

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

cose: \  \ to make oneself cozy: be cozy

architecture - development - property management

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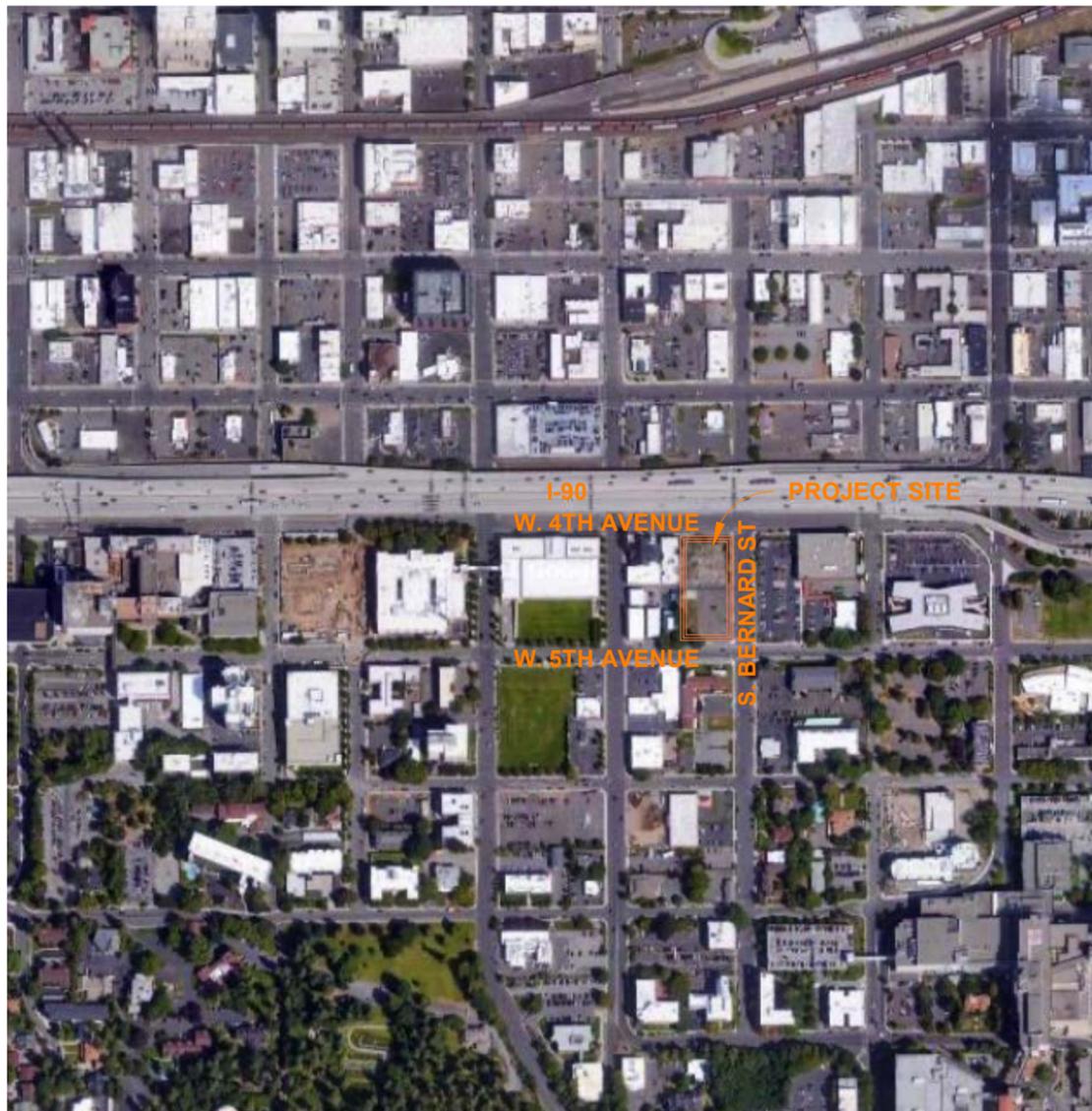
(206) 755-1290

