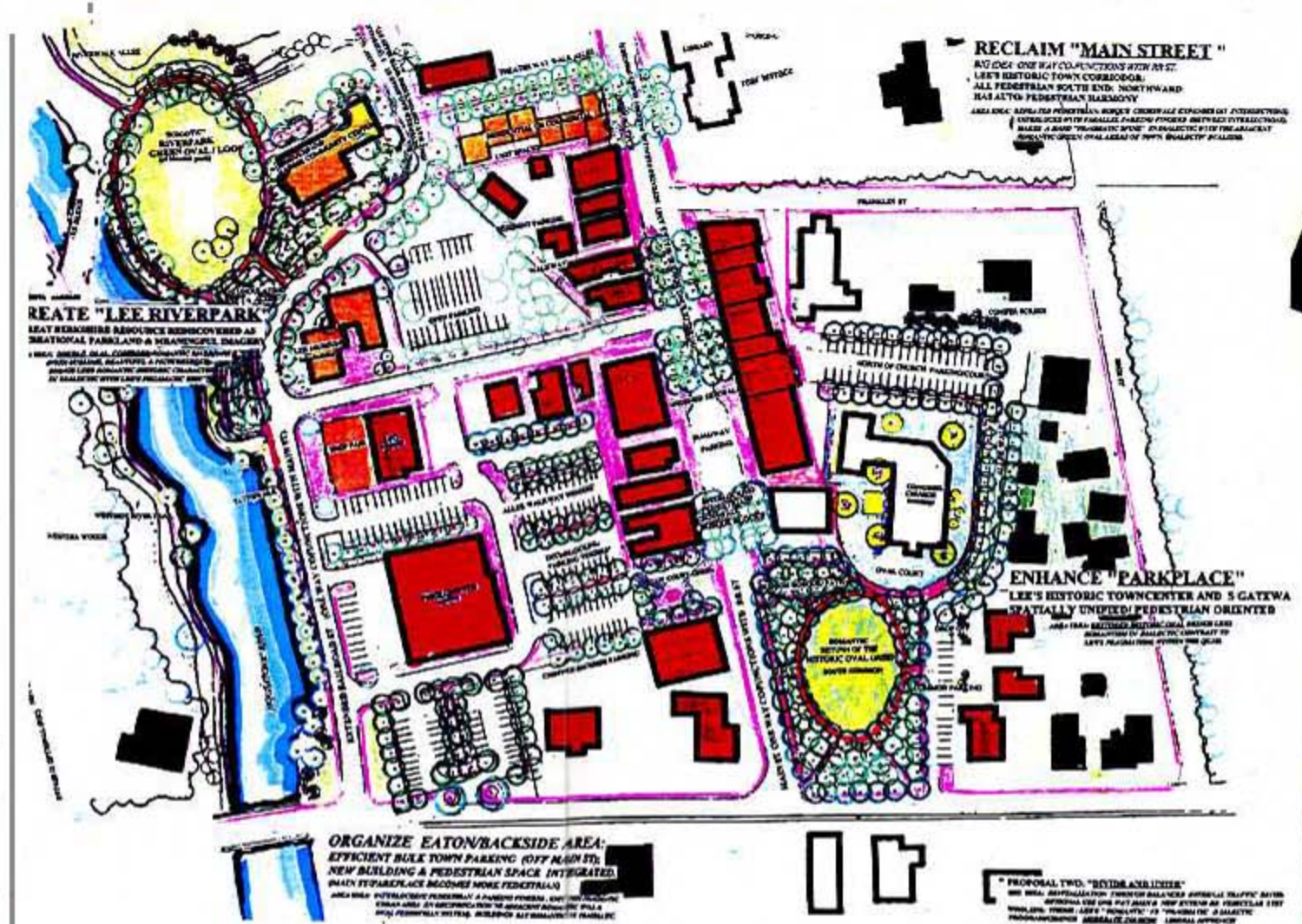
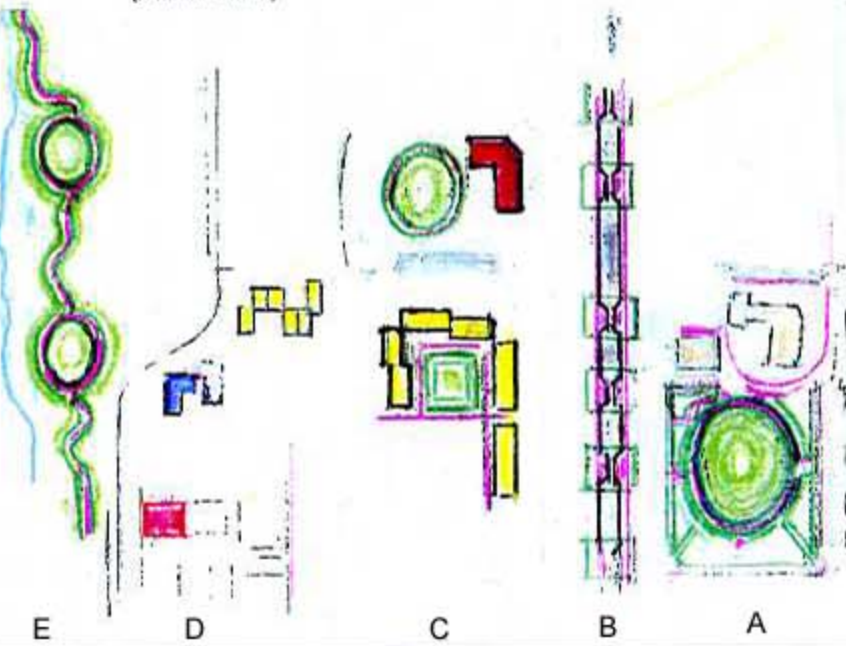
**TOTAL BIG IDEA: REVITALIZATION THROUGH BALANCED 'INTERNAL' TRAFFIC DIVISION: (ONE WAY MAIN STREET / EXTENDED RAILROAD STREET SYSTEM)**  
 ("Redesign RR & Main Streets for one way traffic— thus solving Pedestrian/ vehicle conflicts, while also expanding & integrating a desired activity-mix for locals and visitors: full balanced landscape").

