Other Options to Consider for Tandem Parking Scenarios

For simple comparison a 100 unit development comprised of 3-bedroom units was used as the basis for calculating the following numbers.

Staff is recommending that the City allow tandem parking for up to 50% of the required assigned parking spaces in multi-family residential developments. There are a few options as to how the amount of unassigned parking could be calculated for these development projects.

For reference the scenarios from the following table (SMC Section 19.46.060) were used to do the calculations.

Table 19.46.060
Parking for Multiple-Family Dwellings

Type of Assigned Space	Number of Bedrooms	Number of Unassigned Spaces
One carport or underground space	One-bedroom units	0.5 unassigned spaces per unit
	2-bedroom units	1 unassigned space per unit
	3-bedroom units	1 unassigned space per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom.
One fully-enclosed garage space	One-bedroom units	0.8 unassigned spaces per unit
	2-bedroom units	1.33 unassigned spaces per unit
	3-bedroom units	1.4 unassigned spaces per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom.
Two fully-enclosed garage spaces	One-bedroom units	0.25 unassigned spaces per unit
	2-bedroom units	0.4 unassigned spaces per unit
	3-bedroom units	0.5 unassigned spaces per unit
	4-bedroom units or more	Use the 3-bedroom requirement and add 0.15 unassigned spaces for each bedroom above the third bedroom.

Existing Regulations
Option A would not change the current regulations. Tandem Parking could be considered on a case by case basis. This scenario is for a typical townhouse project with each unit being provided a 2-car side-by-side garage.

Number of Assigned (non-tandem)	Number of Assigned Tandem Spaces	Number of Unassigned Spaces	Total Number of Spaces	Number of Unassigned Spaces/Unit
200	0	50	250	.5

Option A (Staff Recommendation)
Staff recommends a parking ratio of assigned spaces vs. unassigned spaces as shown in the "two fully-enclosed garage spaces" to calculate required parking for a multi-family development that utilizes the tandem (two spaces) scenario for 50% of the proposed units (100 3-bedroom units). This scenario illustrates 50% of the units with 2-car side-by-side garages and 50% of the units with 2-car tandem garages.

Number of Assigned (non-tandem)	Number of Assigned Tandem Spaces	Number of Unassigned Spaces	Total Number of Spaces	Number of Unassigned Spaces/Unit
100	100	50	250	.5

Option B
An alternate ratio that could be used to calculate the required number of spaces for a multi-family development would be the ratio used in the "one carport or underground space" scenario. In this case the development would still provide two spaces in tandem for 50% of the units (instead of one space/unit).

Number of Assigned (non-tandem) (i.e. 50% of the units have a one-car garage)	Number of Assigned Tandem Spaces (i.e. 50% of the units have a tandem 2-car garage)	Number of Unassigned Spaces	Total Number of Spaces	Number of Unassigned Spaces/Unit
50	100	100	250	1

Option B-1

An alternate ratio that could be used to calculate the required number of spaces for a multi-family development would be the ratio used in the "one carport or underground space" scenario for the tandem garages. In this case the development would provide two garage spaces for all the units with a tandem arrangement for 50% of the units (instead of one space/unit).

Number of Assigned (non-tandem) (50% of the units have a 2-car side by side garage)	Number of Assigned Tandem Spaces (50% of the units have a tandem 2-car garage)	Number of Unassigned Spaces	Total Number of Spaces	Number of Unassigned Spaces/Unit
100	100	100	300	1

Option C

A final alternative that could be used would be to calculate the number of unassigned parking space under the "one fully-enclosed garage space" scenario. Half of the units would have a one-car garage and half would have a 2-car tandem garage and require two assigned spaces/unit. This option is essentially a status quo option requiring the number of unassigned spaces as if there were no tandem spaces.

Number of Assigned (non-tandem)	Number of Assigned Tandem Spaces	Number of Unassigned Spaces	Total Number of Spaces	Number of Unassigned Spaces/Unit
50	100	140	290	1.4