ALAZAN - APACHE EXPANSION

Resident Committee June 6, 2023



able city ALAMO

ARCHITECTURE, URBANISM, CITY MAKING





MEETING LOGISTICS

Translation
Photo Release Forms
Food: Fat Tummy Empanadas
Kids' Activities
Restrooms
Exits
Residents - Stipends

AGENDA

Welcome - Introductions (10)

Schematic Design Update (20)

Opportunity Home - Letter of Support(5)

Public Space Naming Activity (15)

Wrap Up - Next Steps (5)

ALL UNITS TO BE PUBLIC HOUSING

All units to serve the same income levels as residents at Alazan Apache Courts.

SUSTAINABILITY GOALS

Project to meet Build Green San Antonio Level 2 standard and target Net-Zero energy usage.

88 UNITS AT VALERO FIELD AND APACHE COURTS

Add units at Valero Field and Apache according to the Reimagine Alazan Courts Master Plan increasing overall public housing in the neighborhood by 55 units.

ACCESSIBILITY GOALS

All ground floor units to meet the City's Universal Design Ordinance and Visitability standards.

UNIT MIX TO MEET COMMUNITY NEEDS

12 1-Bedrooms (14%)

40 2-Bedroom (45%)

16 3-Bedrooms (18%)

20 4-Bedrooms (23%)

PUBLIC REALM AND PARKING

Close-to-home playgrounds and green space, planting opportunities, improved lighting, connection to individual units, convenient parking





COMMUNITY DESIGN WORKSHOP



JUNE Saturday 25





130 UNITS

COMMITTEE MEETINGS

> **SEPT TUESDAY** 6

SEPT THURSDAY **COMMUNITY SURVEY**

SEPT 2022



COMMITTEE **MEETINGS**

SEPT TUESDAY 25

SEPT THURSDAY 27

NATIONAL NIGHT OUT

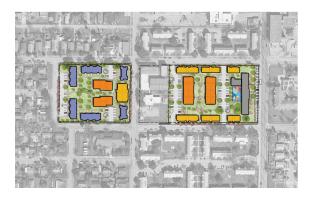


OCT **THURSDAY** COMMITTEE **MEETINGS**

OCT **TUESDAY**

OCT **THURSDAY** 10





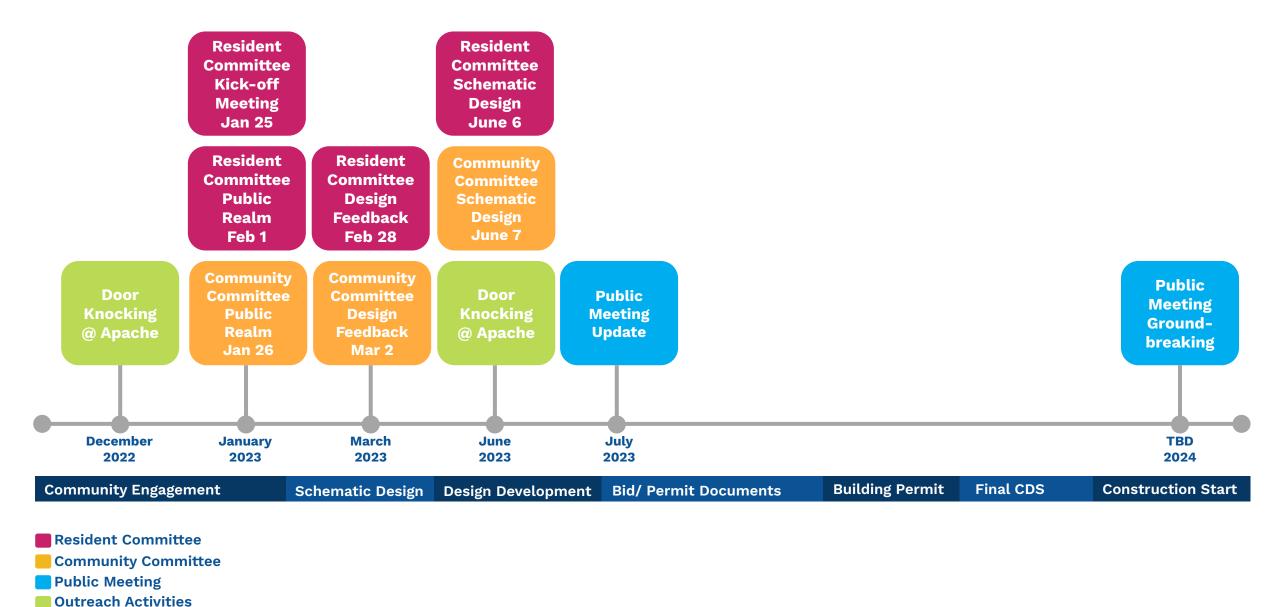
96 UNITS LARGER GREEN SPACES **REDUCE BUILDING MASSING**