## 'SYSTEMS' OVERLAYS



### Area Special Ideas:

- A) \* ENHANCE PARKPLACE— AS PRIMARY GATEWAY & HISTORIC TOWNCENTER:  
 "RETURN OF ORIGINAL ROMANTIC OVAL within the restful pragmatic quad (Dualistic)
- B) \* RECLAIM MAIN ST.— AS PRIMARY CBD CORRIDOR WITH AUTO/ PED HARMONY:  
 "INTERLOCKING FINGERS: REPEATED PEDESTRIAN BOSQUES & PARKING: (Dualistic)
- C) \* STRENGTHEN THE NORTHEAST: AS SECONDARY GATEWAY/ NEIGHBORHOOD CENTER:  
 "PUBLIC" (BUILDING, GREEN, & PARKING) vs  
 "PRIVATE" (BUILDING, GREEN, & PARKING)": (Dualistic)
- D) \* ORGANIZE/ BACKSIDE: CENTRAL TOWN PARKING & EXPANDED CBD MULTUSE:  
 "RELOCATE & EXTEND RR ST (AS AN INTERNAL BYPASS);  
 RADIAL PATTERN "INTERLOCKING PEDESTRIAN & PARKING FINGERS": (Dualistic)
- E) \* CREATE LEE RIVERPARK AS REDISCOVERED RECREATIONAL/ IMAGISTIC PARKLAND:  
 "DOUBLE OVAL NODE & CORRIDOR": (Romantic Biomorphic vs Pragmatic town grid  
 (50% River Contact)

