

710 N. Estes Dr.
Chapel Hill, NC

Transportation and Connectivity Advisory Board

Lock7 Development

August 23, 2022



Introduction & Narrative

- Lock7 is a boutique real estate development firm specializing in multifamily and mixed-use communities throughout the Mid-Atlantic.
- Our goal is to create missing middle homeownership opportunities while improving vehicular, pedestrian, and public transit connectivity.
- The project is in response to the massive shortage of for-sale housing in Chapel Hill and will appeal to a wide variety of buyers.
- CH2020 Comprehensive Plan and the Central West Small Area Plan call for multifamily residential of 3-4 stories in this location.



- According to the Chapel Hill 2020 Future Land Use Map, this project is in the South MLK Focus Area, Sub-Area B, which calls for multifamily as a primary use and townhomes as a secondary use.
- Central West Small Area Plan – adopted by Town Council in 2013
- Potential greenway opportunity along Duke Power Easement

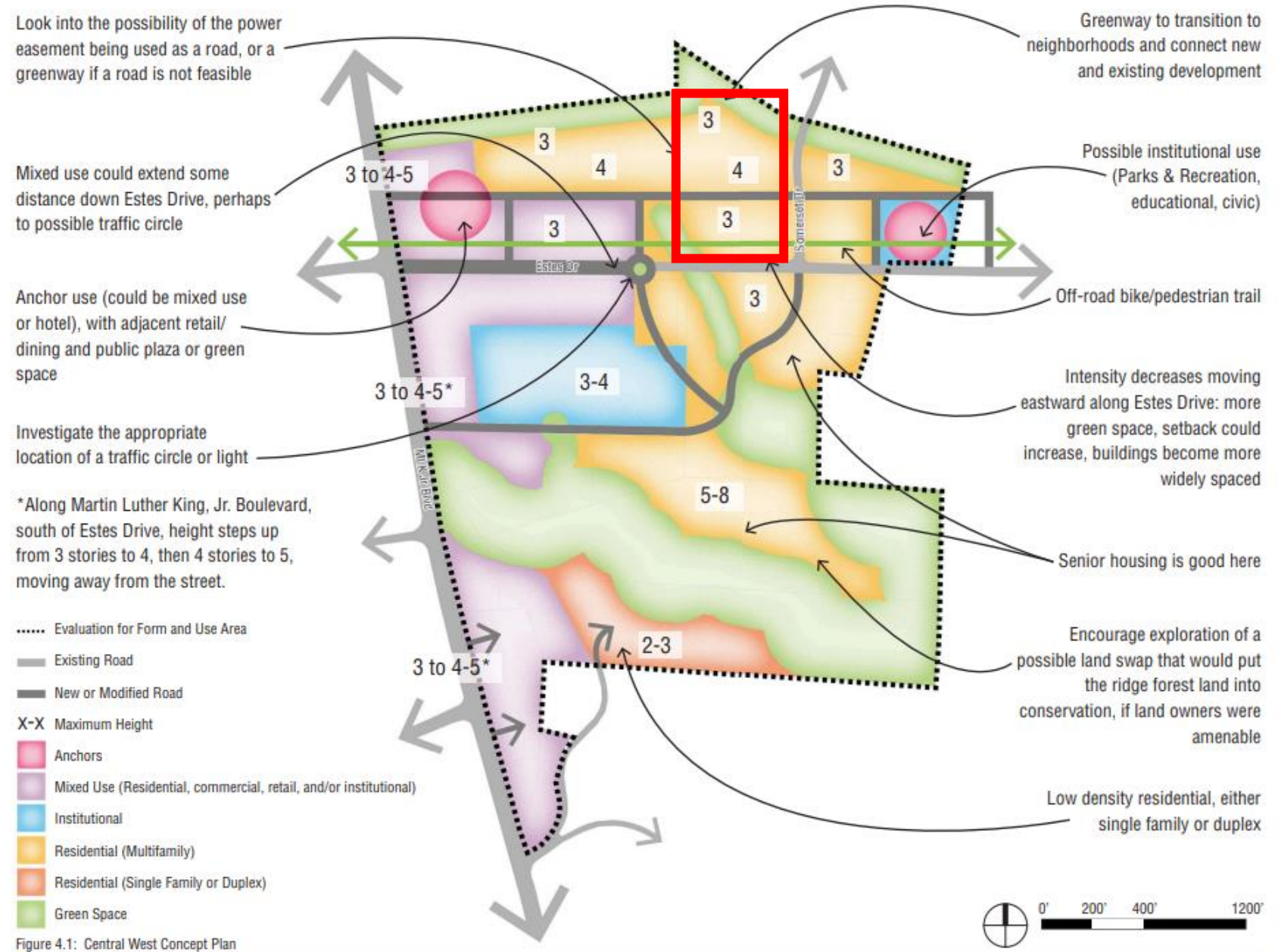


Figure 4.1: Central West Concept Plan

Overview of Proposed Development – August 2022

- 95 total units in a mix of 40 traditional townhomes and 55 stacked condominiums
- 14 affordable housing units proposed, meeting the 15% requirement
- Unit sizes ranging from 600-2,400 square feet
- Unit mix includes 1, 2, 3 and 4-bedroom units
- 4+ acres of open space that will be activated by the central green, playground, and multimodal path connection along N. Estes
- 241 reserved parking spaces and 20 guest parking spaces.
- 90 units will have at least a 1-car garage.

Transportation and Connectivity

- TIA resulted in staff recommendation of contribution toward a future signal at Estes and Somerset.
- Additional staff recommendation of a fee in lieu for Transit Improvement to replace or install a transit shelter.
- Primary vehicular access on Somerset Dr. across from Azalea Gardens entrance. Second vehicular access point connecting to the Aura community near the townhome section of that project.
- Developer has committed to completion of the multimodal path along N. Estes improving pedestrian and bicycle connectivity.
- Proposed 5' concrete sidewalk throughout the site will connect existing sidewalk on Somerset Dr. through 710 N. Estes to the Aura Project and MLK Jr. Blvd.



10-20' TYPE C
BUFFER

SIDEWALK
CONNECTIVITY

SOMERSET DRIVE

EXISTING MATURE
TREES TO REMAIN

65' FROM PROPERTY
LINE TO NEAREST
BUILDING

10' TYPE C
BUFFER

40 TOWNHOMES
HEIGHT: 32'

55 CONDOMINIUMS
HEIGHT: 42'

N. ESTES DRIVE

MULTI-USE PATH

10' TYPE A
BUFFER

MULTI-USE PATH
CONNECTIVITY

0-10' TYPE C
BUFFER

EXISTING MATURE
TREES TO REMAIN



The site plan layouts and renderings are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of them in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals.



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Q & A:



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