

REIMAGINE ALAZAN COURTS MASTER PLAN

Resident Committee – May 31 Challenges and Opportunities



Logistics

Does Anyone Need Translation?

Food: Fat Tummy Empanadas

Photo + Kid's Release Forms

Stipend

Kids' Activities

Restrooms

Agenda

- **Urban Design and Site**
- **Architectural Challenges**
- **Preservation**
- **New Construction**



Project Mission Writer Activity

Meet the Team

Seema Kairam

Paola Sofia Fernandez

Lorena Gonzalez

Laura Garcia Arango

Trent Tunks (Alamo Architects)

Montse Alvarez (childcare)

Alamo Architects



Gardens at San Juan



Artisan at Ruiz



Victoria Commons



WHAT DOES SUCCESS LOOK LIKE?



DESIGN TIMELINE

SAHA'S COMMITMENTS

MAINTAIN 501 UNITS OF PUBLIC HOUSING

NO DISPLACEMENT

PLAN SUPPORTED BY RESIDENTS + COMMUNITY

SAHA'S COMMITMENTS

Design Challenges and Opportunities



URBAN DESIGN AND SITE ISSUES

Strengthening Neighborhood Ties



100-Year Flood Plain

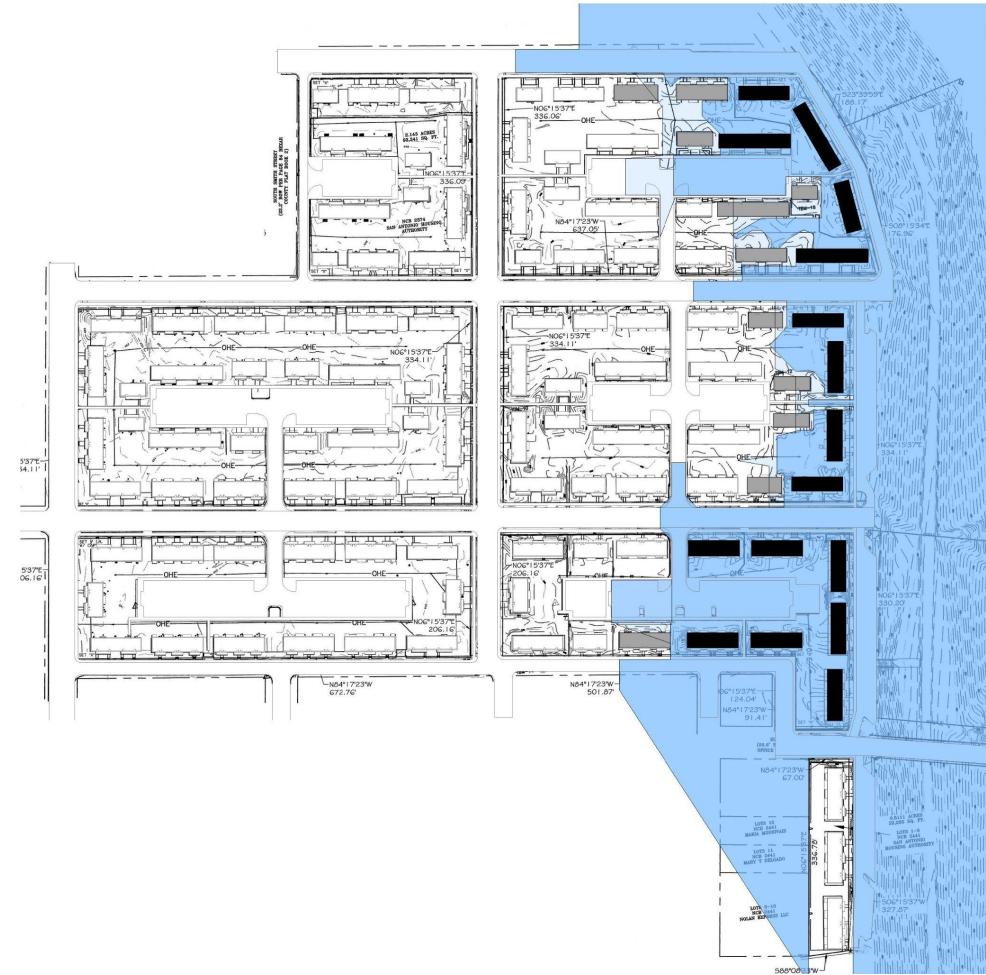


Figure 2 – LOMR Topographic Workmap / Existing and Modified Floodplain

BLUE = Existing 100yr Floodplain

MAGENTA = Proposed Modified 100yr Floodplain

LETTER OF MAP REVISION (LOMR) SUBMISSION FOR ALAZAN CREEK



■ UNITS IN EXISTING FLOOD PLAIN = 119

■ UNITS STILL IN FLOOD PLAIN WITH LOMR ADJUSTMENT = 78

Site Challenges



Relocate Service Areas



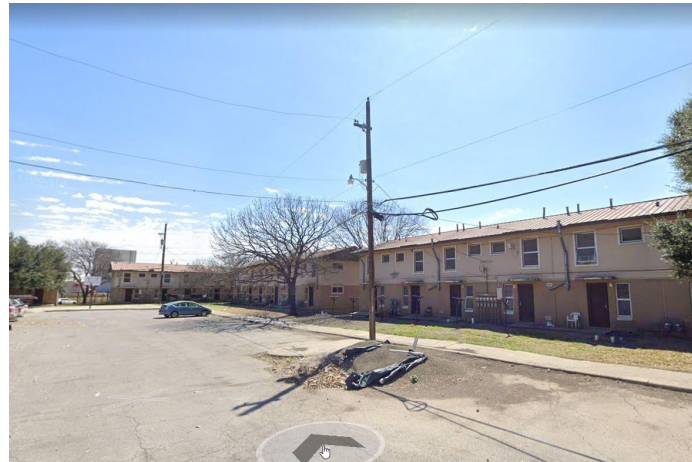
Maintain Existing Streetscapes



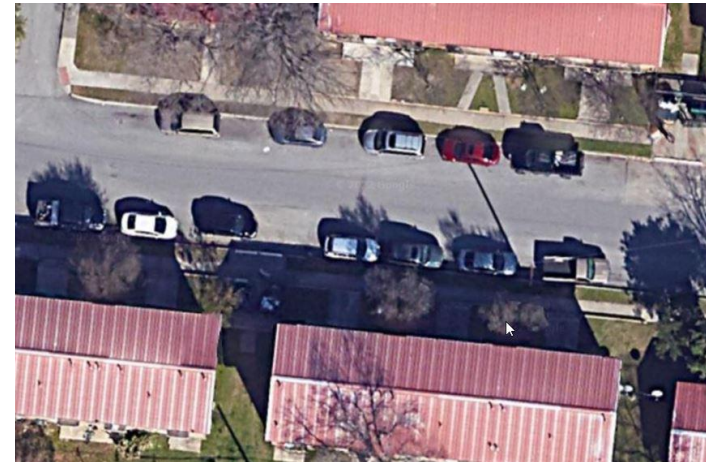
Preserve/Increase Tree Canopy



Improve Public Space & Amenities

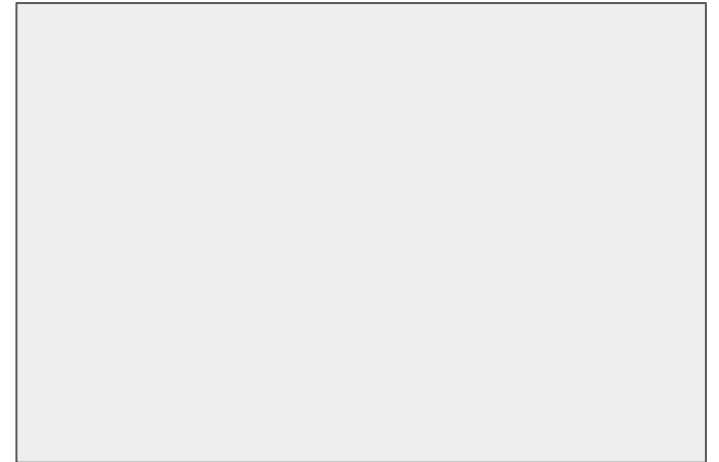
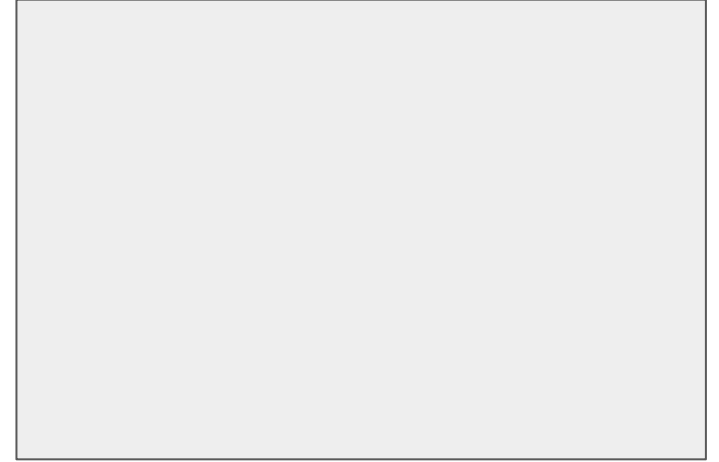
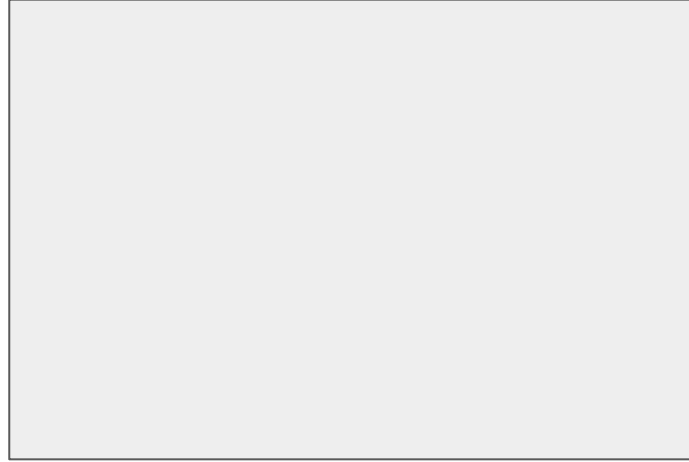
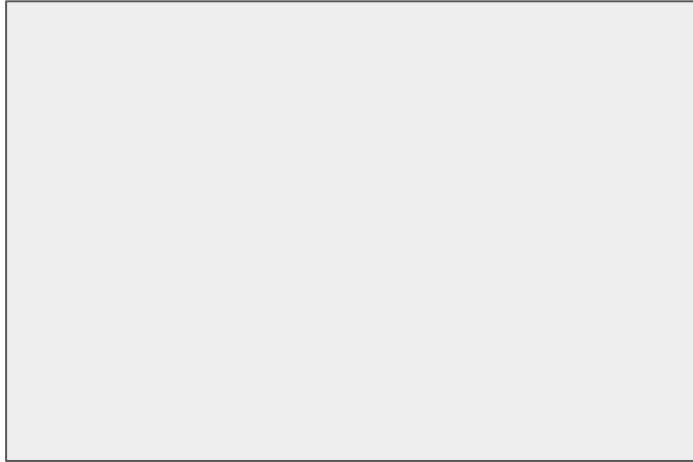


Understand Site Utilities



Address Parking Needs

Urban Design & Site Opportunities



What is important to us?



ARCHITECTURAL CHALLENGES

Existing Building Conditions: Standard Housing Features

Newly Constructed and/or Rehabilitated units at Alazan could include:

- **Central air**
- **Upgraded electrical**
- **Upgraded appliances (dryers)**
- **Exterior wall insulation**
- **Updated fixtures and finishes**
- **More efficient windows**
- **Outdoor hose bibs**
- **Drainage**



Existing Unit Conditions: Unit Sizes

	EXISTING ALAZAN UNIT SIZE (APPROX.)	TDHCA MINIMUM UNIT SIZE	SIZE DIFFERENCE
STUDIO	378 sq ft	500 sq ft	+32%
1 BEDROOM	513 sq ft	600 sq ft	+17 %
2 BEDROOM	570 sq ft (flat) 693 sq ft (townhome)	800 sq ft	+40% (flat) +15% (townhome)
3 BEDROOM	756 sq ft	1000 sq ft	+32%

Existing Unit Conditions: Accessible Units

Rehab will require us to bring units up-to-date and increase the number of ADA units.

TDHCA and HUD require that 5% of all units be ADA units.

Alazan Courts will need to add or convert a minimum of 10 more 2-Bedroom ADA units to meet this requirement.

