



# NWC Cherry & Can Ada

July 5, 2023 – City Council Hearing

 **ENCLAVE** Kimley»Horn

  
kaas wilson architects

# Applicant Team



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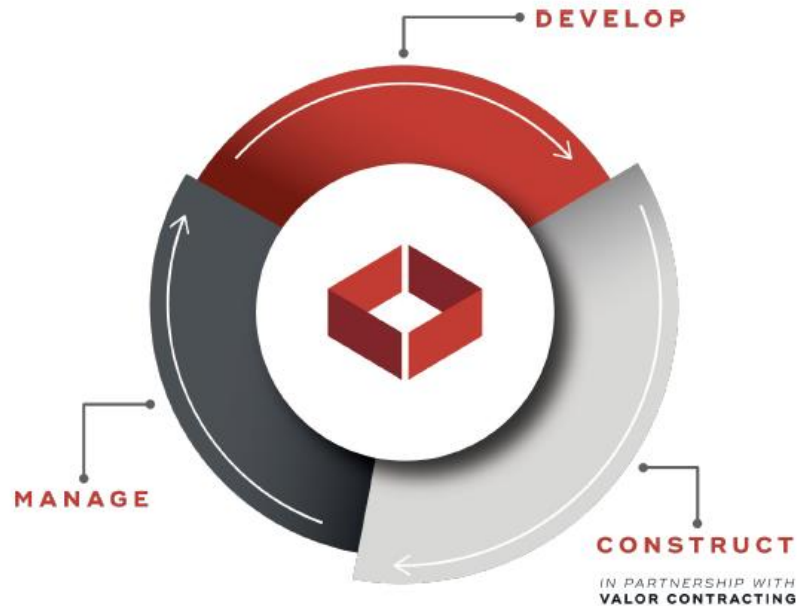
As a unified real estate investment firm, Enclave's development, construction, and management teams create distinct spaces and places where our partners, team members, and communities thrive. By functioning as developer, contractor, and property manager, we remain hands-on in owning each phase of an asset's lifecycle.

The ability to identify and maximize value at every opportunity is a hallmark of Enclave's success.

**100+**  
Projects Completed  
Since 2011

**80+**  
Multifamily/Mixed-Use  
Developments

**200+**  
Team Members



MULTIFAMILY



HEALTHCARE



MIXED - USE



INDUSTRIAL



# The Vision

High-amenity, walkable multifamily community with generous green space. This proposed project intentionally includes trail extensions available to the public with large bufferyards to adjacent neighborhoods.



# Before You Tonight

- Annexation and Zoning
  - Become part of the City and assign zoning
- Development Agreement
  - Binding development conditions