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

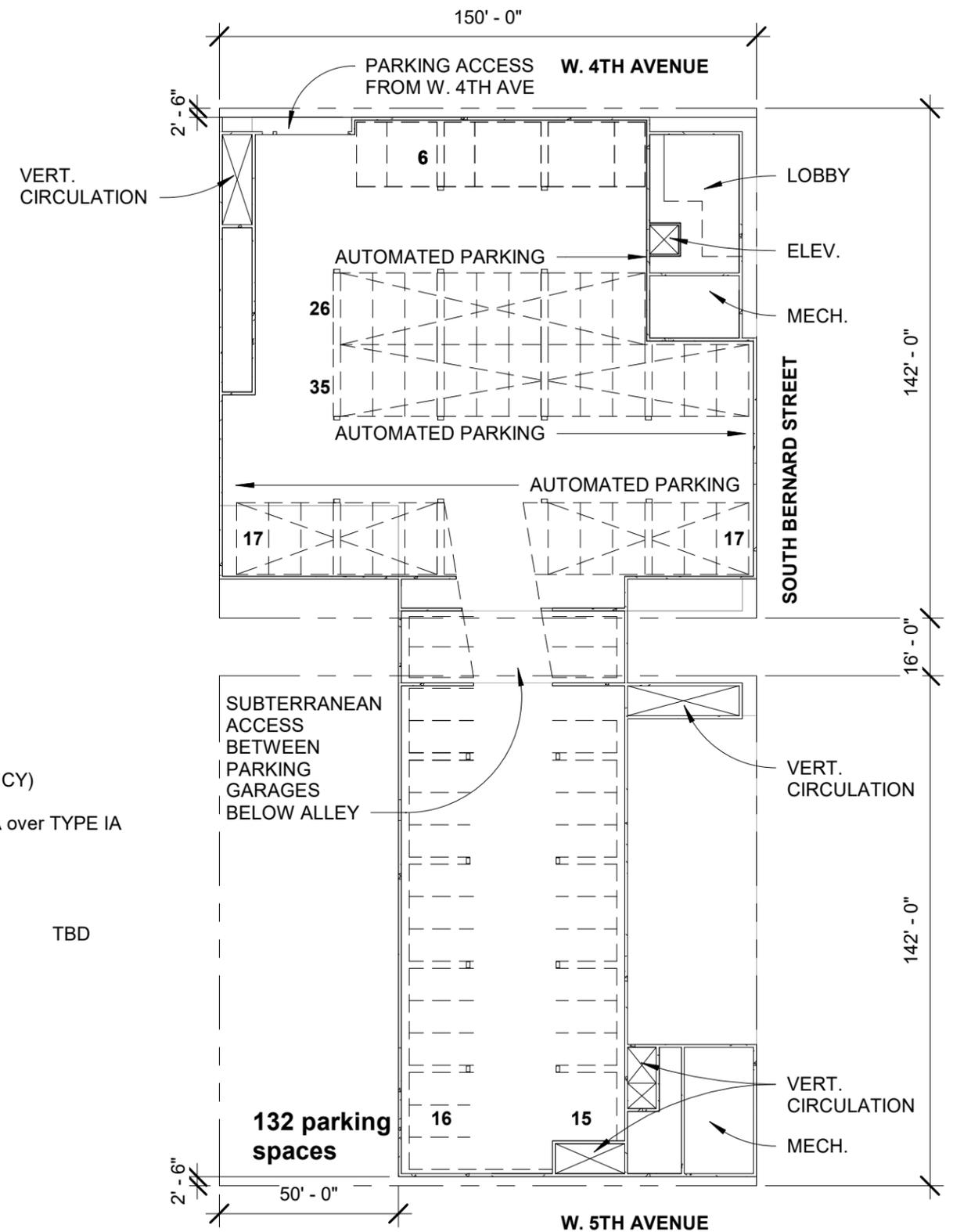
BUILDING AREA: 172,000 SF

PROPOSED USE: MULTIFAMILY
RENTALS
(R-2 OCCUPANCY)

