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September 30, 2022

David Gorman  
Lock7 Development

**Re: 710 N. Estes Drive Chapel Hill, NC (the “Property”)**

Dear Mayor and Members of the Town Council,

This letter is in reference to the September 28, 2022 meeting regarding our intended development at the Property referenced above. At the meeting, the Council asked us for more information regarding some details of the project. Please see this requested information below.

**Description of Proposed Project**

The proposed project will construct a new 95-unit townhome and condo residential community.

**Stormwater Design**

We continue to study the costs and impacts of increasing the size of the detention system and will share an update or revised proposal prior to the next Council meeting.

**Reduced Guest Parking**

We will commit to reducing the guest parking from 20 spaces to 15 spaces, which will reduce the impervious area by roughly 400 SF.

**Unit Matrix**

The range in unit sizes from 600-2,400 SF was mentioned at the Town Council presentation and some of the Council Members asked if we could consider providing some smaller units. After reviewing the unit mix, we realized that our response to the question of unit sizes was misleading. We mentioned that the 40 townhomes were 2400 SF each, which was wrong. In fact, there are only 6 out of 95 units that are 2400 SF. The average unit size for the entire site is 1,843 SF, while most of the units are well under 2000 SF. This number is well under the national average for new townhomes. The below breakdown includes the unit types, unit count, square

footage and bedroom count.

<b>UNIT TYPE</b>	<b>UNIT COUNT</b>	<b>SF/UNIT</b>	<b>BEDROOMS</b>
16' Townhome - Front Load	2	1,704	2
18' Townhome - Front Load	4	1,936	2
20' Townhome - Front Load	12	1,977	3
22' Townhome - Front Load	6	2,449	3
16' Townhome - Rear Load	2	1,789	2
18' Townhome - Rear Load	4	2,031	2
20' Townhome - Rear Load	4	1,858	3
22' Townhome - Rear Load	6	2,319	3
Triplex Unit A	5	605	1
Triplex Unit B	5	1,372	2
Triplex Unit C	5	1,255	2
2 Over 2 - Unit A	12	1,695	3
2 Over 2 - Unit B	12	2,268	3
Interlocking Condo TH - Unit A	8	1,773	3
Interlocking Condo TH - Unit B	8	1,816	3
<b>TOTAL/AVG</b>	<b>95</b>	<b>1,843</b>	<b>2.66</b>

After reviewing the proposed mix, we feel we are providing a robust mix of unit types, sizes and price points that will appeal to the diverse mix of buyers in Chapel Hill. We appreciate any feedback on this point so we can best prepare for the upcoming Council meeting.

Sincerely,



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Dave Gorman  
Partner  
Lock7 Development, LLC