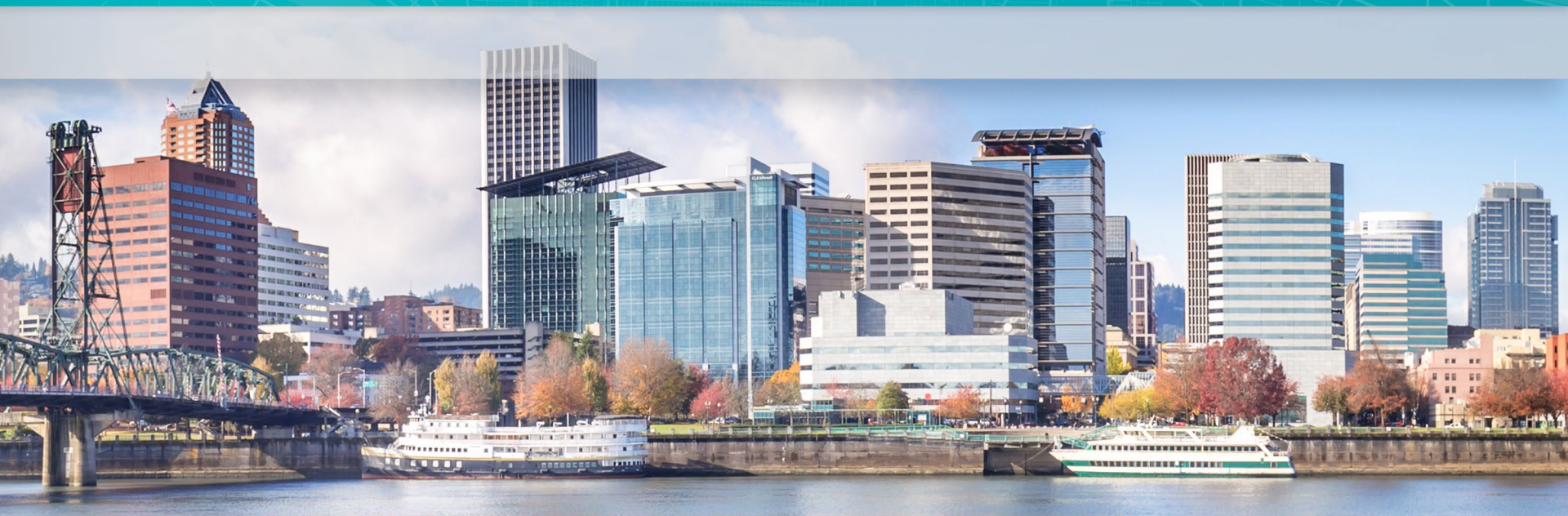


# Proposed Vacation of: NE Winchell Street and NE Mallory Ave (RWA #9195)



*Street Vacation Process*

*September 12, 2023*

*Staff presenting: Claudia Echeverria, Right-of-Way Agent  
Lance Lindahl, Right-of-Way Agent*

