

From: Meg Arnosti [<mailto:arnosti.meg@gmail.com>]

Sent: Thursday, February 01, 2018 8:51 PM

To: #CI-StPaul_Ward1; #CI-StPaul_Ward2; #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward6; #CI-StPaul_Ward7

Subject: Opposition to the Marshall and Moore Apartments

Dear Councilmember,

I am opposed to the development at 1973/1977 Marshall Avenue. I ask that you reverse the Planning Commission decision, in light of the zoning code, the St. Paul Comprehensive Plan and the one-year development moratorium.

The City Council approved a one-year development moratorium along these six-blocks of Marshall Avenue specifically to give a chance to evaluate the destruction of this sort of historic housing. On that very day, the developer squeaked in under the wire and submitted his hasty proposal to try to avoid being subject to the moratorium. Clearly that submittal was in violation of the spirit of the moratorium.

The intent of the zoning code which limits the height to 50 feet is to avoid having buildings tower over pedestrians and other adjacent buildings. This apartment complex would do just that. The west elevation of the building as proposed exceeds the maximum allowed height of 50 feet because it is elevated on a hill from the street.

Marshall Avenue is a medium-density residential corridor in the City's Comprehensive Plan.

This allows a maximum density of 30 units per acre; the density of the proposed project is 49 units per acre. In addition, the historic character of this portion of Marshall Avenue could be altered permanently by this building.

Sincerely,

Margaret Malde-Arnosti
1722 Princeton Avenue
St. Paul, MN 55105

From: TerryKaiser [<mailto:tkaiser@ecadengineering.com>]

Sent: Friday, February 02, 2018 9:14 AM

To: Bauer, Kelly (CI-StPaul)

Subject: Opposed to Marshall & Moore Apts, Owner at 1976 Iglehart

Please do not approve construction of the above Subject student housing at 1973/1977 Marshall Ave. It will cause problems in the neighborhood with too many people in one place. In particular it will cause safety, parking, noise, and traffic problems in a quiet neighborhood with two elementary schools nearby.

Sincerely,

Terry Kaiser, PE, PG, CGWP
1976 Iglehart Ave
St. Paul, MN 55104

From: Dan Haselman [<mailto:dhaselman@nasi.com>]

