

710 N. Estes Dr.
Chapel Hill, NC

Town Council

Lock7 Development

Fall 2021



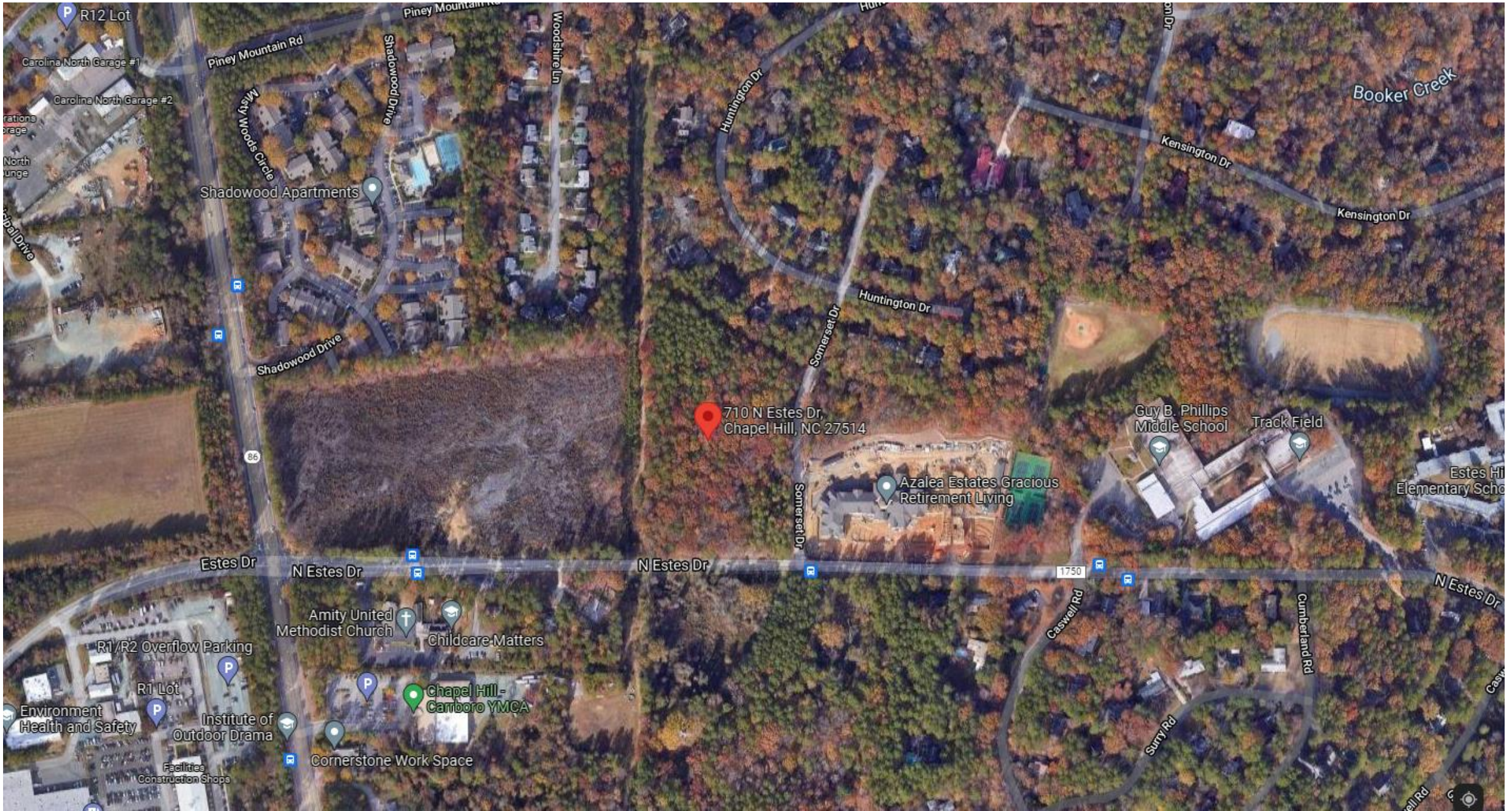
Lock7 Development Introduction

- Boutique real estate development firm founded in 2007
- Specialize in developing multifamily buildings, mixed-use properties and townhome communities
- Currently have projects under way in DC, Maryland, Chapel Hill, Raleigh, Durham and Charlotte

Project Team

- Lock7 Development
 - David Gorman
 - Shea Cashen
- CI Design – Architecture
 - David Marcozzi
- McAdams – Engineering
 - Spencer Christiansen
 - Hunter Freeman
 - Jessie Hardesty

Site Description	
Project Name	710 N Estes Townhomes
Address	N Estes Dr & Somerset Dr
Property Description	Vacant property situated between future Aura development and Azalea Estates Gracious Retirement Living
Existing Land Use	Vacant
Proposed Land Use	Residential / townhomes
Orange County Parcel Identifier Numbers	9789455646
Existing Zoning	R-1
Proposed Zoning	R-5-CZD
Application Process	CZP AND ZCP
Comprehensive Plan Elements	See Comp Plan Statements
Overlay Districts	None



Overview of Proposed Development

- 78 units for an approximate 10 dwelling units per acre
- 12 buildings ranging from 4-8 units in each
- Each townhome will have a garage with 2-car parking
- Mix of three-bedroom and four-bedroom units
- CH2020 Plan and the Central West Small Area Plan call for multifamily residential of 3-4 stories in this location
- Plan provides a natural transition from the mixed-use Aura Project to single family detached homes

Affordable Housing

- Feedback from some constituents and board members included supporting more density by doing two over two condo-style townhomes or a multifamily building along Estes side of the site
- Met with Kimberly Sanchez and Lori Woolworth with the Community Housing Trust for feedback on the affordable housing needs of the community
- Our intent is to continue to work with CHT and follow the local inclusionary zoning ordinance, but the specific unit mix and locations are pending based on addressing other new comments

Stormwater Management

- Proposed Stormwater Plan: Underground stormwater facility near the Southwest corner of the site
- Steep slopes: Mostly on the perimeter of the site. We are not anticipating needing a modification.
- Land Disturbance: ~6.25 acres
- Impervious Surface: 46%
- Stream Determination completed in 2021 concluded there are segments of a perennial or intermittent stream in the Southwest corner
- There is no associated Jordan Watershed Riparian Buffer, but an associated RCD buffer could apply. We are holding a 50' buffer on our plan

Concept Plan





N. Estes Towns-Comments

Prepared by: Brian Peterson, AIA, Urban Designer, TOCH
10-13-21



1. Consider rotating townhouses-provides “break” in grid, follows bend in road, transitions into neighborhood
2. Increase building setback to create wider green strip along road to help transition into neighborhood
3. Consider road end-allows for more green space on north portion of plan
4. Suggest rotating these two units to front on park space
5. Ensure side elevations are not “blank” and are treated as prominent facades, with window openings, side porches, corner treatments and other architectural details (typical on all sides fronting on main roadways)
6. Connect greenway sidewalk to Estes multiuse trail
7. Consider providing double row of shade trees flanking trail, similar to Aura

Design Concepts



FRONT ELEVATION

SCALE 1"=10'

Design Concept Perspective



Color Concepts

