

1. ALL PROPOSALS PROVIDE A VEHICULAR SYSTEM FOR DRIVING AND PARKING THAT ALLOWS EFFICIENT ACCESS TO, WITHIN, OR THRU DOWNTOWN WITHOUT CONFLICT

**OVERVIEW:** All streets and parking work together to bring people to where walks and spaces immediately await them, to quickly and conveniently continue them to desired buildings and outdoor places. The vehicular system accomodates different types of people (local, regional and extra-regional), their different patterns to general and specific destinations, in different times of day and year. This driving is efficient and safe, with minimal conflict with pedestrians. As shown previously in this study, dealing with traffic— diverting undesirable volume but tapping its potential patrons— is the key problem/solution to Lee revitalization. This issue is most relevant on Main Street and Parkplace where traffic has most taken over and will inevitably be attracted. To free up Main Street and Park Place optimally, all proposals combine regional, local and on-site strategies: ie the combination of a bypass, improved driving on all roads, improved onstreet and new offstreet parking; this is especially entails the reorganization of Main Street, the eaton area, and Parkplace itself as trio of interworking areas inhandling traffic in the twenty-first century. Specific itemization of these vehicular elements generally pound in all four proposals are as follows:

**A) THE TRUCK BYPASS OPTION:** In all four proposals, the strongly urged first recommendation is the creation of a regional BYPASS roadway on the west side of the river, connecting West Park Street with Center Street. This is to "grossly" remove as much undesirable truck and thru-traffic (who wishes not to stop in Lee) as possible away from downtown (while encouraging and accomodating visitors, in various degrees per scheme). The bypass will make it more convenient for would-be through-drivers to pass around the town in seconds, n Street) BUT designed to simultaneously

visitors, in various degrees per scheme). The bypass will make it more convenient for would-be through-drivers to pass around the town in seconds, (without entering and disrupting Main Street) BUT designed to simultaneously invite people to turn into Lee, park and visit (and patronize) before passing from Lee. This bypass strategy— "divert or attract", is the most direct way to improve the efficiency, saftey, and overall quality of driving and walking downtown, making more inviting for all activites. While state funding for the bypass is pending, it is crucial that the town make efforts to avoid any of the previously studied alternative bypass schemes (that occur too far from downtown Lee) because they will only divert, and will not attract visitors and thus reduce Lee's revitalization opportunities in future decades.

- Scheme One: Bypass suggested  
Scheme Two: Bypass strongly suggested  
Scheme Three: Bypass very strongly suggested  
Scheme Four: Bypass required; South Main street is non-vehicle.

**B) LOCAL DOWNTOWN STREETS**

It is important to note that even with the bypass, there will always be considerable thru-traffic on Main Street adding to normal internally-oriented traffic. This includes those who simply desire to cut through town, some with no or only a tentative desire to stop, some spontaneously stopping, or some enocouraged to visit, or some preplanned to stop. And without the bypass there will be much more traffic for Main Street's design to handle as the next century approaches. So with or without the bypass Main Street's own reorganization for traffic control is vital, as follows:

(north/south)

1) **MAIN STREET:** is redefined in its previous generous width for driving to all areas, or through town-- as downtown's primary north/south internal roadway. It provides improved direct vehicular access to all side-streets, particularly to Eaton/Backside parking area, with adequate width and scoring for left turn "waiting" and right hand pullover for drop off/ parking maneuvering. (See elimination of angle parking, for new parallel parking, or no parking in select spots, to provide an overall street pattern of widened pedestrian space, that improves driving as well). ((Scheme 2 options for one-way use with Railroad Street; Scheme 4 eliminates the southern end of Main Street)).

2) **HIGH STREET:** remains physically unchanged (w future resurfacing) for secondary north/south driving for local users to access residential areas, or supplementary local access (unknown to visitors) to Main Street and Parkplace. Signage reduces trucks to or from Center and Park Street.

3) **RAILROAD STREET/ ELM STREET:** provides north/south vehicular access within the Eaton/ Backside area, to Sullivans, Grendals, and residences at the northern portion. Railroad Street is realigned to meet perpendicular to Eaton Street, the entire roadway is given a definite edge, repaved, and related to the parking corridors. It provides a secondary access through town, and to the buildings in the west half of town-- eg the Arobi, the adjacent residences, and Sullivan Station. It accommodates truck deliveries to the Backside of Main Street and area buildings, or to outdoor spaces eg river events. These two streets are important for accessing various new parking in town-- simultaneously reducing driving on Main Street: the bulk parking at Eaton Area, and the new parking in the vacant parcels north (and optionally south) of Elm Street, and Sullivans parking lot. Elm is redefined with curbcuts to parking south, and radius points at its ends. With more valuable uses and better driving on Railroad and Elm Streets-- Main Street's burden of traffic is relieved, and activity is enhanced for a healthier balance in the west half of town. ((Scheme 2 instead completely relocates Railroad Street westward, to abutt the river, connecting directly with West Park Street for co-primary traffic with Main Street in one-way option)).

(east/west)

4) **EATON STREET:** provides primary e/w vehicular access from Main Street to the Eaton/Backside's northern half of parking area (the Eaton strip of stores, Post Office, Museum, and Riverpark). The road width is precisely redefined, and efficiently narrowed, for improved driving (eliminating parking apron and providing new pedestrian walks to reduce conflicts). Schemes have option to regulate it one-way on certain days. (Parkers are encouraged to use Center or Railroad Street on busy days to free up Main Street).

5) **CHOPPER STREET:** provides primary e/w access to the Eaton Backside's southern half of parking area (Price Chopper, Backside buildings). The road width is precisely redefined and efficiently narrowed for improved driving (eliminating parking apron and providing new pedestrian walks to reduce conflicts. This street can also be regulated one-way if desired on certain days; people are to be encouraged to use Center or Railroad street on busy days to free up Main street. Left turns from Main Street north lane has pull over room. ((This street is totally eliminated to create pedestrian walk/space in schemes 3 and 4, see descriptions).

6) **RESIDENTIAL E/W SIDE STREETS:** remain unchanged (one-way) for flexible local use. Signage regulates one-way option and restricts trucks except for residential service, or the oil company on Ferncliff Street. Ferncliff and School Streets remain one-way from Main Street to High Street; Academy and Franklin Street are two-way from High Street to Main Street (allows access rear Church and rear Library parking)-- these can be regulated occasionally one way as well for extra parallel parking.

7) **CANAL STREET:** was studied by, but not effected in this phase of proposals. Future options include connection to Railroad Street, as a tertiary route only.

C) **PARKING:** All proposals create physical parking areas and supportive parking policy, for a wholistic town parking system in response to the needs of different type users and their destinations. The overall parking strategy is to eliminate disruptive patterns on Main Street and Parkplace by reorganizing into ON-STREET ("DECENTRALIZED") parallel parking intermittently on most streets (with pedestrian breaks); plus relocating additional parking OFF-STREET, which entails a combination of "MAJOR CENTRALIZED" (bulk off-street parking in the Eaton/Chopper/Backside area) and "SECONDARY CENTRALIZED" (off-street lots behind church, east of common, behind library, within the north complex and misc spots as Joes, Sullivans. (The proposals also include upgrade of existing lots, as KFC, Grendels, the Mill). Such comprehensive re-organization improves driving for most people, and frees up areas for new pedestrian space in Parkplace, Main Street and the Eaton/Backside area itself, while providing for downtown Lee a net increase of overall town parking to easily accomodate a significant increase of visitors. ((Parking scheme's vary per proposal, regarding degree of visitors intended, and the configuration of those areas)).

\* **PARKING POLICY** — with signage, meters, and permits should be further developed to efficiently regulate traffic and long/ short parking turnover, respective of daily and seasonal potential demands. The issue of meters and permits is not persued in proposals, pending futher study; but in general, meters and permits be used only where necesssary to discourage long trem parking in high turnover demand and pedestrian areas-- using minimal fees (with 5 cent sensitivity) to not discourage patrons. (Eg 1 hr on lower Main Street; 2-3 hrs at Mid Main street; parking should be free in the Chopper area; permits may be required in certain private residential areas or street portions (eg beyond intersections). Seasonal differences can adjust policy-- be more lax in winter.

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1) **EATON/BACKSIDE PARKING AREA** (dominant centralized parking area that divides into north & south halves around Eaton Street. The north is for longer term. The south is more commercial and faster turnover. All area is accessible from Park Street; or from Main Street via Chopper, Eaton, or Theater Street; or from Railroad Street via Elm. Here is clarity of function, visual/spatial unity as an architectural place, and ease of maintenance eg snow plowing is especially important here. Double-loaded perpendicular parking is typically used. ((Each scheme has a unique simple idea that differently organizes the pattern of parking and driving-- see individual descriptions)).

- a) Provides bulk parking for all visitors of general town destination (especially autumn tourists), for all people using the Riverpark, or for Parkplace events (private leisure, "Salebration", concerts, "Harvestfest", snow-sculpture, other public events. Many walkways connect to/from this area to make it a positive place to park. (The North half is to be encouraged for such use, so to keep the south half free for faster turnover shopping and civics).
- b) Provides parking for lower Main Street commercial activity and Churches and courthouse. (Item a & b is convenient for car and foot (counter current misconception of needing to park on Main St. to conveniently access stores)-- using pedestrian access through alleys, or the Eaton & Chopper St. walkways. (South half mostly).
- c) Parking for buildings within the Eaton/Chopper/Backside area:
  - (1) Price Chopper parking/pick-up all sides except truck docks.
  - (2) Arobi Center, Post Office, Museum, small stores: Lee Pizza, Cleaners, Auto Parts. These buildings are close to the north & south lot-halves, but is to dominate the south half more so. ((Some schemes also have itemized lots for some of these buildings)). Roadside quick parallel parking on Eaton/RR is possible on laxer days. (Item b & c entails regular regional visitors and local people especially-- shopping, civic, and conjunctive informal leisure activity).
- d) Special events-- fairs, garden events, flea or garden market, sporting activity can be held in the lot itself or lotside.

## 2) **PARKING WITHIN PARKPLACE**

- a) Church "north parking-court": new parking (35+ spaces) designed as an architecturally significant arrival space; for church guests, courthouse & town employees (with alternate schedules); Accessable from Franklin Street (via Main or High Street); Accessable from Park or Center Street by using High Street without disrupting pedestrian activity of the Parkplace town common area (eg no noise)-- while easy for drivers as well.
- b) East common/church parking, is accessible from Park street and indirectly through Franklin without disrupting the pedestrian common. ((scheme 4 does not include)). For church on sundays or ceremony and Courthouse during weekdays and the common; or during busy season, some commercial visitors can park here-- during busy seasons, the Eaton Parking lot must supplement this for most parking for the South end of town.
- c) Lower (s) Main St (within Parkplace) has select parallel parking (with intermittent pedestrian nodes) for quick turnover. See meters

### 3) PARKING WITHIN MAIN STREET AREA:

is on and onstreet, distributed variously about the corridor to respond to its different degrees of activity, for convenience that frees up driving and walking.

- a) Main Street on-street parallel parking occurs throughout the corridor, except at intersections and ends of street (where parking apron is intermittently eliminated for widened walkway nodes). South end has faster turnover commercial customers; mid main is moderate turnover to walk to also include library; north is longer turnover to also include residences. Most traffic is encourage to go off-street. Parking demand has never been a problem on Main Street
- b) Library parking lot west side of library for employees, handicap, and visitors (w other visitors on Main Street). Provides drop-off, turnaround.
- c) Side street overflow (see residential streets).

### 4) PARKING WITHIN NORTHEAST

- a) New North Complex parking place— has internal offstreet within the previously vacant parcels, north of Elm Street ((or south of elm street in Scheme 4)) to accomodate the new building's commercial and/or residential activity, and the northcommon; and has option to accomodate other shoppers and employee for Main Street; there is option to also provide provide parking (and new buildings) south of Elm Street in all proposals, not included in this phase of proposals).
- b) Joe's parking lot at side or back; for employee and guests;
- c) North Main Street and Center Street selectively provides street parallel parking except at intersection where widened pedestrian space is used (with drop-off/pick up parking accomodated. This is for faster to turnover at intersection and longer (moderate) turnover away from intersection. Longest turnover parking should use the off-street lot on busy days.
- d) Sullivan Station parking place for restaurant, or adjacent uses (eg river). Note that Sullivan, with its generous courtyard, is to accomodate functions on occasion and requires such good parking.