88 UNITS REDUCE BUILDING HEIGHT

















- Community Center green space is larger
- Green spaces between buildings are more passive, private
- Stronger connection between park and street
- One off-street parking space per unit
- Dumpster are off-street and away from homes
- Low fencing at front patios,
 tall fencing between buildings
- Provide Ample Lighting





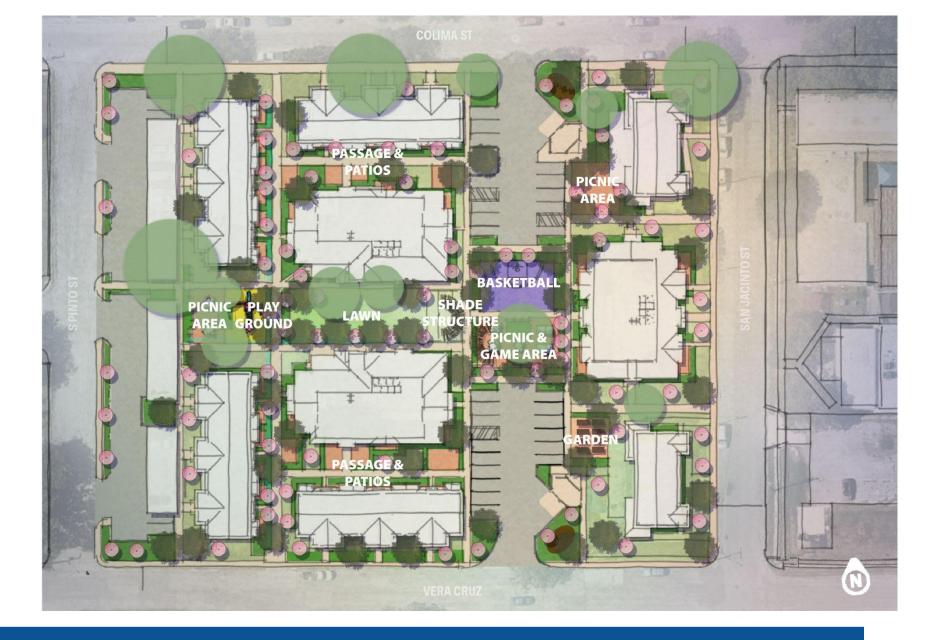




















































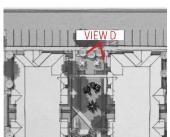










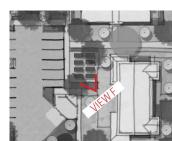










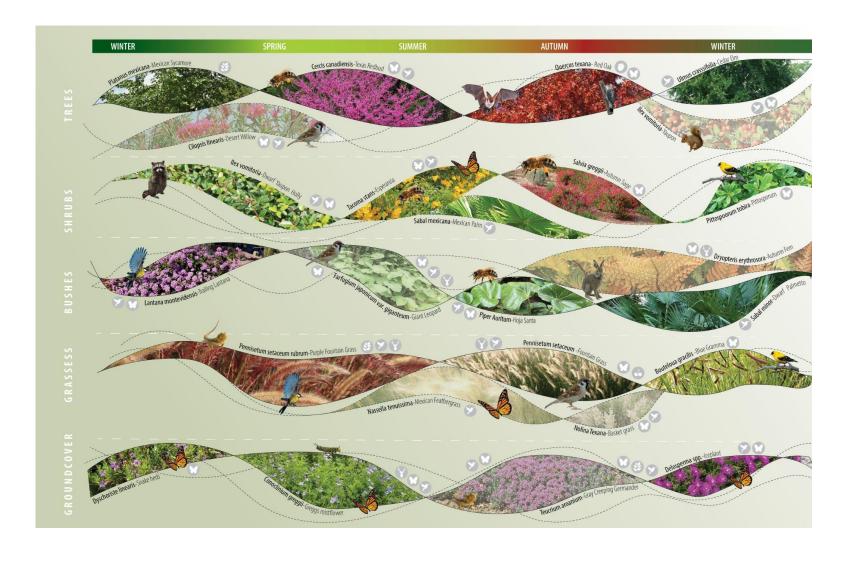




















LANDSCAPE ORDINANCE (70 POINTS RQD)

PARKING LOT SHADING (25 POINTS): 23,798 SF PARKING X 25% = 8,098 SF

SCREENING OF SURFACE PARKING (25 POINTS)
SCREENING MUST BE AT LEAST THIRTY (30)

TREE ORDINANCE:

72 INCHES MITIGATION REQUIRED 100 INCHES PROVIDED

130,100 SITE SF X 25% = 32,525 SF SHADE CANOPY REQUIRED

PROPOSED TREES = 24,750 SF (24 TREES)
TOTAL = 35,350 SF SHADE CANOPY PROVIDED

34 TREES PROVIDED BY TREE FUND



LANDSCAPE ORDINANCE (25 POINTS RQD)

PARKING LOT SHADING (25 POINTS): 23,138 SF PARKING X 25% = 8,098 SF

0 INCHES OF MITIGATION REQUIRED

156,400 SITE SF X 25% = 39,100 SF SHADE CANOPY REQUIRED

EXISTING TREES = 8,750 SF PROPOSED TREES = 30,557 SF (11 TREES) TOTAL = 39,327 SF SHADE CANOPY

REE FUND 17 TREES PROVIDED BY TREE FUND.













- "So far looking good really love it, it looks beautiful"
- "same as the existing buildings, the new buildings style fits in"
- Architecture Design recognizes existing
 Apache structures incorporates it the new buildings
- Density and massing relates to neighborhood
- New design creates street facing porch as existing structures















