



**HOUSING &  
PLANNING**

# Vertical Mixed-Use Research

February 2022

# Staff Research

- VMU Developments

- Completed
- In the Pipeline
- Tenure
- By Council District

- Dispersion of VMU Zoning

- Number of sites
- Total Acreage
- By Council District
- Displacement Risk Areas
- High Opportunity Areas

- Other Policies Impacting VMU-Zoned Properties

- Conditional Overlays
- Compatibility Standards



# Vertical Mixed-Use Developments

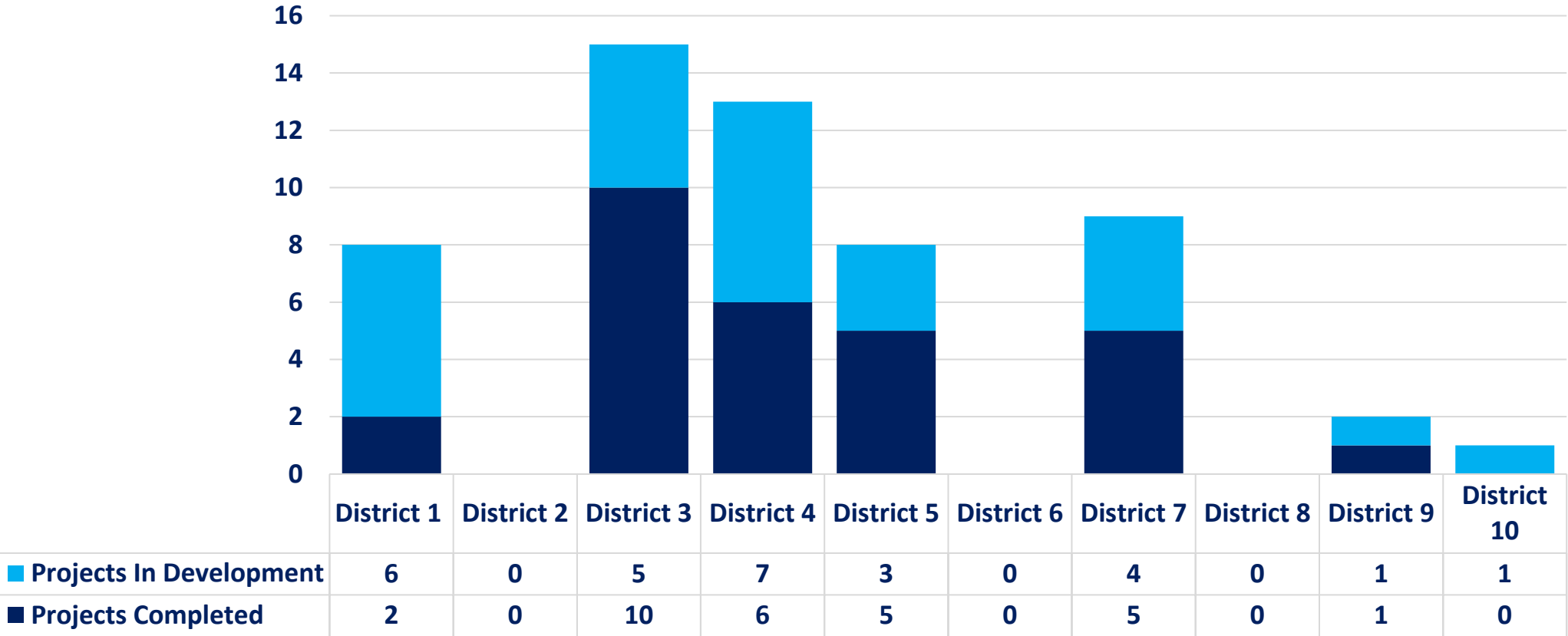
VMU Developments			
	Completed	In the Pipeline	Notes
VMU Buildings	29	9 under construction 18 in planning	<i>Buildings under construction have been issued a building permit but have not receive a Certificate of Occupancy (CO). Buildings in planning have received a certification letter to utilize VMU but may be in early stages of planning and development ranging from site plan under review to building plan under review.</i>
VMU Housing Units	5,379	2,037 under construction 3,992 in planning	<i>These totals reflect all housing units within VMU buildings including both market-rate and income-restricted housing units.</i>
Income-Restricted Affordable VMU Housing Units	540	496 under construction 404 in planning	<i>These totals reflect income-restricted affordable units within VMU buildings ranging from below 60% MFI to 100% MFI. Two projects in the pipeline are developing with higher numbers of income-restricted affordable units than required under VMU, which brings the percentage of total units that are income-restricted to over 10%.</i>
VMU Housing Units by Tenure	98% rental 2% ownership	99% rental 1% ownership	

*All data points are considered approximate and based off of the [Affordable Housing Inventory](#).*



