

REIMAGINE ALAZAN COURTS MASTER PLAN

Resident Committee
August 9



able.city
ARCHITECTURE. URBANISM. CITY MAKING

Alamo
ARCHITECTS





WELCOME

MEETING LOGISTICS

Simultaneous Translation

Sign In: Photo Release Forms

Food: Fat Tummy Empanadas

Kids' Activities

Restrooms

Exits

Masks are Highly Encouraged

AGENDA

- **Welcome – Introductions**
- **Overview of Master Plan**
- **Design Options**
- **Community Survey**
- **Discussion / Q +A**

MEET THE TEAM

Mario Peña

Seema Kairam

Paola Sofia Fernandez

Lorena Gonzalez

Diana Peña

Laura Garcia Arango

Trent Tunks

Montse Alvarez

CURRENT PHASE

MASTER PLAN

CONCEPT
DESIGN

FUNDING

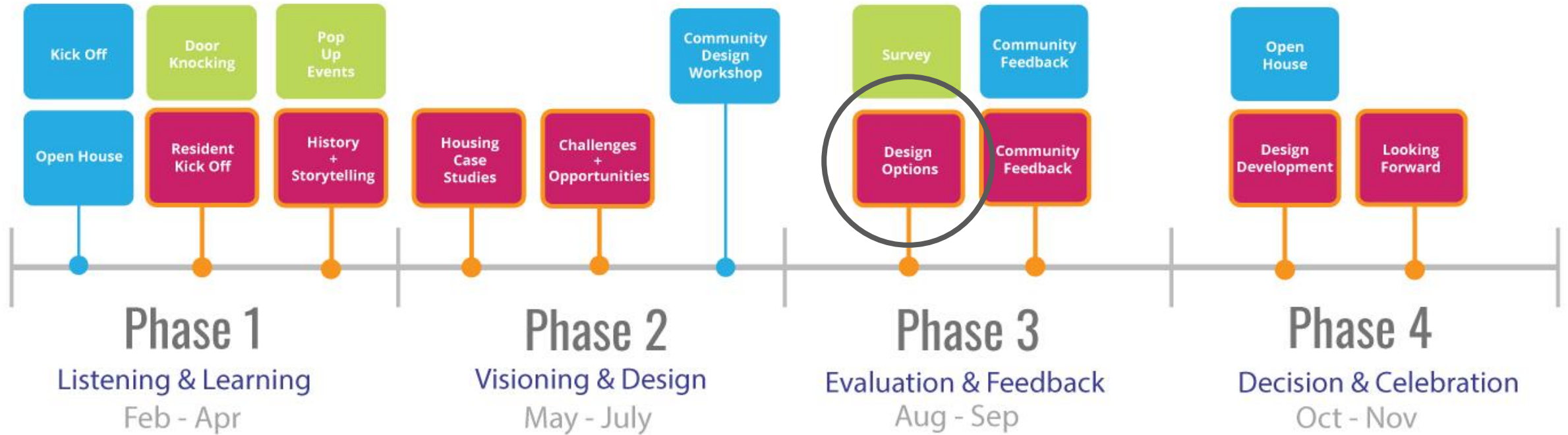
TECHNICAL
DRAWINGS

CONSTRUCTION



A master plan is a vision for future development that guides future investments and serves as an action plan for change.

WHAT IS A MASTER PLAN?



TIMELINE

www.reimaginealazan.org



REIMAGINE ALAZAN COURTS 07 WEEKS 10

The Reimagine Alazan Courts Master Plan is a design process initiated by the San Antonio Housing Authority (SAHA) to develop a vision for the future of Alazan Courts. SAHA leads Able City, Alazan Architects, and Economic Planning Systems to engage and work with residents, neighbors, and community members to design a plan that will guide the coming investments of Alazan Courts.



A conceptual master plan will meet the needs of the families living at Alazan Courts, will honor the history and culture of Alazan Courts, will have a light and respectful impact on the neighborhood, will meet the various local, state and federal regulations, will show the necessary funding sources to make the project feasible and will recognize the site challenges and constraints. The design process will investigate and develop solutions that recognize all of these complex issues.

THE PROCESS

The planning process started in February 2022 and will continue through November of 2022. Resident and community engagement will be at the core of each of the four phases of the design.

PHASE 1 FEBRUARY 1 - FEBRUARY 18
Listening & Learning
The design team will focus on listening to residents and community members, hearing about the priorities and challenges for Alazan Courts. We hope to build relationships and establish a base for open and honest communication throughout the master planning effort.

PHASE 2 FEBRUARY 19 - MAY 31
Visioning & Design
Phase 2 will begin with developing a project mission with residents and community members, which will help guide the design process. Based on ideas generated from the community, the design team will generate a number of potential design solutions.

PHASE 3 JUNE 1 - JUNE 25
Evaluation & Feedback
To allow time, the design team will share several proposed masterplan concepts and solicit feedback from the community, in collaboration with the San Antonio Housing Authority leadership, we will discuss a final design concept.

PHASE 4 JUNE 26 - NOVEMBER 2022
Implementation
In the final phase, we will share the design concept with residents and community members and develop strategies to support the implementation of the master plan.