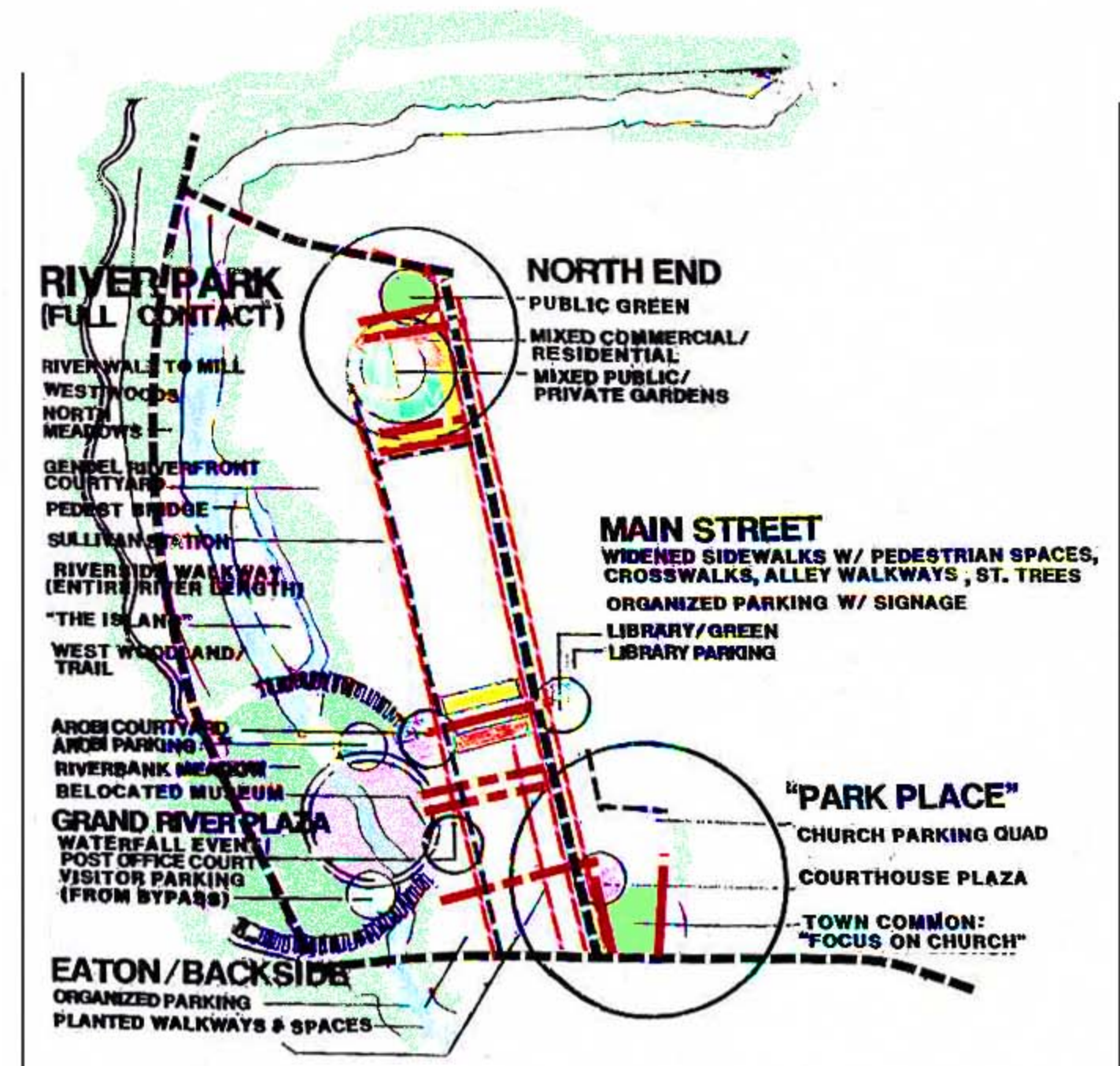


# PROPOSAL: 3 "RETURN TO THE RIVER"

**TOTAL BIG IDEA:** REVITALIZATION THROUGH THE THEME OF "RIVER/TOWN" INTERACTION  
 CREATE A FULL BERKSHIRE ORIENTED WATERFALL PARK to simultaneously rejuvenate local milltown activity while directly generating a permanent genuine cause for lucrative tourism.

**INITIAL PREMISE:** THE HOUSATONIC IS LEE'S HISTORIC SOURCE OF EXISTENCE, & SO THE KEY TO FUTURE.

**PROGRAM/CHANGE:** HIGH MODERATE TOURISM  
**GENERAL ATTITUDE:** PROGRESSIVE  
**FISCAL APPROACH:** INITIAL HIGHEST COST; DELAYED/ LONG TERM PROJECTION, FOR HIGHEST YIELD  
**FOCUS OF CHANGE:** MAXIMUM RIVER/ MODERATE ROAD CHANGE. BYPASS IS RECOMMENDED-REQUIRED.  
**LEADING HOOKS:** WATERFALL PARK STRUCTURE  
**DESIGN LOGIC:** SYMBIOTIC SYNERGY (OF RIVER & TOWN INTERDEPENDENCY)  
**AESTHETIC MOTIF:** Larger scale rectilinear forms (in a tri-axial spine, with clear axial vistas/penetrations) signify built town agricultural/ industrial history-- in dialect with contrasting scale(s) geo/hydromorphic form river system.  
**POLITICAL PITCH:** "Nothing in design is as powerful as the existing river system. The river is the hidden treasure to rediscover. tapping the river means touching the entire Berkshires-- and bringing it to Lee".



