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October 13, 2022

David Gorman
Lock7 Development

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

Dear Mayor and Members of the Town Council,

We appreciate all of the time and focus the Council has dedicated to this project, as well as the helpful feedback. This letter is in response to the October 7th letter from multiple Council members directed to our team, as well as outstanding items from the last Council meeting. Please see the list of changes and commitments below.

Description of Proposed Project

The proposed project will construct a new 107-unit townhome and condominium residential community.

Unit Matrix

We received specific instruction from several members of Town Council requesting us to include additional, smaller units. In response, we’ve now added 12 new units, all of which are 1-bedrooms, and under 700 SF. We divided larger units and increased the unit count without altering the site plan layout, building footprints, or parking. These smaller units will provide lower-cost options for buyers. However, we made sure to preserve a variety of larger, family-sized units as well.

The updated unit matrix is below. The new plan includes 33 units under 1,500 SF (up from 15) and 17 units under 1,000 SF (up from 5). The average unit size across the entire community is now 1,675 SF (down from 1,843), which meets the needs of a variety of buyer profiles seeking housing in Chapel Hill.

We are also proposing an increase in the number of affordable dwelling units from 12 to 14 in order to meet the Inclusionary Zoning Ordinance. Therefore, the community will be 93 market rate units and 14 affordable units. In accordance with our affordable housing proposal, the units will be evenly split among the 80% and 65% AMIs and will be a mix of 1- and 2-bedroom units.

<u>UNIT TYPE</u>	<u>UNIT COUNT</u>	<u>SF/UNIT</u>
16' Townhome - Front Load	2	1,704
18' Townhome - Front Load	4	1,936
20' Townhome - Front Load	12	1,977
22' Townhome - Front Load	6	2,449
16' Townhome - Rear Load	2	1,789
18' Townhome - Rear Load	4	2,031
20' Townhome - Rear Load	4	1,858
22' Townhome - Rear Load	6	2,319
Triplex Unit A	1	605
Triplex Unit B	1	1,372
Triplex Unit C	1	1,255
Quadplex Unit A	8	696
Quadplex Unit B	8	605
Quadplex Unit C	8	1,372
Quadplex Unit D	8	1,255
2 Over 2 - Unit A	12	1,695
2 Over 2 - Unit B	12	2,268
Interlocking Condo TH - Unit A	4	1,773
Interlocking Condo TH - Unit B	4	1,816
TOTAL/AVG	107	1,675

Parking

The parking count in the letter from Council members on 10/7/22 incorrectly stated a ratio of 2.6 spaces per unit. This ratio may have been from a very old plan. The correct ratio from the previous site plan with 95 units was $95/205 = 2.1$ reserved parking spaces per unit and $95/225 = 2.3$ total onsite parking spaces per unit.

The proposed parking count on our new, updated site plan is 225 spaces. 217 of those spaces are reserved for units and 8 will be guest parking. Therefore, the reserved parking space ratio is $217/107 = 2.0$ spaces per unit and the total onsite parking ratio is $225/107 = 2.1$ spaces per unit.

Stormwater Design

In response to comments from the Boards, Planning Commission and Town Council, we are offering to double the current code standard for the Town of Chapel Hill and meet the 50-year event stormwater detention requirements. We have studied the consequences of the 100-year event and found it is infeasible at this project for the following reasons. First, it would require a

larger system, therefore reducing or eliminating areas where we are preserving mature trees, especially on the common green. Second, the larger system would require more sitework and grading, reducing the amount of existing topography and natural sloping. Third, the increase in construction cost could be a \$500,000 or more change that a project of this size cannot absorb.

In conclusion, we've made significant changes to this project in order to address the concerns we've heard from the community, the Boards and the Council. The current design provides a thoughtful mix of units, with an appropriate density, in an area greatly in need of new for-sale housing. We hope you'll all vote to approve this project on October 19th.

Sincerely,



Dave Gorman
Partner
Lock7 Development, LLC