



September 29, 2025

Ref: 12920.21

Wellesley Planning Board
888 Worcester Street, Suite 160
Wellesley, MA 02482

Re: Wellesley College Campus Renewal
Residence Hall Swing Space
Application for Project of Significant Impact

Dear Members of the Board:

On behalf of our client, Wellesley College, Vanasse Hangen Brustlin, Inc. (VHB) is pleased to submit the enclosed application for Project of Significant Impact (PSI) review associated with the proposed development of residential swing space at Wellesley College (the Project), which will consist of construction of 150 student beds within five single-story buildings. These new dormitories will serve as swing space to house students during renovation of several of the College's existing residential halls on campus, anticipated to occur over approximately eight to ten years.

The student housing swing space will be sited at the location of the existing Dower Hall, which is slated for demolition. The proposed project consists of replacing 53 existing student beds housed in 13,065 gross square feet (GSF) of permanent residential space with 150 student beds housed in approximately 22,000 GSF of temporary residential space. The proposed residence hall swing space will be comprised of five buildings, each with 30 student beds in a combination of single and double occupancy.

The Project exceeds the thresholds of a Major Construction Project and a Project of Significant Impact as defined in Section 1.3 "Definitions" of the Town of Wellesley Zoning Bylaws, and as such, is anticipated to undergo the following Town of Wellesley review processes:

- › Project of Significant Impact (Planning Board)
- › Design Review (Design Review Board)
- › Site Plan Review/Water Supply Protection District Special Permit (Zoning Board of Appeals)

Note: Review by the Wellesley Wetlands Protection Committee is not required, as the Project does not propose work within 100 feet of a wetland resource area or mapped floodplain.

In accordance with the PSI submission requirements outlined in Section 5.6 "Project Approval" of the Zoning Bylaws, information pertaining to the Project and its anticipated impacts on municipal systems is provided herein. The Project scope will include limited site improvements for the surrounding area, including walkway reconstruction and utility service improvements. Those improvements are confined to within the College's campus and are described conceptually herein. The proposed improvements will be reviewed in detail by the Design Review Board and Zoning

Board of Appeals as part of the Site Plan Approval submission for the Project, which will be filed subsequent to this PSI application. Whereas the Project will serve as swing space for existing residential dormitories that are taken offline for renovations, and no increase to student, faculty, or staff populations will result from the Project, the Applicant is confident that the proposed project will not have a detrimental effect on the Town of Wellesley's municipal systems. As required under the Bylaw, information on the anticipated impacts for each municipal system (*sanitary sewer, water, storm drainage, electrical, building occupant life safety, refuse disposal, and traffic*) are provided within this application.

Thank you in advance for the Planning Board's consideration of the proposed Residence Hall Swing Space. The Project Team looks forward to continuing work with the Town of Wellesley to advance this important project for the College. If there are additional materials or information needed to help with your review, please do not hesitate to contact us.

Sincerely,

Vanasse Hangen Brustlin, Inc.



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