ALAZAN – APACHE EXPANSION

Resident Committee
February 28, 2023

MP STUDIO

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ALAMO ARCHITECTS

OPPORTUNITY HOME™
SAN ANTONIO

WELCOME

MEETING LOGISTICS

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

AGENDA

Welcome / Project Overview (10)
Site Plan Update (10)
Unit Plans (30)
Wrap Up – Next Steps (5)

MEET THE TEAM

Mario Peña – Able City
Seema Kairam – Able City
Paola Sofia Fernandez – Able City
Lorena Gonzalez – Able City
Trent Tunks – Alamo Architects

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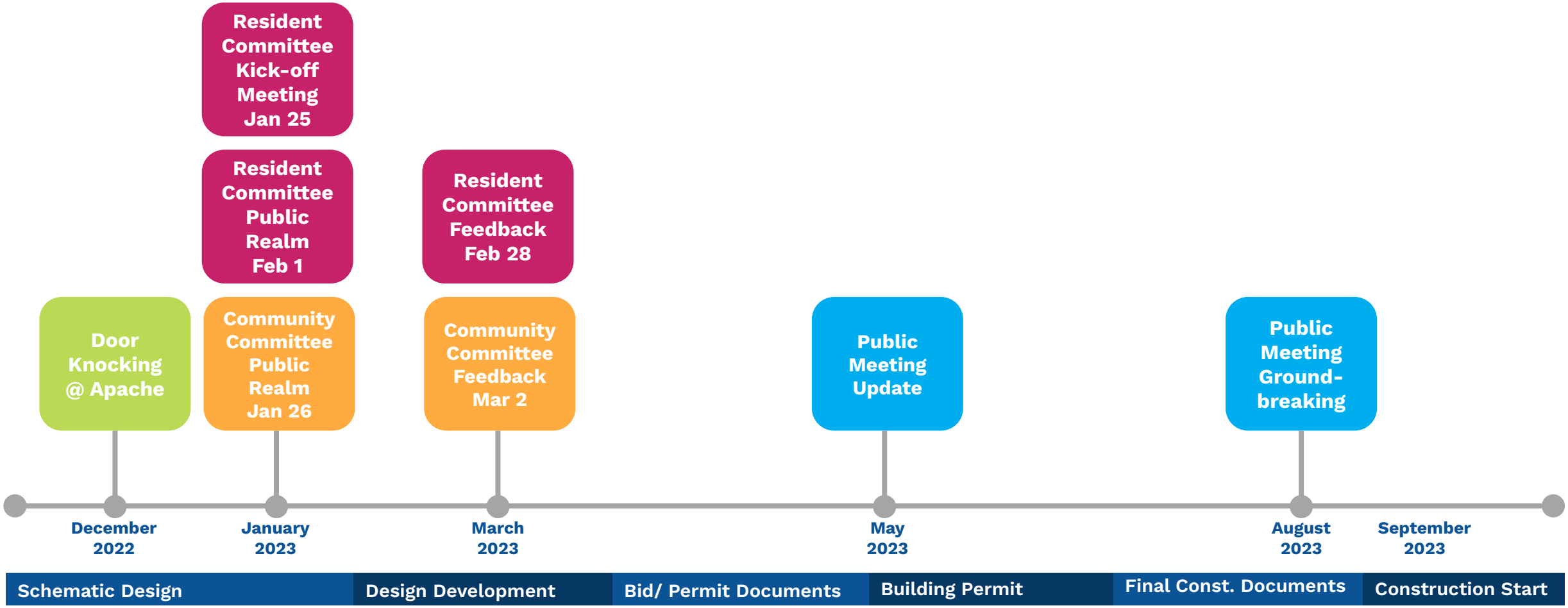

- Resident Committee
- Community Committee
- Public Meeting

ALAZAN APACHE EXPANSION TIMELINE

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ALL UNITS TO BE PUBLIC HOUSING

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

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.