# Project Timeline

**OCT 2022 –**  
Pre-App  
Meeting

**NOV 2022 –**  
Neighborhood  
Meeting

**FEB 2023 –**  
Comp Plan  
Changes

**MAR & APR  
2023 –**  
Submittals

**MAY 2023 –**  
P&Z and DR  
Hearings

**JUL 2023 –**  
City Council  
Hearing



**SITE**

**CHERRY LANE**

**CWI Expansion Area**

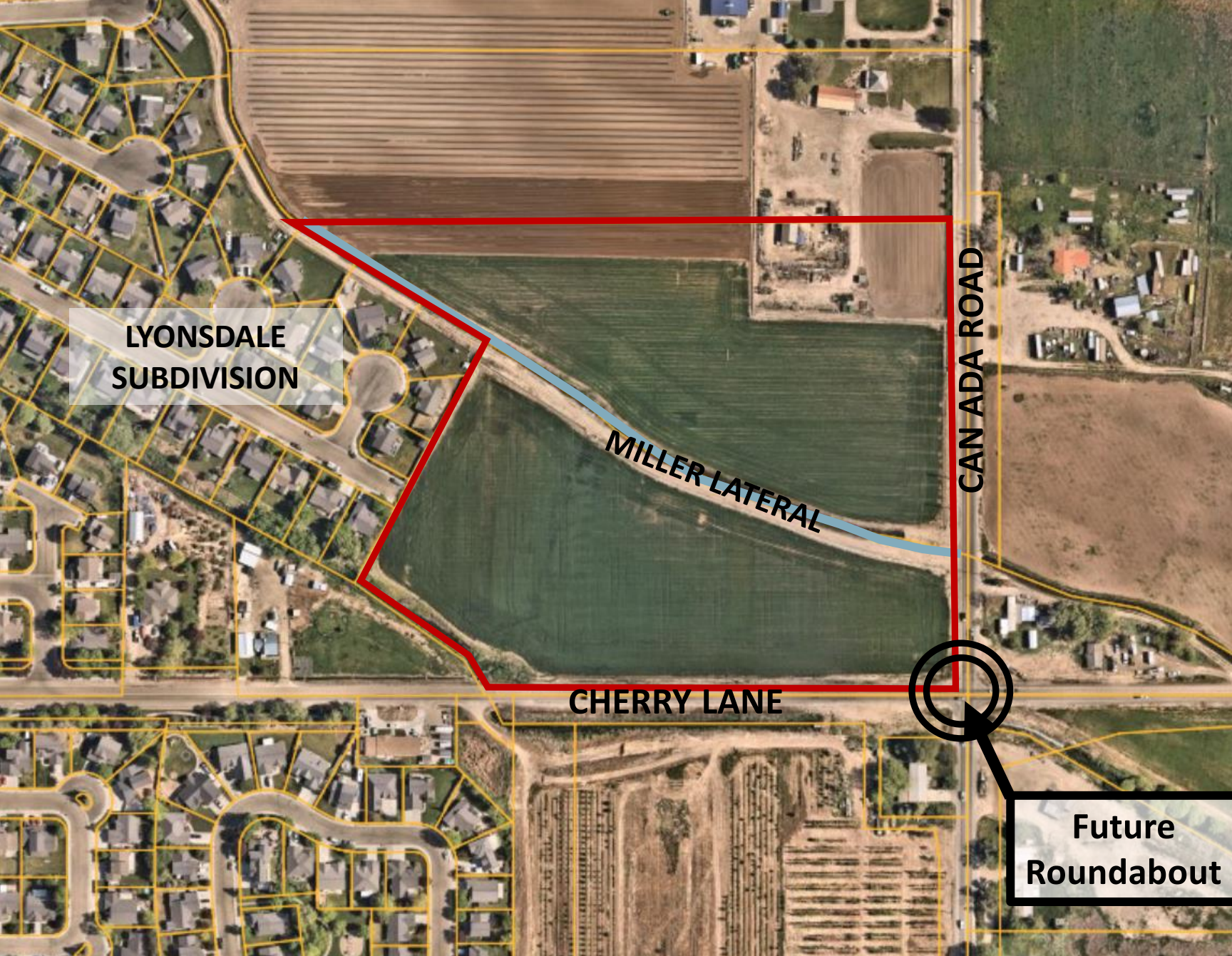
**CAN ADA ROAD**

**College of Western  
Idaho Campus**

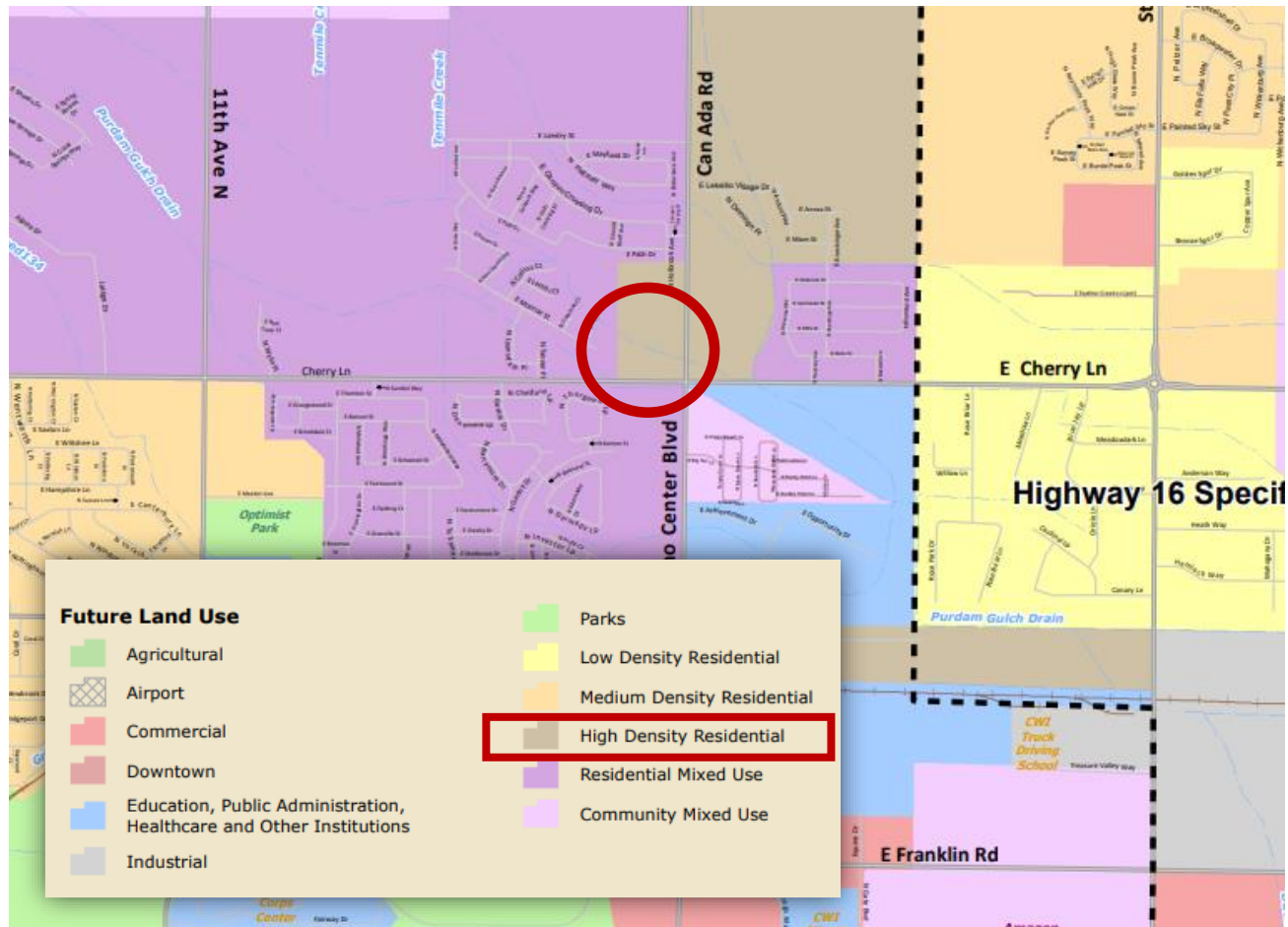
# Vicinity Map

16.53 acres

# NWC Cherry & Can Ada



# Future Land Use Map



## High-Density Residential - (8.01 Dwelling Units + Per Acre (Gross))

This Land Use setting has a density of over 8 dwelling units per acre. Its character is urban. This land use designation is typically Multi-Family Residential. It can include **townhome, apartment, multi-plex** and **condominium buildings**. For larger parcels, this land use setting would be more conducive to a **town square village, cluster-building complex, planned-unit development** or **master-planned community**. Compatibility with other types of dwelling units within this land use setting and adjoining properties is critical.



High-Density housing in Nampa has evolved with the implementation of improved design standards, advances in engineered building material and demand for higher quality living conditions. Typical elements within this land use setting include multi-story structures with varied architectural features and landscaping. The demand for high-density housing has increased over the past few years as the overall cost of housing has increased. High-Density condominium or townhome housing is often used as a point of entry into the real estate market. It is also used as rental and temporary housing throughout the community.

Multi-family development tenants can be long-term renters. Because of this, higher-quality living conditions, playgrounds and other amenities should be provided. Building design and landscape standards have changed, requiring better façade treatments, additional shade trees and meaningful buffer landscaping between the buildings and road. High-Density Residential development should provide buffering from adjacent land uses as well. Front yard fencing, streetscape elements and lighting should be higher quality and match the character of the neighborhood.