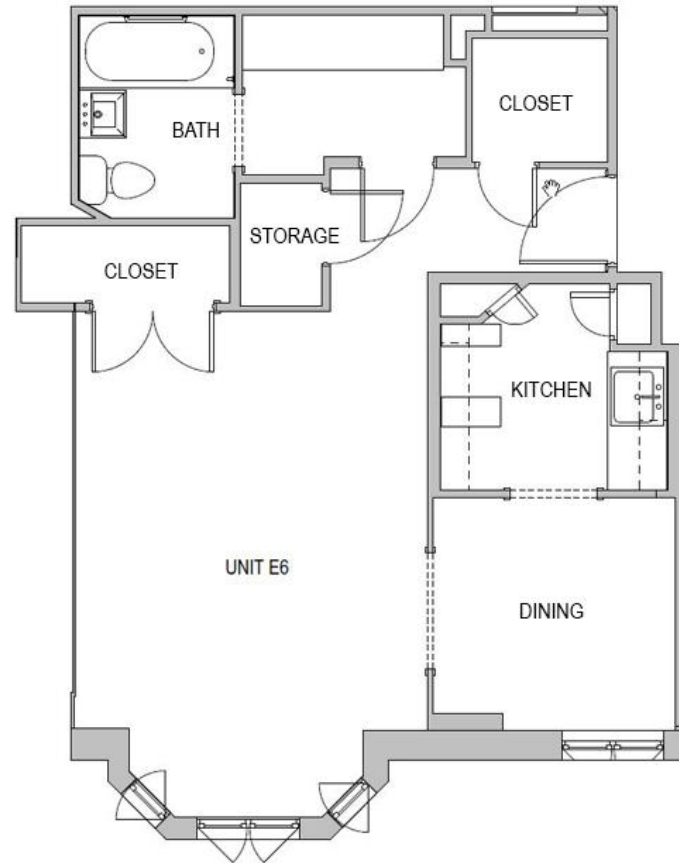
Do we need more?



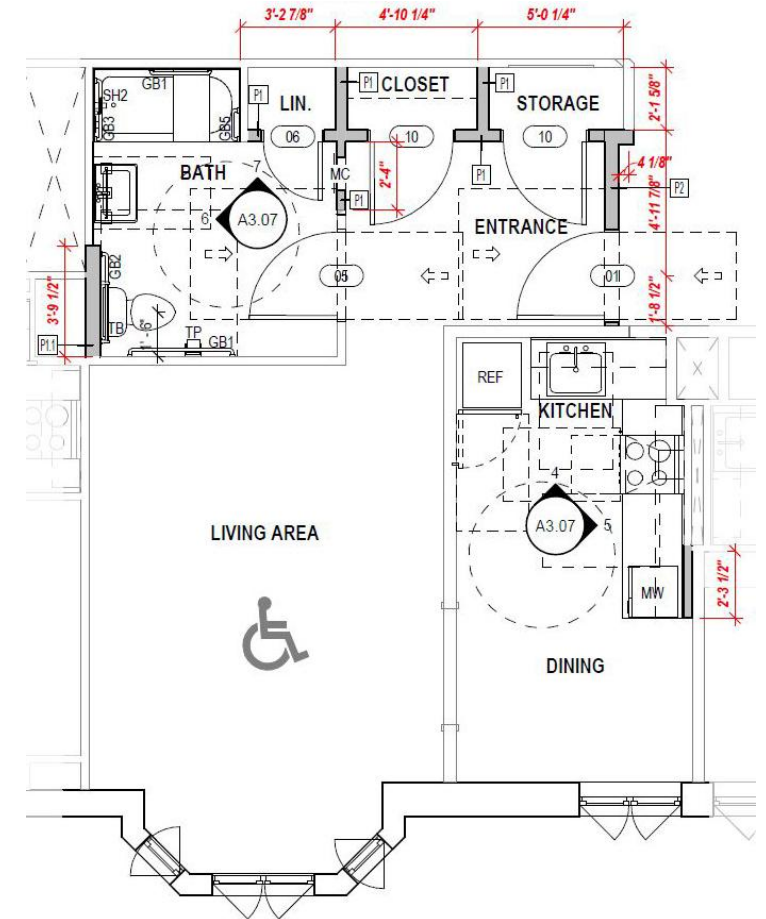
Existing Unit Conditions: Accessible Units

Typical accessibility modifications include:

- zero-step entry
- doorway clearances
- bathroom and kitchen turning space
- clearances at fixtures and appliances
- accessible reach heights for fixtures and appliances



**Example Historic
Unit Layout**



Modifications Required

Existing Unit Conditions: Visitability

“Visitability” is defined as a very basic level of accessibility that enables people with physical limitations to easily visit homes.

These basic building improvements include:

- **zero-step entry**
- **wider interior doors**
- **bathroom that can be accessed by a wheelchair.**



What is important to us?