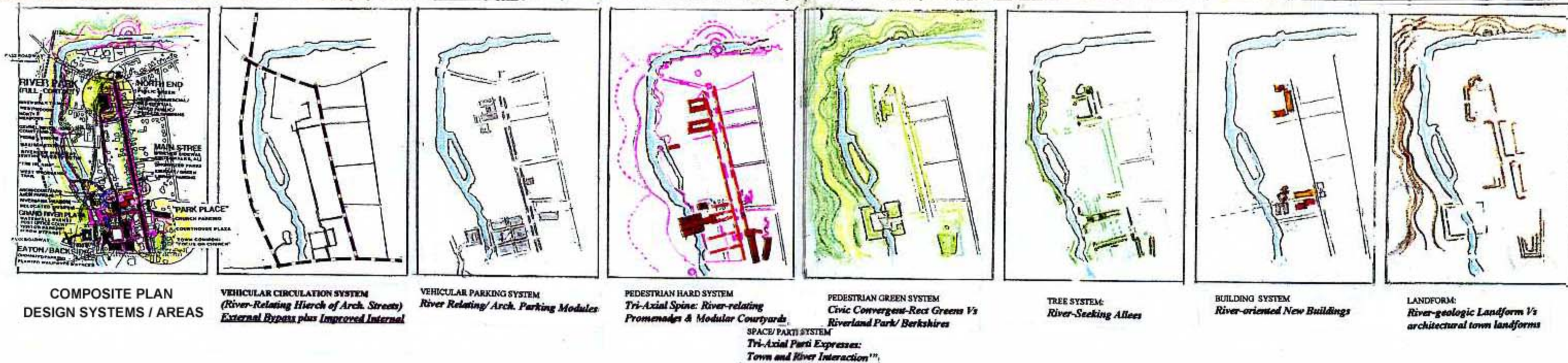
*High Tourism Milltown/ Cbd  
 (With Theme of "River/ Town Interaction"):*

- **MODERATE ROADWAY CHANGE**  
 Bypass (west of river). Main St Pedestrian & Parking Improvements/ plus off street parking
- **FULL WATERFALL PLAZA & PARKLAND (100% CONTACT)**