### 5) PARKING IN THE RESIDENTIAL HILL AREA:

—(parallel parking)— is open for residential uses and their private visitors (oneway street use allows such parallel parking provision; some streets allow parallel parking on both sides; unscored). This also allows potential spillover parking from Main Street near intersections. (The intersections themselves have no parking, and are protected by pedestrian nodes and crossings). Future parking policy, pending further study, may use permits and signage to controll the hill areas where residents deem it desirable. Option to restrict west ends of street to residential use.

### 6) RIVERPARK PARKING:

is to occur at the Eaton/ Backside area, or secondarily Center and or Park Streets. Future proposals may use supplementary lots along RR/Canal Street, NIC. ((Proposal #3 builds new parking on the west side of the river)).

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**D) SERVICE ACCESS:** in all proposals is provided to downtown structures and spaces, with minimal disruption to pedestrians or general vehicle flow, allowing drop/off pick up of parcels and utility service. This is resultant of the efficient design of roads, parking, signage, and abutting pedestrian spaces linking to doors. Dumpster location is not detailed in proposals. Fire code (eg lanes) conformaties and specific utility service requirements are conceptually implicit in proposals. Service access for maintenance of lawn and trees can be provided with small tractor and handmower in all park areas— space an pathway allow. arborist and stone maintenance schedule pending. Snowplowing of streets parking lots, walks, and spaces have access for plowing equipment, and room for snowstorage.

- 1) **The Eaton/Backside service:** is provided by access to all its buildings on numerous sides as well as to the east Backside of Main Street, by its parking areas and road drop off areas. Price Chopper loading docks remain as previous, and the widend walking apron suits baggage pickup atr all times, and front door service delivery during quieter times. Railroad Street has room for quick pullover, or uses lots and private drives.
  - 2) **Parkplace service:** (ie the south common, church, & courthouse) can be provided from the Franklin Street and the Church's north parking lot, as well as the east common lot driveway & drop/off, and alleys.
  - 3) **Main Street service:** can be regulated to doorfronts for quick stops in southend, and longer stops elsewhere; but in busy areas/times service can go to rear and sides of buildings: (The Eaton area, Railroad Street for the southend west side; Franklin Street and church lot for the southend eastside of buildings; Franklin Street and Library lot for library service; other sidestreet intersections are proxemic to Main Street buildings as well.
  - 4) **Northend service:** by regulated Main Street parellel parking (and special pullover area for quick stop). Otherwise it can use School, Elm or Center Streets; Joe's side lot; kfc and other store parking lots; the northend complex has its own internal lot.
  - 5) **Residential Hill service:** mid upper Main Street and sidestreet shall use parellel parking or private driveways.
  - 6) **Riverpark srvice:** can be provided from the Eaton and RR area, from Center, Canal; and Park Streets, or along grass spaces each side (pathway width is adequate for maintenance vehicles. Boat service facilities has not been detailed, but to be provided. Possibilites of linking boating with recreational spaces or buildings— (eg the museum, sport retail, or a restaurant) are encouraged for future design development— with potentially strong regional and downtown signifigance.
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**2. ALL PROPOSALS CREATE A SAFE, CONVENIENT, AND EXPERIENTIALLY PLEASING PEDESTRIAN SYSTEM OF WALKS AND SPACES THAT CREATIVELY LINKS ALL OF THE DOWNTOWN AREAS, BUILDINGS, AND NATURAL RESOURCES, TO PROVIDE FOR AN INCREASE OF INTERRELATED HUMAN ACTIVITY.**

All four proposals have their own variation of a harmonious pedestrian system that includes three types of pedestrian space: hard **WALKWAY SPACE**, hard **COURTYARD (NODAL) SPACE**, and soft **GREEN SPACE**. Great trees define and harmonize spaces, and modify microclimate favorably. (Note: Lighting, bench, bollards, sculpture are included, but not detailed). Each of these three space-types can be individually understood as making a single coherent wholistic "spatial movement/use pattern" that spans in scale across the entire downtown; and the three in combination (overlayed) interrelate synergistically as the complete pedestrian spatial-system that links buildings, parking, and general areas of the whole downtown, while making its own sequential outdoor spaces (with variations on an overall theme). Outdoor pedestrian space becomes positively formed to be dominant, yet appropriately reciprocal, to vehicular space. In this, the pedestrian system "reclaims" a grand percentage of town area previously inaccessible or consumed by disruptive, inefficient auto patterns—effectively enlarging the town—transforming Lee into a more safe humane environment with a "sense of place" for everyday functions of townspeople, and inviting to visitors. (The vehicular systems are also self-improved as noted elsewhere in this text). Thus, there is both a quantitative and qualitative increase in pedestrian spatial value of Lee as a place to live, work, shop, recreate, tour. The pedestrian system provides three vital interacting roles—"connections or linkage", "outdoor behavioral activity", and "perceptual experience"—that respond to the wide-ranged, subtle slippery slope between human 'needs' and 'desires'. They allow the human choreography of motion and being to flow at will, while transcending any sense of the pedestrian system's imposed physicality or contrived design logic. This has explicit functional value and intrinsic aesthetic value; it has implicit economic value in engaging an interaction amongst businesses, and increasing visitors for patronage.

\* The pedestrian connections are multifarious to allow quick uninterrupted access between any combination of places for whatever reason... for a leisurely pace, with spontaneous pausing, resting or to sit and talk with friends; or for walking in a hurry, in uncomfortable weather or when pressed for time between any destinations. The system's lines and access points are legible, inviting, imagable, and guiding even for people who are unfamiliar with different parts of town, for example when they first arrive at parking areas.

\* Outdoor activities of all kinds can be accommodated within pedestrian spaces—planned or spontaneous, individual or group, active or passive day/night per season. These may be recreational (eg. "a walk for a walk's sake" without functional intention, a rest in the sun or shade, a lunch break, romantic evening stroll, picnic, playing, sightseeing, socializing in other forms. Importantly, they may also be used to facilitate and extend outdoors many civic, commercial, church activities at small or town event scale. Sun pockets for seasonal extension time flanking wintertime, and with shaded breeze for summer outdoor extend use.

\* Experientially the systems are important in several ways: a) The experience of pedestrian spaces are significant for providing a pervasive positive "sensation of space" (with rectilinear, biomorphic, or circular voluminous form, in wholistic sequential combination); for the sensations of the defining materials (outdoor floors, walls or ceilings, composed of plants, landform, or

structures, of form/pattern/texture/tone/ color); for the sense of well-being from graduations between public/ semipublic and private spaces (ie between the distemic and proxemic) and for clarity and order. b) They provide the engaged pedestrian with a variety of qualitative sequential views and vistas inside an extending beyond the systems, eg to distant landscape, distant buildings and distant other pedestrian areas. c) The system itself is important when viewed from "outside" the system, as from buildings, cars, other sites. The pedestrian system, as a design expanse, visually (as functionally) binds, anchors, gives permanence and setting to the buildings and town, in the context of Berkshire nature. (On one hand it extends the buildings' architecture and functions, making a continuum of INTERIOR space to the outdoors; on the other hand it properly organizes EXTERIOR automobile presence and reaches out to the surrounding Berkshires. Thus, experientially it is the "existential middleground" that interlocks buildings and building-interiors with the distant exterior Berkshire space). In total the pedestrian system endows Lee with an "honest" beauty that's grounded in its genuine practicality, for a straightforward clear design— born of conservative sensibilities yet inspired with creativity— as appropriate to Lee's ongoing history as a sometimes struggling New England town.

((The four proposals differ in the size and configuration of these same general pedestrian elements— itemized as follows:))

A) WALKWAYS are proposed to provide safe convenient walking between the town areas, buildings, parking places, outdoor spaces— for function or leisure, providing dynamic experiences of movement (beyond what's appreciable in plan view). The width of different walks varies in accordance with different locational needs. For walks (and nodal courtyards) there is option, pending budgets, to use brick, stone or paving in more important areas, or concrete elsewhere (and asphalt or stonedust are options in green areas. Benches, sculpture bollards, lights are included, but not detailed in the proposals). These walkways are lines of great ("minimalist") beauty and safe function— connecting the paved & green spaces, buildings, and areas of the town wholistically.

- (1) PARKPLACE WALKWAYS surround the entire perimeter edge of the new South Common, thus connecting to walkways from Main Street, Park Street, the thematic courtyards, and East Parking Lot in a continuous quad loop. This walk acts as an attractive visual edge (with curb) enhancing the form of the common as a whole, framing its Rockwellian activity, while separating it from any vehicular asphalt. ((Some proposals also penetrate the common with additional "inner" walks. Scheme 4 creates a pedestrian allee replacing entire lower Main Street— see individual designs)).
- (2) MAIN STREET SIDEWALKS line both sides of Main Street (north/south) to connect Parkplace to the Northend, and all buildings and spaces between. Walks connect to pavement nodes and multi-directional crosswalks at major buildings and each sidetreet intersection; facilitates continuous n/s walking, and e/w movement across Main Street. (See text describing walks widened into nodes by omitting parallel parking— that create an overall rhythm— a unifying line that integrates Main Street structures and spaces at the full scale of downtown. Includes great-tree allee of a species that is uniquely for Main Street. ((Proposals differ in their overall pattern of walk widths and nodes vs parallel parking)).
- (3) NORTHEND WALKWAYS surround the perimeter of the Northend's street intersection to provide circular or criss-cross pedestrian connection among the new North Common and Building Complex, the Mill, Joes, and commercial hardware block in a continuous conceptual loop. Four-way crosswalks occur at the intersection, and individually at Center Street, and along Main Street to connect with the new Complex. Steps with wall are employed on the east side of Main Street, within the north common area, and to make transition from Joe's area to the Mill and to the river— the latter two are not detailed in the proposals



