Memorandum

To: Wellesley Planning Board

Date: September 2025

Project #: 12920.21

From: WC Design Team

Re: Wellesley College Campus Renewal
Residence Hall Swing Space – Project of Significant Impact
Building Occupant Life Safety Municipal System Impact Analysis

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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 building occupant life safety.[1] This 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 fire alarm system for the proposed Residence Hall Swing Space will be a standalone addressable system tied into the existing campus fire alarm loop owned and maintained by Wellesley College. The loop sends a signal from a master box directly to the Town of Wellesley Fire Department, as well as to the Wellesley College Campus Police. The Residence Hall Swing Space project will not result in any required upgrades to the College's existing connection to the Town of Wellesley municipal system.

The five proposed student housing buildings will be fully sprinklered, serviced by a wet pipe system. The design will be in accordance with 2019 NFPA 13 for light hazard (residential) occupancy, the 10th edition of the Massachusetts State Building Code (780 CMR), the Massachusetts Comprehensive Fire Safety Code (527 CMR), and the requirements of the Wellesley Fire Department. The system will include backflow prevention, control valve alarm switches, and pumper connections in accordance with Wellesley Fire Department Rules and Regulations. The existing onsite fire hydrant in the vicinity of the Project will remain.

Below are the results from a recent hydrant flow test performed on July 15, 2025, to be used for the sprinkler system hydraulic calculations. The two hydrants used for the flow test are located on College Road at Christmas Tree Ally and across from the Dower Lot. The Project is not anticipated to require a fire pump.

- Static Pressure - 75 PSI
- Residual Pressure - 70 PSI
- Total Waterflow - 1,358 GPM
- Available Waterflow at 20 PSI - 4,957 GPM

Emergency vehicle access for the Wellesley Fire Department will be provided via one existing and one new curb cut along College Road. A vehicular-rated path will be provided between the proposed buildings meeting the requirements for fire department access roads. Please refer to "C-3 Fire Access Plan" for additional information.

[1] Building occupant life safety information provided by AHA, BFE, and Wellesley College.