GET INVOLVED

- RESIDENTS COMMITTEE
- COMMUNITY COMMITTEE
- PUBLIC MEETINGS
- COMMUNITY OUTREACH

HONORING OUR HISTORY TO HELP SHAPE THE FUTURE



REIMAGINE ALAZAN COURTS 07 WEEKS 10

RESIDENT AND COMMUNITY ENGAGEMENT IS AT THE CORE OF THE DESIGN PROCESS.

There are a variety of ways to get involved with the design through every phase of the project. Whatever you want to get in to the needs of affordable housing become a part of the plan. Here is a place for you.

Residents Committee

The Residents Committee will track the progress of the master plan and ensure that the needs of the residents are being met. The committee will also provide feedback on the design process and help to ensure that the design is meeting the needs of the community.

Community Committee

The Community Committee will track the progress of the master plan and ensure that the needs of the community are being met. The committee will also provide feedback on the design process and help to ensure that the design is meeting the needs of the community.

Public Meetings

Public meetings will provide an opportunity for residents and community members to provide input on the design process. Meetings will be held throughout the project to ensure that the design is meeting the needs of the community.

Community Outreach

Community outreach will provide an opportunity for residents and community members to provide input on the design process. Outreach will be conducted throughout the project to ensure that the design is meeting the needs of the community.

EVENTS

PHASE 1 - Listening & Learning

- FEBRUARY 1: Community Meeting (5:00 pm - 7:30 pm)
- FEBRUARY 2-18: Listening & Learning (5:00 pm - 7:30 pm)
- MAY 3: Community Meeting (5:00 pm - 7:30 pm)
- APRIL 26: Community Meeting (5:00 pm - 7:30 pm)

PHASE 2 - Visioning & Design

- MAY 3: Community Meeting (5:00 pm - 7:30 pm)
- MAY 19: Community Meeting (5:00 pm - 7:30 pm)
- MAY 24: Community Meeting (5:00 pm - 7:30 pm)
- MAY 26: Community Meeting (5:00 pm - 7:30 pm)
- MAY 31: Community Meeting (5:00 pm - 7:30 pm)
- JUNE 2: Community Meeting (5:00 pm - 7:30 pm)
- JUNE 25: Community Meeting (5:00 pm - 7:30 pm)

PHASE 3 - Evaluation & Feedback

- AUGUST 9: Community Meeting (5:00 pm - 7:30 pm)
- AUGUST 11: Community Meeting (5:00 pm - 7:30 pm)
- AUGUST 11: Community Meeting (5:00 pm - 7:30 pm)
- AUGUST 20: Community Meeting (5:00 pm - 7:30 pm)
- SEPTEMBER 6: Community Meeting (5:00 pm - 7:30 pm)
- SEPTEMBER 8: Community Meeting (5:00 pm - 7:30 pm)



REIMAGINE ALAZAN COURTS 07 WEEKS 10

Community Feedback

Throughout Phase 1, Able City design team members visited residents from the resident and community members of Alazan Courts to meet with them, listen to their stories, and understand their needs. These conversations were held in person and virtually. These conversations allowed for residents and community members to share their concerns and ideas for the future of Alazan Courts.

- Throughout our conversations, there were a number of key issues that residents brought up, such as:
- Accessibility
 - Subsidy
 - Open Spaces
 - Preservation
 - Displacement
 - Unhealthy Living Conditions
 - Maintenance
 - Sense of Community
 - Resilience
 - Cultural Significance

Able City had a total of 196 interactions. 40% of these interactions were with Alazan Courts Residents, while 60% of the interactions were with Neighbors.

22% of Interactions Mentioned "Preservation"

40% of these comments were from Alazan Residents, while 60% were from Neighbors.



REIMAGINE ALAZAN COURTS 07 WEEKS 10

Residents Committee #4 Design Challenges

Date: May 21st, 2022
Time: 8:00 am - 7:30 pm
Location: 6254 Franklin Community Center
Number of Members: 23 Residents



In the fourth resident committee meeting, Able City and Alazan Architects presented the design challenges to help the residents understand how these challenges will shape the Alazan Courts design.

The discussion on challenges, preservation, accessibility and more. As we went along the presentation and discussed what we can do to help with the challenges.

NEW WEBSITE

SAHA COMMITMENTS

MAINTAIN ALAZAN COURTS AS PUBLIC HOUSING

RETAIN AT LEAST 501 UNITS

NO DISPLACEMENT FROM THE NEIGHBORHOOD



A COMMUNITY OF POSSIBILITIES



Alazan Courts will continue to serve residents at the same income-levels as it serves today.

The future Alazan Courts will have a minimum of 501 public housing units.

During construction, residents will be provided an option to relocate to other housing on the Near Westside. After construction, they will be invited back to Alazan Courts.

PROJECT REQUIREMENTS

UPGRADE TO MODERN BUILDING STANDARDS



Whether preserved or replaced, all units will be upgraded to modern standards - including, building insulation, efficient windows, upgraded HVAC, electrical + plumbing and more.

IMPROVE HANDICAP ACCESSIBILITY



Increase the number of handicap accessible units, increase visitability and improve the accessibility of the site.