- (4) **EATON/BACKSIDE WALKWAYS:** occur on n/s and e/w ordinates, raised throughout the parking area (conceptually as an overlaid "positive" composition); These define the boundaries of different lots, providing connection to the Eaton/backside area's different buildings, and nodes, and to the adjacent Main Street/ Parkplace areas (eastward) or the Riverpark (westward). ((Individual schemes differ in an overall ideas that organize the pedestrian walk (axi) and nodes versus the blocks of parking lots— a field/ground composition. See individual descriptions)).
- a) **"Eaton promenade":** (on one or both sides of Eaton Street) is the most important walking connection between the Eaton/Backside area and all Main Street (ie lower, middle & upper) and Parkplace, and forming direct vistas and access to/from the river Eaton-terminus space. The postoffice, museum and arobi courtyards, and stores abutt. The Backside walkway connects.
  - b) **"Chopper Rd walkway":** (e/w) connects Eaton/backside area more directly to Parkplace and the south-most end of Main Street. Both sides of street. ((Scheme 3 Chopper Rd is pedestrian-only)). Morgan courtyard and backside walkway connect.
  - c) **Main Street building-backside "Alleys":** provide continuous walking around the buildings of lower Main Street (Morgan, Leebank, Hardware block, upstairs offices) and connects the Eaton Area bulk parking lot directly to Main street and Parkplace (to reduce parking on Main Street and Parkplace )
  - d) **Railroad Street and Elm Street Sidewalks** (both sides each, they link Sullivan Station, parking, and Main Street sidewalks
  - e) **"Theater Street Walkway":** new passage in conjunction with the new building (demolition of theater); It directly connects the library to Arobi Center in specific, and the east and west halves of town in general. Dramatic topogarchy is engaged.
- (5) **MUNICIPAL QUAD-WALK:** is a direct walking connection (in square configuration) between 4 municipal buildings, that is inherent in Main Street/Eaton walkways. Includes the Courthouse to Library (via Main Street sidewalk) to Arobi Community Center (via crosswalk to Theater parcel walks) to the Post Office & Museum and back to Courthouse (via Eaton walks or alleys and another Main st. crosswalk). It makes civic pedestrian infrastructure overlayed with the commercial infrastructure.
- (6) **RIVERPATH SYSTEM** has options to run along both sides of the river, providing conection n/s from Center Street to West Park Street. Provides access to Riverpark spaces, for leisure or alternative walking through and about town. Paths have their key junction at the Eaton Terminus River Space, and other east/west links throughout the Eaton and Railroad Street area. This n/s route readily interceptes e/w walking throughout the east half of town— always drawing people to and from the river, alaways making nearby builings feel they are part of the Riverpark in a good Berkshire sense. ((Schemes vary in degree and form of pathways and how they relate to spaces and plants)). Option to cross on to island and incorporate existing bridges, and to tie to Mill.
- (7) **EASTSIDE (RESIDENTILL HILL) AND WESTSIDE SIDEWALKS** are upgraded added so that all side streets have sidewalks and curbs and ramps on both sides of street. The Residential Hill area is mostly a situation of filling in gaps and reforming cuts at driveways. The existing pattern of walks is maintained per different streets (Eg with grass apron on Academy and parts of Franklin Street). Ferncliff is added a north sidewalk against street curb. The side-streets on the westside have new sidewalks where none existed before— Elm Street, Theater Street (see also description of Elm and Chopper promenades). Elm and Theater Street sidewalks are newly important to connect to Railroad Street walks & Sullivan Station & new parking areas at the river. All these e/w side-streets allow connection from the Residential Hill to Main Street to the Eaton Parking area to the river, for various uses of different part or whole walk segments. Street tree plantings are filled in on the aprons and yards of sidestreets and on High Street for complete street arcade and various sub-space. (Note: Street trees are to be different species than on Main Street and different again than in the Eaton/RR areas-- to give the hill a sense of segregation from public vehicles and cbd activity. The yard trees are to further include other shadetrees or smaller ornamentals).

**B) COURTYARD PEDESTRIAN SPACES:** are well formed hard-paved spaces, for walking/sitting/gathering, that are proposed at strategic desirable locations (connected by walkways) throughout downtown Lee. Design-wise they each spring from a unique vital idea, to become beautiful and functional. Each has it's own theme while together they are variations on the larger "courtyard" theme-- together they make a meaningful plurality of physical qualities and behavioral events, interrelated with the connecting walkways, the abutting buildings' interior space, and exterior green space. They are a humane infrastructure to enhance local community and visitor pedestrian life into the next century. These courtyards facilitate entry, general activity or formal functions of the buildings, extending their architectural (floor/wall/space) character-- making a (spatial/material/behavioral) interior/exterior transition and overall continuum. In all, these courtyards add up to significant gross outdoor space for town function and perceptual unity; they make interface between the town's interiors, and the outdoor formal new green open space & contextual natural Berkshires. Great trees of a species appropriate to each situation's aesthetic calling (and relating to building facades) enforce, articulate, or interestingly counter the spaces-- with full or partial enclosure in wall or canopy.

((**Materials:** Brick or stone are the most desirable major courtyard floor and wall structural materials-- relating to the buildings and quarries. Iron or steel (eg pedestrian light poles) relates to the industrial era; and wood (eg trellas) relates to nature, the home, agriculture, and historic mill products. Cost factors may option for concrete in some locations-- which relates to geology and the conservative ethics of 'parsimonius pure function'). Benches, bollards, lighting, special planting, chain, rods, signage, artpieces, wall/steps/ramps, garden pool, and items of symbolic reference (eg sculpture and materials) are important new details in courtyards throughout downtown, for a harmonious vocabulary with appropriate variation to demarcate special Lee contexts. Structural canopy (awning, trellas, glass), pagoda, or seasonal greenhouses are not detailed in this level of proposal, but will later be considered for climatic modification. Flower planting and ornate understory is left to individual town sub-proposals)).

((**Experiential Interpretations of Courtyards:** Beyond the primary spatial, material experiences and activities, all courtyards in all proposals have aesthetic wholistic 'total-properties', of poetic value, that may be subjectively (open endly) interpreted differently in each courtyard. These affect subtle positive human experiences, giving each courtyard a sensational/cognitive flavor beyond the basic mood/meaning: for example some courts "feel" as if the floor of buildings protrude outward (eg church court), or that the building facade is echoed in the court floor in form, size, or material (eg courthouse plaza); or as if the court is 'perched' on a hill (eg north end), or terracing down (eg river), or snuggled in a sea of green (eg arobi) or hinging to a historic site (eg museum). These interpretations entrench the town with an extra, subtle layer of positive meaning, to be experienced in movement as an emotive sensual dialogue. They have special synergy, in the most proximate and more remote town locations-- unity and diversity that will repeatedly be seen and used by all people through different hours, seasons, years, and perhaps centuries. (Also see "supplementary note" below for example of courtyard contributions to an area)). \* Proposed downtown courtyards in all proposals are as follows:

(1) **PARKPLACE THEMATIC COURTYARDS:** are the town's most important new set of hard spaces; they work spatially, visually, and behaviorally in the busiest part of town (for access and all kinds private/public activity)— abutting, co-functionally, the two major quad buildings (the courthouse and church), in context of the new green town common. They link these together in either a dialectic or harmonic relationship, to strike in people an experience of variation of courtyard themes, more than any other spatial triple-set in the Berkshire region. From within the buildings and respective courtyards, or from the green, or as seen from the road and other places in the larger quad— different visual/spatial sensations of contrast & similarity are to be experienced. (The size, shape, canopy, degree of enclosure, light, orientation, degree of extroversion, and/or views— gestalt sensation— vary in each court, within the overall harmony). As part of the visual gateway of town they contribute identity to Parkplace, and so to Lee, as a civil and hospitable, multi-accomodating Berkshire town. The juxtaposition of these three different courtyards, and the green common, amongst those buildings, are a complete expression of simultaneous presence of mixed physicality and uses: commercial, civic, spiritual, socializing, leisure, working— living. This symbolizes the diversity-in-unity of the larger whole town— a projection of the greater Lee community with welcomed visitors from near and far. \* From these courtyards one can sense the concentric layers of space, the rings of enclosure extending to the horizon: ie first the enclosing line of trees, then the quad of buildings, then lines of off-site trees and finally the rings of distant forested hills appearing as did long before. Park Place feels, in the foreground, balanced in a pleasantly static way; but it's space pulsates dynamically as it extends through rhythmic off-site views that seem to include the distant landscape as part of Park Place itself. All proposals thus revive in Parkplace a magnificent, complete layered-spatial composition with rich spatial sensation— a profound sense of genus-loci, as was before the automobile took over.

SUPPLEMENTARY NOTE: The courtyards are a vehicle not just for accomodating and encouraging activity. In capturing, accenting, and radiating a particular building's particular mood and use, and its interior and exterior cycle of events, each courtyard spreads a particular flavor throughout entire Parkplace— momentarily coloring Parkplace as a whole with its special 'light'. So for example, when there is a church wedding, the church-forecourt makes the entire Parkplace feel that is meant as the ideal wedding setting. Even bystanders feel included. Or, when there is vending at the courthouse space, Parkplace feels commercially vital, festive, and retail-attractive. If there is a childrens show, all Parkplace feels as a domestic place— a nook. If there is a pumpkin sale or outdoor harvest dance, it feel histo-agricultural & communal. Other times courtyards are all still, as symbols to awaken the imagination in interpreting Parkplace as a whole node)). These courtyards, with green and buildings will let Parkplace have a predominant feeling of a general community mix, with successive mood-waves of specific activity coloring the whole of Parkplace, in a rhythm across time that enforces again the sense of Parkplace as historic town center. (With courtyards, Parkplace will continuously be fluctuating in mood, in a profound way mirroring personal and social fluctuations of that Berkshire community). This is meant to absorb the motion and mind of those engaged in activities, or for visitors to witness. \* In the other areas of town (northend, river, eaton area, hill) courtyards play an analogous role in accenting the different meanings of those overall areas.

- a) **"COURTHOUSE PLAZA":** Lee's largest, most public, potentially extroverted, visible urban paved space: for civic, commercial, (and associated recreational) use. Located south side of the courthouse, connecting to the Main Street sidewalk and to the common, it extends the architecture & functions of the courthouse, and supplemen he commercial buildings, & common; it also assists church-space functions. It provides as Lee's most centrally located durable place for gathering, resting, meeting, mechandising by townspeople or other vendors, or music events; it can host an audience or act as a stage to serve larger groups on the common. It aligns to the east to give



direct direct visible pedestrian linkage and view corridor through the Chopper Way toward the Eaton area and Riverpark. It is an activity point sensed and luring from mid upper Main Street. In the heart of downtown, it is an omnipresent symbol and enhancer of community, and invitation to visitors. Multi-seasonal use is provided by the sunpocket against the courthouse wall, partly sheltered from winter wind; and the common's trees encroach the court to allow variable summer shade selection while cooling breezes are funneled from lower Main Street and river corridor: ie extended comfort-use time. (This wall is also a candidate for structural extension, service window, or port). Food cart service is recommended here. But, even when the courtyard is empty, it will yearound be beautiful in a certain stillness signifying potential energy— in powerful understatement, projecting an important civic and commercial symbolic presence.

- b) **"CHURCH FORECOURT"**: is located in front of the beautiful **Congregational Church** (perceptually felt as either humbly, proudly, or intimately balanced, depending on the proposal). It is the church's primary formal entryway and generous gathering place for church functions and visiting— it will always be integral to the choreography of church ceremony (happy or sad, ritual or spontaneous, weekly or special), or for daily local resting, tourist photo-encountering, and be an enriching resource for local town use to the extent the church desires). It is an architectural platform for the church in a most respectful sense, that in turn becomes unified with the common, and the Berkshires, and the world beyond & above. ((The beauty of different church aspects all become forcefully revealed: the forecourt extends the architectural, human, and spritual qualities and meanings of the church, while enhancing the Parkplace as an Historic center and gateway for Lee. It makes the church feel like it is sited on, with warm bond, the common, while presenting it to the full arc of daily sunshine (changing angles in the seasons) and to the distant hills to the south. The forecourt "unveils the church" and presents the "church-on-the-common" to the world)). It lets people freely spill in & out between the church and the common— a flow of humanity— and at those brief intervals making Parkplace in whole feel church-like in an appropriately secular setting. An amenity for formal gathering (a more transcendent, quieter atmosphere than the courthouse) the forecourt can hold a small audience, or itself act as the grand podium or stage for a full audience on the common— to rise to the status the occasion intends. It will also collect different slants of light, sun, snow, autumn leaf, scent, moonlight, and shadow of church and tree spires— communicating those things with the church— collecting memories that envelop Lee with a timeless quality— tapping the natural and historic essences of the New England Berkshire Region in that powerful spot. (Note: The forecourt connects to the new east driveway and parking area for vehicular dropoff/turnaround arrival and departure. This is important for regular functions and service, (w ramps for handicap and elderly)— and is integral to formal ceremony (weddings, funerals, guest orators). Depending on one's outlook, the events at hand, the seasonal hour and weather— experience in this forecourt can be warm or brisk, peaceful, festive, beautiful, sublime, sad, frightening or inspirational— colors of the soul. And the forecourt is simple enough, when appropriate, to accomodate (and not interfere with) the pure flow of human emotion and thought, while acting itself invisible; It becomes sensual when otherwise called. ((Forms vary with individual proposals dramatically— either continuing, reciprocating or instead engaging counter-relationship with the church geometry)).

