

# A) ENHANCE "PARK PLACE"

## LEE'S HISTORIC TOWN CENTER AND SOUTH GATEWAY : SPATIALLY UNIFIED / PEDESTRIAN ORIENTED

### \* SCHEME ONE'S SPECIAL ORGANIZING IDEA FOR PARKPLACE:

#### "TRADITIONAL: MANY DIFFERENT SPACES (FOR LOCAL CHARACTER & FUNCTION)

1) PARKPLACE TOWN COMMON: has a diversity of nine smaller/medium spaces (hard or green, of various enclosure, shape, canopy and size), surrounded by a mass of great trees (shaped like a 'nurturing hand'); perimeter sidewalks, and feature 'vector-walks' connect the spaces with buildings, and the new sidewalks of greater downtown. ((The smaller scale diversity of this common fortifies Lee's "local milltown" physical & behavioral character-- while combining overall to a larger pedestrian area; The diversity relates to the local town space scale, as well as symbolizes the complexity of Berkshire forest clearings)).

2) PARKPLACE PARKING (two new lots in parkplace area): are part of Lee's traditional strategy to provide 'many off-street parking places', supplementing Main Street's 'continuous' on-street parking, to accommodate the town's preference for total vehicular convenience. (Pedestrian walks connect the two lots, via both sides of the church, to the common and adjacent area sidewalks).

a) Church Entry Parking-Drive: (eastside of South Common) allows limited parallel parking both sides drive, under a wide allee. This drive arrives at a distinct & convenient traffic "bermed island" drop-off area, at the front Congregational Church, against the treed arrival edge of the common. (The berm relates to 'Berkshire hills', as well as round church windows). Vehicular access is via Park Street, with added vehicular service continuing across pedestrian pavement to the rear lot.

b) North of Church Parking Area: is the major of the two Parkplace lots-- spanning the entire backyard length (45 space, double node corridor). Traffic access occurs one-way entered from Franklin Street; two-way from High Street; extra service/dumpster access occurs at the Main Street & Courthouse side alley. The lot is specially buffered on all sides with a 'mix' of conifer/ & great trees to relate to the contextual old forests.

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## B) RECLAIM MAIN STREET

### LEE'S HISTORIC TOWN CORRIDOR: AUTO/ PEDESTRIAN HARMONY

\* SCHEME ONE'S SPECIAL ORGANIZING IDEA FOR MAIN STREET PLACE:

#### "TRADITIONAL MULTI-USE CORRIDOR (HISTORIC-PRACTICAL ARCHTYPE)

To recover Lee's authentic local milltown character, the proposal makes many small changes modeled after the so called simple "traditional Main Street archtype" of the early auto era, when New England's good (dynamic evolved) main streets combined the multiple roles of "place and path" in one practical and vital beloved hometown character. ((Reclaimed here is the original spirit of 'many evolved small spaces' (vernacular diversity of new and old uses) plus the simplest order for simultaneous pedestrian & vehicular movement (coexisting in synergistic balance)— all unified within the single allee corridor space. While true to the Lee's working town essence, it is deemed the most realistic and cost effective for the local community interests at this time.

- 1) "Traditional Main Street Roadway": remains for 2-way primary vehicular use, thru or within town (with minimal change) improved by offstreet parking, pedestrian organization/crossings, signage. ((An external truck BYPASS is not now required, but should be provided by state at later date outside of downtown as the only way to deal with future traffic problems— without ever having to change the town itself)). This grid use is tried and true.
  - 2) "Traditional Open Continuous Parking"— occurs uninterrupted along both sides entire Main Street (except at immediate crossings, which are paint regulated)— to allow practical vehicular freedom and a maximum of ready free spaces at specific building. Signage directs to improved off-street parking.
  - 3) "Traditional basic sidewalks": is repaved, widened moderately, (straight without using expanded crosswalk protrusion; (painted or w cobble crosswalks are used instead). Extra sidewalk widths resultantly occur peripherally toward buildings at South Main Street, where angle parking is replaced by parallel— but not protrude into street. Jogs of buildings make many incremental small pedestrian zones, minimal change.
  - 4) Main Street Lawn areas: are restored (with minor landform terrace repair) as "traditional domestic yards" that merge into the neighborhood greenery, rather than being a public street easement "strip".
  - 5) TREES: "Traditional historic allee" from mid Main Street northward; obut southward, no trees except for Parkplace common. (This combination allows the existing southend commercial area to be traditionally urban— therefore letting it, the alleed north street and south common to each contrast and function with distinction. (Note: Street trees of Elm, Main and Franklin side streets "tie together like a knot" at the library — and express civic centrality of that site. (See below)). Also: East/westerly from Main Street the trees express the municipal quadrangle of sidewalks connecting from library, through Theater Street to Arobi, along river the to Po, and Parkplace.
  - 6) THE LIBRARY Site: "Traditional civic lawn and small courtyards". (No expansion of building at this time; future expansion is recommended at eastside of library, with atrium format). Outdoor yard setting is strengthened as a town yard smaller spaces: with re-terraced lawn, with small paved front entry-court, and rear lawn patio. Optional side garden. (Rectalinear space forms harmonize with the library's interior parti, in tune with facade proportions and circulation). Trees surround this space with dynamic lines (like "flicking pages"), including site ornamentals in the lawn, and street trees along the front, north, and south sides (expressing the intersection and the thrust of streets). Library parking (double corridor), with service/employee reserve, & drop-off newly occurs on its northside.
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# C) **STRENGTHEN THE NORTH END**

## **SECONDARY TOWN CENTER AND NORTH GATEWAY :**

### **\* SCHEME ONE'S SPECIAL ORGANIZING IDEA FOR THE NORTHEND: "TRADITIONAL 'SERIAL MIX' OF MANY/ SMALLER DIVERSITY"**

The items of the proposal— (ie the north common, commercial and residential structures, and parking items) are arranged (in that order) as a series of "many smaller distinct elements", co-existing side by side— making an interactive "plural mix". (This idea is opposed to having items isolated from each other, or merged into two group compounds). This is in keeping with Lee's existing traditional diversity of local scale elements coexisting in serial mix with many smaller scale uses and styles— side by side. Imageable synergistic interaction is fostered by this plurality.

1) **"Small public Northend Common"**: newly located at the very corner of Center/Main Street; its form is lineal along Center Street, for a frontage of green that seems to wrap the node toward all Millside buildings. (It acts as recreational terminus area extending the lawn and gardens of the new complex— as opposed to being oriented as a Main Street lot). An irregular allee walk of trees surround it, tying into the existing street trees and sidewalks, while linking them to the new building complex:

2) **Commercial/Residential Building Complex** (located south of the northend common, north of elm street): 'mixes' a diversity of residential, local retail and office uses freely, within one u-shaped QUAD complex of three adjoined buildings that repeat the proportion of Lee's existing commercial blocks. The building completes the present street face (lines, scale & use) pattern existing along Main Elm and Center Street— while its riverfacing side defines the outdoor quad of correlating mixed uses: ie its own multi-use parking (linking with Sullivan's parking and open to general use) and mixed space of the axial gardens. (The axial garden entails: traditional strong rectilineal geometry geometrically, with a "crossing interestio." or two pedestrian walks running through the building to connect Main, Elm, Center, and Railroad Streets ordinally; this in turn creates a central community diamond-shaped arrival/sitting space within a square edged bosque, a riverfacing garden, and individual private smaller areas against building. The historic grid order of the town, and its compartmentalized plurality of physicality & uses, contribute to a strengthened Northend node.

3) The greater Northend **INTERSECTION NODE**: Main and Center Streets have continuous sidewalk street allees that also intersect; with improved basic sidewalks, safer marked cobble crossings, efficient parallel parking, and formal roadway radius at intersection. This integrates with the new complex and common for a unified Northend node of local scale diversity— for a strengthened neighborhood center and secondary gateway.

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## D) ORGANIZE THE "EATON / BACKSIDE" VALUABLE URBAN SPACE: EFFICIENT USE PARKING, PEDESTRIAN AREAS & ADDED BUILDINGS

\* SCHEME ONE'S SPECIAL ORGANIZING IDEA FOR THE 'EATON/BACKSIDE/RR AREA':  
"TRADITIONAL CONTINUOUS PARKING EXPANSE, OVERLAYED WITH PEDESTRIAN GRID"

1) "Traditional Roadway Grid is strengthened": Railroad Street (2-way) is retained, realigned to connect perpendicular to Eaton Street-- to better accommodate the whole westside, plus relieve Main Street traffic. Driving through the Price Chopper parking area occurs by looping around the backside's perimeter edge of backdoors (ie instead of in an inner loop against Price Chopper). Access to the whole area occurs with four cuts at Park Street-- and the Chopper, Eaton, and Elm Streets repaved/aligned for two-way connection with Main Street.