# NWC Cherry & Can Ada

Property Size:	16.53 acres
Gross Density:	18.08 du/acre
Unit Breakdown	33 Studio 99 1-bedroom 74 2-bedroom 93 3-bedroom
Total:	299 units

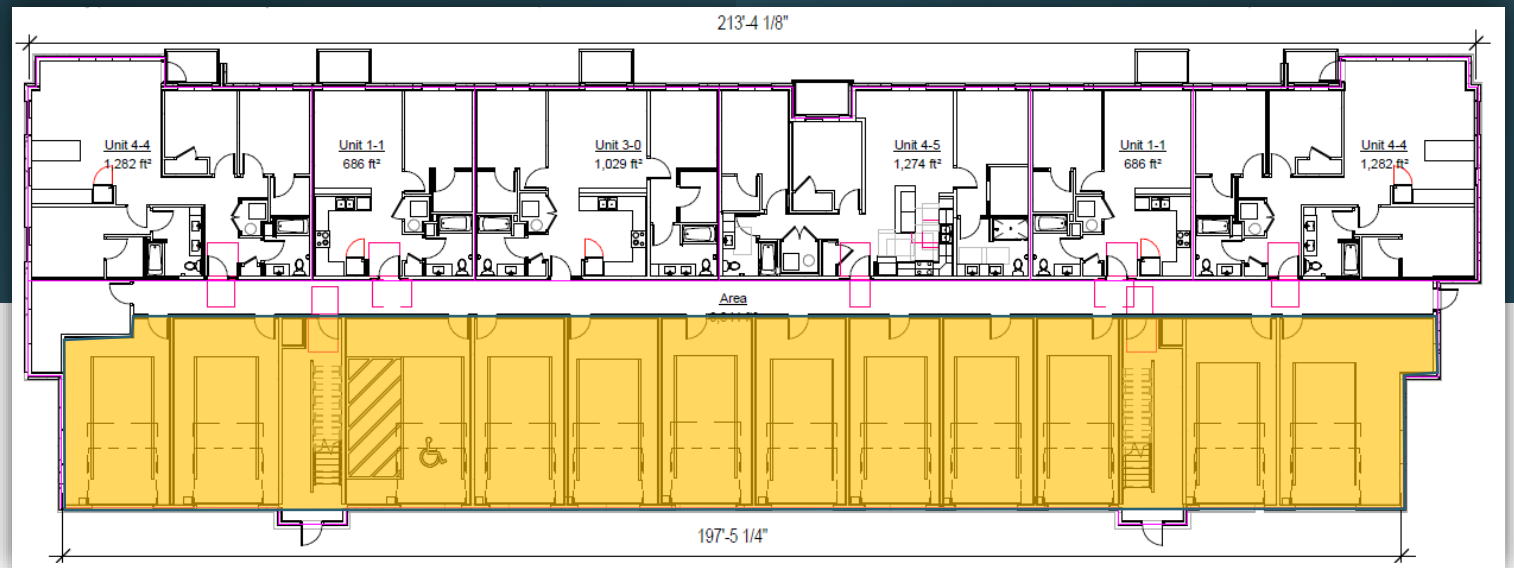
**44% Studio or 1-Bedroom Units**

**Typical in Area 30% or less w/  
no Studio Units**



