

June 9, 2022

via email: ethanp@ipswich.gov

Carolyn Britt, Chair
Planning Board
25 Green Street
Ipswich, MA 01938

Re: 55 Waldingfield
Is Ora still seeking permission to build out a corporate campus of roughly 125,000 SF?

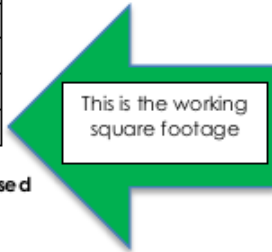
Dear Chair Britt:

In October 2021, Ora submitted a “calculations letter” asserting its intent to build out an office campus, comprised of 29,199 square feet (“SF”) of existing buildings, and 95,000 SF of **proposed** buildings (of which 56,000 SF represents a “new office building” for Phase 2). This proposed buildout is just under the maximum limit of 124,930 SF, based on lot restriction (*see below snippet from Ora’s letter.*)

6. IX.H.3.b.iv- Maximum Building Area

Total allowable floor area shall be limited 8% of the area of the lot.

	Calculation Variables
Area of applicant’s land at 55 Waldingfield	39.9 Acres
Area of Land in Wetlands or River Protection Act:	8.10 Acres
½ of the Area of Land in Wetlands or River Protection Act:	4.05 Acres
Lot size minus ½ of the Area above:	35.85 Acres
8% of Resulting Lot Size above:	2.87 Acres
Resulting Maximum Building SF at 1 Acre = 43,560 SF	124,930 SF



7. Proposed Floor Area

Existing Proposed

Existing Buildings

What has become unclear with Ora’s most recent presentation materials and letters is what Ora is seeking under the special permit. Is Ora now willing to permanently limit the Maximum Building Area to less than 124,930 SF? Or, is Ora simply reducing its **proposed** new building from 95K SF to 53K SF - and to reserve all buildout rights under the special permit of up to 124,930 SF? I think this might be what Ora is seeking - to reserve all future building rights under the special permit, but to present to the public at this time a reduced proposed buildout, with future buildout “requests” to follow, by Ora, or any future owner of 55 Waldingfield (as the special permit permanently attaches to the land).

For comparison, I attach the original buildout proposal by Ora (October 2021) and its most recent buildout proposal (June, 2022).

Thank you for your kind attention.

Bryan Townsend

Project Summary

<u>Existing Buildings</u>	<u>GSF Area</u>
1. Mansion	13,970 GSF
2. Carriage House	2,134 GSF
3. Old School House	919 GSF
4. Pool-house	756 GSF
5. Farmhouse	4,615 GSF
6. Barn	10,387 GSF
Total	32,781 GSF

<u>Proposed Buildings</u>	<u>SF Area</u>
Phase 1A:	
Renovation and Addition at Mansion	2,000 SF
Phase 1B:	
Renovation and Addition at Farmhouse	16,000 SF
Addition at Barn	5,000 SF
Phase 2:	
New Office Building	56,000 SF
Phase 3:	
New Health and Mindfulness Center	16,000 SF
Total	95,000 SF



FIGURE 1

Area and Phasing Summary

Phasing	Existing	1A	1B	2	3
Buildings					
Mansion	13,970	13,970	13,970	13,970	13,970
Carriage House	2,134	1,067*	1,067	1,067	1,067
School House	919	919	919	919	919
Pool House	756	756	756	756	756
Farm House	4,615	4,615	0**	0	0
Barn	8,506	8,506	8,506	8,506	8,506
Proposed					
1A- Addition		2,000	2,000	2,000	2,000
1B- Guest House			16,000	16,000	16,000
1B- Barn Extension			5,000	5,000	5,000
2- Wellness and Innovation Center				15-20,000	15-20,000
3- Collaboration Center					10,000
Total	30,900	31,833	46,218	65,000	75,000
Parking	12	40	70	90	90

* Existing apartment on second floor to be removed during Phase 1A

** Existing Farmhouse to be incorporated as part of new Guest House