# PROPOSAL: 3 "RETURN TO THE RIVER"

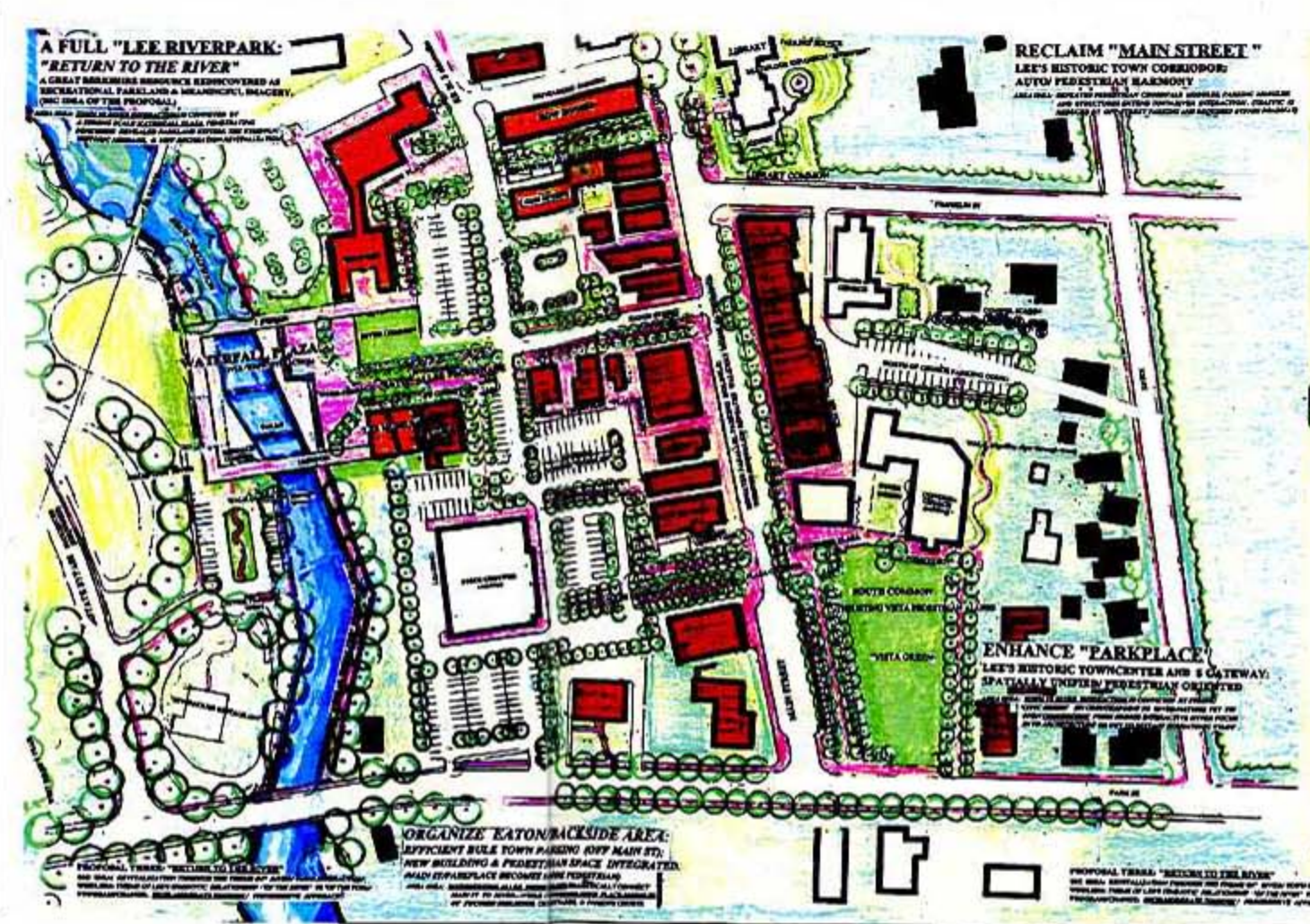
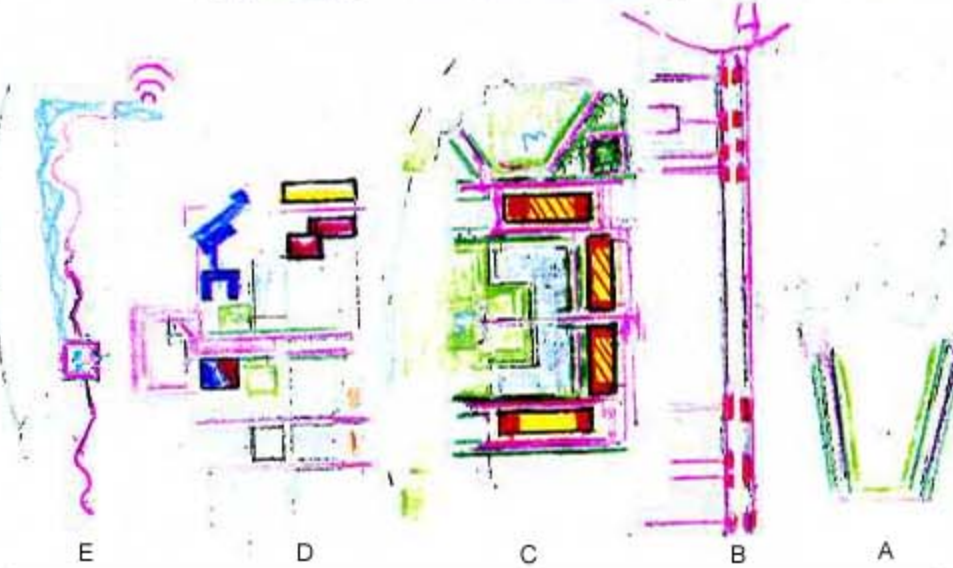
TOTAL BIG IDEA: REVITALIZATION THROUGH THE THEME OF "RIVER/TOWN" INTERACTION  
 CREATE A FULL BERKSHIRE ORIENTED WATERFALL PARK to simultaneously rejuvenate local milltown activity while directly generating a permanent revenue source for tourism

## 'SYSTEMS' OVERLAYS



### Area Special Ideas:

- A) \* ENHANCE PARKPLACE— AS PRIMARY GATEWAY & HISTORIC TOWNCENTER:  
 "REACHING VISTAS: FOCUS INWARD TO CHURCH, THEN  
 OUTWARD TO HOUSATONIC RIVER-SKY"
- B) \* RECLAIM MAIN ST: PRIMARY CBD CORRIDOR WITH AUTO/ PED HARMONY:  
 "SPINE OF PEDESTRIAN MODULES & PARKING MODULES"
- C) \* STRENGTHEN THE NORTHEND: AS SECONDARY GATEWAY / NEIGHBORHOOD CENTER:  
 "CENTRAL NORTH COMMON VS RES/COMERC QUAD BUILDING"
- D) \* ORGANIZE/ BACKSIDE: CENTRAL TOWN PARKING & EXPANDED CBD MULTI-USE:  
 "PROMENADE ALLEES & MODULAR SPACES VIEW TO & FROM THE RIVER"
- E) \* CREATE LEE RIVERPARK AS REDISCOVERED RECREATIONAL/ IMAGISTIC PARKLAND:  
 "WATERFALL COURT/ & LINEAL NARRATIVE PARKLAND". (Big Idea / 100% River Contact)