2) "Traditional 'Open Expanse' Parking": The Eaton/Backside parking area (serving its own buildings as well as Main Street & Parkplace) is conceived as a 'continuous' larger open area ("filling in the entire groundplane") within the quad between the streets and building axi. It feels and functions as 'one' general area-- in the desired backside tradition-- as opposed to feeling as separate contrived lots. (Though walkways actually do divide parking into 9 smaller lot areas, the walks seem instead as a positive grid running through a unified asphalt continuum). The strategy provides a gross surplus of parking spots-- so there is more likely a free space close to particular destinations. (ie This is an 'auto environment' that is pedestrianized-- opposite of the Parkplace 'pedestrian environment' that facilitates vehicles). Also: North of the Arobi has a paved expanse between buildings; Sullivan's has its own lot; Grendels is nic. Access to all parking occurs in decentralized fashion-- to/from all surrounding streets with curb cuts in many locales. (See "roadway").

3) "Traditional Pedestrian: 'basic sidewalks' plus 'many smaller places'"-- are used to within the west backside area to extend the pedestrian grid of town, producing a narrow grid of essential walk connections, with supportive places, between parking and buildings. (Material is concrete/ brick-optional.

### a) Sidewalks:

- i) Railroad Street: (n-s) has two street sidewalks, from Elm to Eaton Street, then splits through parking lot to Park Street.
- ii) Eaton Street: (e-w) has two street sidewalks as the major cross axis-- from mid Main St, to Museum/PO/Arobi, to the terminal Riverpoint overlook.
- iii) Chopper Entryroad: (e-w) has two street sidewalks connecting from Parkplace Courthouse, to Morgan Courtyard, then splitting to Price Chopper, or to the backside walk.
- iv) Backside of Main and Eaton Street buildings: fuse in a sidewalk "terrace" that extends through alleys to front of those streets.
- v) + The Muncipal Quad walk (entailed in the above walks): is a square treed- path connecting the library to Arobi, to Lee Museum, to courthouse.

b) "Many Spaces": Morgan Courtyard (narrow rectalinear, hard courtyard sunpocket that aligns with the Courthouse crossing), for town leisure or as an outdoor commercial/ Morgan cafe. Other rectalinear hard spaces are at the Museum, PO, & Arobi Courtyards as part of the riverpark plurality of facilitating spaces that combine as a pedestrian island/ hub.

4) Trees: "Traditional Diversity of 'simple allee/ rows' and 'small bosque areas' (vs large open areas)". ((ie Smaller scale planting diversity makes for a conservative matching of the existing town planting diversity of the older streets, and yard plantings-- within the regional context of woodland/clearing patterns)).

- a) Great Trees diversely define the largest rectalinear perimeter outer edge of the whole south westside area (south of Arobi). This leaves the Price Chopper parking area most open-- expressing the traditional expanse, as practical. (The Open lot is archtypal of a town backyard space, as well as analogous to New England clearings)
- b) Then, within this opening, additional trees signify only 'select' places:
  - (i) a special pedestrian canopied hub 'bosque area' combined of many smaller places (at the Lee Museum, Arobi area, with the riverpark-- and connected e/w across by allees of sidewalks). (ii) only special sidewalks have trees: Eaton Street allee to the river; trees connect on Theater Street (from library to Arobi), along the river (to park Street and Main Street) defining the MUNICIPAL QUADRANT WALK. The Park street and the chopper entries have short planted segments (allowing the openness of parking, and expressing ports and edges of the abutting town areas). (iii) evergreen hedgerows (with agricultural reference) make rectalinear enframements-- screening the parking area from river-- extending from the Arobi & Riverpoint corner; and the Park St/river corner.
- c) Railroad Street has a traditional street allee along the whole length. Spatially, this allee produces a "cathedral tree canopy" over RR street; this allee in turn combines with Main, Elm, and Eaton Street allees inscribes a strong 'rectalinear' urban arcade around the westside rural yards.

- 5) "Buildings: Traditional smaller scale", buildings placed within the grid order, mixing uses cbd contiguously:
- a) Lee Museum: uses the relocated Greek revival building at the south end of Eaton Street, westside of the PO to complete the street-- it overlooks the river, on a terrace that continues into the Riverpark. (Future expansion can occur up or to the south).
  - b) Arobi Building: is modestly renovated (with a second story) for senior citizen/ and general community center. (Future addition of Arobi can occur northward as well; the warehouse structures are also saved for future renovation). The dpw sh ds are saved for optional annex.
  - c) Theater Street Complex: (Replaces the demolished Theater). A row of smaller (2 or 3 story) residential or com/office units line Theater Street on one side (with future option of both sides. Market booths may be initially used). These buildings focus on the "municipal quadwalk" connecting the library and Arobi.
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**E) CREATE "LEE RIVER PARK"**  
**AN IMPORTANT RESOURCE REDISCOVERED AS  
RECREATIONAL PARKLAND AND MEANINGFUL IMAGERY**

\* SCHEME ONE'S SPECIAL ORGANIZING IDEA FOR LEE RIVERPARK: "ONE-POINT CONTACT"

This riverpark concentrates structural focus at the all important end of Eaton Street— with a "one-point" design of "interlocking terraces". (It consists hard overlook, and hard sitting terrace; and a soft nook, with steep walls that descend to the water. (It integrates with the pedestrian places at the Eaton/Backside/RR Area-- extending the physical terraces and uses of the museum area in hard urban terrace design— trees line the shore (open at the very terminus point— tying to river, and museum, Eaton Street. Riverpark and Eaton Area integrate the buildings and parking/arrival at the one point— with this important visualized true connection to/from Main Street. (Remaining parkland is maintained as seasonal meadow with hiking path).

\* Proposed Scheme One's PARKPLACE AREA— (supplementary detailed description):

## A) **ENHANCE "PARK PLACE"**

**LEE'S HISTORIC TOWN CENTER AND SOUTH GATEWAY :  
SPATIALLY UNIFIED / PEDESTRIAN ORIENTED**

SCHEME ONE PARKPLACE: "MANY DIFFERENT INTIMATE SPACES  
(ENCLOSED BY A NURTURING HAND)"

**WHOLISTIC IDEA FOR THE SOUTHEND NODE: HISTORIC TOWNCENTER/ GATEWAY:**

This Parkplace relates to both the Berkshire Region, and to the built town of Lee, by imitating the essential character of "intimate complexity-within-simplicity" each exemplifies in such different ways. The new common's 'complex spatial pattern' (of intimate sizes & forms, hard vs soft surfaces, extroverted vs quiet inward refugal orientations), pervasive dense "hand" of tree-masses, merging edges, and contrasting paved paths and expanses, make collective harmonies within the single Parkplace quad: (a) reflecting the Berkshire region's many small "transitional forests & clearings, and connected refugal urban settlements", and (b) corresponding to the intimate physical and human diversity of Lee itself; as downtown Lee is unified by its clear boundaries, the intricate common is unified by the quad. ((Main Street remains with organized parallel parking selectively on both sides, and new parking lots east of common and behind the church; vehicles are eliminated from the common itself)).

Detailed description of proposed Parkplace parts:

A) **THE DIVERSE COMMON** : many green & paved areas provide for recreation, personal walking, resting, gathering, outdoor town events, and facilitating church & courthouse activity. The endless diversities of Lee and the region are expressed in the infinity of subtle ways one can interpret the ambiguous spatial-visual complexities of this new common— which overall remain intact as a gestalt plurality. 'Qualitatively more' is thus provided through the 'number' of intimate spaces and unlimited relationships that address the multiple human values and needs of the private milltown residents amidst authentic Berkshire forces. Behaviorally, the common can absorb simultaneous activities within several layers of space & preferred vantage orientations, to insulate the town space with a sense of quiet permanence— to protect the feeling of a private milltown against traffic or public visitors. The common, because it is rich with physical diversity (whether full or empty of people)— portrays a cozy 'activeness' that will endure through efforts for revitalization, even in times when the future feels uncertain. The population of trees, and upright bollards, both bring the further feel of human presence. The intimate scale of the park implies that large crowd is an "exceptional" event— and when it occurs it is happily depicted by the hyperbolic sense of humanity overflowing across the boundaries of many spaces between great tree trunks. Density of trunks (and optional berms) screen offsite vehicles. Parts of the common:

1) The Common's Nine Spaces (within the great tree mass)— are an intimate spatial-complex of variations and themes that fills the Parkplace quad (east of south Main Street). The common divides 3/4 into grass, and 1/4 paved area that itself evenly subdivides to four square spaces abutting the buildings— each the size of the enclave. All spaces are defined by existing building walls and new great trees, that overall accumulate like a heavy forest mass, covering half the common. (The tree-mass has a form of a gentle 'hand' that extends from the buildings' inner enclave to embrace participants, greet arrivers, and reach the forest of distant hills— this is an incredible statement). Patterns of snow-melting, falling leaf, and grass-growth within the nine spaces cause unique resulting features. These many spaces accomodate many individual or group uses:

- a) **Courthouse Plaza:** paved rectalinear sunpocket, Lee's main public courtyard. Southside of courthouse, mirroring the facade proportions and materials; includes upper sitting level, and lower gathering and vending level. (Two criss-crossed golden rectangles create the intersecting square form with four-ordinate directional "potential forces" entact).
- b) **Courthouse Bosque:** paved rectalinear shaded sitting area, sensed as as positive place itself ("urbanized forset" OR the externalization of a church columned-interior volume) separating the courthouse and church-forecourt spaces. It encloses the inner-garden enclave with long, mysterious avenues of trees for filtered cross-referential vistas to sun and Berkshires, and pleasant dislocation of connective 'time/place'.
- c) **Church Forecourt:** paved rectalinear church access, gatherings, with sitting and drop off circle— also a central place for viewing. (See description below of drop off island)
- d) **Inner-Church Entry Garden:** Soft/hard recatlineaeal 'enclave' between the church and courthouse; for contemplation in a comfortably enclosed quiet recession (grass, intimate plantings w seasonal flowers) with narrow walkway to secondary church door.
- e) **Center Green:** the town's main grass space, rectalinear on 3-sides & north vantage point— open recreation and light. Tree-edge sitting holds a large capacity to view central activity or hold its own.
- f) **Green Pocket:** triangular "jewel" form, subordinate size green, aligns with courthouse & Zabian— next to the bus stop; it's pointed east edge forces a pinched perspective focus toward the church court. This smaller green space invites more intimate leisure, deep shadows.
- g) **Bus stop niche:** (paved) at street side feeds from vehicles to common.
- h) **Thematic Allees:** (paved 3 sidewalks with great teree canopy) along the street & parking lot— brings valuanbe experiential duration to walking: pulsating spaces, turns, sequential views defining the green edge.
- i) **The "corners":** the allees break at SE & SW of the common to create niche points of invitation along the Park Street gateway, and visually reveal the allee's lineal and cross-sectional quality. Rhythm of the allee, it's breaks, and juxtapositions create an edge of modular changes in denisty and enclosure, positively experinces from all sides.



## 2) The Common Walkways

- a) Perimeter Sidewalks— connect all buildings, courtyards, and street areas to the common, with an endless walking allee "around" the entire common. (Main Street's sidewalk thus become part of the common itself).
- b) The "Radial-Vector walks"— artistic functional paths cross the common with dramatic diagonal force, from the SW corner to these various spots: the church, the courthouse/Main St, the busstop. Visually dynamic, and articulate within space. They express the functional connections enhanced with a dramatic yet honest sense of "reaching". ((These to some may be read interlocked with the gentle "hand" of trees reaching oppositely... toward the southern hills. As a 2-d sculpture, of fingers (with anthropomorphic vitality) have abstract lineal forces (exaggerated in their narrowness) connecting different spaces as they pass through them, in and out of site. These lines also have radial forces, subdividing groundplane into wedges— further creating a sense of the expansive plane. Subliminally they might also stand for time passage (as repeated versions of travel— expressed in lengths; or conveyed by the sundial form); tree branches and leaded church window, or the crossing of Lee's narrow river bridges may too recalled. They repeated walks repeatedly inscribe the proposition that "crossing the common" is a historically sacred event— declaring a singularity of human significance across the varied spaces to different destinations. Shadow lines overlaid upon the same common then become involved, counter, continual, combinational, or otherly-related to let complexity in itself invite personal interpretations anew)).

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B) EAST OF COMMON PARKING/DROP OFF: Entry road from Park Street to Congregational Church— with parallel parking (for short-term church, courthouse, or common use. Turnaround drop-off circle at church is infilled with an exaggerated berm island to cue distant Berkshire hills; while rhyming with the churches rounded clock/windows— especially read from Park Street by visitors. (Departing from of the church sees the circle in other rhymes). This enforces the concept of local and Berkshire connection).

C) NORTHSIDE CHURCH PARKING-COURT: Parking arrival space for both churches, doubles as an event space. (Courthouse & business and citizens can arrange use at off-times). Double loaded corridor 45 spaces.

D) ADJACENT: See Main Street Description for: Main St Roadway is improved with redefined curbs; the intersection island is removed to safely tighten driving. Parallel parking is allowed both sides except at new pedestrian crossing areas at the ends and midpoint of the quad: the Park/Main radius points, the bus stop area mid common, and the courthouse plaza area— where sidewalks widen on both sides street. Other sidewalks widened slightly, and repaved. (Park Street has crosswalks to the common, modest sidewalks both sides, and south border parking.

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## B) RECLAIM MAIN STREET

### LEE'S HISTORIC TOWN CORRIDOR: AUTO/ PEDESTRIAN HARMONY

SCHEME ONE MAIN STREET: "SIMPLE WIDER SIDEWALK (WITH SMALL PEDESTRIAN CROSSINGS POINTS) & CONTINUOUS PARALLEL PARKING"

#### WHOLISTIC IDEA FOR ORGANIZING MAIN STREET:

Main Street is given only the most 'essential' design change: replacing the angle parking with more efficient continuous parallel parking, that in turn allows better driving and wider, safe, tree-planted sidewalk use. (The off-street parking, and eventual optional west of river bypass, is appropriate to alleviate traffic problems for the proposed maintaining of the minimal/moderate tourist town). The resulting aesthetic is one that expresses genuine milltown functionality, with beauty based on traditional parsimony. This is the lowest-cost effective Main Street strategy, consistent with the overall philosophy of "many small changes maintaining the local milltown character, scale, and budget".

#### Detailed Description:

1) The ROADWAY remains basically the same, slightly narrowed curb to curb, yet with extra driving room (as well as extra pedestrian room) because of eliminating the angle parking. (Continuous parallel parking is used for the entire length of Main Street, without widened pedestrian islands except as noted below). This allows vehicles a convenient passage lane, pullover, with bus stopping, and parallel parking maneuvering, and snow storage—a practical corridor for local, regional vehicular flow. Curbs lines are horizontally uniform (projecting only at the courthouse crosswalk and add-optionally as noted below) for easy visibility, construction-cost, and plowing. The radius of intersections are tightened for stop turns. (NOTE: Even if the suggested bypass is not immediately installed, this improved street better accommodates the truck traffic than previously. The next century should have insisted upon the constructing the west of river bypass). Side street directions are maintained as existing. "Theater Street" intersects Main Street as a new narrow two way road (at Library to RR Street) for access to the new building by private users (but not for general thru traffic).

2) PARKING: On Main Street, parallel parking is made continuous, to provide the most freedom of maximum on-street parking for the everyday convenience of the townspeople for traditional local uses. (There is no need for bulk tourist-parking in this town proposal). Minimal parking breaks at radius points of intersections, needed for safer vehicular turning and pedestrian crossing. (These breaks are as small as possible, and are score-marked; they not sidewalk protrusions, except at the Courthouse. However, small curb protrusion crossing points at other intersections (eg the library, northend, etc) may be included

as add-alternate). Parking duration is regulated by sign at the southend for shorter turnover use of Main Street. (To keep Main Street free on crowded traffic days, people are encouraged to use off-street parking (especially the Eaton Area Lots)— for longer term local users (eg employees, and regional shoppers). In addition, northside of the library a significant off-street lot (double loaded) occurs for its employees and guests, reserving the rear lot for open recreation/daycare space or possible future building addition. Other off-street parking lots free Main Street (See Parkplace rear church and Northend inner complex).

3) GREAT TREES: "Traditional Single GreatTree Arcade": (ie a simple singular row of great trees are planted at the curb on both sides of street "like yesterday")— occur from the library northward; this planting coincides with the quieter half of town. Southward of library, there are options under debate: a) the same tree arcade continues (in walkway) at southend buildings); or b) it continues, but with different spacing or species than remaining Main Street to signify that most active public area or c) sidewalks remain dramatically treeless (revealing instead the trees protruding in other patterns that are part of Parkplace and the Eaton/Chopper area), so lower Main Street, as public commercial, is contrastingly open, sunny, with revealed architectural hyperbole of public.

#### 4) SPACE:

\* OVERALL SPATIAL CONCEPT: Main Street is revealed as a simple rectalinal corridor defined by existing buildings (various yard space between), and strengthened with a simple great tree arcade between new sidewalk and roadway subcorridors. This corridor connects terminal n/s nodes and binds the e/w halves of town— this, a solid urbanity, occurs "within" the greater context of New England regional space.

\* PEDESTRIAN SPACE (in detail):

##### a) (Hard Pedestrian Space):

Sidewalks are widened both sides of street the entire length (resulting from replacing angular parking with parallel parking). The widest sidewalk expanse occurs from curbs inward to the buildings, at the southend and north ends. (This has a nodal effect at each end of Main Street without protruding into the parking area as other schemes do). Brick is an add-option in the southend. Remaining walks are concrete, slightly wider than previous (flanked by grass strip at mid Main Street). Double step curb and ramps occur at the south and northends of Main Street as an architecturally attractive integrative feature, to safely accomodate grades and integrate standard curbs of mid Main Street. Single benches are placed in wider areas and bus stops. The sidewalks protrude (and briefly) only at the courthouse crossing; or as an add-alternate in small points at other key intersections. (The major paved courtyard is the Courthouse Plaza, which the sidewalks wrap around, and see wide walkway proposal in Parkplace/Northend description. See generic description for furnishings.