- c) **"CHURCH INNER GARDEN"**: is located in the church enclave (as a secondary entry passage to the smaller door to the church), between the courthouse plaza and church forecourt, defined by the courthouse wall, and two church walls. (It is enclosed on three sides, with intriguing alley leaks on north and west sides accessed at the north end and open to the treed common southward). It is the most intimate private sitting space— with a quiet dialogue between a combination of hard and soft floor, with hard walls of wood and brick, penetrated by trees and air of sky, the south side, and the alleys. ((Proposals vary the degree of hard vs soft space. Eg Brick court surrounded by grass or groundcover/flower bed; or interpreted as stone "in" the lawn and plantings etc. See individual descriptions)). There is walking access in front, or from the two inner ally leaks that make it directly accessible to/from Main Street and to/from (to feel as a part of) Franklin Church. Solitude in this near-secluded place is quiet and even more peaceful, introverted, consoling, and contemplative than the rest of Parkplace. A sundial exists to register seasonal slant of light while, while interestingly, the space is often filled with dramatic shadow and shade. It is the most enclosed and climate protective outdoor space in downtown— a sunpocket mosr shaded in summer, and sheltered to enjoy into the deep of winter— a key refugal spot to tuck back from the flow of surrounding activity— and safely watch the Berkshire world pass through its seasons.

(2) **EATON/BACKSIDE COURTYARDS AND PAVED NODES**: linked by sidewalks, these connect the buildings to the parking areas— to provide transitional entry, resting and meeting space, extending the **commercial and municipal buildings' functions**; they facilitate pedestrian life in any sequence of driving, parking, walking about or to/from this entire area. Less upscale and more task-specific than the Parkplace courtyards, more expansive than Main Street's, and more building-oriented than the Riverpark spaces— these courtyards can be interpreted as **"islands of refuge"** from cars, or as stimulating points of specialized activity within a positive CBD infrastructure which frames the large parking lot space with its beautiful, functional, permanent composition. Drop-off, handicap lighting, bollards and seating amenities for safety, strategically serve all destinations. Sculpture and other art (not detailed in this study), is to be carefully included here to encourage the civic and commercial theme and accomodate the particular vehicular-active flavor of this busy area. These pedestrian areas are defined as spatial nodes— partially enclosed by the building facades/walls, and great trees; they are surrounded by the larger parking area (an architectural space in its own right), which in turn is surrounded by the green river area and Main Street backside— in turn surrounded by greater landform of peripheral town, and the distant hills: these therefore make a **layering series of enclosures** that define the courtyards, causing their harmonious space-sensation from the specific rectalinear or curved courtyards, to the quad of the whole Eaton/Backside area, to the to the biomorphic or circular layers of contextual off-site landscape. ((NOTE: The edges (of spatial layers) are here more ambiguously defined (but still strong, in fact less subtle in the middleground view) than felt in Parkplace. So, there is interesting spatial layering in each place, and again in there comparison as we walk between Parkplace and this Eaton area using the courtyards. Also, the courtyards enforce the rectalinear hard structural character of this Eaton area, so there is contrasting enhacement of the natural biomorphic character of the Riverpark's green and water areas— which also has its own hard courtyard)). The Eaton/Backside area courtyards have different uses and forms, while bounded by common properties, their overall complementary CBD /vehicular function and proximity, as follows:

a) **"Lee Museum Courtyard"**: is located on the north side of the new Lee Museum, for an inviting Museum entry, and its own gathering space: the courtyard horizontally 'reaches out' and vertically 'meets' the landscape— expressing the museum's contact with the cultural, physical and natural history. It provides places for museum exhibits, regional/tourist information about Berkshire places and events, and for associated vending. A special bulletin wall, geology/botanic exhibit, map, kiosk and ticket booth for regional events is an add-option here. This structure can be expanded in phase two, and bring further uses to the courtyard. Visitors may also rest or snack here if not at the riverpark, when they arrive.

b) **Post Office Courtyard**: located on the west side of the Post Office, accomodates building entry, and local people's associated everyday functions... passing to & fro, sending/receiving mail and packages, stopping and meeting friends, taking momentary breaks amidst working or resting during shopping errands. Drop/off space for deliveries is provided. It is large enough for workers to rest, perhaps enjoy lunch if they wish not to go to the Riverpark. A civic presence is felt and radiated by this courtyard— in conjunction with the existing Post Office and adjacent museum architecture— it is a statement of strong community and a local and natioanl civic connection to the world past, present, and future. Special civic exhibit or town-service/ charity space is provided. Future enhancements of the national postal/communications system would reciprocate readily with this courtyard in the next century.

c) **Arobi courtyard(s)**: provides the new Community Center's entryway(s) and an adaptable multi-functional community outdoor space with many new opportunitites for increased community use. It is for semi-private individual and group activites relating to special and general interest of all the townspeople who want to use the center— extending or complementing those uses with generous outdoor space— sometimes providing separate simultaneous uses of the Community Center, inside vs outside. It has ample capacity for modest community gatherings, private group events, yet this space is still initimate for solitude use. (It holds special importance for those people who find themself at the start and end of life: ie for daycare playing or for senior citizens to huddle with friends throughout the year on a regular basis if they wish— perhaps play games, talk, leave for a walk to a store, thre Post Office, the common, the Riverpark, or a friends house— then return a while, then go home). Accessable to parking, with a secure feeling of being near stores and civic buildings and easy parking, this courtyard essentially feels "on the Riverpark"— ie it is the townspeoples' own Riverpark space and spot to vantage and access all outdoor activity. (Intended to feel especially protected and safe— homelike— it lets people feel they own it, to include it in their life for personal wishes). Dances, small music performance, or bingo can spill out happily into this courtyard at night. Summer rummage sale, cook out, extending a community kitchen, reading, garden sales, games can occur. The library can schedule uses here as well. (Visitors will only come there as invited guests). ((Some proposals include multiple courtyards, along with garden and green space about the various sides of this building. Some align with the building, with eg trapezodal relation to the n/s grid of town; others align with the grid, others are free formed. See individual descriptions)).

d) **Backside Main Street Hardspace**: Along the lower west side of Main Street buildings (see walkway description) are some hard node-like expanses where building recessions allow, and extend to the Mogan House courtyard. These provide extra movement, resting, delivery space, small vending areas and spatial feel. Some businesses may extend outdoor use (the lounge); it presents these buildings with a riverside orientaion, co-stimulating all flanking areas as well. Apartment upstairs can claim special use ("at the ground level") by these hard spaces. This area has cool shade in summer mornings, bright afternoon sun for off-season warmth, shaded in summer with great trees and add-option stuctures eg awings. Tree patterns will sprinkle shadow on walls, and shade glare from walks and interiors. Some recessions protect from the winter wind somewhat, and lead to alleys to/from Main Street.



-e) Morgan House Courtyard: located on the south side of the building (protected from Chopper entry), extends the upscale architecture, restaurant, and luxury of the Morgan House Inn, for formal outdoor dining, functions, and for their guests and/or general town use. (eg Coffee, ice cream, syrup and apple tastings, special vending or art event, leisure). ((Some proposals extend court space to the north side of the building as well and/or use green garden space. Proposals vary in the size/shape of court, with and without adjacent roadway and walks— see individual descriptions)). (Programic provision for organizing various uses will be determined for Morgan House, adjacent businesses and take out, or other public users). The Morgan House Courtyard aligns with the courthouse plaza and pedestrian walks from Parkplace. Snuggled against the Inn, it looks to the river, the church spire, sky, and distant trees and landforms— in a most interesting pedestrian/ vehicular-active area. This space will co-stimulate and service adjacent business, employee & shoppers lunch; nite dining, and dance will occur in seasonal rhythm. The courtyard will help celebrate Lee as a wonderful busy place to be, in a good sense analogous to Stockbridge, and will attract visitors ((to the degree as varies per proposal)). It is a full sunpocket for extending yearound comfort especially in late fall, early spring— shaded selectively with great tree edge or bosque, and table umbrellas. (Structural railing or canopy, trellas, seasonal greenhouse are add-options for future consideration). Special light features are entailed. Shadow patterns of trees, people, and sculpture will move to count the arc of daily sun, and its seasonal slant across the courtyard and morgan facade. At this south exposure, fall leaves will be collected about the court by autumn wind; snowflake will be here first evident upon open quiet terrace pavement, and will first melt in sun; spring flower will here first bloom, and the last fall chrysanthumum will hold beside fresh pumpkin. Winter berry will cling at court's edge. Perhaps a holiday tree at winter will twinkle, and reflect off the Morgan House windows.

f) Other Building Courtyards or terrace hard space exists north of the Arobi building along RR street, and the many other Main Street buildings not previously mentioned exist for later stages of proposals, not included in this study. See court space of the new Theater street complex, as described under the Main Street section— which does extend into the Eaton/RR area. See river-courts also.

(3) RIVER AREA TERRACE-COURTYARDS: (Three locales are proposed): First, is the major public "Eaton Terminus" court/terrace spaces; secondly are the Mill Riverside Courtyards. Thirdly, are several smaller commercial and private court spaces that are attached to smaller buildings elsewhere along the river. All are paved, and linked by walkways in several directions to jointly connect the river to the town and all people. These "hard" spaces durably and pointedly provide for various Riverpark recreation, and have strong visual and spatial character, concentrated to work in complement to the Riverpark's less formal "soft" green areas, and natural river system— linking the town to the Berkshires, and attracting visitors within and outside the greater region to a Lee with a deserved strong Riverpark image. ((\* The accumulation of all proposed river-focused spaces in town will be sensed as depicting a harmonious community, contributing a unifying (rivr-oriented) order in complement to the grid. It accents the notion of Lee as a river-town, which entails the history of the natural and manmade (eg Mill). Such design messages are nuturing for residents and attractive for visitors— they are intrinsically valuable to many. A heightened appreciation, behavioral use, and economic stimulus of the Riverpark will thus follow from these courtyards)).

a) The Eaton Terminus River-Court: is Lee Riverpark's most important structured space, a node with paved areas (basically rectilinear) that consists of an "overlook platform" and/or "riverside-terracing" descending westward to the river ((as varies per proposal)). Located at the important end of Eaton Street, flanked by the new Lee Museum and the Arobi Community Center— it is overviewed by every building, pedestrian area, and the impressionable bulk-parking lots of the Eaton/Chopper/Backside area, and many parts of MainStreet)— it is an omnipresent focal point to celebrate the river. This is the space that awakens people to the entire Riverpark— and forges in memory a strong impression of Lee as an authentic Housatonic Milltown. It is one of the finest possible attractions for tourists; and it will also continue to strengthen the desire of regular regional shoppers to enjoy Lee often; but most of all, it will be a valued addition to the lives of townspeople yearround. In-town residents may feel especially happy to live near it. Specifically, this Eaton/River "intersection" is the most prominent locale to draw people in several patterns: from the west part of town the hill, Main Street & Park Place— to the river/Museum area; and as the interceptor of the e/w Riverpark paths it is a climatic point that draws between the north and south end of town. It one of dual accent points of the river, along with the Mill space. (eg workers, residents can go for nice walk to/from this courtyard for relaxation, lunch, or meet friends). The terminus is large enough in scale to count as significant part of the whole regional river system— a "bead" on the whole "Housatonic Necklace"— it is kin to other New England waterfront parks— regional recreational activities will associate)). In sum, this Eaton Terminus river courtyard most revitalizes the river, which in turn helps revitalize Lee.