INCREASE UNIT SIZES

STUDIO	430 sq ft	500 sq ft
1 BEDROOM	513 sq ft	600 sq ft
2 BEDROOM	570 sq ft 710 sq ft	800 sq ft
3 BEDROOM	756 sq ft	1000 sq ft

Increase the size of every unit to meet Texas Department of Housing and Community Affairs (TDHCA) minimums.

COMMUNITY PRIORITIES

IMPROVE
STREETSCAPE AND
GREEN SPACES



Residents and community want to prioritize closer-to-home parks, more planting opportunities, improved lighting, addressing dumpsters etc.

PRESERVE LOOK
AND FEEL OF THE
NEIGHBORHOOD



Residents and community want to prioritize maintaining the scale and size of buildings, front porches, backyard access etc, as well as preserving existing structures.

BUILD MORE
PUBLIC HOUSING

53,500
ON SAHA
WAITLIST

Residents and community want to prioritize opportunities to build additional public housing units at Alazan Courts.

DESIGN CHALLENGES

SHIFTING FLOODPLAIN



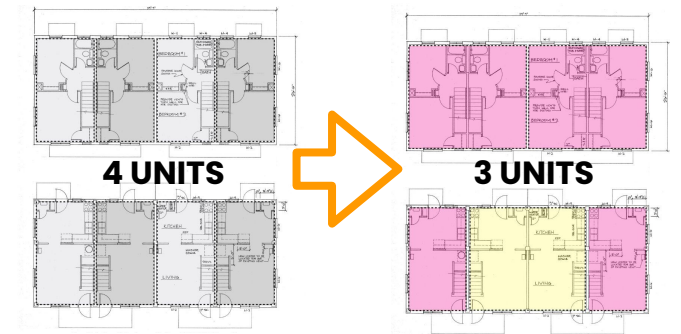
Changes to the FEMA floodplain maps will require the demolition of some buildings at Alazan Courts and limit area for future development.

CHANGING HOUSING DEMAND

	ALAZAN COURTS	SAHA WAITLIST
EFF/1 BED	10%	55%
2 BEDROOM	80%	40%
3 BEDROOM+	10%	15%

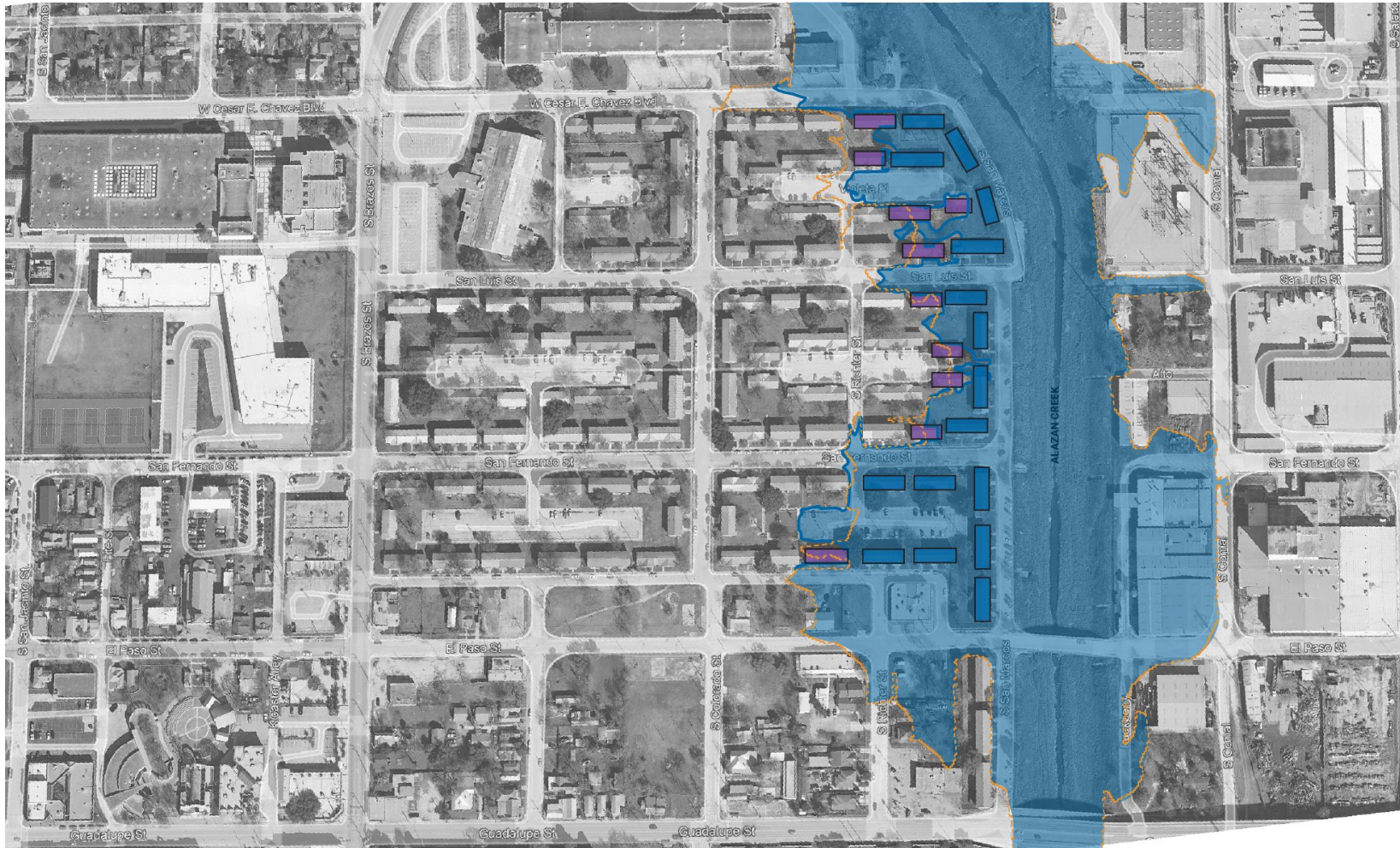
The current unit mix at Alazan Courts does not meet the current housing demand. There is the opportunity to shift the unit mix, to better meet the needs of today.