# Vertical Mixed-Use Developments

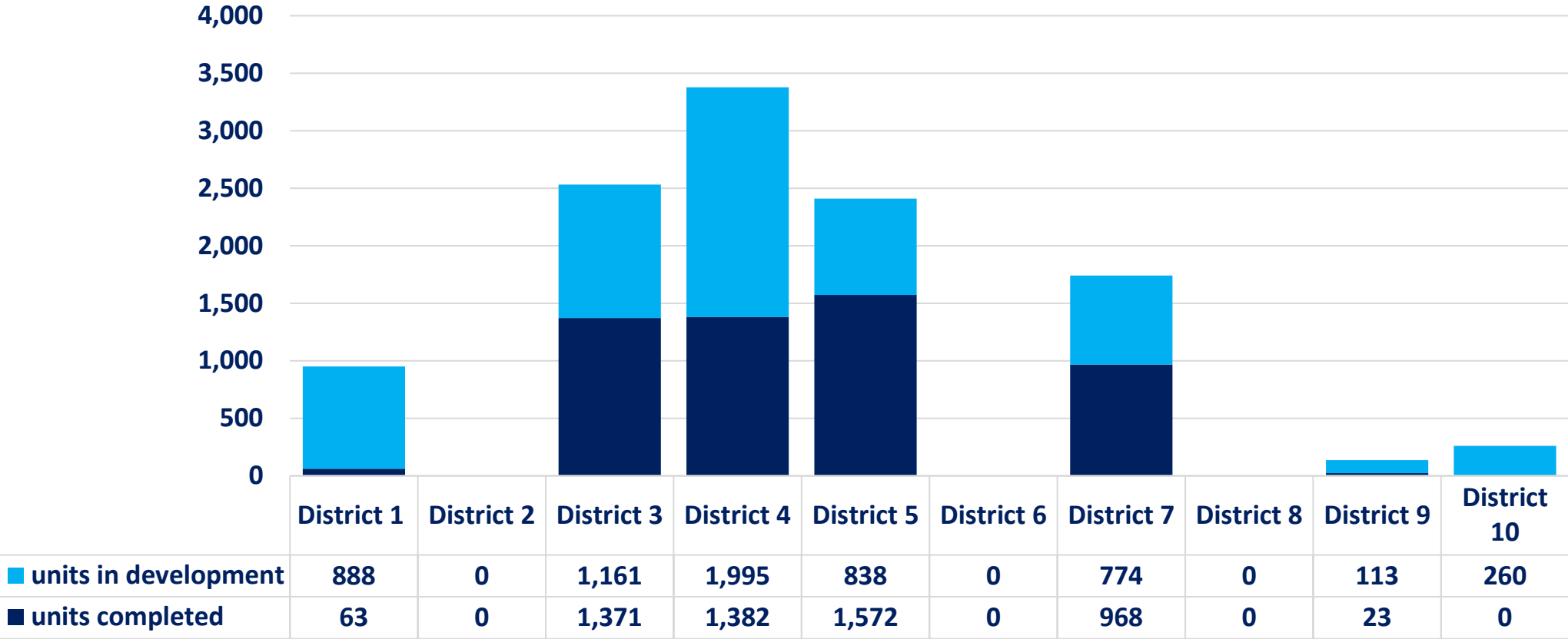
VMU Developments By Council District





# Vertical Mixed-Use Developments

VMU Housing Units by Council District

