

Proposed Book Corner Site Multi-Family Project



BC NAC Presentation
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Proposed Book Corner Site Multi-Family Project

Orientation – Book Corner Site

- Located at 12470 SW 5th Street
- Owned by the City of Beaverton
- Houses the Book Corner used bookstore
- Zoned for high density mixed-use development



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Development Proposal

- Combines two adjacent sites for redevelopment
- Includes @31 rental + 1-3 commercial or live/work units
- Developer to purchase Book Corner site at market value
- City requested Developer to provide affordable units via write-down

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Proposed Book Corner relocation

- Book Corner retail and donation functions move to Beaverton City Library
- Remodel costs would be covered by site sale proceeds
- Preliminary design and cost estimates are completed
- Feasibility study completed in September 2020 provided blueprint for integration of Book Corner retail operation into library

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Public Benefits

- Book Corner retail and donation functions move to Beaverton City Library
- Project will expand housing choices near transit and amenities
- Project will provide four (4) affordable units for 10 years; 60% and 80% MFI
- Project will provide ground floor activity and mix of uses
- Project will comply with City's COBID Good Faith Effort for contracting

Proposed Book Corner Site Multi-Family Project

5th Street Elevation



Proposed Book Corner Site Multi-Family Project

Looking West



Proposed Book Corner Site Multi-Family Project

Looking East



Doug Circosta, Architect

Proposed Book Corner Site Multi-Family Project

South Side



Doug Circosta, Architect