Crosswalks: are visibly accessible at the Courthouse to Chopper Street, library to Theatre Street, the northend intersection (4-way) non-painted elsewhere.

Alley walkway space— connects to sidewalks: behind the Courthouse eastward to Church entries & Common, or the Church Parking lot and Franklin Street. Westside, alleys are paved adjacent to Morgan Alley connect westward to Eaton and River Areas.

b) Green frontage space— at mid /upper Main street (defined by the street arcade with the existing larger Victoreean-way residential area trees)— the lawn is upgraded with minimal regrading, and reseeding. The concept is that grass appears to go on in all directions forever, to fade gently into the greenery of the rural neighborhoods and distant landscape, while anchoring with the public library and calling to the two commons so they too become part of green continuum of the whole region: The local residential realm and bucolic surroundings are expressed by this lawn. No edges should be seen on the green periphery (in the residential area direction). Instead, the road and walkway corridor appears to be a positive corridor that moves within the 'continuous expansive green setting of the neighborhood domain'. (ie The green is not a positive 'strip', but part of the eternal large scale setting of the Berkshire continuum).

c) Library Outdoor Space is pedestrian oriented in a local-scale way: The library hard space includes a small entry terrace, and rear lawn-patio (or nic hard terrace). (The library green front and side space unifies as a distinct sunny pocket and the predominant 'Mid Main Street opening' marking the center the entire street length, and integrating and anchoring the surrounding space. Specifically: This library green space is regraded as a rolling platform with new great trees connecting between Franklin and Main Street sidewalk expanse (where benches are). Trees define and make an interlocking s-shape of lawn space, providing open area and shade canopy, (expressing a "knot" where the Main Street, Theater Street, and Franklin Streets trees and walkways seem to join). This makes two sub-pockets (a square entry and river-like undulating side space). This total configuration focuses to/from the front entrance from the Main Street to enhance the library's presence, seen from the front or the crucial Franklin Street Corner— they also express the wide vista angle to the north & south ends of the river, in play with the rising and setting sun. (The Theater Street arcade seems to 'jump the street' to enter the library). All these library trees form a bosque perimeter to embrace the library property in whole— and to 'center' a public invitation. Informal sitting on open or shaded lawn area is suitable.

- 5) NEW BUILDINGS: Library Expansion on the Eastside, 2-story (nic)  
Theater Street Complex (See Eaton/Backside Description)  
The Northend Complex (See Northend Description)

\* Proposed Scheme One's NORTHEND AREA— (supplementary detailed description):

## C) **STRENGTHEN THE NORTH END** SECONDARY TOWN CENTER AND NORTH GATEWAY :

SCHEME ONE NORTHEND: "SERIAL COMPONENTS: ALL ACTIVITIES MIXED"

WHOLISTIC IDEA FOR A LOCAL NEIGHBORHOOD CENTER/ NORTH GATEWAY:

\* The new parcel development: With the overall strategy of "many smaller changes", the vacant Northend parcel is newly developed to INTEGRATE all activities, for mutually beneficial functions: one mixed use commercial/residential building, mixed use parking, public & private mixed recreational spaces. (Even-sized smaller segments are combined in a series as one vibrant PLURALITY, with no gross user separation— overall this makes a small-scale mix as traditionally found on existing Main Street. It makes a fine textured physical & human-activity "complexity"— desirable intimate synergistic relationships characteristic of Lee's evolved milltown pattern, where many different uses come and go, work together over time, within the fixed grid order of the original infrastructure). The Northend is thus strengthened in its current role as a neighborhood-oriented quiet mixed local-commercial/residential node, (to balance the more public south Main Street node)— protecting Lee's traditional private, smaller scale order with incremental variables for flexible future change. Axial-ordered rectilinear forms vitalize different use-areas as a pleasing functional whole. \* Also: for the whole Northend (beyond the new parcel), are unifying improvements of low/moderate cost: renewed sidewalks/ wide paved spaces at stores, continuous rows of extra-close street trees, intersection roadway realignment, and parking improvements.

\* Detailed description:

- 1) NEW COMMERCIAL & RESIDENTIAL BUILDING (in the parcel): One three-story building with vertical mixed uses: Local retail & offices occupy the lower floor space, with residential use above. Single L-shaped in plan, it gives an inviting continuous architectural face to North Main & Center Streets (unifying the individual buildings that exist across the streets); and within its building-quad (landscape space) there's a protected spatial feeling, sheltered from noise and winter wind, while open to the sun and river south-westward. The proposed building completes Main & Center Street's spatial-corridor definition and nodal mass. It is a reverse-configuration of the south Main Street commercial block, with its own proportioned quad reminiscent of Parkplace. The new building breaks into three sections, with two narrow passages on ground-floor for thru passages or building entry from Main, Center or via RR Street; (the alley and axial thru-paths are reminiscent of Lee's old alley paths, with vistas and transition in/thru/out). Shadow and sun penetrate these passages to mark spatial transition). The generous size of the building and its modular landscape space holds substantial architectural 'weight' against the rest

- 2) ROADWAY: Main and Center Streets are improved by given an exact perpendicular intersection with proper tight radius, curbs integrated with enlarged sidewalk vs parking areas, step/ramps; stop light/crossing.
- 3) PARKING/ ACCESS: a) In the general Northend, parallel parking on both sides of Main Street is given improved definition between crosswalks and away from the intersection and drop off area of buildings. b) Within the new complex: is a generous parking "square", as a pleasant space in itself, it occupies the south corner of this Northend building complex, as part of the integrated spatial composition. It is accessible from Elm Street, for residents or commercial patrons/ employees who prefer not to use Main Street. Double-loaded scoring is provided on three sides for high efficiency parking, with a drop off, HC, service/fire access & turnaround loop. A separate narrow lot is conveniently provided to share with the (identically shaped) Sullivan Station.
- 4) GREAT TREES: This scheme uses trees in straight rows, planted unbroken as continuous rows that define strong allees for streets & the new complex alike: a) Main, Center, and Elm Streets have great trees both sides. These make strong street allees for vehicles & pedestrians— beautiful rectilinear corridors— while separating walks from roadways. At the street intersections, the trees, unchanged in their rows, neatly align to express continuity, and highlight the corridor intersection. All great trees are thematically seen as unbroken rows planted extra close OC to exaggerate the intimate scale of the town in terms of the trees and the expressed town-grid— insuring the sense of pedestrian privacy as well as architectural spatial definition, visual beauty, and better microclimate. The gross density of these trees also give a sense of saturation the whole Northend as one nodal area (analogous to Parkplace)— in a way that connects to the whole urban Main Street allee while securing the sense of distant wooded Berkshire forest rows in the distant region. ) Within the residential complex, trees are planted similarly close, in strong axial lines— crossed-axis pedestrian allee, a central bosque, perimeter of the garden and parking squares; and the evergreen ARC hedge (another thematic row, is a wonderful continuous border, stretching (swinging) north of Sullivans to Center street to define the nodal edge of the whole parcel complex terminating at the new common). The continuity of all trees, spacing, and axial order in both the complex and the outside streets, unifies the Northend as one place (of integrated mixed commercial, residential, working, recreational activity). (Trees are most cost effective— therefore prioritized in this conservative design throughout).
- 5) WALKWAYS: Integrate the whole Northend node, and the new complex, for all sequences of pedestrian movement.

a) Sidewalks improved both sides of Main & Center Street, widened at the building fronts, connecting the whole Northend with a sense of the a "crossing axis" of the streets at the intersection. (The trees enforce this pattern— they meet perpendicularly at each intersection). These in turn connect to sidewalks on both sides of Elm Street; and each of these street's sidewalks has one (impressible) entry way to the building complex & its inner walks.

b) The new complex's "Inner-cross allee walk": Two straight narrow walkways (inviting with its exaggerated length), cross at 90 degree axis in the complex's quad midpoint. They connect n/s from Elm to Center Street; and e/w from Main To RR Street; they penetrate the two enclosing sides of the building to make one connection to each of the three streets; within, they organize and connect to the outdoor spaces, parking areas and street sidewalks. Each allee walk has its own vista terminus: eg The west cross path terminates at the garden square to see sky and river vistas. Symbolism happens too : The four ordinates of daily light and Berkshire orientation are implied; their very intersection recalls not just celebrated crossings of streets in the Northend node— but at a regional scale— it depicts that "Lee at the crossroads in the Berkshires".

