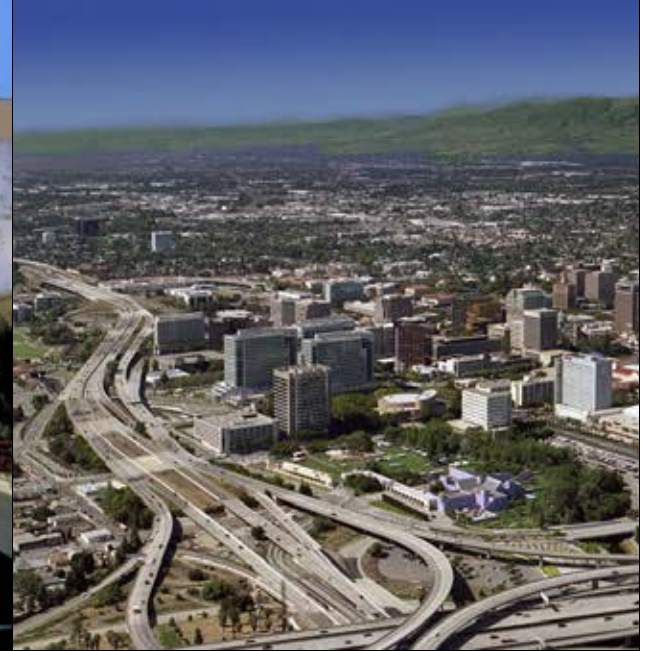




San Francisco, California  
**ALLEYS & PLAZAS**



Milwaukee, Wisconsin  
**A RIVER**



San Jose, California  
**DEMONSTRATION STREET**

## Low Cost Strategies For Using Your Community Assets:

New Strategies for "Old" Age Concepts- Building Livable Communities

Ahwahnee Conference 22 - March 15-17, 2013

By Ken Kay, FASLA



KenKay Associates  
Planning, Urban Design, & Landscape Architecture  
1045 Sansome Street Studio 321  
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Mixed Use Community



Alternative Transportation



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The City and Nature

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Walking for Health and Family



