

## How does each vision stack up on the key impacts?

Attribute or Impact	Heart Park (Option A)	Village Plan (Option B)
<b>Land Use</b> – only chance to impact this large an area in the foreseeable future	65 acres of park, wetlands, natural habitats, trails (bike and foot) and athletic fields	16 acre park, 150 houses (with canals), 200 condos, 53 unit senior center, 2 hotels with 450 rooms, 150 timeshares and 100,000 sq ft of new retail space
<b>Traffic</b>	1400 daily trips spread throughout day	<b>11,500</b> daily trips at Redondo's worst intersection
<b>Air Pollution</b>	Less – less traffic, more plants	More - driven by increased traffic and gridlock during rush hours
<b>Polluted Stormwater runoff</b>	Less - land absorbs runoff, wetlands treats runoff + treats Herondo runoff	More – less land to absorb runoff, freshwater canals source of polluted runoff during storms
<b>Schools</b>	Improves – wetland habitats provide educational opportunities	Impacts – adds students with no additional funding
<b>Hospitals</b>	No impact	Negative impact – more people, no additional funding
<b>Parkland acres / 1000 residents</b> – Currently 2.2 Average for high density city = 8 Recommended minimum = 6	Huge 50% improvement (from 2.2 to 3.36), brings us up from last amongst South Bay beach cities	Negligible (10%) impact (2.2 to 2.44) – offset by new residents, traffic
<b>Coastal views</b>	Enhances views for everyone, favors existing residents not new residents	Hotel guests and new condo owners get prime harbor-front views
<b>Fiscal</b>	<b>No local tax impacts</b> , outside funding brokered by California Coastal Conservancy, City overstates cost and ignores sources of recurring revenue, low risk with safety net (if outside funding is less than required, at worst we can always add other land uses)	High risk, cost to public understated, borrows \$40M+, still \$6.5M short, relies on 100% business success, no funds for schools, hospitals and other infrastructure, <b>no safety net</b> = more development only alternative, <b>can never go back to park once zoned residential</b>
<b>Backers</b>	Residents, Surfrider Foundation, Sierra Club, South Bay Parkland Conservancy, Slow Growth candidates: Allan, Brand, Light, Wiggins	Pro-development Chamber of Commerce members, land/lease holders and developers that will directly benefit, Conroy, Cagle, Bisignano, residents