Sent: Friday, February 02, 2018 9:36 AM

To: *CI-StPaul_Contact-Council

Cc: *CI-StPaul_MayorElectTeam

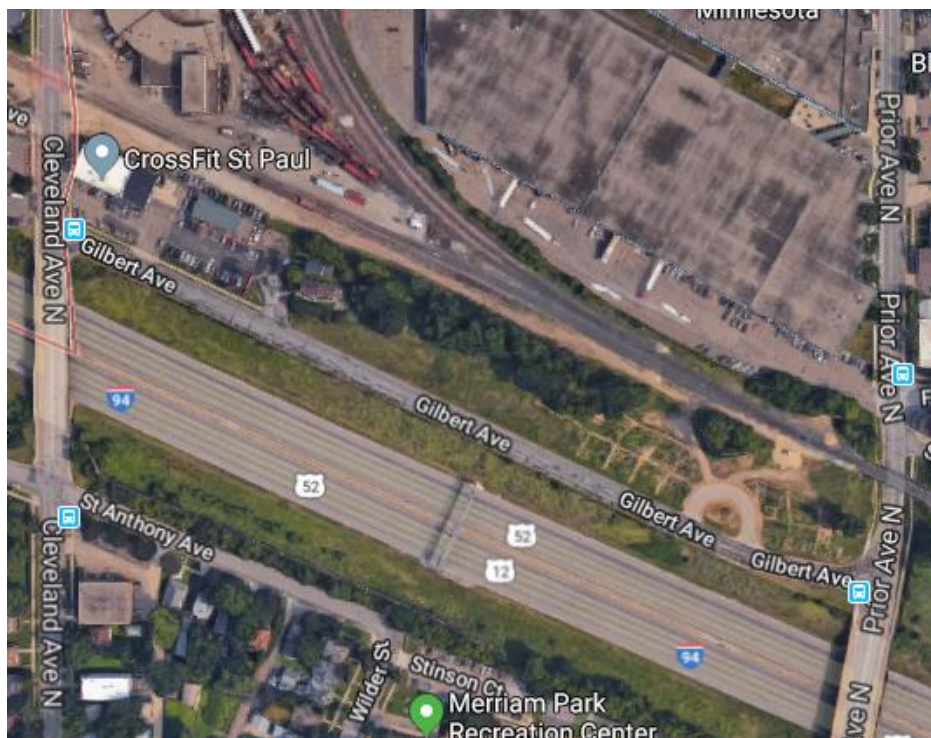
Subject: Marshall Ave development

To whom it may concern,

As most Merriam Park residents have strongly disagreed with the tearing down of these 2 historic homes on Marshall Ave in exchange for a 5 story student housing apartment (\$3200 per month per apartment) I would like to ask the City of St. Paul to consider this... There is a parcel of land on Gilbert Ave located just north of Interstate 94 between Prior Ave and Cleveland Ave (see attached) that would be perfect for this project. I recommend that the City consider selling this parcel to Jon Schwarzman for \$1 which in turn would create new tax revenue for St. Paul that is not currently on the books. This could be a potential agreement with the developer that would include an agreement (requirement) to refurbish the homes on Marshall Ave and either resell them or use them in their current footprint. I've attached a map of the area I suggest. It's bordered by 94 to the south, railroad tracks to the north removing any concerns for noise and removing the concerns for increase in traffic and parking, congestion and the lowering of the values to the homes surrounding 1973/1977 Marshall Ave. I hope that this can be considered. Me and my wife have over 100 years combined living in this neighborhood and have always thought that this location would be perfect for off campus student housing versus tearing down 100 year old historical homes. A win for the neighbors, St. Paul (new tax revenue) and the University Of St. Thomas.

Regards,

Dan Haselman



From: Stefan Plambeck [<mailto:stefplam@gmail.com>]

Sent: Friday, February 02, 2018 12:01 PM

To: #CI-StPaul_Ward4

Subject: Opposed to the Marshall & Moore Apartments – Resident at 2006 Marshall

Dear Councilmember Stark,

I am writing to express my strong opposition to the proposed Marshall & Moore Apartments site plan approval and respectfully request that you reverse the Planning Commission's decision. Please have courage to make an informed decision as you pass judgment on this project.

Thank you.

Regards,

Stefan Plambeck
2006 Marshall Avenue

From: John Brennan [<mailto:johnbrennan7@yahoo.com>]

Sent: Friday, February 02, 2018 2:52 PM

To: #CI-StPaul_Ward1

Subject: Opposed to the Marshall & Moore Apartments

Dear Councilmember:

I am writing to express my strong opposition to the proposed Marshall & Moore Apartments site plan approval and respectfully request that you reverse the Planning Commission's decision.

We feel this five story building will not conform with the beauty of the neighborhood. The height of this building will greatly affect the sunlight of the house directly to the east of the building as well as the homes north of the building.

We would appreciate your support in reversing the Planning Commission's decision.

John & Michele Brennan
328 N Howell St
St. Paul, MN 55104

From: Jay Riggs [<mailto:jay.f.riggs@gmail.com>]

Sent: Friday, February 02, 2018 3:56 PM

To: #CI-StPaul_Ward1; Xiong, Mai Chong (CI-StPaul); Zimny, Joanna (CI-StPaul); #CI-StPaul_Ward2; Maki, Taina (CI-StPaul); #CI-StPaul_Ward3; McMahon, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul); #CI-StPaul_Ward4; Henningson, Samantha (CI-StPaul); Bauer, Kelly (CI-StPaul); #CI-StPaul_Ward5; OBrien, Kim (CI-StPaul); Sanders, Donna (CI-StPaul); #CI-StPaul_Ward6; Renstrom, Scott (CI-StPaul); Lagos, Heidi (CI-StPaul); #CI-StPaul_Ward7; Harr, Stephanie (CI-StPaul); Heintz, Polly (CI-StPaul)

Subject: Proposed 5-Story Apartment at Marshall and Moore

St. Paul City Council and Staff,

I am writing to express my opposition to the proposed 5-story apartment on Marshall and Moore. I have lived in Highland Park, Capitol Hill, and now reside in Merriam Park at 2013 Marshall Avenue. My two daughters were born and raised in St. Paul and both are in college. I love the people, the trees, history, water, and architecture of this City. It is unique and has a long tradition of respecting the things that make this community great. I proudly show friends who visit this city the wonderful neighborhoods filled with historical buildings and tree-lined streets. I also point out some of the buildings I consider planning mistakes (like the lone high-rise apartment near Ford Parkway and the River). Thankfully those mistakes are few and far between and have not seemed to happen in recent years.

My house was built in 1902 by the Fleugler family. They owned a fruit distribution company and the family lived in the house until the 1960s. My neighbors still talk about them – that history and connection is still alive and well in St. Paul. We should aspire to maintain the things that make St. Paul great. The blend of rentals and single-family homes along Marshall create a vibrant and unique area.