RECONFIGURE UNITS MEANS ADDING MORE BUILDINGS



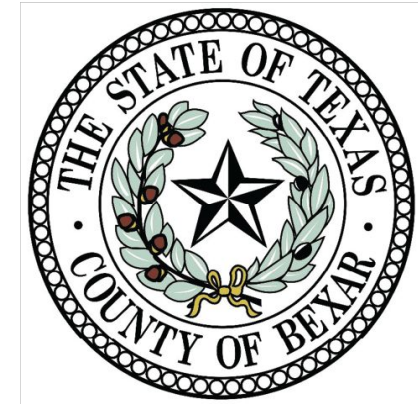
The existing buildings will need to be reconfigured to meet new unit size requirements. There is the opportunity to provide more ground-floor accessible units.

SHIFTING FLOODPLAIN



- 100 YEAR FLOODPLAIN
- PROPOSED MODIFIED 100 YEAR FLOODPLAIN ALAZAN
- UNITS IN EXISTING FLOODPLAIN = 119
- **UNITS IN FLOOD PLAIN PROPOSED MODIFICATION = 78**

FLOODPLAIN REGULATIONS



No new construction or substantial renovation within the footprint of the 100-year floodplain

Proposed UDC amendment may allow building within footprint but above the flood elevation. Would create possibility for new construction within floodplain.

Currently updating 100-year floodplain maps. To be approved by City Council in Fall 2022 and FEMA in 2024.

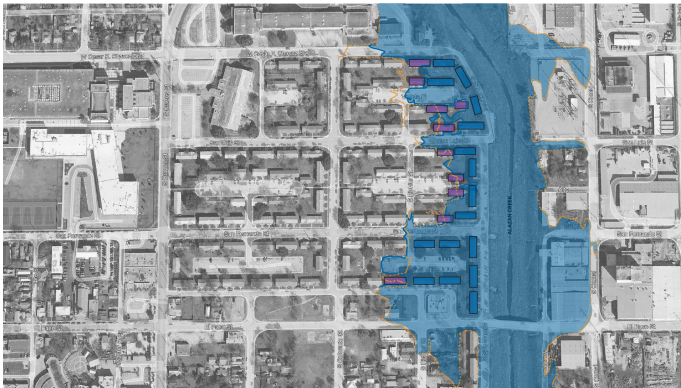
Timeline will create uncertainty about which map each regulatory body will use in their review processes.

Westside Creeks Project (\$75M) project is dedicated to solely to ecosystem restoration. Funds cannot not be used to increase or modifying drainage.

There are currently no other major projects planned for Alazan Creek.

FLOODPLAIN – NEXT STEPS

DESIGN TO BE
BASED ON
CURRENT
REGULATIONS



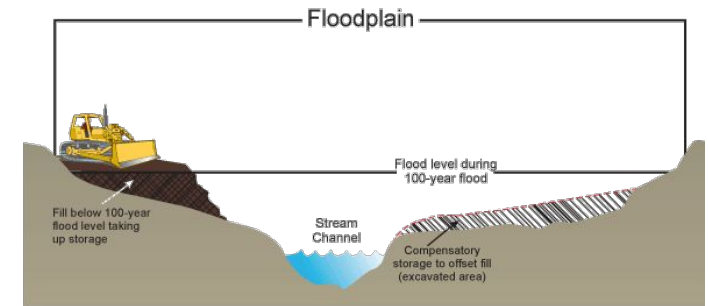
Design team will use the floodplain established by the SAHA's Letter of Modification Request as the basis of design for the masterplan.

ADDITIONAL
ANALYSIS BY
CIVIL ENGINEER



Civil engineer will review all regulations and timelines to understand possibilities to altering floodplain requirements on-site. Report will be shared publicly.

EXPLORING
ON-SITE
MITIGATION



Design team to do preliminary investigation of modifying existing site to protect more existing buildings. Detailed study would happen in next design phase.

CURRENT SAHA HOUSING NEEDS

ALAZAN COURTS TODAY

11% Efficiencies+ 1 Bedroom

82% 2 Bedrooms

7% 3 Bedrooms

Built in 1939, Alazan Courts has a majority of 2-Bedroom units. This has influenced what types of families live there and has shaped the character of the community today.