# Parking

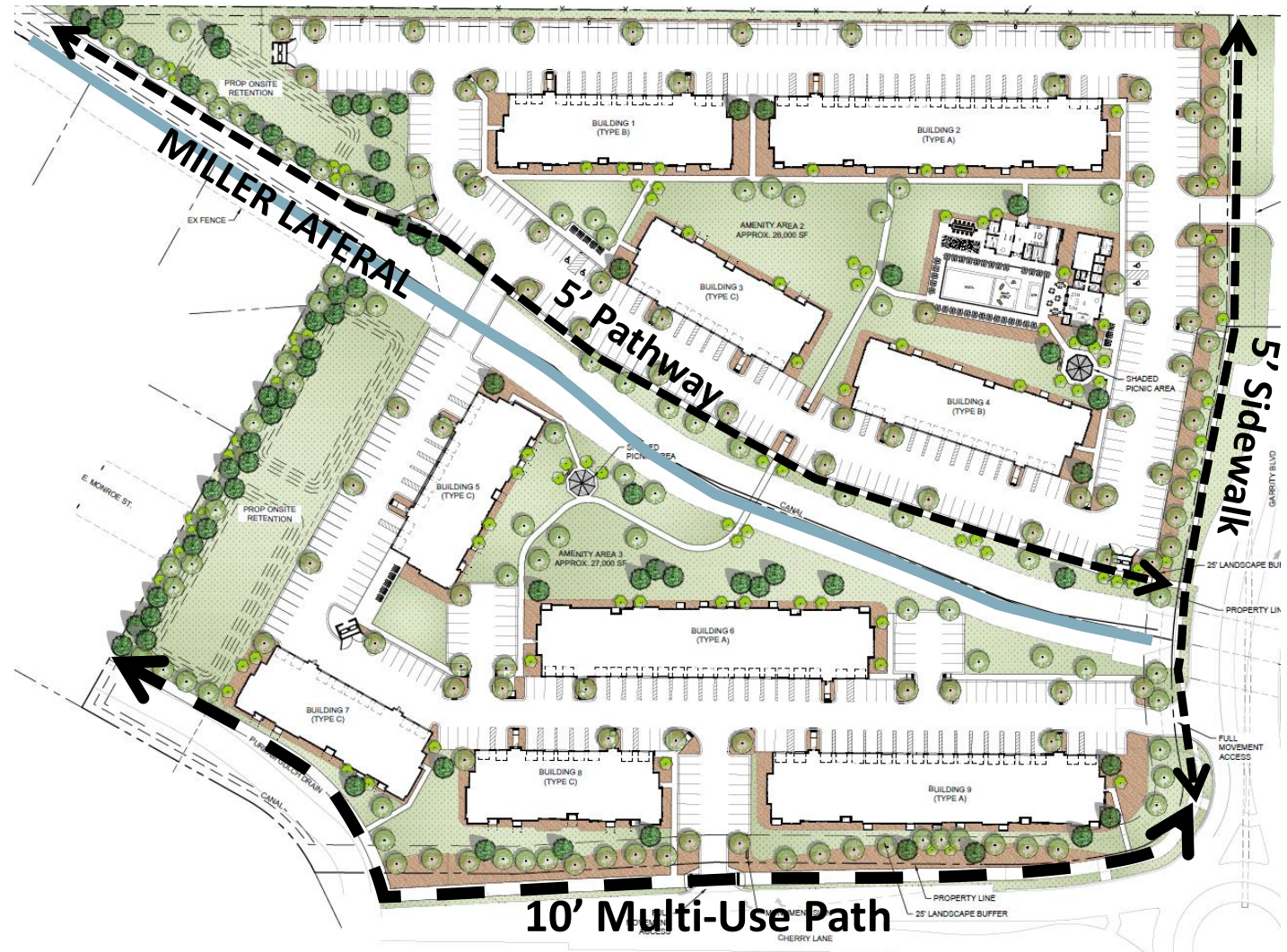
	Required:	Provided:
Total:	607	620



# Open Space and Amenities

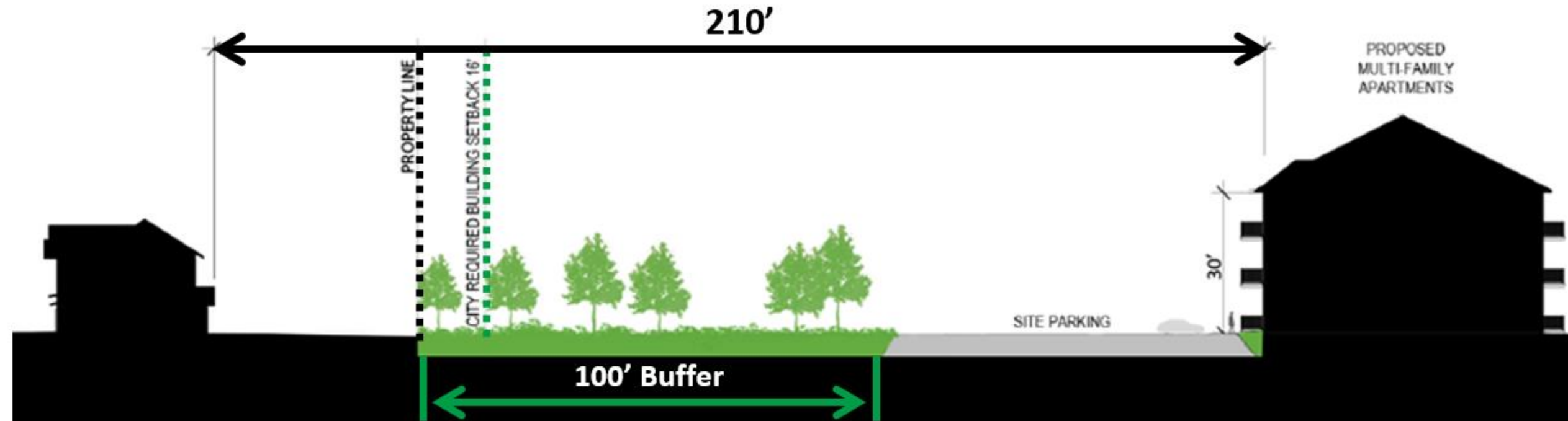
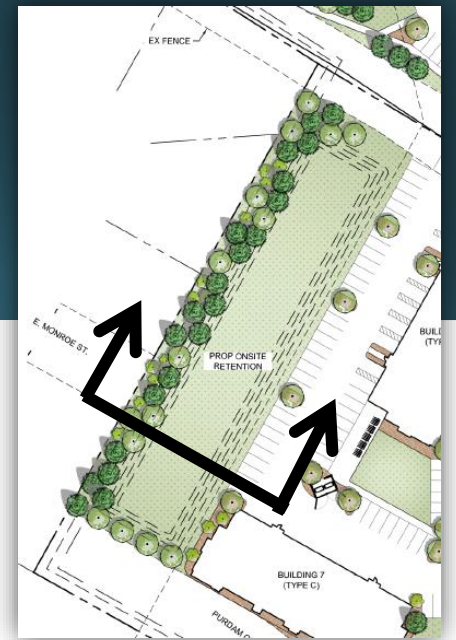
	Required:	Provided:
Open Space:	5%	14%