The City also embraces change where needed and must make hard decisions. I care about this City and watch many development proposals come and go. The recent intense development on Snelling and Selby is a great example of development that is appropriate for the space. The plans for the old Ford Plant property will also result in intense change to the area, but that scale of site and location drives the design. That is a critical concept to maintain a healthy community: location-driven design.

I love the vibrancy and diversity of our Marshall Avenue neighborhood. It is a wonderful mix of homes, rentals, and commercial. I brag to people about being able to get everything I need within a couple blocks of my house. I love living on the bicycle route. I strongly supported the median even though I can only turn right out of my driveway now (thank you for supporting that project – I see the traffic calming and pedestrian safety benefits every day!). And I find the occasional roving bands of St. Thomas students on Tommie/Johnnie game days entertaining – the energy is great. Admittedly, there have been a few development mistakes along Marshall that do not fit the community, but we can learn from those mistakes and move forward.

Unfortunately, the proposed 5-story development is an inappropriate scale for the neighborhood. In many ways it appears to be the opposite of location-driven design. It is not just a little out of scale - the proposal is absurdly large and will have severe negative safety, traffic, parking, and aesthetic impacts on the neighborhood. It is two-stories taller than any other apartment building on Marshall Ave and is completely the wrong scale for the location. The apartment building directly across the street from my house, which blends into the neighborhood very well, is an appropriate scale and a good example of location-driven design.

I trust you see these same issues. Please continue to work to ensure any proposals in our historically significant and vibrant neighborhood fit their sites and do not adversely impact our community.

Regards,
James (Jay) Riggs
2013 Marshall Avenue
St. Paul, MN 55104

From: Pat and Dick [mailto:trottersfour@gmail.com]

Sent: Sunday, February 04, 2018 8:12 PM

To: #CI-StPaul_Ward3

Subject: Opposed to the Marshall & Moore Apartments – Residents at 1990 Carroll Ave

Dear Councilmember Chris Tolbert,

We am writing to express our strong opposition to the proposed Marshall & Moore Apartments site plan approval and respectfully request that you reverse the Planning Commission's decision. We have lived at our current address for over 30 years. Our main concern is that the proposed apartment project is too big for its site. It does not (as proposed size) fit in with the surrounding neighborhood character.

Also, the 2 homes being demolished for the project are historic structures and fit beautifully in thier setting. Safety of school students near the project and parking are other real concerns. Please reconsider this important decision and the effect on our neighborhood.

Thank you for your time and consideration.

Respectfully, Pat and Dick Trotter

From: Lisa Albrecht [mailto:wordsforlisa@gmail.com]

Sent: Sunday, February 04, 2018 5:52 PM

To: #CI-StPaul_Ward3

Subject: Opposed to the Marshall & Moore Apartments - Resident at 1985 Marshall

Dear Council Member Chris Tolbert,

I live at 1985 Marshall, right next door to the proposed development at 1977 Marshall. I cannot convey to you how heartbroken I am that this proposed project (many reasonable people are calling it a dormitory) is even being considered. I am not anti-student, nor opposed to density: I am the Leasing Agent for the Carleton Artist Lofts where I rent affordable apartments to artists under the Section 42 Housing Program. I understand that with proper planning and consideration of infrastructure, density can be a blessing for many whose needs can be met with the light rail system. However, Mr. Schwartzman is touting this proposed building as "affordable housing". It is not only **not** affordable housing, but I submit to you that this is **predatory**, unaffordable housing, renting at \$850 per 10 x 7 room (the minimum square footage allowed), **these apartments will rent at \$3400 per month**. Please see the attached chart comparing current Market Rate Rentals against Schwartzman's proposed apartment. *(Average taken from Rent.com, a source Mr. Schwartzman himself has quoted).*

Average market rate St Paul, Rent.com

Studio	1 Bed	2 Bed	3 Bed
\$881	\$1,078	\$1,260	\$1,829
468 sq. ft.	706 sq. ft.	990 sq. ft.	1530 sq. ft.

Schwartzman proposal

3 Bed Dorm	4 Bed Dorm
\$2,550	\$3,400
900 sq. ft.	1185 sq. ft.



In addition, the plans for this dorm now call for a penthouse suite on the top 5th floor with a very large balcony. A penthouse suite with a large balcony has connotations of a party suite. It is not a difficult jump to know what will occur in the Penthouse Suite on weekend or even week nights. Sound travels. Alcohol amplifies. This is directly across from our bedroom.

