

Dear Riverside City Council and Planning Commission,

My family and neighbors are against the Magnolia Flats housing project on Banbury Drive and Magnolia Avenue for health and safety reasons. As a resident of Banbury Drive, my family and I oppose the four story 450-unit high density housing development as it will be damaging to our neighborhood.

I fear for my children lives as they walk to the school bus when in-person schooling was still in session. The speeding cars and traffic congestion on Banbury Drive is an absolute nightmare to deal with every day. My 3 year old 15 pound dog was run over by a speeding car and instantly killed as my entire family watched. My children saw their beloved pet smashed as her lifeless body laid there bleeding right in front of their own home. My children shouldn't have to stay indoors all day in fear of being struck by an oncoming speeding car.

On top of the traffic congestion and speeding cars on Banbury Drive, the intersection of Tyler Street and Magnolia Avenue has the highest number of traffic accidents in all of the city. My work van was hit while parked in front of my home because of all the congestion and speeding cars on Banbury Drive. With more residents crammed into this small neighborhood these traffic accidents and fatalities will increase and I will be a product of that just like my van and Chloe.

This neighborhood has also had a surge of homelessness in the past few years. There has been an increase of drug addicts, drug dealers and transients that have all slept on my front lawn regularly. The crime rate in my neighborhood has increased drastically in the past few years. My home, my cars and my backyard shed are constantly broken into on a regular basis. Last year, I witnessed my neighbor getting assaulted by a random drunk man that she did not even know! Just a few days ago I had a homeless man assault me and try to break into my home. Developing a 450 unit high density apartment building will increase the problems here.

As much as I loved my neighborhood, bringing more residents into this area will hurt us all. The summer power outage blackouts will increase significantly with this new development needing more power that Riverside Public utilities can not handle.

Lastly, the property area that is being considered for this project has always been developed for business/commercial purposes not residential. We need a park for our children to have a safe place to play at, not more high density apartments bringing more havoc on our health, safety and well being.

Please do NOT approve the Magnolia Flats Project.

Warmest Regards,

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