

NAIOP

COMMERCIAL REAL ESTATE
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March 5, 2018

The Honorable Bruce Krause
President, Pittsburgh City Council
562 City County Building
414 Grant Street
Pittsburgh, PA 15219

Dear Councilman Krause:

On behalf of the more than 350 members of the largest regional association of developers, owners, investors and professionals of commercial real estate in Pittsburgh, we are writing to express our strong concerns for certain provisions within the proposed Riverfront Zoning Amendments developed by the Pittsburgh Planning Commission. As the Pittsburgh Chapter of NAIOP we have deep concerns about the proposed changes to Pittsburgh's Zoning Code as detailed in the public presentation last week.

We appreciate the hard work the Planning Commission Members and City Planning team have done to develop a framework for replacing the interim planning overlay district with a permanent zoning plan. And we applaud and support the preservation/restoration of our riverfronts, as well as the push for high quality development along those riverfronts. However, after extensive conversations with our members, we believe that if the city moves forward with these amendments as currently constructed these zoning changes will have a serious chilling effect on riverfront development across the city.

To be clear, NAIOP members are concerned with a wide range of items in the current draft proposal, including but not limited to the following:

- Parking limits;
- Setback requirements;
- Residential versus industrial usage;
- Fencing and Materials issues that are too prescriptive
- Height restrictions;
- Public amenity requirements; and
- Geographic footprint.

Our membership places extraordinary emphasis on developing, owning and building high-quality real estate projects that recognize the unique and different needs of neighborhoods and communities across the city of Pittsburgh.

We want to work cooperatively with City Council, the Administration and other key stakeholders to have a comprehensive discussion about the proposed changes to the Riverfront Zoning, and would welcome the opportunity to have our membership provide input and concerns to City Council directly.

We hope that you will take our membership's concerns with the seriousness with which they are offered, and engage in a dialogue that will enable you to craft a final set of zoning recommendations that balance the needs of all stakeholders in this community.

Thank you for your attention to these issues and we would welcome an opportunity to discuss them in greater detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Weisberg', with a small checkmark above the 'g'.

David P. Weisberg
Board President
NAIOP Pittsburgh

CC: Mayor Bill Peduto
Ray Gastil, Director, City Planning