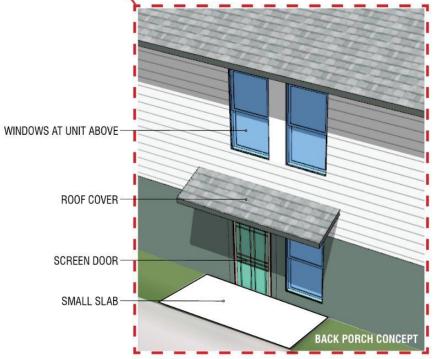




PERSPECTIVE VIEW LOOKING NORTH



EXISTING APARTMENTS











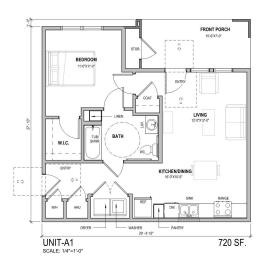
BIRD'S EYE VIEW LOOKING WEST

SCHEMATIC RENDERINGS







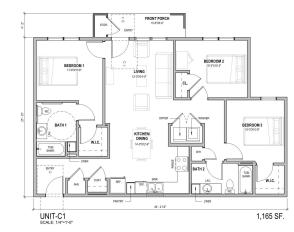


ONE BEDROOM





TWO BEDROOM



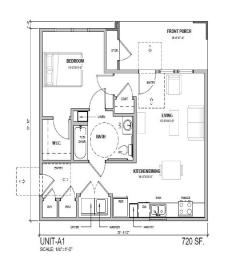
THREE BEDROOM

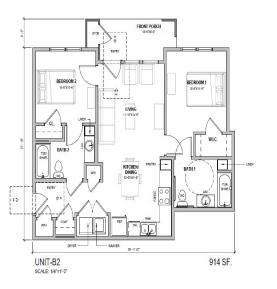
- Provide a kitchen island in more unit types
- Provide more opportunity for cross-ventilation, windows facing courtyard areas where possible
- First floor units to have back porches facing outdoor areas, where possible
- Provide roll-in showers in more unit types, including all accessible units
- Provide screen doors
- Provide hose bibs





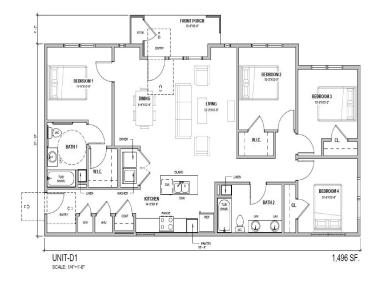


















Re: Support for Property Development of Alazan Expansion | 1011 S. Brazos St

Dear Mr. Hinojosa,

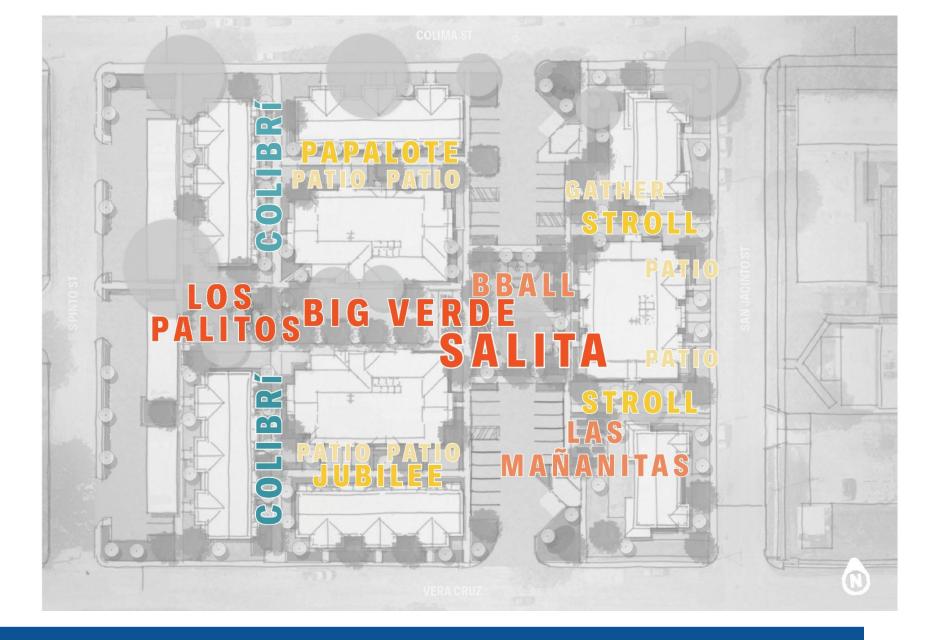
We would like to offer our support for the proposed development of the Alazan Expansion, the first phase of redevelopment for Alazan Courts is located at 1011 S. Brazos St. and will provide an additional 88 units of subsidized housing.

As residents of the Alazan-Apache Courts, a multi-family community that provides housing to families in the development's boundaries, we are excited to see this investment in our neighborhood.

We believe that using this property to build more affordable housing to serve low-income families will have a positive impact on addressing housing needs and look forward to continuously providing input to Opportunity Home as this project moves forward.

Sincerely, Alazan-Apache Courts Residents

























THANK YOU! PLEASE REACH OUT WITH **QUESTIONS OR COMMENTS** reimaginealazan@able.city call or text 210-390-6212