

# PBOT

PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Avenue, Suite 5000, Portland, OR 97201 503.823.5185  
Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Dan Saltzman Commissioner Leah Treat Director

**TO: PBOT Development Review Staff**  
**FROM: Kurt Krueger, Development Review Division Manager**  
**DATE: February 1, 2017**  
**SUBJECT: DRP 4.01 - Surfacing of Furnishing Zones**

**Purpose Statement:**

To clarify the required surfacing materials within furnishing zones consistent with PBOT Administrative Rule TRN 10.17<sup>1</sup>.

**Explanation/Staff Analysis:**

Furnishing zones buffer pedestrians from the adjacent roadway and provide an area for necessary City infrastructure such as street lights, signal poles, and hydrants. Materials used in the furnishing zone may be either Portland cement concrete, bricks, sand set pavers, or softscape depending on whether the abutting development is commercial or residential. This memo shall serve to clarify required surface material within the furnishing zone.

**DR Policy:**

For the purposes of determining the required surface material for the furnishing zone, residential and commercial development shall correlate to the category of building permit required.

- For **residential development** (houses, duplexes and two-unit townhouses), furnishing zones shall be landscaped with green grass or other approved softscape with street trees.
- For **commercial development** (tri-plexes, apartments, condominiums, townhouse developments with three or more attached units and other non-residential projects), furnishing zones shall be hardscaped and include street trees in tree wells.



- For properties located within the boundaries of an approved Design District and/or a Streetscape Plan, surface material within the furnishing zone shall be as indicated above unless an alternate material is specified by the District/Plan.
- Proposed furnishing zone surface materials that do not comply with this policy must be formally approved through the Design Exception process.

<sup>1</sup>*TRN 10.17 – Sidewalk and Driveway Permits (including Asphalt Approaches), as amended on March 1,2016.*