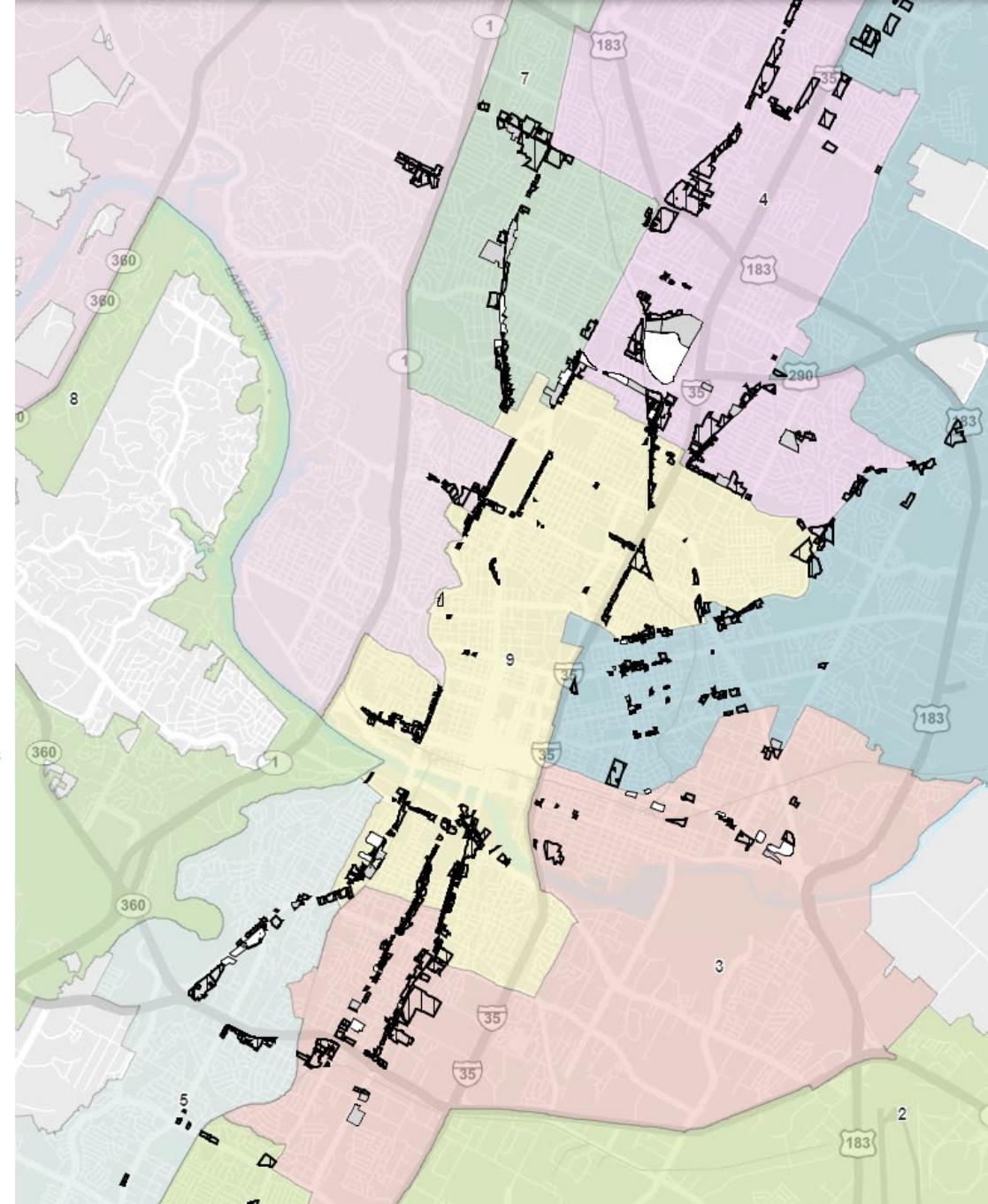




# Dispersion of VMU Zoning

VMU Zoning	
Total Sites with -V	Total Acres with -V
~ 818	~ 1,900

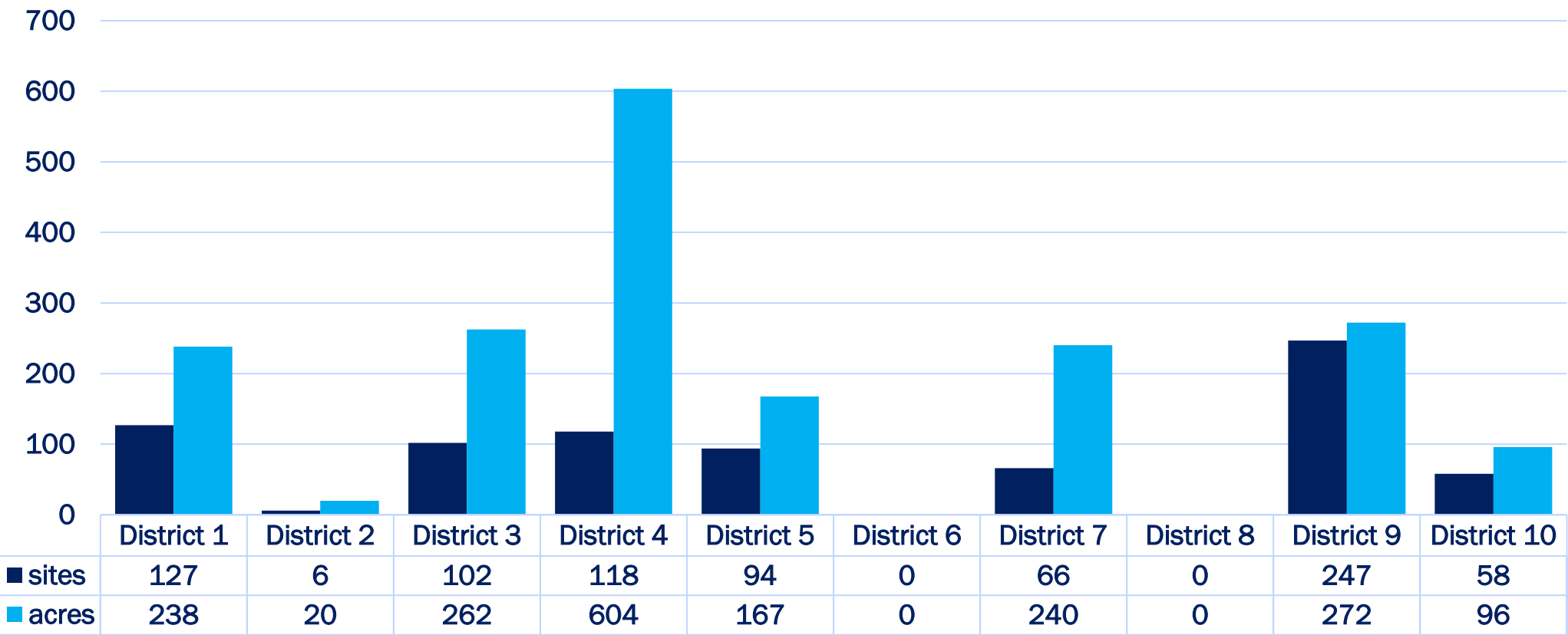
