

1 it just doesn't pencil. It doesn't work. It doesn't
2 work in today's - - -

3 COMMR. DOPP: Excuse me. We're going let him
4 speak. Thank you very much. All right? We're going to
5 be fair.

6 MR. VOGTLE: So I'm trying to be mindful of your
7 question. You said we bought the property and so we
8 bought it knowing about the 2019 specific plan which -
9 - which doesn't work and we couldn't build or we would
10 have bought it. We knew there was a 2021 general plan
11 which allowed additional density. We knew with that
12 additional density we'd be able to blend and make
13 things work. So I want to be mindful of your question.

14 That's a direct answer. Like if it was just a
15 2019 general plan, specific plan, it would probably
16 sit here empty for another twenty years or thirty or
17 maybe would never get built which I know is what a lot
18 of people want. A lot of people said, "Why are you
19 paving over our nature preserve?" And that this never
20 was a nature preserve. This was designed to be
21 developed. Several people here tonight have said
22 they've been developed and everyone wants it to be a
23 mindful development.

24 And we tried to make it that mindful development.
25 We're trying to produce, uh, houses that people want