UNIT MIX TO MEET COMMUNITY NEEDS

12 1-Bedrooms (14%)
40 2-Bedroom (45%)
16 3-Bedrooms (18%)
20 4-Bedrooms (23%)

SUSTAINABILITY GOALS

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

ACCESSIBILITY GOALS

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

PUBLIC REALM AND PARKING

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

PROJECT COMMITMENTS

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COMMUNITY DESIGN WORKSHOP

JUNE
Saturday
25

COMMITTEE MEETINGS

SEPT
TUESDAY
6

SEPT
THURSDAY
8

COMMUNITY SURVEY

SEPT 2022

COMMITTEE MEETINGS

SEPT
TUESDAY
25

SEPT
THURSDAY
27

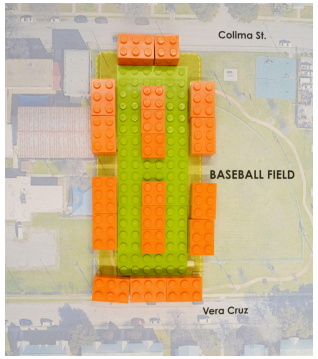
NATIONAL NIGHT OUT

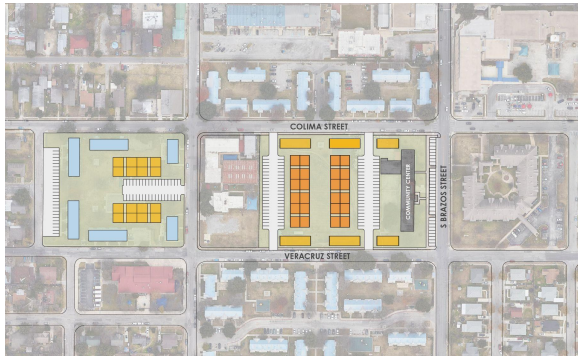
OCT
THURSDAY
4

COMMITTEE MEETINGS

OCT
TUESDAY
8

OCT
THURSDAY
10





130 UNITS

96 UNITS
LARGER GREEN SPACES
REDUCE BUILDING MASSING

88 UNITS
REDUCE BUILDING HEIGHT

MASTER PLAN - DESIGN ITERATIONS

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DESIGN DIRECTION

- Smaller buildings to match scale of existing Alazan Apache Courts
- Two story buildings along the street
- Ground floor porches connect to sidewalks or green space
- Varied types of green space for community and resident use
- All 1st floor units – Universal design and visitable
- Unit mix
- Efficient unit layout + stacking

CONCEPTUAL DESIGN - PERSPECTIVE

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RESIDENT / COMMUNITY FEEDBACK

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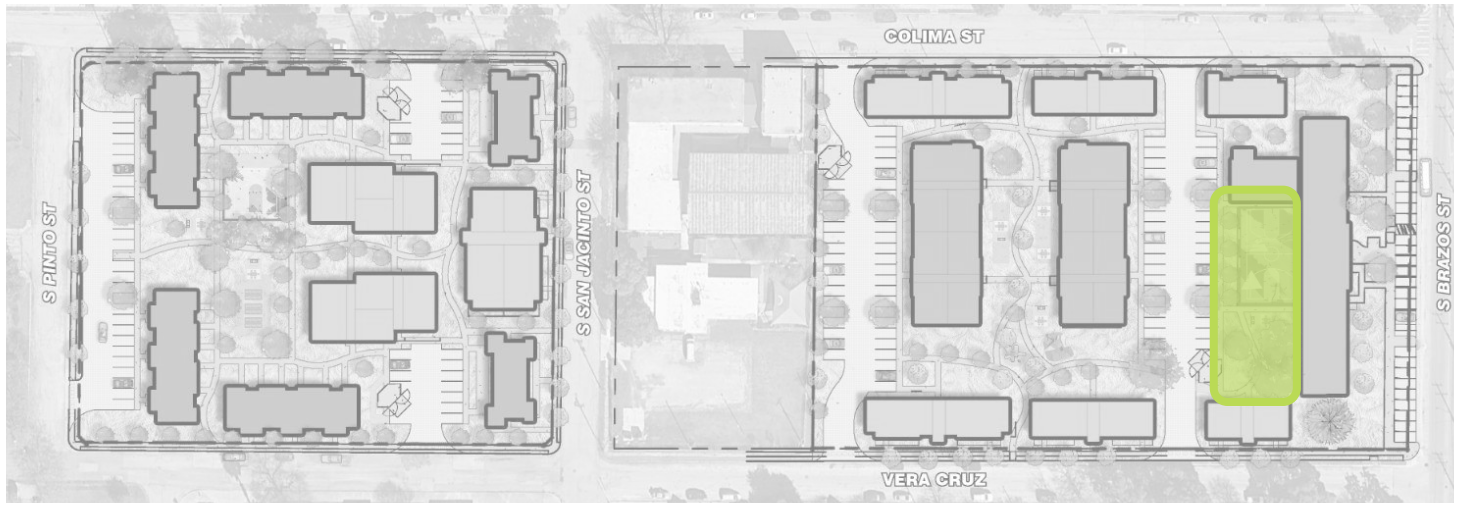
"party areas with piñata poles"