- Pathways (3,000 LF)
- Amenities
  - Clubhouse w/ Pool
  - Fitness Room
  - Shade Structures
  - Grill Stations
  - Yard Game Area
- Buffer to the west



# Separation to Single-Family

	Required:	Provided:
Buffer:	50'	100' +



# Approved Elevations





# Public Comments

- Existing Irrigation / Water
- Fencing
- Traffic
- Schools



# Staff Report

- Traffic Impact Study (TIS) – *Approved by City Engineer*
- Purdam Gulch Drain Pathway – *Added*
- Arterial Landscape Buffer – *Compliant*
- Frontage Improvements – *Compliant*
- Garage & Storage – *Within rental agreements*



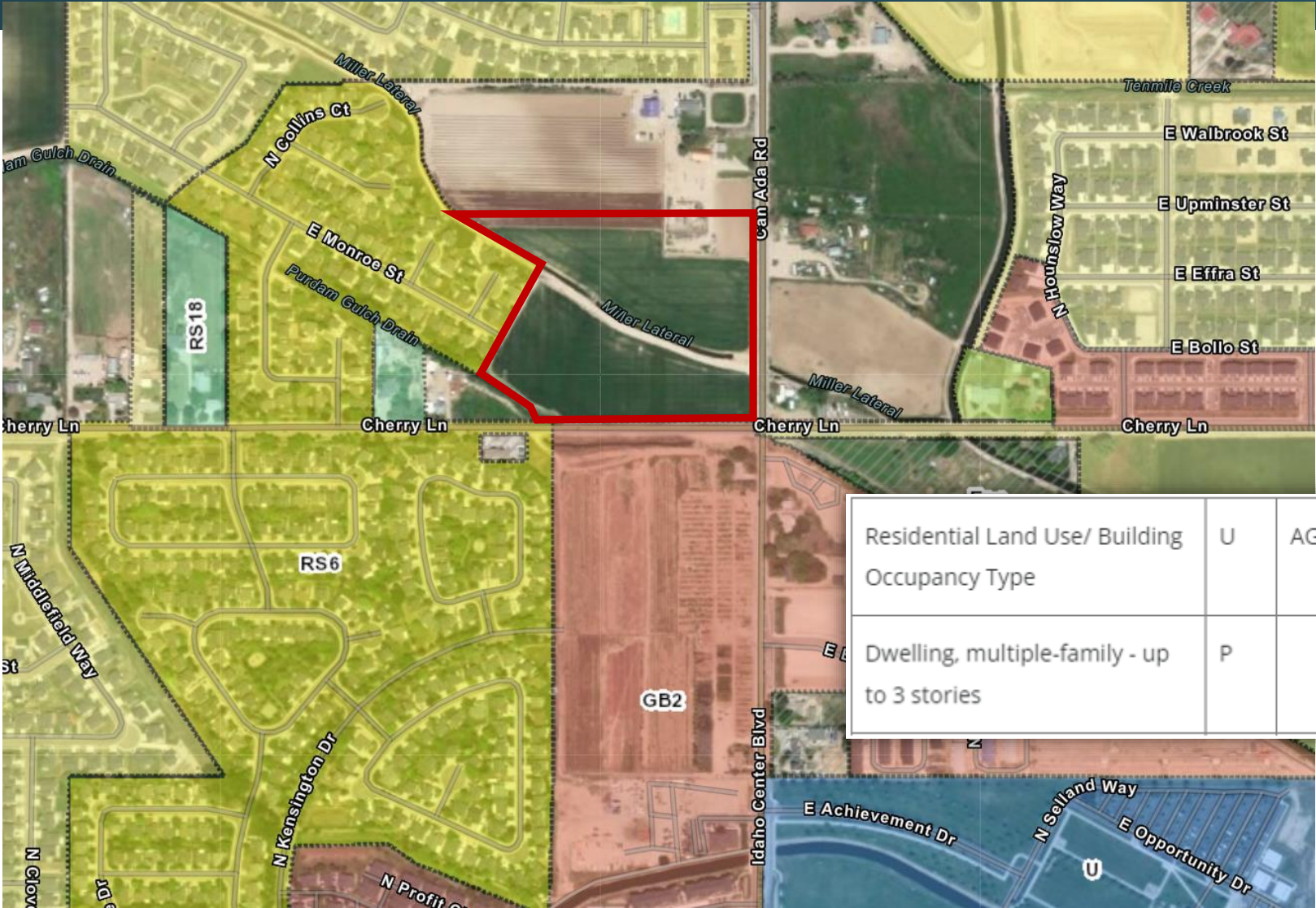
# Requested Action

- Approval of the Annexation and Zoning, with a Development Agreement

# Existing Conditions

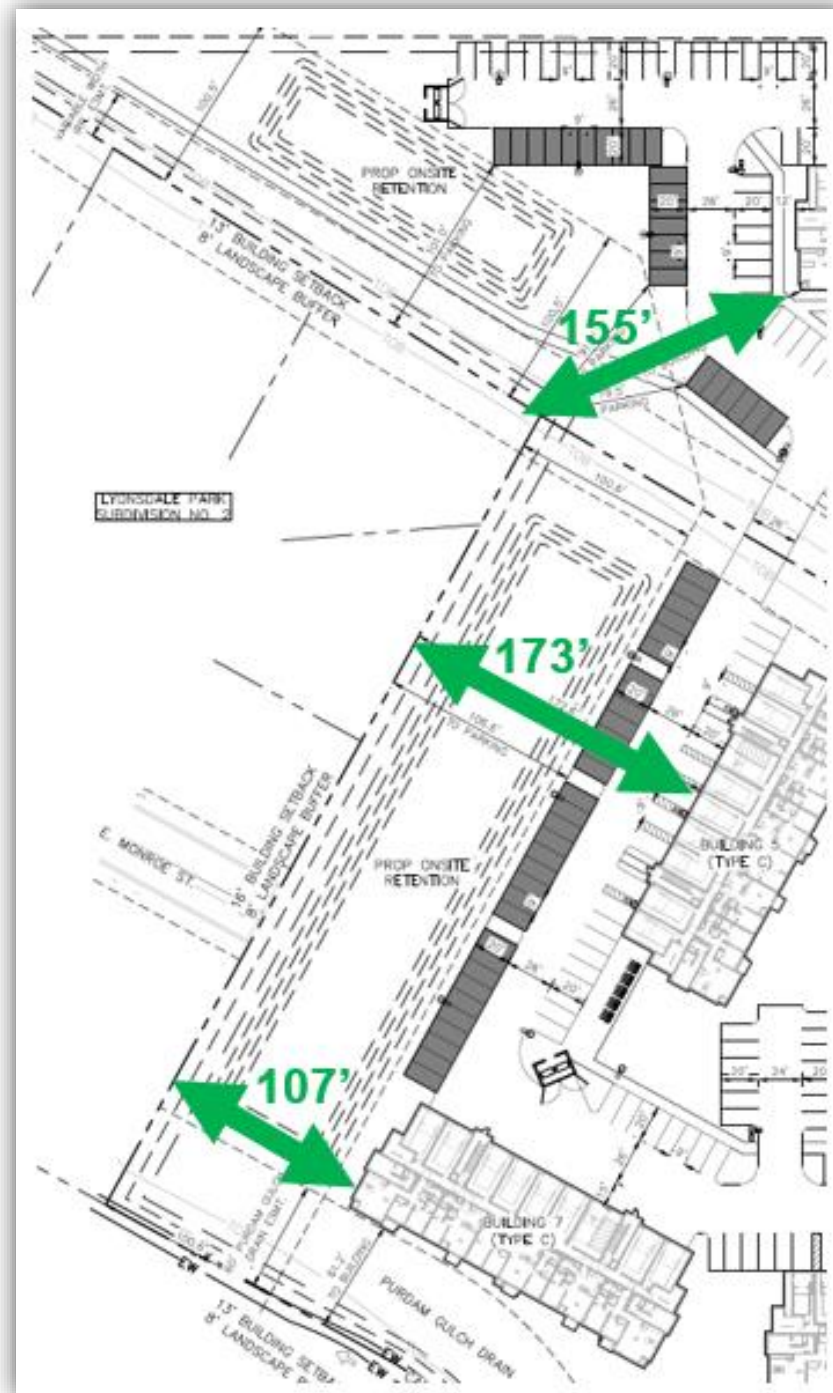


# Zoning Map



Residential Land Use/ Building Occupancy Type	U	AG	RA	RS	HC	RD	RML	RMH
Dwelling, multiple-family - up to 3 stories	P						P	P