Council Districts





# Dispersion of VMU Zoning

VMU Zoning by Council District



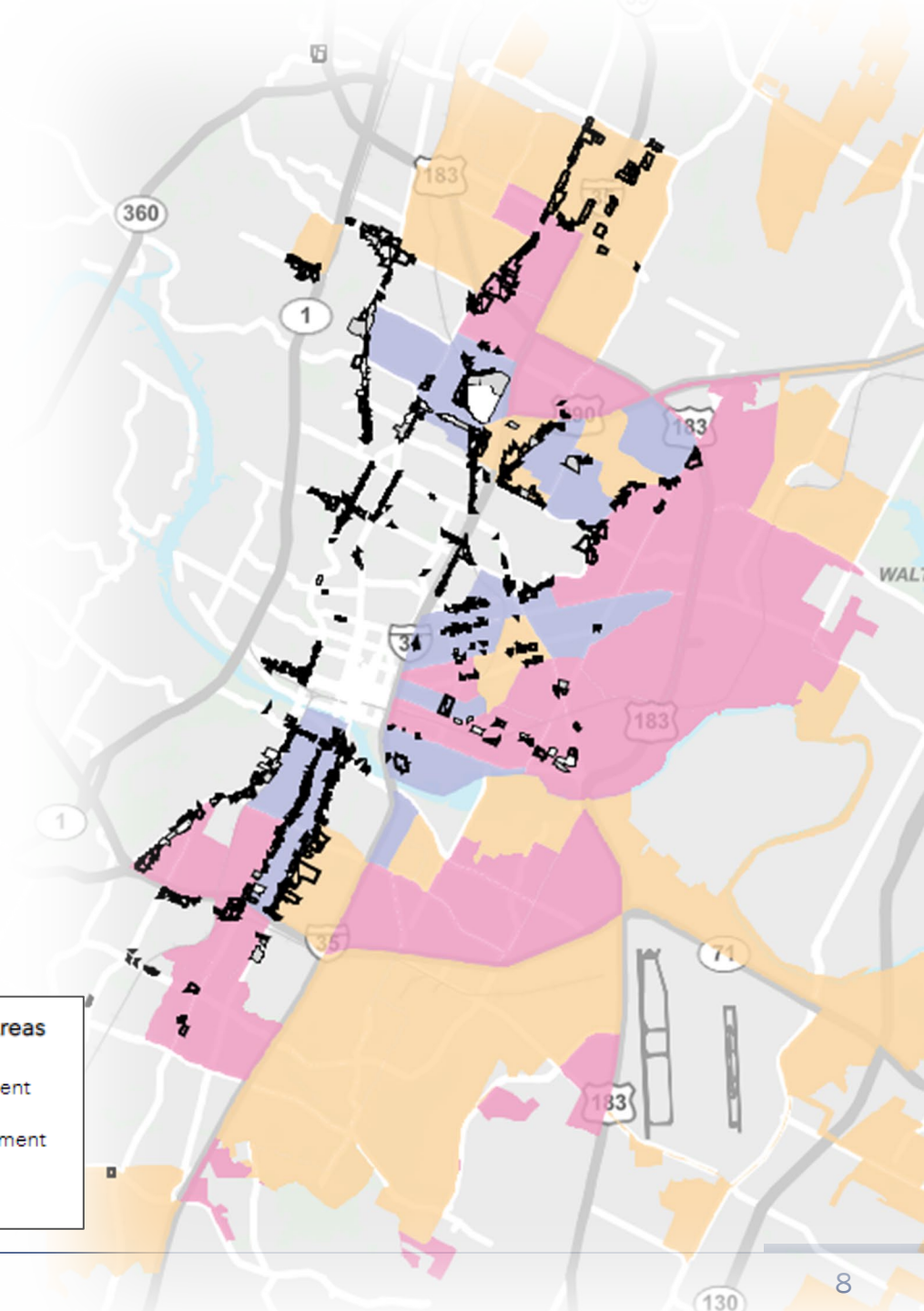
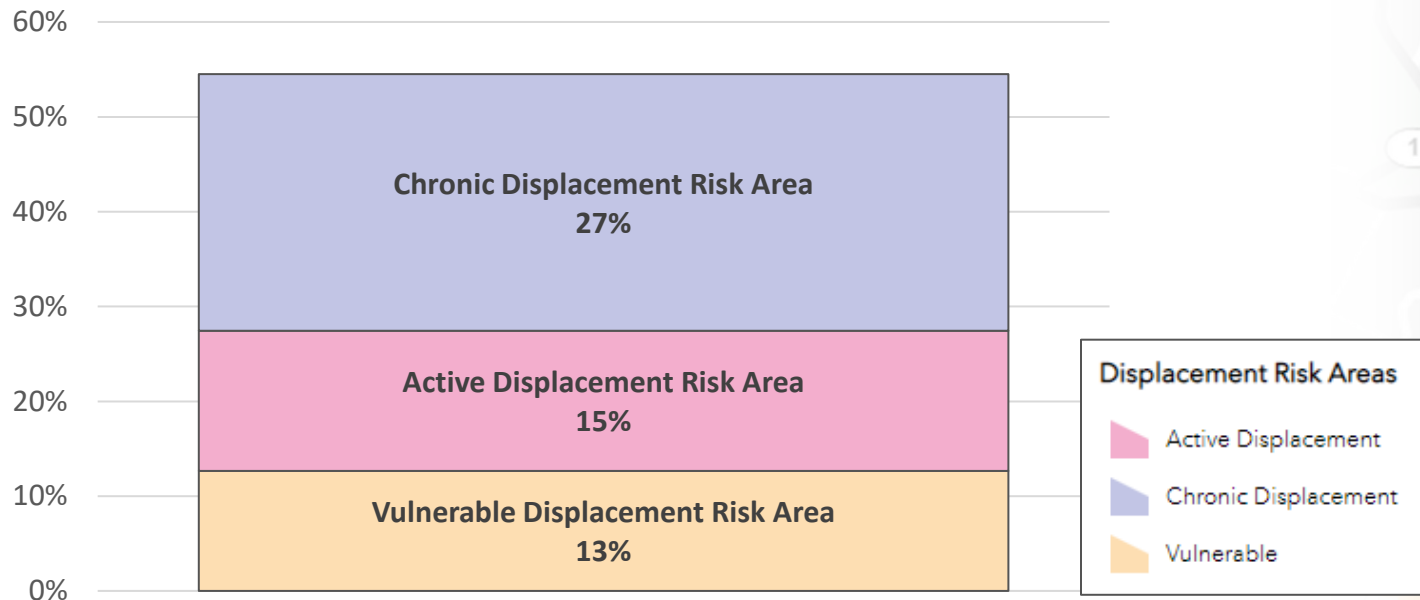