"splash pad, mary go round, skate park"



"need public visible park!"

"swings and benches"

"mini library for kids"

"dog park"

"Basketball Court"

"volleyball court, bbq pits, gym equipment"

"community gardens"

"play area for all ages"

"Shade Canopy or Pavilion"

COMMUNITY GREEN SPACES

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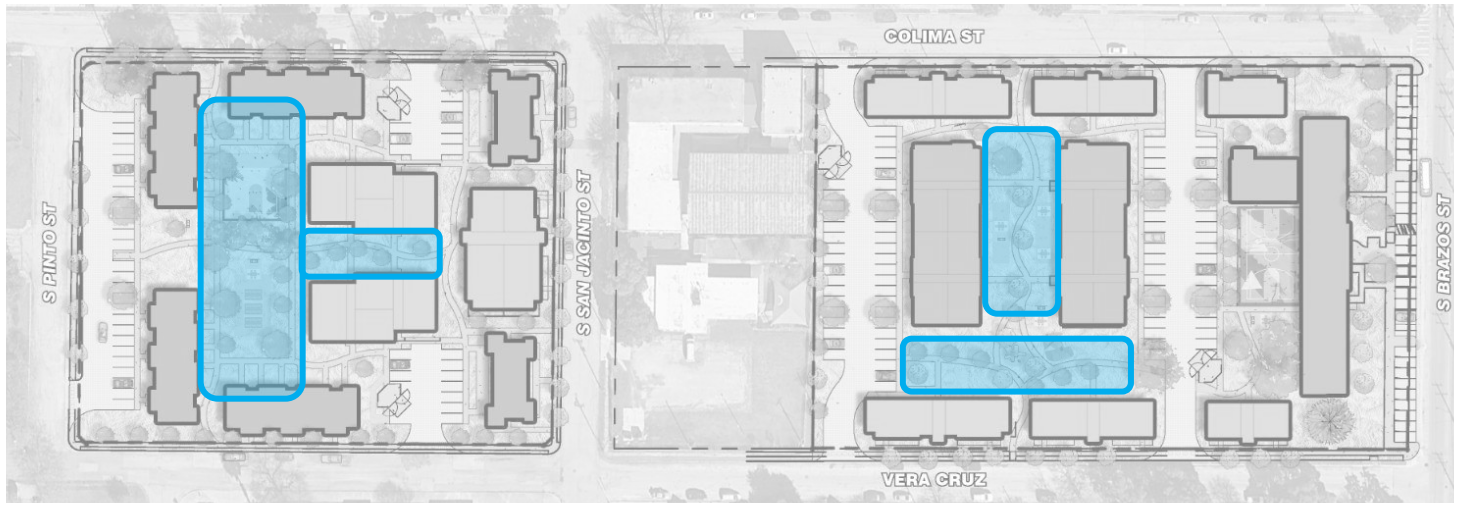
"long walkways"

"gazebo"



"more parks, even if they're small"

"area for picnics"

"picnic tables"

"shaded areas"

"permanent outdoor furniture"

"pavillion"

SEMI-PRIVATE RESIDENT AREAS

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"would prefer to have dumpsters further from my unit"

"clean backyards"

"well lit parks"