Life with Technology



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Sense of Discovery



# Downtown: the Makeover

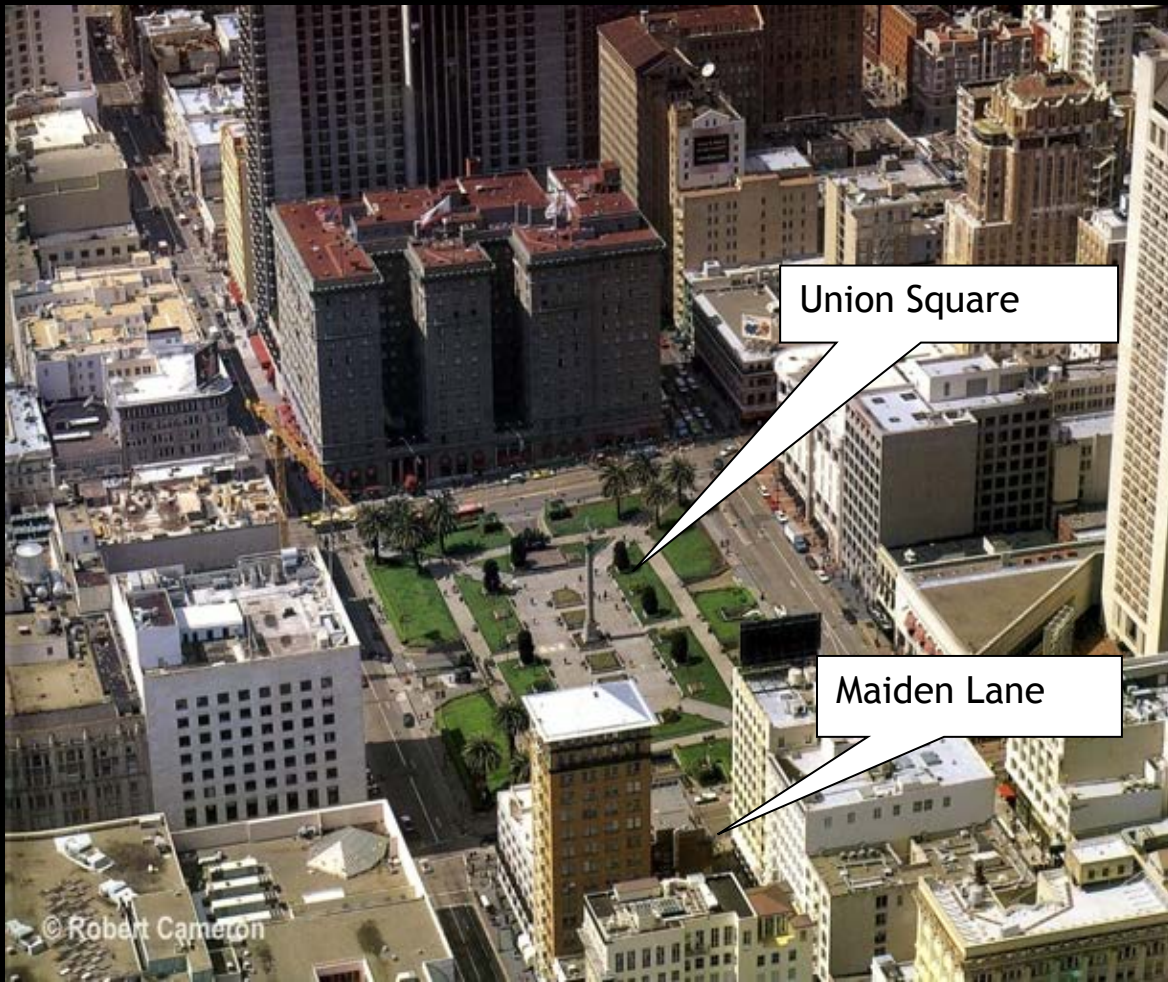
Giant towers! Grand boulevards! Great mass transit! No parking!  
SPECIAL REPORT: Will you love—or even like—the high-rising of SF?