I am asking you to take into account the many alcohol-related incidents with the St. Thomas University students and consider this proposed “penthouse balcony”. If you do a simple google search: “college students and balconies”, you will come across page after page of alcohol-related deaths from college students drinking on balconies. (Please see attached document with articles and links to student balcony-related deaths) It has become such an issue that most universities are no longer building dorms with balconies for fear of lawsuits. Some cities have actually banned balconies for student housing. All of the multifamily residences in the area are a maximum of three stories; this proposed structure is much taller than other nearby buildings. I am begging you to lower the overall height of the proposed five-story structure by one—or preferably two—stories. But particularly I beg you to remove this penthouse balcony that is pointed at our neighborhood like a loaded gun, ready to destroy our wonderful Merriam Park neighborhood.

I am not going to lie: This dorm will destroy my quality of life forever. But it will destroy the livability of the Merriam Park neighborhood forever as well.

I believe you must be on this counsel because you love St Paul and its people: please, please do not rubber stamp this project: look at it more closely for everyone’s sake, including for the student’s safety.

Sincerely,

Lisa Albrecht - XXX Marshall Ave - St. Paul, MN 55104

Numerous deaths & other serious incidents involving college students & balconies. Select article citations (1/incident) & Links from Google Search

[Parker Patierno in coma after fall from Cal Poly balcony after alleged ...](#)

www.hanknuwer.com/parker-patierno-falls-from-cal-poly-balcony-after-alleged-frate...

Oct 28, 2017 - Frightening moments for a group of Cal Poly **students** early Friday morning, as one of their friends fell from a second story **balcony**. LINK: Carson Stuckey hazing **death** at Cal Poly. His friends tell us he's in serious condition and in a coma. They tell us his name is Parker Patierno. We're told he had have ...

[UF student from South Florida killed in fall from apartment balcony ...](#)

www.sun-sentinel.com/news/.../fl-reg-uf-student-balcony-fatal-20171024-story.html

Oct 24, 2017 - A University of Florida **student** whose family lives in South Florida died after falling from a Gainesville **apartment** building **balcony**.

[WSU student critically injured in fall from balcony | The Spokesman ...](#)

www.spokesman.com/stories/2016/.../wsu-student-critically-injured-in-fall-from-balco...

Oct 17, 2016 - A **Washington State University student** was hospitalized with serious head **injuries** after **falling** from a second-floor balcony during a party Friday night, marking the third time someone has fallen from a College Hill residence this semester.

[Tempe Police investigating ASU student's fatal fall from apartment ...](#)

www.fox10phoenix.com/.../tempe-police-investigating-asu-students-fatal-fall-from-ap...

Oct 2, 2017 - TEMPE, Ariz. (KSAZ) - An Arizona State University **student** is dead, after falling from the **balcony** of an **apartment** complex. The victim apparently fell down to a pool. It's also an **incident** that has happened before. In March of 2014, an ASU **student** fell to her **death** from a **balcony**, and before that, it also ...

[York College student injured in fall, possibly from balcony on campus](#)

www.ydr.com/story/news/2017/09/28/...student...balcony...housing/711729001/

Sep 28, 2017 - A York College woman was injured when she fell possibly from a **balcony** at an on-campus **housing** complex. Brandie Kessler, York Daily Record. More: York County 911 **incidents**:

[Carlow and Shaler offering grief counseling after death of student in ...](#)

www.post-gazette.com/local/city/2017/05/03/...student-death.../201705030217

May 3, 2017 - Dalton Bacco of West View, a 2016 graduate of North Hills High School and a first-year **student** at Carlow University, died Wednesday evening after he fell

some 50 feet from the **balcony** of the **student** union building on the Oakland campus. The Allegheny County Medical Examiner's Office has since ruled ...

[UC Berkeley student falls to death from apartment balcony - NY Daily ...](#)

www.nydailynews.com/.../uc-berkeley-student-falls-death-apartment-balcony-article-1.3...

Apr 18, 2017 - A UC Berkeley **student** on track to graduate next year died after she fell from a third-floor **balcony** at an **apartment** building a few blocks from campus, police said. The Alameda County coroner's office identified the woman as Kimberly Tze, an Elk Grove resident who was studying computer science at the ...

[_Fraternity pledge dead after falling from balcony during house party ...](#)

<https://www.cbsnews.com/.../conor-donnelly-dead-after-falling-from-balcony-house-...>

Mar 21, 2017 - Fraternity pledge dead after falling from **balcony** during **house** party. A college ... "The party was attended by numerous **students** and there is no evidence that Donnelly's **death** was the result of hazing." ... Donnelly's **death** is part of a string of deadly **incidents** in recent weeks involving university **students**.