6) SPACE The natural site of the greater Northend (the surrounding hills, forest, mill river) provides a basic amorphous nodal context. Within this, this design strongly defines the Northend overall architecturally defined urban node is a roughly circular space defined by three flanking buildings (Joes, hardware, and the new complex). And, then filling within this space are lineal subdivisions defined by great trees and ground changes: great trees tightly line to define the two street corridors & sidewalks, to carry the sense of two crossing axes. (The trees do not make a node themselves— they fill it). Also the north corner's green common has its own major and minor spaces. This single node of is perceived as a central space unifying its vehicular pedestrian, architectural and landscape diversity consistent with an intimate milltown. Understood as attaching to this single intersection node is the 'mass' of the new complex which at a smaller scale has its quad composition of (additive serial) diverse space for walking, gathering, sitting, or parking:

a) "Corner Green" (small north common) At the Main/Center Street intersection for public exposure: integrative focal point, gateway effect neighborhood use. The intimate size, biomorphic shape, and its more open street orientation is in contrast to the square spaces of the inner quad— while acting as a climatic point in their sequence. It marks the Northend node gateway in smaller scale complement to the southend common, while reaching out to Joes, the Mill and all neighborhood buildings to center the Northend as a terminus node. (Existing and the new complex's residents, workers, merchants can especially enjoy. Visitors will feel welcome in the moderate numbers anticipated, but will mostly stay at the south end of town.

b) Spaces in the new commercial/residential complex: The inner cross-bosque, the inner garden, and parking spaces are incredible formalistic variations on the 'square' theme— important wholistic spatial composition with relational differences of volume, surfaces, trees, orientation, & proportional increments of size, activities. Space varies for public and private use, open & enclosed and different sizes and spaces organized compactly by the cross axial walks with great trees. While axially organized, they are a plurality different spaces/uses— thus make a variation of Parkplace common's wonderful new plurality. These in turn unite against the complex's many smaller residual spaces. All these are distinct against the the Berkshire background, while true to the sense of the downtown 'grid' of Lee.

(1) "Center Cross-Bosque"— a special, beautiful arrival area for quiet sitting/ viewing/ meeting people centered at the exact axial crossing. Here reveals the compass orientation of the town grid, the ordinate corners of daily light, it also depicts Lee at the crossroads in the Berkshires; other symbolisms are open.

(2) "Garden Square"— open grass "plain", for tenant associated outdoor use or events, or community garden. (A gentle earthy space open to the westward riverside breeze and sun. As sunny open space, it is inviting as seen from the shaded bosque space and vice versa.

(3) "Parking Square" the spatial quality is important in itself for a pleasant, secure sense of arrival and a common place of mingling. It is a stable formed, perfect cube volume slightly larger than the garden; enclosed by double tree walks three sides; Service access; Sullivan's parking strip space and evergreen, with existing woodland enclosed on west side denser.

(4) "Private Window/door Space": (small grass or patio) exists against all around the building (except east side) for private use of different units; forms vary from being residually triangular or narrow rectangular, between the complete axis walks and the building walls; also are 2-pockets shared with the common northside. Options per unit for sitting, eating, extending commercial activity, or resident use.

\* Proposed Scheme One's EATON/BACKSIDE/RR AREA— (supplementary detailed description):

D) **ORGANIZE THE "EATON / BACKSIDE"**  
VALUABLE URBAN SPACE: EFFICIENT USE PARKING,  
PEDESTRIAN AREAS & ADDED BUILDINGS

SCHEME ONE EATON/BACKSIDE: "CONTINUOUS 'OPEN' PARKING, WITH A SIMPLE 'GRID' OF WALKS": (MANY SUBTLE 'PARKING MODULES' & 'PATHS').  
(Simple realism & traditional mood is embraced)

WHOLISTIC IDEA FOR INCREASED CBD MIXED ACTIVITY AND BULK TOWN PARKING

In the conservative "classic working milltown spirit" of this whole town proposal, the Eaton/Backside/Chopper Area is strengthened in its traditional 'backside (evolved residual-supplementary) character'. This makes a practical, durable, lower-cost Milltown (more private basic civic/ necessity-commercial) urban space: extending parking and uses in support of lower Main Street— to better serve local residents & regular regional shoppers, and encourage new recreational participation (with only minimal/moderate tourism intended). The proposed Eaton/Backside area will seem essentially as it has always been, to remain for convenient local use, but has key changes for safety, efficiency, and a revealing of existing 'manmade' and 'simple natural' contextual beauty in a most authentic (transparent unadorned) way. Specifically included is: a straightened RR/ Eaton Street intersection, uniform increased bulk parking by "open surface" & curb definition, essential grid of modest-narrow width sidewalks of full length, and the new Museum, Theater Street and Arobi buildings— with clarified space and new trees entailed. ((Additionally: in Upper RR area, the only treatment is in the RR Street corridor itself, and lets the remaining westside area be preserved nic)). Detailed Description of the "Eaton/Backside" and "Upper RR Area":



## 1) ROADWAY:

RR Street is made perpendicular to Eaton street for n/s access to/from the whole west side of town. (However, 'through-town bypass' is not its basic function). Access to the Eaton/Backside Area is thus decentralized: via Main Street— it occurs through Eaton Street, Theater Street, or Elm/Railroad Street; and via Park Street— it occurs directly to lots through four curb cuts. (All roads are two-way and simultaneously accommodates truck service).

## 2) PARKING

The entire Eaton/Backside area is unified by one simple asphalt floor: a continuous open outdoor expanse to freely drive and park, with minimal obstruction or sense of contrivances. (This is consistent with the historic milltown's evolved 'functional' aesthetic, and asserts the post industrial cbd's authentic link with the automobile). Yet within this traditional single 'residual backside' area, between the new walkways, are subtle modular articulation of a dozen parking zones that personalize specific parking locations at a smaller scale— within the dominant feeling of openness, functional freedom, visual wholeness, and communal integration. (This idea is opposed to the typical compartmentalization into separate "lots", or the elimination of large parking area for token pedestrian space; it is an unpretentious expanse— open, yet subdelineated— that can best subsume realistic parking patterns, for decades ahead). \*It thus provides a strong central town-parking area to relieve all Main Street & Parkplace, as well specifically accesses its own stores, Post Office, Arobi Senior Center, Museum, the apartment residences, and the adjacent one-point Riverpark.... with personable zones. As an omnipresent urban floor, it is more generous than Lee's average net-need, to provide a convenient surplus of parking space openings— allowing people to easily seek out their specific destinations. Excess parking space also allows for special town events, fairs, carnivals, outdoor markets. (It is also most flexible for future phased growth nic).

Roadway access to this parking is decentralized for selective convenience, and general dispersal of traffic, occurring (two-way) at: Eaton Street, Chopper/Morgan Entry, or filters direct from 4 curbcuts at Park Street, and via Railroad Street. ((Eaton & Railroad Streets directly feed the lots north of Eaton (for Lee Museum, & Arobi Center); Park Street and Chopper Entryway serve the south grocery and Backside area; Post Office, or general visits are via either lots)). In all, this lets one selectively enter and then penetrate as deep as needed into any lot module, for closest access to particular places. (People can externally approach/enter variously, so to limit their internal parking lot circulation; it is easy to escape Main Street).

\* This strategy is faithful to Lee's belief that driving be considered a naturally dominant mode of downtown lifestyle; the pleasing open driving-environment completely accommodates vehicles first— while still letting pedestrian access interrelate with safety— for comfortable walking or driving without distraction yearound. In this overall space one is 'aware' of convenient parking near the stores, museum, the Housatonic River setting, the air, and authentic milltown life— not one of urban engineering, nor of cliché ped/veh segregation.

**Specifically:**

(i) immediately 'NORTH of the Eaton Street spine'— parking includes three lots in lineal series that selectively address: the Musum-River; The Arobi Center, Eaton Stores/ quick visit PO; and mid/lower Main Street; driving occurs in a peripheral loop around these three. (In addition is existing and new private driveway parking at existing apartments).

(\* The northside Arobi Center has larger lot to the dpw warehouse.

(ii) 'South of the Eaton Street spine', parking lots are radially arranged around the hub of the Price Chopper building to serve that store; or the backside & lower Main Street; or two of these lots 'L-wrap' the PO (long & short visits). (West of Price Chopper is only for service parking). All other loading occurs at curbs. The internal circulation is a peripheral loop, while centered around the Chopper building, occurs centrifugally against the backside of Main Street's buildings. (With convenient drop off).

(iii) Two separate lots south of Park Street (eg Tire Store) are incorporated into the overall parking strategy. (These are enlargable).

((\* NOTE: This parking strategy is also used on Main Street itself: Continuous parking surfaces allows one to park exactly where needed— because there is usually the luxury of extra parking spaces; these are more completely used on special busy days or during future increased demand)).

All parking is perpendicular double loaded corridor with two-way access. Corridors align radially to perimeter of the overall lot area— allowing viewed access to structures, and 'vista corridors' to/from outer landscape. (A radial 'kaleidoscopic' spatial effect — strengthened by parked cars— is dynamically enacted within the Eaton/Backside/Chopper place; this is on top of the lineal motion of cars & pedestrians— in this authentic, local busy town).