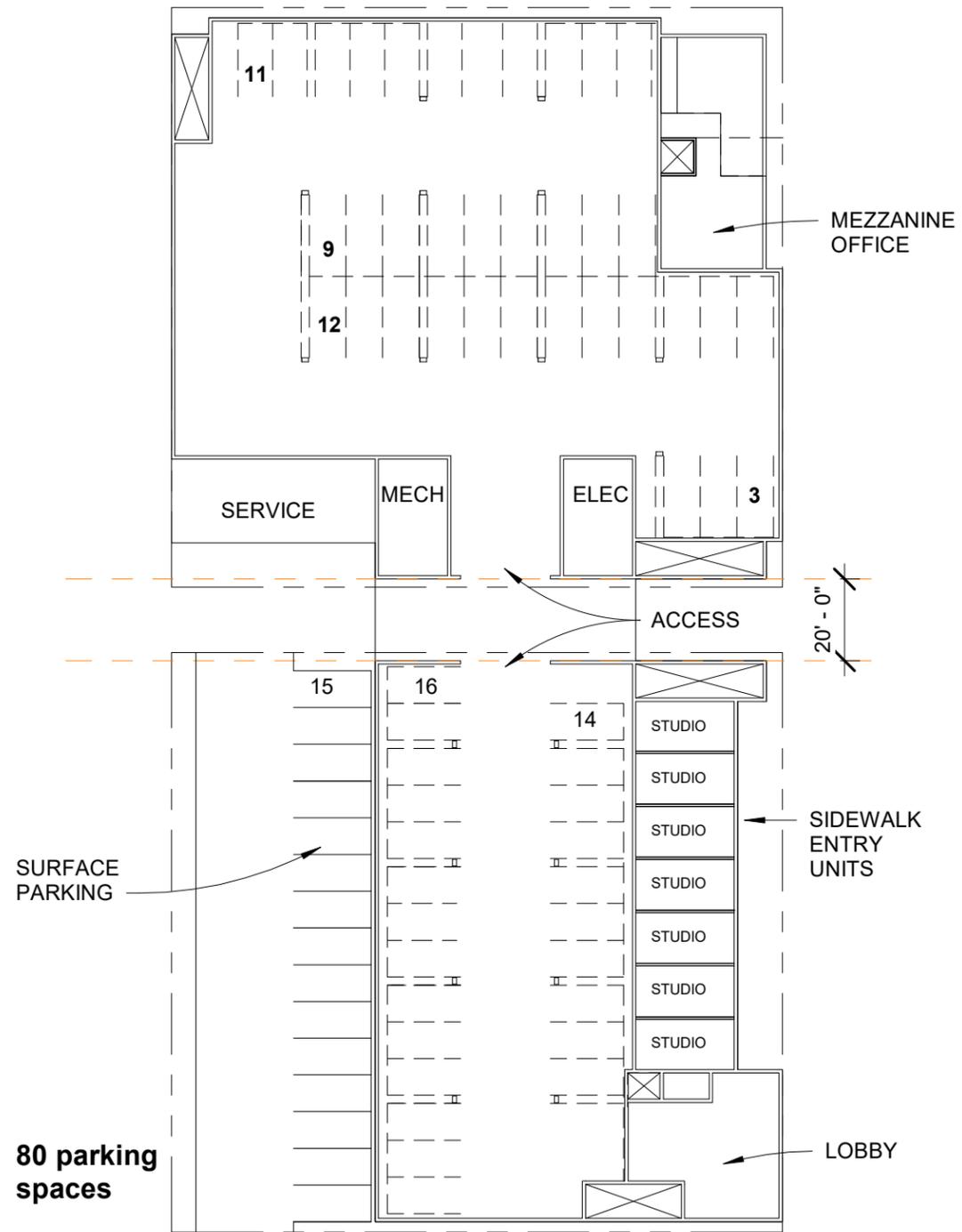
CONSTRUCTION TYPE: TYPE IIIA over TYPE IA