[College student from Rockland County dies in off-campus accident ...](#)

abc7ny.com/news/binghamton-student-from-pearl-river-dies...balcony.../1808985/

Mar 20, 2017 - Authorities said Conor Donnelly, 18, of Pearl River fell when he attempted to climb to a third-floor **balcony** from the fourth-floor **balcony**, and his **death** was ruled accidental. Autopsy findings supported that Donnelly had been drinking, and it is believed that this was a contributing factor. Donnelly was attending a **house** party hosted ...

[U. of I. student falls to death on Unofficial St. Patrick's Day: 'I won't ever ...](#)

www.chicagotribune.com/.../ct-u-of-i-student-falls-from-balcony-dies-on-unofficial-st...

Mar 3, 2017 - Jonathan Morales, a University of Illinois **student** from Franklin Park, died after falling off a fourth-floor **balcony** at this **apartment** complex in Champaign March 3, 2017. (Angelica LaVito / Chicago Tribune).

[Zoning examiner recommends Main Gate balcony ban to Tucson City ...](#)

www.wildcat.arizona.edu/.../zoning-examiner-recommends-main-gate-balcony-ban-to...

Jun 26, 2016 - Citizens sign in at a public hearing held to discuss the possible Main Gate **balcony** ban on Thursday, June 16 at City Hall in downtown **Tucson**. **Zoning** examiner Jim Mazzocco has recommended that the **Tucson** City Council ban the use of of **balconies** on any future infrastructures built in the Main Gate ...

[Witness describes Delta Chi formal balcony fall scene - The Daily Iowan](#)

daily-iowan.com/2016/04/29/witness-describes-delta-chi-formal-balcony-fall-scene/

Apr 29, 2016 - University of Iowa sophomore Claudia Magana said she was sitting on the same second-story **balcony** ledge as UI **students** Hannah Van Soelen and

Mackenzie Wollenzien on April 23 when the two **students** fell backwards from the 39-inch-tall railing at the UI fraternity Delta Chi's spring formal. The **incident** ...

[Councilman wants to ban Main Gate Square balconies - The Daily ...](#)

[www.wildcat.arizona.edu/.../a-tucson-city-councilman-wants-to-ban-new-balconies-in...](http://www.wildcat.arizona.edu/.../a-tucson-city-councilman-wants-to-ban-new-balconies-in-...)

Mar 28, 2016 - The proposal came after a series of **incidents** in which **students** living in surrounding **apartments** threw items off their **balconies** on to the Islamic Center of Tucson that sits below.

[LAPD investigating racist incident in USC Housing | Daily Trojan](#)

<https://dailytrojan.com/2016/03/06/lapd-investigating-racist-incident-usc-housing/>

Mar 6, 2016 - ... business administration who is originally from Hong Kong, posted on Facebook following the **incident**. Tsang said that while he was sitting outside a fireplace at Cardinal Gardens early Sunday morning, a **student** shouted racial slurs and threw eggs at him from the **balcony** of an **apartment** in the building.

[Another student falls from apartment building at College of Charleston ...](#)

https://www.postandcourier.com/...student...apartment.../article_c6b3bf7c-9ddb-53bd...

Jan 18, 2016 - After the first **student** fell to his **death** in October, Knight said the **apartment's** management sent out an email offering counseling to **students**. ... the ground, but I thought it was just someone throwing something off the **balcony** initially because people have done that in this **apartment** before," Tompkins said.

[4 UA students evicted, balconies to be sealed in bottle-throwing ...](#)

www.tucsonnewsnow.com/.../4-ua-students-evicted-balconies-to-be-sealed-in-bottle-thro...

Jan 27, 2016 - Several **incidents** involving **students** throwing objects from their **balconies** prompted a meeting with leaders from several different groups on Wednesday, Jan. 27. Ward 6 Councilman Steve Kozachik arranged the meeting between his office, the property management group that runs the **student housing** ...

[Trinity Porch Collapse: 'We Were Just Trapped There' - Hartford Courant](#)

www.courant.com/breaking.../hc-hartford-balcony-collapse-0911-20160910-story.ht...

Sep 11, 2016 - HARTFORD — Twenty-eight Trinity College **students** were taken to hospitals after the back porches on a college-owned **house** on Broad Street collapsed, hurling **students** and porch decks to the ground. One moment it was a typical college party hosted by Kappa Sigma Fraternity members at 1713-15 ...