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**SERVICE** occurs at building-side curbs for all buildings. Chopper delivery is at west of building/ customer loading occurs eastside.

### 3) BUILDINGS:

Four new buildings are added in the Eaton/Backside/Chopper area (within the existing grid-implied modules, replacing empty parcels and outlining the parking area)— to strengthen the nodal spatial concept and existing pattern of local human activity. These buildings bolster a traditional downtown mix of CBD uses, spaced in the same density as much of Main Street— continuing the intimate scale, massing, and alley-motifs that help essentialize the downtown character. Such a 'practical' degree of change addresses Lee's immediate local needs with minimal risk and lower cost right now, leaving other space undeveloped for opportune direction in the next century for Lee.

a) Arobi Senior Community Center: has remodeled 2-story interior space; (no footprint addition is needed at this phase). Also the dpw warehouse is annexed and remodeled for other civic/business uses that are more vital in town than present storage.

b) Arobi Pavillion: A new rectangular structure south of the Arobi enclave— with removable window wall areas, to supplement the Community Center all year. (One story; or two story "tower" add-alternate). Its proportion make it correspond to the court enclave exactly, as if it was cut from and extending the Arobi into a more participatory landscape, with refugal river overlook.

b) Lee Museum: uses the old Greek Revival Building, relocated south side Eaton Street (west of Post Office), with gable on the n/s axis as fits the street-orientation; optional gift shop.

c) Theater Street Building: new small condo row units x 2-stories; located along on one side (or phased on both sides) of the more private Theater Street/walkway; for resident or commercial/office use. (Optional short term scheme: market booths, prior to full construction).

\* There are possibilities in future phases (nic) for other buildings bordering or within the chopper parking expanse, eg along Park Street; Or, a portion of the proposed parking lot surface can be replaced with additional building, while supplementary parking is expanded north or southward. (Consideration of new 'built' vs 'conservational parkland' in this south west quadrant is for later proposal consideration only).

\* In the RR Street North quadrant (North of Theater Street) no new construction of buildings are proposed at this phase at all; desirable now as quiet and unforced in any way, land here is strategically reserved for whatever balance of new construction vs special parkland is determinable in the future. (eg One scenario calls for major new tech or service markets; Others, call for a recreational "big-idea" for tourism (such as now cited by Scheme #4 of this study). (Old industrial/commercial/residential low density now exists). Sullivan Station Restuarant is already open here; Also, see proposed Northend Complex.

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#### 4) PEDESTRIAN

Walkways, Courtyards, and Green Courts make an integrated pedestrian system for the whole west side of downtown (Eaton/Backside/Chopper// Railroad Street Area). Each of these three types are provided generously, yet with conservative restraint appropriate to the more private milltown— to accommodate the local residents & workers, and regular regional-resident shoppers. (This pedestrian space is more modest than competing Lee revitalization proposals, because tourism is not a factor). All forms are economically and functionally derived, relating to manmade structures & grid of the existing town, while juxtaposing the natural landscape— and therefore intimate scaled and rectilinear/axial based. ((ie 'Pure' rectilinear/axial forms result in the basic Eaton/Chopper/Backside area; residual, looser & trapezoidal (rectilinear/axial) forms are northward on Railroad Street)). Like the entire downtown proposal, this pedestrian system is designed with the spirit of "many small spaces", with an overall sense of unity; intact is a good sense of design understatement, especially right for this very practical location of town.

A) WALKWAYS: Are numerous, yet intimate scaled, to provide safe, convenient walking to/from all cars, buildings, the river & other outside places appropriate to this mixed cbd area. (The walks are organized in a coherent whole pattern): walkways deliberately express the GRID logic of the greater downtown, in various extents per different westside locations, functionally correlative with existing density, and degrees of activity. In general:

(\* Northward of Eaton the area, where activity and density is less, the grid is expressed wonderfully minimally: "casually" with simple double sidewalks following rural Railroad Street's longer bending stretch, and Elm Street's short straight connection. (RR is a tail-like corridor to the Eaton/Chopper/Backside's gridded plane).

(\* In contrast (southward) the Eaton/Chopper/Backside (business, civic, major parking arrival) area, has a very obvious, closely spaced walkway grid, that is iconic as a more 'urban' intense gridded plane. ((Minimalism is entailed again, not by relaxation into existing road alignment as is on northward Eaton Street, but being an intense abstraction (that's added) with sublimity)). This accommodates the multitude of pedestrian scenarios there (re town business, shopping, daily rec, general parking), while being visually hyperbolic of Lee's historic grid order "symbolizing and re-revealing" the classic parti of the original built town, and implying vital present connections within and beyond there. (See 'Supplementary Note' below).

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#### Specific walkway segments:

(1) N-S Walkways ("align parallel with the lineal forces of Main Street and the Housatonic River"):

(a) A continuous walk is 'composed' of shifting and attached sub-segments: extending from Park Street (to the Chopper south facade, and then along the east facade), and then connects thru a choice of two lot allees, to the two sidewalks flanking RR Street to the Northend Complex/Main Street area. ((Each "shift" makes a moment in the sense that alternative 'directions' (teleologies) are at hand. \* Especially,

at the Chopper NE corner, within the grid, a "star-like intersection of paths" accent themselves as a central pedestrian island such that the parking space still feels singular. This 'crossing & meeting' theme occurs again at the Theater Street/Railroad Street intersection. (It accentuates the very notion of human motion, contact, and (destined or chance) interaction— which is intrinsic not just in use of the roadway grid, but the railroad over the river. In this we signify the historic and daily notions of effortful community life and a persistently authentic town)). Continuing, the RR Street sidewalks are a gently curving 'floating double necklace' connecting various shaped courtyards along buildings, or for thru-town walking. They bend or bow with the roadway as if by the force of the river capturing the feeling of the river's flowing through the rural part of town. This makes for a contrasting experience VS the South of RR Street backside area (where walks are spine-like and the courts are all modular in the urban context:)

(b) The south Main Street Backside (backdoor) is lined with wide sidewalk, that connects with alleys to Main Street's front W sidewalk with a continuous walking surface with balanced proportions around all sides of buildings. But, the combination of jogged parking lot curb definition and building edges, vary the inner dimension of the walk space throughout. (ie A generally moderate width around the street block accents the sense of architectural nooks and jogs as 'many small places'— but the walk in essence feels lineal— "reaching out" to larger courtyards of Post Office/Lee Museum/Morgan House/ and River).

(c) Elm St: two sidewalks; connects N Main St to Sullivan/River/RR. Midway, there is direct access to the new North Complex and North common, which then leads to Joes/Center Street.

(2) Perpendicularly to these, running (E-W), are three axes connecting key points of Main Street to the parking area and river— knitting the west and east halves of the town together:

(a) Chopper Entryway: sidewalks on both sides connect from Parkplace Courthouse to the southeast corner of Price Chopper/lot. (The south sidewalk leads directly to Chopper SE corner; the north sidewalk enjoins the Morgan courtyard and continues to all other backside walks).

(b) Eaton Street: sidewalks both sides; connects from Main Street mid-block. (It's south sidewalk connects the Post Office & Museum courtyards, and terminates at River. ((It also attaches to the rear lot around those buildings, with lawn area interlocked. The overall width of the southside of Eaton Street (ie buildings/lawn/walkway continues) the pattern width Main Street (item 'e') as lineal pedestrian place))).

(c) A single narrow walk continues from Main Street, thru Morgan Alley to the NW Chopper corner (linking at the 'star shaped' walk junction— which is a focal island that centers and signals orientation to the whole area). Meeting and drop off, waiting, display.

(d) Theater Street (accessing the new rental units) uses the roadway walking or vehicular entry to buildings. However the major public thru walking route here is a concrete sidewalk "Theater Street pedestrian alley") between Lee Library and Arobi Center.

(e) The "Backside" of Main Street buildings has a N-S backdoor walkway,— it continues its surface laterally through the alleys, merging with Main Street's front sidewalks, with a combined function and (illusionally) wide sense of a "lineal courtwalk" completely surrounding the buildings. ((Eaton Street (item 'b') southside walks, courtyards, and lawn pick up the same total lot proportions as 'e' with its continuous pavement. Combined (item 'e' and 'b') make "lineal courtwalks" that perpendicularly enjoin in a L-configuration (as if

'turning' Main Streets walks); overall, this combines pedestrian space (see below) to a "U-configuration" from lower block Main Street, to the River, to Arobi to Theater street to Library Main Street. This wonderfully and logically— as if it was always meant to be— enjoins all those places of Eaton Street and Main Street, vs parking, serving to safely collect and distribute activity.

- (3) **The Eaton/Chopper parking asphalt** can itself be used for easy cross-walking, especially because there is often empty space; and it can be closed to traffic for selective pedestrian events, as local fairs, markets, and Arobi activity.

