

Mr. Ethan Parsons  
Director of Planning & Development  
Town of Ipswich  
25 Green Street  
Ipswich, MA 01938

January 20, 2022

Ref.: T1185

Re: Traffic Peer Review #2  
55 Waldingfield Road – Ipswich, Massachusetts

Dear Mr. Parsons:

On behalf of the Town of Ipswich, TEC, Inc. (TEC) reviewed additional documents as part of the traffic peer review for the proposed corporate headquarters redevelopment to be located at 55 Waldingfield Road in Ipswich, Massachusetts. Ora, Inc. (the "Applicant") submitted the following additional documents which TEC reviewed:

- *Response to TEC Comments – 12/9/2021*, prepared by Greenman-Pedersen, Inc. (GPI), dated January 12, 2022

The majority of the comments within TEC's December 9, 2021 letter outlined that the study area, traffic volume counts, selected time periods, methodologies, crash data, and sight distance evaluation were in conformance with industry standards and did not require responses. TEC has compiled the following remaining comments for the Board's consideration:

### **Traffic Impact Study**

1-7. No response required.

8. In our original comment, TEC expressed concern regarding the methodology GPI used to project the trips to be generated by the site. Within the Response to Comments Letter, GPI indicated that the size of the project has been changed. Since the submission of the Supplemental Traffic Memorandum prepared by GPI, the size of the project has been reduced. Previously, Phase 2 (56,000 SF of workspace) and Phase 3 (16,000 SF wellness center) totaled 72,000 SF. Currently proposed, Phase 2 and Phase 3 will consist of a 25,000 SF addition to the mansion (20,000 SF of workspace and 5,000 SF wellness center). Phase 1 remains as previously indicated with 32,781 SF of space within the mansion, carriage house and other existing structures. Phase 1 and 1A will consist of 50 employees. The full development of the site will consist of 120 employees. This is a reduction from the 200 employees previously projected. The following table outlines the reduction in trips projected to be generated by the site due to the reduction in employee numbers.

<b>Time Period</b>	<b>10/2021 Supplemental Memo (200 employees total)</b>	<b>1/2022 RTC Memo (120 employees total)</b>
<b>AM Peak Hour</b>		
Enter	85	59
Exit	4	4
Total	89	63
<b>PM Peak Hour</b>		
Enter	2	6
Exit	73	54
Total	75	60

The Applicant has indicated that a van is available to be used when necessary to transport employees to the site from the airport or the commuter rail station to reduce single vehicle trips to the site.

TEC acknowledges that the above trip generation projections may be conservative due to the ongoing pandemic changing the way office employees work, with work-from-home options now readily available. However, the future long-term impacts to trip generation are not known at this time. Therefore, traffic engineers must continue to use the conservative projections within the ITE *Trip Generation Manual* to determine the impact of a new project on the adjacent roadway system.

- 9-13. No response required.
- 14. The Applicant has committed to maintaining the vegetation within the sight triangle at the site driveway intersection consistently to ensure that maximum possible sight lines remain unobstructed as reported in the Sight Distance Evaluation Letter.
- 15. TEC continues to recommend that, should traffic calming devices be considered along Waldingfield Road and Goodhue Street, public outreach be conducted with the abutting residents, Department of Public Works and the overall community regarding the benefits and concerns of any physical roadway changes.

**Site Plan - Transportation**

The Applicant indicates that the sight distance triangles in both directions from the primary exit driveways along Waldingfield Road where vegetation and signage are to be removed or kept low will be indicated on the revised Site Plan. A stop sign will be added to the Site Plan at the site driveway intersection with Waldingfield Road.

As a new Site Plan has not been submitted, the parking calculations have not been confirmed at this time. It is TEC's understanding that the Applicant will provide sufficient parking spaces to meet the Town of Ipswich Bylaw requirements.

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Please do not hesitate to contact me directly if you have any questions concerning this peer review at 978-794-1792. Thank you for your consideration.

Sincerely,  
TEC, Inc.  
*"The Engineering Corporation"*

A handwritten signature in blue ink that reads "Elizabeth Oltman". The signature is written in a cursive, flowing style.

Elizabeth Oltman, PE  
Director of Transportation Planning