



January 26, 2026

ARCHITECTURAL RESPONSES TO COMMENTS IN THE LAGO FRESCO PROJECT APPEAL BY 'COMMUNITY AGANST LAGO FRESCO'

Response to Appeal Comment 1-

63 on site parking spaces are provided in the project proposal. W Trans Traffic Engineers' Final Focused Traffic Study for the Lago Fresco Project (Dec. 28, 2023) documented up to 29 on-street parking spaces are available on the south side of Hoen Avenue and up to 23 on-street parking spaces are available on the north side of Hoen Avenue, to supplement residential parking needs of the project.

Response to Appeal Comment 3 -

The project provides one dedicated short term parking on-site parking space, space number 53, for delivery service trucks and other short term parking needs. (See Site Plan, attached).

Response to Appeal Comment 4 -

Two 5-foot wide dedicated pedestrian and bicycle paths are provided on both sides of the entry driveway, linking the project facilities to the sidewalk and bike lane on Hoen Avenue. (See attached Enlarged Site Plan Detail).

Response to Appeal Comment 5 –

The Density Bonus Law, enacted in 1979 and frequently updated since then, serves as a state-mandated tool to address housing shortages by linking and incentivizing market rate residential development to the production of affordable housing units. The primary intention of the DBL remains to increase the state's supply of below market rate housing and to enhance the feasibility of doing that for developers. The Law achieves this by allowing increases in density above local zoning maximums in exchange for reserving a percentage of units for lower income households.



