

Dear Riverside City Council and Planning Commission,

I am writing to request denial of the Magnolia Flats housing project on Banbury Drive (near Tyler Street) for health and safety concerns and many other negative impacts. My family and neighbors do not want this four-story, 450-units of high density apartments.

We already struggle with speeding cars, traffic congestion, limited parking and fatal accidents on Banbury Drive as well as the major intersection of Tyler Street and Magnolia Avenue. My small dog was hit by a car last year right in front of my house. He narrowly survived yet my family and I are still devastated from that incident. I am terrified to have my children play in my own front yard because the traffic congestion and speeding cars make it extremely dangerous.

Moving more residents into this already congested area will cause more negative impacts on our health and safety. There will be more traffic accidents, more fatalities, more crime, more grid lock and an even more difficult time going to and from my own home. Before the Covid-19 pandemic hit, my morning commute to take my children to school was a nightmare because of the traffic congestion in this area. When school returns to in-person classes, our street will become grid locked with the influx of new residents. Banbury Drive is already congested with hundreds of apartment units and even more apartment units on Polk Street. This neighborhood can not accommodate another high density apartment complex. We strongly prefer a neighborhood park in that empty lot for our children to enjoy.

I respectfully urge the Riverside City Council members and Planning Commission to please reject the Magnolia Flats project as it will negatively impact us all.

Sincerely,

Cristal Ortiz
3680 Banbury Drive
Riverside, CA 92505