(SUPPLEMENTARY NOTE: In the Eaton/Chopper/Backside Parking Area, the human-scale skeletal grid of walks function reciprocally with the positive parking lot pattern; but for pedestrians, the walks are what seem visually positive and behaviorally active in the interpreted field/ground pattern; (they appear as formal concretized 'human paths', 'laid upon' the neutral-background of parking surface, and through their force, the entire Eaton/Chopper/Backside space becomes "transversed" and cross-connected— "scribed" spatially as a whole. ((The walkway's relatively narrow width (scaled modestly for local volume) makes them illusionarily "long"— in the scale of the greater downtown geometry— obviously reaching out for crosstown connection— expressing Lee's desirelines, suspending the sense of walk's width dimension; they give exaggerated significances of the reaching, and of the apparant size of (actally modest) terminal courtyards (described below)). These walks (many deliberately treeless— reaching to treed spaces) delineate a modular composition that takes on varied appearances day vs when nite-lighted, or dry vs covered with snow. While the grid geometry is determined by sheer function and cost, the entire walk system ironically entails welcomed variations of shapes, specific segment lengths, turns/ straight combinations, alignments, junctions, and widths & jogs— (from the existing complexity of uses and physicality). This subtly transforms the basic platonic grid into a more complex personable form— beyond any simple graspable archetype; this gives the walk system its special identity— discoverable not at once, but over time, enforced in one's repeated experiences. These walks have both a 'static' sense (of the whole grid pattern) and 'dynamic' sense (of its inherent "normative lines", that are sacred for their everyday usefulness) that tie and move people in time... and as a total grid expresses interlocking of a busy small town. They read as being old scale classic "Milltown urban", in strong juxtaposition to the natural landscape context beyond; and yet they echo the Berkshire rural man-made extentions of "wall and agricultural field" geometry nearby. (A second, metaphoric interpretation of the revealed walkway grid is: that the larger town landscape has earthen channels that stream into the Eaton/parking areas for pedestrian navigation throughout the year. A third metaphor evokes the flood plain, where walks revealed in partly submerged asphalt terrain. A fourth, is that the spine of paths recall tree branches or geologic fissures— (as does the radial path pattern in new Parkplace, and the Northend Complex's Central Allee. Such multiplicity of often ambiguous metaphor is a happy hallmark of this design's minimalism)).

B) COURTYARDS: have one common theme, expressed by a common physicality (of concrete, modest scaling, rectalinearly-based form); within this, are three size/use categories; and within these, are particular similarites and differences per courtyard. The courtyards are thus a 'hierarchy, with variations within'. They interlace the parking modules, interconnecting the area and penetrating between Main St & Riverpark— thus supporting Lee's social and physical fabric as an "authentic orderly mix".

(((\* Common 'Theme' and 'Physicality': All courtyards are designed to express themselves "simply"— as permanent quality, personal/communally utilitarian; they are distributed through the westside of town only to where they count most, and in modest scales to match the local milltown agenda. Their common physicality conveys their common abstract historic theme of "built" (with individual variation), that as a whole juxtaposes "nature". ie They express the historic/everyday duality of the 'manmade town', vs the great primordial Berkshire system in which Lee has worked for its survival— the context that challenged yet helped sustain Lee through history. (In this proposal 'Man vs Nature' is interpreted as more an "I /It" than "I/Thou" relationship than other proposals. Respect for nature is profound for its multi-/instrumental, but not intrinsic, value). Specifically, the common physicality of all courtyards is in varying the rectalinear form, and built of similar concrete (see "materials note" listed below), combined as as "linked subnodes" to the coherent "axial" walkway system. (Rectalinity associates with the historic grid, structures, & utilitarian order of the early industrial town and too of agriculture, as do the walks. This contrasts the bio/geomorphic forms of nature— accentuating both the town and the Berkshire landscape in their difference and connections). Consistent with the entire downtown proposal, courtyards here create "many smaller places".

- \* Within the common theme, there are three size categories of courtyards, that correlate increasing with degrees of publicness: (1) Private small patios (2) moderate size private/commercial courts (along north Railroad Street); (3) moderate/larger municipal/commercial courts (Eaton area); ((\*) (4) The parking lots modules, are larger rectalinear with their proportions combining in ways to make axial thrust visually multiple & ambivalent)). All Courtyards within a given category share a behavioral & mood affinity. The size-jump between the (three use-categories of) courtyards makes a 'hierarchical' progression of four levels of modular space. (Dynamically, this progression is both of, and versus, the 'fractal' progressions found in nature. And statically, there is a faint analogy to the regional geometric pattern of structures around fields, with landform boundaries beyond).
- \* Within a given category, each individual courtyard is unique in relation to their specific buildings, functions, and locale— with a special rectalinearly-based shape, size and type enclosure— which then makes for important physical/social play against the commonalities.

## E) CREATE "LEE RIVER PARK" AN IMPORTANT RESOURCE REDISCOVERED AS RECREATIONAL PARKLAND AND MEANINGFUL IMAGERY

SCHEME ONE RIVERPARK: "ONE-POINT": FORMAL RIVER TERRACE-COURTS (PLUS  
SIMPLE PATH THROUGH UNTOUCHED SUCCESSION)

### WHOLISTIC IDEA FOR LEE RIVERPARK:

For a pronounced 'one-point' river contact, structured "RIVER TERRACE COURTS" are proposed, concentrating the riverpark built space (and budget) at the all important Eaton terminus. These provide a variety of activity— overlook, sitting, or passive sport activities. (This location is the most important, visible, proximate, frequented and needful river spot in town; the design invests river focus where it counts most— and in permanent quality materials and timeless form— built to serve the local community for decades). The rest of the corridor, with minimal cost, remains NATURAL with existing meadow & woodland succession selectively managed, made accessible only with a simple dust riverside PATH— (keeping a sense of ubiquitous housatonic land— ie the larger scale Berkshire context in which the town is settled). We thus have the most useful expansion of town open space for actual local users, carved within the full Berkshires. (This strategy also leaves open all future development options for other locations along corridors should they later be appropriate. Also, maintenance cost, throughout both the hard and soft area, is minimal). \* In all, this riverpark is consistent with the overall conservative town proposal for "many smaller integral changes, only where they are most cost-effective".

In context, the one-point structured terraces are a poignant extension of Lee's numerous human-scale hard infrastructural pedestrian areas, expanding space from the general backside pedestrian area sharply into this natural river Berkshire corridor; and the remaining successional corridor is in rustic complement to the formal green spaces of Parkplace, North Common, and the Main Street strip. The one-point acts as a necessary terminus to the Eaton Street spine and sidewalks, reciprocating all backside/south Main activity. The design has the practicality, and a functional beauty, to fit all Lee's foreseeable future needs within budget. But it is also appropriate as an "'authentic' dichotomous expression" of the small built town and the genuine contemporary long-abandoned riverside environment: there is a valuable stark contrast between the one-point manmade presence, and infinite evolving flow of nature, expressed in a most direct & realistic way— a dramatic and honest juxtaposition: "The terraces seem to 'reach out' to penetrate, and then descend, into the river space without intruding upon it— tapping its value with co-respect— using the river recreational space for the most practical social, aesthetic and economic benefit".

((Also, (nic) peripheral to the corridor, small private riverfacing patios attached to several buildings in the river area are suggested for owners of Sullivans, Grendals, Arobi-alternate; these can be any form, each relating to the architecture of the structures, expanding the specific indoor activities outside, while overlooking the riverside domain. This again follows the town theme of "many small places"— while sharing a common "terrace" character determined by the larger scale landform)).