((((SUPPLEMENTARY DESCRIPTION: The views and physical contact it has with river bonds the manmade town with the natural Housatonic natural system. It is the 'knuckle' that 'grabs' the river— that hinges the town to it— physically, behaviorally, visually, symbolically, economically. Here pedestrians can enjoy the Riverpark system— step into a wonderful recreational choreography: At the crest between the town and nature, this spot on the river is unique place that everyone can easily enjoy— to sit, talk, relax, meet, read, stretch out in or brave all kinds of fine weather, feel sun & wind, moonlight, snow or rain (dissolving in water); from here people can get to know the river and its light, air, sound, scents, to feel the history of nature and town, and tourists can photograph, artists can paint, poets can contemplate, the youthful can swim or fish. Boat docking possibilities are pending further study. (Water quality improvement continues as scheduled). It will lure and stimulate, giving a formal dramatic place to view Housatonic water and ever changing landscape, to look up and down the corridor: southward toward the valley, westward to the bankings and sunset, northward toward the bridges, Mill, and and the abutting town, surrounding landscape— to feel the different seasonal winds and hear water (or the silence of gleaming fractured ice)— and engage them on to the pathways to access the whole Riverpark system, or beyond to regional trails deeper into the Berkshires. (Since this space faces New England's elements unmitigated by town structures, it sometimes has the nicest summer breezes, and purest sun pattern, (and for those who wish to experience it, has the most sublime cold winter winds in full river-corridor force); and the direct sunshine all year is intensified by terraces and banks— as distant vignettes of landscape are profiled against open sky. It carries true successions of New England vegetation, and wildlife that are tapped into the its pattern of processes— these express the Housatonic's 'north and south' Berkshire connection— while sun expresses the east and west. This place also lets one see one's own reflection in the water, overlaid with cloud— as whole currents move scattered leaf across))).

b) **Mill Courtyards:** The Mill is given several private and public (paved and grass) court spaces to enjoy the river, provide entry, extend activities outside. These are for Mill workers, Mill clients, and general visitors— for everyday use as well as part of Lee's tourist program. (Some link to the Riverpark pathway, as a node in complement to the "Eaton Terminus Court", for general recreational use. these take advantage of the various enclaves and prementories above the river. repeating the materials of the Mill, existing walls, and dam. They explode the meaning of the Mill building, strengthen, its relation to the river, and connect to the sidewalks and town around it. From here one can directly see the Mill/ River contact that literally and archtypally generated Lee and other milltowns— here history is elucidated by standing and the courtyard and witnessing its presentation. An historic mosaic, mill sculpture, industrial lighting, creates a subtle theme among the mill courts if taken in-themself as a whole. The angle of the dam is picked up on. ((Note: There are options in future (nic) for transforming or adding to some of the Mill buildings uses, including an area for specialty dining, a mill museum, a daycare section, sport facility, sub-rented commercial space— that would add further uses for the Mill courtyards. Structural consideration and cost factors here require further study; proposals do not detail this area in drawings)).

c) **Special Building Courtyards "on the river":** are smaller private paved terraces attached to special commercial buildings (Grendel's, Sullivan Station, others nic) and private residences in the RR street area. These are on the west rear or n/s sides of these buildings. (\* This archetype may also be considered by private owners elsewhere throughout town). Some courtyard areas may combine or instead use grass. These buildings have proposed terraces so they may visually and by their "activity-interaction" become part of the whole Riverpark. Such courts— as connector—places between buildings and the (sometime distant) river— attach tremendous value to the quality of experience of the respective activities of buildings. The activities at the building courtyards in turn shine back to pedestrians viewing from the river and all over town— radiating human meaning and joy in the landscape. ((IE The courtyard design seeks reciprocal 2-way enhancement: so for example when viewing from the Riverpark, the buildings seem as part of it (analogous to Romantic temples in historic gardens); conversely, when viewing from the buildings, their integration with the river is sensed because their town courtyards feel "on", commanding, or near the river— they aim the focus of buildings to the river and its history; and, they point pedestrian access to the river, by mostly allow one to haptically travel by imagination from the courtyard, to "feel" the water and its space each time they look; from inside buildings, the river in effect is psychologically pulled into the building. (The converse may be true too). The seasonal landscape and weather changes are mutually endured by these courtyards and river, and give them an affinity to futeher bond them— ie they coexist in the same phenomenal domain. The fact that some of these buildings are distant from the river— in fact separated by other property— allows courtyards to view with a favorable illusion of borrowing the landscape as part of one's own site)). Trees modify south and west sun, ridding glare, filtering select view-passages to the river, always harking the historic river genus-loci. Each one of these courtyards represents a different view, spatial feel, and activity— but harmonize in size and the fact that they are indeed "river courts" as extending the essences of different building/uses:



(i) **Sullivan Station Courtyard:** is a significant proposed outdoor space, adding to the new Sullivan Station restaurant's floor space—to provide outdoor dining, dancing, functions, gourmet events. This will add considerable activity to the already important restaurant. The austere functionally-born 19th century quality of the old train station is enhanced by and repeated in the courtyard. The courtyard orchestrates Sullivan Station viewing and accentuates its true setting as an old RR Station sited on the "home-side of the river". The courtyard reaches out to identify the restaurant with the railroad. (Future uses may even involve passengers). From inside, through windows, the courtyard safely leaps one's eye to the whole of the river site—including the railroad line that cross the river in dynamic counterpoint (a crisp image of Berkshire pioneering efforts that is universalizable beyond New England—and also metaphoric beyond history) as forest and distant landform loom. Sculpture on the court is solo-seen in winter; seasonal flowers and herbs, placed eg pumpkin, will delightfully encompass the surrounding garden area other times. Depending on the different proposals (see descriptions) the grass area surrounds the courtyard in a pattern that either picks up on the geometry of the courtyard, flows like the river, or steps like full size Berkshire terraces. A bosque flanks the courtyard for sitting in filtered light, while framing the view to the river. Courtyard lighting and flood lighting relates to the river as well as the building's architecture and uses (conceptually, a venn of the types are overlaid, and "meet" at the courtyard). It is intended that this court propels the restaurant with a far reaching reputation for tapping tourism and greater-Berkshire residents. This court will also draw its own special clientel who enjoy regular cafe experience. The Sullivan Station Courtyard will bring commercial value to the commercial buildings for the owner and for a widened tax base, with spin-off stimulus, and employment for the town, and brings place for residents to enjoy. \* Another courtyard entry in front of the restaurant is an add-option to link with parking lot walks—and serve to increase the positive exposure of the business. \*\* (Note: Similar quality-use "luxury" courtyards, based on a town theme, may be brought to other new restaurants and related business for different users in Lee in the future (nic)).

(ii) **Grendel's Courts:** to be detailed by owner. Includes a main river-facing courtyard, plus add-options for entryway, and grass spaces.

(iii) **Individual Residential Court Spaces—** to be designed by each owner (nic; with town assistance if requested) is generally proposed, to let each resident see or at least indirectly sense the Riverpark from their homes as much as possible per residence, engaging the "borrowed landscape" (and raising the value of their property, if marketed accordingly). Yards may include paved patio, or green terraces, with edges projecting geometry of house, while aligned toward the river. Note that cost need not be prohibitive, because even the smallest realignment of a residence's landscape lines to somehow relate to (eg point to, or identify with) the river, or the have a token use of a river-related material (eg stone) or a river attribute (eg a meander, or a dam form) would effectively trigger symbolic correspondence, and suggest good river connection for the home owner. (Analogous relations with other town and Berkshire elements could also be made on all property).

**(4) MAIN STREET PEDESTRIAN COURTYARDS AND SIDEWALK EXPANSES (HARD SPACE):**  
 Linked together by Main Street sidewalks, these widened paved areas occur at the corners of all Main Street intersections and at select buildings, to create an overall synergistic rhythmic pattern of hard space to facilitate important pedestrian activity and crossing as desirable. They essentially UNIFY the whole Main Street corridor as a safe, beautiful, functional pedestrian-accomodating place while and delineating the corridor to accomodate the repeated and the unique use/situations along it: these spaces are experienced longitudinally (walking n/s), laterally (crossing about e/w), or for specific "point" focus (at buildings). The corridor, with its complete pedestrian design (while coexisting with and accomodating vehicles) lies firmly connected to adjacent areas (Park place, the Northend, the Residential Hill, Eaton/RR & River Area)— for a whole downtown pedestrian space system for the next century. Some of these widened brick areas occur where street parking is removed; other courtyards (Upper Library and the Theater Complex) are located further east or west of the sidewalk, in the property of those adjacent buildings. (Parallel parking occurs intermittently between the paved sidewalk nodes, guided and visually abosorbed by the paved space that protrudes into the street). It is intended that the overall pattern of these (brick or stone) pedestrian areas and walks are coherent, simple— and encourage pedestrian use. They make a confident clear image as a quality architectural visual/spatial element— for instant comprehension and lasting impression. Great-trees work to strengthen both the overall continuity of the pedestrian system (using the great-tree arcade, planted in walks on both sides Main Street; as well as (with other trees) sub-defining the individual court expanses. Microclimate varies among the spaces, by different sunpocket and shade and wind exposure, with trees, awning, optional structures improving comfort yearound. The courtyards along the street vary: flanked by abutting buildings and trees, OR open with only trees. The sunniest courts occur on the east side afternoons against Main Street's facades buildings, shaded in morning. The west side of the street is sun from morning until shaded by mid afternoon. Specifically:

a) **Widened sidewalk expanses and crosswalks at each Intersections of Main Street/ and the side streets:** allow people to collect in those logical places for safe, shorter crossing distance at all streets; allows bus stop waiting as well. Bus Stop accomodated.

b) **Widened sidewalk "lineal nodes" In Front Of Key Buildings** (ie south Main Street's commercial block buildings; and along the Main Street at the Library, and along the Main Street at the the new Theater Street Building (these builings also have yard courtyards, as described below # c,d). Architectual quality and activity of those buildings is extended to the widened sidewalk (lineal nodes) that occur at these buildings; it also improves the general pedestrian flow where the busiest activity occurs at stores and offices, for walkers of different pace, people accessing parking or crossing.

c) **Library Upper Courtyards:** Located terraced on the hill on the south or east front of library is the primary courtyard— most open to sun, shaded with great-trees, with views to all Main Street, or westward views through Theater Street to the river. A secondary smaller court is on the west (back) side, shares similar function, with important contrast to the front courtyard, it is being more private and introverted, spatially secluded (where the secondary building entry is, accessed from rear library parking and Franklin street walking) and connects as pedestrian open space to Park Place. One or both of these fine spaces may be stone or brick surfaced, while there is option to use grass for one space. (Walls, lights, benches, relate to library

materials as well as the general town public courtyard system). The front space is located be a sign of welcome to all that drive or walk by; the rear space especially calls to the residential hill as a more "secret" place for private residents. These spaces are a powerful architectural and social extension of the library, and a town amenity that extend the library's activities— reading, lunch breaks, meetings, gallery events, exhibitions; programatically and physically, it outwardly links the spirit of the town— library to the larger community and physical town as whole— and visually beckons townspeople to often enjoy it, and visitors to learn about Lee/ Berkshire history. Sitting in either courtyard allows various spatial sensation, views, and sun/filtered and pure shade— as a place to contemplate, rest, study, read, lunch & supper breaks, to encounter sculpture and intimate art and history exhibits, that programatically tie in with library and linked to the Museum. The courtyards, wonderfully luring and addictive in themselves, will become evermeaningful familiar enduring virtues in time, as well as with the changing social, cultural, & academic events they hold. A fee for admission on some special events is an option. (Note: In their combination, these two proximate courts extend outdoor comfort-time tremendously for the library: the front courtyard has strongest afternoon sunshine, tree shade for hot summer; there is some wind protection in winter, and general noise reduction, by landform and structural wall add-option. The rear courtyard makes a special morning sunpocket— for coffee rest or meeting in the early morning— and then produces a scenario of shade later in the day, increasing with the approach of winter; it is protected from winter wind and snowdrift. Both act as a foyer for rainy snowy days, to protect library floor. Both receive Berkshire moonlight and starlight— the front space wholeheartedly, the rear space through a sublime more enclosed focus of sky). ((\* The individual proposals also vary in how they depict the courtyard's as a place of "knowledge & scholarly leisure", or is relation to Lee/Berkshire cultural and natural history (eg local writers), or other special meanings— sometimes couched in metaphor)).