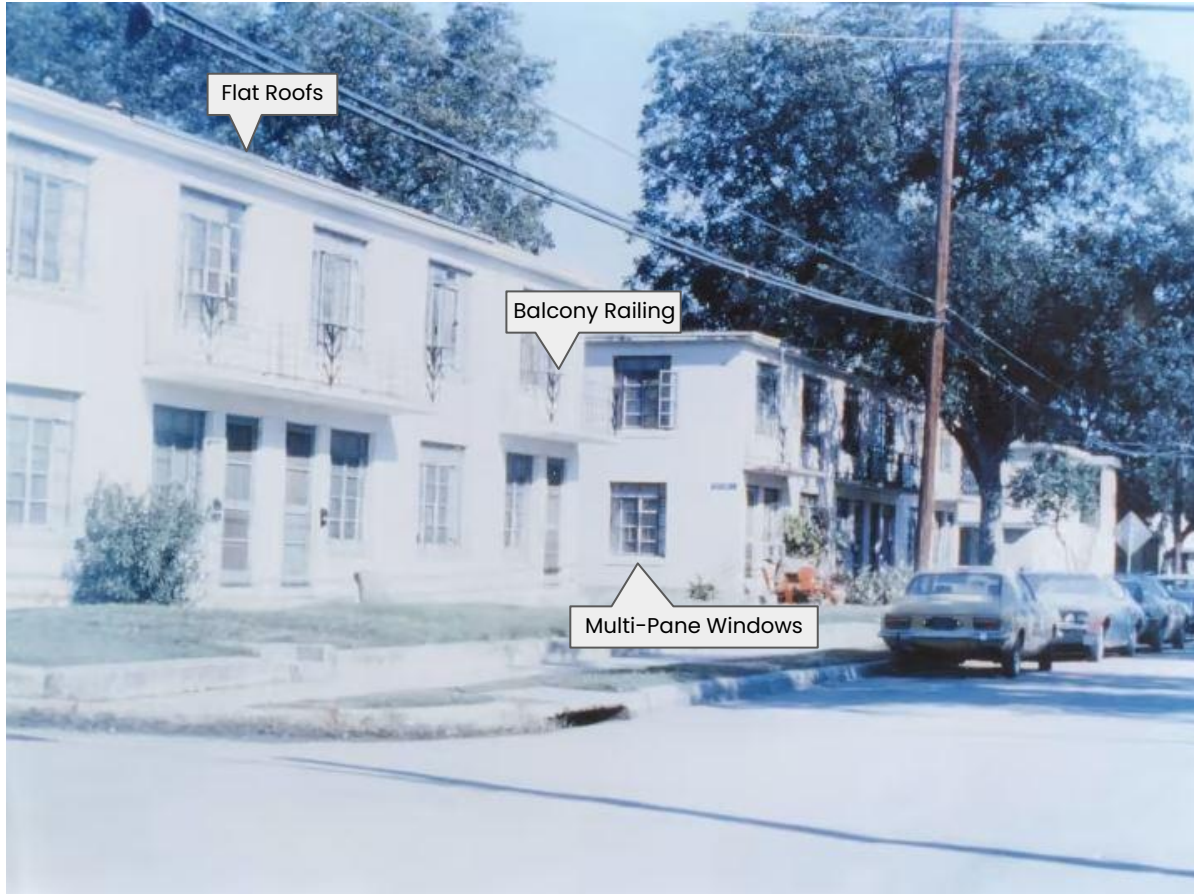
PRESERVATION

Rehabilitation vs. Historic Preservation

The U.S. Department of the Interior develops standards for preserving and rehabilitating historic buildings and administers the Federal Historic Preservation Tax Incentives Program for rehabilitating historic buildings.

There are guidelines for, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction.

What does preservation mean to us?



Historic features of Alazan from the past



Building features of Alazan of today

Secretary of the Interior Guidelines

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form **as it has evolved over time.**

Restoration depicts a property at a **particular period of time in its history**, while removing evidence of other periods.

Rehabilitation acknowledges the need to alter or add to a historic property to **meet continuing or changing uses** while retaining the property's historic character.

Reconstruction involves **recreating** missing or non-surviving portions of a historic property **for interpretive purposes.**

What does preservation mean to us?



What is important to us?



NEW CONSTRUCTION

Scale and Size of New Buildings

Existing Alazan



2-3 Story
Townhomes?



