



STRATEGIC LAND VENTURES

March 12, 2025

John F. Trefethen
Chair, Ashland Zoning Board of Appeals
101 Main Street
Ashland, MA 01721

Re: "Sanctuary at Ashland Mills" / Resubmittal of Plan Set and Response to Civil Engineering Peer Review

Dear Mr. Chairman:

We are providing what we believe to be a comprehensive response to the January 28th Hancock Engineering Peer Review Letter. We look forward to discussing this submittal at a future public hearing, most likely in April.

I wanted to preview for the Board and its Peer Review Consultants some the changes reflected in the updated plan set. These changes are intended to reduce overall environmental impacts, enhance internal site connectivity, and optimize resident amenities while maintaining compliance with anticipated parking demand. Two of the primary changes reflected in the updated plan set include the elimination of the smaller/rear private amenity roof deck, and a reduction in the size of the podium parking deck in favor of surface parking.

These changes have both environmental and operational benefits.

- Reducing the garage footprint will decrease the necessary earthwork/excavation required for construction, which is beneficial given the environmental sensitivity of the soils and the overall goal of being as minimally disruptive to the existing conditions as possible.
- Reducing the number of covered parking spaces will reduce the necessary volume of flood storage within the garage.
- After conducting the Swept Path Analysis, the reconfigured parking/site plan will allow fire trucks and delivery/trash trucks to circumnavigate the site more easily.
- Increasing the surface parking and removing portions of the covered parking will improve connectivity between the residential and non-residential uses and make a shared parking strategy more viable.



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- While the site planning adjustments reduce total parking spaces from 390 to 371, the project will still satisfy the peak parking demand of 308 spaces as analyzed in the traffic peer review submittals.
- Based on the anticipated number of residents in the building, we believe the large private amenity space within the main courtyard can feature a robust program to successfully serve future residents.

We appreciate the Board's time and consideration and look forward to discussing these updates at a future public hearing, or working group session.

Sincerely,

Geoffrey Engler
Managing Partner of SLV Ashland, LLC