SAHA WAITING LIST

53% Efficiencies+ 1 Bedroom

18% 2 Bedrooms

6% 3 Bedrooms

23% 4 Bedrooms or larger

Today there is a high demand for 1-Bedroom units on SAHA's public housing waitlist.

PROPOSED MIX FOR FUTURE ALAZAN COURTS

40% Efficiencies+ 1 Bedroom

50% 2 Bedrooms

10% 3 Bedrooms

The masterplan proposes to increase the number of 1-bedroom units while still maintaining a majority of larger units.

In order to continue to serve the same number of residents, we must maintain the same number of bedrooms (979).

**PROPOSED MIX
FOR FUTURE
ALAZAN COURTS**

- 40%** Efficiencies+ 1 Bedroom
- 50%** 2 Bedrooms
- 10%** 3 Bedrooms

To achieve 979 bedrooms with the proposed unit mix, we will need 577 units at Alazan Courts in the future.

**PROPOSED MIX
FOR FUTURE
ALAZAN COURTS**

- 40%** Efficiencies+ 1 Bedroom
- 50%** 2 Bedrooms
- 10%** 3 Bedrooms

QUESTIONS?

**WE NEED TO
SOLVE FOR...**

EXISTING BUILDINGS

**UNITS AT ALAZAN
COURTS TODAY:**

**501 Units
(979 Bedrooms)**

**REDUCTION DUE
TO FLOODPLAIN:**

**-74 Units
(136 Bedrooms)**