SPRINKLER SYSTEM: NFPA 13

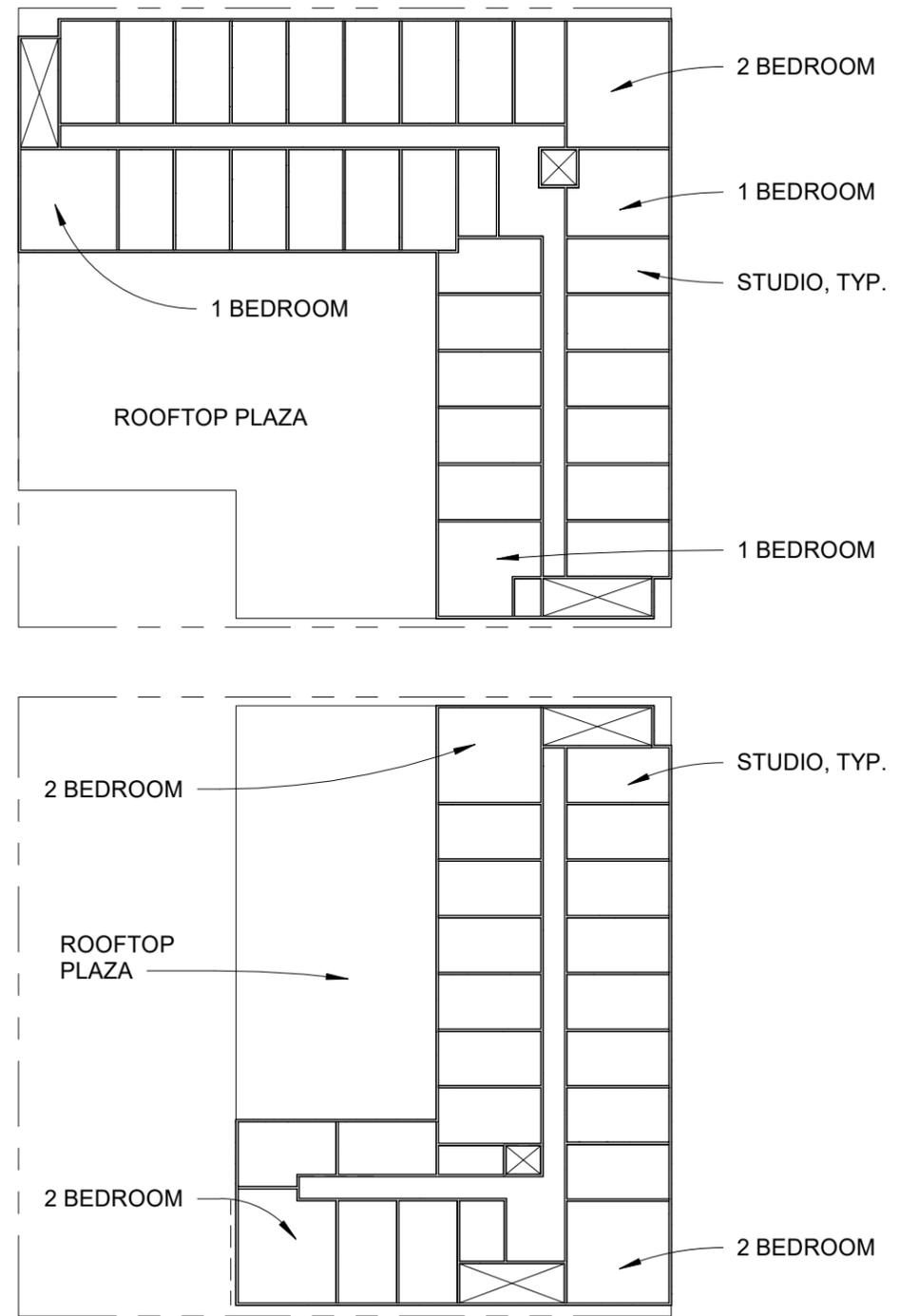
**STORMWATER MANAGEMENT
AND UTILITY HOOKUPS:** TBD