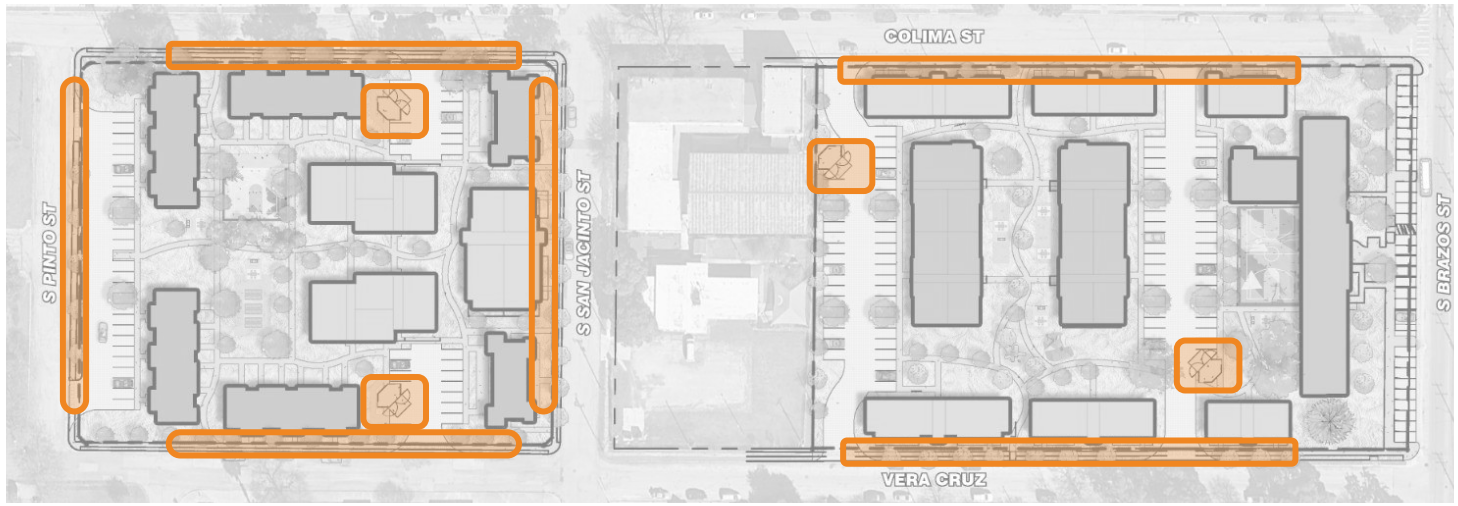
"recycle stormwater"

"bike racks"

"lighting"

"front yard space clear for family gatherings"

"fencing to keeps kids safe and stray animals away"



