

February 1, 2021

Dear Waterman Condo Owners,

Some of you may have attended the WCA meeting held the other night to discuss the proposed apartment building at the corner of Waterman and Clara, or 5612 Waterman, as it would officially be referred to. Heather Navarro, our Alderwoman, spoke, as well as Greg Daney, the developer, and several of his associates were on hand for questions.

Your input on this matter could be a determining factor in whether this construction project goes through or not, and your opinion counts.

Here is a recap the current proposal: The developer is Greg Daney, and the architect is Zwick and Gandt Architecture.

An apartment building would be constructed on the corner of Waterman and Clara, consisting of five stories measuring about 53 ft. high, with 60 studio or one-bedroom units. There would be two floors underground with 48 parking spaces. That would be a ratio of .8% parking spots per unit with the parking fee price to be included in the rent. The city's current parking requirement is .9%, but bike racks would be added, and because the building is in close proximity to the Metro, that ratio has been deemed acceptable.

The units would be 500-700 sq.ft and rent cost would be in the \$1,000- \$1,500 range per month, with yearly leases and no Airbnb's. The target market would be largely the student and medical personnel population who work or go to school close by and may be inclined to use mass transit.

Some of the concerns voiced by residents are the following: traffic congestion, over-development of the neighborhood, increased population density, limited street parking, and limited egress from the neighborhood. The construction would also have an impact on infrastructure, sewer, water, trash removal, increased light pollution, noise, and pet waste, to name a few. A more comprehensive list is shown below.

Steve Pudlowski of 5600 Waterman and Neill Costello of the Randolph, have kindly provided us with a template that you are free to use in creating your own letter of opposition to this project.

The Board of Adjustments will likely meet for a hearing about this project on March 10 at 1:30. If you would like to contact them, we ask that you submit your emails or letters by February 19, which will give the organizers of this campaign time to assemble the paperwork. You may also attend the Zoom meeting. A link will be sent out at a later date. At their next hearing, the Board, having heard comments from the neighborhood, could render a decision, provided they have all necessary documentation from the developer and architect.

**GUIDELINES / ETEMPLATE FOR WRITING EMAIL TO THE BOARD OF ADJUSTMENT IN OPPOSITION OF  
THE PROPOSED APARTMENT BUILDING AT 5612 WATERMAN**

**To:** hartm@stlouis-mo.gov (Mary Hart Burton, Zoning Administrator)  
gutierrez@stlouis-mo.gov (Andrea Gutierrez, Secretary to The Board of Adjustment)

**Cc:** stevepudlowski@gmail.com (Steve Pudlowski), Waterman Neighborhood Association)  
bevltc@gmail.com (Beverly Berner, Waterman Neighborhood Association)

**Subject:** 5612 Waterman - Oppose Apartment Building

**Body of Email:**

To: Andrea Gutierrez, Mary Hart Burton, and the Board of Adjustment

I'm writing in opposition to the proposed five-story apartment building at 5612 Waterman Blvd. and Clara Avenue. My name is <insert your name> and I'm a member of the <insert your condo association name>, part of the Waterman Neighborhood Association. I do not support the plan for the following reasons:

- DeBaliviere Place has become over-developed and over-saturated.
- Approximately 750 new apartments have or will be built in less than two years (Tribeca: 160 apts., Chelsea: 152 apts., Hudson: 150 apts., Expo: 290).
- Parking is a problem.
- The ease of getting in and out of Waterman Boulevard and Pershing Avenue on to DeBaliviere Ave and Union Blvd is a problem.
- Basic street services, such as street cleaning and trash pick-up, are not provided consistently due to over-abundance of street parking
- **At least 5 condo associations in the area, representing over 300 residents, oppose the proposed 5-story, 60-unit, 48-parking space, studio and 1-bedroom units at 5612 Waterman Blvd.**
- Pershing Ave is different from Waterman Blvd in that Pershing is a thoroughfare between Union Blvd. and DeBaliviere Ave. that includes a bus route and some retail and larger apartment buildings, while Waterman is residential with generally no more than three story condominium and apartment buildings.
- Adding more hardscape will increase storm water runoff and load an already overburdened infrastructure.
- More development will add to light pollution impacting both human and wildlife wellbeing.
- The lack of adequate parking is far from adhering to building best practices.
- An increase in the number of automobiles will degrade localized air quality.

- More humans mean more waste products. We're already beyond capacity to handle waste at the current level. Overflowing cans of dog waste is a case in point.
- The neighborhood association prefers a proposal to build condominiums rather than to build apartments. But the neighborhood association would consider supporting a proposal for an apartment building under the following conditions:
  1. A proposed apartment building not to exceed the height of existing buildings on Waterman Blvd. (generally two to three stories tall)
  2. A proposed apartment building complies with the existing city code for set-back; in other words, there would be no exception to the set-back code, and a proposed building would not extend beyond other existing buildings on Waterman Blvd.
  3. A proposed apartment building provides 1:1 parking; that is, one parking space per one apartment unit.
  4. A proposed apartment building's architecture is similar to those on Waterman Blvd.
  5. A proposed apartment building's front entrance façade on Waterman Blvd. looks similar to the building's façade on Clara Ave.
- References to analysis and studies of other cities regarding the use of parking, the use of public transportation, the ratio of parking to apartment units, the use of green space is questionable as the group thinks it doesn't apply as an apples-to-apples comparison of the DeBaliviere area to other cities and especially as it relates to Waterman Blvd.
- We want to preserve the neighborhood residential feel of Waterman Blvd., as well as its charm, architecture, and quietness.

This has been a long letter, but there is much to consider here as well as much at stake, and we need to move fast on this if we are going to affect the outcome of the proposed project. Your help and cooperation would be greatly appreciated in helping maintain the character of our neighborhood.

Warm regards,

Catherine

Catherine Geyer  
 President,  
 Waterman Condominium Association