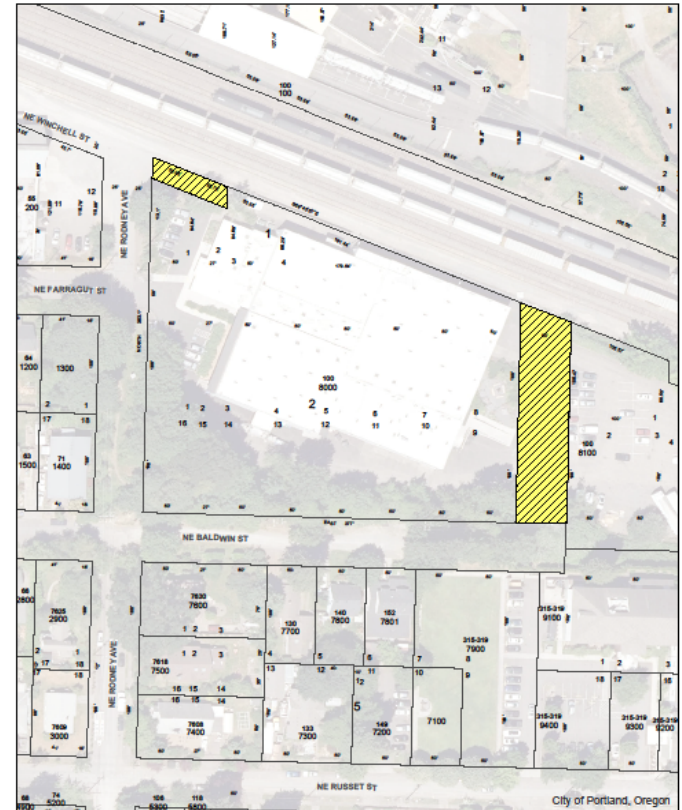


**PBOT**  
PORTLAND BUREAU OF TRANSPORTATION

# Street Vacation Area Proposed


The purpose of the vacation is to consolidate the remaining segments of street, that are not connected to the street grid thereby not serving the public use, to the adjoining property which will allow the site itself to function more efficiency and removing confusion and unnecessary City Obligation.

Map showing the area proposed for vacation.



**NE Winchell Street and NE Mallory Avenue**

Petitioner: Reworks Inc.  
Section: 1N1E10DD

 Area Proposed for Vacation

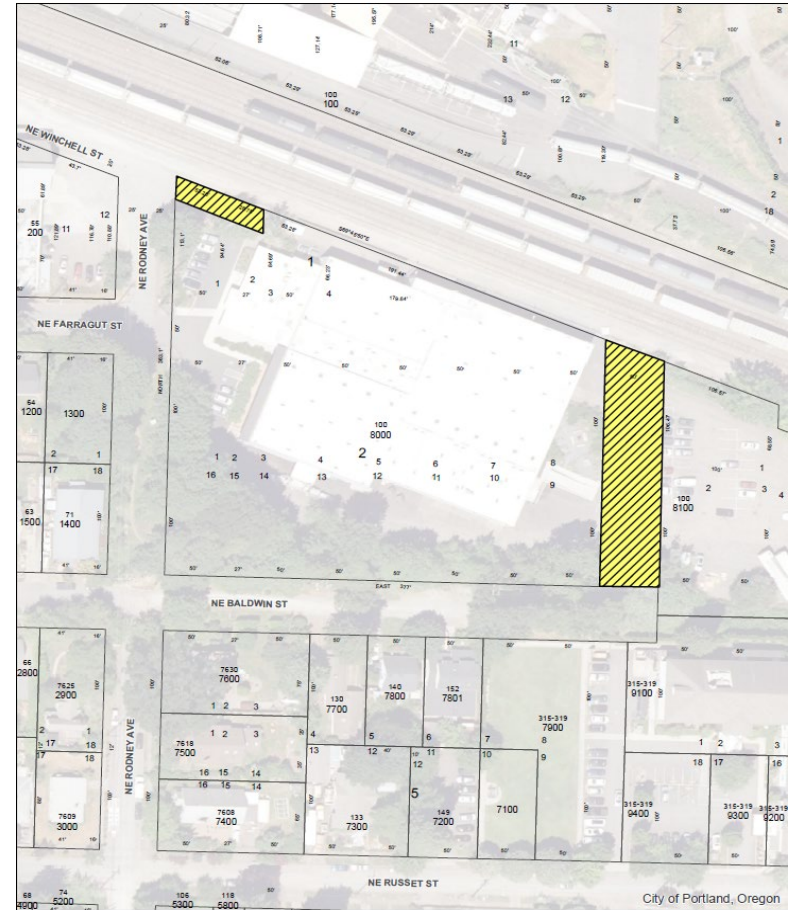




# Aerial Image of Vacation Area

## Context of Surrounding Area

The north end of the Piedmont Neighborhood in Northeast Portland. The areas to the south are primarily residential. The areas to the north are part of the Columbia Corridor industrial/commercial area.



