



ENGINEERING SUCCESS TOGETHER

May 3, 2013

Mr. Hans Larsen, Executive Director
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

Re: **Traffic Impact and Access Study**
Proposed Babson College Residence Hall

Dear Mr. Larsen:

As requested, BETA Group, Inc. has reviewed TEPP, LLC's response to our comments, dated April 22, 2013, regarding the Traffic Impact and Access Study for the proposed Residence Hall on the Babson College campus. This is documented in a letter dated May 2nd, 2013. The proponent has provided additional information related to college enrollment, on-site traffic circulation, on-site parking, and construction management.

The proponent has provided college enrollment data that shows average yearly enrollment has remained stable for the previous 10 years. It was also shown that PM peak hour vehicle-trips have decreased over the past seven years. The proponent noted this was due to the satellite campus in Boston and the push for online learning.

The proponent indicated that about 30 students will change residence from off-campus to on-campus. For clarification purposes, BETA contacted the proponent's traffic consultant on May 3rd, 2013 to discuss the logistics of the new dormitory. According to the proponent, this new residence hall will house students from an existing residence hall, Park Manor Central, as it will be closed for renovations. The existing residence hall provides accommodations for about 130 students. The new residence hall proposes about 100 double rooms that will house 200 students. In addition, approximately 35 residents currently living in temporary rooms (typically lounges turned into extra dorms) will be moved to the new residence hall after construction. Therefore under the short term plan, the new residence hall will provide 15 rooms (30 students) for existing off-campus students and there will be no major change in terms of on-campus/off-campus traffic.

According to the proponent, the construction of the new residence hall is part of a residence hall renovation project. Once the Park Manor Central hall is renovated, it will be reoccupied such that another residence hall can be closed for renovations. When all proposed renovations are complete, however, there will be an excess of rooms by which off-campus students can move in. Therefore, in the long term, the on-campus vehicle trips will be reduced as a result of off-campus students moving into on-campus housing.



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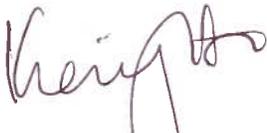
The proponent assures that an excess of parking is currently provided at the college. Existing and new students currently living on campus will park their vehicles in dedicated parking lots for on-campus residents. Residents will be restricted from using the Knight parking lot, located near the West Gate. In the long term, the College insures that adequate parking is available for the added residents once all residence halls are operating.

The proponent has included rough construction schedule information and expects construction to start in the late summer to early fall of 2013. The construction duration is approximately 13-14 months. The Wellesley Country Club pool project is expected to start in September 2013 and finish in the spring of 2014. Following the pool project, the maintenance facility construction will start in March 2014 and finish in the fall of 2014. The construction schedule will overlap with the Wellesley Country Club construction projects. Therefore, effort to minimize construction vehicle impacts to the surrounding roadway network should be coordinated with the proposed projects at the Wellesley Country Club. For example, construction deliveries should be scheduled during the non-peak commuting periods.

The proposed Babson College residence hall project will not add new trips to the study area roadway system. Therefore, none of the study area intersections meet the PSI criteria for an impacted roadway.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.



Kien Ho, PE, PTOE
Vice President

cc: Terry Connolly, Town of Wellesley

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