**d) Theater Street Building courtyard(s):** extends the commercial or residential functions of this proposed complex to the outdoors, and makes important transition to the otherwise ambiguous vehicular/ public pedestrian environment to the indoors. ((The four proposals vary as described under "buildings" as either residential or commercial. This transition is one of 'integration' if the complex is proposed as commercial; it is one of 'defensive/proxemic buffer space' if the complex is residential)). In any case, courtyards here enjoy the multiple exposure of views and climate as specific-use spaces, that make transition to neighborhood space— a nice locale between Main Street and river, near bus, Parkplace and River. The courtyards orient to the library eastward, the Arobi/Eaton area and river westward, toward the sun and view of Parkplace to the south side, or to shade and northend/river view to the north). The commercial court provisions include vending events, atmosphere for office visits— that stimulate commercial continuity from mid Main Street to the Eaton Area— for an attractive overall place to shop or do business, or browse through. ((Some proposals entail a central lineal-courtyard as a "Pedestrian Promenade" connecting with walkways from Main Street to Railroad Street; and/or have individual segregated courts at the front or rear sides for more individual private use)). The orientation and shape of all Theater Complex courtyard schemes engages a "spatial thrust" between the east hillside sunrise, to the west riverside with setting sun, while demarcating an e/w spine between the south and north halves of town— with views that filter longitudinally and laterally— is dramatic in concept, interestingly subtle in application)).

**5) NORTHEND COURTYARDS:** a) are provided by the widened expanses in front of Joe's and the new complex and b) within the new north common area, as varies per scheme. These facilitate neighborhood oriented mixed commercial and recreation activity, awaiting bus, outdoor sitting/ small vending/ breaks/ eating in that area— more private and smaller scale than the south end.



**GREEN SPACE** (in all four proposals) is proposed in a wholistic 3d pattern—with good visual, spatial and activity-accommodating quality—as a significant new part of Lee's total open space system. It includes, primarily: a) south town common (quad-node), b) north town common (node) and c) riverpark greenspace (noded corridor); Secondly: d) library green (lineal plane), e) north complex inner gardens (nodal pockets) and f) community garden (planal pocket) at the Arobi building; Thirdly, is existing green space to remain: (g) the residential "quilt" (expansive plane) of private yards of both the eastside Hill and lower Railroad Street Area is encouraged for upgrading by owners, and ) the contextual "borrowed Berkshire landscape" (continuous plane/hills) is visually enhanced as viewed from within downtown (by using design strategy within downtown). In total then, (a-e) makes a green open space necklace with nodes around downtown, surrounded by green yards (f), immersed in Berkshire natural context (g). ((This means, overall, a series of multiple green enclosures— of different green space within green space within green space!)). The proposed green space carries its own walks of vertical & horizontal change, for wholistic experience (across and around) the various terraced, flat, and rolling green topographies in relation to human choreography— that "presents and then re-presents" green space in different ways, and allows climatic emergence and disappearance (while walking) of green off-site panoramic views, all the while accompanied by sensations of body kinesthetics and varying spatial enclosure. This also joins, with co-benefit, the system of larger hard spaces that make up overall town pedestrian space. This range of green space types is important as a system experienced & used "in itself", and as a setting for other hard spaces, buildings and roads— ultimately contributing to the harmonious synergistic downtown whole. Shade, sun, precipitation, winter wind and summer breeze vary in different green space locations due to general orientations of sites (see analysis), trees & adjacent structures— for microclimate comfort at different times. (The best weather protection against summer or winter extremes, however, occurs in hard space near buildings). Lighting of green and hard space occurs simultaneously on three levels: by the vehicular-oriented scale of nearby street lights, the pedestrian scale post-lighting, and special feature lights (eg the groundlights, festive tree lights, architectural uplight on trees and buildings and sculpture, seasonal/holiday display and sign lighting). Benches of landscape-scale are sited on walks along the green others off-site view the green in different perspectives from a distance. Sheet drainage, inlet drainage, and retention options vary per location, and are to be detailed for handling rain and snow storage. Irrigation and tree shade will lessen grass burn-up in summer. (Other maintenance considerations shall be specified in detailed proposals— eg mowing width and other programmatic criteria).

((SUPPLEMENTARY DESCRIPTION: In each of the four proposals, the green space consists of grass floor that is flat, rolling, or sculpted— and is enclosed by wall or canopy of great trees, adjacent structures, or landform, to create spatial volumes or layers. The topographic changes play important significance of views and sense of enclosure within basic spaces as well as appear attractive from a distance as linking with the natural biomorphic aesthetic. Visually, psychologically, and use-wise, the green space is proposed in complement to buildings and hard spaces for all pedestrians— these reciprocating the vehicular elements— for a complete town design. (These green spaces (ie "formal man-made, soft spaces") are the conceptual middleground between the "hard formal man-made town" and the "soft natural landscape"— their interrelation is depictable in diagram as three partial overlapping venn circles— (bonding manmade town and soft nature by being manmade formal-soft green space). The relation of the three to be sometimes sensed as a "merge", other times as a progression or transition of separate elements. So, in all, the proposed whole downtown is itself compositionally a venn of similarities and differences, that continues as such into the regional Berkshire context). \* Within any of the four Lee proposals, green space has various (sometimes repeating, varying or sometimes contrasting) configuration, degrees of enclosure, and sizes— but overall the spaces synergistically unify in a "town-

wide" scale: as is strikingly evident in conceptual plan, this overall pattern of green grass and great trees enforces and supports (ie encloses and permeates) the general spatial pattern of downtown Lee's six general spatial areas (see "spatial system"). IE the corridor/double-node pattern of Main Street and its south and north ends is enforced not only by the great trees in the hard walkways and over the roadway (see "hardspace") that carry the sense of green pedestrian atmosphere and echos the river corridor, but by the flanking green space in the adjacent yards along the street space that visually connect a green line to the north and south commons; in turn this connects to the Riverpark corridor green space, and the grass around the buildings and the rectilinear eaton area. (The yards of the East Residential Hill and Railroad Street are a 'neutral background green' that makes transition to the 'offsite nature'). While this green necklace of spaces has its own manmade strong formal geometry, it is important as a continuation of the natural ecological system (a soaking or running watershed, wildlife, soil, air, micro-climate) and is inherently valuable as life itself, forever engaged in life/death cycles that riddle our own existence in sometimes nurturing ways. It is visually, spatially important for the sensation, thoughts, (eg symbolism), emotions of different townspeople and visitors. And it provides a magnificent sense of freedom— a behavioral anarchy— to relax, photograph, play, walk, gather informally, look and 'breathe the moment' without any predetermined direction. Smell, sound, touch, and taste accompany the spatial visual experience of green space. It has multi-connections: to wider nature, to the history of agriculture, and to village green and romantic park civility/communality (democracy, industrial age social-park leisure as counterpart to capitalism, and rurality with sophisticated urban situations.

\* AESTHETIC NOTE: At different times when on foot, in car, or later in memory, the pattern of the entire green spectrum (proposed and contextual-enhanced), can be interpreted in different pleasing ways. For example, in terms of near or far, we can find very different understandings: from a close-up experience of a blade of grass laced with dew— to the macro notion of the built and green town laced within the Berkshire wilds. All are equally fulfilling as subjective phenomena and impressionable images to occupy one's consciousness. Other images, whether near or far, are selective in their accent of components and relations— many mutually real ways to interpret aesthetic meaning in a significantly befitting human habitat: EG "the green and hard elements are felt in balance"; or "one is dominating while the other is seen as comforting background"; or "they are sensed as interlaced or overlayed in festive inter-harmony"; or "the green is seen as the 'flow of life' from the Berkshires that flows through town to animate it"; or perhaps we see a green ring fortifide with nodes, and surrounded by nature that radiates in or out from it to make transition with the buildings". (We here should value this subtle, abstract level of various green-space interpretation, because it is indeed experientially significant in a living environment, along with the more obvious descriptions of personal and ecological function, geometry, and straight symbolism). Other Notes: Whether green space is experienced longitudinally along continuous paths of green space, or accessed laterally, crossing it to/from specific points it consumes one with meaning. There is both continuity and change in the space: the color, form, pattern, texture, and tone of the grass (high vs cut) and trees in different seasons, atmosphere, snow. And the growth of trees strengthens their material and climatic value for experience; it alters the proportions of space— the floor/wall ratio, the sense of wall and view distance expansiveness of space, and changing the predominance of multiple enclosures. The proposals entail that the formal ordering of trees is also felt in many ways. Eg the trunk's ordering in man-made geometry (eg arcade lines along streets), set against the different natural order of branches and attached/falling leaf— is interesting as material/spatial sculpture with transcendent suggestion. (\*\* The green space of all four proposals, while relatively inexpensive, is a most valuable element. It is the element that will come to life with its own special unnamable flavor, to be finally determined in the field as bulldozer carves the landscape precisely. The written and pictorial description of Lee's proposed green space can not do justice to its value in reality— here is only a shorthand representation, devoid of richly qualitative properties))).



1) **"THE SOUTH COMMON"**: in all four proposals is a beautiful, expansive, positively-defined town green properly dominating the whole Parkplace quad— to replace the disruptive parking asphalt of previous. It is the most important new green space, and the most cost-effective element of the entire proposal— for Lee's most visible public oriented pedestrian activity and formal gateway image. Its proportions are impeccable, accomodating the perfect space of the existing quad of buildings once hidden. ((Proposal #4 eliminates the roadway there; others coexist with roadway. All proposals each have their own very unique, imageable, exciting theme for organizing their common— varying in size, number of spaces and relationships)). Gazebo and bus-stop spot is entailed. A real town common is all-appropriate here— linking to historically valid spirits that are alive today— relating to communal pioneering New England times, or the romantic social-recreational park that was counterpart to the industrial revolution— and hyper-relevant in these post-modern vehicular stressed and diverse or chaotic times. The south common is a formally comforting "Berkshire blanket" that wraps green light, symbolism, history, connecting the manmade built downtown with New England, nature— for the "human soul"— in that very heart of downtown: It provides for full scale town events, playing, gatherings, or intimate walking, resting, viewing— for all townspeople and visitors— and makes a meaningful engaging setting for the beautiful Congregational Church, (& indirectly the Franklin St church), the Courthouse, Morgan House and adjacent areas. While iconic of the historic New England village green romantic park, it is timeless in being aesthetically nurturing and serving present functions, conjoining the Parkplace hard thematic courtyards, and the sidewalks around it and paths within. For parishoners, it becomes the "carpet" that extends their church; for courthouse workers & guests, it is the "eternally just" civic setting. For business it is prime real estate locale useable for extending vending to gathered patrons. For residents, depending on the circumstance, it is community frontyard or is private backyard. For tourists, the green is quintessential New England culture and nature. For everyone, it is democratic recreation, cross-socialization, a permanent secure leisure setting— a truely good place to be. The common is what gives Parkplace its primary focal energy, for strong overall "south gateway" effect— to continuously embrace local townspeople, and attract visitors driving by. It is Lee's open hand that extends welcome to people from the region and beyond. Because this space has layers of enclosure, the tree types, buildings, of on and off-site trees, and the distant hills— this grass floor can feel as if it is the same (large valley floor that far hills terminate. Different seasons bring different senses of the enclosure of this common— different sizes of space— different degrees of affinity and contrast between the green grass common and changing rural landscape beyond. (This common is formal strong, and seem as uncontrived and simple as the church and brick wall or the clear windows. It feels as big as it can be for that Parkplace area. It is pure in its groundplane— a flat green platform that addresses (either in continuity or strong juxtaposition to) the ever changing natural Berkshire landscape's rolling valley and hills, with their rich complexity of color, form, pattern, texture and tone. This town common is an will be ever-becoming as an eternal tablet to recieve a multitude light patterns, and shadows of trees and cloud, of people and structures— these will collect for human reflection in townspeople and visitors alike.