# San Francisco



©KenKay Associates





## Dual Use Alleys – San Francisco, CA Maiden Lane





©Eckbo Kay Associates

MAIDEN LANE  
Character Sketch - View West On South Lane



©KenKay Associates



## Dual Use Alleys Maiden Lane





©KenKay Associates

Service Time: 6am - 10am



Pedestrian Time: Noon - Late Night

## Dual Use Alleys Maiden Lane





Service Time: 6am – 10am



Service Time: 6am – 10am



Pedestrian Time: Noon- 4pm



©KenKay Associates

Pedestrian Time: Noon – Late Night

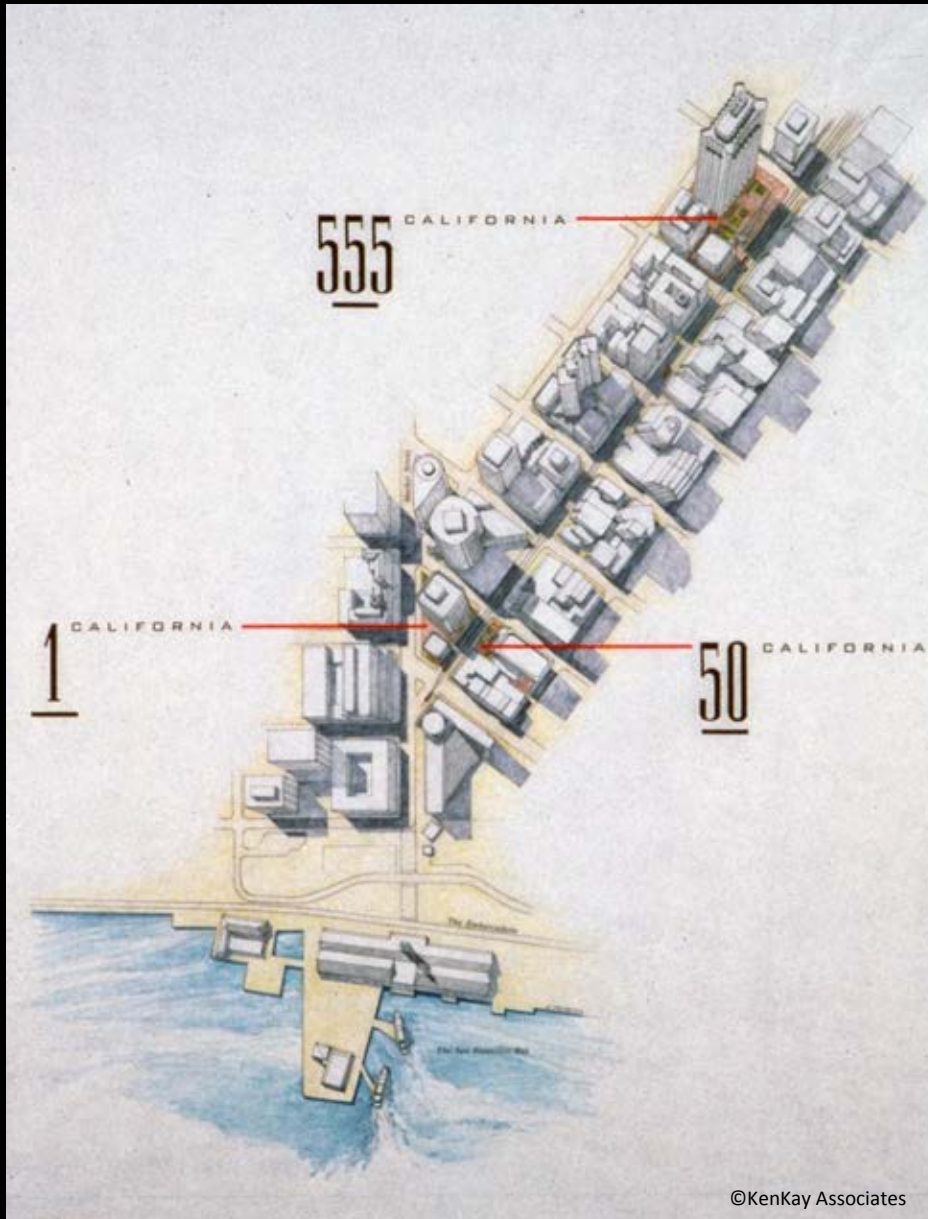
# Dual Use Alleys

Commercial Street + Belden Place

KenKay Associates  
www.kenkaysf.com







555 California Plaza

## California Street Plazas - San Francisco, CA

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[www.kenkaysf.com](http://www.kenkaysf.com)