# PROPOSAL 4: "MAKE ONLY GRAND PLANS"

## TOTAL BIG IDEA: REVITALIZATION THROUGH GREAT 'ALL-PEDESTRIAN' EVENTFUL SPACE:

Completely eliminate vehicles from south Main Street, to create a pedestrian-only town center—Lee Parkplace—that elevates Lee's total image, sending a far-reaching "Berkshire" reputation, to stimulate 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

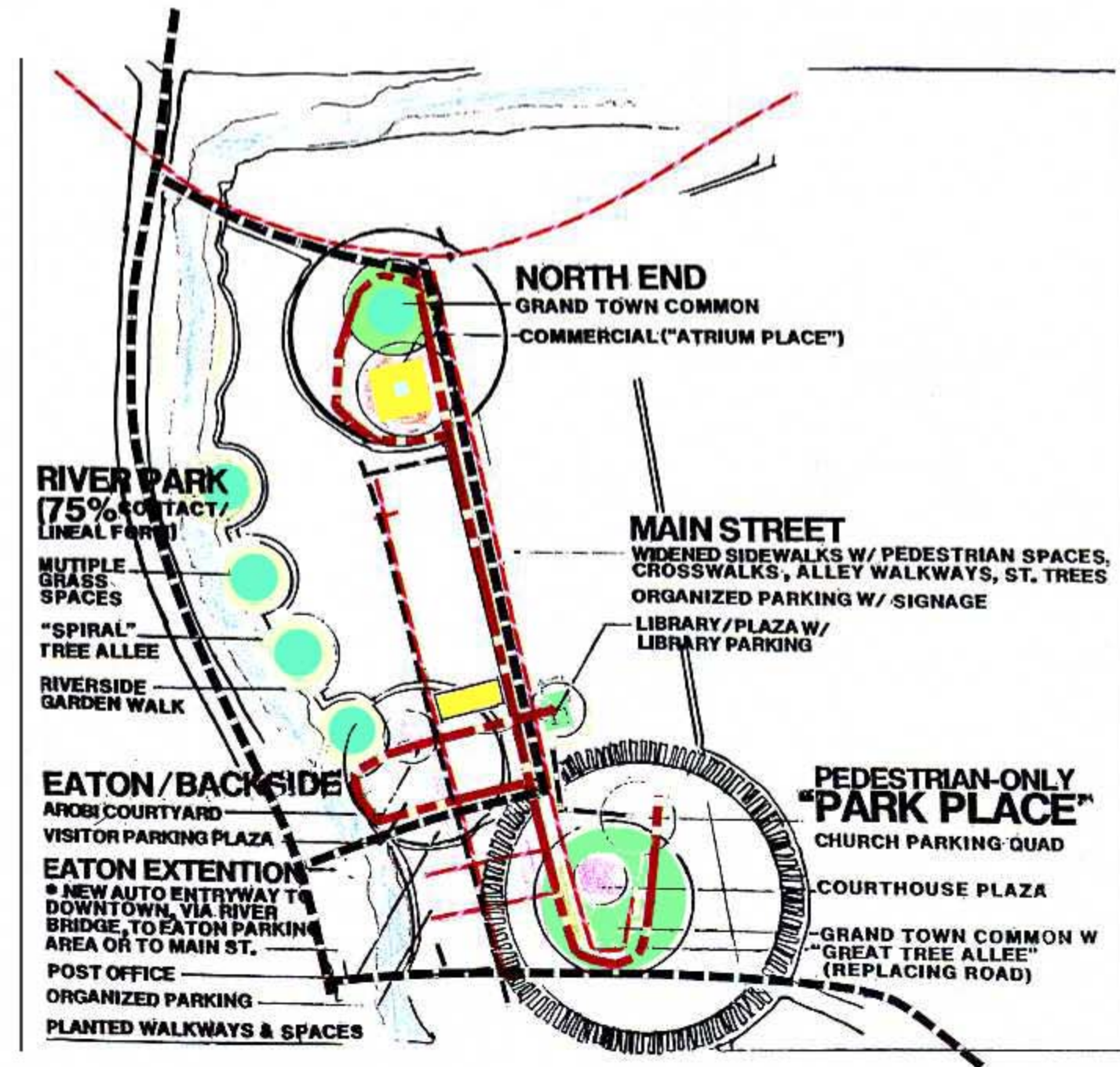
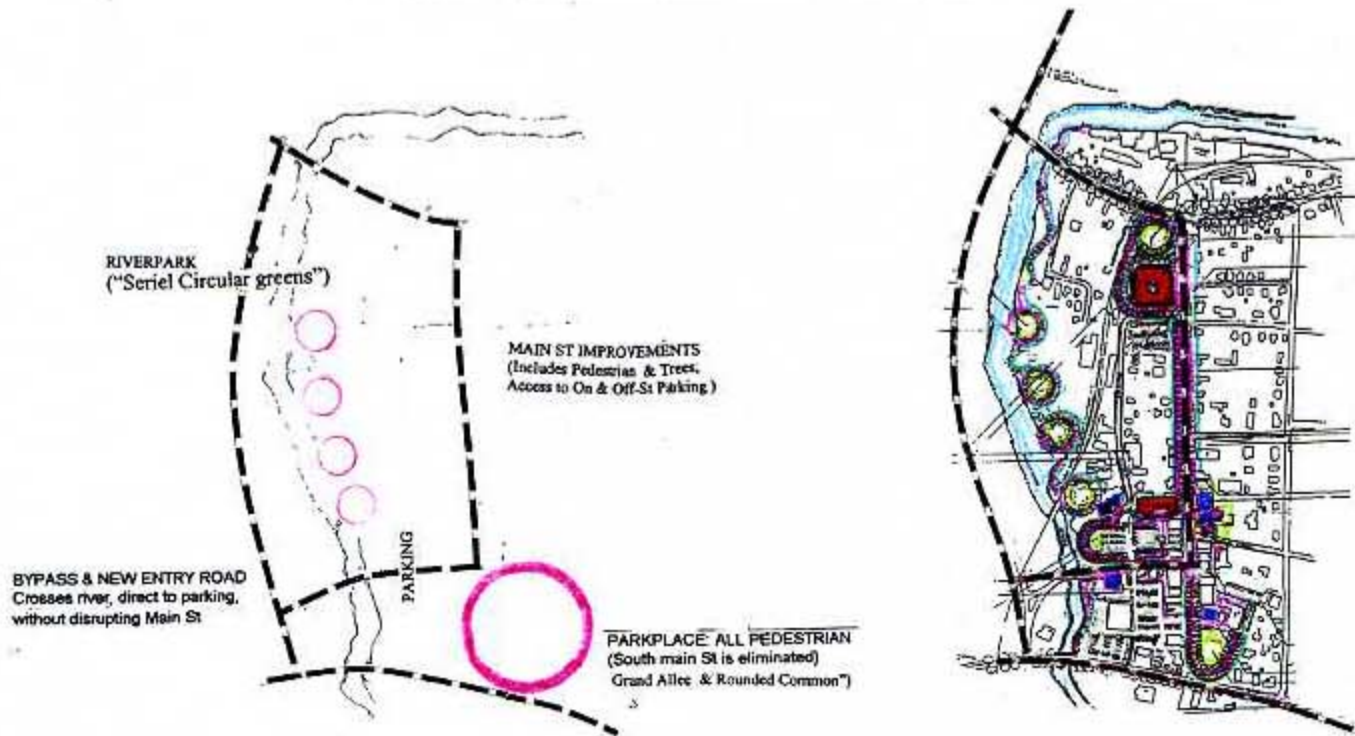
**FISCAL APPROACH:** MOST EXPENSIVE COST; POTENTIAL (DELAYED) HIGHEST LONG TERM YIELD