STREETSCAPE

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UPDATED SITE PLAN

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UNIT PLANS

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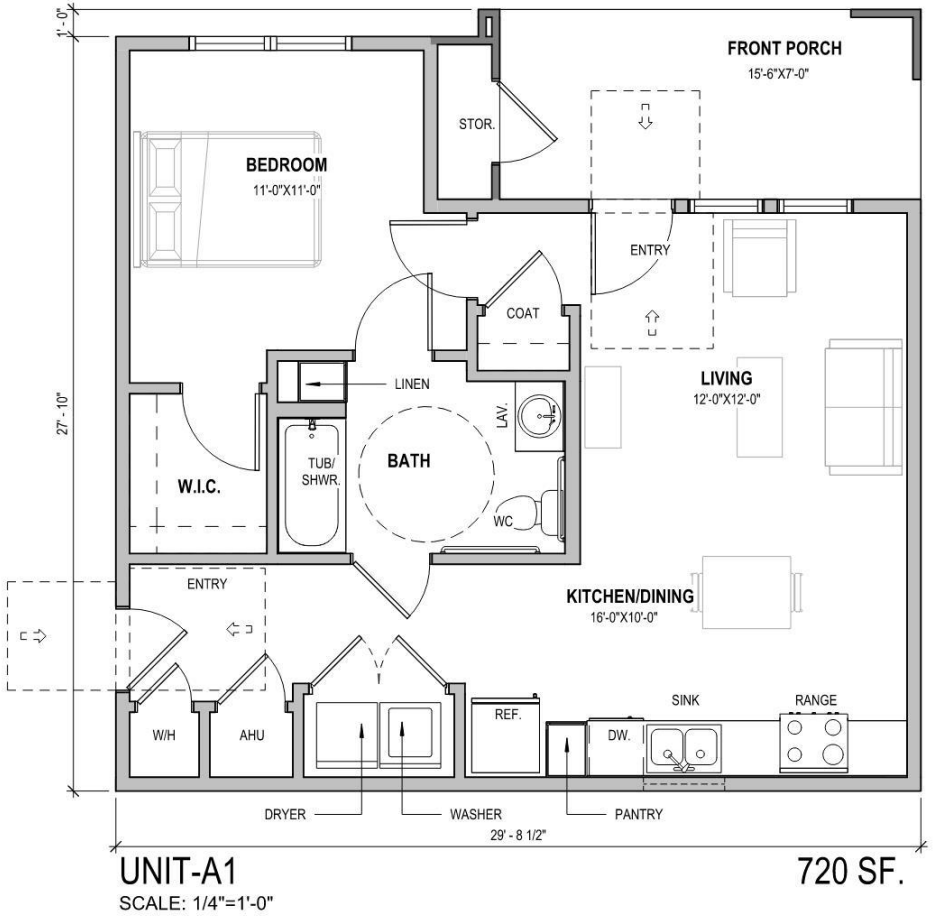
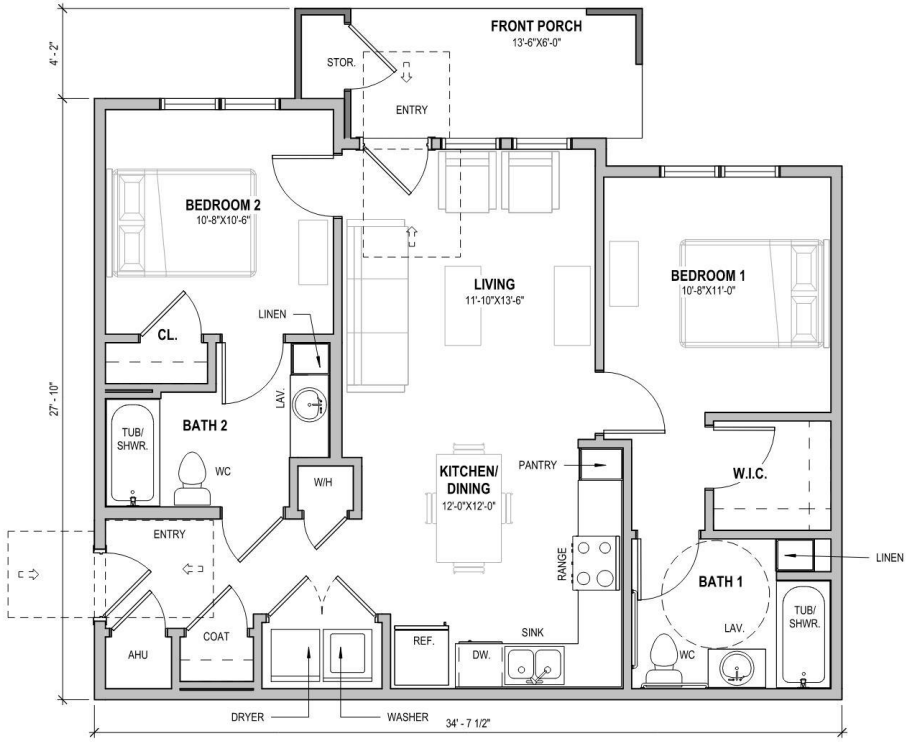


UNIT-A1

SCALE: 1/4"=1'-0"

