



To: Wellesley Planning Board

Date: September 2025

Memorandum

Project #: 12920.21

From: WC Design Team

Re: Wellesley College Campus Renewal  
Residence Hall Swing Space – Project of Significant Impact  
**Storm Drainage Municipal System Impact Analysis**

This memorandum summarizes the analysis of project-generated municipal systems impacts for the proposed development of temporary student housing at Wellesley College as they relate to stormwater management. The Project involves construction of 150 student beds within five buildings, designed to serve as swing space during the renovation of the school's residential halls at Wellesley College. This residential swing space will be sited at the location of the existing Dower Hall dormitory, which is slated for demolition.

The Project will not have any impact on the Town of Wellesley storm drainage system. Existing stormwater flows from the site and buildings are collected by the Wellesley College storm drainage system and discharged into Lake Waban. No connections are proposed to municipal storm drainage systems.

The Project will be designed to meet Massachusetts Stormwater Management Standards requirements, as well as local phosphorus removal targets. The following criteria will serve as the basis for the design of the onsite stormwater management system:

- Runoff attenuation to pre-construction conditions for the 2-, 10-, 25-, and 100-year storm events
- Runoff management to prevent downstream flooding during the 100-year storm event
- Provide groundwater recharge for 1 inch of runoff from impervious surfaces
- 80% removal of total suspended solids
- 50% removal of total phosphorus

Pending the results of planned geotechnical investigations at the site, the stormwater management is anticipated to consist of a combination of best management practices (BMPs) to collect, control, and treat stormwater runoff. These BMPs may consist of a combination of surface swales, bioretention areas, closed-drainage basins and piping, subsurface infiltration infrastructure, and/or permeable pavements with below-grade stone reservoirs. Stormwater generated by the project site, including the new roofs and impervious areas, will be directed to these BMPs, which will mitigate stormwater to meet the established management criteria.

Refer to the Preliminary Utilities Plan included with this submission for additional information and potential BMP locations. A comprehensive Stormwater Report will be provided with the Project's future Site Plan Approval application. The Stormwater Report will document the final design of the proposed stormwater management system and its associated calculations.