

Druid Hills Civic Association
Position Statement on the
Emory Graduate Student Housing Project in Haygood Triangle

Given Emory's stated policy to maintain highest densities at the center of campus and transition to lower densities at its edges to protect and buffer surrounding neighborhoods, we respectfully request you relocate the graduate student housing project to a location toward the interior of the main campus. The visual impact of this 60 foot tall, long, massive white structure so close to 1.5 story residences, the attendant noise and light pollution, and the potential added traffic and parking congestion is likely to negatively impact the quality of life of nearby residents. However, should Emory move forward with the project in the Haygood Triangle location, we request you take the following steps to mitigate the detrimental impacts of the project on the surrounding neighborhood:

1. Scaling/Massing/Greenspace

In order to minimize the abrupt change in scaling from 1.5 story residential to multistory graduate student housing and to maximize the greenspace in between:

1A. Significantly reduce building height along N. Decatur Rd., stair-stepping upward toward the north end of property as needed.

1B. Consistent with the current design to open up space toward the surrounding neighborhood, reorient buildings to increase open space toward residences along N. Decatur Road.

1C. A combination of 1A and 1B.

2. Congestion

2A. Maintain Ridgewood as one-way.

2B. Crosswalk and safety improvements to Haygood and Healthgate intersections (in cooperation with DeKalb Co.).

2C. Possible traffic calming to reduce cut-through and turn-around traffic on nearby streets (in cooperation with DeKalb Co.).

2D. Designated location(s) for:

- rideshare
- package drop-off
- scooters

3. Parking

3A. Tenant lease agreement to include agreement that tenants and guests park only in designated spaces.

3B. Deck to be used for on-site resident parking only (except designated visitor and high school spaces).

3C. Nearby overflow lot for after-hours parking.

3D. Parking enforcement in cooperation with residents and DeKalb Co.

4. Trees

4A. (repeat of 1B) Reorient buildings to open space and maximize trees/greenspace along N. Decatur Road.

4B. Save as many healthy, native overstory trees on-site as possible.

4C. Replant native overstory trees (nearby on campus, nearby in neighborhood, wherever).

5. Construction

5A. Designated point of contact at Emory University during all phases of construction.

6. Storm Water Management

6A. As homes along N. Decatur Rd. are downhill from the Haygood Triangle property, take additional steps to direct water from the southern portion of the property into drainage systems away from N. Decatur Road.

6B. Given the increasing frequency of large rainfall events, retain as much stormwater on site as is practicable and provide flood protection so as not to exacerbate flooding of nearby homes and to prevent any unnecessary discharge of pollutants into the surrounding watershed.