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2-15-13

# BABSON COLLEGE – FIRST YEAR RESIDENCE HALL

## APPLICATION FOR PROJECT OF SIGNIFICANT IMPACT

PREPARED FOR:  
TOWN OF WELLESLEY PLANNING BOARD  
525 WASHINGTON STREET, LOWER LEVEL  
WELLESLEY, MA 02482

PREPARED BY:  
SASASI ASSOCIATES  
64 PLEASANT STREET  
WATERTOWN, MA 02472

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Meghan C. Jop, AICP  
 Planning Director  
 Town of Wellesley  
 525 Washington Street  
 Wellesley, MA 02482

15 February 2013

re: Babson College First Year Residence Hall - Project of Significant Impact Application

Dear Ms. Jop:

On behalf of Babson College, Sasaki Associates is pleased to submit to you this Special Permit Application for a Project of Significant Impact for the above-referenced project in accordance with Town Zoning Bylaw XVIA: Project Approval (newly constructed floor area of 10,000 or more square feet).

The proposed First Year Residence Hall will include a combination of residential beds, community spaces and learning spaces. This building will address the critical shortage of beds on campus, contribute to Babson's living learning environment, provide the required swing space to renovate the nearby Park Manor residence halls, and create an active first year area at the heart of the campus. The nearest neighbor is greater than 600 feet from the proposed residence hall. Enrollment at the College will not increase as a result of the new residence hall; however, it will enable Babson to house 85% of the present undergraduate population.

The building will be sited in such a way that two new quadrangles will be formed. The first, known as Tomasso Lawn, is envisioned as a more formal landscape where granite seating steps set into a sloped lawn create an amphitheater experience. The seating elements will be placed between the existing trees in a manner that will preserve the naturalistic character of the space. The second space is the Residential Quad, which will foster the bucolic character of the existing landscape with a distinctive ensemble of lawn and trees. It is envisioned that the open space will be used for informal passive and active recreation.

Major components of the project include:

- A 78,000 square foot 200-bed traditional style residence hall
- Utility relocations to enable building foundation construction
- New landscape elements including plazas, terraced seating and new tree planting
- Accessible walkways and connections to adjacent points on campus

Included within this application is the Municipal Systems Impact Analysis (MSIA), Site Plans and a list of abutters. The MSIA addresses the following:

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<u>Section</u>	<u>Bylaw</u>	<u>Section</u>
Water System	XVI-A(C)(3)(e)(1)	Tab 1
Sanitary Sewer	XVI-A(C)(3)(e)(2)	Tab 2
Storm Drainage System	XVI-A(C)(3)(e)(4)	Tab 3
Electric System*	XVI-A(C)(3)(e)(3)	Tab 4
Traffic, Pedestrian and Bicycle Safety*	XVI-A(C)(3)(e)(5)	Tab 5
Fire Protection and Life Safety	XVI-A(C)(3)(e)(6)	Tab 6
Refuse Disposal System	XVI-A(C)(3)(e)(7)	Tab 7

\* Note that the electrical and traffic sections are individually sealed and stamped.

In preparation for this submission members of the project team met with the members of Town Departments to provide an overview of the project, to review available project plans, and to discuss specific Town requirements. Those discussions were very productive and allowed the project team to incorporate their comments into the project plans. In addition, on January 14, the College held an open meeting for neighbors to discuss their questions. Babson has also scheduled an additional meeting for those neighbors who were unable to attend the January 14 session.

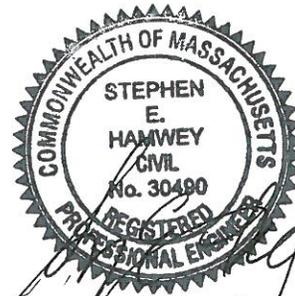
Should you have any questions or comments, please do not hesitate to contact me at (617) 923-7118. We look forward to working with you on this exciting and important project for Babson College.

Sincerely,

Zachary Chrisco, PE  
Senior Associate  
Site Project Manager

Stephen E. Hamway, PE, FASLA  
Principal

cc: Sam Dunn, Babson College  
Jonathan Moll, Babson College  
Michael Farnola, C3



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**BABSON COLLEGE FIRST YEAR RESIDENCE HALL**

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**APPLICATION FOR PROJECT  
OF SIGNIFICANT IMPACT**



WELLESLEY PLANNING BOARD  
APPLICATION FORM FOR REVIEW OF A  
PROJECT OF SIGNIFICANT IMPACT

DATE: February 15, 2013

ADDRESS OF PROPERTY: 10 College Drive \_\_\_\_\_ PRECINCT H

NAME OF OWNER OF RECORD: BABSON COLLEGE

*Saul D. Down*  
signature

EXISTING USE OF LAND/BUILDINGS: Educational

PRESENT ZONING: Educational

PROPOSED USE OF LAND/BUILDINGS: Residence Hall and Educational

FLOOR AREA OF BUILDING(S) NOW EXISTING ON THE SITE:  
547,645 SQUARE FEET (total lot plan coverage).

TOTAL FLOOR AREA OF BUILDING(S) PROPOSED ON THE SITE:  
568,075 SQUARE FEET (total lot plan coverage).

AGGREGATE TOTAL FLOOR AREA OF PROPOSED NEW CONSTRUCTION ONLY  
**78,000 SQUARE FEET (GFA)**, 20,430 (plan coverage).

(IF RESIDENTIAL) NUMBER OF DWELLING UNITS: 200 BEDS.

AREA OF LOT OR DEVELOPMENT SITE 7,585,354 SQUARE FEET.

CONSULTANT(S) FOR IMPACT ANALYSIS

Sasaki Associates, Inc. Phone 617.923.7118

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WELLESLEY MA 02452

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This portion to be completed by Planning Department

APPLICATION FORM AND IMPACT ANALYSIS AS REQUIRED BY PLANNING BOARD

RECEIVED BY *Ethan J. Parsons* *2-20-13*

signature date

REVIEW COMPONENTS WAIVED BY PLANNING BOARD

\_\_\_\_ date of vote  
\_\_\_\_ date of vote  
\_\_\_\_ date of vote  
\_\_\_\_ date of vote

SUBMISSION FEE RECEIVED \$ *52,400*

IMPACT ANALYSIS TRANSMITTED TO REVIEW DEPARTMENTS

IMPACT ANALYSIS APPROVED BY:

Board of Selectmen \_\_\_\_\_  
date

Board of Public Works \_\_\_\_\_  
date

Fire Chief \_\_\_\_\_  
date

Special Permit Approved by Planning Board \_\_\_\_\_ date.