**REDUCTION DUE TO
PLAN RECONFIGURATION:**

**-90 Units
(281 Bedrooms)**

**UNITS IN EXISTING
ALAZAN COURTS
BUILDINGS TO REMAIN**

**337 Units
(562 Bedrooms)**



NEW CONSTRUCTION REQUIRED

**UNITS IN EXISTING
ALAZAN COURTS
BUILDINGS TO REMAIN**

**337 Units
(562 Bedrooms)**

**UNITS ADDED THROUGH
NEW CONSTRUCTION:**

**+240 Units
(420 Bedrooms)**

**UNITS AT ALAZAN
COURTS IN THE FUTURE:**

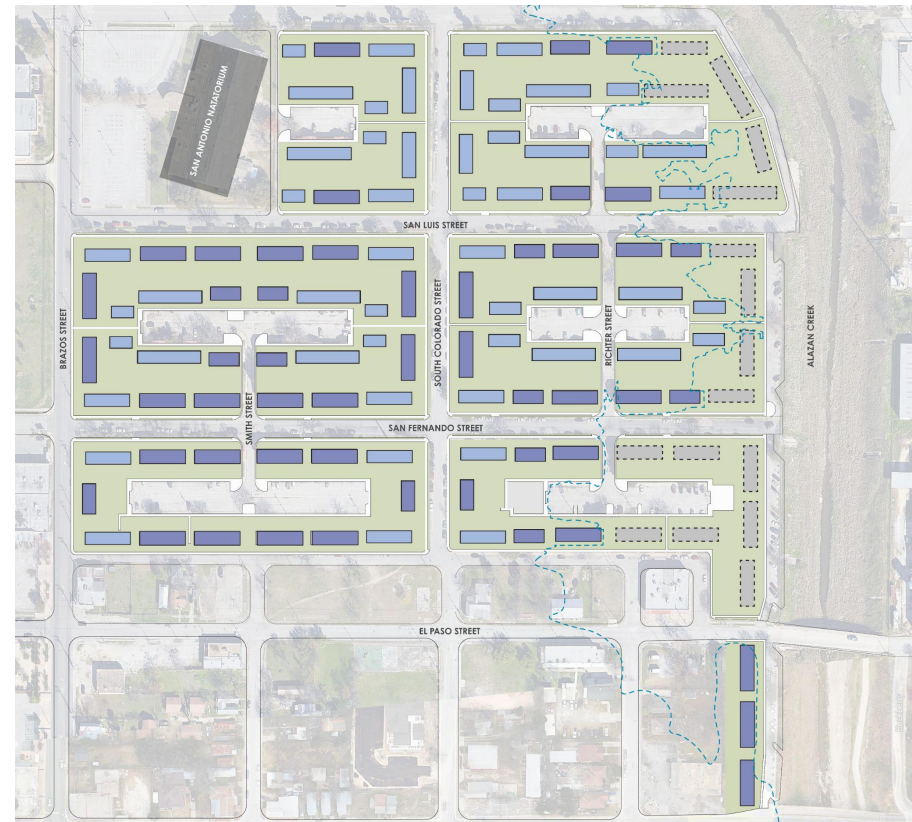
**577 Units
(982 Bedrooms)**



THE PROBLEM STATEMENT



240 UNITS OFFSITE

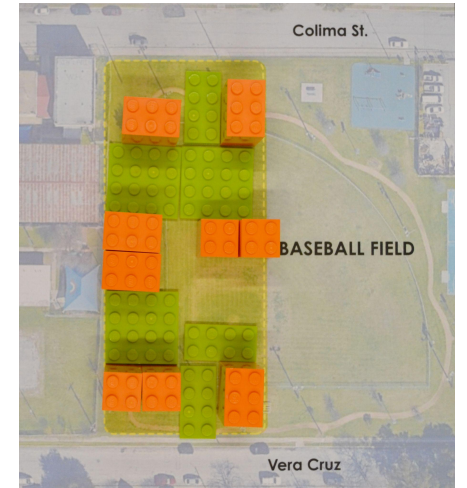
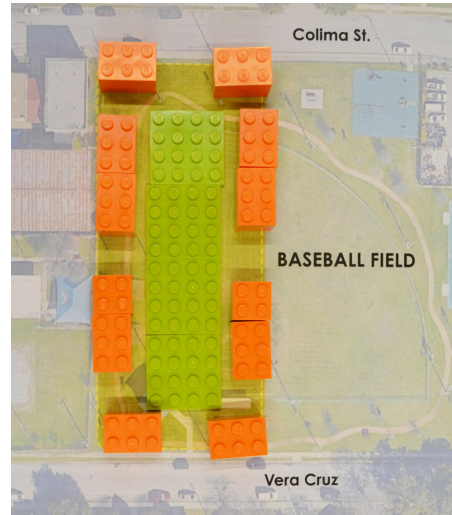
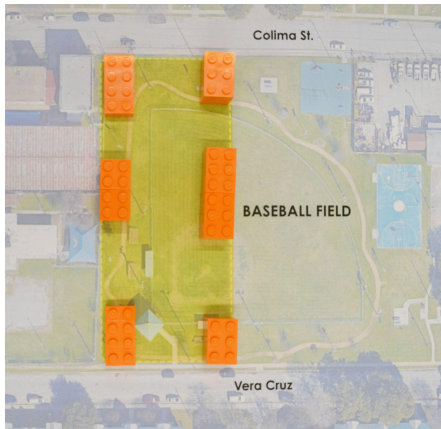


337 UNITS ONSITE

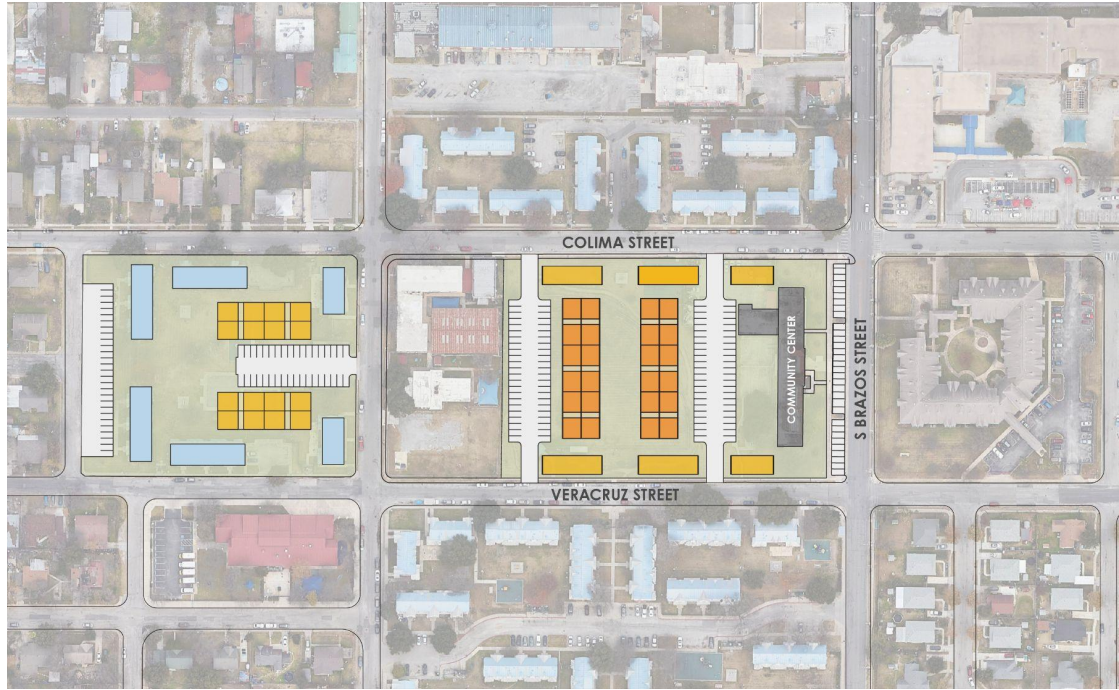
COMMUNITY DESIGN WORKSHOP



COMMUNITY IDEAS ABOUT VALERO FIELD + APACHE COURTS



PROPOSED DEVELOPMENT AT VALERO FIELD + APACHE COURTS



DISTRIBUTION OF 240 NEW UNITS

110 UNITS ONSITE

**130 UNITS ON VALERO FIELD +
UNDERUTILIZED SPACE AT APACHE
COURTS**



337 UNITS ONSITE

QUESTIONS?

COMMUNITY IDEAS ABOUT ADDING TO ALAZAN COURTS.