# Dispersion of VMU Zoning

## Displacement Risk Areas

- 55% of VMU-Zoned Sites are within Displacement Risk Areas

VMU-Zoned Sites within Displacement Risk Areas



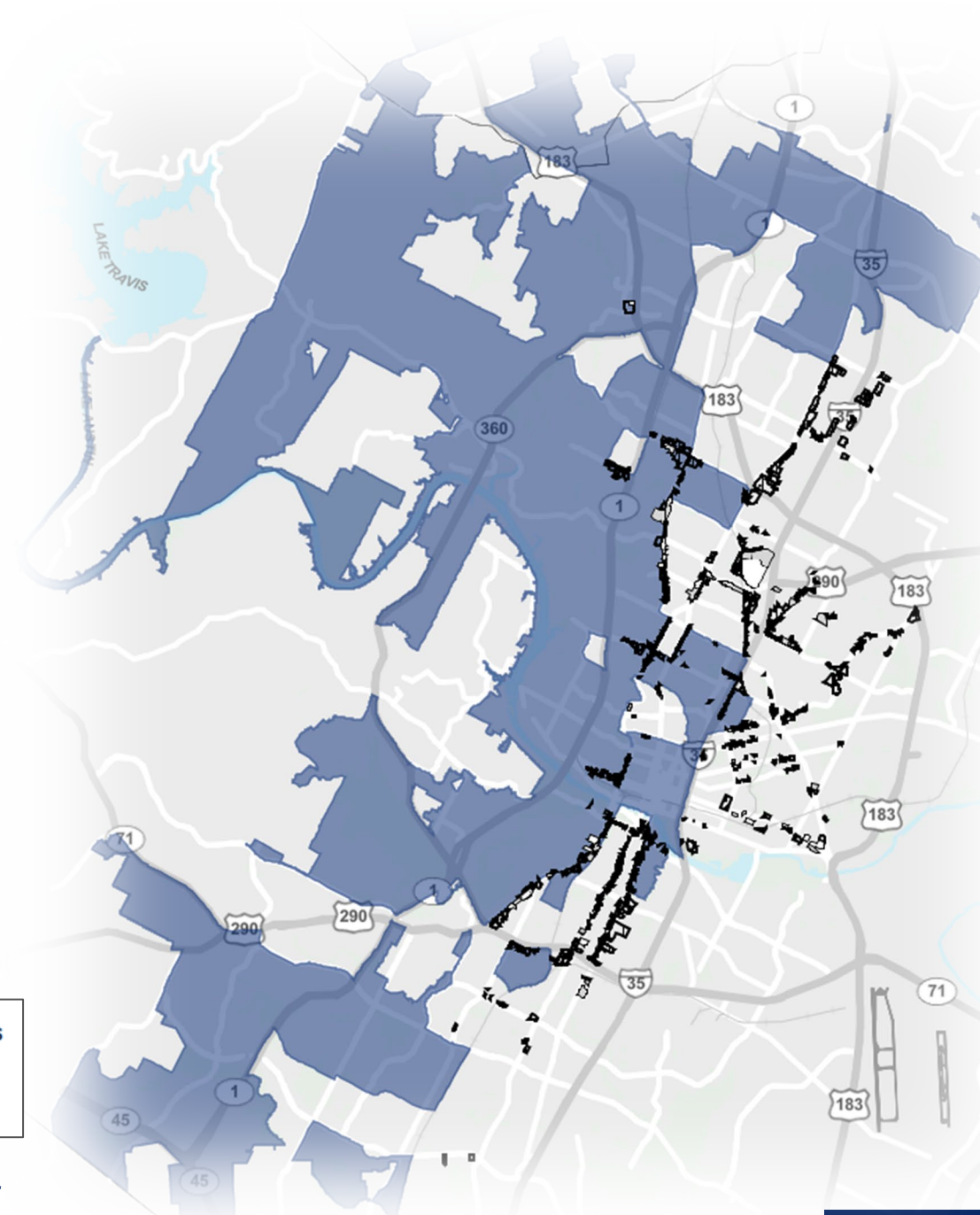
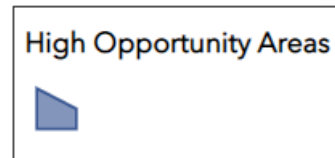