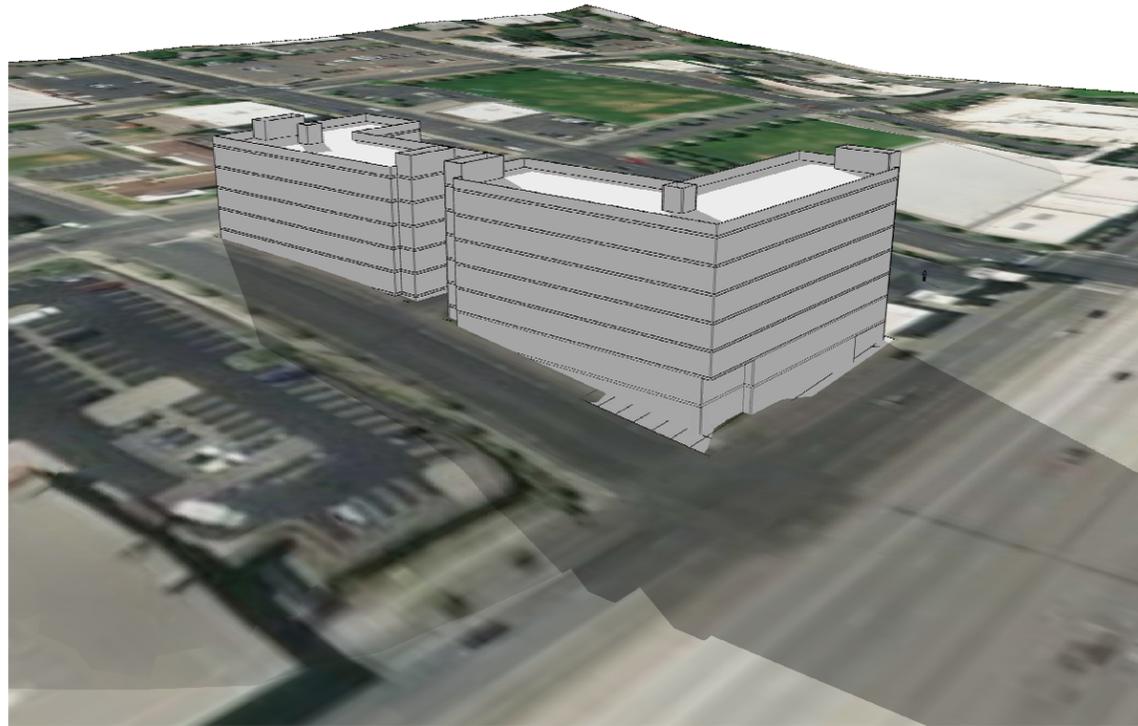
① LEVEL 1 PRELIMINARY FLOOR PLAN
1" = 40'-0"



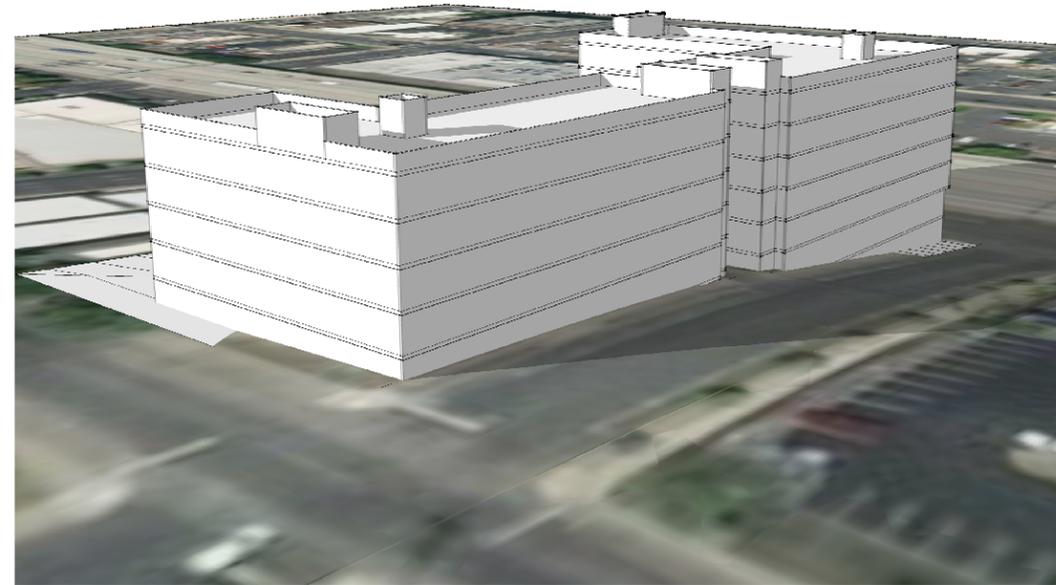
① LEVEL 2 PRELIMINARY FLOOR PLAN
1" = 40'-0"