[Over 30 Students Injured After Multiple Balconies Collapse At College ...](#)

<https://www.elitedaily.com/news/30-students-injured-trinity...balcony.../1607120>

Sep 11, 2016 - Between 30 to 40 **students** have been injured after a **balcony** collapsed at an off-campus party near Trinity College in Connecticut. Emergency services were called to the scene at around 11:15 pm on Saturday. Police said the third-floor **balcony** had coll...

[Authorities Identify Student Who Fell Off FloCo Balcony | Southwest ...](#)

<https://patch.com/.../u-m-student-critical-after-falling-floco-apartments-balcony>

Sep 12, 2016 - Southwest Minneapolis, MN - The University of Minnesota **student** was reportedly attempting a stunt when he fell off the fifth-floor **balcony** of FloCo **Apartments**.

[Police search for clues in death of UF student who fell at Social 28 ...](http://www.gainesville.com/article/20160201/SPORTS/604143652)

www.gainesville.com/article/20160201/SPORTS/604143652

Feb 1, 2016 - Police on Monday were still trying to determine what led a University of Florida **student** to fall six stories from the **balcony** of a Gainesville luxury **apartment** complex early Sunday morning.

[Hey College Students, Going On A Roof Or Balcony After Drinking Is ...](https://www.huffingtonpost.com/.../college-students-balconies_us_55c914e2e4b0923...)

https://www.huffingtonpost.com/.../college-students-balconies_us_55c914e2e4b0923...

Aug 17, 2015 - Nicole May fell from a third-story **balcony** after drinking at a **dorm** at the University of California, San Diego, in 2014. She broke several bones, including all of her right ribs, and had a collapsed lung. "Right after my **accident** and I was released from the hospital, I started to hear about several different **balcony** ...

[Recent Alcohol-Related Student Deaths on College Campuses](http://compelledtoact.com/Tragic_listing/Main_listing_victims.htm)

compelledtoact.com/Tragic_listing/Main_listing_victims.htm

1.

Presented below is an **unfortunate tabulation** of **deaths** where **alcohol use** by **college students** was the **cause** or a contributing factor, all occurring since 2004. The goal is to place faces on these tragedies. **More** than reflecting a failure of the **unfortunate** victims, this is an adult failing. With proper application of campus polices ...

[Another Alcohol-Related Frat House Fall Seriously Injures WSU Student](https://www.boiseweekly.com/boise/another-drunken...house...student/Content?oid...)

<https://www.boiseweekly.com/boise/another-drunken...house...student/Content?oid...>

Sep 21, 2015 - In 2012, following a rash of falls from **balconies** on the campus of Washington State University, Pullman, Wash. Mayor Glenn Johnson had a blunt reaction: "You can legislate, and there's still stupidity out there." Johnson's comments came in the wake of a series of separate **incidents** in which **students** fell ...

[California balcony collapse: Six Irish students killed in balcony ...](http://www.independent.co.uk › News › World › Americas)

www.independent.co.uk › News › World › Americas

Jun 16, 2015 - Six Irish **students** who were killed after a **balcony** collapsed during a party at an **apartment** building in the US have been named. ... after midnight local time. The **students** were at a 21st birthday party when the **accident** happened at **accommodation** popular with **students** of the nearby University of California.

[Unruly behavior at student apartments has neighbors fed up | Local ...](http://tucson.com/...student-apartments.../article_bdaaf1fd-4672-5a61-bc42-b83c07750fae...)

tucson.com/...student-apartments.../article_bdaaf1fd-4672-5a61-bc42-b83c07750fae...

Dec 9, 2014 - Neighbors say they have had enough with disruptive behavior from college **students** living in off-campus **housing**. A series of conversations have taken place after recent **incidents** of **students** throwing objects from **balconies** of high-rise **apartments** immediately north of the Islamic Center of Tucson.

[Tulane Student dies after fall from balcony | NOLA.com](#)

www.nola.com/crime/index.ssf/2014/11/tulane_student_dies_after_fall.html

Nov 10, 2014 - Benjamin Burlock, 20, a **student** in the School of Liberal Arts, fell from a **balcony** at Phelps **House** around 1:17 a.m. and sustained a head injury, the Tulane ... Tulane Police classified the **incident** as "an alcohol offense and underage alcohol consumption. ... Screen Shot **2014-11-10** at 7.44.14 PM.png.