Before



Before



After



After

# California Street Plazas 555 California - Bank of America Plaza



©KenKay Associates



Before



Before



©KenKay Associates

After

# California Street Plazas One California and 50 California Plazas





# San Jose Future Growth

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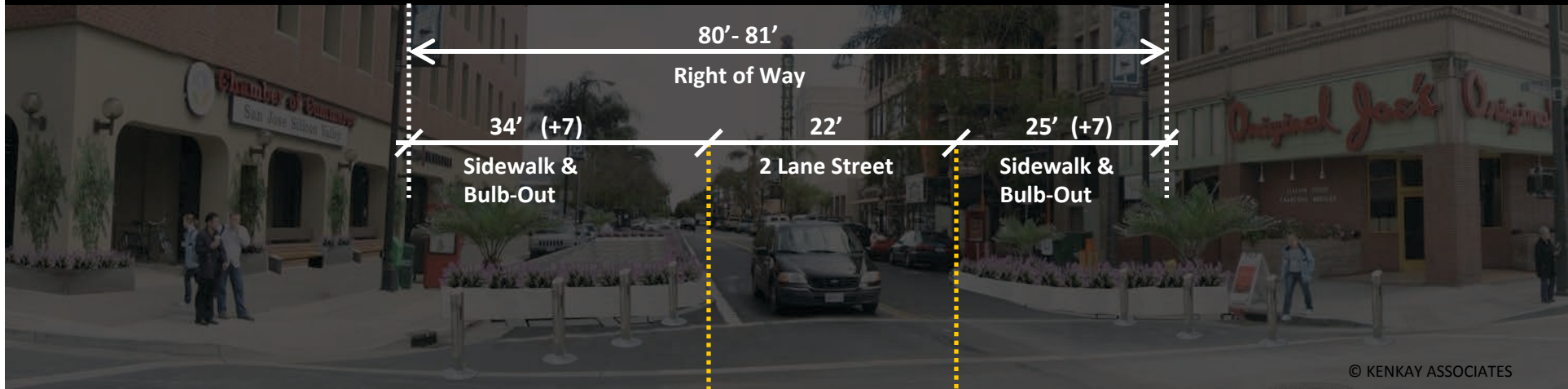
# South 1<sup>st</sup> Street Demonstration Project – San Jose, CA

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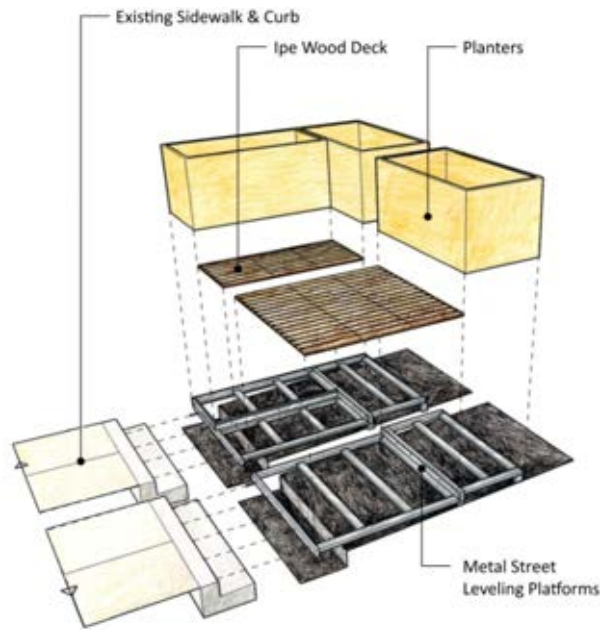
Existing Conditions



Proposed Street Demonstration Project

# South 1<sup>st</sup> Street Demonstration Project Existing + Proposed Conditions at San Carlos





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# South 1<sup>st</sup> Street Demonstration Project Sidewalk Extension Construction





Before



Before



After



After

# South 1<sup>st</sup> Street Demonstration Project Transformation







©KenKay Associates

# South 1<sup>st</sup> Street Demonstration Project Transformation





*Yesterday's*  
**MILWAUKEE**  
ROBERT W WELLS



Milwaukee Riverwalk – Milwaukee, WI

KenKay Associates  
[www.kenkaysf.com](http://www.kenkaysf.com)





# Milwaukee Riverwalk A Connected System





Milwaukee Riverwalk Before





## Making a SPLASH!

WATERSIDE WEEKENDS IN THREE MIDWEST CITIES

*The tide has turned in revitalized waterfronts, and fall makes the best time to discover what all the excitement is about. (Pictured: nighttime fun in downtown Milwaukee.)*





©KenKay Associates

Milwaukee Riverwalk *After*





Before



After



©KenKay Associates

# Milwaukee Riverwalk Transformation





# Milwaukee Riverwalk Transformation