2) **"THE NORTH COMMON"**: is proposed grass space in the vacant parcel at the Main & Center Street intersection, surrounded and/or penetrated by walkways and trees, and is terraced up on its west edge. (It abutts on its east and northside the street corner sidewalks, and abutts on its southside the new building complex and hard courtyard). This north common is a moderate/smaller sized, more neighborhood-oriented green space, to reciprocate the more upscale, public Parkplace south common. It echoes the village green, romantic park and agricultural symbolisms of the Parkplace south common, and extends the recreational open-space value into the Northend. While it welcomes visitors— in fact lures them for a thru-town walk from the south end or entices vehicles for a stop— it is especially important as a "local" semi-private green for people who live, work nearby, co-functioning with Joe's Diner block, kfc, the Mill, for local workers and residents... it is a special nearby outdoor place for picnic, work breaks, or relaxing with children. (Children can even sled of its back side toward the river). Also, it co-stimulates in association with the proposed abutting Commercial/Residential complex in that parcel— to attract and accomodate those users. In another sense, it is a part of the new Riverpark— as pathways and views interconnect and engage a river walk sequence— and with its impressive height it is a worthy complement to the hard Riverpark "Eaton termibus Space" in the town open space theme. In still another sense, it becomes part of the Mill in response to its architecture and potential uses, as viewed by Mill users or visitors. In all, this grass area contributes to the larger sense of the Northend Gateway, by being a focal point (in symbolic rhyme with the south entry's language of 'nodal-green') that accomodates those surrounding buildings in a unified "node" setting to feel like a true neighborhood 'center'— as a part of Lees open space system.

((SUPPLEMENTARY DESCRIPTION: This north common has a precious understated value for "everyday" rest, recreation, visual/spatial quality; yet it can sometimes extend aesthetics and symbolism to a special "poetic level" for locals or a visitor. Also, this place can feel happy and active with just a few visitors (due to its smaller size); while at other times, if one wishes, one can find a powerful, important 'sublime' solitude (in contrast to the south common feeling "beautiful"): the nodal floor of this space seems to act as an 'eternal platform' elevated to recieve the concavity of the sky— and acts as a podium to survey the natural Berkshire landscape all around. This spot is unexpectedly dramatic: here is downtown's most untamed views and dramatic climate— both are accentuated by the common's isolation. The atmosphere— the apparant view-distance, and the light, wind (cool breeze or blizzard cold) or stillest heat— seems in a more pronounced way to differ here at different times. In this tiny spot perched in midst of larger gothic space of wild contextual landform layers swirling in every direction, it suspends one in mid air, perched high above the slope to the river, closest to Berkshire sun, moon, and stars the sky than elsewhere— separate from, yet participating in atmosphere, land, vegetation— existential space of Berkshire landscape. Here we spy the seasonal changes progressing from near to far, with the rush of time; from here we look westward below to see landscape changes that move with the longitudinal and perpendicular lines of river, along with runs of wildlife, and we can feel the whole Houastonic connect to Lee. And from this common we simultaneously spy the coming and going of different people driving to/from Lee, through the low Center Street overpass, and Main Street, or those walking about the north end. \* While the green common itself is of strong Euclidean form ((as varies per scheme))— beyond it, the layers of space and views are rustic, intense, sublime, complex, and less euclidian space than elsewhere. It is most alive in distant ways. It quietly straddles the running of watershed from the east hill to the river, while clouds, autumn leaf, snowflake blow by— while looking to the powerful landscape forces, direct or indirectly senses— or imagined beyond. It also is desirable that this common is perched conspicuously at the corner Main/ Center Street high point, for it will always be 'on display' in its reaction to the seasons in a way that animates the neighborhood. (Ie the people using it or its natural effects, such as its visibly being swept by wind, snow, rain patterns performing about it, or piled with snow or ices sculpture or swelling in spring, where birds greet ground, or bright/shaded in summer). Berming in roadside portions to mitigate noise, and conifer for north wind buffer, are add-options. Lighting here taps into the three scales used for the south common)).

3) **"THE RIVERPARK GREEN CORRIDOR"**: Both sides of the river corridor is given a hierarchy of green space, that reclaims the river for pedestrian access, recreation, spatial-visual quality, an enhanced ecology, and the sense of Lee revitalization. ((The proposals vary in degree/configuration of green space redesign; some proposals leave larger areas untouched; other's extend bluegrass along fuller river length. See individual descriptions)). The 'green hierarchy' includes a transition from 'formal grass areas' (circular or strong biomorphic— in complement to the rectilinear, hard surfaced Eaton area)— to the 'naturally looser biomorphic spaces of the evolved wilder river areas'. Land and vegetation of floor and tree-enclosure varies as does the forces of river current— from the new manicured bluegrass lawn in flatland and rolling areas (original and new-sculpted) with a strong edge, bosque, or allees of newly planted trees... to the meadow grass flatland and bankings (with looser geometry), 7 areas of wildflower... giving way to successions of rougher perennial & shrubed understory on sideland and banks, areas of old riverside tree stands with special understory ..... and deeper wooded hillside with older native understory selectively pruned in other areas. Longitudinal and lateral changes thus depict successional plant and landform transition representative of man's "clearing-closures-in-nature (riverside, by the hill)" that typifies New England (here in a Berkshire Regional way). The island is also claimed for additional green space ((with pedestrian bridge access as an add-option in some proposals)). Introduction of wildflower with grasses in other town areas can relate to the river. Community vegetable/flower garden in river proximate areas is a future option nic)). The new trees, and some natural stands are pruned up to show strong trunks and provide clear view, canopy for shade and spatial ceiling. Others are left variously branched to the ground in heavily wooded side areas for more of a rustic, layered edge. Some trees overhang the water making reflection, and dropping leaves in to the flowing regional system— depicting region wide connection. \* This green space system intertwines with the river, sweeping along as does the water, wind, wildlife, and seasonal leaf changes. Undulation of the green area mimics the undulation of the river bed and harmonizes with the contours of riverbottom and bank that in cross section eventually link to the distant landform. Space sweeps along like wind and water by great trees for pleasing space sensation, canopy and microclimate. Experienced in terms of the regional Housatonic system, the regional trails pass thru Lee and present this green space as a dramatic point— a reason to come and remember Lee— or something that expires people starting in Lee to hike outward into greater Lee. And in downtown, the undulating ribbon of green is a corridor in complement to Main Street's straight line of tree-arcaded hardspace and green rectilinear lawns, and in contrast to the nodal commons. (In turn, Main Street echoes the river corridor). In this dialogue, they contact the north and south commons and connect the downtown 'greenspace necklace'— that has transition (by both the generative rings radiating outward, and by the extended river trails), into to the greater Berkshire region.

4) **"THE LIBRARY GREEN"**: includes grass in the frontage and surrounding yard area of the library, for soft beautiful neat yard space, depicting a sense of civic pride and communality; "our library on the hill". It is significant how this green expresses— enhancing all its dimensions— the beautiful landform where the library sits: on the upper plane, it is vertically separate from the road, yet (horizontally) longitudinally expresses that the library celebrates Main Street corridor— and has lateral continuity with the neighborhood quilt of residential yards and beyond, up to the surrounding hills. A relaxed setting atop which the library firmly rests, commanding the mid Main Street site, this green sets itself apart as town refugial space, clear from the abutting commercial and vehicular uses which it strongly contrasts; and it is in complement to the library's hard courtyard(s)— with views and activity that cross-stimulate. ((In addition, option holds that one of the courtyards described under "hard spaces" is instead a grass floor)).

((Supplementary description: Though it is materially "soft", the green frontage along the Library Main Street is architecturally "strong" in its sense of the raised lineal-plane, that continues flat at the victorian residences, that all the while is inversely mirrored on the other side of street— so all this green visually combines to suggest Main Street runs through a large green hillside terrace — which in turn runs through the contextual Berkshire region. The north and south end commons connects as nodes to that very line, thus fulfilling the lineal-green's local purpose in the language of classic 'double node & corridor' parti. Great and ornamental trees define this space as edge or canopy)).

5) PRIVATE YARDS: "GREEN QUILT"— Proposals specify that residential green space is addressed at two different scales of attention: First, in terms of the overall pattern—the residential street frontage and the several quads of space between them (as defined in our spatial analysis) is to be strengthened with a strong ordering of great trees in the same lineal and recatlineal configuration given by the existing streets and buildings, by the town. Second, there is opportunity for individual attention to private yards by owners, for varied subspaces, with other type great and ornament trees and plantings, with unique rectalinear, circular or biomorphic smaller scale forms per property. This could relate to individual's desires and activities, to the interiors of homes, and to the "borrowed landscape" of town green spaces and natural and man-made off-site views. (By mimicry, contrast, symbolic cues and illusion)— including relating to the river, the north or south common, the surrounding Berkshires. These two scales of green residential treatment will give individuality (to different residents and architecture) as well as distinct overall harmony to the residential areas; and the residential areas in turn are distinct in complement to the other public green and hard parts of town—in the overall Berkshire context.

6) CONTEXTUAL "NATURAL" SURROUNDINGS— is fully responded to in the proposals while it is itself untouched. This context includes the whole regional geological base of hills valley terraces, rivers, wetland, lakes, covered with the Berkshire spectrum of man-altered and natural succession stages— from fields to forest— with conserved, rural and other neighboring town areas. The four proposals each respect this context as an "infinately multi-valuable, ominpresent environment" and empowering "imagineable setting/habitat" for Lee and therefore work to enhance it by a dualistic design strategy: to give the town BOTH a sense of general Berkshire identity and of specific urban contrast to the wilds. So while this off-site area is obviously nice, it is all-important in how it connects to in sequential vehicular experience anticipating, approaching, engaging and then the departing with memories of downtown— and the in town experience of walking /driving that climaxes in Lee. (We design for a choreographic whole in terms of spatial experience. In all, this is intended to enhance Lee's environmental- perceptual quality with its natural-historic properties as a Berkshire place).

It is achieved variously in the four proposals, by incorporating a multitude "implied connections" (either identities, contrasts, or subtle juxtapositions) in terms of both views and design (of materials & forms) at the gateways and different spaces of downtown. Each town subspace is thus a variation on the theme of relating or withholding from the distant landscape. Hard vs soft viewing spaces have different introverted or extroverted connection to distant landscape space. ((Eg views are sometimes narrow or wide focused, or clear or ambiguous, or obscured. At times they are 'pointal vistas' through spatial lines of building alleys, tree-allees, street corridors; or complemented by local landform, or flitered by layers of conifer. Other times a distant vision is given through the town's concentric rings of structures and vegetation layers of space, radiating from the towncenter to the wilds. Other times views to the landscape are completely hidden— so the distant Berkshires are suspended out of sight— to allow peculiar interest in the foreground space— before the distant scape either peeks or explodes into view for another instance of contextual connection: profound aesthetic properties are perceptually flushed from the landscape for fresh revelation; people are oriented to where they are in numerous ways)). All downtown town spaces in the proposals are well defined— either rectalinear or circular or biomorphic— to present different dialogue with the larger, more complex landscape continuum. The downtown boundaries vary among proposals from being clean edges between the town and "nature", other times a merge or continuity (see individual schemes). Detailed landscape design (not specified in this stage of proposals), coupled with seasonal change of sky and vegetative/wildlife changes, the field/ground of sun and shadow, will forever animate the dialectic of manmade Lee and its Berkshire context with both universal and special meaning. The play of the relations of the downtown to the distant landscape (spatially/materially in visual or associational aspects) are intended in proposals to make infinite presentations that are not always namable, but are nurturing to all people, and imagineable for contributing to revitalization.



4. ALL PROPOSALS LOCATE ADDITIONAL BUILDINGS THAT EXPAND LEE'S COMMERCIAL AND MUNICIPAL BASE, AND CREATE CRITICAL MASS TO DEFINE AND INTER-RELATE WITH THE DESIGNATED OPEN SPACE.