# Dispersion of VMU Zoning

## High Opportunity Areas

- 33% of VMU-Zoned Sites are within High Opportunity Areas



*High Opportunity Areas are defined by Enterprise Community Partners Opportunity360 Index.*

# Other Policies Impacting VMU-Zoned Sites

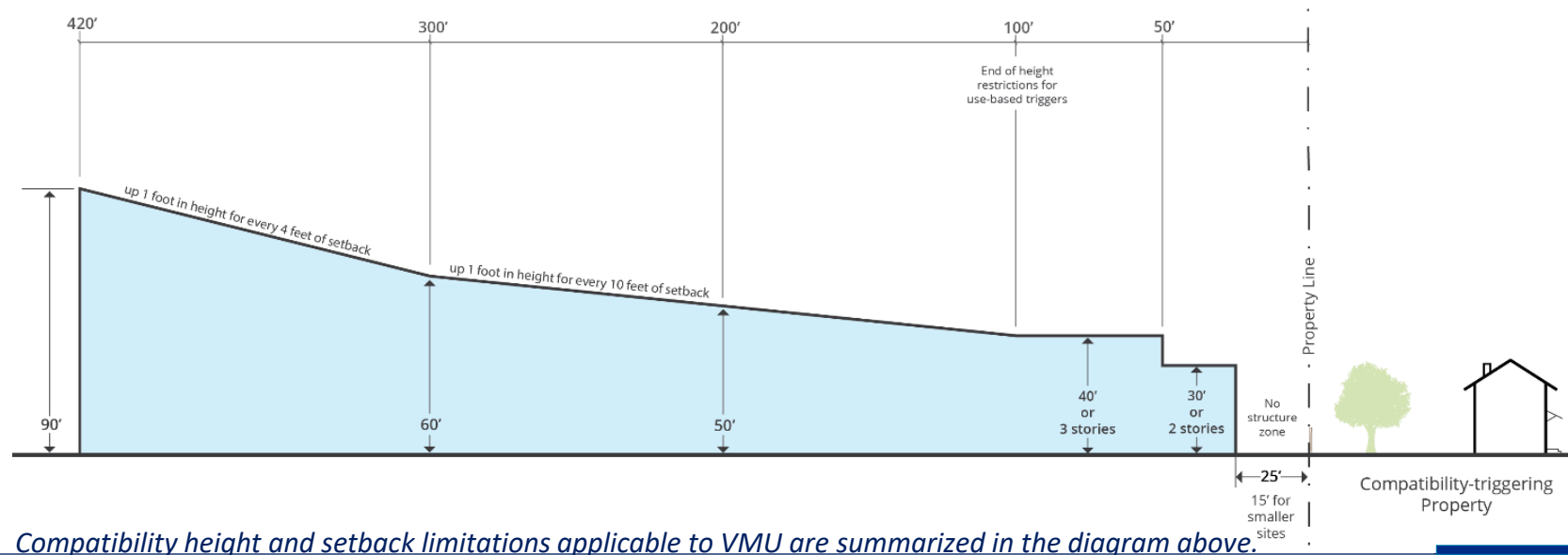
## Conditional Overlays (CO's)

- Conditional Overlay Combining Districts, or CO's, are used to modify use and site development regulations on a site-by-site basis. CO's are always more restrictive than the restrictions otherwise applicable to the property. CO's can regulate many site development regulations, including lowering the maximum allowable building height on a site.
- **67% of VMU-zoned sites have a Conditional Overlay.** Staff did not research specific CO's on VMU-zoned sites; however, it is possible that many of these sites with CO's have additional height restrictions that may limit the ability to utilize the 30-foot height bonus outlined in the new tier of the VMU program.