720 SF.

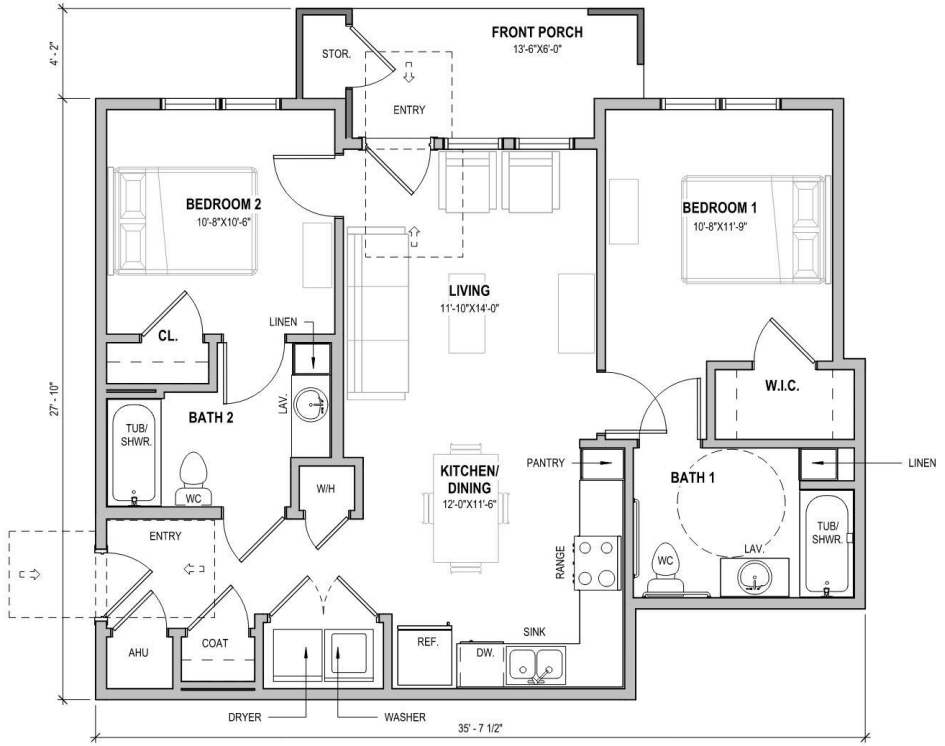
ONE BEDROOM UNIT



UNIT-B1

SCALE: 1/4"=1'-0"

