A Predevelopment Proposal for the site located at:

307 West 4th Avenue, 308 West 5th Avenue, 
and 310 West 5th Avenue 
Spokane, WA 99204

October 11, 2021
Development Proposal:

Kōz Development, LLC (www.kozdevelopment.com) is a Snohomish, WA based developer that provides affordable, innovative living in highly sought after urban neighborhoods. Kōz on West 4th Avenue is its latest project under development and is planned to be the first Kōz community in Spokane.

The proposal is a multifamily apartment project consisting of approximately 262 homes in two buildings above grade. The structures are envisioned as 70’ tall, 5-6 story buildings encompassing 172,000 sf of total gross building area. The construction type will be 4 or 5 levels of either Type IIIA or VA construction over 1 level of Type IA construction. Private open space will be provided at the 2nd level of both sides of the project.

Parking is proposed at a varying ratio of approximately .8 spaces per dwelling unit. As a means to the end of providing this density on the site, different parking solutions have been explored (as demonstrated in this packet.) Proposed is a mixture of on grade spaces and an automated mechanical parking system that will provide almost 3x the density of parking availability than at grade only while minimizing the costs and disruption of developing multiple levels below grade.

SITE ADDRESS: 307 W. 4TH AVE, 308 W. 5TH AVE, 310 W. 5TH AVE

SITE AREA: 42,600 SF

BUILDING FOOTPRINT: 32,400 SF

BUILDING AREA: 172,000 SF

PROPOSED USE: MULTIFAMILY RENTALS (R-2 OCCUPANCY)

CONSTRUCTION TYPE: TYPE IIIA over Type IA

SPRINKLER SYSTEM: NFPA 13

STORMWATER MANAGEMENT AND UTILITY HOOKUPS: TBD

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Parking Proposal:

To accommodate the quantity of parking proposed for this project, an automated mechanical stacked parking configuration is proposed. This system allows three cars to be parked within the same floor area as one utilizing slightly elevated and recessed from the main floor level.

Retrieval by residents is a simple process, again, fully automated to allow access to any vehicle within the system with the touch of a button.

Koz Development has an operational system such as this in another development in Everett, WA that is used to fulfill required on-site parking for the project.

Images courtesy of WÖHR Auotparksystems
COMBLIFT 543 system shown and proposed.
Separate masses allow for a mix of architectural treatments

Allow podium to delineate itself and organize the vertical layering of the building

Dominant 2nd level roof plaza

Incorporate rooftop views over I-90 to Downtown

Simple, well organized facade compositions