1. MAINTAIN THE STREET

-Preserves all existing buildings along the streets

-Buildings within the courtyards are 3 stories

-New small park/playground at every interior courtyard

-New Community Center anchors new creekside park

Onsite	
Homes in Rehabilitated Buildings	258
Homes in New Buildings	189
Apache / Ballfield Units	
Homes in New Buildings	130

Total: 577



- Preserved Building One Story
- Preserved Building Two Story
- Community Center
- New Construction Two Story
- New Construction Three Story
- Green Space
- Park/Playground
- Floodplain

1. MAINTAIN THE STREET

- Preserves all existing buildings along the streets
- Buildings within the courtyards are 3 stories
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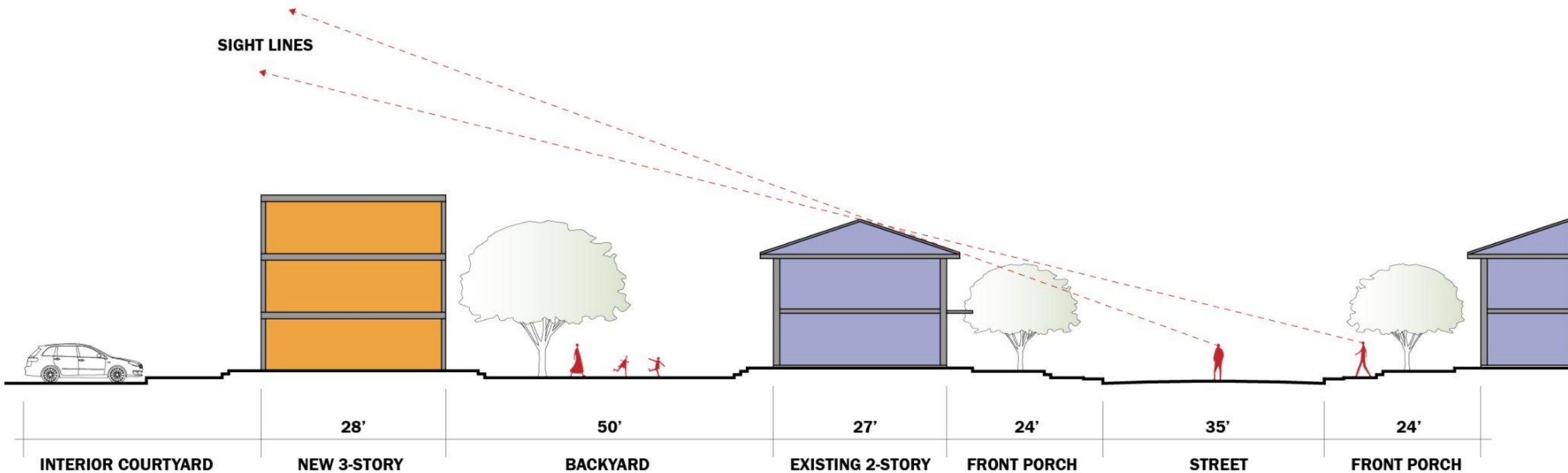


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- Preserved Building Two Story
- Green Space
- Park/Playground

SIGHT LINES + BUILDING HEIGHTS



2. PRESERVE THE CORE

- Preserves the central core of the neighborhood.
- Higher intensity new buildings along creek.
- Small park at every courtyard, larger park near creek.
- New Community Center and new buildings along Brazos St.

Onsite	
Homes in Rehabilitated Buildings	213
Homes in New Buildings	214
Apache / Ballfield Units	
Homes in New Buildings	130

Total: 577



- Preserved Building One Story
- Preserved Building Two Story
- Community Center
- New Construction Two Story
- New Construction Three Story
- Green Space
- Park/Playground
- Floodplain

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Onsite	
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Homes in New Buildings	214
Apache / Ballfield Units	
Homes in New Buildings	130

Total: 577

- New Building Two Story
- New Construction Three Story
- Community Center
- Preserved Building One Story
- Preserved Building Two Story
- Green Space
- Park/Playground

3. MAINTAIN HEIGHT + STREETScape

-Preserves most existing buildings along the streets.

-New construction is limited to two-stories.

- Add 23 additional public housing homes (total 600)

-New community center anchors new creekside park.

Onsite	
Homes in Rehabilitated Buildings	198
Homes in New Buildings	272
Apache / Ballfield Units	
Homes in New Buildings	130

Total: 600



- Preserved Building One Story
- Preserved Building Two Story
- Community Center
- New Construction Two Story
- New Construction Three Story
- Green Space
- Park/Playground
- Floodplain

3. MAINTAIN HEIGHT + STREETScape

- Preserves most existing buildings along the streets.
- New construction is limited to two-stories.
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Apache / Ballfield Units	
Homes in New Buildings	130

Total: 600

- Preserved Building One Story
- Preserved Building Two Story
- Green Space
- Park/Playground
- New Building Two Story
- New Construction Three Story
- Community Center

4. MAXIMIZE GREEN SPACE

-Preserves most of the existing buildings along the streets.