**WHOLISTIC THEME:** "PROGRESSIVE NEW" JUXTAPOSED WITH LEE'S 'HISTORIC OLD'

**DESIGN LOGIC:** JUXTAPOSITIONAL SYNERGISTIC

**AESTHETIC MOTIF:** Bold scale simple arc-tangent form /pinwheel spine of hardspace/great tree allees-- (signify 'progressive new') tourism program-- in juxtaposition to the ('historic old') smaller, introverted rectilinear grid/ fragmented complex town space, and the diverse geo/biomorphic Berkshire context.

**POLITICAL PITCH:** "Make no small plans— for only big ideas matter. A tremendous tourism market is there for the taking— do not fight it— reap it. Its all or nothing... go for broke!"



*Full Tourism-Milltown/ Cbd  
(With Theme of Progressive New juxtaposes the historic old):*

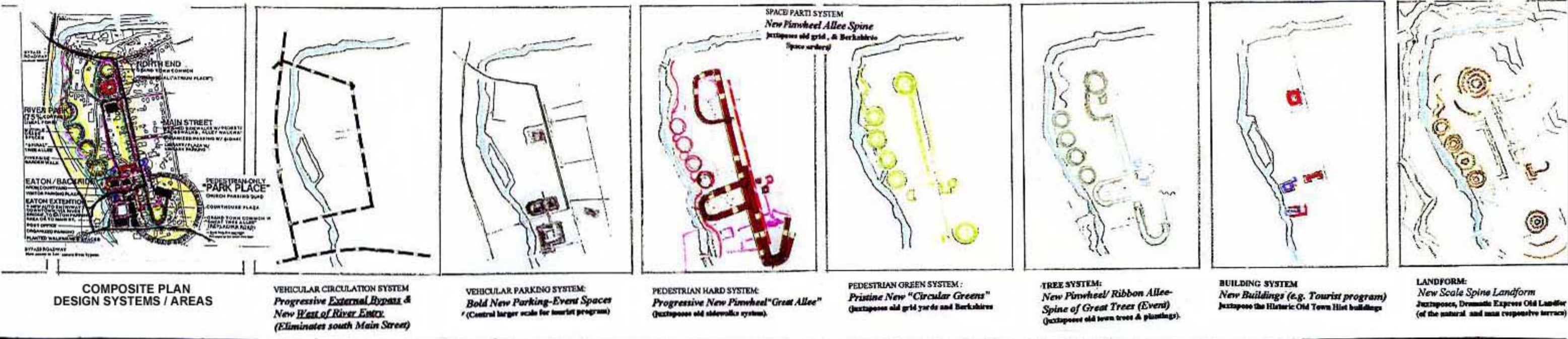
- **MAXIMUM ROADWAY CHANGE:**  
NEW BYPASS & WEST ENTRY.  
Eliminate South Main St: Create All-Pedestrian Parkplace  
With New Grand Allees and Rounded Greens in the historic old quad.  
(Remaining Main St Vehic, with Pedestrian/ Parking Improvements/  
plus off st parking/ with visitor Eaton arrival allee)
- **SERIEAL NODE RIVERPARK (75% CONTACT)**  
Pristine new circular greens with spiral allee thru old town/ bed.

# PROPOSAL 4: "MAKE ONLY GRAND PLANS"

TOTAL BIG IDEA: REVITALIZATION THROUGH GREAT 'ALL-PEDESTRIAN' EVENTFUL SPACE:

Completely eliminate vehicles from south Main Street, to create a pedestrian-only town center—Lee Parkplace—that elevates Lee's total image, sending a far-reaching "Berkeley" reputation, to stimulate a legendary draw of all type visitors.

## 'SYSTEMS' OVERLAYS



### Area Special Ideas:

- A) \* ENHANCE PARKPLACE— AS PRIMARY GATEWAY & HISTORIC TOWNCENTER:  
"PEDESTRIAN-ONLY, GRAND ALLEE & ROUND COMMON" (Eliminates S Main St).  
(Progressive 'new' within the 'historic old' quad).
- B) \* RECLAIM MAIN ST— AS PRIMARY CBD CORRIDOR WITH AUTO/ PED HARMONY:  
"EXTREME PEDESTRIAN/ VEHICULAR DICHOTOMY"
- C) \* STRENGTHEN THE NORTHEND, AS SECONDARY GATEWAY & NEIGHBORHOOD CENTER:  
"BOLD POLARITY OF PROGRESSIVE 'NEW' POLARIZED PUBLIC SPACES:  
CIRCULAR NORTH GREEN COMMON & SQUARE COMMERCIAL ATRIUM BUILDING  
(CENTRAL PARKING (ELM ST.) or add structures optional)
- D) \* ORGANIZE/ BACKSIDE: CENTRAL TOWN PARKING & EXPANDED CBD MULTI-USE  
"GRAND VISITOR ALLEE/PARKING ARRIVAL-EVENT AREA and OPEN QUAD GENERAL COMMERCIAL/ CIVIC/ PARKING AREA. (From new bypass entrance)
- E) \* CREATE LEE RIVERPARK: AS REDISCOVERED RECREATIONAL/ IMAGISTIC PARKLAND:  
"SPIRAL ALLEE & SERIES OF CIRCULAR GREENS"  
(JUXTAPOSES THROUGH NATURAL RIVER MEADOW/ WOODLAND) (75% River Contact).