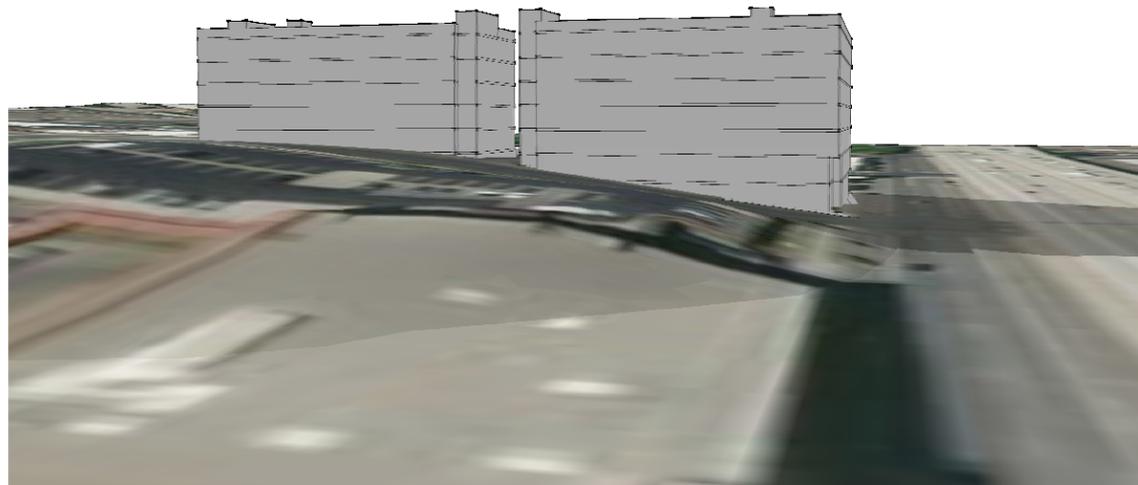
② LEVEL 3 PRELIMINARY FLOOR PLAN (4-6 SIMILAR)
1" = 40'-0"



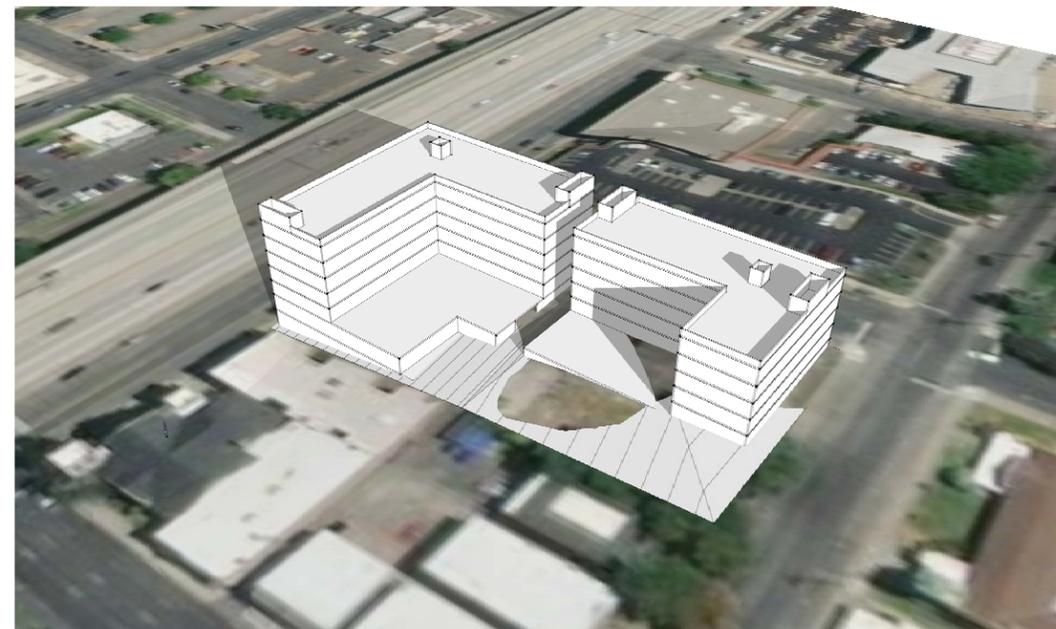
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