# Other Policies Impacting VMU-Zoned Sites

## Compatibility Standards

- Compatibility standards apply to sites that are within 540 feet of the property line of an urban family residence (SF-5) or more restrictive **zoning** district.
  - For the purposes of the new VMU height bonus, the distance from a compatibility-triggering property that could affect a VMU building's maximum height is 420 feet.
- Compatibility standards also apply when a site is adjacent to a lot on which a **use** permitted in an SF-5 or more restrictive zoning district is located.
- Compatibility Standards require:
  - Height and Setback Limitations
  - Scale and Clustering Requirements
  - Screening Requirements
  - Design Regulations

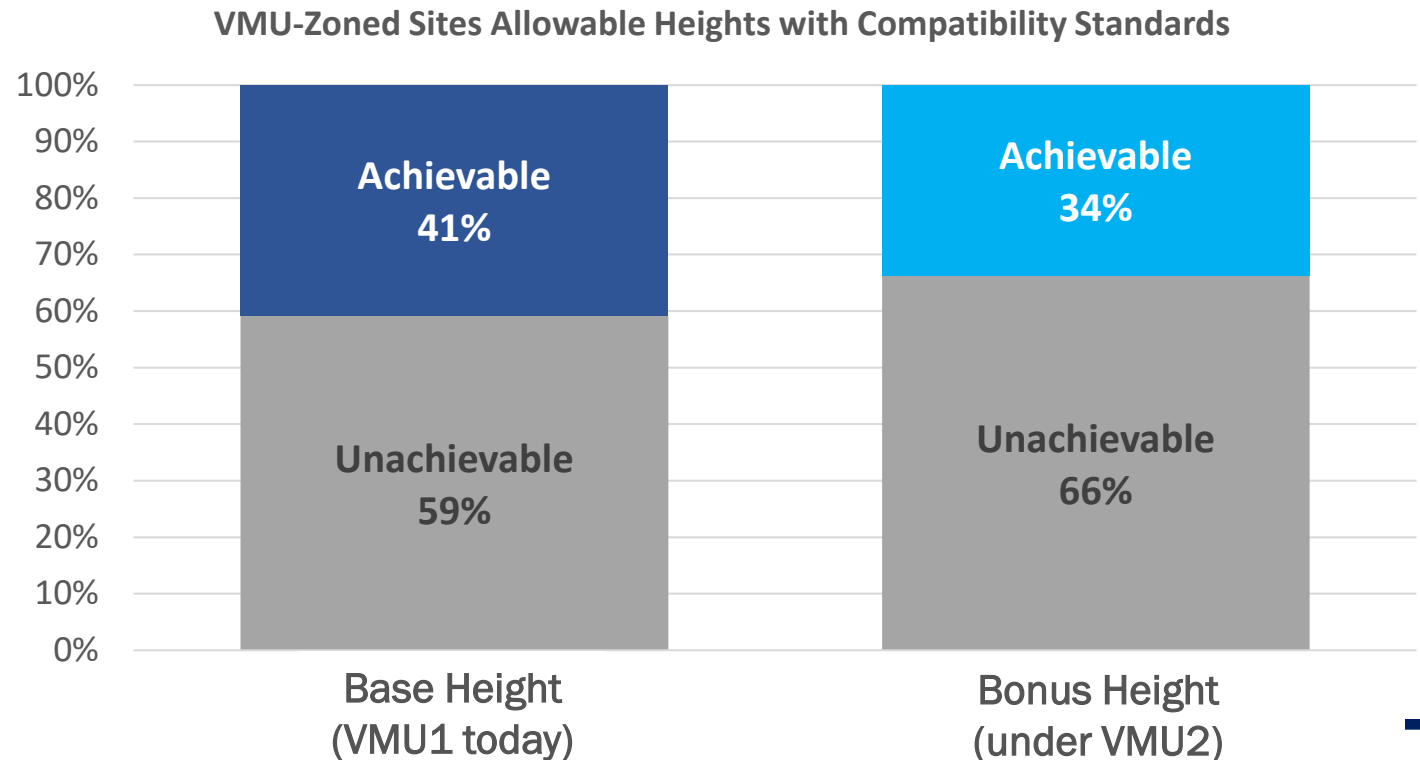


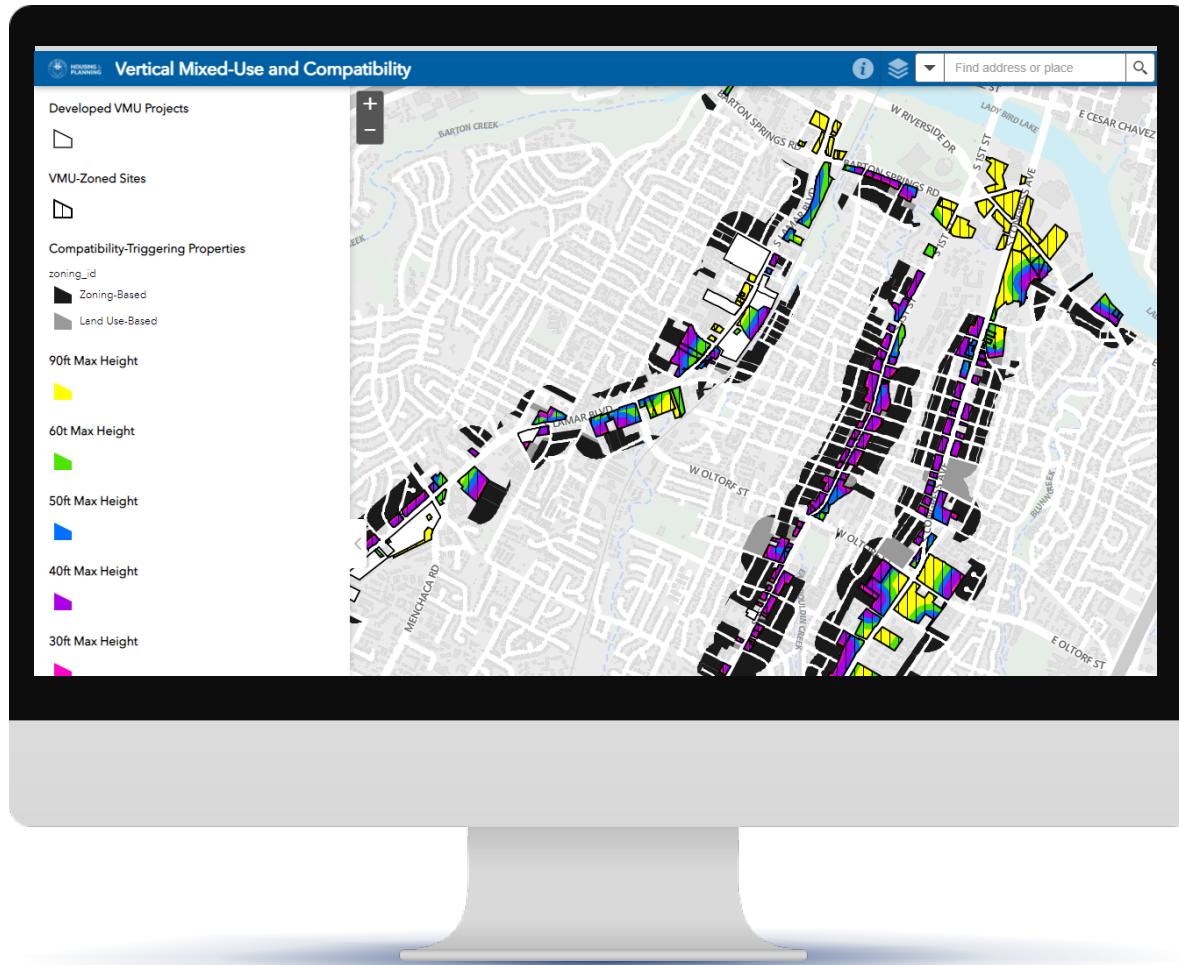
# Other Policies Impacting VMU-Zoned Sites

## Compatibility Standards

- 41% of VMU-zoned sites could build to their **base** height after compatibility standards are applied.
  - The remaining 59% of VMU-zoned sites are prohibited from building to the maximum height allowed by their base zoning due to compatibility standards.
- 34% of VMU-zoned sites could potentially build to the **bonus** height under VMU2 after compatibility standards are applied.
  - The remaining 66% of VMU-zoned sites would be prohibited from building to the maximum height allowed with the 30-foot height bonus.

*\*For purposes of this analysis, a site was considered buildable if the maximum height could be achieved for at least 10,000 square feet. This analysis included all sites with VMU zoning and did not exclude undevelopable or recently developed sites.*





## Compatibility + VMU Web Map

- Interactive Map
- View where VMU-Zoned Sites are Located
  - Including layers for Displacement Risk Areas, High Opportunity Areas, and the Transit Priority Network
- View allowable heights with the new bonus on VMU-Zoned sites after Compatibility Standards
- View VMU-Developed and Developing Buildings

The web map can be accessed here:

<https://austin.maps.arcgis.com/apps/webappviewer/index.html?id=bff1cf81f6534a0bb2f8a23988d499c2>