

## Questions about Emory's Graduate and Professional Student Housing Initiative

1. Will Emory meet with the Druid Hills Civic Association (DHCA) on the project site?  
A: Yes, in conjunction with DHCA leadership and coordinated through the DHCA chair.
2. How many homes were purchased over the 30-year span to complete this project?  
A: Twenty-four homes were purchased to complete the assemblage for this project.
3. What are the plans for the existing multiuse trails on site?  
A: The existing multiuse trails, which were constructed on the site in 2018-2019, will be moved. To maintain connectivity with the larger network of trails, new multiuse trails will be added the site borders along North Decatur Road (where the existing sidewalk condition is poor) and along Haygood Drive (where there are currently no sidewalks). These multiuse trails, developed in conjunction with the PATH Foundation, are very popular with the local community and Emory community.

Adding hundreds of students living at the graduate housing complex will add many more pedestrians and bikes to the existing network. The off-road trails connect into the core of campus.

Also, fire lanes will run through the graduate housing site and will be open for pedestrian and bike access (the lanes are not open to regular vehicular use).

4. Why not use the CHOA site?

A: Emory does not own the Children's Healthcare of Atlanta site on Clifton Road, and CHOA does not intend to vacate it for their new hospital for 3- 4 years.

5. How will the loss of trees on site be addressed?

A: Emory prioritizes environmental stewardship on its campus and tracks its campus tree canopy on a regular basis. Emory initiated its 'No Net Loss of Tree Canopy' policy when it was in unincorporated DeKalb County, and held the institution to a higher standard for tree replanting than would have otherwise been necessary. Emory will fully comply with the City of Atlanta's tree ordinance now that the campus is in the City of Atlanta.

Emory wants to invest in replanting on campus to recompense for trees lost (rather than pay an administrative recompense fee). Emory is working on its plans with a landscape architect, the development team, its in-house arborist and landscape team, and ultimately the City Arborist.

For this project, Emory asked its architects to design the site plan for the project to include large courtyards with wide expanses of green space around the exterior of the site to facilitate tree preservation efforts, especially along Haygood Drive. To mitigate the loss of trees Emory will develop a robust tree planting plan for onsite planting, as well as replanting at other locations on Emory's campus.

When completed, the new project will allow for open areas along Haygood Drive and North Decatur Road. Part of this area will be green space for recreational use, and part will be pedestrian walkways with adjacent outdoor seating. Open space around the exterior of this project will be accessible to the public.

6. What will be the impact of parking in the nearby residential neighborhoods? What will be the impact on traffic?

A: The residential complex will be supported by a new structured parking deck of 275 spaces, as well as existing Emory parking capacity in other nearby parking decks. Students in the housing will have the option to park

on site (for a premium fee) or at Emory's nearby existing parking facilities located within a 5-10-minute walk or shuttle ride. Many graduate students do not own a car or do not want to buy a car to attend Emory, and this new housing will be ideal for them.

Note that the 1,000 graduate students who will live in the new housing do not reflect an expansion of the student body, but rather are existing graduate students who commute to Emory today, many by car. Living on the Emory campus will remove the need for them to drive to classes, labs, and the library each day. Parking in the Druid Hills residential community will be strongly discouraged. Graduate student residents will be asked to agree to a community compact regarding behaviors that will not be tolerated, including parking in the Druid Hills residential community.

7. How tall will the buildings be?

A: Emory has worked with its design team to maintain lower building heights in Phase One near the residential community, and reserve taller structures for Phase Two near the existing institutional buildings at the rear of this site. Phase One will be 5-stories (the height to the eave is 58 feet, and the height of the pitched roof is 63 feet, all measured from the ground floor top of slab). The residential units of Phase Two will 'wrap' three sides of the structured parking deck largely removing it from view. The Phase Two development will be 7-stories (21 feet taller than phase one, 79 feet at the eave, and 84 feet at the roof pitch, as measured from the ground floor top of slab along Haygood Drive, the highest elevation for the Phase 2 site).

8. What enhancements will be made to local utilities and infrastructure.

A: This housing development will meet all local code requirements for stormwater management, and Emory believes the graduate student housing project will bring enhancements to local utilities, including stormwater management. No stormwater control previously existed onsite as part of the single-family residential improvements, and the housing project is anticipated to enhance stormwater management on-site via underground retention, which will promote groundwater recharge and runoff reduction. Existing drainage patterns within the project will be

maintained, and peak attenuation of flow is proposed for large storm events that discharge into existing roadways, storm drain systems and structures.

Emory is working with DeKalb County on the potential for increased water and sewer capacities with the project. The project will also add multiuse trails on site, paved fire lanes that can be used by the community to traverse the site, new landscaped and outdoor spaces open to the community.

9. Will the project qualify for LEED status, consistent with most other Emory projects do?

A: The project is currently tracking LEED Silver certification and has the potential to achieve LEED Gold certification as the design progresses.

10. How will noise be mitigated from HVAC on the roof?

A: Mechanical equipment will be contained within rooftop equipment wells, which deflect noise vertically vs. horizontally. This design strategy, in addition to the height of the building and vibration isolation installed on the equipment, will mitigate noise, and reduce noise attenuation to both residential tenants and the area surrounding the project.

11. How will light from the project be mitigated?

A: The lighting package and design for this project will meet Emory's standards, which mitigate light pollution and contribute to the LEED certification of the facility.

12. What is the anticipated useful life of the buildings?

A. Typically, modern student housing apartment projects have a useful life of 60+ years with adequate maintenance and capital improvement schedules.