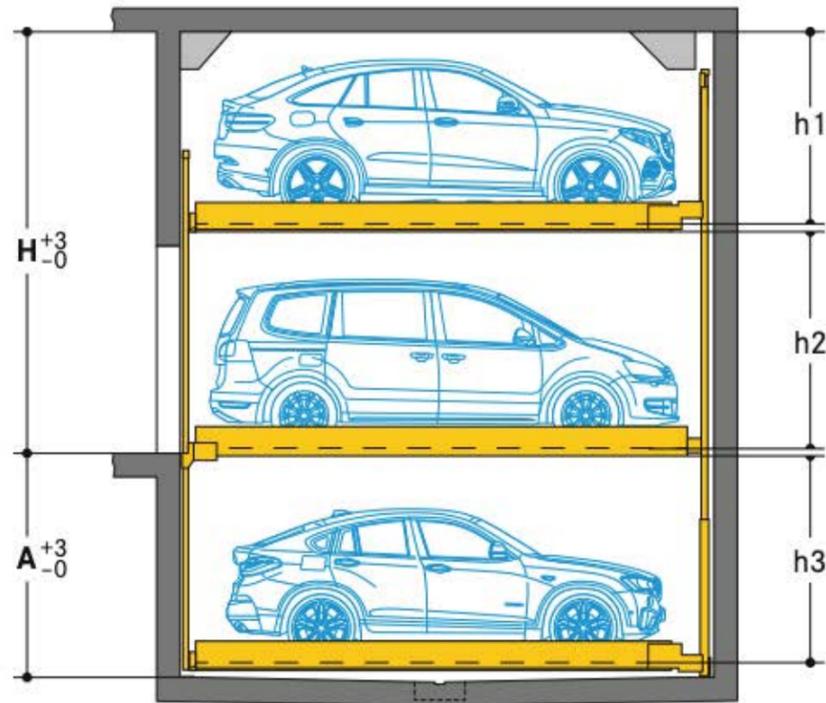


VIEW FROM EAST



VIEW FROM SOUTHWEST (AERIAL)

* FOR CLARITY, NO 3-D CONTEXT SHOWN



Type	Height H	Pit depth A	Vehicle height ¹			Platform distance		
			UL	EL	LL	h1	h2	h3
543-230	435	230	205	205	205	210	210	210

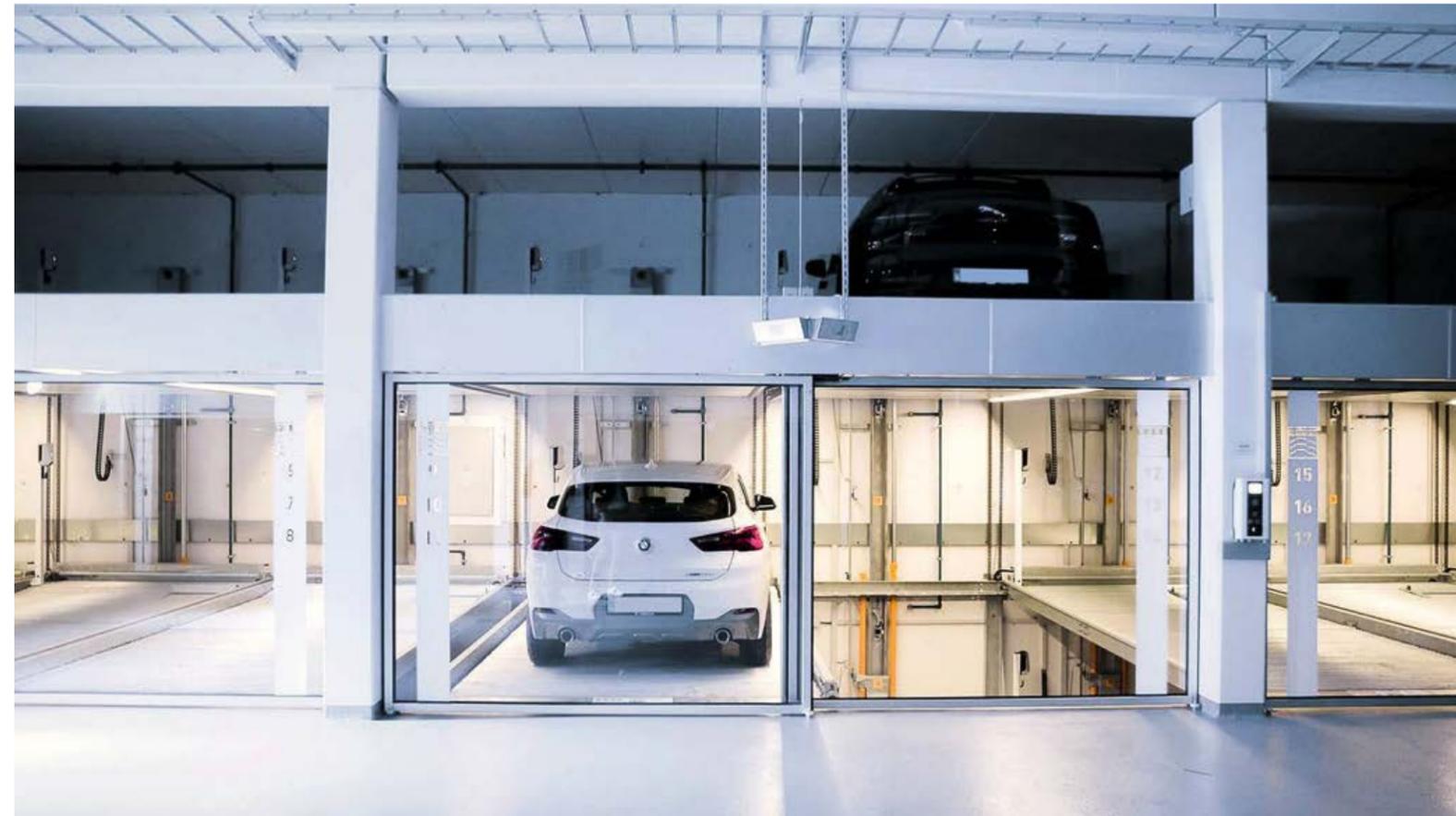
¹ UL = upper level / EL = entrance level / LL = lower level