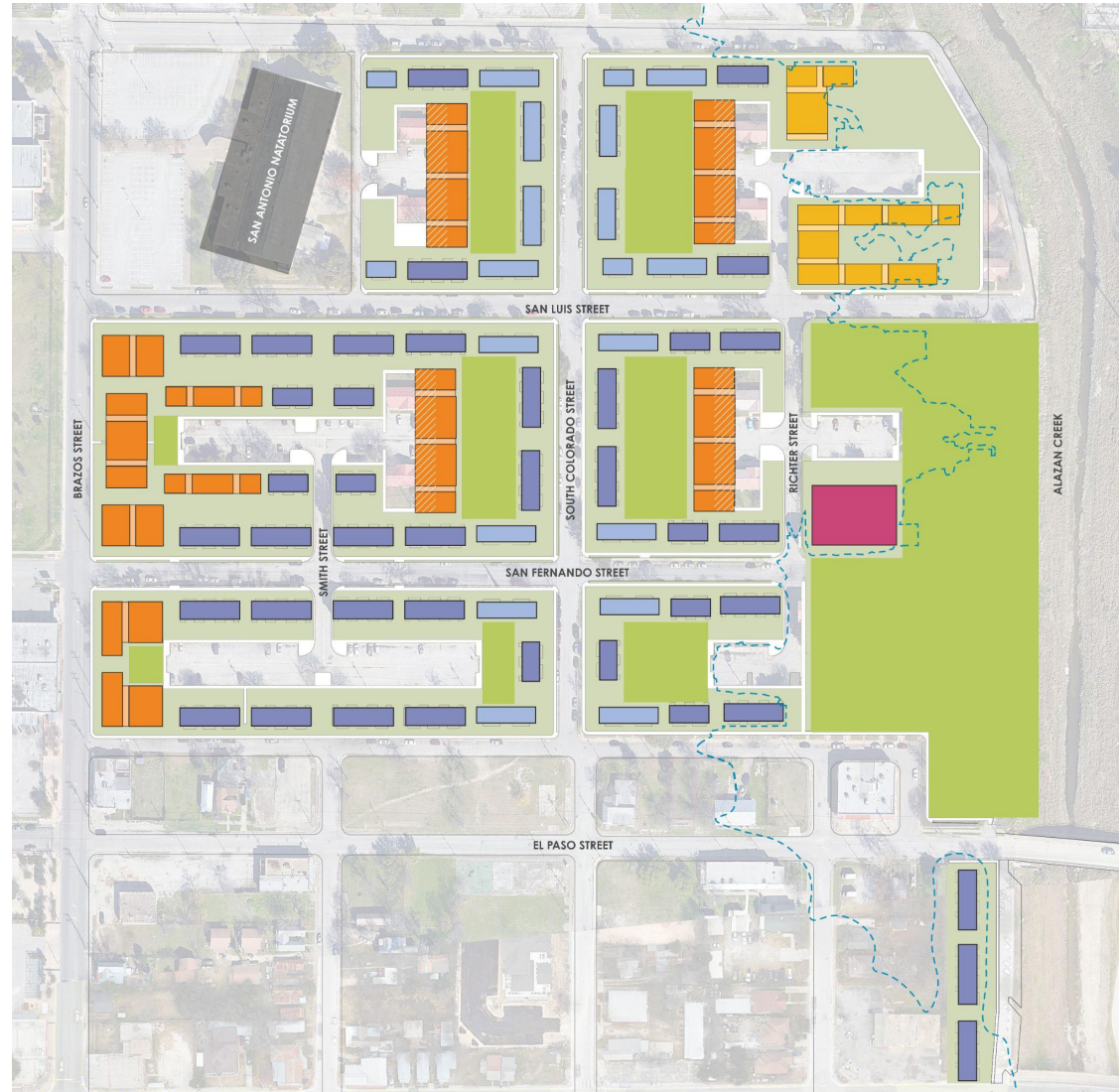
-Adds 58 additional public housing homes. (total 625)

-New large park/playground at every interior courtyard.

-New Community Center anchors new large creekside park.

Onsite	
Homes in Rehabilitated Buildings	194
Homes in New Buildings	301
Apache / Ballfield Units	
Homes in New Buildings	130

Total: 625



- Preserved Building One Story
- Preserved Building Two Story
- Community Center
- New Construction Two Story
- New Construction Three Story
- Green Space
- Park/Playground
- Floodplain

4. MAXIMIZE GREEN SPACE

- Preserves most of the existing buildings along the streets.
- Adds 58 additional public housing homes. (total 625)
- New large park/playground at every interior courtyard.
- New Community Center anchors new large creekside park.



Onsite	
Homes in Rehabilitated Buildings	194
Homes in New Buildings	301
Apache / Ballfield Units	
Homes in New Buildings	130

Total: 625

- New Building Two Story
- New Construction Three Story
- Community Center
- Preserved Building One Story
- Preserved Building Two Story
- Green Space
- Park/Playground

OTHER

OPPORTUNITIES

FIND ADDITIONAL LAND

**?? UNITS ON VALERO FIELD +
UNDERUTILIZED SPACE AT APACHE
COURTS**

**?? UNITS ANOTHER PARCEL
TO BE ACQUIRED BY SAHA**



337 UNITS ONSITE

NEXT COMMUNITY EVENT:

AUGUST 20th (Tafolla 1pm)

NEXT COMMITTEE MEETING:

SEPTEMBER 8 (UTSA Center 6pm)

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)

THANK YOU!

**PLEASE REACH OUT WITH
QUESTIONS OR COMMENTS**

reimaginealazan@able.city

call or text 210-390-6212