907 SF.

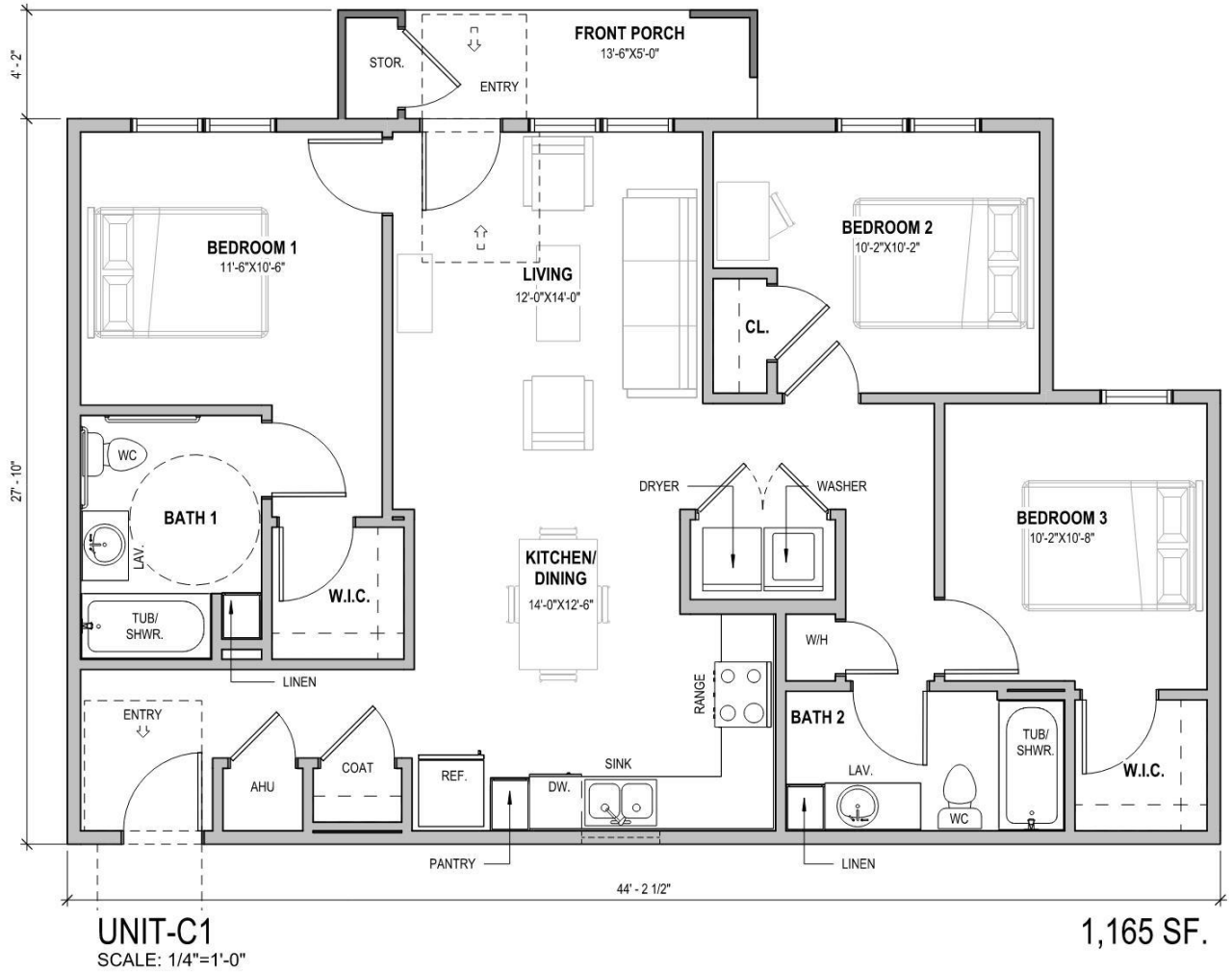


UNIT-B2

SCALE: 1/4"=1'-0"