[SDSU Student Falls Off Roof at Paseo Place Apartments, Dies - NBC 7 ...](#)

<https://www.nbcsandiego.com/.../Woman-Falls-Off-Roof-Paseo-Place-San-Diego-Stat...>

A college-aged woman is in critical condition after she fell of the roof of a five-story **apartment** building near the SDSU campus. NBC 7's Matt Rascon reports on Nov. 7, **2014**. (Published Friday, Nov. 7, **2014**). A San Diego State **student** has died Friday after falling nearly 60 feet from the roof of an **apartment** complex near the ...

[Colleges consider why students are getting killed falling from buildings](#)

<https://www.insidehighered.com/.../colleges-consider-why-students-are-getting-killed-...>

Apr 17, 2014 - The college believes the **incident** poses little legal risk, said John D. Bland, director of public relations, but administrators are still determining whether the window ... Eighteen-year-old Arizona State University **student** Naomi McClendon fell 10 floors off the **balcony** of an off-campus **apartment** in late March.

[Tempe police: ASU student in fatal fall was at banned frat's party](#)

<https://www.azcentral.com/story/news/local/tempe/2014/...student.../7262599/>

Apr 3, 2014 - An 18-year-old Arizona State University **student** attended an off-campus party in Tempe sponsored by a banned fraternity before she plunged to her death early Sunday morning from a 10th-story **balcony**. Official said the party, sponsored by Alpha Epsilon Pi, encouraged binge drinking ...

[ASU student hopes drunken balcony fall warns others - AZCentral.com](#)

<https://www.azcentral.com/story/news/local/tempe/...student...balcony.../28407711/>

Jun 3, 2015 - Nicole May was a freshman at ASU when she fell from a third-floor **balcony** while in California; The **incident** happened after drinking at the University of California, San Diego ... May fell out of a **dorm balcony** at the University of California, San Diego in January **2014** after drinking, despite being under 21.

[Highlands apartment balconies collapse leaving 15 injured - The ...](#)

www.reflector-online.com/.../article_6bf15794-728b-11e4-acc1-a7c62a10b011.html

Nov 22, 2014 - Around 12:30 a.m. Saturday, the second and third floor balcony of an apartment on St. Andrews Lane in the Highlands Plantation collapsed, injuring 15 people...others across the street had been invited to party with the victims earlier that night.

Two teenage students die after falling from south London balcony ...

www.telegraph.co.uk › [News](#) › [UK News](#) › [Law and Order](#)

Neighbours said a party was taking place inside the sixth-floor flat in Deptford when the 'tragic **accident**' involving two **students** occurred. ... 3:01PM BST 11 Jun **2014**. Two teenagers died after falling

Student falls from balcony in State College, marks 7th incident of its ...

www.pennlive.com/midstate/index.ssf/2014/01/student_falls_from_balcony_in.html

Jan 20, 2014 - STATE COLLEGE – A 19-year-old Penn State **student** was injured over the weekend after falling about 16 feet from a second-floor **balcony** of an **apartment** complex, according to State College police. State College Police Lt. Chris Fishel said police don't believe foul play was involved, but do suspect ...

\$5 Million Settlement for Wrongful Death Plaintiffs After Balcony Fall ...

<https://www.awsmithlaw.com/5-million-settlement-for-wrongful-death-plaintiffs-after-...>

\$5 Million Settlement for Wrongful Death Plaintiffs After **Balcony** Fall - Columbia Injury Lawyer. ... On April 18, 2013, Ginger C, a local **student housing rental**-company owned by University of Missouri Professor Nakhle Asmar, contracted to purchase 507 S. Fourth Street in Columbia, Missouri, on contingency. Asmar had also ...

Penn State student killed in fall from apartment balcony | Centre Daily ...

www.centredaily.com/news/article42834633.html

Nov 16, 2013 - A 20-year-old Penn State **student** died early Saturday morning after he fell from a downtown **apartment balcony**, State College police said. ... 1998 to limit **balcony** problems after numerous **incidents** of residents throwing items, including themselves, off the **balconies** at **apartment** complexes in State College.

Recent Alcohol-Related Student Deaths on College Campuses

compelledtoact.com/Tragic_listing/Main_listing_victims.htm

21, February 5, 2012, Presbyterian College, More Information, A fellow **student** found Kyle unconscious in a fraternity **house** early on Sunday. University's page, Shane Collins, March 13, 2009, Michigan State University, More Information, Shane fell to his **death** from an eighth-floor **balcony** during spring break in Miami ...

Students who throw objects off City Hall balconies risk losing housing ...