# Current Conditions

NE Winchell St from NE Rodney Ave  
(Looking easterly)





# Current Conditions

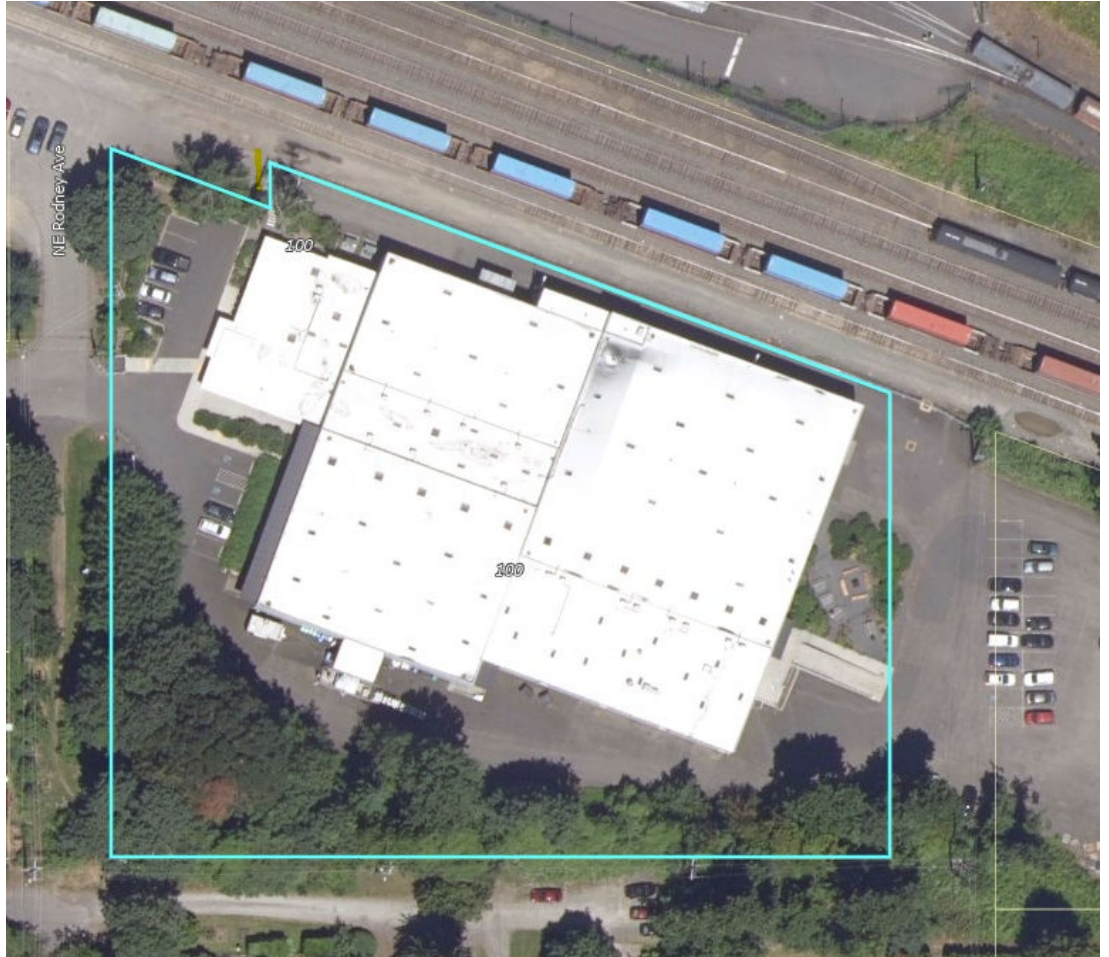
## NE Mallory Ave from NE Winchell St (Aerial View)



# Stated Reason for Vacation

Petitioner requested vacation to renovate an existing manufacturing facility to fix deferred maintenance items and improve the site for new tenants.

