

1 MR. VOGTLE: So great -- great question. Thank
2 you Commissioner Dobb for the question. So I think the
3 issue is a lot of what staff alluded to earlier is we
4 have an inconsistency with the general plan density in
5 the specific plan. And nobody wants to see just the
6 same product type built across the entire project.
7 Frankly, we don't either.

8 You want a little -- you want a diversity of
9 product type. And so to -- to build that, the existing
10 specific plan was designed for essentially four
11 dwelling units to the acre. And so the highest product
12 would allow you to get there with a variety of
13 product. When you take that to eight, you need
14 additional denser product types to hit those. And
15 that's not that we're going to put 12 plexes
16 everywhere.

17 You can see right now we don't have any proposed
18 in these first two neighborhoods. Um, and -- and -- so
19 that was designed to create a broader diversity of
20 just like you saw in the original plan. You went from
21 state lots on half acre lots all the way down to
22 pretty tight single family homes. This is just giving
23 you a few additional product types in order to blend
24 that density and make sure you can still have a wide
25 variety of product types. Whenever you're selling