<https://www.gwhatchet.com/.../students-who-throw-objects-off-city-hall-balconies-risk...>

Aug 29, 2011 - The University warned City Hall residents who live in **balcony** rooms that they risk losing **housing** if objects are tossed off their terraces, three days after sending out an e-mail to **students** saying security cameras were installed to monitor the building after a handful of vandalism **incidents**. Three surveillance ...

Alcohol likely involved in incident Student dies from balcony fall at party

<https://stanforddailyarchive.com/cgi-bin/stanford?a=d&d=stanford20050504...2...>

May 4, 2005 - An 18-year-old University of Wisconsin male fell from a **balcony** on the 500 block of Mifflin Street Saturday night as the annual block party came to a close. Alcohol is said to be a factor in the **accident**, according to a police release. Madison Police officers arrived at the Mifflin Street **house** slightly before ...

Phi Delt student out of coma after fall: 10/98 - Stanford News

<https://news.stanford.edu/news/1998/october21/fraternity1021.html>

Oct 21, 1998 - Michael Howard, who suffered severe head injuries after an apparent fall from a second-floor **balcony** at the Phi Delta Theta fraternity **house** on Oct. 10, ... of the Oct. 10 **incident**, the Police Department and the Office of **Student** Affairs alleged that alcohol had been served at an event in the **house** in violation ...

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2.

Presented below is an **unfortunate tabulation of deaths** where **alcohol use** by **college students** was the **cause** or a contributing factor, all occurring since 2004. The goal is to place faces on these tragedies. **More** than reflecting a failure of the **unfortunate** victims, this is an adult failing. With proper application of campus polices ... (documents many balcony fall deaths since 2004)

From: Michael Kroona [mailto:mrkroona@gmail.com]

Sent: Sunday, February 04, 2018 2:46 PM

To: #CI-StPaul_Ward3

Cc: McMahon, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul)

Subject: Opposed to the Marshall & Moore Apartments – Residents at 1890 Iglehart Avenue

Dear Councilmember Tolbert,

I (Michael Kroona) am emailing on behalf of my family to express our opposition to the proposed development of a five-story apartment building at the existing property addresses of 1973 and 1977 Marshall Avenue.

We ask for you to reverse the Planning Commission's decision to approve the site plan for this five-story apartment building.

We acknowledge that the Zoning Committee and City Council are tasked with the challenge of navigating the city's Zoning Code to find the right balance of land use throughout the City of St. Paul. As you are fully aware, one purpose of the zoning code is to implement the policies of the Comprehensive Plan for the City of St. Paul. The Comprehensive Plan calls for an increase in density, but it also seeks to preserve and promote established neighborhoods and ensure neighborhoods remain desirable places to live. These shared goals have created conflicting interests for the development of a five-story apartment building on Marshall Avenue.

The building height of five stories is unprecedented in our neighborhood. We understand that density housing is needed and a goal of the City's comprehensive plan, but does this five-story apartment and the density it brings outweigh the negative impact on an established neighborhood? If this apartment is built it will not be a desirable place to live for adjacent neighbors (due to negative impacts of height, shadows, noise, traffic, parking, students). We fear that this development is a tipping point for the surrounding neighborhood. Families will move away and single-family homes will be converted to rental properties.

My wife and I have two children at the ages of eight and six. We live at 1890 Iglehart Avenue and have lived here in the neighborhood for nine years. We plan to stay here as long as the neighborhood maintains its character with an adequate number of family households. If not, we may end up being one of many families to move away.

Respectfully yours,

Michael and Andria Kroona

XXX Iglehart Avenue

St. Paul, MN 55104

From: Bruce Bakke PhD, LP [mailto:bakke001@umn.edu]

Sent: Saturday, February 03, 2018 12:17 PM

To: #CI-StPaul_Ward3

Subject: Fwd: Opposed to the Marshall & Moore Apartments – Resident at 2012 Iglehart

Dear Councilmember Tolbert,

We write to share our dismay at the plan to replace historic homes at Marshall and Moore with dormitory-style housing. Living 30 years on Iglehart just a block from this planned development and raising our children here, we have come to cherish Merriam Park. The cycle of older generations moving on and young families moving in provides a stability that makes this neighborhood a great place to live.

Removing lovely and historic homes to bring high-density concentrations of students will drive out families and destroy Merriam Park. Please join us in opposing this plan. Instead, let's work together to preserve these homes and the character of our neighborhood.

It is not fair for the burden of housing pressure from expanding numbers of students be shouldered by our neighborhood.

Sincerely,

Bruce and Jean Bakke

XXX Iglehart Ave.