RECOGNIZING AND ENFORCING THE EXISTING VALID PATTERN OF BUILDINGS: The proposals recognize that there is already a valid pattern of buildings in Lee and intend to not violate desirable characteristics (as they do propose additional buildings, & new pedestrian and vehicular spaces). This valid pattern entails the subtle balance and degree of pedestrian scale building densities, the evolved positive "organized/complexity of mixed uses" (commercial/ residential/ municipal/ industrial buildings) and fine "diversity-within harmony of architecture"—all this variety is already much unified within the coherent human-scaled town layout of the grid, and six downtown areas to be enhanced in the proposals. Any extreme future growth of buildings should occur carefully, AWAY FROM DOWNTOWN (ie outside our project area) so as to protect downtown openspace according to the proposals' pedestrian and vehicularly-sensitive openspace plan. However, there is considerable opportunity to provide some NEW DOWNTOWN BUILDINGS for needed housing, desirable municipal and profitable commercial buildings, and fill the "gaps" within the present structural pattern without disrupting—indeed strengthening—the proposed open space pattern, and enhance downtown activities. Specifically, this include (for all proposals) new buildings in the "Northend parcel", the demolished "theater parcel" on Main Street, and Eaton Street area for the "Museum" & the "Arobi Building addition". These new structures would not only benefit by their placement in desirable downtown areas, but in turn strengthen those locations—economically, behaviorally, aesthetically—and contribute to Lee as a revitalized 'whole place'. (Although the proposals show proposed buildings only in plan view, there are unspecified options intended as to the building heights and floors and new/vs renovated construction. See guidelines). Also, rehab or reuse of different existing floors is also generally proposed as per zoning notation in other existing buildings. \* Not proposed in this phase, but viable for future consideration, is careful nic additional selective downtown development (in vacant land, or by singular demolition, or rehab) on Railroad Street, mid to upper Main Street, Park Street, and a most quality building/use along entire east side of the new south common to further define the quad. The idea of straddling or floating next to the river, or expanding the mill (eg new commercial or industrial use, or tourist oriented, restaurant etc) or rebuilding on the east of the common or south of Park Street are all open for future proposals.

ARCHITECTURAL GUIDELINES: For such construction, the proposal's require that town seek out further expertise for practical and imaginative guidelines not specified in this landscape architectural report, for downtown and greater Lee. (These guidelines, to be used prior to commissioning specific architectural plans, should include information ranging from space planning/ building prototypes, materials, building heights, alternative energy saving methods, signage detail, legal codes, and for bid-efficiency packages. The guidelines should also entail a self-reflective feedback aspect so to encourage creative solutions and not foster confining regularity with stale dogma, or neglect new economic markets that emerge). All new buildings—crucially in downtown—should aspire to be "genuinely appropriate" to Lee and its Berkshire context regarding architectural quality, uses and hopefully local ownership and employees. This means, on one hand, avoiding the scale and anonymity of generic type "anywhere-nowhere" proposals or even faintest resemblance to typical suburban-strips and pockets, or arbitrary urban developments. On the other hand, not being superficially responsive, contrived, overly tourist-oriented, kitch, ingenuously nostalgic, or overstated. Buildings must serve the long term needs and values of the townspeople and degree of visitors decided per scheme—true to Lee's history and practical to its future. The town should make conscientious effort throughout the design process to "aim high" for quality in any new public or significant commercial buildings in Lee—not just as individual entities, but their culmutaltive interactive value in context of a whole regional masterplan.

BUILDING ECONOMICS: Additional input by economic-planning consultants during the relevant time period is imperative in implementing the structural growth that is only conceptualized in the enclosed landscape-architecture oriented proposals. (See below notes regarding zoning and masterplan).

**\* SPECIFIC PROPOSED BUILDINGS (For all schemes. See individual schemes different descriptions):**

- (1) **THE "LEE MUSUM":** is newly at proposed north (or south) side @ end of Eaton street, by relocating the Greek-revival building from outer Lee. (There is option to append additional new building / glass space to this valueable old structure). The museum collects & displays town artifacts to educate visitors and celebrate for townspeople Lee's natural physical resources and historical value, in supplement to the library. It facilitates and distributes local and regional programatic information; also for vending of memorabilia, maps, tickets. Ideal location as place for arriving visitors— adjacent to bulk parking w/ immediate linkage to Riverpark or all town walkways. It there strengthens a "civic presence" (along with civic Arobi building, Post Office, & Riverpark) in balance with the otherwise dominantly commercial activity of the Eaton/Backside area. Imagability of this structure will make it work as a logo on literature.
- (2) **AROBI COMMUNITY CENTER:** Proposals expand and upgrade (or replace) the existing Arobi Building as a full community center, with emphasis for senior citizen use and possible daycare program. Generous Square footage potential is significant in and around building for generous volume of community activity— including courtyard use and community garden. It is located on the northern side Eaton Street, overlooking the river, so it is removed from noise and fast parking turnover, but still proximate and interactive with downtown. The center can be programed to encourage community events, social interaction and provide personal support. It is also place selectively available for garden club, children or adolescent clubs. It may structurally be expanded vertically or horizontally, while keeping the motif of courtyard jogs.
- (3) **NEW COMMERCIAL/RESIDENTIAL BUILDING (THEATER PARCEL):** is proposed to replace the condemned theater on lower-mid Main Street, for commercial and/or residential use as varies per scheme. It is proximate to downtown activities and amenities, parking, & bus stop for retail or office use throughout or residential quiet upstairs with higher window views. The commercial portion should profit, co-function with all new tenants, while also stimulating area business. It provides a generous and seductive pedestrian linkage/sunpocket-way between Main Street and Eaton Areas, with views between the Riverpark and Park Place.
- (4) **NEW NORTHEND COMMERCIAL/ RESIDENTIAL COMPLEX:** is proposed in junction with the new North Common, on upper west side of Main Street and as far south as Elm Street. (Requires demolition of the expired gas station, and annexation of the vacant abutting parcel. Possible phases of additional future development, south of Elm street, are recommended for further study, and not included in the proposals). The new complex is of major significance to strengthen the Northend as a "neighborhood place", by providing a compatible mixture of needed residential and desirable commercial space and as an architectural mass to spatially define the node. The residential component becomes part of and extends the existing neighborhood, at the quieter end of town, yet conveniently close to all activities, services, and bus. The commercial component complements the existing local oriented commercial pattern to better serve existing residences, the proposed residences, mill and other workers, and some general traffic (Joe's restaurant, hardware block etc). It also has the option to provide an additional commercial element to draw from larger Lee or regional traffic. It is a profitable location for business owners to fill office/retail void, and a strategy to stimulate existing Northend business. The site itself is one of the most surprisingly beautiful in town. As Main Street's highest contour, it has most commanding views of river valley to the west, rising landform to the east, the vista southward through Main Street's descending tree-arcade, the new common and interesting activities. In all, the complex completes the strong "neighborhood center", vis a vis the weight of other different areas of town, to fulfill the organic balanced pattern of town as a whole.

5 ALL PROPOSALS ENHANCE AND PROTECTIVELY ZONE A LEGIBLE INTERRELATION OF GENERAL DIFFERENT SIX DOWNTOWN "AREAS" (AS WAS DETERMINED IN SYNTHESIS PHASE AS ESSENTIAL TO TOWN'S ORDER):

**THE SIX AREAS:** The proposals (with their new buildings, vehicular and pedestrian spaces) do recognize and wish to enhance the positive pattern of the six areas or districts previously suggesting themselves to exist in Lee. This includes: "Parkplace", "The Northend", "Main Street Area", "The Eaton/Backside Area", "Lee Riverpark", and the beautiful "Residential Hill Area". Each of these areas has (and proposals strengthen as such) their own spatial, architectural and use-type character that distinguishes each with their own unity, and together work a harmonious/contrasting juxtaposition. These places— improved in the proposals— make a combined pattern and interact synergistically to create a dynamically balanced whole place— for a revitalized Lee. ((The reader is asked to observe that even a simple diagram of this pattern has aesthetic energies and overall integrative appeal— and these are multiplied when built, because they translate to 3-dimensional spatial experience and human activities. (eg The South and North ends, plus Main Street make a classic "double node corridor" pattern. The river is an echoed corridor that complete the previous in the conceptual form of a 'ring'. The Eaton area is a complementary plane hugging south node. The hill is residential in use, genuine (while Rockwellian) "Milltown 'home' on the hilltop" in flavor, and stretching "natural unbounded" in the sense of landscape space. The interlocking totality of corridor, node, plane, ring perched on Lee's terraces, surrounded by landform and river, in the embracing context of the Berkshire valley))).

**ZONING TO PROTECT THE AREAS:** Zoning should enforce the proposals' open space/building plan and definition of the six areas as follows: the residential hill should be zoned residential; the current commercial areas should be zoned "pyramidal commercial" so to remain flexible and responsive to market forces, and foster good sense of diversity. The Mill, Canal and upper Railroad Street are to be pyramidal industrial. River and open space areas nonbuildable. \* In addition, the town should continue to redevelop a larger MASTERPLAN for greater Lee, in conjunction with greater Berkshire region (that weights the preservation and passive use of open space as paramount, and maintains a broad ecological consideration). All construction should be incrementally subject to review boards careful scrutiny— balancing a firm commitment to the long run vision of the masterplan with future open minded revisions to avoid unseen problems or to grab unseen future opportunities that will unfold.



6. ALL PROPOSALS SUGGEST A "PUBLIC RELATIONS POLICY" TO ENHANCE LEE'S IMAGE AND ENCOURAGE ACTIVITIES FOR TOWNSPEOPLE AND VISITORS (AS PER SCHEME'S GOAL).

Each of the proposals stipulate that Lee's civic, business, religious and other community leaders should develop an INTEGRATED POLICY OF PUBLIC RELATIONS— to appropriately publicize a revitalized 'total Lee' image for townspeople, local visitors, and tourists (to the extent they desire). This is important as a promotional tool in the most humane sense FOR ALL: to elevate people's awareness and invite participation socially, economically, behaviorally to the degree and kind intended as varies per scheme. Such policy, in other words, is a strategic method to more fully, quickly actualize the physical design's potential. It entails focused, bold and subtle, consistent promotion that remains true to the goal statement that the chosen scheme offers, ranging from the 'Mill-town' to 'Tourist-town' character. (These two terms are meant only generally, and Lee of course can not be confined by a vacuous generic model). So, in all cases, the Lee image should on one hand emphasize what makes Lee special, and on the other how it genuinely shares a profound identity with the larger Berkshire region. The creation of this policy should involve:

a) Identify PHYSICAL NATURAL/ HISTORIC COMMUNITY ATTRIBUTES of Lee and its region— for townspeople and visitors alike. (Note that attributes "unmindful" are attributes "meaningless").

b) Develop for public awareness a HUMAN ACTIVITIES PROGRAM that recognizes or invents, encourages and coordinates all sorts of human activity that takes advantage of those physical community resources. (Activities will be individual/group/ town/regional— commercial/civic/church/recreational and residential for different users). This program should enjoy integrative value and encouragement with other town-regional programs. (Inter-community programming is a most dynamic planning realm, and it should be inspired by both solitary and collective creative wills). Each year, every decade, will entrench and expand good human activities and building layers of human meaning.

c) Engage a unified strategy for ADVERTISING those physical attributes and human activities (be it economically, socially, behaviorally motivated) so in all cases promotion should be linked to the image of the town as a whole and to other parts composing it. ((For example: The business association should advertise the town as offering quality/convenience, ample parking and an array of shopping types, surrounded by new openspace amenities. Sale-abration day is with sugar maples. Individual advertisements: Morgan House is "in Park Place"; The brunch at Sullivan Station about the Housatonic foliage— are "on the river". The community: "The garden club meets in the community center "near the museum"; A meeting can occur "by the courthouse"; A visit to the church in early spring and then for a community play in the "summer on the common". The Northend commercial space is next to the north common. An event is "by the Mill". The Museum "by the river—overlook and trails")). All these event-associations will link as a mindful tapestry with normative existence to enrich life in Lee. While economics is crucial, especially regarding the tourism issue, a full human range of values worthy of "promotional communication" and "public celebration" is intended here. For all interests, this method lets each person reap the power of town while in turn perpetually strengthening Lee as a whole— synergistic cost-effective marketing. Graphic logo, style of text, types of advertisement, other methods of communication should all tie together.

\* In conclusion: "public relational policy" (reflective of planning-policy) that conscientiously promotes Lee's most worthy attributes & activities, as a wholistic marketing strategy, is the guiding rudder for Lee revitalization in all proposed futures.