

Good evening. My name is Ranjit Singh, and I reside at \_\_\_\_\_ in the Falmouth District. Tonight I am speaking on behalf of the more than 1,000 members of Save Crow's Nest.

Because Save Crow's Nest is a single-issue group focusing exclusively on the preservation of the Crow's Nest peninsula, our organization neither officially supports nor opposes the Traditional Neighborhood Development ordinance. However, since some people have suggested this legislation is linked to saving Crow's Nest, we feel the need to make clear that, a vote for the TND is NOT a vote for saving Crow's Nest. Let me elaborate.

Some supporters of the TND have been claiming that the "payoff" for passing the TND will be, at long last, the preservation of Crow's Nest. This claim is not based in reality.

The TND will make it possible for the proposed Stafford Town Station project to build nearly one thousand eight hundred housing units—on land that is currently approved for 145 houses. In return, supporters claim that the developers will provide \$25 million to be used for the purchase of Crow's Nest. That simply is not the case.

In the most recent version of the Stafford Town Station application, Crow's Nest is not named anywhere in the proffer. The cash payment that is offered for purchase of "passive recreational land" would be paid only after construction is approved—a process that could take years—long after Crow's Nest has already been destroyed by development.

So what's the "deal" for Crow's Nest? There is none. The TND would allow greater density at the Stafford Town Station and elsewhere without any balancing purchase of Crow's Nest. The Crow's Nest issue is being used as cover to pass the TND, while real legislation that could have helped save the peninsula—legislation that would not cost taxpayers a single penny--has been voted down by the developers' majority on the Board.

Save Crow's Nest continues to believe that there is a reasonable public-private partnership that can be built to save Crow's Nest by trading off its potential development rights for increased density elsewhere. However, the TND is not needed to do that. There are existing land uses that can be utilized to realize such a partnership.

In addition, we have always advocated a position of financial responsibility when it comes to saving Crow's Nest. We have never said "Crow's Nest at any price." As written, the TND will unleash a new wave of growth, resulting in higher taxes for everyone. At the same time, it will not protect Crow's Nest or any other green spaces in the County. So in the end, the TND is a bad deal for Crow's Nest, and a bad deal for taxpayers. Whatever decisions you make about this legislation, do not try to justify them by citing Crow's Nest.

Crow's Nest needs to be saved and you, the Board of Supervisors, needs to take action to do so, but the Traditional Neighborhood Development ordinance is not the way to accomplish that goal.