Parking Proposal:

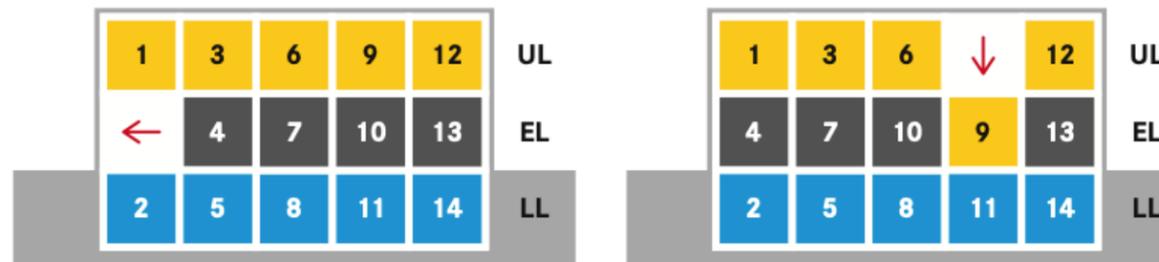
To accommodate the quantity of parking proposed for this project, an automated mechanical stacked parking configuration is proposed. This system allows three cars to be parked within the same floor area as one utilizing slightly elevated and recessed from the main floor level.

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 Autoparksystems
COMBILIFT 543 system shown and proposed.



The vehicle on parking place 9 is requested. The parking places 4, 7 and 10 are shifted to the left.

Parking place 9 is lowered down to the entrance level (EL), the vehicle is now ready for exit.



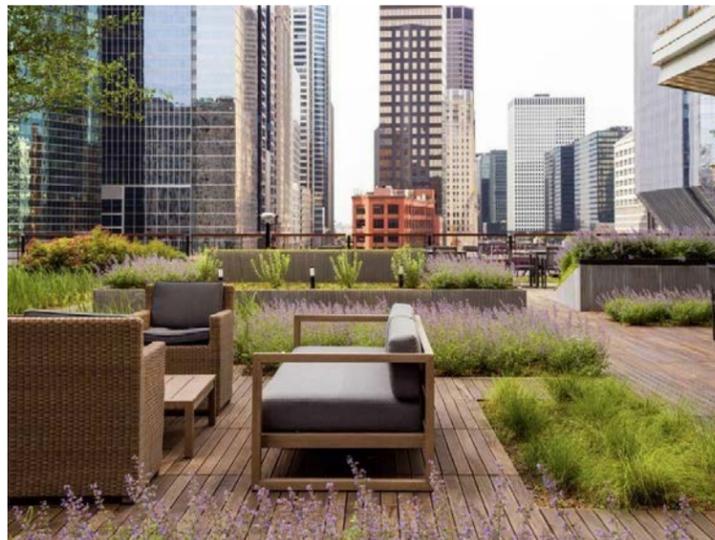
Separate masses allow for a mix of architectural treatments



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