13. Will pedestrian access along N. Decatur Road be maintained during construction?

- A. This will be further determined through the permitting process, but typically pedestrian access is required to be maintained through existing walkways or temporary walkways near the construction site.

14. Provide national perspectives on the smaller unit sizes for grad housing.

- A. American Campus Community's (ACC) experience managing graduate student housing and conducting housing preference surveys of thousands of graduate students, is that they prefer smaller more affordable units with bedroom and bathroom privacy as compared to both undergraduate students and the broader rental market. In fact, on-campus graduate student housing apartments recently developed by ACC at Georgetown University and University of Southern California Health Sciences reflect this principle of similar size units to improve affordability. For the Emory graduate student housing, approximate unit sizes will range from 300-350 square feet for studios; 525 square feet for one-bedroom units; and 765 square feet for two-bedroom units.

15. Will there be retail on site?

- A. A small coffee shop is anticipated in Phase one of the facility along North Decatur Road, and it will be open to the community.

16. Does this project have historic structures or historic district implications?

- A. This site is not in the DeKalb County Historic Preservation District or any City of Atlanta Landmark District. There are no structures on the project site with historic designation. The single-family home at 1848 North Decatur Road does not have any designation, but the original section of the house is over 100 years old, and provided that section of the house is structurally sound, Emory intends to move it to a nearby location.

17. Where are setbacks on site measured from?

- A. Setbacks are measured from the property line. The project is required to have a 25-foot setback on all sides, except a 50-foot setback along North Decatur Road. These setbacks will be achieved,

except for Haygood Drive, where they will be exceeded with a 40-foot setback at its closest point, and a 75+ foot setback along most of Phase One on Haygood Drive.

18. What impacts will this project have on any future MARTA light rail or bus-rapid-transit plans near Haygood Drive, and how will future transit stops be handled?

A. MARTA is conducting due diligence on whether the CSX rail corridor can be used for its transit to the Clifton Corridor and DeKalb County, instead of running the transit down Haygood Drive and North Decatur Road to Clairmont Road. The CSX rail corridor runs behind Druid Hills High School and near the graduate student housing site. If MARTA revisits its plans for new transit on Haygood Drive, the platform stops can be accommodated at various points along Haygood Drive.

19. What are the haul routes for this project?

A: Emory will require its contractors to follow Dekalb County haul routes for construction traffic, which will run from Scott Boulevard on North Decatur Road to the project site. The Scott Boulevard/North Decatur Road route is the haul route that Emory has used for both Health Sciences Research Buildings on Haygood Drive, and for other projects on the south side of campus.

20. Will there be coordination with Druid Hills High School on construction, and their parking needs?

A: Regarding Druid Hills High School, Emory has briefed the principal and DeKalb County Public Schools leadership about this project, and offered to have regular meetings with them before and during construction in order to facilitate construction that mitigates interference with the high school operations. In the past, Emory has worked successfully with Druid Hills High School leadership on the construction of the first Health Sciences Research Building, located next door to the high school. Emory is

willing to work with Druid Hills High School on solutions to their parking shortage.

21. Will there be changes to Haygood Drive?

A. Haygood Drive is a traffic pinch point for buses and vehicles accessing the high school, for many commuters at Emory and the CDC, and for community through traffic. Various improvements have been studied over the years, and if it makes sense for there to be improvements to Haygood Drive now, Emory is open to working with DeKalb County and DeKalb County Public Schools on them.

22. Describe Phase One and Phase Two timing and unit typology.

A. Phase One of the graduate student housing project will begin construction in 2022 and is scheduled to open for student arrival during the summer of 2024. Phase Two will begin shortly after Phase One is completed and is estimated to be complete in 2027. Phase One and 2 will have a total of 1000 beds (not units), most of which will be furnished. Unit rental rates have not been finalized but are expected to include utilities (parking, if needed, will be unbundled from rent, and paid separately). The housing facility will include a mix of studio, one-bedroom and two-bedroom units.

23. What entitlements is Emory seeking for this project?

A. Currently the site assemblage is zoned R-4 residential in the City of Atlanta. Emory will seek a rezoning to Office/Institutional, which is consistent with nearly all of Emory's campus. Emory also purchased one residential parcel last year on Ridgewood Drive that will be annexed into the City of Atlanta.

24. Discuss the materiality of the project and how it is consistent with existing housing/structures on campus.

A: The facades of the graduate housing building are reflective of the Emory Campus Design Guidelines with a clear base, middle, and top. The exterior materials are residential in character suiting the buildings'

function as graduate student housing. Granite will be used as a base up to the first-floor windowsills. Fiber cement panels clad the body of the building in white and gray, while a pitched, asphalt shingle roof overhangs the eave, providing a strong shadow line.

25. Are pedestrian improvements planned at Ridgewood Drive and North Decatur Road?

A. There are currently pedestrian crosswalks at signalized intersections at Haygood and North Decatur Road, and Healthgate Drive and North Decatur Road. Emory has heard from several neighbors that the Ridgewood Drive crossing could be improved and will work with local transportation officials to get their recommendations on improvements.

26. Ridgewood Drive remain one-way?

A. Yes, Emory has no plans to change the one-way direction of Ridgewood Drive coming off North Decatur Road. Emory is also not requesting any additional entrance or road access points on North Decatur Road or Haygood Drive (with the exception of fire lanes between Haygood and North Decatur, that will allow pedestrian and bicycle traffic).