# Separation to Property Line



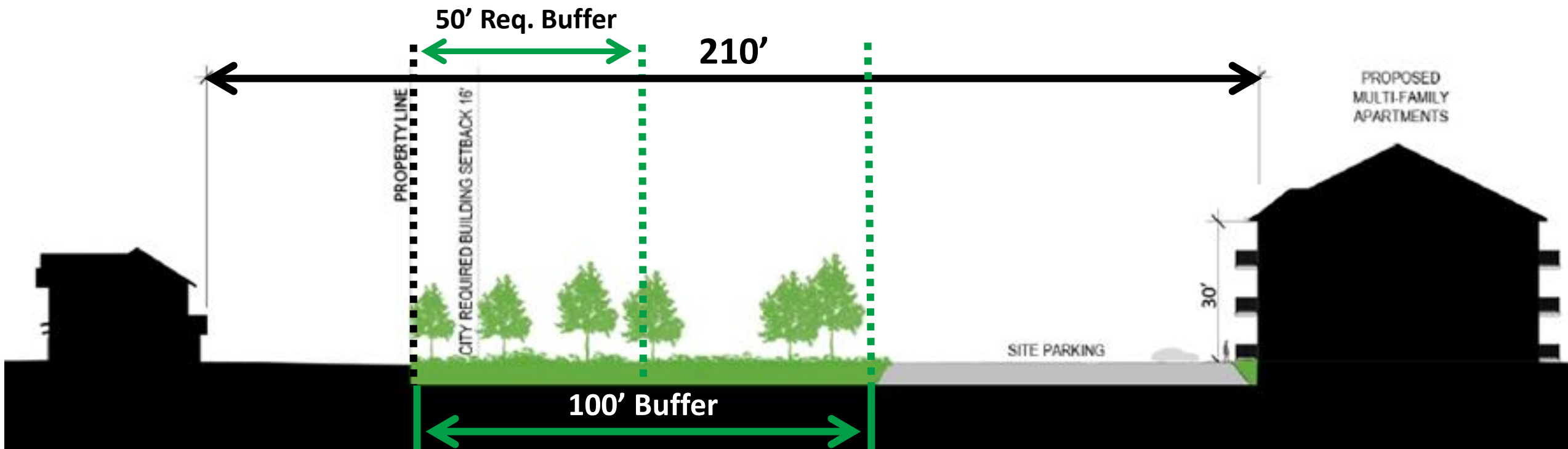
# Traffic Impact Study – March 2023



Land Use Type	ITE Land Use Code	Quantity	Units	Daily Total
Multifamily Housing (Low-Rise)	220	300	Dwelling Units	1,998

AM Peak			PM Peak		
In	Out	Total	In	Out	Total
28	88	116	94	56	150

# Separation to Single-Family





# Reside

192 units ♦ 201,075 SF

♦ Completion: August 2021



# The Rye at Tillstone

212 units ♦ 210,450 SF

♦ Est. Completion: November 2023