1. RIVERPARK SPATIAL CONCEPT: A "single manmade NODE" (on the river at the end of Eaton Street), comprised of several articulating hard and soft Riverpark Terrace-Court subspaces, makes one-point perpendicular contact with the "natural river CORRIDOR". ((This Riverpark node marks a genus-loci at the very intersection of the Eaton Street and river corridors— and the two spatial forces 'enagage'). The node is the all important fixed manmade riverpark element... linking, (while contrasting), and juxtaposing with historical meaning, the downtown's infrastructure of human scale pedestrian space. The remaining river area is a 'rough-defined' corridor-space, feeling continuous as 'New England valley', untouched except by pathway, as a purely 'naturally evolved' space— heightened by the presence of the structured terrace courts. There results a total Riverpark 'dichotomous composition' of infinite nature vs historic town space— in a genuine and pragmatically derived obvious sense. As a terminus of the e/w Eaton corridor, the one-point node seems d,namic: space "moves" from Eaton, then to 'penetrate' and become there a spatial 'hub' that cross-overlaps the n/s river corridor, and then unfold in a spatial progression of the various terraces that descend & widen out into the full river space (and vice-versa). (Pedestrian motion coincides). Specifically:

A) The One Point NODE: The one point riverpark node subdivides into three 'hard' terrace structures, and a soft grass terrace „ook. As flat planes, with walls are consistent with Lees built order, while these recall the spaces of ancient river terrace. While appearing as a unified, compact 'built place' upon the greater (and here exaggerated) river system— it is a symphonic interlocking composition of varied subspaces with very different, harmonious characters & use— They are "Overlapping 'venns' of thematic and variational properties). These are all tightly synergised for their own magic— in contact with the magic of the regional river space.  
In Detail:

(1) The Three Hard Terraces, (which are synergistically interlocked), listed in order of descent, include: (i) the top (hard rectilinear) "overlook" terrace is conceived as an extension of the long shaft of Eaton pedestrian space that fronts the muesum, bank, and other Eaton Stores (integrated), thus continuing riverfront-ness eastward (ii) the (hard, arc shaped) "sitting terrace" for more isolated dominant river focus. (iii) the (hard, angled) water steps (narrow lineal terrace-lines)— for literal river contact, walking and sitting along, or stepping into the river edge. NOTE: These first two hard terraces are separated by an L-shaped retaining wall parallel to the river, perpendicular to Eaton Street. ((The hard materials are concrete and granite terrace/walls, with iron rail and lamp posts. The simple uses of such basic strong materials continues Lee's "Mill vocabulary". (Brick is an add-option pavement for the upper terrace level, to be analogous the brick mill above a concrete foundation. Architectural structures relate to man built town order. With structural/space determinants that go back to Main Street and the river before it the terraces appear as old as the Mill, and promises to remain relevant to Lee forever)). Between the two hard terraces there is walled ramp, and both then ramp down to the terrace green. The second sitting terrace has a second, lower wall (to the water steps) that bows and points west, symmetrically, to express forceful penetration of the river, (punctuating Eaton)— on center with all the terraces, and to show its own parti tension; and it points literally to the river, and water and people pivot around its nauticle mark; in another sense it expresses (and 'explores') a n/s continuation of bowing river shoreline lengthwise; it also seems to "catch" the spatial thrust of Eaton Street an its activity, and relate it to the force of river)). \* These terraces, and the Eaton and Arobi pedestrian and grass court spaces are all similar in

scale/configuration. They therefore cohere in a resultant configuration of U-shaped continuous pedestrian space (a series of modules) from the museum, to the river to the Arobi. (The museum and Arobi spaces 'plug into' the one-point river space). The precious one point manmade contact is seen from on and offsite— depicting the co-existence of the milltown and the respected (though indifferent) originally harnessed river)). \* While the riverpath makes the whole natural river corridor accessible space, the one-point riverpark terraces play up a sense of 'prospect-refuge' against the "forbidden wilds of the corridor". All this, while motivated by small practical change at minimal cost, is nonetheless a most desirable aesthetic condition for Lee.

(2) The green "terrace nook": is a flat 'grass and tree' pocket above the river (but lower than the hard terraces) for peaceful sitting, play, viewing in quiet relaxation away from the parking lot area. (This structured grass nook mediates between the hard terrace and the remaining natural corridor). The shape along the shore is a natural rippled 'double arc' captures the existing the shore— bowed at a point where erosional and depositional forms merge— a stabilized form allowed to alter 'slightly' over time along the river edge. It presents an 'arc of views and sun' while holding one in a snug embrace. This is an elongated, "soft" pocket— defined by a walled "wing" on its east side, and sloped berm with an embracive arc of great trees along its river side. It is defined on the east edge— separating the parking lot— by a long (concrete) wall that extends north from the terraces— pointing to the northern Berkshires— reaching out like a protective arm. The bow of grass "reaches out for the 'north", while "holding itself as a bit of (e/w) ancient terrace sodded anew, bent slightly by its ancient force. (The irregular "shape corresponds to nature; while terracing structures are mans relation to it).

B) The larger "natural untouched" corridor— is the remaining river area space. From downtown, it is sensed as an instance of the whole Berkshires— in which the one-point terraces contact. The juxtaposition of scales is felt as authentic. (This is also very low maintenance— mowed and clipped once annually, and less so at the fringes, to allow subtly changing successional space). This "embraced presence" of greater Berkshire 'wild' space makes Lee entact as truly part of the greater regions seasonal and multi-year pattern. This design thus recognizes the river environment's larger ecological value, its complexity and alluring mystery, beyond contrived and artificial aesthetic classification. (It also leave options open for expanded recreational space or special buildings in future— if done with the ecological values preserved). While maintaining local scale character, it is also appropriate to allow interstate to hikers and any tourists (of minimal/moderate degree that is intended in this scheme). \* See Pedestrian notes re Riverside paths on both banks. OTHER (A & B) NOTES: The size of these terraces (changing from the smaller hard surfaces, to the larger grass nook, and then the seen (and implied offsite) larger corridor make for complexity of variation/theme upon the spatial progression. ((This one point node also can read as a mass' of surfaces (floors, walls, trees)). The mass and space of the one-point terraces is consistent with the "many smallness" the e of this proposal's entire town design. (ie The multiple small size hard and grass terraces spaces, interlocked in a plural composition, adjacent to buildings and vehicular areas, is consistent with other town proposed recreational areas: Parkplace, library, and Northend Common).

C) Private Riverside Building Courtyard Space: westside of Sullivans, Grendels and Arobi, with "smaller size, and many different forms" at the will of private users— enforcing the town theme of 'man, smaller ideas'.

**3 RIVERPARK LANDFORM:** The grass terrace nook continues the progression of the hard terraces; the remaining landform of the river corridor is unaltered 'old terrace'. The island remains as residual form.

**4 RIVERPARK TREES:** New DECIDUOUS great trees are planted along the shore, on the immediate north and south sides of the one-point node— leaving the node distinctly open at the waterfront. Additionally, flanking these (north and southsides) are strong straight row 'belts' of CONIFERS— enfaming the deciduous rows. EXISTING shore trees and forest occupies the west riverbank across from the park and across the river. Remaining existing trees are selectively pruned up for an 'essential tree' appearance, and enhanced canopy area under. ((NOTE: (a) The deciduous trees in effect wrap the node in a continuous undulating belt from Park Street to Arobi and Library (in a 'U-shape' planting— within which buildings and courts are spatial slots— and this u-belt wraps the general Eaton/Arobi area and plugs into the riverpark. (Trees are spaced consistently tight on center, but undulating in a horizontal line, like the river itself— this makes it at once part of, and different from, the Main Street trees). ALSO: The open node is made further pronounced by e/w outer tree definition: Eaton Street is newly planted on on the south; (b) The conifers, (in contrast to the undulating deciduous shore trees) are straight single row planted— suggested of field row patterns. They also screen the parking and make notable wind break against the arobi and lot areas. This includes the conifers atop the wall of the grass nook (which seem elevated 'high'— analogous to those on a Berkshire ridge. ((These conifers extend north from the onepoint park to meet at near right angle— in an enclave-forming bracket— with the conifers that extend the Arobi's angle westward. As these meet, they miss and pass each other— like river canoes— with 'pointing thrusts' of both the town and rivers geometric forces. They as well create additional 'many smaller details' (as befits the whole scheme)— ie moments of spatial (enfaming or enclosing) articulation, axial centers of force, and knots of green mass. Winter vs summer also plays spatial patterns of conifer enfaming, space-dissection, and wall juxtapositions against buildings, deciduous trunks, and human silhouettes. Sun vs shadow pattern are pronounced)).

**5 RIVERPARK GRASS:** Bluegrass occurs in the grass nook terrace; meadow grass naturalized in remaining corridor.

**6 RIVERPARK PEDESTRIAN SEQUENCE:** \* See space description for different behavioral/activity provisions— sequential walking, sitting, playing, viewing. Hard walking surface occurs in the overlook and lower terrace (of the one-point node)—for relieving, engaging, and distributing motion to/from from Eaton Street, co-functioning with the museum and Arobi surfaces. And the concrete riverside path rises through the eastbank area; and a dirt hikers path can evolve on the west bank. The eastside Riverside Path— is a two-person narrow pathway for walking through town or exploring the river recreationally. It is accessed anywhere from Park, Eaton, Theater, Center Streets. (All town sidewalks connect to the riverpark to become convenient as part of town life"). Both of these n/s paths connect north around the mill— or go south of Park Street: to tie into the regional trail system. (NOTE: With the one point thematic series of smaller interconnected spaces, within unity, people can enjoy a contained cycle of movement or resting in sequence— or connect off to the path to the wilder areas beyond. Located at the end of Eaton Street allows it not only acts as focal terminus from Main Street as well as, in a planal sense, a focal area that complements and orients activity for the whole backside area. The sequential kinesthetics of 'approach', 'overlook', 'descending to touch water', then 'rising up moving to the side meadow'— is all imagined from these offsite areas, and then becomes real in wayfaring, and later recalled).

**7 RIVER PARKING ACCESS:** Primary parking for the river can occur in the adjacent Eaton/Backside area, or secondarily at Center Street and the new Northend Complex.