914 SF.

TWO BEDROOM UNITS

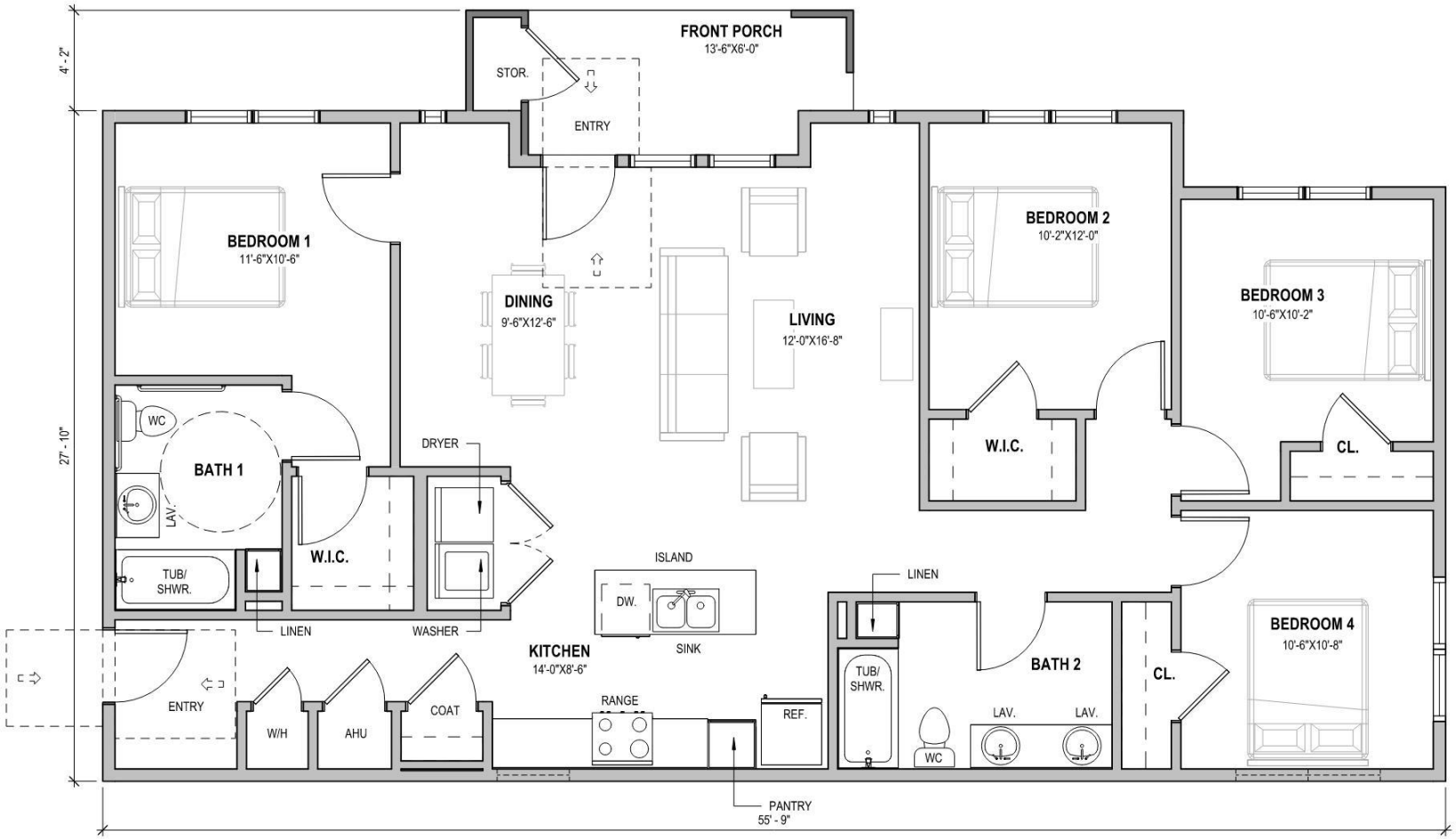


UNIT-C1

SCALE: 1/4"=1'-0"

1,165 SF.

THREE BEDROOM UNIT



UNIT-D1

SCALE: 1/4"=1'-0"

1,496 SF.

FOUR BEDROOM UNIT

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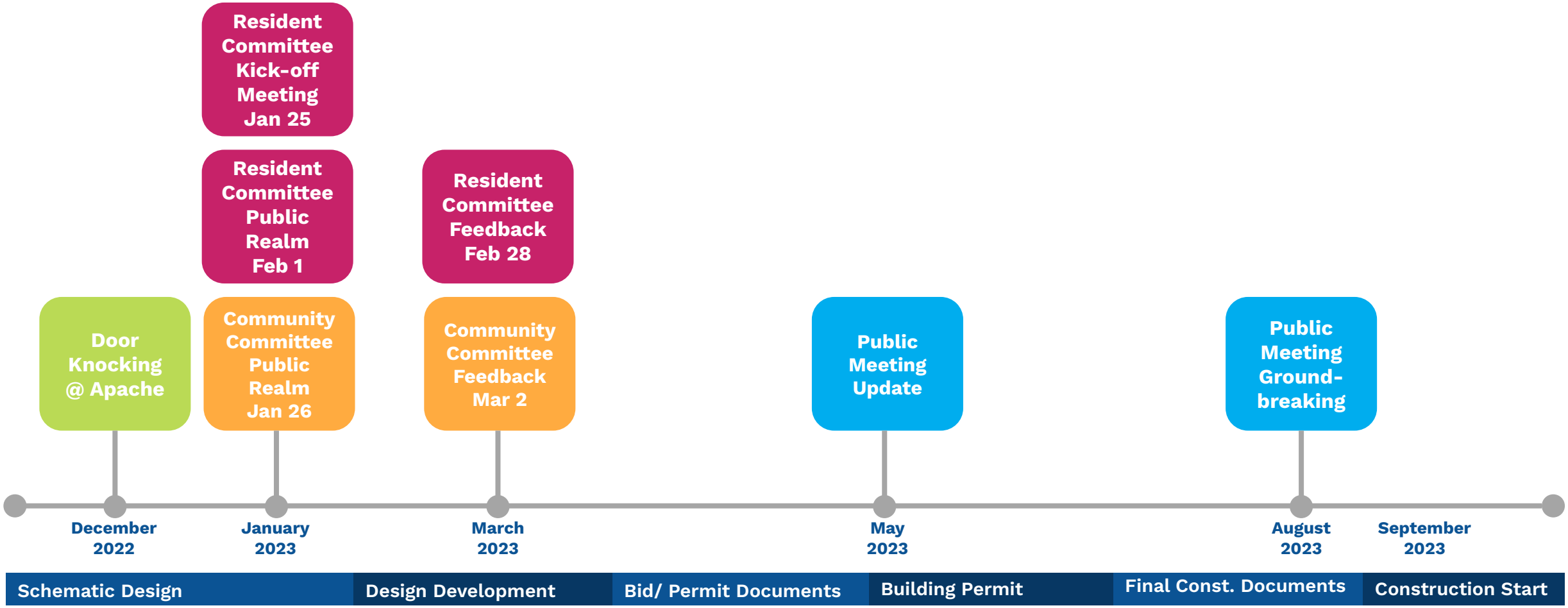

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THANK YOU!

PLEASE REACH OUT WITH QUESTIONS OR COMMENTS

reimaginealazan@able.city

call or text 210-390-6212