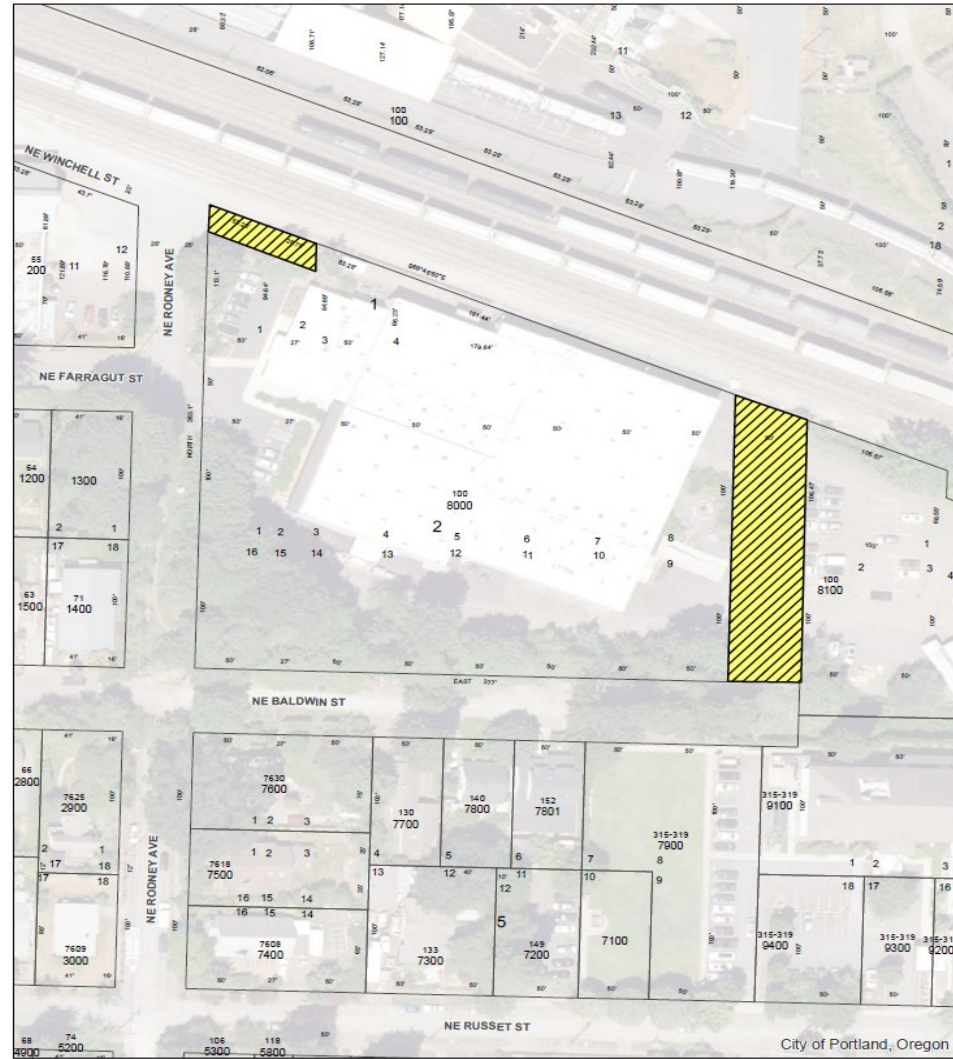
No new increase in building footprint or area and no change of occupancy to increase occupant load above business/manufacturing proposed.





# Conditions of Approval

PBOT Development Services and Bureau of Development Services, Land Use Services: A replat through is required for all lots and lot remnants that will fall out of compliance with Minimum Front Lot Line requirements in City Code as a result of the vacation. The replat will be recorded prior to or concurrently with the Street Vacation Ordinance.



# Conditions of Approval

Environmental Services: An easement or easements to BES for the maintenance of existing sewer infrastructure within NE Winchell Street.

AND

An easement will be granted to BES for the maintenance of existing sewer infrastructure within NE Mallory Avenue.

AND

An access easement will be granted to BES for driving access to the existing infrastructure within NE Mallory Avenue.