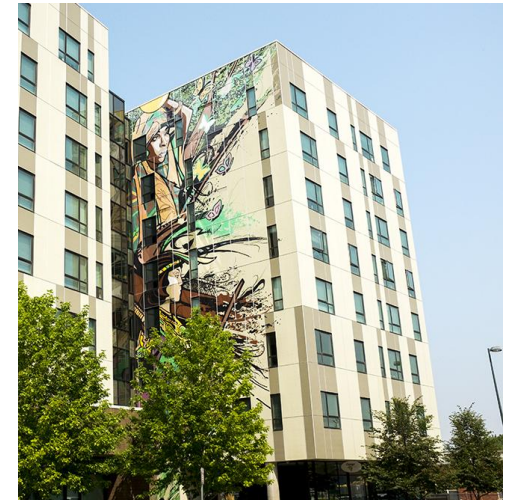
3 Story
Walk-up Apartments?



4-5 Story
Apartments?



Taller Building for
Seniors?



Fewer Homes &
More Land Area



More Homes &
Less Land Area

More Public Housing

25% of San Antonio renters spend more than half of their income on housing

95,000 households at risk of housing instability in San Antonio.

53,500 households on public housing or tenant-based voucher waitlist as of November 2021

There is a city-wide need for an increase in the number of public housing units.

What is important to us?

PROJECT MISSION WRITER

**individually: WHAT ARE
YOUR PRIORITIES?**

Reimagine Alazan Courts Reimagina Alazan Courts



Project foundations / Fundamentos del proyecto

Meets Modern
Building Standards

*Actualizar Los
Edificios Con Los
Estándares Actuales*

Maintain
Affordability

*Mantener
El Costo De Los
Hogares*

ADA
Accessible

*Accesibilidad
Universal
(Para Todas Las Edades y
Habilidades)*

My priorities are... / Mis prioridades son...

Would like to have... / Me gustaría tener...

It is not essential... / No es esencial...

MISSION STATEMENT

**improve streetscape
(dumpsters, lighting, trees, etc)**

**preserve as many existing
buildings as possible**

**create space for community
services and small businesses**

**improve open space and
playgrounds**

**add more public housing
homes**

provide additional parking

**increase accessibility of more
units**

**preserve the look and feel of
the neighborhood**

other _____

**in groups: WRITE A PROJECT
MISSION STATEMENT**

Stipends

\$50 per meeting, per household

- **Meeting 1** (attend 1st meeting)
- **Meeting 5** (attend at least 3 meetings)
- **Meeting 8** (attend at least 6 meetings)

PUBLIC MEETING

- **Saturday June 25**
- **1:00pm – 3:00pm**
- **Tafolla Middle School**

PUBLIC MEETING

See you next time!

- **UTSA Community Center**
- **August 9**
- **6:00 – 7:30 pm**
- **Topic: Design Options**

NEXT MEETING

What we heard?

196 Total interactions

60% Alazan Residents

40% Non-resident

What we heard?

Accessibility

Open Spaces

Displacement

Maintenance

Amenities

Safety

Preservation

Sense of Community

Cultural Significance

Unhealthy Living Conditions

What we heard?

22% **Preservation**

60% **Alazan Residents**

40% **Non-resident**

Key Themes

- History and Cultural Significance
- Materials that have lasted over 80 years
- Preserving the same look and feel of the buildings
- Keep the same as they are

What we heard?

10% Safety

96% Alazan Residents

4% Non-resident

Key Themes

- Lighting
- Safe environment for kids
- More patrol
- Windows that lock
- More privacy
- Speed bumps
- Gunshots

What we heard?

32% Maintenance

93% Alazan Residents

7% Non-resident

Key Themes

- Pest
- Dumpsters
- Appliances
- Landscaping
- Mold

What we heard?

6% **Open Space**

58% **Alazan Residents**

41% **Non-resident**

Key Themes

- Parks
- Spaces for kids
- Art and street art
- Grills and tables
- More parks and open spaces throughout the site
- Community gardens

What we heard?

11% Parking

100% Alazan Residents

0% Non-resident

Key Themes

- Lack of parking spaces
- Designated parking
- Parking lots flood

project foundation

maintain affordability

meets modern building standards

ADA accessible

Manage risk of flooding

priorities

would like to have

not essential

improve streetscape (dumpsters, lighting, trees, etc)

preserve as many existing buildings as possible

create space for community services and small businesses

improve open space and playgrounds

add more public housing homes

provide additional parking

increase accessibility of more units

preserve the look and feel of the neighborhood

other _____

other _____
